

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: February 24, 2011 Time: 1:30 p.m.	Agenda Item No.: /
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of a 4,712 square foot single family dwelling with attached garage, and construction of a 7,095 square foot two-story single family dwelling with 1,336 square feet in porches and 1,271 square foot attached three-car garage; 2) a Coastal Administrative Permit for the construction of a 407 square foot detached guesthouse with 51 square foot porch; 3) a Coastal Development Permit for the construction of a 849 square foot detached caretaker unit with 175 square foot porch and attached 249 square foot garage; 4) a Coastal Development Permit to allow the removal of two Monterey Pine trees (21 inches and 24 inches in diameter); and grading of less than 100 cubic yards of cut/fill.	
Project Location: 1258 Portola Road, Pebble Beach	APN: 008-302-020-000
Planning File Number: PLN100425	Owner: Shute, Michael and Cristin Agent: Cynthia Spellacy/Stocker & Allaire, Inc.
Planning Area: Del Monte Forest Land Use Plan	Flagged and staked: Yes
Zoning Designation: : "LDR/1.5-D (CZ)" [Low Density Residential/1.5 units per acre with Design Control (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15303 (a)	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Categorically Exempt per CEQA Section 15303 (a);
- 2) Approve PLN100425, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

PROJECT OVERVIEW:

Applicant proposes to demolish an existing residence and construct a new single family dwelling within the same footprint. Also proposed is a new guesthouse and caretaker unit. The property owners have submitted a letter stating that they travel abroad extensively, are unable to run their property personally, and need a person to be continuously on site to oversee maintenance of the property. Therefore, staff has determined that justification of a caretaker unit has been met (**Exhibit E**).

Although located in a high Archaeological Sensitivity zone, the applicant submitted a negative archaeological report stating there was no evidence of resources and project should not be postponed for development. The proposed project is not located within a viewshed and there is no environmentally sensitive habitat on the property. The project proposes to remove two Monterey Pine trees (21 inches and 24 inches in diameter); the project minimizes tree removal in accordance with applicable goals and policies of the Del Monte Forest Land Use Plan.

On November 18, 2010, the Del Monte Forest Land Use Advisory Committee recommended approval (6-0) with recommended changes based on a letter received from a neighbor that was read into the record. The neighbor had concerns with the caretaker unit being too close to the neighbor's property and proposed windows on the side facing the neighbor's second story. Staff recommended the applicants meet with the neighbor to resolve any issues there may be. The applicants have since met with the neighbor and have submitted revised plans incorporating window changes and the installation of a garage door roller to reduce noise as requested by the neighbor. The minutes along with the neighbor's letter is attached as **Exhibit D**.

There are no other 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
California Coastal Commission

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA Planning Department, RMA Public Works, 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**).

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


/S/ ELIZABETH GONZALES

Elizabeth Gonzales, Associate Planner
(831) 755-5102, gonzalesl@co.monterey.ca.us
January 21, 2011

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District; Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Elizabeth Gonzales, Project Planner; Carol Allen, Senior Secretary; Shute, Michael and Cristin, Owners, Stocker & Allaire, Agent; Dr. Steven Salzman, neighbor; Planning File PLN100425

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)
Exhibit E Justification letter for a Caretaker Unit

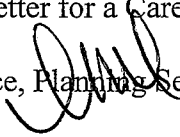
This report was reviewed by Laura Lawrence, Planning Services Manager


EXHIBIT A

Project Data Sheet for PLN100425

Project Title: SHUTE

Location: 1258 Portola Road,
Pebble Beach

Primary APN: 008-302-020-000

Applicable Plan: Del Monte Forest LUP

Coastal Zone: YES

Permit Type: Combined Dev Permit

Zoning: LDR/1.5-D(CZ)

Environmental Status: EXEMPT

Plan Designation: Residential

Advisory Committee: Del Monte Forest LUAC

Final Action Deadline (884): 1/30/2011

Project Site Data:

Lot Size: 2.99 Acres

Coverage Allowed: 15%

Coverage Proposed: 6.5%

Existing Structures (SF): 4,712 square feet

Height Allowed: 30 feet

Proposed Structures (SF): 10,191 square feet

Height Proposed: 29.7 feet

Total SF: 10,191 square feet

Floor Area Ratio Allowed: 17.5%

Floor Area Ratio Proposed: 7.8%

Resource Zones and Reports:

Environmentally Sensitive Habitat: N/A

Erosion Hazard Zone: Low

Biological Report #: N/A

Soils Report #: LIB100035

Forest Management Rpt. #: LIB100036

Archaeological Sensitivity Zone: High

Geologic Hazard Zone: V- High

Archaeological Report #: LIB100034

Geologic Report #: LIB100035

(Addressed in Geotech Report)

Fire Hazard Zone: High

Traffic Report #: N/A

Other Information:

Water Source: Public Mutual Water System

Sewage Disposal (method): Public

Water Dist/Co: Cal Am & Pebble Beach
Entitlement

Sewer District Name: Pebble Beach CSD

Fire District: Pebble Beach CSD

Total Grading (cubic yds.): Less than 100 cubic yards

Tree Removal: 2 Pine (21" and 24")

**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:

SHUTE, MICHAEL AND CRISTIN (PLN100425)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically Exempting per CEQA Section 15303 (a);
- 2) Approving Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of a 4,712 square foot single family dwelling with attached garage, and construction of a 7,095 square foot two-story single family dwelling with 1,336 square feet in porches and 1,271 square foot attached three-car garage; 2) a Coastal Administrative Permit for the construction of a 407 square foot detached guesthouse with 51 square foot porch; 3) a Coastal Development Permit for the construction of a 849 square foot detached caretaker unit with 175 square foot porch and attached 249 square foot garage; 4) a Coastal Development Permit to allow the removal of two Monterey Pine trees (21 inches and 24 inches in diameter); and grading of less than 100 cubic yards of cut/fill.

(PLN100425, Shute, Michael and Cristin, 1258 Portola Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-302-020-000))

The Combined Development Permit application (PLN100425) came on for public hearing before the Monterey County Zoning Administrator on February 24, 2011. 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 1982 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 1258 Portola Road, Pebble Beach (Assessor's Parcel Number 008-302-020-000, 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 area in the Coastal Zone, which allows for single family dwellings and accessory structures to the permitted use. Therefore, the project is an allowed land use for this site.
- c) The project consists of a Combined Development Permit. Entitlements include: a Coastal Administrative Permit for the demolition of an existing structure and construction of a new single family dwelling; Coastal Administrative Permit for a guesthouse and Coastal Development Permit for a caretaker unit. Staff has confirmed that the proposed project meets Site Development standards of Low Density zoning regulations.
- d) Guesthouse – Applicant proposes a detached guesthouse. Pursuant to 20.64.020, the proposed guesthouse is clearly subordinate and incidental to the main residence and is located in close proximity to the main residence. Staff has confirmed that the project meets the regulations, standards and circumstances for a guesthouse (size, height, and no kitchen). A condition of approval requires the applicant to record a deed restriction stating the regulations applicable to the guesthouse, including that the guesthouse shall not be separately rented, let or leased from the main residence and shall not have cooking or kitchen facilities (**Condition #8**).
- e) Caretaker Unit – The proposed caretaker unit is in conformance with policies of the Del Monte Forest Land Use Plan, specifically policy 78a which "encourages the use of caretakers' accommodations as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees." A condition of project approval requires that the applicant record a deed restriction stating that the caretaker unit shall not be rented to other than the caretaker (**Condition #9**). Staff has confirmed that the project meets the regulations, standards and circumstances for a caretaker unit (*See Finding #7*).
- f) Tree Removal The proposed tree removal is consistent with applicable Forest Resources policies of the Del Monte Forest Land Use Plan. Staff site visit determined that the removal of two Monterey Pine trees does not conflict with water and marine resources, environmentally sensitive habitat areas and scenic visual resources. (*See Finding #8*).
- g) 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. The project consists of a new single family dwelling, a caretaker unit and a guesthouse. Colors and materials to be of tan stucco, horizontal wood (dark brown) and stone siding and metal and wood shingle roofing materials. The colors and materials are of a neutral blend and are consistent with the surrounding environment.

