

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: July 8, 2010	Time: 1:30 P.M.	Agenda Item No.: 1
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 1,090 square foot addition to an existing 5,810 square foot single family dwelling, the construction of an approximately 500 square foot patio area with a fire pit and 160 linear feet of retaining walls, and the replacement of approximately 140 linear feet of wood fence; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 4) a Design Approval (cedar shingles, natural wood, and Carmel stone). The project also involves the reduction of impervious surface coverage from the existing 6,726 square feet to a proposed 2,620 square feet, consistent with the Pescadero Watershed coverage limitations.		
Project Location: 3430 Carmel Way, Pebble Beach		APN: 008-381-014-000
Planning File Number: PLN090416		Owner: James and Elizabeth Bramsen Agent: Joshua Stewman
Planning Area: Del Monte Forest Land Use Plan		Flagged and staked: Yes
Zoning Designation: LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit, with Design Control Overlay (Coastal Zone)]		
CEQA Action: Categorically Exempt per CEQA Guidelines Section 15301(e)		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Categorically exempt PLN090416, and
- 2) Approve PLN090416, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

The applicant proposes to construct a 1,090 square foot addition to an existing 5,810 square foot single family dwelling, construct a 500 square foot patio area with a fire pit and 160 linear feet of retaining walls, and replace approximately 140 linear feet of wood fence. The applicant also proposes to demolish and remove approximately 4,106 square feet of impervious surface coverage (a reduction from the existing 6,726 square feet to a proposed 2,620 square feet), consistent with the Pescadero Watershed coverage limitation of 4,000 square feet for impervious surface coverage.

The application also includes a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. County records identify the project site is within an area of high sensitivity for prehistoric cultural resources. Both an archaeological survey and a supplemental survey prepared for the project site concluded that there is no evidence of potentially significant archaeological resources within the project area. Therefore, the potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of a revised or non-standard version of the County's standard project condition (Condition No. 3).

In addition, the application includes a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA). The project site is approximately 80 feet from the Pescadero Creek riparian corridor. The Del Monte Forest LUP Policy 24 and Section 20.147.040.C.2.a of the Del Monte Forest Coastal Implementation Plan state the 100-foot setback requirement may be reduced if it can be demonstrated through the biological survey

that a narrower corridor is sufficient to protect riparian vegetation and associated wildlife values. The biological report prepared for the project concluded the Pescadero Canyon has been heavily disturbed and invaded by non-native species, and this project will have no impact on sensitive species or habitat. The report recommends weed eradication to assist in controlling the spread of non-native species. Specifically, the report recommends managed control of the Cape Ivy which has already significantly impacted the riparian corridor. To help prevent further spread of non-native, invasive species, staff has applied a non-standard version of the County's restoration condition (Condition No. 6).

Staff researched the storm drain easements identified on the 1974 Parcel Map (Vol. 7, Page 134), and has concluded that the easements are not dedications and have not been conveyed to any other parties of interest. Condition Nos. 9 and 10 require the applicant to submit evidence to the County that any potential property interests in the storm drain easements have been extinguished.

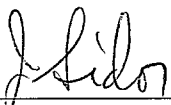
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- RMA - Public Works Department
- Environmental Health Division
- √ Water Resources Agency
- √ Pebble Beach Community Services District (PBCSD-Fire)
- California Coastal Commission

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the Water Resources Agency, PBCSD-Fire, and the RMA – Planning Department have been incorporated into the Condition Compliance Plan attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure Guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because it involves a Design Approval subject to review by the Zoning Administrator. The Del Monte Forest LUAC, at a public meeting held on May 6, 2010, voted to unanimously support the project.

Note: The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.



Joseph Sidor, Associate Planner
(831) 755-5262, SidorJ@co.monterey.ca.us
June 22, 2010

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District – Fire; RMA - Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Joseph Sidor, Project Planner; Carol Allen, Senior Secretary; James and Elizabeth Bramsen, Owners; Joshua Stewman, Agent; Lombardo and Gilles (Shandell Brunk), Agent; Planning File PLN090416

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
1. Conditions of Approval
2. Site Plan, Floor Plans, and Elevations
Exhibit C Vicinity Map
Exhibit D Advisory Committee Minutes
Exhibit E Technical Report (Biological)

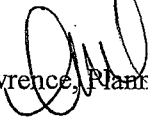
This report was reviewed by  Laura Lawrence, Planning Services Manager.

EXHIBIT A
PROJECT DATA SHEET

PLN090416 – Bramsen

Zoning Administrator
July 8, 2010

EXHIBIT A

Project Information for PLN090416

Project Title:	BRAMSEN	Primary APN:	008-381-014-000
Location:	3430 CARMEL WAY, PEBBLE BEACH	Coastal Zone:	YES
Applicable Plans:	DEL MONTE FOREST LAND USE PLAN	Zoning:	LDR/1.5-D (CZ)
Permit Type:	COMBINED DEVELOPMENT PERMIT	Plan Designation:	RESIDENTIAL
Environmental Status:	EXEMPT	Final Action Deadline:	07/06/2010
Advisory Committee:	DEL MONTE FOREST LUAC		

Project Site Data:

Lot Size:	65,340	Coverage Allowed:	5,000 *
Existing Structures (sf):	5,810	Coverage Proposed:	4,938
Proposed Structures (sf):	1,090	Height Allowed:	30
Total Square Feet:	6,900	Height Proposed:	30
		FAR Allowed:	11,435
		FAR Proposed:	6,900

* Pescadero Watershed limitation

Resource Zones and Reports:

Environmentally Sensitive Habitat:	YES	Erosion Hazard Zone:	N/A
Biological Report #:	LIB100127	Soils/Geo. Report #	N/A
Forest Mgt. Report #:	N/A	Geologic Hazard Zone:	II / LOW
Archaeological Sensitivity Zone:	HIGH	Geologic Report #:	N/A
Archaeological Report #:	LIB100128 LIB100169	Traffic Report #:	N/A
		Fire Hazard Zone:	MODERATE

Other Information:

Water Source:	PUBLIC	Sewage Disposal (method):	SEWER
Water District/Company:	PBCSD	Sewer District Name:	PBCSD
Fire District:	PBCSD FPD	Grading (cubic yds):	0 CUT 0 FILL
Tree Removal (Count/Type):	N/A		

EXHIBIT B
DRAFT RESOLUTION w/

1. Conditions of Approval
2. Site Plan, Floor Plans, and Elevations

PLN090416 – Bramsen

Zoning Administrator
July 8, 2010

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

BRAMSEN (PLN090416)

RESOLUTION NO. 10 - _____

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically exempting PLN090416 per CEQA Guidelines Section 15301(e), and
- 2) Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 1,090 square foot addition to an existing 5,810 square foot single family dwelling, the construction of an approximately 500 square foot patio area with a fire pit and 160 linear feet of retaining walls, and the replacement of approximately 140 linear feet of wood fence; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 4) a Design Approval (cedar shingles, natural wood, and Carmel stone). The project also involves the reduction of impervious surface coverage from the existing 6,726 square feet to a proposed 2,620 square feet, consistent with the Pescadero Watershed coverage limitations.

(PLN090416, James and Elizabeth Bramsen, 3430 Carmel Way, Pebble Beach, Del Monte Forest Land Use Plan, APN: 008-381-014-000)

The Bramsen application (PLN090416) came on for public hearing before the Monterey County Zoning Administrator on July 8, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the Monterey County General Plan,

- Del Monte Forest Land Use Plan,
- Del Monte Forest Coastal Implementation Plan,
- Monterey County Zoning Ordinance (Title 20)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 3430 Carmel Way, Pebble Beach (Assessor's Parcel Number 008-381-014-000), Del Monte Forest Land Use Plan. The parcel is zoned LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit, with Design Control Overlay (Coastal Zone)], which allows residential additions with approval of a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on January 5, 2010, to verify that the project on the subject parcel conforms to the plans listed above.
- d) Archaeological Resources: The project application includes a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. County records identify the project site is within an area of high sensitivity for prehistoric cultural resources. Both an archaeological survey and a supplemental survey prepared for the project site concluded that there is no evidence of potentially significant archaeological resources within the project area. Therefore, the potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of a revised or non-standard version of the County's standard project condition (Condition No. 3).
- e) Environmentally Sensitive Habitat Area (ESHA): The project application includes a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA). See Finding No. 8.
- f) Visual Resources: The property is located in the area identified on the Del Monte Forest Land Use Plan (LUP) Visual Resources Map (Figure 2C of the LUP) as visible from the Point Lobos State Reserve. The policies of the Del Monte Forest LUP direct that placement and design of new development not injure the visual integrity of the area. Staff conducted a site visit on January 5, 2010, to assess the potential viewshed impacts of the project from the Point Lobos State Reserve. Based on the site visit, the existing and proposed structures are not and will not be visible from Point Lobos State Reserve due to existing tree screening. Therefore, the project is consistent with the Visual Resource policies of the Del Monte Forest LUP.
- g) Pescadero Watershed: The property is located within the Pescadero Watershed, which limits structural coverage to 5,000 square feet and impervious coverage to 4,000 square feet (Section 20.147.030, Del Monte Forest Coastal Implementation Plan). The project, as proposed, is consistent with the coverage limitations. See Finding 7.
- h) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure Guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because it involves a Design Approval subject to review by the Zoning Administrator. The Del Monte Forest LUAC, at a public

meeting held on May 6, 2010, unanimously voted to support the project.

- i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090416.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District - Fire, RMA - Public Works Department, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to Biological Resources and Archaeological Resources. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

- Biological Assessment (LIB100127) prepared by Regan Biological and Horticultural Consulting LLC, Carmel Valley, California, March 23, 2010.
- Supplementary Archaeological Reconnaissance (LIB100128) prepared by Archaeological Consulting, Salinas, California, March 10, 2010.
- Supplementary Archaeological Reconnaissance (LIB100169) prepared by Archaeological Consulting, Salinas, California, June 17, 2010.

- c) Staff conducted a site inspection on January 5, 2010, to verify that the site is suitable for this use.

- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090416.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by RMA - Planning Department, Pebble Beach Community Services District - Fire, RMA - Public Works Department, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities are available. The existing residence has public water and sewer connections (Cal-Am and Pebble Beach Community Services District, respectively). The residence addition will continue to use these same connections. The Environmental Health Division reviewed the project application, and did not require any conditions.
- c) See Finding Nos. 1, 2, 4, 5, 6, 7, and 8; and supporting evidence for PLN090416.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on January 5, 2010, and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090416.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301(e) categorically exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.
 - b) The project, as proposed, consists of the construction of a 1,090 square foot addition to an existing 5,810 square foot single family dwelling. Therefore, the project is consistent with the Class 1 categorical exemption per Evidence 5a above.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 5, 2010.
 - d) Exceptions to exemptions listed in Section 15300.2.a-f are inapplicable. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect, development that would result in a cumulatively significant impact, nor development in a particularly sensitive environment.
 - e) See Finding Nos. 1, 2, and 8; and supporting evidence.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:** a) No access is required as part of the project as no substantial adverse

impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

- b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 16, Shoreline Access, in the Del Monte Forest Land Use Plan).
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090416.
- e) The project planner conducted a site inspection on January 5, 2010.

7. **FINDING:** **SITE COVERAGE (DEL MONTE FOREST WATERSHEDS)** – The project limits structural and impervious surface coverage in order to reduce runoff within the Pescadero, Seal Rock Creek, and Sawmill Gulch Watersheds and some smaller unnamed watersheds that drain into the Carmel Bay Area of Special Biological Significance (ASBS).

- EVIDENCE:**
- a) The Del Monte Forest Coastal Implementation Plan (CIP) – Part 5 limits development of parcels within the Pescadero Watershed to a maximum site coverage of 9,000 square feet. Pursuant to Section 20.147.030 of the Del Monte Forest CIP, structural coverage is limited 5,000 square feet, including main and accessory structures. Separately, additional impervious surfaces (less than 40% water pass through) are limited to 4,000 square feet.
 - b) The existing coverage total of 10,388 square feet includes 3,662 square feet of structural coverage and 6,726 square feet of impervious surface coverage. Therefore, the existing development is legal non-conforming, with regard to Pescadero Watershed coverage limitations.
 - c) The project will convert approximately 4,106 square feet of impervious surface coverage (i.e., existing paved parking area excess to requirements) to 1,276 square feet of structural coverage, resulting in a net reduction of 2,830 square feet of overall coverage. The end totals will be 4,938 square feet of structural coverage and 2,620 square feet of impervious surface coverage, for a proposed overall total of 7,558 square feet. Therefore, the project brings the property into conformance with the Pescadero Watershed coverage limitations and reduces runoff into the Carmel Bay ASBS.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090416.
 - e) The project planner conducted a site inspection on January 5, 2010.

8. **FINDING:** **ESHA** – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Del Monte Forest Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.

- b) The project site is approximately 80 feet from the Pescadero Creek riparian corridor. The Del Monte Forest LUP Policy 24 and Section 20.147.040.C.2.a of the Del Monte Forest Coastal Implementation Plan state the 100-foot setback requirement may be reduced if it can be demonstrated through the biological survey that a narrower corridor is sufficient to protect riparian vegetation and associated wildlife values.
- c) The biological report prepared for the project concluded the Pescadero Canyon has been heavily disturbed and invaded by non-native species, and this project will have no impact on sensitive species or habitat. The report recommends weed eradication to assist in controlling the spread of non-native species. Specifically, the report recommends managed control of the Cape Ivy which has already significantly impacted the riparian corridor. To help prevent further spread of non-native, invasive species, staff has applied a non-standard version of the County's restoration condition (Condition No. 6).
- d) The project planner conducted a site inspection on January 5, 2010, to verify ESHA locations and potential project impacts to ESHA.
- e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090416.

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission: Section 20.86.080.A.1 and A.2 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea, and it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Categorically exempt PLN090416 per CEQA Guidelines Section 15301(e); and
- B. Approve a Combined Development Permit consisting of 1) a Coastal Administrative Permit for the construction of a 1,090 square foot addition to an existing 5,810 square foot single family dwelling, the construction of an approximately 500 square foot patio area with a fire pit and 160 linear feet of retaining walls, and the replacement of approximately 140 linear feet of wood fence; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 4) a Design Approval (cedar shingles, natural wood, and Carmel stone); and the reduction of impervious surface coverage from the existing 6,726 square feet to a proposed 2,620 square feet, consistent with the Pescadero Watershed coverage limitations, in general conformance with the attached sketch (**Exhibit 2**) and

subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of July, 2010.

MIKE NOVO, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION _____ - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: BRAMSEN

