

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: August 26, 2010 Time: 1:30 P.M.	Agenda Item No.: 1
Project Description: Design Approval to allow the demolition of a 3,328 square foot one-story residence and the construction of a three-story, 4,281 square foot residence with attached garage and basement. The property is located at 1002 Rodeo Road, Pebble Beach (Assessors Parcel Number 007-312-002-000), Greater Monterey Peninsula Area Plan, Non-Coastal Zone.	
Project Location: 1002 Rodeo Dr, Pebble Beach	APN: 007-312-002-000
Planning File Number: PLN100028	Owner: Allan & Pat Boscacci Agent: Claudio Ortiz
Planning Area: Greater Monterey Peninsula	Flagged and staked: Yes
Zoning Designation: : MDR/B-6-D-RES [Medium Density Residential/No subdivision allowed, Design Control district, recreational equipment parking restrictions]	
CEQA Action: EXEMPT (15303.a)	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) CEQA Exempt per 15303.a
- 2) Approve PLN100028, based on the findings and evidence and subject to the conditions of approval (**Exhibit B-1**):

PROJECT OVERVIEW:

The Design Approval application is to allow the demolition of a 3,328 square foot one-story residence and the construction of a three-story, 4,281 square foot residence with attached garage and basement. The proposed garage, storage and media room will be at below-grade level. Materials for the Spanish-style home will consist of Spanish clay-style roofing, "Standish White" exterior plaster, mahogany window trim, and Carmel Stone chimney. Adequate public facilities are in place for the proposed project

Eighteen non-native ornamental trees are proposed for removal. One Monterey Cypress tree is also proposed for removal (to be replaced at a 2:1 ratio). An arborist report has recommended removal of the Cypress due to its poor structure and damage risk to adjoining property.

The existing building on the parcel was constructed in 1948. The building has been reviewed and found to be of minimal historical value due to non-distinguishing architectural style and numerous re-models and additions since initial construction.

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

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Pebble Beach Community Services District/Fire Protection District
- √ Parks Department

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by RMA - Public Works Department, Water Resources Agency, and Pebble Beach Community Services District/Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The project was reviewed by the Del Monte Forest Land Use Advisory Committee on April 15, 2010, at which time the Committee voted to support the project as proposed (6-0 vote)

Note: The decision on this project is appealable to the Planning Commission.



Steve Mason, Assistant Planner
(831) 755-5228, masons@co.monterey.ca.us
August 3, 2010

cc: Front Counter Copy; Zoning Administrator; Pebble Beach CSD; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; John Ford, Planning Services Manager; Steve Mason, Project Planner; Carol Allen, Senior Secretary; Allan & Pat Boscacci, Owners; Claudio Ortiz, Agent; Planning File PLN100028

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

This report was reviewed by John Ford, Planning Services Manager

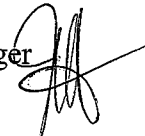


EXHIBIT A

Project Information for PLN100028

Project Title: Nine Plus LLC/Boscacci	Primary APN: 007-312-002
Location: 1002 Rodeo Rd Pebble Beach	Coastal Zone: No
Applicable Plan: Greater Monterey Peninsula LUP	Zoning: MDR/B-6-D- RES
Permit Type: Design Approval	Plan Designation: Residential 4U/AC

Environmental Status: CEQA Exempt (15303.a)
Advisory Committee: Del Monte Forest LUAC

Project Site Data:

Lot Size: 9,000 SF	Coverage Allowed: 35%
Existing Structures (sf): 2,108 SF	Coverage Proposed: 28.5%
Proposed Structures (sf): 3,146 SF	Height Allowed: 27'
Total Square Feet: 3,146	Height Proposed: 27'
	FAR Allowed: N/A
	FAR Proposed: N/A

Resource Zones and Reports

Environmentally Sensitive Habitat: No	Erosion Hazard Zone: No
Botanical Report #: N/A	Soils/Geo. Report #: LIB 100211
Forest Mgt. Report #: LIB 100210	Geologic Hazard Zone: III
	Geologic Report #: N/A
Archaeological Sensitivity Zone: High	Traffic Report #: N/A
Archaeological Report #: TBD	
Fire Hazard Zone: Moderate	

Other Information:

Water Source: Public	Sewage Disposal (method): Public
Water District/Company: Cal-Am	Sewer District Name: PBCSD
Fire District: Pebble Beach CSD	Grading (cubic yds): 365 CY cut/15 CY fill
Tree Removal (Count/Type): 19 (18 Non- native ornamental and 1 Monterey Cypress)	

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:

BOSCACCI (PLN100028)

RESOLUTION NO. 100028

Resolution by the Monterey County Zoning

Administrator:

- 1) CEQA: Exempt (15303.a)
- 2) Approving: Design Approval to allow the demolition of a 3,328 square foot one-story residence and the construction of a three-story, 4,281 square foot residence with attached garage and basement. The property is located at 1002 Rodeo Road, Pebble Beach (Assessors Parcel Number 007-312-002-000), Greater Monterey Peninsula Area Plan, Non-Coastal Zone.

The Boscacci application (PLN100028) came on for public hearing before the Monterey County Zoning Administrator on August 26, 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,
 - Greater Monterey Peninsula Area Plan,
 - Greater Monterey Peninsula Area Plan, Inventory and Analysis
 - Monterey County Zoning Ordinance (Title 21)

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 1002 Rodeo Drive, Pebble Beach (Assessor's Parcel Number 007-312-002-000, Greater Monterey Peninsula Area Plan. The parcel is zoned MDR/B-6-D-RES [Medium Density Residential/No subdivision allowed, Design Control district, recreational equipment parking restrictions], which allows the

construction of a single family dwelling with a Design Approval permit. Therefore, the project is an allowed land use for this site.

- c) The project planner conducted a site inspection on April 7, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- d) 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 warrants referral to the LUAC as it is a Design Approval requiring review of the Zoning Administrator. The project was approved by the LUAC by a 6-0 vote ON April 15, 2010.
- e) 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 PLN100028.

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, Parks, Public Works, 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 conducted a site inspection on April 7, 2010 to verify that the site is suitable for this use.
 - c) 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 PLN100028.

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 Pebble Beach Community Services District, Parks, Public Works, 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.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all
Boscacci (PLN100028)

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 April 7, 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 PLN100028.

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 15303.a categorically exempts one single family residence in a residential zone.
 - b) The project meets this description as it proposes the demolition of a 3,328 square foot one-story residence and the construction of a three-story, 4,281 square foot residence with attached garage and basement within a residential district
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on April 7, 2010.
 - d) See preceding and following findings and supporting evidence.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

- EVIDENCE:**
- a) Section 21.80.040.B Monterey County Zoning Ordinance (Planning Commission).

DECISION

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

- A. Find the project CEQA Categorically Exempt
- B. Approve the Design Approval to allow the demolition of a 3,328 square foot one-story residence and the construction of a three-story, 4,281 square foot residence with attached garage and basement. The property is located at 1002 Rodeo Road, Pebble Beach (Assessors Parcel Number 007-312-002-000), Greater Monterey Peninsula Area Plan, Non-Coastal Zone.

PASSED AND ADOPTED this 26th day of August, 2010 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE SEPTEMBER 7, 2010

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 100128 - EXHIBIT B-1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Boscacci

File No: PLN100028

APNs: 007-312-002-000

Approved by: Zoning Administrator

Date: August 26, 2010

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

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)
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Design Approval Permit (PLN100128) allows the demolition of a 3,328 square foot one-story residence and the construction of a three-story, 4,281 square foot residence with attached garage and basement. The property is located at 1002 Rodeo Rd, Pebble Beach (Assessor's Parcel Number 007-312-002-000), Greater Monterey Peninsula Area 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 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)</p>	<p>Adhere to conditions and uses specified in the permit.</p>	Owner/ Applicant	Ongoing unless otherwise stated	
			<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>	RMA - Planning		
			<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>	WRA RMA - Planning		

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2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 100128) was approved by the Zoning Administrator for Assessor's Parcel Number 007-312-002-000 on August 26, 2010 . The permit was granted subject to 18 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.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on August 26, 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 the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		PD003(A) - CULTURAL RESOURCES - NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeo- logist	Ongoing	

<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>
5.		PD005a – NOTICE OF EXEMPTION Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption.	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	After project approval.	
6.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
7.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
8.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	

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		and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
9.		PD011 – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construction	
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	