- Therefore, the project is consistent with the Design Control regulations.
- h) The project planner conducted a site inspection on November 1, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
 - i) Although located in a high Archaeological Sensitivity zone, the applicant submitted a negative archaeological report stating there was no evidence of resources and project should not be postponed for development. The proposed project is not located within a viewshed and there is no environmentally sensitive habitat on the property.
 - j) On November 18, 2010, the Del Monte Forest Land Use Advisory Committee recommended approval (6-0) with recommended changes based on a letter received from a neighbor that was read into the record. The neighbor had concerns with the caretaker unit being too close to the neighbor's property and proposed windows on the side facing the neighbor's second story. Staff recommended the applicants meet with the neighbor to resolve any issues there may be. The applicants have since met with the neighbor and have submitted revised plans incorporating window changes and a garage door roller to reduce noise as requested by the neighbor.
 - k) 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 PLN100425.

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, 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 identified potential impacts to Archaeological Resources and Forest 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. Although the project is located within a Seismic Hazard Zone V, pursuant to Section 20.147.060 (CIP), a geologic report is not required. However, the applicants had the geotechnical firm address geologic and seismic considerations. They concluded that with the strict compliance of the 2007 California Building Code, the structure will withstand such seismically generated ground accelerations for a reasonably expected duration without suffering major damage. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - *“Preliminary Archaeological Reconnaissance” (LIB110034) prepared by Archaeological Consulting, Salinas, CA, June 29, 2010.*
 - *“Tree Resource Evaluation” (LIB110036) prepared by Maureen Hamb, Santa Cruz, CA, September 3, 2010.*

- c) Staff conducted a site inspection on November 1, 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 PLN100425.

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, 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 from Cal Am Water and water entitlements purchased from the Pebble Beach Company. Existing sewer is serviced by the Pebble Beach Community Services District.
 - c) Preceding finding No. 1 and 2 and supporting evidence for PLN100425.

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 November 1, 2010 and researched County records to assess if any violation exists on the subject property. There are no known violations on the subject parcel.
 - 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 PLN100425.

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, or a second dwelling unit in a residential zone. Accessory structures are also exempt.
 - b) The proposed project consists of an addition to the existing single

family dwelling. The caretaker unit could be considered a second single family dwelling as it allows for full time living. The guesthouse would be considered an accessory to the main structure, as its purpose is for short term overnight stay and does not allow cooking facilities.

- c) No adverse environmental effects were identified during staff review of the development application during a site visit on November 1, 2010.
- d) See preceding and following findings 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 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 PLN100425
 - e) The project planner conducted a site inspection on November 1, 2010.

7. **FINDING:** **CARETAKER UNIT** – The subject project meets the regulations, standards and circumstances for caretaker units in accordance with the applicable goals, policies, and regulations of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) That the establishment of the caretaker unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (*See Finding 3*).
 - b) There are no known violations on the subject parcel.
 - c) The subject property upon which the caretaker unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this Title. The caretaker unit is proposed for 849 square feet with an attached 249 square foot garage which meets the size limitation and required parking regulations.
 - d) That adequate sewage disposal and water supply facilities exist and are readily available, as approved by the Director of Environmental Health. Existing water will be provided by Cal Am Water and water purchased from the Pebble Beach Company. Existing sewer is serviced by the Pebble Beach Community Services District.
 - e) That the proposed caretaker unit will not adversely impact traffic conditions in the area. The proposed project is located on a private road and has an existing driveway. All construction will be located on site

and will not affect local traffic.

- f) 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 PLN100425.
- g) Caretaker Units shall be subject to the overall buildout in Del Monte Forest as defined by Table A in the Del Monte Forest Land Use Plan. As of January 2011, out of 1,067 new residential dwellings allow until buildout maximum, 778 are remaining. Therefore, staff has determined that adequate density exists in this area of the Del Monte Forest.
- h) The property owners have submitted a letter stating that they travel abroad extensively and are unable to run their properties personally. The project site is 2.99 acres and is of a sufficient size that it requires a person to be continuously on site to oversee maintenance of the property. Therefore, staff has determined that justification of a caretaker unit has been met.