File No: PLN090416

APNs: 008-381-014-000

Approved by: Zoning Administrator Date: July 8, 2010

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN090416) allows 1) a Coastal Administrative Permit for the construction of a 1,090 square foot addition to an existing 5,810 square foot single family dwelling, the construction of an approximately 500 square foot patio area with a fire pit and 160 linear feet of retaining walls, and the replacement of approximately 140 linear feet of wood fence; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 4) a Design Approval (cedar shingles, natural wood, and Carmel stone). The project also involves the reduction of impervious surface coverage from the existing 6,726 square feet to a proposed 2,620 square feet, consistent with the Pescadero Watershed coverage limitations. The property is located at 3430 Carmel Way, Pebble Beach (Assessor's Parcel Number 008-381-014-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.</p> <p>To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA</p> <p>RMA - Planning</p>	<p>Ongoing unless otherwise stated.</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA-Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-381-014-000 on July 8, 2010. The permit was granted subject to sixteen (16) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner / Applicant RMA-Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT - HIGH ARCHAEOLOGICAL SENSITIVITY (NON-STANDARD) An archaeological monitor shall be present during all phases of the project involving the new additions and patio area (e.g.; grading, pad construction, trenching, etc.). The monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If potentially significant cultural resources are discovered, work shall be halted in the area of the find until it can be evaluated and, if necessary, data recovery is conducted. Prior to issuance of a demolition permit, the applicant shall provide to the RMA-Planning Department a copy of the contractual agreement with a qualified archaeologist for review and approval. (RMA - Planning Department)	The applicant shall submit a contract with a Registered Professional Archeologist to the Director of the RMA – Planning Department for review and approval. The requirements of this measure shall be included as a note on all grading and building plans. The monitoring archaeologist shall conduct data recovery, analysis, reporting, and curation of any cultural materials discovered during the project. Copies of all reports shall be submitted to the RMA-Planning Department.	Owner / Applicant Owner / Applicant	Prior to the issuance of grading and/or building permits. Ongoing during all phases of excavation and construction of new additions.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
4.		<p>PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner / Applicant	<p>Submit for review prior to issuance of building permits.</p> <p>Submit recorded copy prior to final inspection.</p>	
5.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be</p>	Owner / Applicant	<p>Prior to issuance of building permits.</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	incorporated into final building plans. The lighting shall be installed and maintained in accordance with the approved plan.	Owner / Applicant	Prior to occupancy. Ongoing	
6.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on July 8, 2013, unless use of the property or actual construction has begun within this period. (RMA – Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to expiration date.	Owner / Applicant	As stated in the conditions of approval.	
7.		PDSP033 - RESTORATION OF NATURAL MATERIALS/MANAGEMENT OF NON-NATIVE AND INVASIVE SPECIES (NON-STANDARD) The applicant shall submit a plan for the management of non-native/invasive species in that portion of the Pescadero Canyon riparian corridor located on the property, subject to the approval of the Director of the RMA - Planning Department. The plan shall include specific recommendations for eradication and management of Cape Ivy. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to issuance of building permits. Upon completion of the development and prior to occupancy, the applicant shall submit a report from a qualified biologist verifying that the work has been accomplished in accordance with the recommendation of the restoration plan. (RMA – Planning Department)	Submit a restoration plan to the RMA - Planning Department for review and approval. Submit a report from a qualified biologist to the RMA – Planning Department verifying that the work has been accomplished in accordance with the recommendations of the restoration plan.	Owner / Applicant Owner / Applicant / Biologist	Prior to issuance of building permits. Prior to occupancy.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
8.		<p>PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)</p>	<p>The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.</p>	Owner / Applicant	Prior to the issuance of grading or building permits.	
			<p>The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.</p>	Owner / Applicant	Prior to the foundation pre-pour inspection.	
			<p>The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.</p>	Owner / Applicant / Engineer	Prior to the final inspection.	
9.		<p>PDSP001 – STORM DRAIN EASEMENT LETTER (NON-STANDARD) The applicant shall submit a letter from the owner of Parcel B (Vol. 7, Page 134, PM) to the RMA – Planning Department, which states the owner of Parcel B has no property interest in the storm drain easement on Parcel A (Vol. 7, Page 134, PM) that runs through the center of the parcel. (RMA – Planning Department)</p>	<p>The applicant shall furnish proof of recordation of the quitclaim deed to the RMA - Planning Department.</p>	Owner / Applicant	Prior to the issuance of grading or building permits.	
10.		<p>PDSP002 – STORM DRAIN EASEMENT LETTER (NON-STANDARD) The applicant shall submit a letter from the Pebble Beach Community Services District (PBCSD), which states the PBCSD has no property interest in the storm drain</p>	<p>The applicant shall submit a copy of the letter from the Pebble Beach Community Services District to the RMA – Planning Department.</p>	Owner / Applicant	Prior to the issuance of grading or building permits.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		easements on Parcel A (Vol. 7, Page 134, PM), to the RMA – Planning Department. (RMA – Planning Department)				
Monterey County Water Resources Agency						
11.		WR1 - DRAINAGE PLAN The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner / Applicant / Engineer	Prior to issuance of grading or building permits.	
12.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner / Applicant	Prior to issuance of any building permits.	
Fire Agency (Pebble Beach Community Services District)						
13.		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles,	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant / Owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection.	Applicant / Owner	Prior to final building	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Pebble Beach Community Services District)</p>			inspection.	
14.		<p>FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Pebble Beach Community Services District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant / Owner	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection.</p>	Applicant / Owner	Prior to final building inspection.	

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15.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Services District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant / Owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection.	Applicant / Owner	Prior to final building inspection.	
			Applicant shall schedule fire dept. clearance inspection.	Applicant / Owner	Prior to final building inspection.	
16.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant / Owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection.	Applicant / Owner	Prior to framing inspection.	
			Applicant shall schedule fire dept. final	Applicant / Owner	Prior to final	

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		to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Pebble Beach Community Services District)	sprinkler inspection.		building inspection.	
			Applicant shall schedule fire alarm system acceptance test.	Applicant / Owner	Prior to final building inspection.	

END OF CONDITIONS

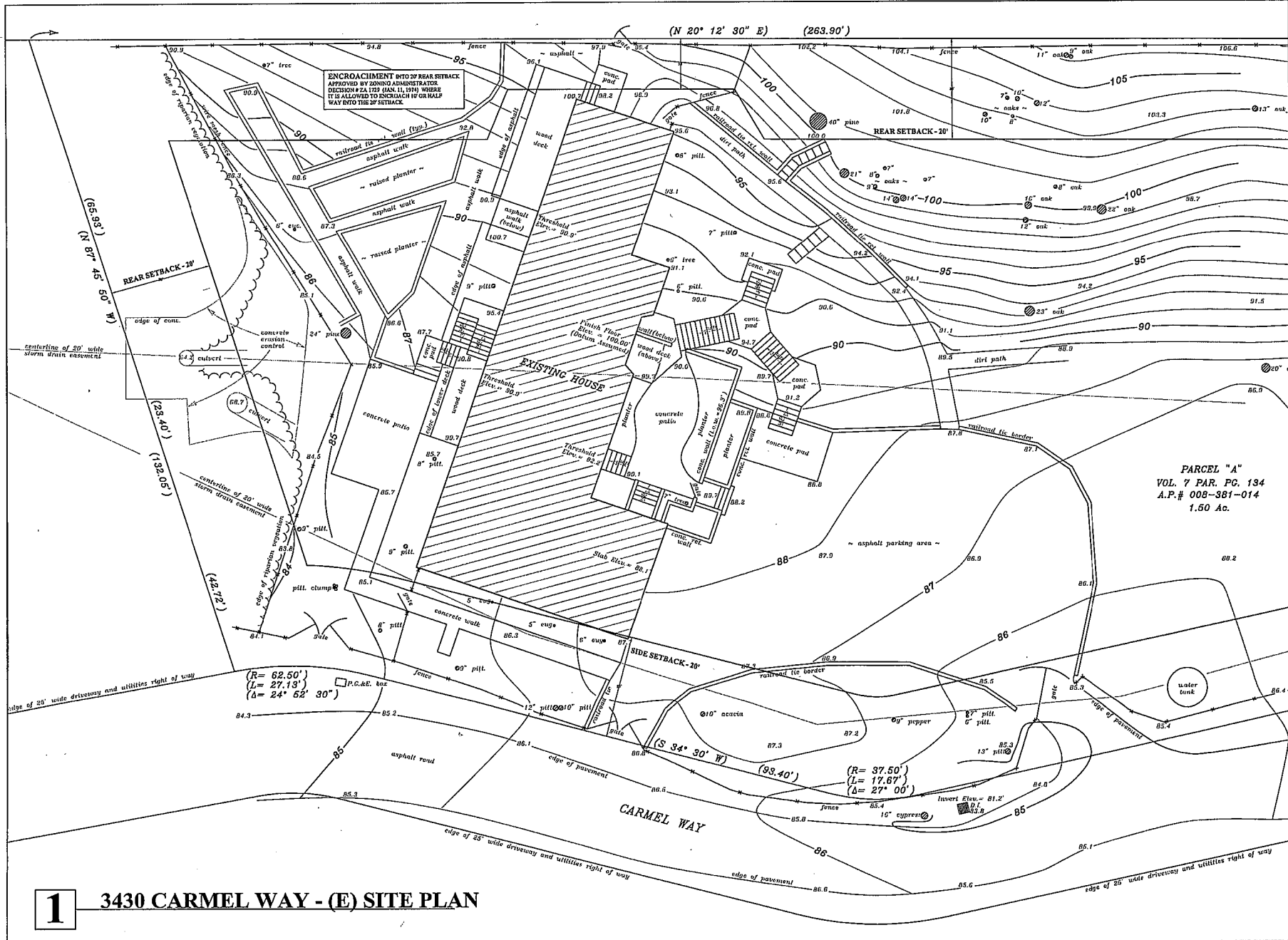


JAMES & ELIZABETH BRAMSEN RESIDENCE

PROJECT TEAM		SITE PHOTO	DRAWING INDEX																																											
OWNERS:	JAMES & ELIZABETH BRAMSEN 3430 CARMEL WAY PEBBLE BEACH, CA 93953 (847) 774-4958		ARCHITECTURAL																																											
PROJECT MANAGER:	ARTISTIC CREATIONS KEVIN CHICK (847) 774-4958 ackedesign@aol.com		<table border="1"> <tr><td>A-0.1</td><td>PROJECT TITLE PAGE</td></tr> <tr><td>C-1</td><td>SURVEY SHEET 1</td></tr> <tr><td>C-2</td><td>SURVEY SHEET 2</td></tr> <tr><td>C-3</td><td>SURVEY SHEET 3</td></tr> <tr><td>A-1.0</td><td>(E) SITE PLAN</td></tr> <tr><td>A-1.1</td><td>(P) SITE PLAN</td></tr> <tr><td>A-1.2</td><td>(E) ROOF PLAN</td></tr> <tr><td>A-2.0</td><td>(E) FIRST FLOOR PLAN</td></tr> <tr><td>A-2.1</td><td>(E) SECOND FLOOR PLAN</td></tr> <tr><td>A-2.2</td><td>FIRST FLOOR DEMOLITION PLAN</td></tr> <tr><td>A-2.3</td><td>SECOND FLOOR DEMOLITION PLAN</td></tr> <tr><td>A-2.4</td><td>(P) FIRST FLOOR PLAN</td></tr> <tr><td>A-2.5</td><td>(P) SECOND FLOOR PLAN</td></tr> <tr><td>A-2.6</td><td>(P) TOWER FLOOR PLAN</td></tr> <tr><td>A-3.0</td><td>(E) NORTH & SOUTH ELEVATIONS</td></tr> <tr><td>A-3.1</td><td>(P) NORTH & SOUTH ELEVATIONS</td></tr> <tr><td>A-3.2</td><td>(E) EAST & WEST ELEVATIONS</td></tr> <tr><td>A-3.3</td><td>(P) EAST & WEST ELEVATIONS</td></tr> <tr><td>A-5.0</td><td>PROPOSED SECTIONS</td></tr> <tr><td>A-6.0</td><td>NEW WINDOW SCHEDULE</td></tr> <tr><td>A-9.0</td><td>MATERIAL SAMPLES</td></tr> </table>		A-0.1	PROJECT TITLE PAGE	C-1	SURVEY SHEET 1	C-2	SURVEY SHEET 2	C-3	SURVEY SHEET 3	A-1.0	(E) SITE PLAN	A-1.1	(P) SITE PLAN	A-1.2	(E) ROOF PLAN	A-2.0	(E) FIRST FLOOR PLAN	A-2.1	(E) SECOND FLOOR PLAN	A-2.2	FIRST FLOOR DEMOLITION PLAN	A-2.3	SECOND FLOOR DEMOLITION PLAN	A-2.4	(P) FIRST FLOOR PLAN	A-2.5	(P) SECOND FLOOR PLAN	A-2.6	(P) TOWER FLOOR PLAN	A-3.0	(E) NORTH & SOUTH ELEVATIONS	A-3.1	(P) NORTH & SOUTH ELEVATIONS	A-3.2	(E) EAST & WEST ELEVATIONS	A-3.3	(P) EAST & WEST ELEVATIONS	A-5.0	PROPOSED SECTIONS	A-6.0	NEW WINDOW SCHEDULE	A-9.0	MATERIAL SAMPLES
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DESIGNER:	HOMELIFE DESIGNS JOSHUA STEWMAN 810 PINE AVE. PACIFIC GROVE, CA 93950 (831) 920-8814 homelifedesigns@fastmail.fm	STRUCTURAL																																												
CONTRACTOR:	TBD																																													
STRUCTURAL ENGINEER:	PACIFIC ENGINEERING GROUP 9699 BLUE LARKSPUR LANE, SUITE 202 MONTEREY, CA 93940 (831) 333-0644																																													
LANDSCAPE ARCHITECT:	SCOTT HALL LANDSCAPING 582 LIGHTHOUSE AVE. PACIFIC GROVE, CA 93950 (831) 655-3808																																													

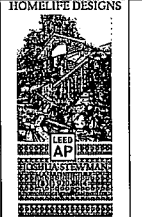
PROJECT INFORMATION		SITE MAP	ADDITIONAL NOTES										
PROPERTY ADDRESS: 3430 CARMEL WAY PEBBLE BEACH, CA 93953 LEGAL DESCRIPTION: PARCEL "A" VOL. 7 PAR. PG.134 ASSESSOR'S PARCEL #: 008-381-014-000 ZONING: LDR/1.5 - D (CZ) LOT SIZE: 1.5 acres / 65,340 sqft.			PROJECT DESCRIPTION: THIS IS A WHOLE HOUSE REMODEL FOR A SINGLE FAMILY RESIDENCE. THE SCOPE OF WORK INCLUDES NEW SIDING, NEW WINDOWS & DOORS, A REMODELED & ENLARGED KITCHEN, AND REMODELED DECKS.										
<table border="1"> <thead> <tr> <th>EXISTING BUILDING</th> <th>PROPOSED BUILDING</th> </tr> </thead> <tbody> <tr> <td>BUILDING SQFT: FIRST FLOOR - 2905 sqft. SECOND FLOOR - 2905 sqft. TOTAL SQFT. - 5810 sqft.</td> <td>BUILDING SQFT: FIRST FLOOR - 3226 sqft. SECOND FLOOR - 3345 sqft. THIRD FLOOR - 319 sqft. TOTAL SQFT. - 6900 sqft.</td> </tr> <tr> <td>FLOOR AREA RATIO (FAR): allowable = 17.5% existing = 8.9% proposed = 10.6%</td> <td>FLOOR AREA RATIO (FAR): allowable = 17.5% existing = 8.9% proposed = 10.6%</td> </tr> <tr> <td>SITE COVERAGE: allowable = 5000 sqft. existing = 3662 sqft. proposed = 4938 sqft.</td> <td>SITE COVERAGE: allowable = 5000 sqft. existing = 3662 sqft. proposed = 4938 sqft.</td> </tr> <tr> <td>(E) IMPERVIOUS SURFACE COVERAGE = 6726 sqft.</td> <td>(P) IMPERVIOUS SURFACE COVERAGE = 2620 sqft.</td> </tr> </tbody> </table>			EXISTING BUILDING	PROPOSED BUILDING	BUILDING SQFT: FIRST FLOOR - 2905 sqft. SECOND FLOOR - 2905 sqft. TOTAL SQFT. - 5810 sqft.	BUILDING SQFT: FIRST FLOOR - 3226 sqft. SECOND FLOOR - 3345 sqft. THIRD FLOOR - 319 sqft. TOTAL SQFT. - 6900 sqft.	FLOOR AREA RATIO (FAR): allowable = 17.5% existing = 8.9% proposed = 10.6%	FLOOR AREA RATIO (FAR): allowable = 17.5% existing = 8.9% proposed = 10.6%	SITE COVERAGE: allowable = 5000 sqft. existing = 3662 sqft. proposed = 4938 sqft.	SITE COVERAGE: allowable = 5000 sqft. existing = 3662 sqft. proposed = 4938 sqft.	(E) IMPERVIOUS SURFACE COVERAGE = 6726 sqft.	(P) IMPERVIOUS SURFACE COVERAGE = 2620 sqft.	FIRE DEPARTMENT NOTES: 1. ALL BUILDINGS SHALL HAVE A PERMANENTLY POSTED ADDRESS WHICH SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER AND THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE ROAD ON WHICH THE ADDRESS IS LOCATED. 2. SIZE OF LETTERS, NUMBERS, AND SYMBOLS FOR ADDRESS SHALL BE A MINIMUM OF 3" LETTER HEIGHT, 1/8" STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN. 3. UNOBSTRUCTED VEHICLE CLEARANCE SHALL NOT BE LESS THAN 13' FOR ALL ACCESS ROADS. ACCESS DRIVEWAYS SHALL BE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING 22 TONS, NOT LESS THAN 12" OF UNOBSTRUCTED WIDTH, AND A MAX. 15% GRADE. 4. ALL FLAMMABLE VEGETATION OR OTHER COMBUSTIBLE GROWTH SHALL AT ALL TIMES MAINTAIN CLEAR DISTANCE OF NOT LESS THAN 30' ON EACH SIDE FROM STRUCTURE OR BUILDINGS. THIS SHALL NOT APPLY TO SINGLE SPECIMENS OF TREES, SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THAT THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.
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CODE EDITIONS: 2007 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, CFC, & 2005 CALIFORNIA ENERGY CODE NO TREE REMOVAL NO GRADING		GENERAL NOTES: 1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING. 2. PLUMBING PLAN AND LAYOUT TO BE SUBMITTED BY CONTRACTOR BEFORE BUILDING INSPECTION. 3. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS OR WIRE SAFETY GLASS (CBC 2406.1.2.3.4) 4. THIS PROJECT SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE CODES, AND THE 2005 CALIFORNIA ENERGY CODE											

PROJECT COVER PAGE
 JAMES & ELIZABETH BRAMSEN - RESIDENCE
 3430 CARMEL WAY PEBBLE BEACH, CA 93953
 DESIGNED BY
JOSHUA STEWMAN
 SCALE
 N/A
 DATE
 6-21-2010
 SHEET NO.
A-0.1



ENCROACHMENT INTO 20' REAR SETBACK
 APPROVED BY ZONING ADMINISTRATOR
 DECISION # 24 1779 (JAN. 11, 1974) WHERE
 IT IS ALLOWED TO ENCROACH BY ONE HALF
 WAY INTO THE 20' SETBACK.

PARCEL "A"
 VOL. 7 PAR. PG. 134
 A.P. # 008-381-014
 1.50 Ac.



