

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> October 14, 2010 <b>Time:</b> 1:30 P.M	<b>Agenda Item No.:</b> 2
<b>Project Description:</b> Coastal Development Permit to allow structural alterations to a 544 square foot legal non-conforming guesthouse within the Pescadero Watershed of Del Monte Forest. Structural alterations include an interior bathroom remodel, replacing existing doors and windows, expansion of existing patio and walkways and a new retaining wall; and Design Approval (colors and materials to match the existing single family residence). The project will include reducing impervious surfaces from 9,240 square feet to 3,567 square feet, bringing the property into conformance with the Pescadero Watershed impervious surface coverage limits.	
<b>Project Location:</b> 3399 17 Mile Drive, Pebble Beach	<b>APN:</b> 008-392-005-000
<b>Planning File Number:</b> PLN070590	<b>Owner:</b> Harker, Dennis <b>Agent:</b> Mandurrago, Mandurrago & Sullivan
<b>Planning Area:</b> Del Monte Forest Land Use Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> "LDR/1.5-D (CZ)" [Low Density Residential, 1.5 units per acre-Design Control (Coastal Zone)]	
<b>CEQA Action:</b> Categorically Exempt per CEQA Section 15301 (a)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

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

- 1) Categorically Exempt per CEQA Section 15301 (a); and
- 2) Approve PLN070590, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

### PROJECT OVERVIEW:

The property is developed with a single family dwelling that was built in the 1920s, and a 544 square foot guesthouse built in the 1950s, as confirmed by an historic report and Assessor's records. The guesthouse has a stovetop and is considered legal nonconforming as to the size of the structure and the existing cooking facility. In the Coastal Zone, a guesthouse is limited to 425 square feet and does not allow cooking facilities. Pursuant to Chapter 20.68.040.A, ordinary maintenance and repairs may be done to legal nonconforming structures without the benefit of a permit as long as structural alterations are not made and the work does not exceed 50% of the appraised value. However, additional maintenance and repairs to legal nonconforming structures may be allowed subject to a Coastal Development Permit in each case. The applicant requests a permit to remodel the guesthouse, retaining the existing floor area. Staff finds the proposed changes are additional maintenance because minor structural changes are proposed. Staff supports these changes because: 1) kitchen facilities will be removed; 2) doors and windows are revised within the same general location, and 3) the project includes reducing impervious surfaces in the Pescadero Watershed, all of which better meet the goals and policies of the Local Coastal Program (LCP).

The parcel is located within the Pescadero Watershed which limits development to a maximum site coverage of 9,000 square feet; structural coverage is limited 5,000 square feet, and impervious surfaces (patios, walkways and driveways) are limited to 4,000 square feet. Existing structural coverage for the project consists of 3,019 square feet which meets the required 5,000 square foot structural coverage limit. This includes the single family dwelling, garage, guesthouse and all decks over 24 inches above grade. Existing impervious surfaces consist of 9,240 square feet. This includes walkways, patios and guest parking. The applicant proposes to

Harker (PLN070590) Page 1

reduce the asphalt driveway and parking areas and replace with pervious pavement that meets the County required 40% pass through materials. Grading for saw-cutting the asphalt and sub-grade excavation for pervious pavers would be less than 100 cubic yards. The reduction will bring the impervious surface coverage to 3,567 square feet which meets the required 4,000 square foot impervious surface coverage limit. Therefore, the proposed project will meet the Polices of the Pescadero Watershed limitations in the Del Monte Forest LUP, Coastal Implementation Plan, when constructed. There are no unresolved issues.

**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
- Parks Department
- California Coastal Commission

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

On May 20, 2010, the Del Monte Forest Land Use Advisory Committee (LUAC) recommended approval (7-0) on the structural alterations to the legal non-conforming guesthouse with no additional comments.

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

  
/s/ Elizabeth Gonzales

Elizabeth Gonzales, Associate Planner  
(831) 755-5102, [gonzalesl@co.monterey.ca.us](mailto:gonzalesl@co.monterey.ca.us)  
September 22, 2010

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Elizabeth Gonzales, Project Planner; Carol Allen, Senior Secretary; Dennis Harker, Owner; Mandurrago, Mandurrago & Sullivan, Agent; Planning File PLN070590

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 Laura Lawrence, Planning Services Manager  
Harker (PLN070590)

# EXHIBIT A

## Project Data Sheet for PLN070590

**Project Title:** Harker, Dennis  
**Location:** 3399 17 Mile Drive  
Pebble Beach  
**Primary APN:** 008-392-005-000

**Applicable Plan:** Del Monte Forest Land  
Use Plan  
**Coastal Zone:** YES

**Permit Type:** Coastal Development  
Permit  
**Zoning:** LDR/1.5-D (CZ)

**Environmental Status:** EXEMPT Per CEQA  
Section 15301 (a)  
**Plan Designation:** Residential

**Advisory Committee:** Del Monte Forest LUAC  
**Final Action Deadline (884):** October 11, 2010

### Project Site Data:

**Lot Size:** 45,746 square feet  
**Coverage Allowed:** 5000 sqft structural/4,000  
sqft impervious surfaces  
**Coverage Proposed:** 3,019 sqft structural/3,567  
sqft impervious surfaces

**Existing Structures (SF):** 3,019 square feet  
**Height Allowed:** 15 FEET

**Proposed Structures (SF):** 0  
**Height Proposed:** 15 FEET

**Total SF:** 3,019 square feet  
**Floor Area Ratio Allowed:** N/A  
**Floor Area Ratio Proposed:** N/A

### Resource Zones and Reports:

**Environmentally Sensitive Habitat:** N/A  
**Biological Report #:** N/A  
**Forest Management Rpt. #:** N/A  
**Erosion Hazard Zone:** LOW  
**Soils Report #:** N/A  
**HISTORIC RESOURCES:** LIB100323