8. **FINDING:** **TREE REMOVAL** –The subject project minimizes tree removal in accordance with the applicable goals and policies of the applicable land use plan and the Coastal Implementation Plan.

- EVIDENCE:**
- a) The project includes application for the removal of two Monterey Pine trees (21 inches and 24 inches in diameter). 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) A Tree Resource and Construction Impact Analysis was prepared by Maureen Hamb of Santa Cruz, CA. The analysis determined that the 21 inch tree has a severe structural defect and is at risk of failure. The 24 inch tree is growing within the footprint of the proposed guesthouse. Several alternate locations were reviewed for this structure; however, all options increased impacts to existing trees. Therefore, the project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible.
 - c) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots (**Condition #5**).
 - d) The removal will not involve a risk of adverse environmental impacts. Staff site visit determined that the removal of two Monterey Pine trees conforms to all development standards of Section 20.147.050.D.1 (CIP) and does not conflict with water and marine resources, environmentally sensitive habitat areas and scenic visual resources.
 - e) Staff conducted a site inspection on November 1, 2010 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
 - f) 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 PLN100425.

9. **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 20.86.080 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 development located between the first public road and the ocean.

DECISION

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

- A. Categorically Exempt per CEQA Section 15303 (a);
- B. Approve Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of a 4,712 square foot single family dwelling with attached garage, and construction of a 7,095 square foot two-story single family dwelling with 1,336 square feet in porches and 1,271 square foot attached three-car garage; 2) a Coastal Administrative Permit for the construction of a 407 square foot detached guesthouse with 51 square foot porch; 3) a Coastal Development Permit for the construction of a 849 square foot detached caretaker unit with 175 square foot porch and attached 249 square foot garage; 4) a Coastal Development Permit to allow the removal of two Monterey Pine trees (21 inches and 24 inches in diameter); and grading of less than 100 cubic yards of cut/fill, 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 24th day of February, 2011 upon motion by the following vote:

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.

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

Project Name: Shute
File No: PLN100425 **APNs:** 008-302-020-000
Approved by: Zoning Administrator **Date:** February 24, 2011

**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 Permit (PLN100425) allows 1) a Coastal Administrative Permit for the demolition of a 4,712 square foot single family dwelling with attached garage, and construction of a 7,095 square foot two-story single family dwelling with 1,336 square feet in porches and 1,271 square foot attached three-car garage; 2) a Coastal Administrative Permit for the construction of a 407 square foot detached guesthouse with 51 square foot porch; 3) a Coastal Development Permit for the construction of a 849 square foot detached caretaker unit with 175 square foot porch and attached 249 square foot garage; 4) a Coastal Development Permit to allow the removal of two Monterey Pine trees (21 inches and 24 inches in diameter); and grading of less than 100 cubic yards of cut/fill. The property is located at 1258 Portola Road, Pebble Beach (Assessor's Parcel Number 008-302-020-000), 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 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 008-302-020-000 on February 24, 2011. 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 February 24, 2014 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 Register of Professional	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	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>
		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)	to develop proper mitigation measures required for the discovery.			
5.		PDSP011 – TREE AND ROOT PROTECTION (NON-STANDARD) 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 by possible hand excavation and bridging roots. 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	
6.		PD012(F) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) 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	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. All landscape	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape	Prior to issuance of 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>
		<p>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>licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."</p>			
			<p>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.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to Occupancy</p>	
			<p>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.</p>	<p>Owner/ Applicant</p>	<p>Ongoing</p>	
7.		<p>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</p>	<p>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.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of building permits.</p>	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	<p>Owner/ Applicant</p>	<p>Prior to Occupancy / Ongoing</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>
		the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)				
8.		<p>PD019(B) – DEED RESTRICTION – GUESTHOUSE (COASTAL)</p> <p>The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows:</p> <ul style="list-style-type: none"> • Only one guesthouse shall be allowed per lot. • Detached guesthouses shall be located in close proximity to the principal residence. • Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements. • The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens • The guesthouse shall have a maximum of six (6) linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight (8) square feet of cabinet space, excluding clothes closets • The guesthouse shall not exceed 425 square feet of livable floor area • The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect • Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited. • The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area. • The guesthouse height shall not exceed 12 feet nor be more than one story. 	<p>Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	
			<p>Proof of recordation of the document shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Prior to occupancy or commencement of use	