APN: 008-381-014-000

JAMES & ELIZABETH BRAMSEN RESIDENCE
 3430 CARMEL WAY PEBBLE BEACH, CA 93953

(E) SITE PLAN

DESIGNED BY
 JOSHUA STEWMAN

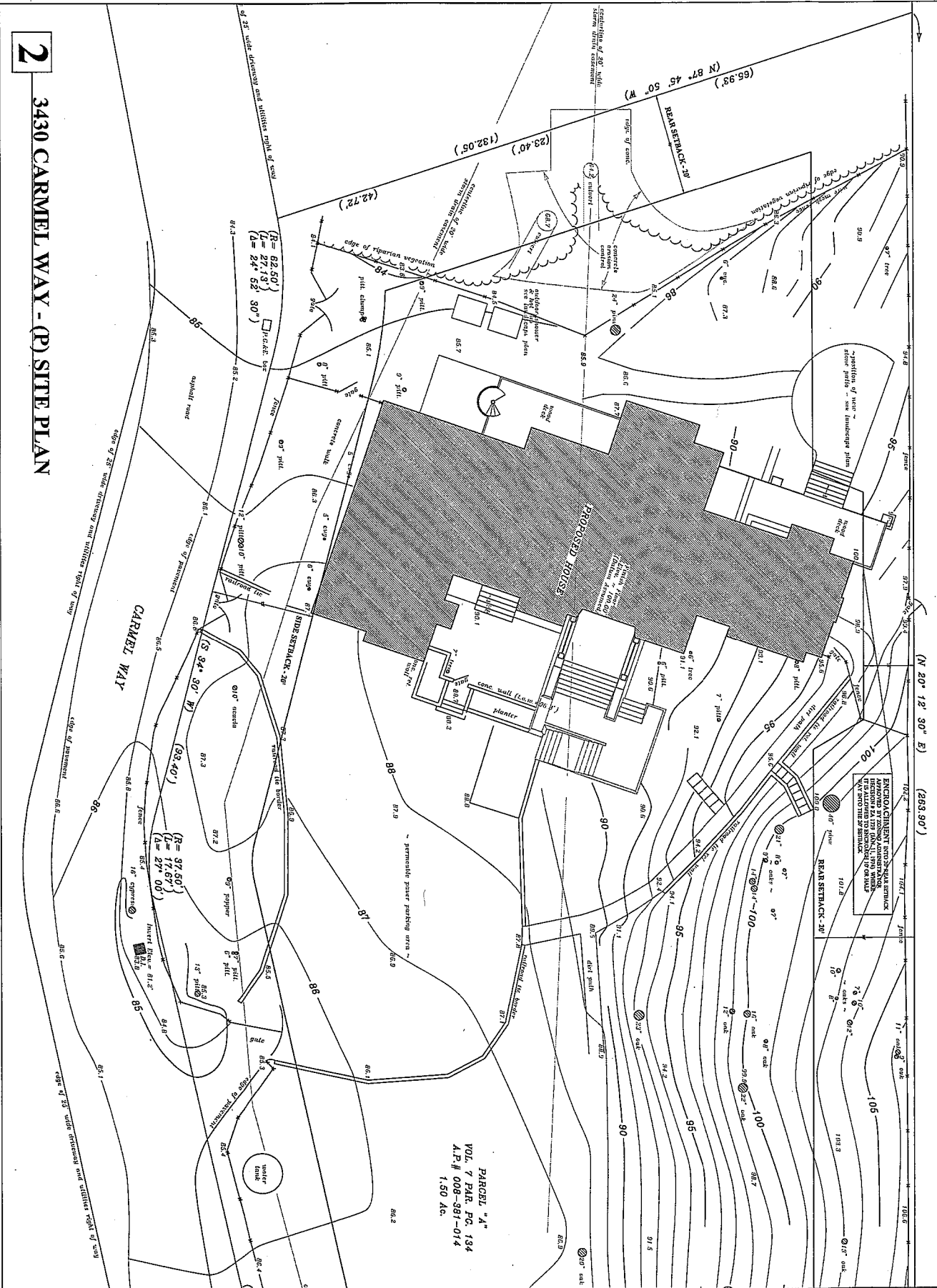
SCALE
 1/8" = 1'0"
 DATE
 6-21-2010

SHEET NO.
 A-1.0

1 3430 CARMEL WAY - (E) SITE PLAN

2

3430 CARMEL WAY - (P) SITE PLAN



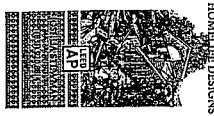
ENVIRONMENTAL COMPLIANCE STATEMENTS
 ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
 APPLICABLE ZONING ORDINANCES AND THE
 LOCAL ORDINANCES AND REGULATIONS.
 THE APPLICABLE ZONING ORDINANCES
 ARE ALLOWED TO BE MODIFIED TO THE
 EXTENT OF THE STATEMENTS.

PARCEL "A"
 VOL. 7 PAR. PG. 134
 A.P.N. # 008-381-014
 1.50 AC.

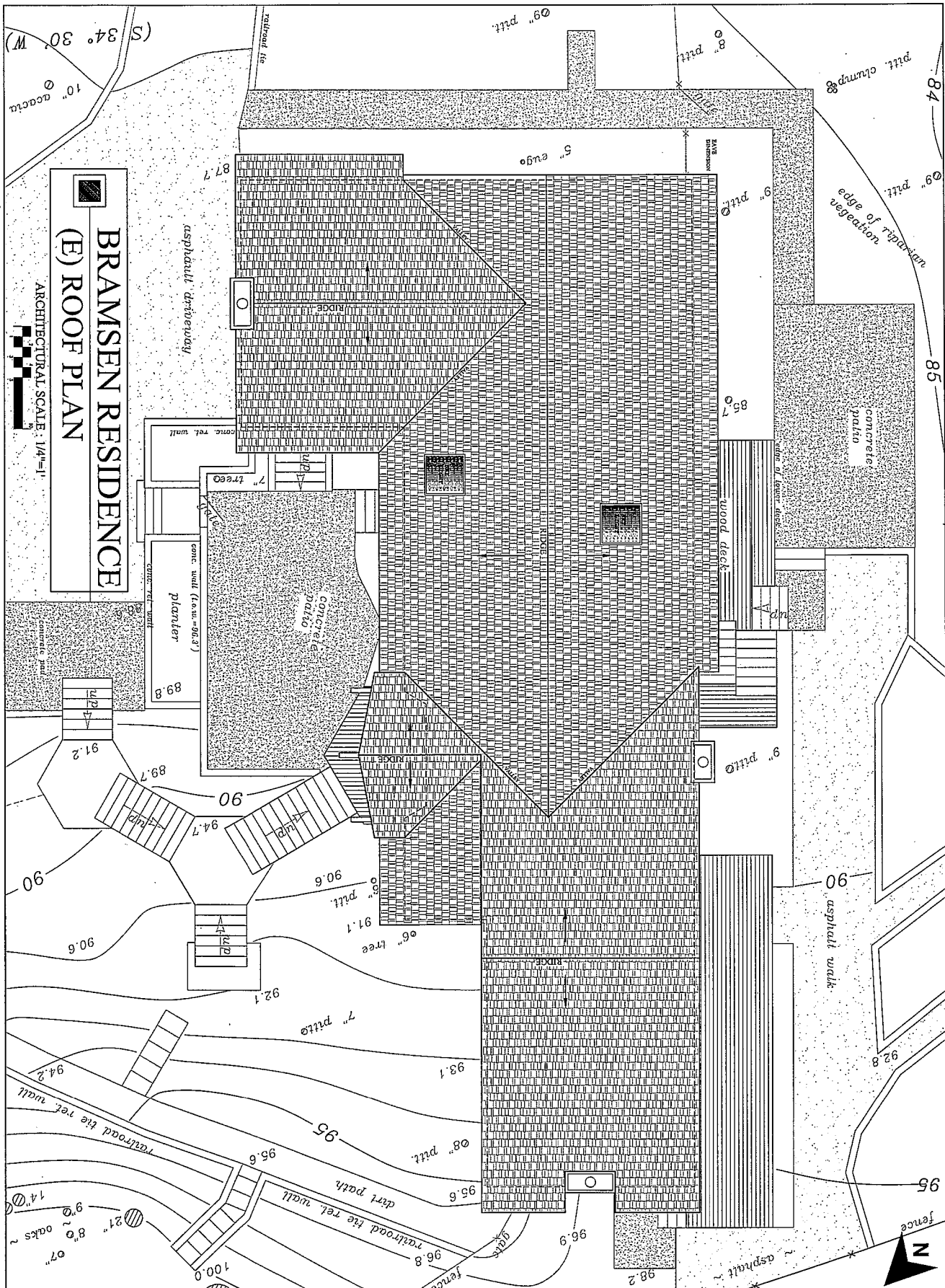
(P) SITE PLAN

JAMES & ELIZABETH BRAMSEN RESIDENCE
 3430 CARMEL WAY PEBBLE BEACH, CA 93953

APN: 008-381-014-000



DESIGNER
 JOSHUA STEWART
 SCALE
 1/8"=10'
 DATE
 6-21-2010
 SHEET NO.
A-1.1



BRAMSEN RESIDENCE
(E) ROOF PLAN

ARCHITECTURAL SCALE: 1/4"=1'

A-1.2

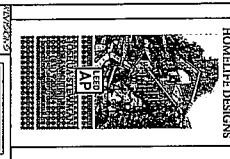
DATE: 6-21-2010
 SCALE: 1/4"=1'
 SHEET NO. 1

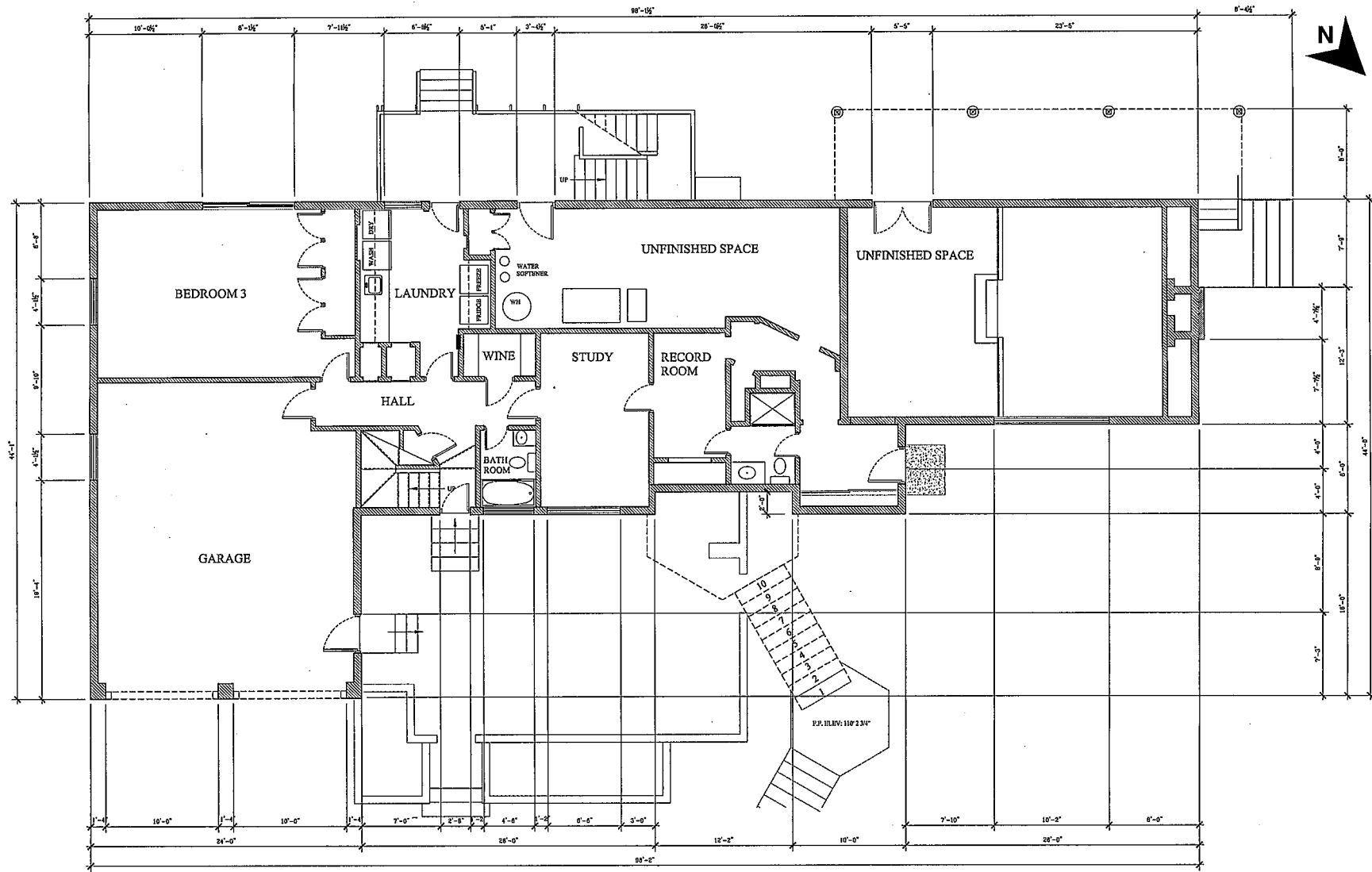
EXISTING ROOF PLAN

DESIGNER: JOSHUA STEINMAN

JAMES & ELIZABETH BRAMSEN - RESIDENCE
 3430 CARMEL WAY PEBBLE BEACH, CA 93953

APN: 008-381-014-000





ENVIRONMENT

APN: 008-381-014-000

EXISTING FIRST FLOOR PLAN

JAMES & ELIZABETH BRAMSEN - RESIDENCE
3430 CARMEL WAY PEBBLE BEACH, CA 93953

DESIGNED BY
JOSHUA STEWMAN

SCALE
1/4" = 1'

DATE
6-21-2010

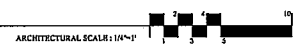
SHEET NO.

LEGEND

EXISTING BRICK WALLS -	
EXISTING WALLS -	

A-2.0

(E) FIRST FLOOR PLAN





REVISONS

APPX: 008-381-014-000

EXISTING SECOND FLOOR PLAN

JAMES & ELIZABETH BRAMSEN - RESIDENCE
3430 CARMEL WAY PEBBLE BEACH, CA 93953

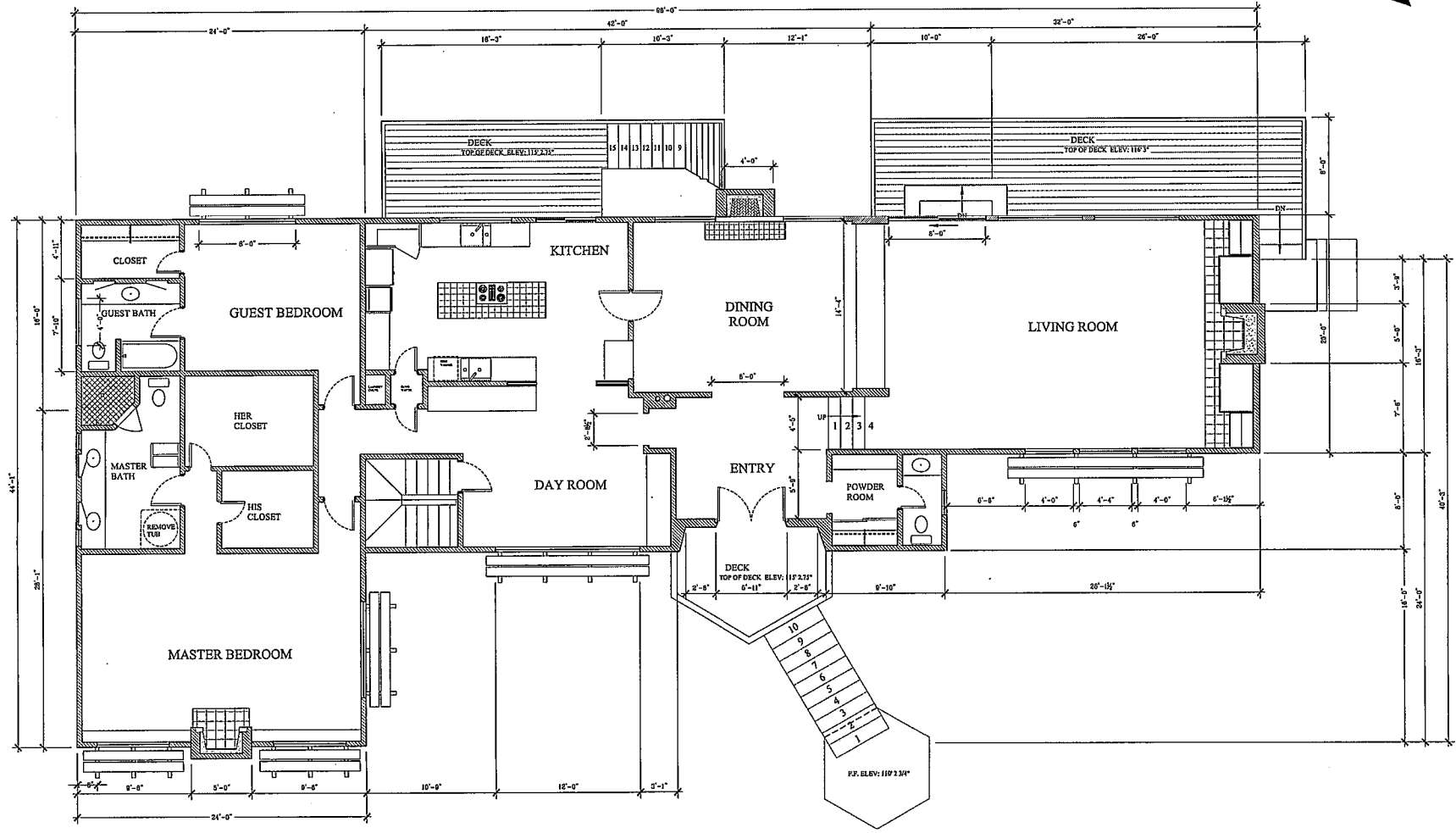
DESIGNED BY
JOSHUA STEWMAN

SCALE
1/4" = 1'

DATE
6-21-2010

SHEET NO.