**Archaeological Sensitivity Zone:** HIGH  
**Archaeological Report #:** LIB100153  
**Geologic Hazard Zone:** II  
**Geologic Report #:** N/A

**Fire Hazard Zone:** MODERATE  
**Traffic Report #:** N/A

### Other Information:

**Water Source:** Public  
**Sewage Disposal (method):** Public Sewer

**Water Dist/Co:** Cal Am  
**Sewer District Name:** PBCSD

**Fire District:** Pebble Beach Community  
Services District  
**Total Grading (cubic yds.):** Less than 100 cubic yards

**Tree Removal:** N/A

**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:

**HARKER, DENNIS (PLN070590)**

**RESOLUTION NO. [REDACTED]**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Categorically Exempts per CEQA Section 15301 (a);and
- 2) Approving Coastal Development Permit to allow structural alterations to a 544 square foot legal non-conforming guesthouse within the Pescadero Watershed of Del Monte Forest. Structural alterations include an interior bathroom remodel, replacing existing doors and windows, expansion of existing patio and walkways and a new retaining wall; and Design Approval (colors and materials to match the existing single family residence). The project will include reducing impervious surfaces from 9,240 square feet to 3,567 square feet, bringing the property into conformance with the Pescadero Watershed impervious surface coverage limits.

(PLN070590, Harker, Dennis, 3399 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-392-005-000))

**The Coastal Development Permit application (PLN070590) came on for public hearing before the Monterey County Zoning Administrator on October 14, 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,
  - Monterey County Coastal Implementation Plan, Part 5
  - 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 3399 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-392-005-000, Del Monte Forest Land Use Plan. The parcel is zoned "LDR/1.5-D (CZ)" [Low Density Residential, 1.5 units per acre-Design Control (Coastal Zone)], which allows for residential development. Therefore, the project is an allowed land use for this site. Pursuant to Chapter 20.68 of the Monterey County Code, the 544 square foot guesthouse was built in the 1950s, prior to requirement of County permits. The guesthouse has a stovetop and is considered legal nonconforming as to the size of the structure and the existing cooking facility. In the Coastal Zone, a guesthouse is limited to 425 square feet and does not allow cooking facilities.
  - c) Pursuant to Chapter 20.44, Design Control Zoning Districts, the project requires design review of structures to make sure they are appropriate to assure protection of the public viewshed, neighborhood character, and assure visual integrity. Exterior changes include replacing doors and windows. The structure will be repainted the same color and materials as the existing main structure, tan siding and Terra Cotta roofing materials. Therefore, the project is consistent with the Design Control regulations.
  - d) Pursuant to Chapter 20.68.040.A, ordinary maintenance and repairs may be done to legal nonconforming structures without the benefit of a permit as long as structural alterations are not made and the work does not exceed 50% of the appraised value. However, additional maintenance and repairs to legal nonconforming structures may be allowed subject to a Coastal Development Permit in each case. The applicant requests a permit to remodel the guesthouse, retaining the existing floor area. The Zoning Administrator finds the proposed minor structural changes better meet the goals and policies of the Local Coastal Program (LCP) because: 1) kitchen facilities will be removed; 2) doors and windows are revised within the same general location, and 3) the project includes reducing impervious surfaces in the Pescadero Watershed.
  - e) The project planner conducted site inspections on August 25, 2010 and September 29, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
  - f) The remodel to the existing guesthouse and the new patio, retaining walls and walkways do not include development on slopes in excess of 30%, are not located within a scenic viewshed, and are not located within any environmentally sensitive habitat. The subject project meets the requirements of circumstances for a legal nonconforming guesthouse and better the goals and policies of the Del Monte Forest Land Use Plan.
  - g) On May 20, 2010, the Del Monte Forest Land Use Advisory Committee (LUAC) recommended approval (7-0) on the structural alterations to the legal non-conforming guesthouse with no additional comments.
  - h) 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 PLN070590.

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 by RMA Planning, Water Resources Agency and Pebble Beach Community Services District have been incorporated.
- b) Staff identified potential impacts to Archaeological and Historic Resources. Technical reports by outside Archaeological and Historic 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. Although the parcel is located within a high archaeological sensitivity zone, the report was negative and the proposed areas have been disturbed. However, staff has conditioned the project that states if evidence of cultural resources are found, work is to stop immediately and the appropriate measures shall be followed. (Condition #4) The following reports have been prepared:
- “Preliminary Cultural Resources Reconnaissance” (LIB100153) prepared by Susan Morley, Pacific Grove, CA, December 2004.
  - “Phase I Historic Assessment” (LIB100323) prepared by Sheila McElroy, San Francisco, May, 2009.
- c) Staff conducted site inspections on August 25, 2010 and September 29, 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 PLN070590.
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, 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 and serviced by the Pebble Beach Community Services District and water is serviced by California American Water. Both agencies do not have any issues with the proposed project.

- c) See preceding Findings #1 and #2 and supporting evidence for PLN070590.

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 site inspections on August 25, 2010 and September 29, 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 PLN070590.