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10.		<p>PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY)</p> <p>The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)</p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</p>	
			<p>Submit one (1) set landscape plans of approved by the RMA – Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “<u>Residential</u> Water Release Form and Water Permit Application” to the Monterey County Water Resources Agency for review and approval.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</p>	
			<p>Submit the RMA – Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “<u>Residential</u> Water Release Form and Water Permit Application” to the Monterey Peninsula Water Management District for review and approval.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</p>	
			<p>Submit an approved water permit from the MPWMD to the RMA – Building Permit</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor</p>	<p>Prior to issuance of Building Permits</p>	

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			Submit an approved water permit from the MPWMD to the RMA – Building Permit	Owner/ Applicant/ Licensed Landscape Contractor	Prior to issuance of Building Permits	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
11.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located 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)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy/ Ongoing	
12.		PD048 – TREE REPLACEMENT The Applicant shall re-plant 2 Monterey Cypress trees on the parcel (2:1 replacement ratio). The minimum replacement size shall be 5 gallons. (RMA-Planning Department)	Photos of the re-planted trees and a sales receipt shall be provided to the RMA Planning Department	Owner/ Applicant	Prior to Final Building Inspection	

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13.		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)	1) 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	Owner/ Applicant	Prior to the issuance of grading or building permits	
			2) 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.	Owner/ Applicant	Prior to the foundation pre-pour inspection	
			3) 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.	Owner/ Applicant/ Engineer	Prior to the final inspection	
RMA – Public Works Department						
14.		PW0044 – CONSTRUCTION MANAGEMENT PLAN The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:	Applicant shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.	Owner/ Applicant/ Contractor	Prior to issuance of the Grading Permit or Building Permit.	

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		Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)	The approved measures shall be implemented during the construction/grading phase of the project.	Owner/ Applicant/ Contractor	On-going through construction phases	
Monterey County Water Resources Agency						
15.		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 any grading or building permits	
16.		WR2 - STORMWATER CONTROL 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. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. 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 any grading or building permits	

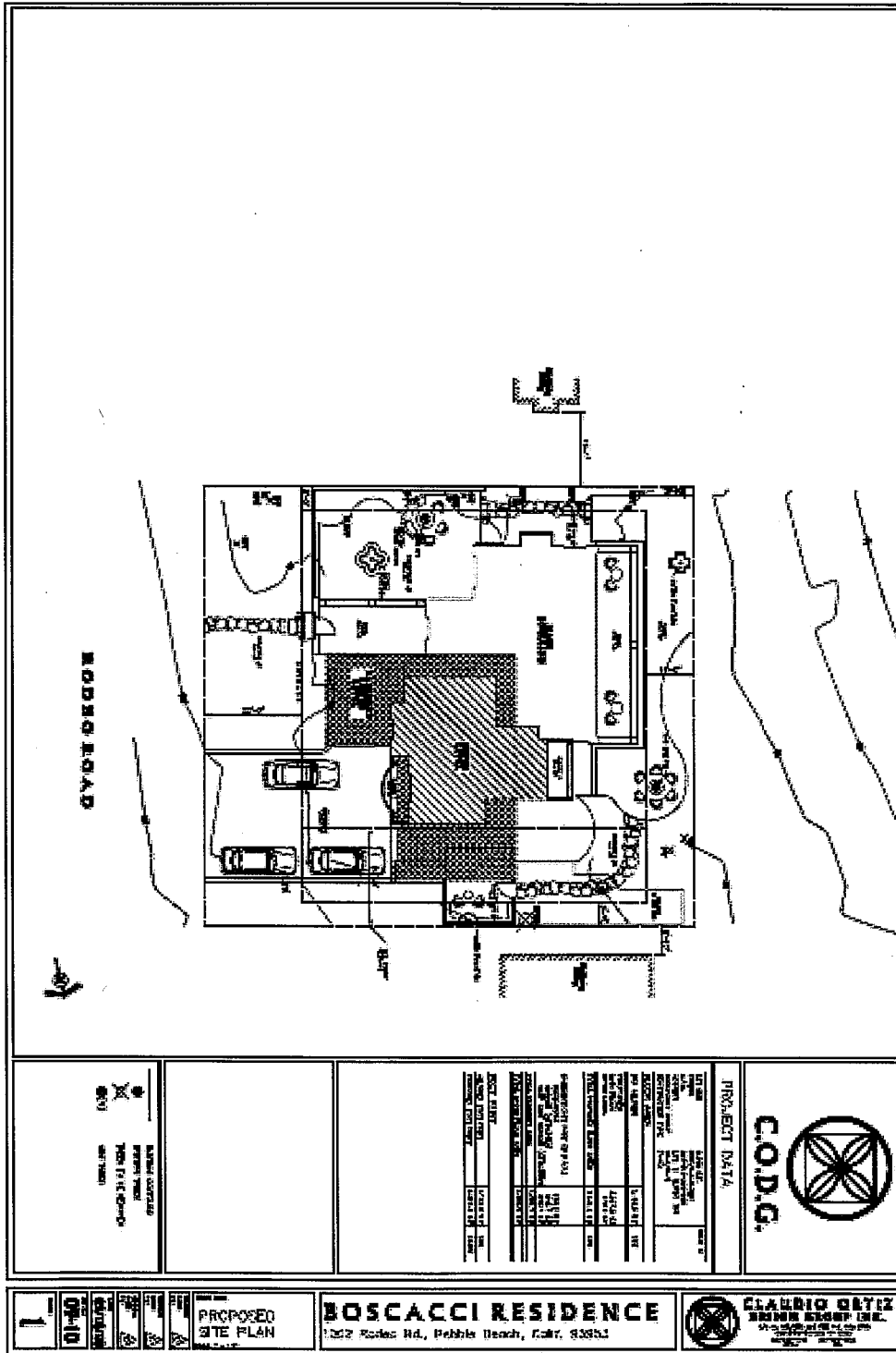
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
Fire Agency (Pebble Beach CSD)						
17.		<p>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. Responsible Land Use Department: Pebble Beach CSD.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection	
18.		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of building permit.	