A-2.1



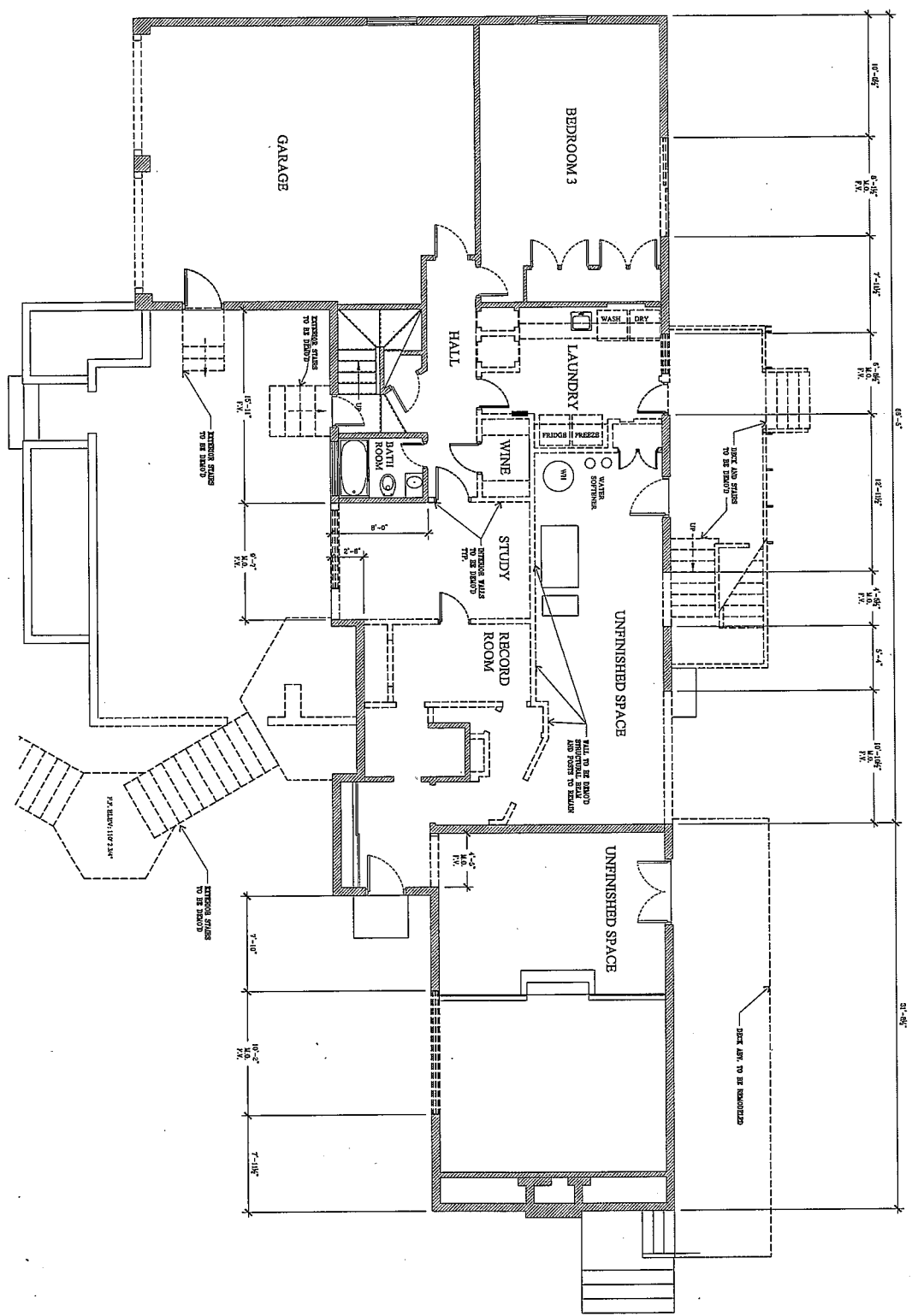
(E) SECOND FLOOR PLAN

ARCHITECTURAL SCALE: 1/4" = 1'

LEGEND	
EXISTING BRICK WALLS -	
EXISTING WALLS -	

FIRST FLOOR DEMO PLAN

ARCHITECTURAL SCALE: 1/4" = 1'-0"



LEGEND

EXISTING BRICK WALLS	
EXISTING WALLS TO BE DEMOED	

DATE: 6-21-2010
 SCALE: 1/4" = 1'-0"
 PROJECT NO: A-2.2

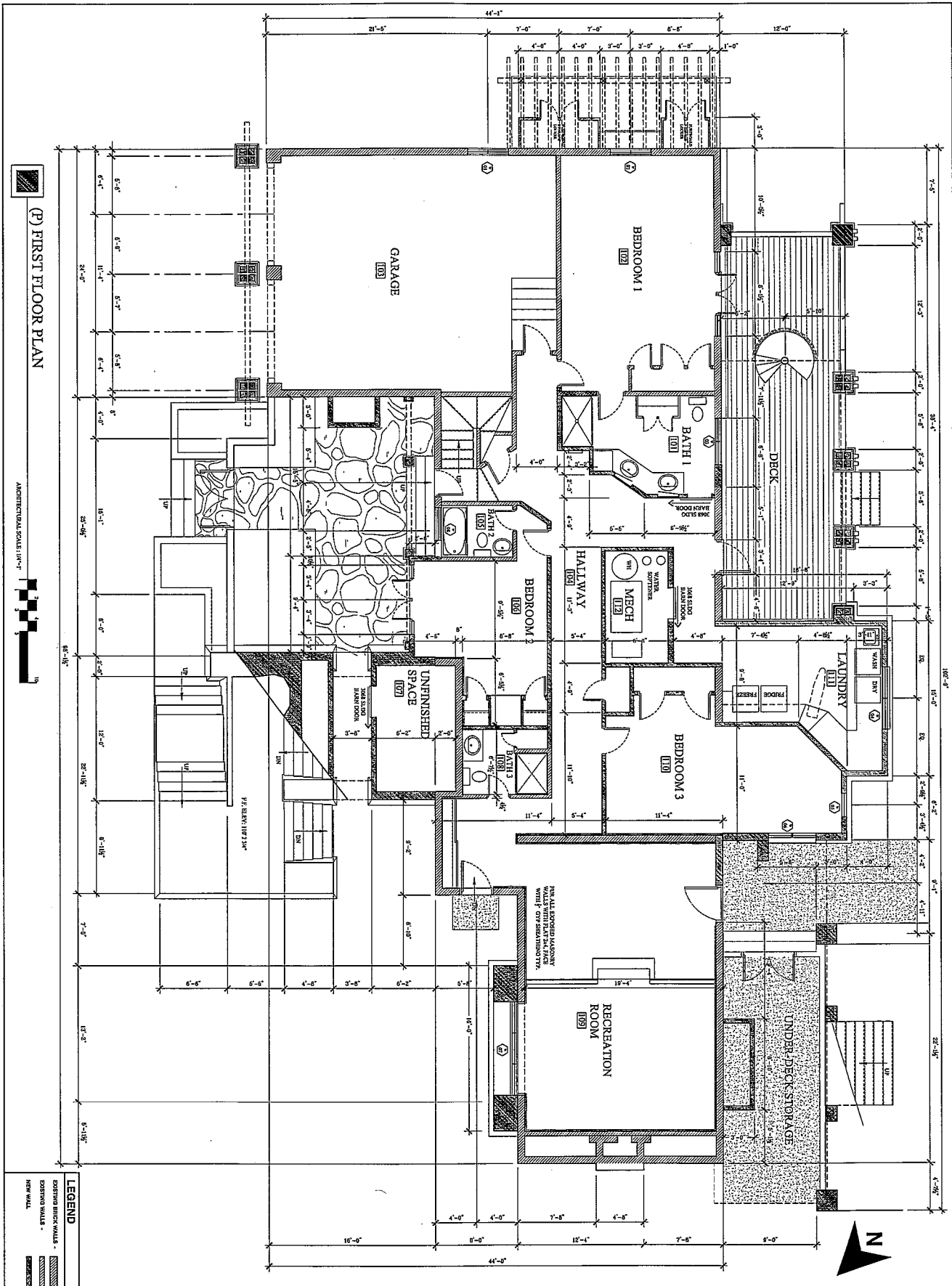
FIRST FLOOR DEMOLITION PLAN

JAMES & ELIZABETH BRAMSEN - RESIDENCE
 3430 CARMEL WAY PEBBLE BEACH, CA 93953

APN: 008-381-014-000



HOME LIFE DESIGNS



(P) FIRST FLOOR PLAN



LEGEND

	EXISTING BRICK WALLS
	EXISTING WALLS
	NEW WALL

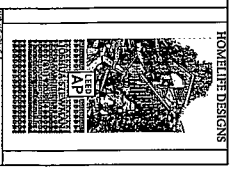
A-2.4
 DATE: 6-21-2010
 SHEET NO.

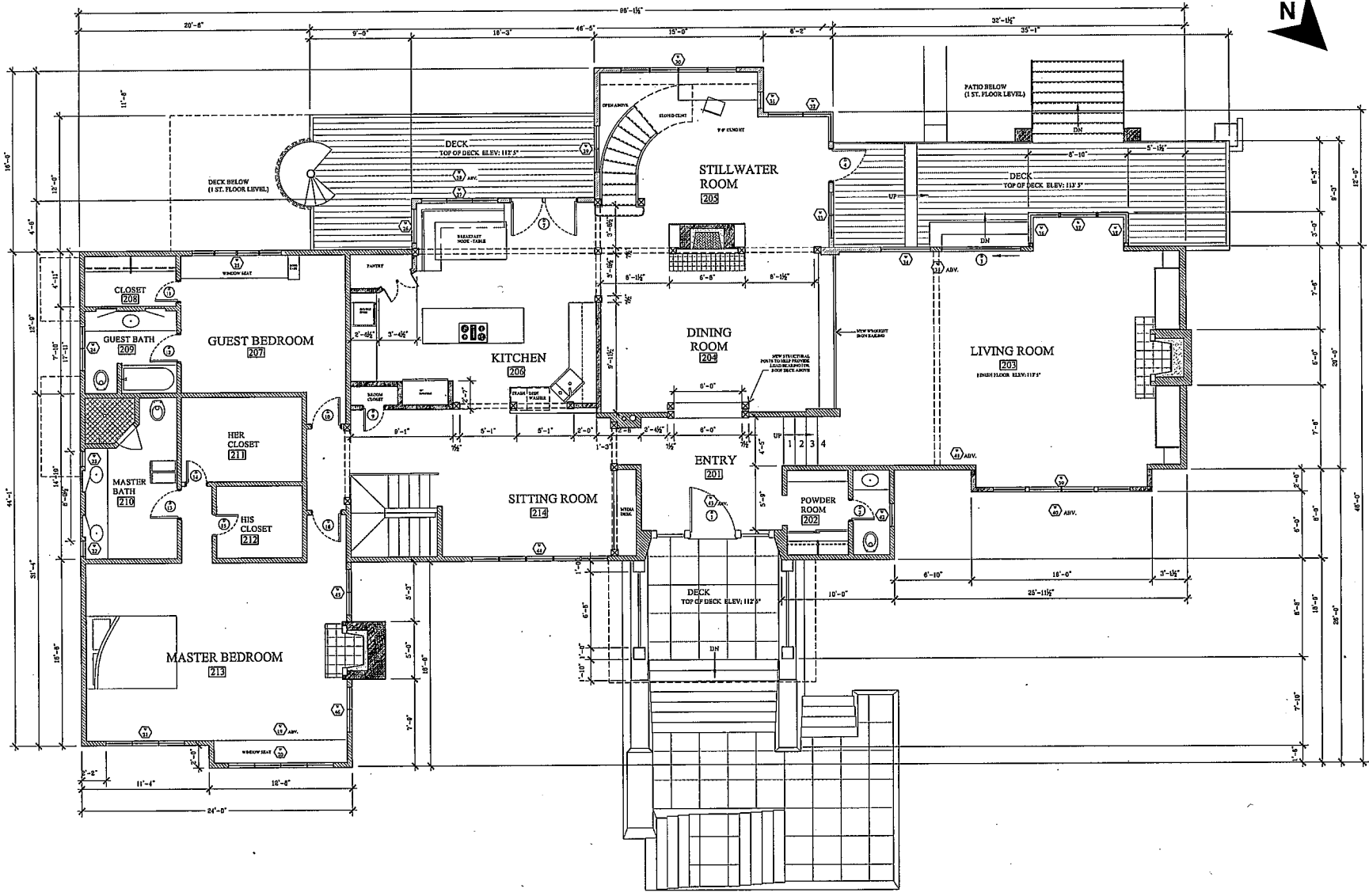
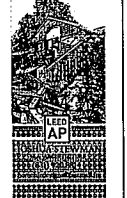
DESIGNED BY:
JOSHUA STEWART

PROPOSED FIRST FLOOR PLAN

JAMES & ELIZABETH BRAMSEN - RESIDENCE
 3430 CARMEL WAY PEBBLE BEACH, CA 93953

APN: 008-381-014-000





FLOOR AREA RATIO (FAR):

(P) SECOND FLOOR PLAN

ARCHITECTURAL SCALE: 1/4"=1'

LEGEND
EXISTING BRICK WALLS - [hatched pattern]
EXISTING WALLS - [dotted pattern]
NEW WALL - [solid line]

PROPOSED SECOND FLOOR PLAN
JAMES & ELIZABETH BRAMSEN - RESIDENCE
3430 CARMEL WAY PEBBLE BEACH, CA 93953

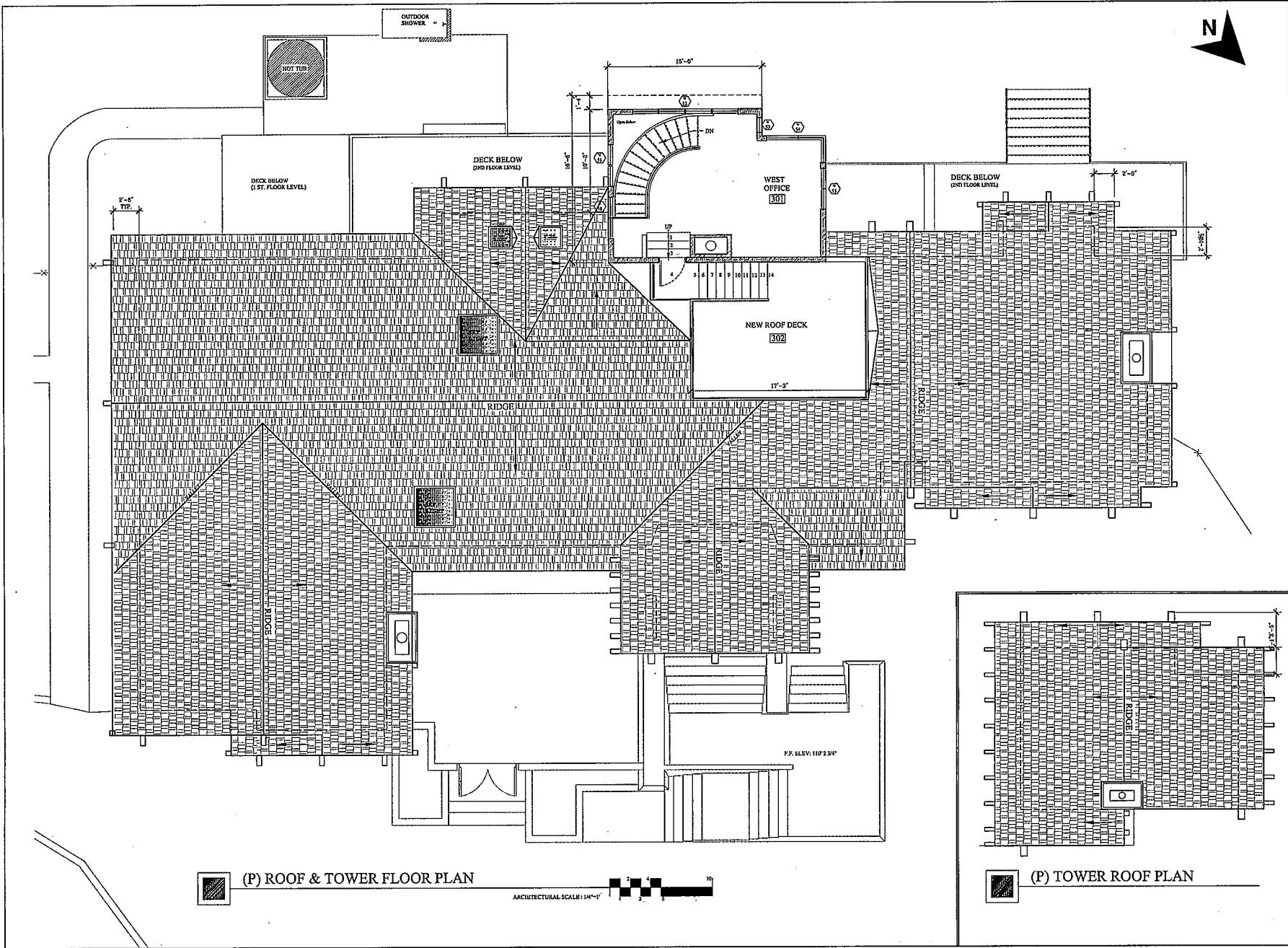
DESIGNED BY
JOSHUA STEWMAN

SCALE
1/4" = 1'

DATE
6-21-2010

SHEET NO.