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 (a), categorically exempts the repair, maintenance or minor alteration of existing private structures.
  - b) The proposed project consists of structural alterations to a 544 square foot guesthouse to include interior bathroom remodel, replacing existing doors and windows, expansion of existing patio and walkways and a new retaining wall.
  - c) No adverse environmental effects were identified during staff review of the development application during site visits on August 25, 2010 and September 29, 2010.
  - d) See Findings #1 and #2 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, Part 5, can be demonstrated.
  - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 16 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 PLN070590.
  - e) The project planner conducted site inspections on August 25, 2010 and

September 29, 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 –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 LUP, Coastal Implementation Plan, 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) Existing structural coverage for the project consists of 3,019 square feet which meets the required 5,000 square foot structural coverage limit. This includes the single family dwelling, garage, guesthouse and all decks over 24 inches above grade. Existing impervious surfaces consist of 9,240 square feet. This includes walkways, patios and guest parking. The applicant proposes to reduce the asphalt driveway and parking areas and replace with pervious pavement that meets the County required 40% pass through materials. Grading for saw-cutting the asphalt would be less than 100 cubic yards. The reduction will bring the impervious surface coverage to 3,567 square feet which meets the required 4,000 square foot impervious surface coverage limit. Therefore, the proposed project will meet the Polices of the Pescadero Watershed limitations in the Del Monte Forest LUP, Coastal Implementation Plan when constructed.
- c) 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 PLN070590.
8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) Section 20.86.030 Monterey County Zoning Ordinance (Board of Supervisors).
- b) Section 20.86.030 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the project includes conditional uses (Coastal Development Permit), which allows for additional maintenance and repairs on legal nonconforming structures subject to a Coastal Development Permit.

### **DECISION**

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

- A. Categorically Exempt per CEQA Section 15301 (a); and
- B. Approve Coastal Development Permit to allow structural alterations to a 544 square foot legal non-conforming guesthouse within the Pescadero Watershed of Del Monte Forest. Structural alterations include an interior bathroom remodel, replacing existing



doors and windows, expansion of existing patio and walkways and a new retaining wall; and Design Approval (colors and materials to match the existing single family residence). The project will include reducing impervious surfaces from 9,240 square feet to 3,567 square feet, bringing the property into conformance with the Pescadero Watershed impervious surface coverage limits, 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 14<sup>th</sup> day of October, 2010 upon motion of:

\_\_\_\_\_  
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 / IS NOT 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.

<b>RESOLUTION _____ - EXHIBIT 1</b> <b>Monterey County Resource Management Agency</b> <b>Planning Department</b> <b>Condition Compliance and/or Mitigation Monitoring</b> <b>Reporting Plan</b>	<b>Project Name:</b> <u>Harker</u> <b>File No:</b> <u>PLN070590</u> <b>APNs:</b> <u>008-392-005-000</u> <b>Approved by:</b> <u>Zoning Administrator</u> <b>Date:</b> <u>October 14, 2010</u>
---	--

*\*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)
<b>RMA – Planning Department</b>						
1.		<b>PD001 - SPECIFIC USES ONLY</b> This Coastal Development Permit to allow structural alterations to a 544 square foot legal non-conforming guesthouse within the Pescadero Watershed of Del Monte Forest. Structural alterations include an interior bathroom remodel, replacing existing doors and windows, expansion of existing patio and walkways and a new retaining wall; and Design Approval (colors and materials to match the existing single family residence). The project will include reducing impervious surfaces from 9,240 square feet to 3,567 square feet, bringing the property into conformance with the Pescadero Watershed impervious surface coverage limits. The property is located at 3399 17 Mile Drive, Pebble Beach (Assessor’s Parcel Number 008-392-005-000), 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 not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in	Adhere to conditions and uses specified in the permit.  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.  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.	Owner/ Applicant  RMA - Planning  WRA  RMA - Planning	Ongoing unless otherwise stated	

<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>
		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. <b>(RMA-Planning Department)</b>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the <b>Zoning Administrator</b> for Assessor's Parcel Number 008-392-005-000 on October 14, 2010. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." <b>(RMA-Planning Department)</b>	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.		<b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a time period of 3 years, to expire on October 14, 2013 unless use of the property or actual construction has begun within this period. <b>(RMA – Planning Department)</b>	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.		<b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b> 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	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	Owner/ Applicant/ Archaeo- logist	Ongoing	

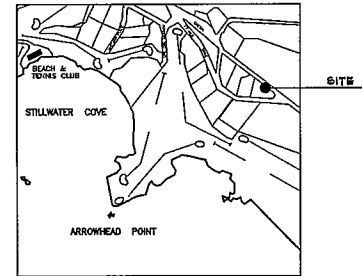
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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. <b>(RMA - Planning Department)</b>	required for the discovery.			
<b>Monterey County Water Resources Agency</b>						
5.		<b>WR43 - WATER AVAILABILITY CERTIFICATION</b> 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. <b>(Water Resources Agency)</b>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
<b>Fire Agency (Pebble Beach Community Services District)</b>						
6.		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

<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>
		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)				