<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>
		<p>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 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.</p> <p>Responsible Land Use Department: Pebble Beach CSD.</p>	Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	

END OF CONDITIONS

Rev. 07/14/2010

EXHIBIT B-2



WEST ELEVATION
FROM COURTYARD SIDE

EAST ELEVATION
FROM STREET SIDE

NOTES:

1. SEE PLAN FOR WINDOW SIZES AND LOCATIONS.
2. SEE PLAN FOR DOOR SIZES AND LOCATIONS.
3. SEE PLAN FOR ROOF PITCH AND GUTTER LOCATIONS.
4. SEE PLAN FOR PORCH AND PATIO LOCATIONS.
5. SEE PLAN FOR STAIRS AND HALLS.
6. SEE PLAN FOR BATHROOM AND KITCHEN LOCATIONS.
7. SEE PLAN FOR BEDROOM AND LIVING ROOM LOCATIONS.
8. SEE PLAN FOR ENTRY AND FRONT PORCH LOCATIONS.
9. SEE PLAN FOR REAR PORCH AND PATIO LOCATIONS.
10. SEE PLAN FOR GARAGE AND DRIVEWAY LOCATIONS.
11. SEE PLAN FOR LANDSCAPE AND PLANTING LOCATIONS.
12. SEE PLAN FOR FENCE AND GATE LOCATIONS.
13. SEE PLAN FOR DRIVEWAY AND SIDEWALK LOCATIONS.
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7 | **01-90** | **PROPOSED ELEVATIONS** | **BOSCACCI RESIDENCE** | **CLAUDIO DRYIX DESIGN GROUP, INC.**
 1052 Redwood Rd., Pebble Beach, Calif. 93955
 415-369-1111 | www.dryix.com