A-2.5



APN: 008-382-014-000

(P) ROOF PLAN & TOWER FLOOR PLAN

JAMES & ELIZABETH BRAMSEN - RESIDENCE
3430 CARMEL WAY PEBBLE BEACH, CA 93953

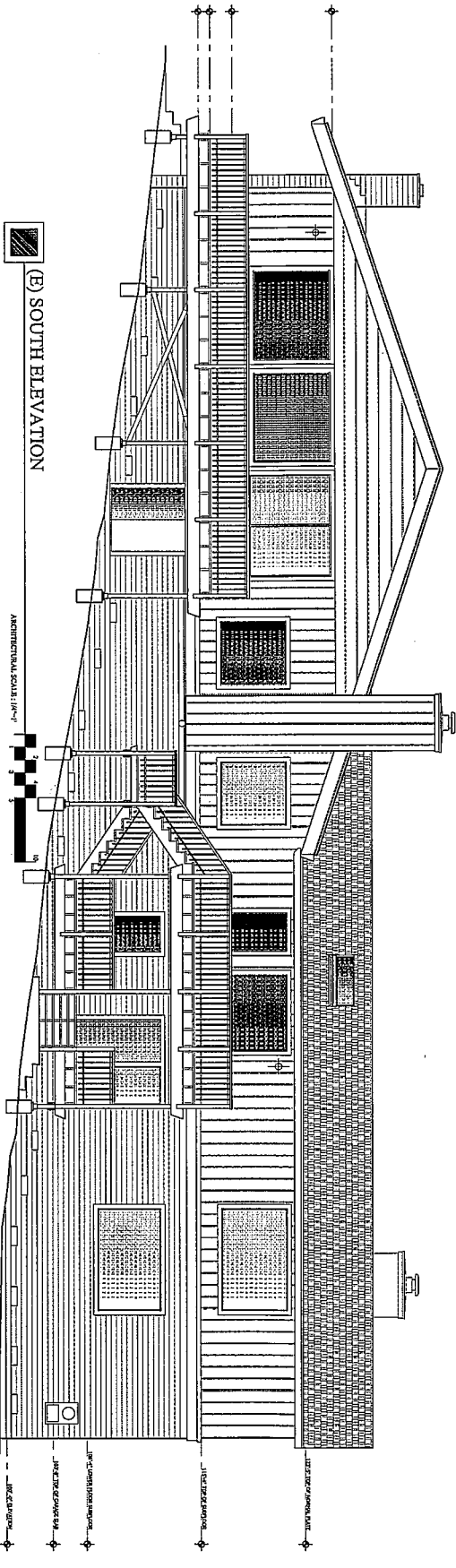
DESIGNED BY
JOSHUA STEWMAN

SCALE
1/4" = 1'

DATE
6-21-2010

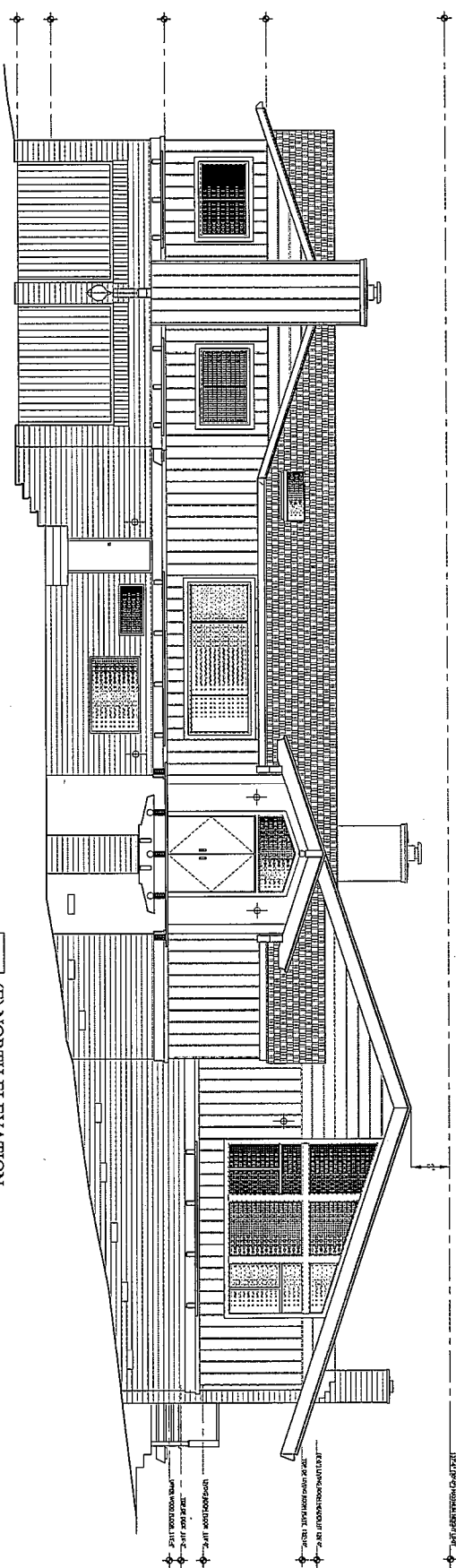
SHEET NO.

A-2.6



(E) SOUTH ELEVATION

ARCHITECTURAL SCALE: 1/4" = 1'-0"



(E) NORTH ELEVATION

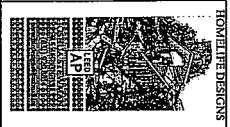
ARCHITECTURAL SCALE: 1/4" = 1'-0"

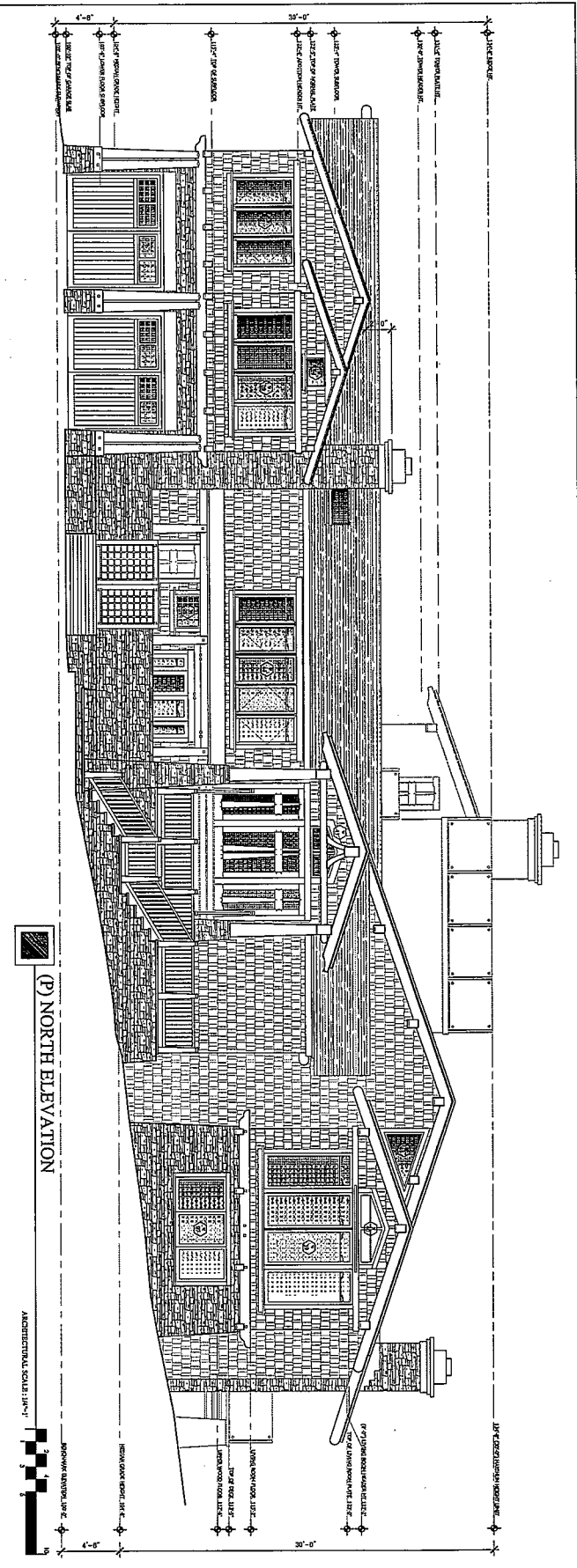
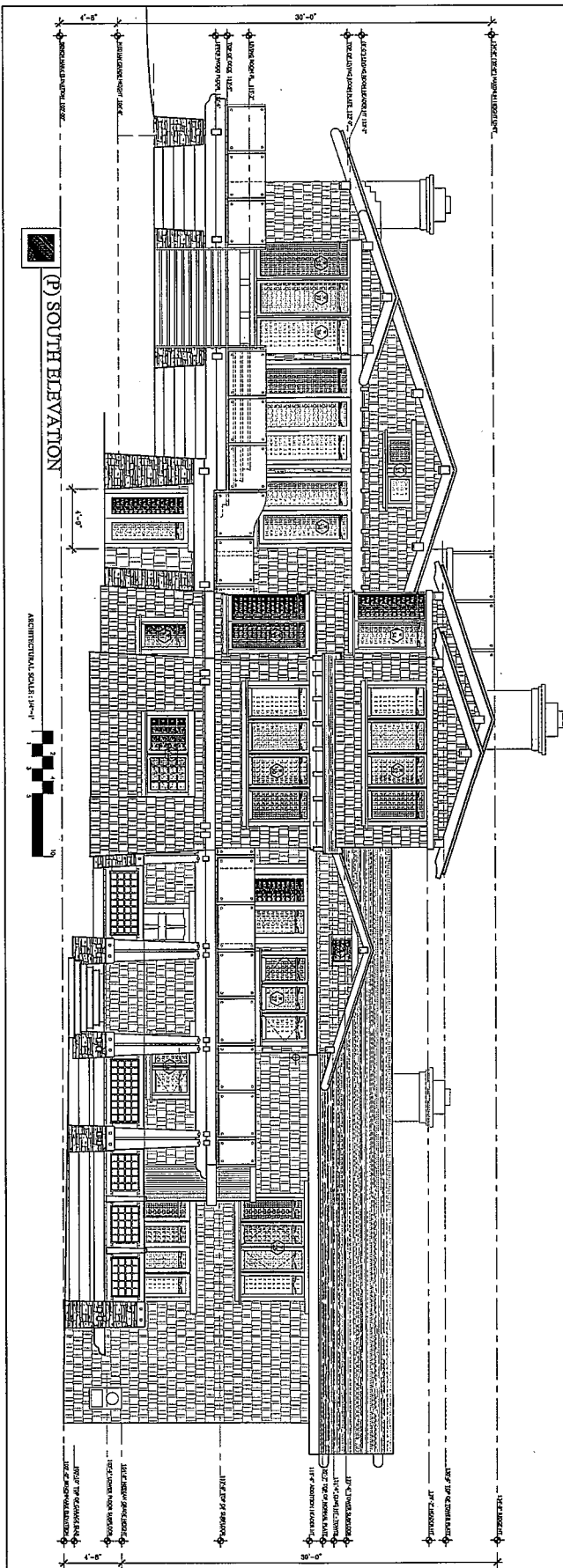
(E) NORTH & SOUTH ELEVATIONS