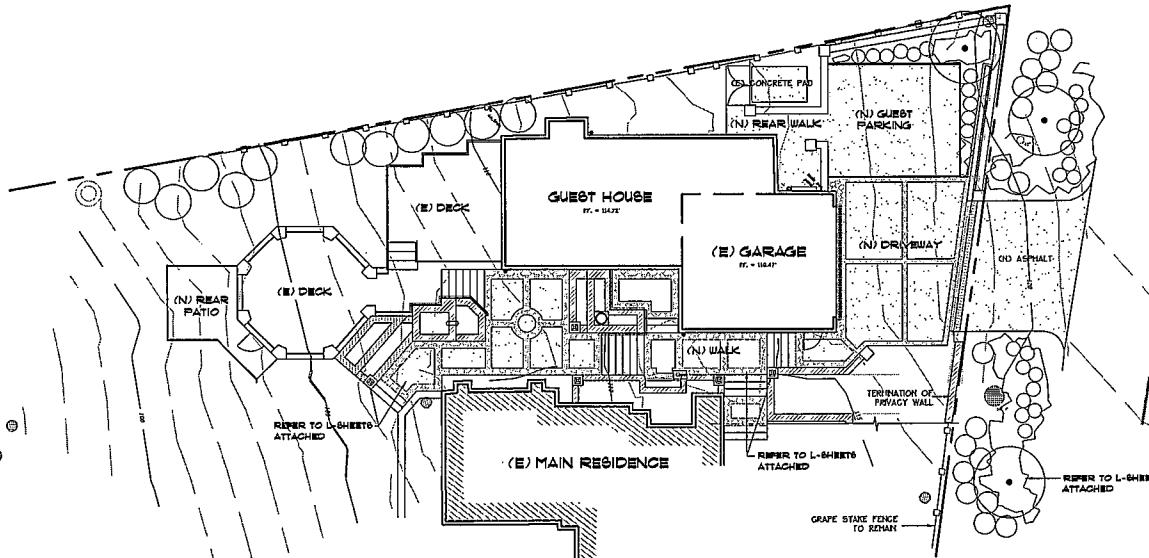
**END OF CONDITIONS**

Rev. 08/25/2010

# HARKER RESIDENCE



VICINITY MAP



**SHEET INDEX**

- A1 SITE PLAN
- A2 SURVEY
- A3 DEMOLITION PLAN
- A4 PRO. FLOOR PLAN
- A5 PRO. EXT. ELEVATIONS
- A6 PROPOSED ROOF PLAN
- A7 DETAILS
- E1 ELECTRICAL PLANS
- L1 COURTYARD EXISTING CONDITIONS & DEMO PLAN
- L2 COURTYARD GRADING & DRAINAGE PLAN
- L3 COURTYARD CONSTRUCTION PLAN
- L4 COURTYARD CONSTRUCTION DETAILS
- L5 COURTYARD CONSTRUCTION DETAILS
- L6 COURTYARD IRRIGATION PLAN
- L7 COURTYARD IRRIGATION DETAILS
- L8 COURTYARD PLANTING PLAN

**SCOPE OF WORK:**

INTERIOR CHANGES ON GUESTHOUSE INCLUDING CHANGES ON EXTERIOR WINDOWS, NEW HARDSCAPE AND RETAINING WALLS.

**PROJECT INFORMATION:**

A.P.N. : 008-392-005  
 BLK : 133 LOT : 2-A  
 SITE AREA : 49,746.6 S.F.  
 ADDRESS : 3398 17 MILE DRIVE  
 PEBBLE BEACH, CALIFORNIA  
 ZONING : LDR 15-01023

**LAND COVERAGE**

EXISTING:	IMPERMEABLE	PERMEABLE
DRIVEWAY (CHAIN RESIDENCES)	2,976.6 S.F.	
PARKING	2,949.4 S.F.	
HOUSE DECK	403.3 S.F.	
FRONT PATIO	793.3 S.F.	
DRIVEWAY (GARAGE)	349.2 S.F.	
GUESTHOUSE DECKS	537.0 S.F.	
WALKS	501.6 S.F.	
GUEST PARKING		435.3 S.F.
WOOD LANDING/PLATFORM	47.4 S.F.	
STEPS	130.3 S.F.	
<b>TOTAL:</b>	<b>4240.1 S.F.</b>	<b>435.3 S.F.</b>

**LAND COVERAGE**

PROPOSED 4000 S.F. ALLOWED	IMPERMEABLE	PERMEABLE
GD DRIVEWAY (CHAIN RESIDENCES)	2,976.6 S.F.	2,949.4 S.F.
GD PARKING		
GD HOUSE DECK	433.3 S.F.	793.3 S.F.
GD FRONT PATIO		446.8 S.F.
GD DRIVEWAY (GARAGE)		537.0 S.F.
GD GUESTHOUSE DECKS		483.9 S.F.
GD WALKS		264.0 S.F.
GD GUEST PARKING	130.3 S.F.	
GD REAR PATIO	137.3 S.F.	
GD STEPS		
<b>TOTAL:</b>	<b>3488.9 S.F.</b>	<b>6,190.0 S.F.</b>

**BUILDING COVERAGE**

BUILDING FOOTPRINT: 5,000 S.F. ALLOWED	GD HOUSE	GD GUESTHOUSE + ATTACHED GARAGE
	1,974.0 S.F.	1,045.4 S.F.
<b>TOTAL:</b>		<b>3,019.4 S.F.</b>