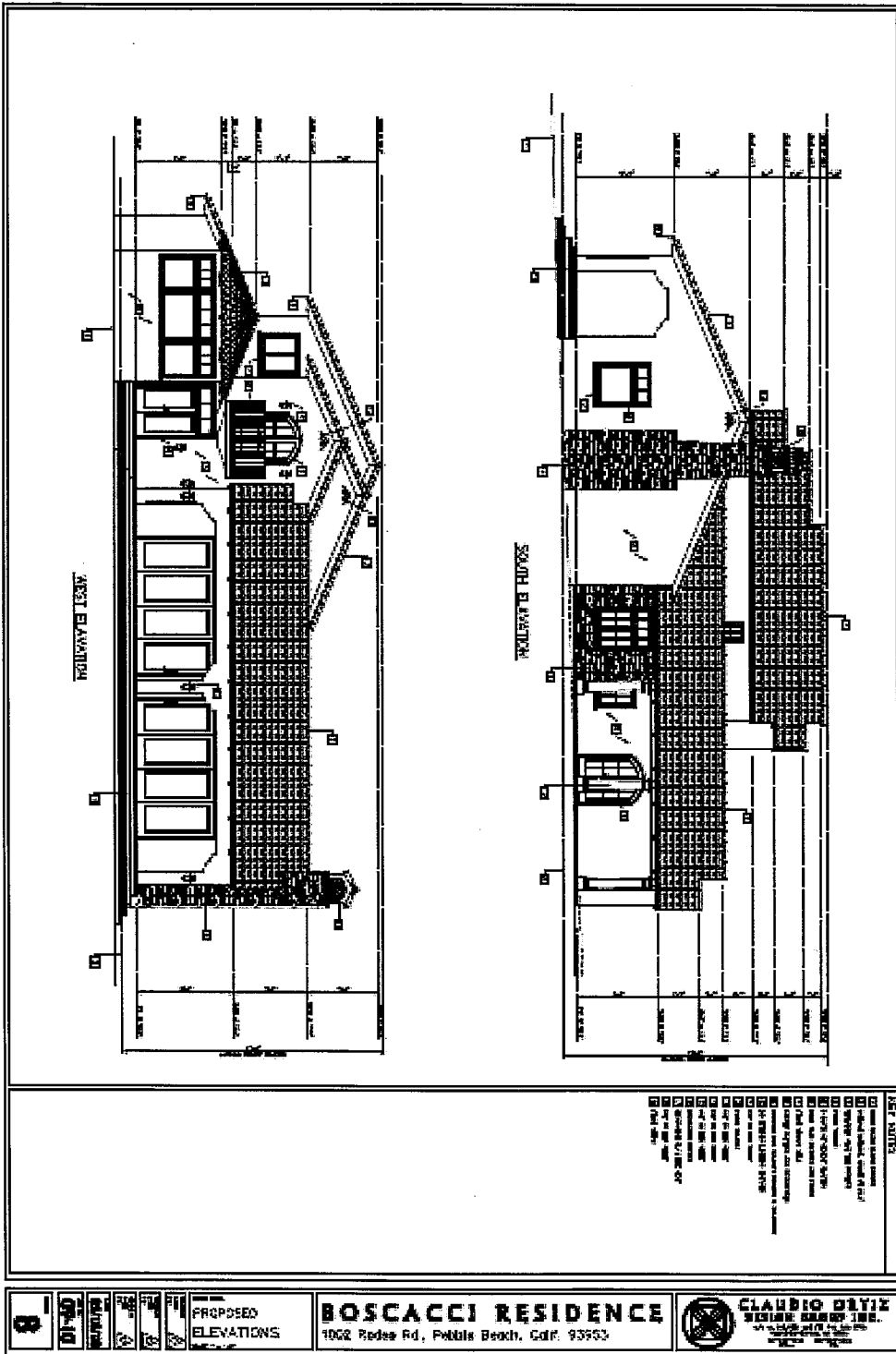


EXHIBIT C

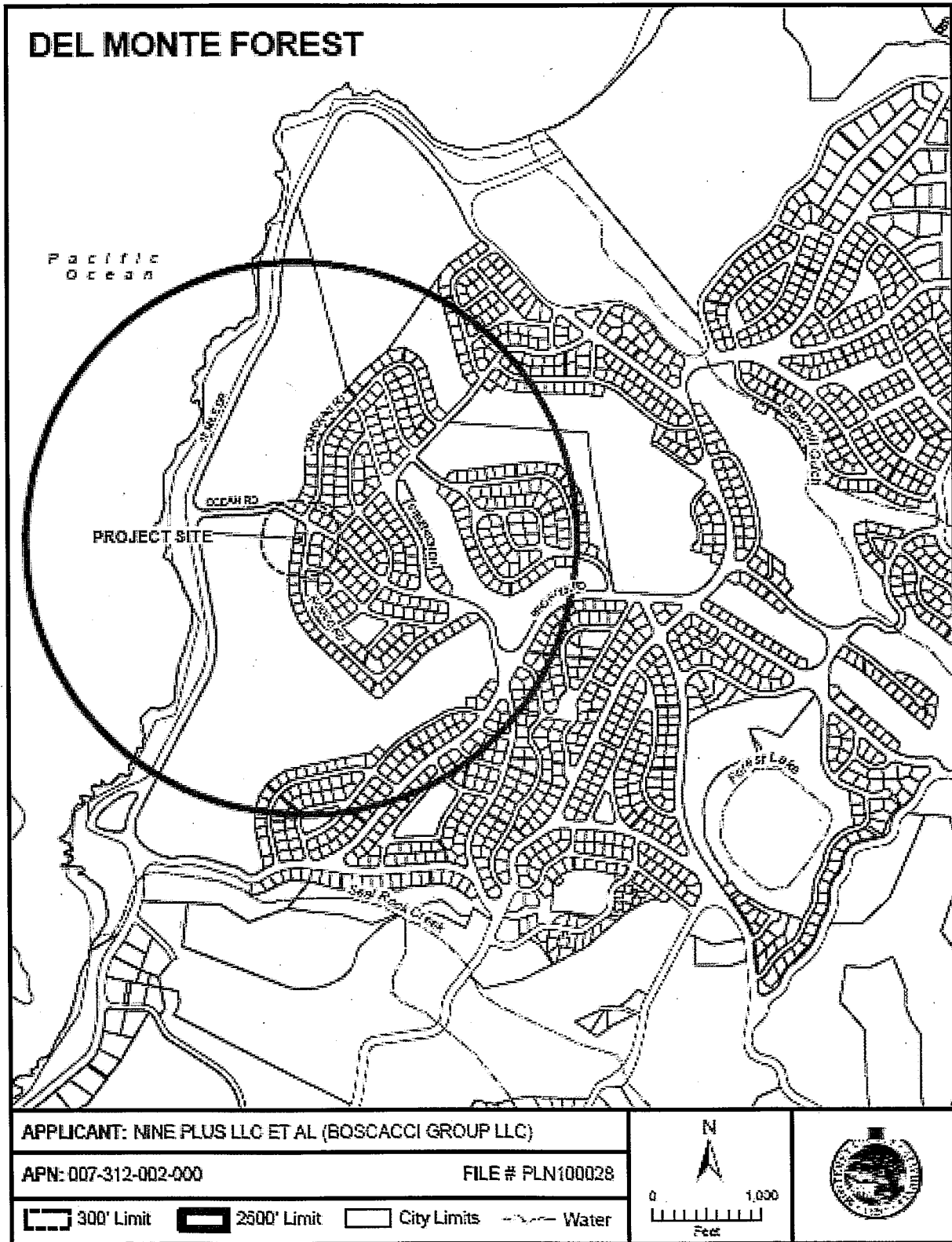


EXHIBIT D

MINUTES Del Monte Forest Land Use Advisory Committee Thursday, April 15, 2010

1. Meeting called to order by Roderick L. Dewar at 3:03 pm

2. Roll Call

Members Present: Roderick L. Dewar, Kimberly Caneer, Jane Stock, Sandy Getreu, Sandra Verbanec, and Lori Listzke

Members Absent: William Connors

County Representative present: Steve Masun

3. Approval of Minutes:

A. April 1, 2010 minutes

Motion: Caneer (LUAC Member's Name)

Second: Stock (LUAC Member's Name)

Ayes: Dewar, Caneer, Stock, Getreu, Verbanec

Noes: 0

Absent: Connors

Abstain: Listzke

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

Note

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MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
166 W. Alameda St. 2nd Floor
San Jose, CA 95101
(408) 734-3025

Advisory Committee: Del Monte Forest

Please submit your recommendations for this application by: April 15, 2010

Project Title: NINE PLUS LLC ET AL. (BOSCACCI GROUP LLC)

File Number: PLN100028

File Type: ZA

Planner: MASON

Location: 1002 RODEO RD PEBBLE BEACH

Project Description:

Design Approval to allow the demolition of a 3,328 square foot one-story residence and allow the construction of a three-story, 4,281 square foot residence with attached garage and basement. The property is located at 1002 Rodeo Drive, Pebble Beach (Assessor's Parcel Number 007-312-002-000), Greater Monterey Peninsula Area Plan, Non-Coastal Zone.

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

Architect: Claudio Otiz

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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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: Lietzke (LUAC Member's Name)

Second by: Conroy (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, Cancer, Stueck, Getreu, Lietzke, Verbanes

NOES: None

ABSENT: Conroy

ABSTAIN: None

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APR 20 2010

MONTEREY COUNTY
PLANNING & BUILDING
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