JAMES & ELIZABETH BRAMSEN - RESIDENCE
 3430 CARMEL WAY PEBBLE BEACH, CA 93953

APN: 008-381-014-000

DESIGNED BY
 JOSHUA STEWART
 DATE
 6-21-2010
 SCALE
 1/4" = 1'-0"
 DIRECT NO.
 A-3.0



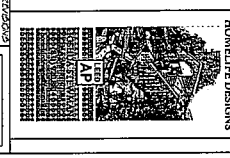


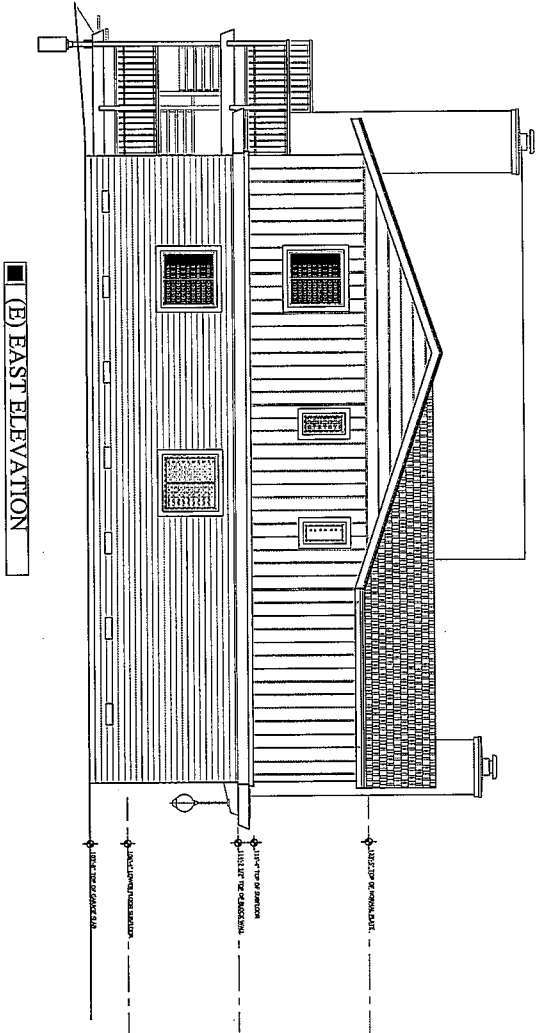
(P) NORTH & SOUTH ELEVATIONS

JAMES & ELIZABETH BRAMSEN - RESIDENCE
 3430 CARMEL WAY PEBBLE BEACH, CA 93953

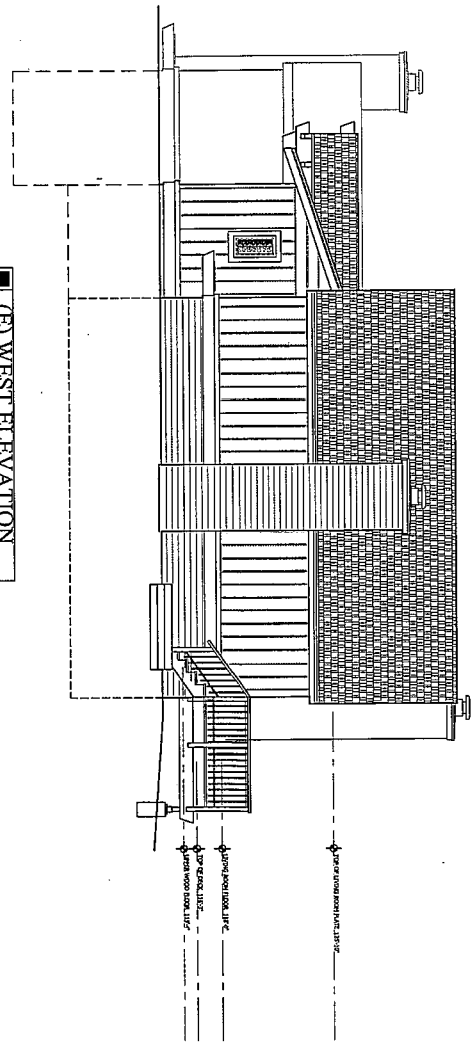
APN: 008-381-014-000

DESIGNED BY
 JOSHUA STEWART
 1/4" = 1'-0"
 6-21-2010
 SHEET NO.
A-3.1





■ (E) EAST ELEVATION

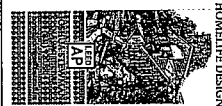


■ (W) WEST ELEVATION

(E) EAST & WEST ELEVATIONS

JAMES & ELIZABETH BRAMSEN - RESIDENCE
 3430 CARMEL WAY PEBBLE BEACH, CA 93953

APN: 008-381-014-000

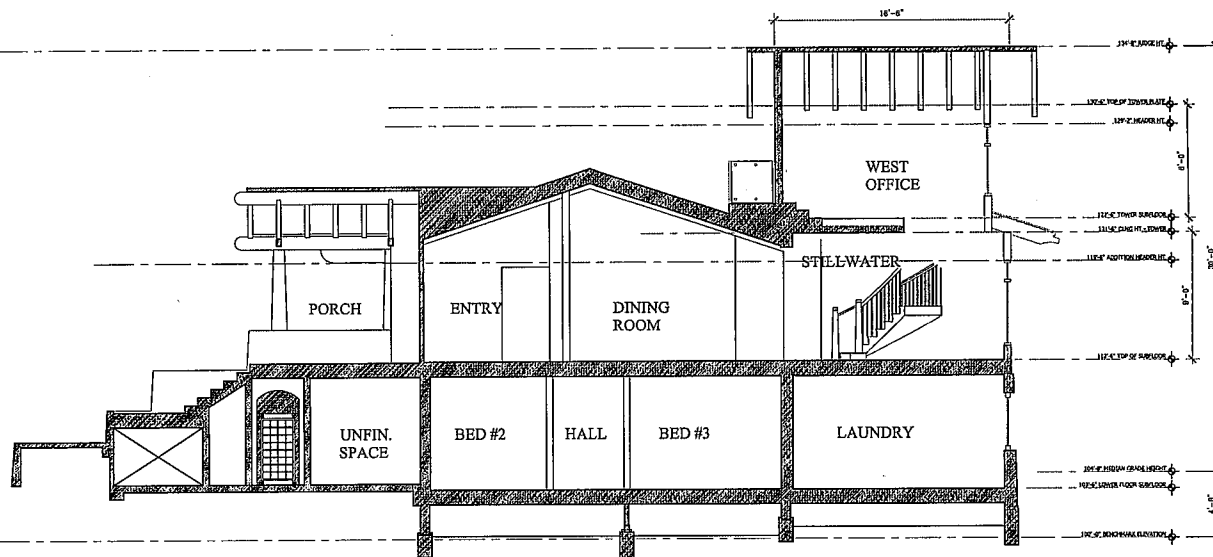


DESIGNED BY
JOSHUA STEINMAN

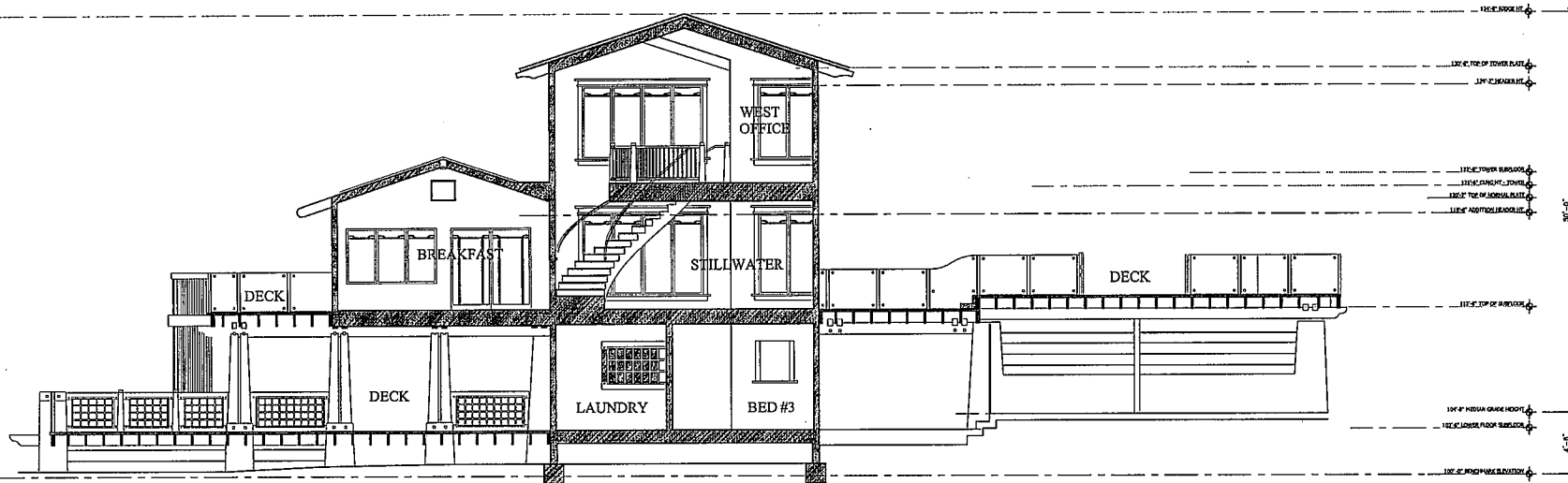
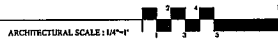
SCALE
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DATE
 6-21-2010

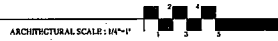
SHEET NO.
A-3.2



(P) SECTION A-A



(P) SECTION B-B



APN: 008-381-014-000

PROPOSED SECTIONS

JAMES & ELIZABETH BRAMSEN - RESIDENCE
3430 CARMEL WAY PEBBLE BEACH, CA 93953

DESIGNED BY
JOSHUA STEWMAN

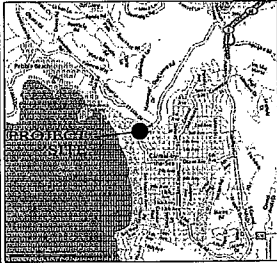
SCALE
1/4" = 1'

DATE
6-21-2010

SHEET NO.

A-5.0

3430 CARMEL WAY
PEBBLE BEACH, CA 93953



VICINITY MAP
SCALE: NONE

EXCEPTIONS AND EXCLUSIONS
PER TITLE REPORT

- ITEM 1 - NOT PLOTTABLE (PROPERTY TAXES)
- ITEM 2 - NOT PLOTTABLE (LBN / TAXES)
- ITEM 3 - COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ECT. (BOOK 21, OR, PAGE 476)
- ITEM 3A - NOTICE OF INTENT TO PRESERVE INTEREST (REEL 2122, OR, PAGE 230)
- ITEM 3B - RIGHT TO CLAIM REVERSION UNDER SAID RESTRICTIONS SUBORDINATED BY (REEL 2059, OR, PAGE 925)
- ITEM 4 - EASEMENT FOR ROAD RIGHT OF WAY AND SEWER LINES (BOOK 968, OR, PAGE 478)
- ITEM 5 - EASEMENT FOR ROAD RIGHT OF WAY, WATER PIPELINE, AND POWER LINES (BOOK 977, OR, PAGE 170)
- ITEM 6 - EASEMENTS (VOLUME 7, PARCEL MAP, PAGE 134)
- ITEM 7 - NOT PLOTTABLE (RESOLUTION GRANTING PERMIT FOR COSTLY DEVELOPMENT)
- ITEM 8 - NOT PLOTTABLE (RIGHTS OF LAND COVERED BY WATER)
- ITEM 9 - EASEMENT FOR DRIVEWAY, UTILITY AND SANITARY SEWER LINES (BOOK 2345, OR, PAGE 734)

NOTES

- 1) THE TITLE REPORT USED IN THIS SURVEY IS FROM FIRST AMERICAN TITLE COMPANY, ORDER NUMBER 2710-3098656, DATED OCTOBER 24, 2008.
- 2) THIS SURVEY WAS COMPLETED ON OCTOBER 23, 2008.
- 3) THE PROPERTY BORDERS ON THE PEBBLE BEACH GOLF COURSE TO THE WEST, CARMEL WAY & PRIVATE ROADWAY, ON THE EAST AND NORTH, AND PRIVATE PROPERTIES ON THE SOUTH.
- 4) BUILDING SETBACKS ARE AS FOLLOWS:
BUILDING SETBACKS - APN 008-381-014-000 ARE PER MONTEREY COUNTY ZONING TITLE 20, LDR/1.5-D (C2).
MAIN STRUCTURES:
FRONT SETBACK - 20 FEET
SIDE SETBACK - 20 FEET
REAR SETBACK - 5 FEET
MAXIMUM HEIGHT - 30 FEET
ACCESSORY STRUCTURES (HABITABLE):
FRONT SETBACK - 50 FEET
SIDE SETBACK - 6 FEET
REAR SETBACK - 5 FEET
MAXIMUM HEIGHT - 15 FEET
ACCESSORY STRUCTURES (NON-HABITABLE):
FRONT SETBACK - 50 FEET
SIDE SETBACK - 6 FEET
REAR SETBACK - 1 FEET
MAXIMUM HEIGHT - 15 FEET
- 5) DISTANCE BETWEEN STRUCTURES
DISTANCE BETWEEN STRUCTURES - APN 008-381-014-000 ARE PER MONTEREY COUNTY ZONING TITLE 20, LDR/1.5-D (C2).
MAIN STRUCTURES - 20 FEET
ACCESSORY/MAIN STRUCTURES - 10 FEET
ACCESSORY/ACCESSORY STRUCTURES - 5 FEET
- 6) BUILDING SITE COVERAGE
BUILDING SITE COVERAGE - APN 008-381-014-000 ARE PER MONTEREY COUNTY ZONING TITLE 20, LDR/1.5-D (C2).
BUILDING SITE COVERAGE, MAXIMUM: 15%
- 7) FLOOR AREA RATIO
FLOOR AREA RATIO (DEL. MOUNT FOREST ONLY) - APN 008-381-014-000 ARE PER MONTEREY COUNTY ZONING TITLE 20, LDR/1.5-D (C2).
FLOOR AREA RATIO: 17.5%
- 8) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DETERMINED BY SUPPLYING UTILITY COMPANIES.
- 9) TABLE A ITEM 7-2 WAS EXCLUDED FROM THE SURVEY SINCE THE INTERIOR OF THE HOUSE WAS NOT ACCESSIBLE.

LEGAL DESCRIPTION
PER TITLE REPORT

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1:
PARCEL A, IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, ACCORDING TO THE MAP FILED DECEMBER 20, 1974 IN BOOK 7, PAGE 134 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY AND UTILITY PURPOSES OVER THAT CERTAIN 25' DRIVEWAY AND UTILITY RIGHT OF WAY LYING WITHIN PARCEL B, AS SHOWN ON THE MAP REFERRED TO ABOVE.
PARCEL 3:
A NON-EXCLUSIVE EASEMENT FOR STORM DRAIN PURPOSES OVER THOSE CERTAIN 20' WIDE STORM DRAIN EASEMENT LYING WITHIN PARCEL B, AS SHOWN ON THE MAP REFERRED TO ABOVE.
APN: 008-381-014-000

PROJECT ADDRESS

3430 CARMEL WAY
PEBBLE BEACH, CA 93953

GROSS LAND AREA

THE PROPERTY IS 1.50 AC

FLOOD ZONE DESIGNATION

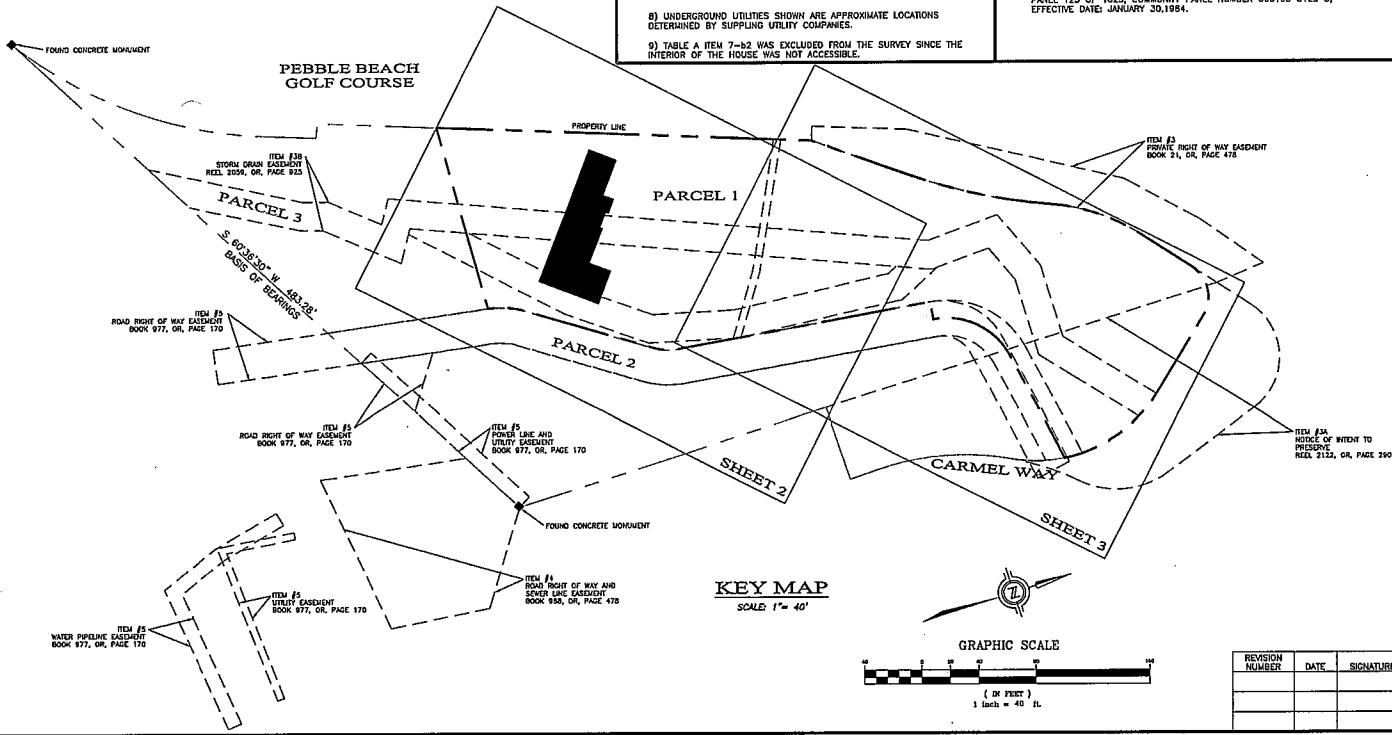
THE PROPERTY FALLS WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP, MONTEREY COUNTY, CALIFORNIA, PANEL 125 OF 1025, COMMUNITY PANEL NUMBER 000195 0125 D, EFFECTIVE DATE: JANUARY 30, 1984.

LEGEND

- SYMBOLS**
- EASEMENT AS NOTED PER MAP
 - PROPERTY LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND STORM DRAIN
 - UNDERGROUND SANITARY SEWER
 - BUILDINGS
 - DNE
 - EDGE OF PAVEMENT
 - RETAINING WALL, CONCRETE OR MASONRY
 - RAISED WOOD DECK
 - WOOD FENCE
 - WIRE FENCE
- ABBREVIATIONS**
- AD AREA DRAIN
 - BFP WATER BACKFLOW VALVE
 - C CITIES AND TOWNS
 - CAI CAMERA
 - CB CATCHBASIN
 - CONC CONCRETE
 - DDCV WATER CHECK VALVE
 - DDCV DECOMPOSED GRANITE
 - DA DOOR
 - DI DIAHETER
 - DR DOOR
 - (E) EXISTING
 - ESH EASEMENT
 - FD FOUND
 - GT GATE
 - GM GAS METER
 - HC HANDICAP RAMP
 - IP IRON PIPE
 - L LENDIT
 - LB LIGHT BOLLARD
 - HCI UNDERGROUND COMMUNICATIONS
 - MON MONUMENT
 - DR OFFICIAL RECORDS
 - P2 PAGE
 - R RADIUS
 - PM PARCEL MAP
 - SF SINGLE FAMILY
 - SURV SURVEY
 - TEL TELEPHONE
 - (TYF) TYPICAL
 - VOL VOLUME
 - NO. NUMBER

BASIS OF BEARINGS

THE BEARING S 60° 36' 30" W ALONG THE SOUTHERLY BOUNDARY OF PARCEL B AS SHOWN ON THE MAP FILED IN VOLUME 7, OF PARCEL MAPS, PAGE 134, MONTEREY COUNTY RECORDS AND FOUND MONUMENTED WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.



SURVEYOR'S STATEMENT

TO: PEDERSEN & HOUST
The undersigned hereby certifies to James F. Branson and Elizabeth C. Branson, individually and as trustees of their respective grantor trusts, and First American Title Company that this map or plat of survey and the survey on which it was based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey" jointly established and adopted by the American Land Title Association ("ALTA") and the National Society of Professional Surveyors ("NSPS") (a member organization of the American Congress on Surveying and Mapping) in 2005 and includes items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that, in my professional opinion, as a land surveyor registered in the State of California, the Relative Professional Accuracy of this survey does not exceed that which is specified therein and this plat of survey and the property description set forth herein ("Property") was prepared by me and was actually made upon the ground. In addition, the undersigned hereby certifies that (1) the information, courses and distances shown on this survey are correct; (2) the size, location and type of improvements are shown hereon and are located within the boundaries of the Property and set back from the Property lines the distance indicated; (3) the Property is contiguous to, and has access to and from Carmel Way, a public highway; (4) no encroachment or encroachment (including utility lines) affecting the Property came to our attention during the course of physically viewing the Property other than as shown and depicted on this survey; (5) no encroachments of any improvements on this Property over any easements or encroachments, or onto adjoining property came to our attention during the course of physically viewing the Property; (6) no encroachments of any improvements on adjoining property onto the Property came to our attention during the course of physically viewing the Property; (7) all recorded easements and other encumbrances, as noted in First American Title Insurance Company's commitment for Title Insurance No. 2710-269656, dated September 3, 2008 have been correctly plotted hereon; (8) all zoning, use and density classifications are shown hereon; (9) the Property constitutes one contiguous parcel without gaps or gaps in its legal description; and (10) the Property is not located in a 100-Year Flood Plain or in an identified "flood prone area", as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel #060195 0125 D, dated January 30, 1984, which said map panel covers the area in which the Property is situated.