**OWNERS:**

DENNIS HARKER AND SANDY GILMORE  
 2775 NORTHWESTERN PARKWAY  
 SANTA CLARA, CA. 95051  
 (408) 507-4077

**Proposed SITE PLAN**

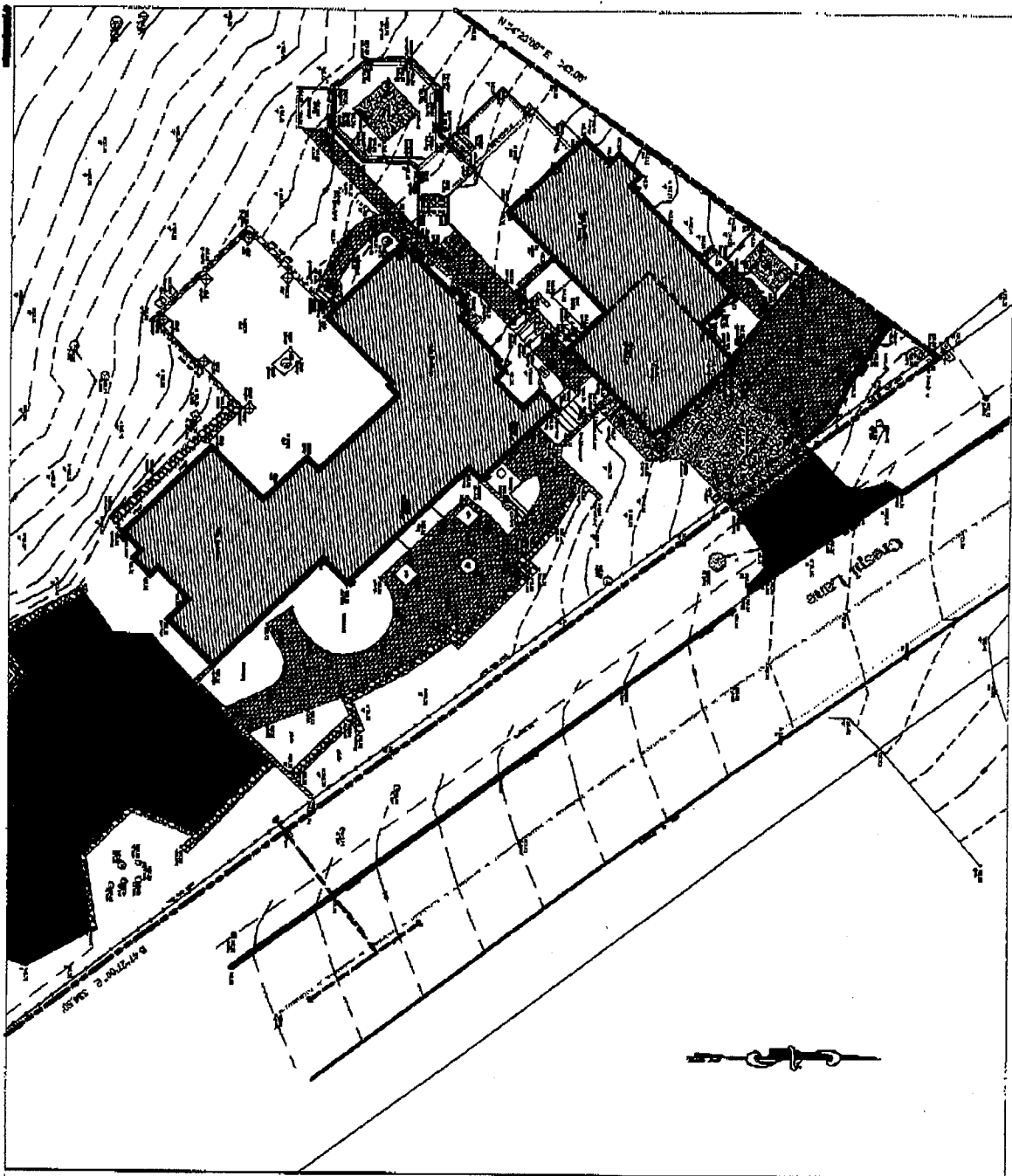
SCALE: 1/8" = 1'-0"

01-14-10

0903

MANDURRAGO MANDURRAGO & SULLIVAN, INC. 2621 N. S. 1325  
 P. O. BOX 77 CORRAL BRIDGE, CA. 92021 619-339-1333

**HARKER RESIDENCE**  
 A.P.N. 008-392-005  
 3398 17 MILE DRIVE  
 PEBBLE BEACH, CALIFORNIA



Abbreviations:

Symbol	Description	Symbol	Description
(Symbol)	Adm. Serv.	(Symbol)	No. of Field Books
(Symbol)	Adm. Serv. Bldg.	(Symbol)	No. of Pages
(Symbol)	Adm. Serv. Bldg. (2nd Flr.)	(Symbol)	No. of Sheets
(Symbol)	Adm. Serv. Bldg. (3rd Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (4th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (5th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (6th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (7th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (8th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (9th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (10th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (11th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (12th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (13th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (14th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (15th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (16th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (17th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (18th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (19th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (20th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (21st Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (22nd Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (23rd Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (24th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (25th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (26th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (27th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (28th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (29th Flr.)	(Symbol)	No. of Pages (per sheet)
(Symbol)	Adm. Serv. Bldg. (30th Flr.)	(Symbol)	No. of Pages (per sheet)

1. Contour line, slope, surface, prominent, etc., of building or structure, unless stated "open", "low", "high", "flat", "level", "steep", "shallow", "steeply", "flatly", "open", "closed", "solid", "empty", etc.

- 1. Buildings and structures, open and closed
- 2. Buildings and structures, open and closed
- 3. Buildings and structures, open and closed
- 4. Buildings and structures, open and closed
- 5. Buildings and structures, open and closed
- 6. Buildings and structures, open and closed
- 7. Buildings and structures, open and closed
- 8. Buildings and structures, open and closed
- 9. Buildings and structures, open and closed
- 10. Buildings and structures, open and closed
- 11. Buildings and structures, open and closed
- 12. Buildings and structures, open and closed
- 13. Buildings and structures, open and closed
- 14. Buildings and structures, open and closed
- 15. Buildings and structures, open and closed
- 16. Buildings and structures, open and closed
- 17. Buildings and structures, open and closed
- 18. Buildings and structures, open and closed
- 19. Buildings and structures, open and closed
- 20. Buildings and structures, open and closed
- 21. Buildings and structures, open and closed
- 22. Buildings and structures, open and closed
- 23. Buildings and structures, open and closed
- 24. Buildings and structures, open and closed
- 25. Buildings and structures, open and closed
- 26. Buildings and structures, open and closed
- 27. Buildings and structures, open and closed
- 28. Buildings and structures, open and closed
- 29. Buildings and structures, open and closed
- 30. Buildings and structures, open and closed