DATE: _____
SIGNED: _____
BRIAN STRATHAN
P.L.S. 71453
STATE OF CALIFORNIA

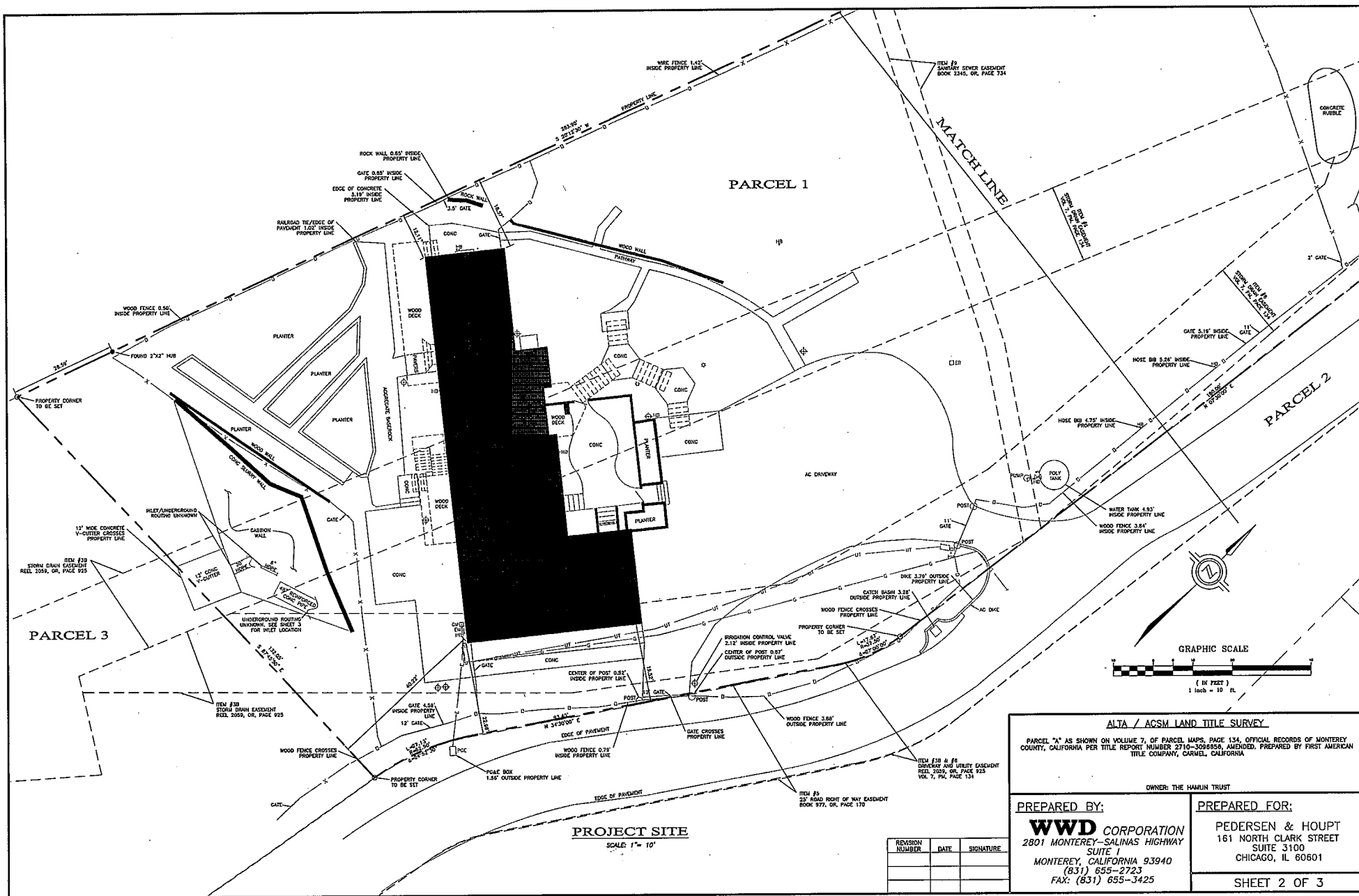
ALTA / ACSM LAND TITLE SURVEY
PARCEL 1* AS SHOWN ON VOLUME 7, OF PARCEL MAPS, PAGE 134, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA PER TITLE REPORT NUMBER 2710-269656, AMENDED, PREPARED BY FIRST AMERICAN TITLE COMPANY, CARMEL, CALIFORNIA
OWNER: THE HANLIN TRUST

PREPARED BY: **WWD CORPORATION**
2801 MONTEREY-SALINAS HIGHWAY
SUITE 1
MONTEREY, CALIFORNIA 93940
(831) 655-2723
FAX: (831) 655-3425

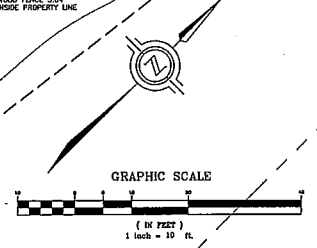
PREPARED FOR: **PEDERSEN & HOUST**
161 NORTH CLARK STREET
SUITE 3100
CHICAGO, IL 60601

SHEET 1 OF 3

REVISION NUMBER	DATE	SIGNATURE



PROJECT SITE
SCALE: 1" = 10'



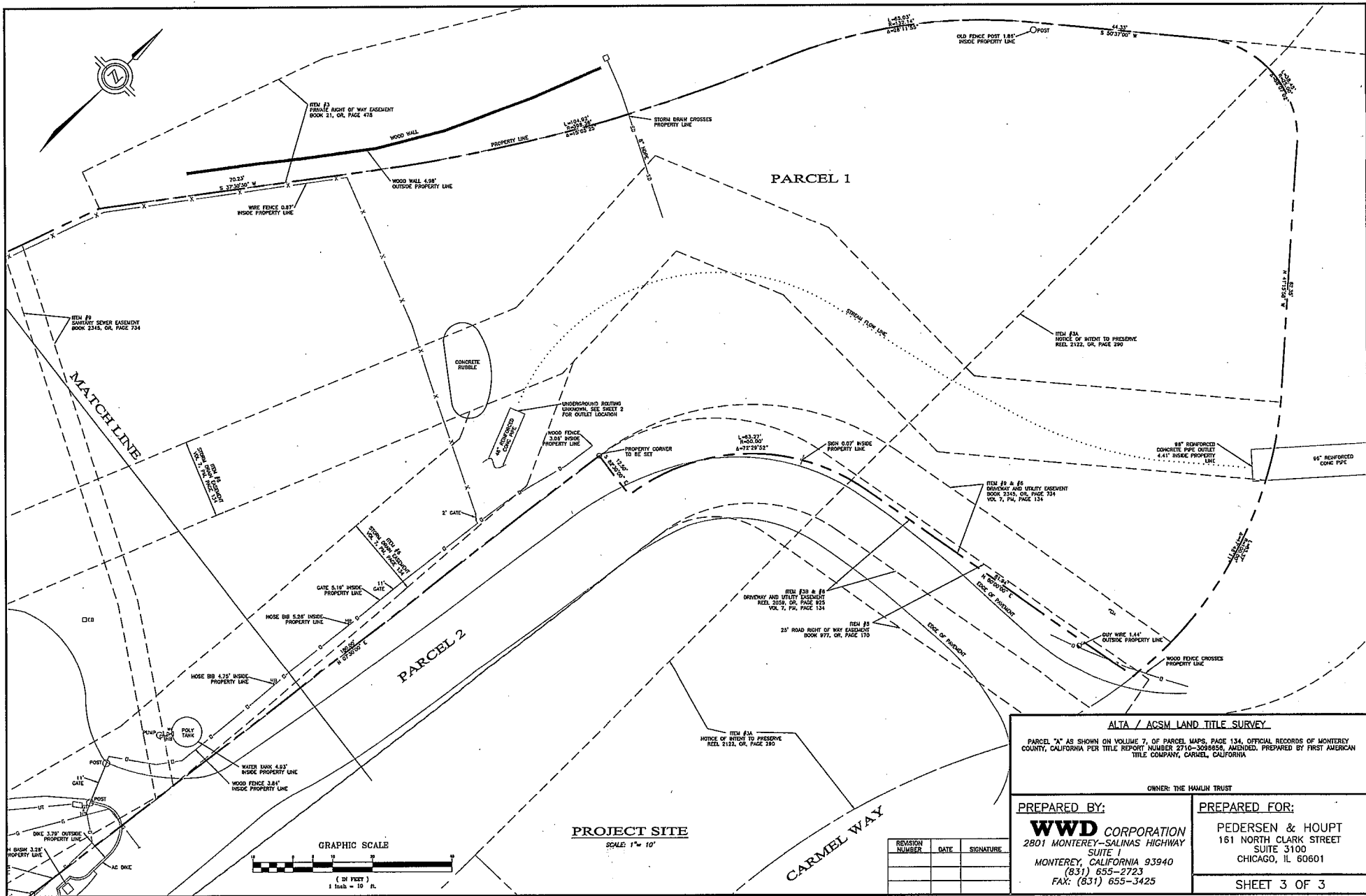
ALTA / ACSM LAND TITLE SURVEY

PARCEL "A" AS SHOWN ON VOLUME 7, OF PARCEL MAPS, PAGE 134, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA PER TITLE REPORT NUMBER 2710-3698858, AMENDED, PREPARED BY FIRST AMERICAN TITLE COMPANY, CARMEL, CALIFORNIA

OWNER: THE HAHN TRUST

<p>PREPARED BY: WWD CORPORATION 2801 MONTEREY-SALINAS HIGHWAY SUITE 1 MONTEREY, CALIFORNIA 93940 (831) 655-2723 FAX: (831) 655-3425</p>	<p>PREPARED FOR: PEDERSEN & HOUP 161 NORTH CLARK STREET SUITE 3100 CHICAGO, IL 60601</p>
<p>SHEET 2 OF 3</p>	

REVISION NUMBER	DATE	SIGNATURE



ALTA / ACSM LAND TITLE SURVEY

PARCEL "A" AS SHOWN ON VOLUME 7, OF PARCEL MAPS, PAGE 134, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA PER TITLE REPORT NUMBER 2710-3098656, AMENDED. PREPARED BY FIRST AMERICAN TITLE COMPANY, CARMEL, CALIFORNIA

OWNER: THE HAMLIN TRUST

<p>PREPARED BY:</p> <p>WWD CORPORATION 2801 MONTEREY-SALINAS HIGHWAY SUITE 1 MONTEREY, CALIFORNIA 93940 (831) 655-2723 FAX: (831) 655-3425</p>	<p>PREPARED FOR:</p> <p>PEDERSEN & HOUP 161 NORTH CLARK STREET SUITE 3100 CHICAGO, IL 60601</p>
--	---

SHEET 3 OF 3

REVISION NUMBER	DATE	SIGNATURE

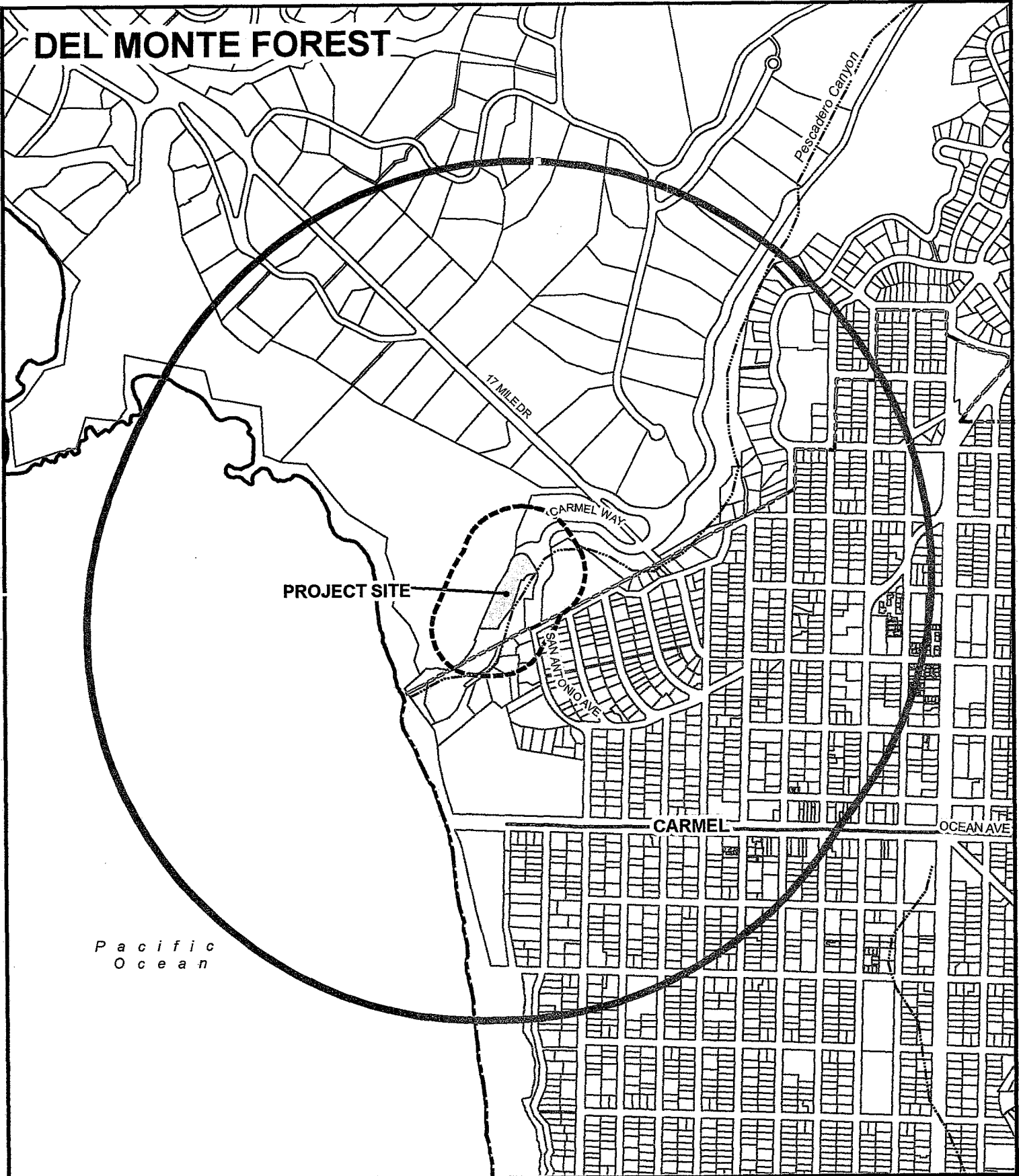
10/10/2010 10:44:11 AM - 10/10/2010 10:44:11 AM - 10/10/2010 10:44:11 AM - 10/10/2010 10:44:11 AM

EXHIBIT C
VICINITY MAP

PLN090416 – Bramsen

Zoning Administrator
July 8, 2010

DEL MONTE FOREST



APPLICANT: BRAMSEN

APN: 008-381-014-000

FILE # PLN090416

 300' Limit  2500' Limit  City Limits  Water

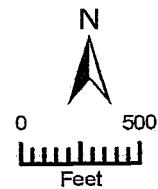


EXHIBIT D
ADVISORY COMMITTEE MINUTES

PLN090416 – Bramsen

Zoning Administrator
July 8, 2010

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **May 6, 2010**

Project Title: BRAMSEN JAMES E TR ET AL

File Number: PLN090416

File Type: ZA

Planner: SIDOR

Location: 3430 CARMEL WY PEBBLE BEACH

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 1,090 square foot addition to an existing 5,810 square foot single family dwelling; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 4) a Design Approval (cedar shingles, natural wood, and Carmel stone). The project also involves the reduction of impervious surface coverage from the existing 6,726 square feet to a proposed 2,120 square feet, consistent with the Pescadero Watershed coverage limitations. The property is located at 3430 Carmel Way, Pebble Beach (Assessor's Parcel Number 008-381-014-000), Del Monte Forest area, Coastal Zone.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

Kevin Chick and Joshua Stewman on behalf of applicant

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Anne Mitchell	Agent of neighbor Paula and Cassandra Hazen		Wanted to know if height was as shown on netting. When answered affirmatively, had no further questions.
			RECEIVED
			MAY 14 2010
			MONTEREY COUNTY PLANNING & BUILDING INSPECTION DEPT.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION :

Motion by Caneer (LUAC Member's Name)

Second by Stock (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Dewar, Caneer, Stock, Getreu and Verbanec

NOES: None

ABSENT: Connors and Lietzke

ABSTAIN: None

RECEIVED

MAY 14 2010

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

EXHIBIT E
TECHNICAL REPORT (Biological)

PLN090416 – Bramsen

Zoning Administrator
July 8, 2010

Joe Sidor
Monterey County Planning Department
168 West Alisal Street 2nd Floor
Salinas Ca. 93901

March 23, 2010

Re: James and Elizabeth Bramsen residence, 3430 Carmel Way, Pebble Beach, CA

Dear Joe,

This letter is in reference to the above mentioned project and the Monterey county requirement to conduct a biological assessment of a project site if it is within 150' of riparian habitat. I visited the project site on Monday March 15, 2010 to evaluate the site from a biological perspective, take documentation photos and measure the distance from the edge of the riparian corridor along the Pescadero creek Canyon to the existing single family residence on the property.