**Topographic Survey**

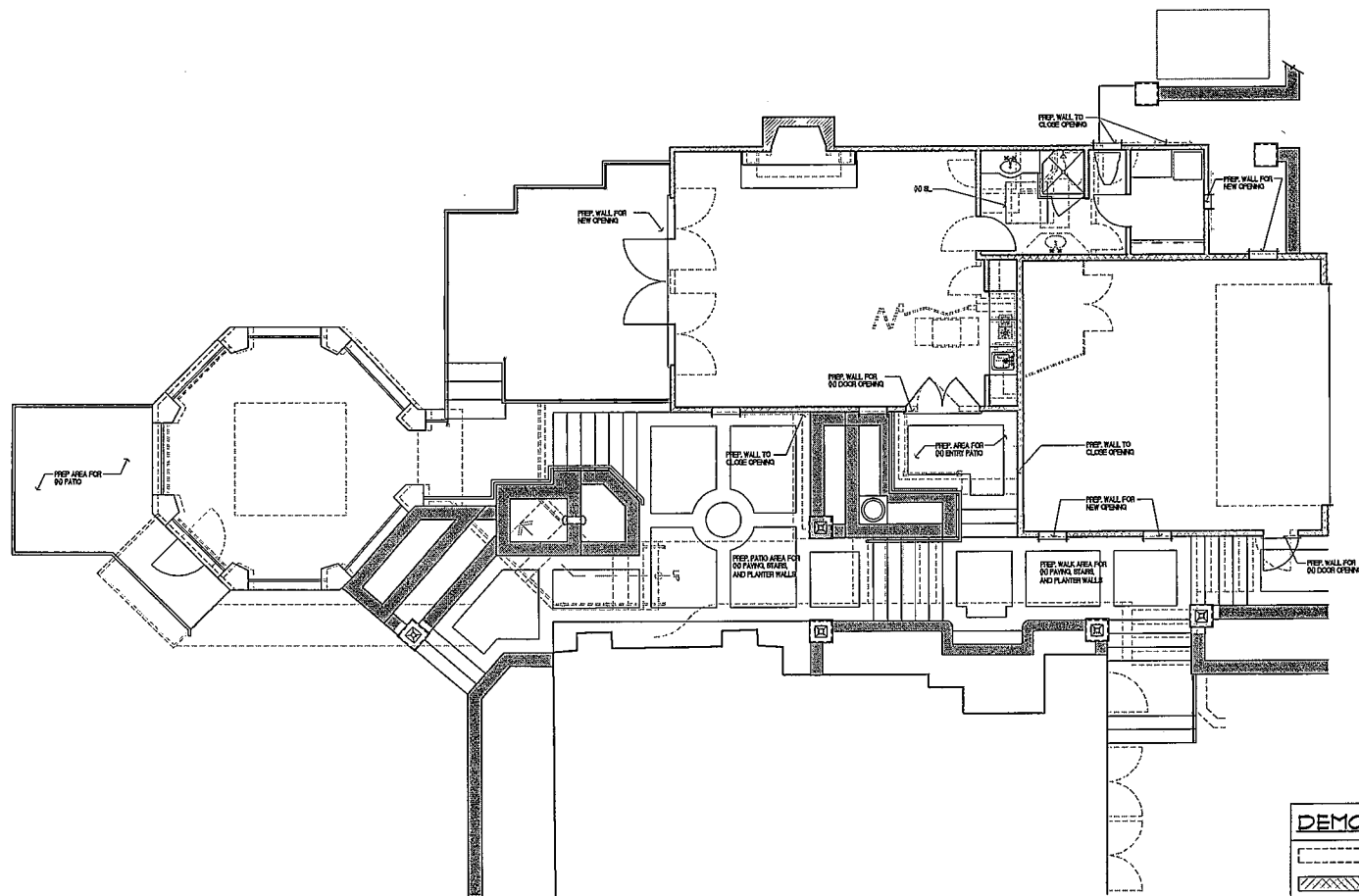
Mr. Dennis Barker

1:50,000 Scale

Sheet No. A2

1954 Edition

Revised Edition (1977) Sheet 1827



DEMOLITION INDEX	
	- EXISTING WALLS TO BE REMOVED
	- EXISTING WALLS TO REMAIN
	- NEW WALLS TO BE BUILT



# DEMOLITION FLOOR PLAN

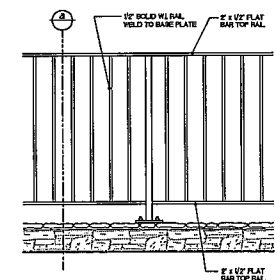
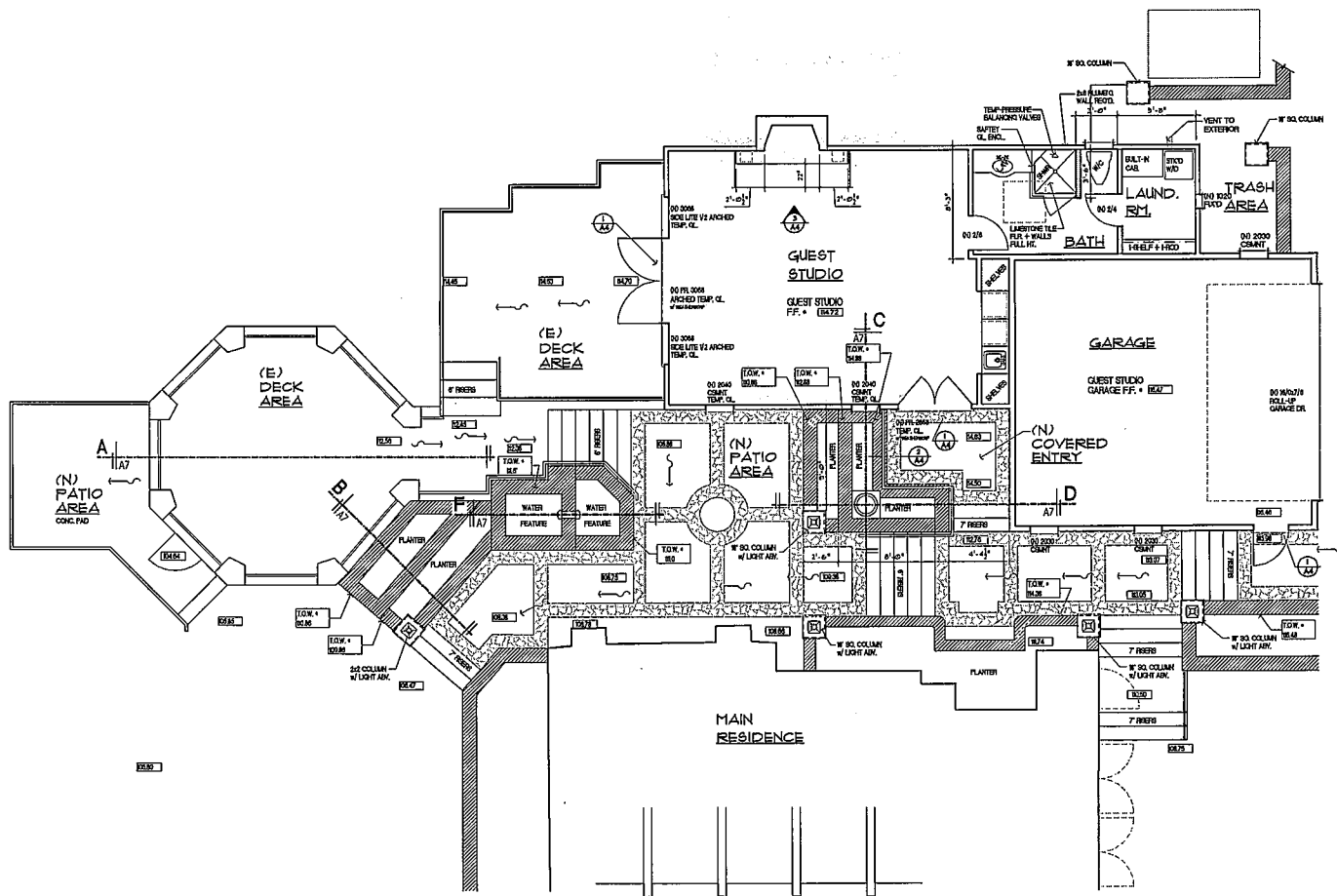
SCALE: 1/4" = 1'-0"