This view (above) is of the rear fence line of the backyard looking to the NW into the riparian woodland directly behind the lot. The Pescadero creek canyon runs past the SW side of the Bramsen house and directly west of the backyard down to Carmel Bay. The Bramsen residence is to undergo a remodel that will slightly increase the footprint of the structure extending it out to the west and closer to the edge of the canyon. (See attached site plan) The fence line pictured above is approximately 50 feet west of the

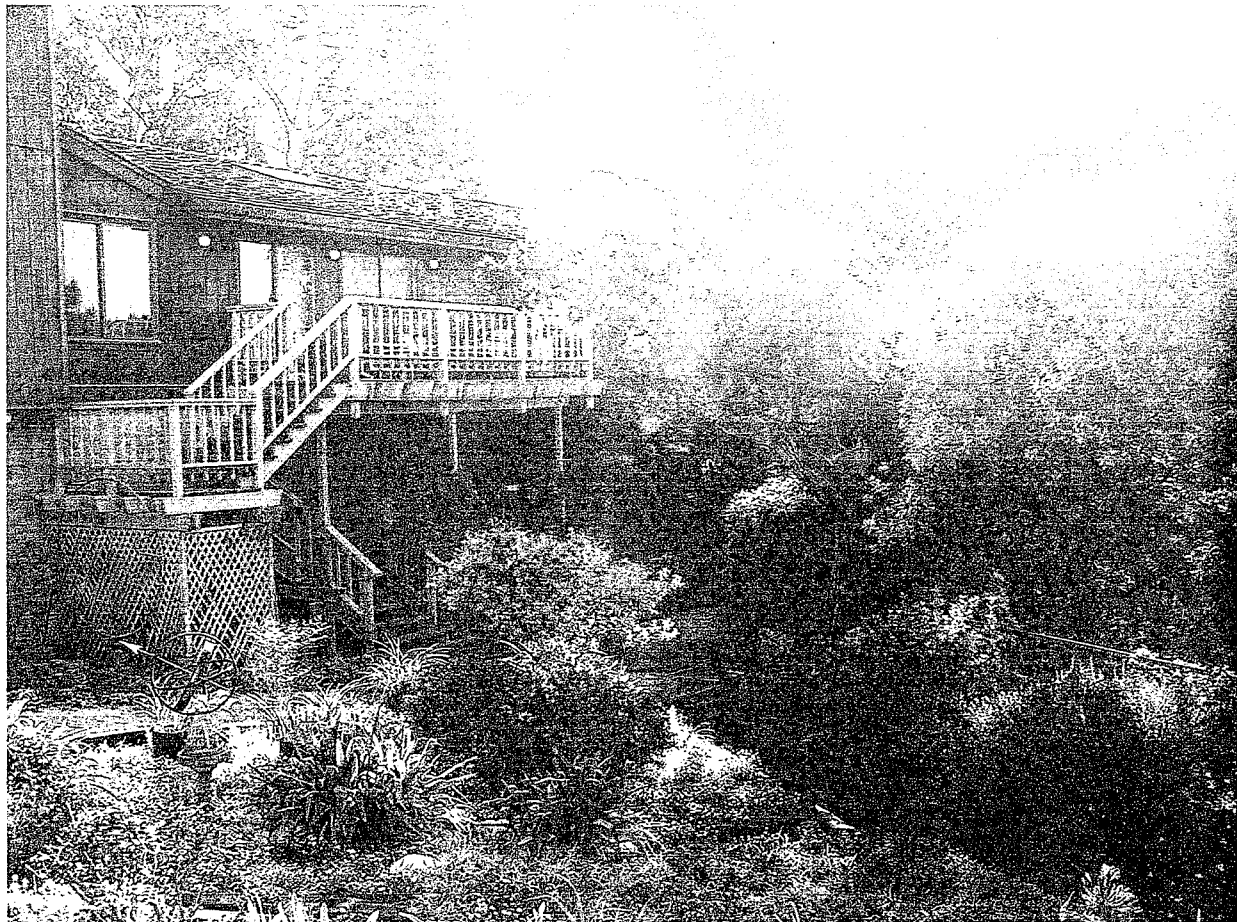
house and is the dividing line between a completely exotic landscape around the house and the neighboring riparian woodland (albeit a very disturbed, invaded riparian woodland). The woodland is dominated by Arroyo willow (*Salix lasiolepis*), California blackberry (*Rubus ursinus*) and a full suite of invasive non native vines such as Cape Ivy (*Delairea odorata*) English Ivy (*Hedera helix*), Nasturtium (*Tropaeolum majus*), Acacia trees and *Pittosporum* shrubs. The understory is overwhelmed by the vine species as well as Bermuda buttercup (*Oxalis pes-caprae*) and a few grasses such as giant wild rye (*Leymus condensatus*) and other, non native species.

Previous to my visit I conducted a query of the California natural diversity database (CNDDDB) to determine what sensitive species or habitat types would potentially be found on the property. The list for the Monterey Quad is extensive and includes 10 animals including California tiger salamander, California red-legged frog, California brown pelican, western snowy plover, burrowing owl, black swift, steelhead , hoary bat, western pond turtle, black legless lizard; 3 insects including globose dune beetle, Smith's blue butterfly, monarch butterfly and 34 different plant species from Monterey Pine to Beach layia. Additionally Plant communities of unique composition and considered sensitive, including; Central Dune Scrub, Central Maritime Chaparral, Northern Bishop Pine Forest, Monterey Pine Forest, Monterey Cypress Forest, Monterey Pygmy Cypress Forest are documented within the local quad. (See attached CNDDDB list). Obviously, because of the area covered by the Monterey Quad query, a fair number of the animals and plants on the list are from dune, beach or marine habitats that are not present on the project site and can be eliminated from the search list rather quickly. The yard surrounding the house has only a few remnants of the Native vegetation, once dominating the Pescadero Creek canyon. A few mature Coast Live Oak (*Quercus agrifolia*) and Monterey pine (*Pinus radiata*) remain in the upper portions of the yard on the NW side adjacent to the Pebble Beach golf course. The understory here is dominated by Periwinkle (*Vinca major*), English Ivy, Bermuda buttercup and Western sword fern (*Pteridium aquilinum variety pubescens*). In the table on the CNDDDB list I included columns for whether appropriate conditions or habitat were present on the project site and for whether or not a particular species or plant community was observed during the survey. Aside from the few Monterey pines on site and a few Monterey cypresses further SW down canyon from the house, the site does not appear to harbor any of the sensitive species on the database list.



Of the animal species listed, those species dependent on aquatic or riparian conditions, including the Tiger Salamander, the red legged frog, the Western Pond turtle and the Central coast steel head are the most likely species to be found in the habitat on

or adjacent to the Bramsen property. Least likely in this group is the Tiger Salamander which is typically found in more inland areas of grasslands and Oak woodlands with seasonal pools suitable for breeding. The Western Pond turtle is dependent upon slow moving streams with permanent pools or ponds and is unlikely to be found in the adjacent stretch of Pescadero creek much less in the landscaped yard of the residence. The Steelhead is likely a historical resident of Pescadero creek, but this remodel project is very unlikely to have any impact on the creek as long as reasonable erosion control measures are implemented prior to any grading or soil disturbance. The California red legged frog is known to occur in pools and ponds in local creeks, the Carmel River and on local golf courses. They require slow moving, semi-permanent deep water (standing water till at least September of each year) for successful breeding and rearing habitat and adjacent upland areas with burrows or other hiding places for aestivation habitat. Pescadero Creek does not appear to provide good breeding habitat near the Bramsen residence. The canyon could conceivably provide a dispersal corridor from other possible breeding locations in the area or from the Golf course to the north. Again though, it is very unlikely that any would be found inside of the landscaped area that is to be impacted by the remodel project, given the better conditions offsite. The view below is of the back side of the house. This is the area that will be remodeled and extended out about as far as the current deck. The slope down to the creek begins in the far right of the photograph. It is possible that this remodel could be completed with no impacts whatsoever to sensitive habitat adjacent to the yard.



No trees are to be removed for the remodel, so no impacts are expected permanent bird nests or nesting or fledging activity in the area.

The Pescadero canyon has been heavily disturbed and invaded by non native species for many years. This remodel project will have no significant impact on sensitive species or habitat in the canyon. I would recommend that some amount of weed eradication be done once the project is completed though, to at least stem the tide of invasion further into the canyon. The most significant pest plant is the Cape Ivy (*Delawarea odorata*) which is crawling up and over the native trees and onto the fence as this photo illustrates.



Cape Ivy is considered a very significant ecological pest in riparian areas along California's Central coast. It grows quickly and smothers other vegetation decreasing biodiversity wherever it occurs. It contains potent alkaloids that can leach into streams, rivers and ponds and be fatal to aquatic life. Its shallow roots can destabilize stream and river banks increasing erosion problems. It is difficult to control by herbicide means due to its rapid spread over other plants. When possible it is best to pull existing plants by hand and remain vigilant to pull new sprouts as they show up.

This plant is unfortunately very well established in Pescadero canyon. It has already significantly impacted the riparian corridor. While I believe that no significant impacts will occur to sensitive habitat

Regan Biological and Horticultural Consulting LLC, PO Box 337, Carmel Valley CA 93924

or individual species as a result of the Bramsen residence remodel, it will be important to manage the existing invasion of Cape Ivy to make sure that no further impact occurs. A net gain for habitat can be achieved by some well timed and managed control of the Cape Ivy presently creeping up onto the rear fence and slope.

Please feel free to contact me if you have any questions,

Patrick Regan

Recr	QUAD	ELMCODE	CNDDDB output for Monterey quad SCINAME	COMNAME	FEDSTATUS	CALSTATUS	DFGST	CNP SLIST	Habitat on site?	Observed on site?
			Animals (vertebrates)							
1	Monter	AAAAA01180	Ambystoma californiense	California tiger salamander	Threatened ⁱ	Candidate En	SSC		no	no
2	Monter	AAABH01022	Rana draytonii	California red-legged frog	Threatened ⁱ	None	SSC		yes	no
3	Monter	ABNFC01021	Pelecanus occidentalis californicus	California brown pelican	Delisted	Delisted	FP		no	no
4	Monter	ABNNB03031	Charadrius alexandrinus nivosus	western snowy plover	Threatened ⁱ	None	SSC		no	no
5	Monter	ABNSB10010	Athene cunicularia	burrowing owl	None	None	SSC		no	no
6	Monter	ABNUA01010	Cypseloides niger	black swift	None	None	SSC		no	no
7	Monter	AFCHA0209H	Oncorhynchus mykiss irideus	steelhead - SC California coa	Threatened ⁱ	None	SSC			no
8	Monter	AMACC05030	Lasiurus cinereus	hoary bat	None	None			no	no
9	Monter	ARAAD02030	Actinemys marmorata	western pond turtle	None	None	SSC		no	no
10	Monter	ARACC01011	Anniella pulchra nigra	black legless lizard	None	None	SSC		no	no
	ABNSI	Athene cunicularia	Plant communities							
			Central Dune Scrub	Central Dune Scrub	None	None			no	no
11	Monter	CTT21320CA	Central Maritime Chaparral	Central Maritime Chaparral	None	None			no	no
12	Monter	CTT37C20CA	Northern Bishop Pine Forest	Northern Bishop Pine Forest	None	None			no	no
13	Monter	CTT83121CA	Monterey Pine Forest	Monterey Pine Forest	None	None			no	
14	Monter	CTT83130CA	Monterey Cypress Forest	Monterey Cypress Forest	None	None			no	no
15	Monter	CTT83150CA	Monterey Pygmy Cypress Forest	Monterey Pygmy Cypress For	None	None			no	no
16	Monter	CTT83162CA	Insects							
			Coelus globosus	globose dune beetle	None	None			no	no
17	Monter	IICOL4A010	Euphilotes enoptes smithi	Smith's blue butterfly	Endangered	None			no	no
18	Monter	IILEPG2026	Danaus plexippus	monarch butterfly	None	None			no	no
19	Monter	IILEPP2010	Plants							
20	Monter	IILEPP2010	Ericameria fasciculata	Eastwood's goldenbush	None	None	1B.1		no	no
			Layia carnosa	beach layia	Endangered	Endangered	1B.1		no	no
21	Monter	PDAST3L080	Microseris paludosa	marsh microseris	None	None	1B.2		no	no
22	Monter	PDAST5N010	Erysimum menziesii ssp. menziesii	Menzies' wallflower	Endangered	Endangered	1B.1		no	no
23	Monter	PDAST6E0D0	Erysimum ammophilum	sand-loving wallflower	None	None	1B.2		no	no
24	Monter	PDBRA160E1	Arctostaphylos hookeri ssp. hookeri	Hooker's manzanita	None	None	1B.2		no	no
		PDBRA16010	Arctostaphylos pumila	sandmat manzanita	None	None	1B.2		no	no
25	Monter	PDERI040J1	Astragalus nuttallii var. nuttallii	ocean bluff milk-vetch	None	None		4.2	no	no
26	Monter	PDERI04180	Astragalus tener var. titi	coastal dunes milk-vetch	Endangered	Endangered	1B.1		no	no
		PDFAB0F641	Lupinus tidestromii	Tidestrom's lupine	Endangered	Endangered	1B.1		no	no
27	Monter	PDFAB0F8R2	Trifolium polyodon	Pacific Grove clover	None	Rare	1B.1		no	no
28	Monter	PDFAB2B3Y0	Trifolium trichocalyx	Monterey clover	Endangered	Endangered	1B.1		no	no

29	Monterey PDFAB402H0	Malacothamnus palmeri var. involucre	Carmel Valley bush-mallow	None	None	1B.2	no	no
30	Monterey PDFAB402J0	Malacothamnus palmeri var. palmeri	Santa Lucia bush-mallow	None	None	1B.2	no	no
31	Monterey PDMAL0Q0B1	Sidalcea malachroides	maple-leaved checkerbloom	None	None	4.2	no	no
32	Monterey PDMAL0Q0B5	Clarkia jolonensis	Jolon clarkia	None	None	1B.2	no	no
33	Monterey PDMAL110E0	Chorizanthe pungens var. pungens	Monterey spineflower	Threatened	None	1B.2	no	no
34	Monterey PDONA050L0	Gilia tenuiflora ssp. arenaria	sand gilia	Endangered	Threatened	1B.2	no	no
35	Monterey PDPGN040M2	Delphinium hutchinsoniae	Hutchinson's larkspur	None	None	1B.2	no	no
36	Monterey PDPLM041P2	Horkelia cuneata ssp. sericea	Kellogg's horkelia	None	None	1B.1	no	no
37	Monterey PDRAN0B0V0	Potentilla hickmanii	Hickman's cinquefoil	Endangered	Endangered	1B.1	no	no
38	Monterey PDROS0W043	Rosa pinetorum	pine rose	None	None	1B.2	no	no
39	Monterey PDROS1B0U0	Collinsia multicolor	San Francisco collinsia	None	None	1B.2	no	no
40	Monterey PDROS1J0W0	Cordylanthus rigidus ssp. littoralis	seaside bird's-beak	None	Endangered	1B.1	no	no
41	Monterey PDSCR0H0B0	Callitropsis goveniana	Gowen cypress	Threatened	None	1B.2	no	no
42	Monterey PDSCR0J0P2	Callitropsis macrocarpa	Monterey cypress	None	None	1B.2		yes
43	Monterey PGCUP04031	Pinus radiata	Monterey pine	None	None	1B.1		yes
44	Monterey PGCUP04060	Allium hickmanii	Hickman's onion	None	None	1B.2	no	no
45	Monterey PGPIN040V0	Fritillaria liliacea	fragrant fritillary	None	None	1B.2	no	no
46	Monterey PMLIL02140	Piperia michaelii	Michael's rein orchid	None	None	4.2	no	no
47	Monterey PMLIL0V0C0	Piperia yadonii	Yadon's rein orchid	Endangered	None	1B.1	no	no
	PMORC1X110	Lomatium parvifolium	small-leaved lomatium	None	None	4.2	no	no
48	Monterey PMORC1X070	Ceanothus cuneatus var. rigidus	Monterey ceanothus	None	None	4.2	no	no
	PDAP11B1F0	Castilleja latifolia	Monterey Coast paintbrush	None	None	4.3	no	no
	PDRHA04067	SSC = California species of special concern, candidate for more study.						
	PDSCR0D1P0	CNPS list 4.2 = LIST 4: Limited						

LIST 4: Limited distribution (Watch List).

0.3: Not very endangered in California

LIST 1B: Rare, threatened, or endangered in California and elsewhere.

0.1: Seriously endangered in California

0.2: Fairly endangered in California