**HARKER RESIDENCE**  
 A.P.N. 009-392-005  
 1700 17 MILE DRIVE  
 PEBBLE BEACH, CALIFORNIA

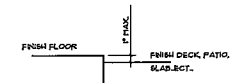
DATE: 01-14-10  
 SHEET NO: 0903  
 OF 13

**MANDURRAGO & SULLIVAN, INC.**  
2528 S. 502ND ST.  
 P. O. BOX 77 CORNELIUS, CALIF. 94531 925-421-1533

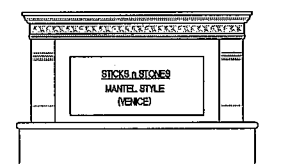




2  
A4  
RAIL DETAIL  
NTR



1  
A4  
THRESHOLDS



3  
A4  
FIREPLACE ELEVATION  
SCALE: 1/2" = 1'-0"



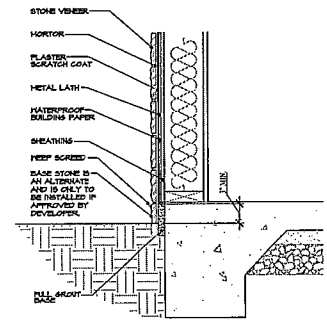
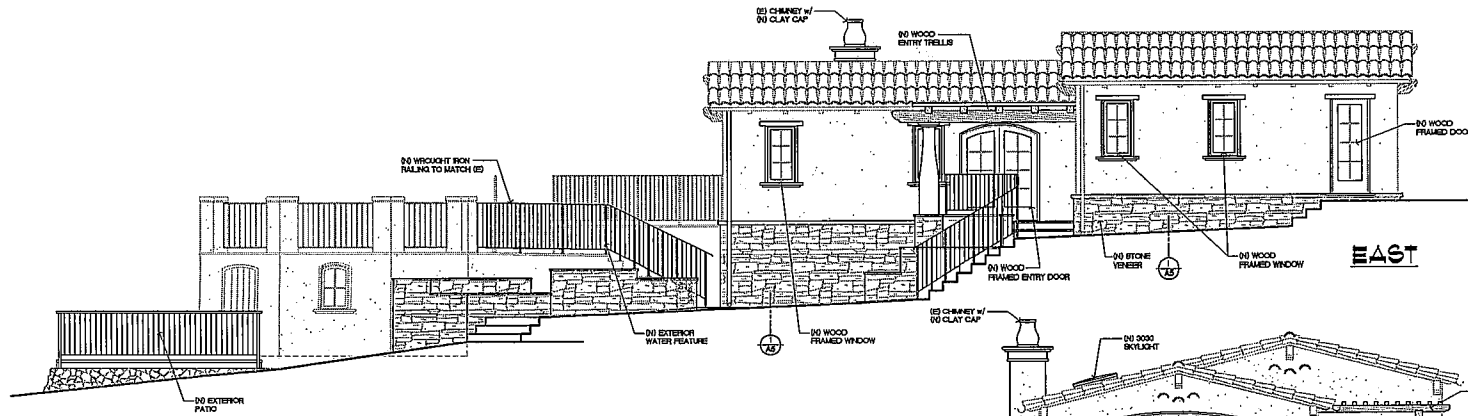
# FLOOR PLAN

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

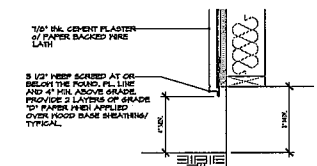
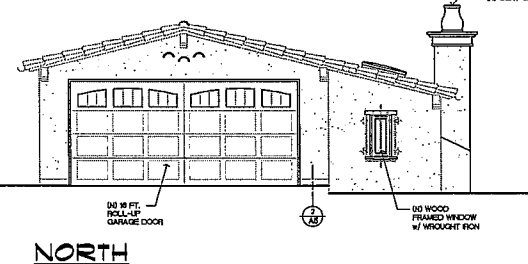
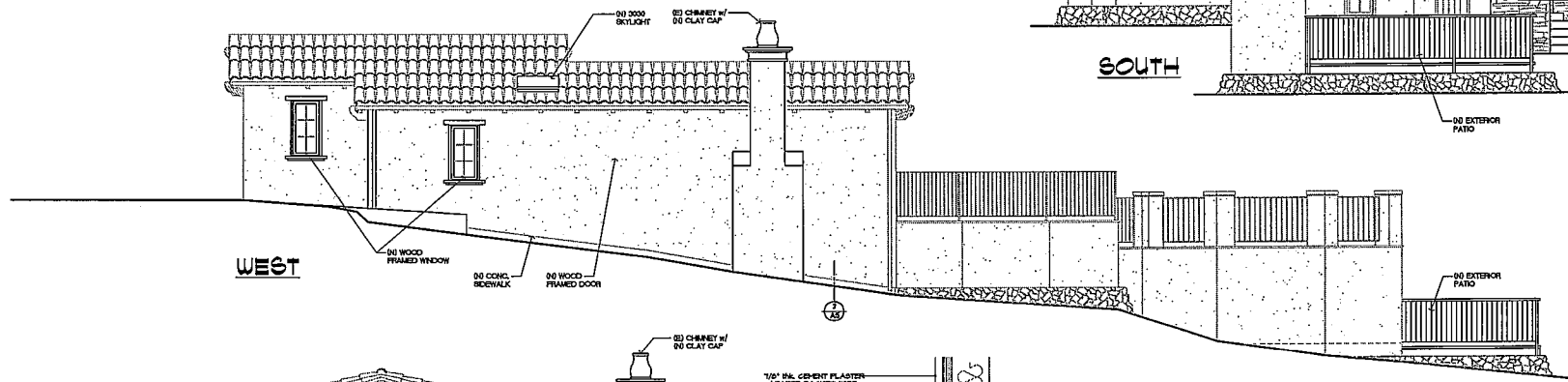
HARKER RESIDENCE  
 A.P.N. 008-392-005  
 3399 17 MILE DRIVE  
 PEBBLE BEACH, CALIFORNIA

01-14-10  
 0903  
 SHEET NUMBER  
 A4

MANDURRAGO  
 MANDURRAGO &  
 SULLIVAN, INC.  
 3839 51ST ST  
 P. O. BOX 707 GARDEN CITY, CA 92325 951-423-1533



**WEEPSCREED THIN SET STONE**  
SCALE: 1-1/2" = 1'-0"



**NOTE:**  
1. KEEL SCREED IS TO BE OF A TYPE THAT WILL ALLOW HEAVY HAIR TO DRAIN TO THE SURFACE OF THE STONE. THE SCREED IS TO BE PLACED A MINIMUM OF 4" ABOVE THE SURFACE OF 3" ABOVE FINISH AREA PER 2007 IBC 905.2.2.  
2. KEEL SCREED TO BE GALV. METAL OR VINYL OR HIGH CORROSION AREA.

**WEEPSCREED PLASTER WALL**  
SCALE: 1-1/2" = 1'-0"

**GUEST HOUSE ELEVATIONS**  
SCALE: 1/4" = 1'-0"

**HARKER RESIDENCE**  
A.P.N. 006-392-005  
3379 17<sup>TH</sup> HILL DRIVE  
PEBBLE BEACH, CALIFORNIA

01-14-10

0903

**MANDURRAGO & SULLIVAN, INC.**  
2332 56th ST  
P. O. BOX 107 CANAL CITY, NC 27525

EXHIBIT "C"

DEL MONTE FOREST



Pacific Ocean

CARMEL

OCEAN AVE

APPLICANT: HARKER

APN: 008-392-005-000

FILE # PLN070590

Water



2500' Limit

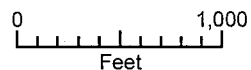


300' Limit



City Limits

N



PLANNER: GONZALES

EXHIBIT "D"

FILE COPY  
PLN 70590

MINUTES  
Del Monte Forest Land Use Advisory Committee  
Thursday, May 20, 2010

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

2. Roll Call

Members Present: Sandy Getreu, Lori Lietzke, Kim Caneer, Sandra Verbanec, William Connors,

Roderick L. Dewar; and June Stock (absent for approval of minutes – present for discussion of project and its approval)

Planning Staff: Liz Gonzales

Members Absent: 0

3. Approval of Minutes:

A. May 6, 2010 minutes

Motion: Verbanec (LUAC Member's Name)

Second: Caneer (LUAC Member's Name)

Ayes: Dewar, Caneer, Verbanec and Getreu

Noes: 0

Absent: Stock

Abstain: Connors and Lietzke

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.

None

5. **Scheduled Item(s)** - please refer to the Project Referral Sheets for each separate file.

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

Dewar appointed Getreu as second chair to act as chair in the absence of Dewar

B) Announcements

None

7. Meeting Adjourned: 3:20 pm

Minutes taken by: Lori Lietzke

Minutes received via email May 21, 2010

# Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **May 20, 2010**

**Project Title:** HARKER DENNIS

**File Number:** PLN070590

**File Type:** ZA

**Planner:** GONZALES

**Location:** 3399 17 MILE DR PEBBLE BEACH

**Project Description:**

Coastal Development Permit to allow structural alterations to a legal non-conforming guesthouse within the Pescadero Watershed of Del Monte Forest. Structural alterations include new doors and windows, and expansion of existing patio. The project will include reducing impervious surfaces to less than the allowable 4,000 square feet. Total lot coverage meets the 5,000 square foot allowable coverage. The property is located at 3399 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-392-005-000), Del Monte Forest Land Use Plan, Coastal Zone.

**Was the Owner/Applicant/Representative Present at Meeting?** Yes \_\_\_\_\_ No   X  

**PUBLIC COMMENT:**

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

**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: Connors (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: Getreu, Lietzke, Caneer, Verbanec, Dewar, Connors and Stock

NOES: 0

ABSENT: 0

ABSTAIN: 0