<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)				
9.		<p>PD018 B – DEED RESTRICTION – CARETAKER UNIT (COASTAL)</p> <p>The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows:</p> <ul style="list-style-type: none"> • Only one caretaker unit per lot shall be allowed. • The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership. • The minimum lot size for establishment of a caretaker unit in areas not served by sewers shall be two acres. The minimum lot size for establishment of a caretaker unit in the Carmel Planning Area shall be 40 acres. • Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located, except in North County. In North County, caretakers units shall not be permitted on lots less than 5 acres if located in an area not served by public sewer systems. • The maximum floor area for a caretaker unit is 850 square feet. • A minimum of one covered off-street parking space shall be provided for the caretaker unit. • The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect. • Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and 	<p>Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	
			<p>Proof of recordation of the document shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Prior to occupancy or commencement of use	

<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>
		fee schedule. (Public Works)				
12.		<p>PW0044 – CONSTRUCTION MANAGEMENT PLAN</p> <p>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: 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)</p>	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.	
Monterey County Water Resources Agency						
13.		<p>WR1 - DRAINAGE PLAN</p> <p>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)</p>	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	

<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>
14.		<p>WR43 - WATER AVAILABILITY CERTIFICATION</p> <p>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)</p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
<p>Fire Agency (Pebble Beach Community Services District)</p>						
15.		<p>FIRE007 - DRIVEWAYS</p> <p>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, 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</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or 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>
		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)				
16.		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)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
17.		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	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)				
18.		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 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)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			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. 08/25/2010

EXHIBIT 2

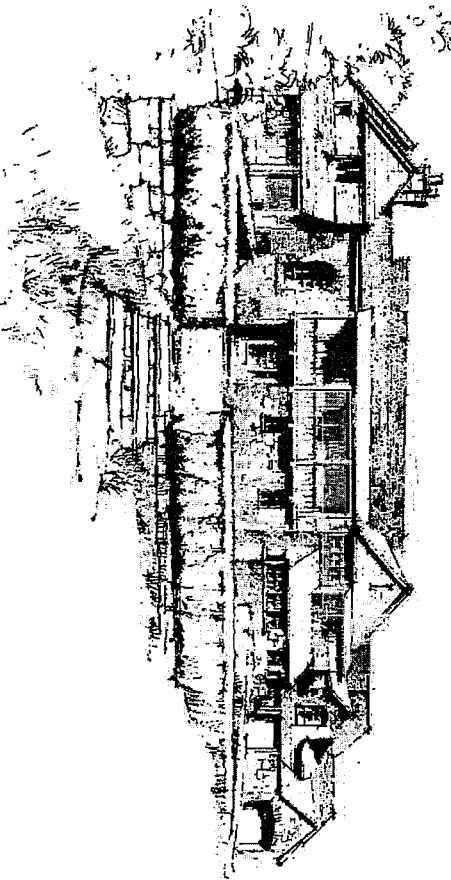
PROJECT DATA

APR	0228-167-0220
PROJECT LOCATION	2268 PORTOLA ROAD PEBBLE BEACH, CA 93953
OWNER	MRS AND MRS MICHAEL SHUTE 2268 PORTOLA ROAD PEBBLE BEACH, CA 93953
ZONING	LD(R)B-D(C)
LOT SIZE	160,345 SQ FT (3.69 ACRES)
MAXIMUM BUILDING COVERAGE	65% (104,217 SQ FT)
MAXIMUM FLOOR AREA RATIO	175% (270,599 SQ FT)
FRONT SETBACK	30 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET
BUILDING HEIGHT LIMIT	30 FEET
CONSTRUCTION TYPE	TYPE V-B, SHINGLER
OCCUPANCY	R3 - SINGLE FAMILY
RESIDENTIAL	
EXISTING RESIDENCE	4,170 SQ FT
EXISTING FLOOR AREA TO BE REMOVED	4,170 SQ FT
PROPOSED ADDITIONAL FLOOR AREA	1,433 SQ FT
TOTAL PROPOSED FLOOR AREA	1,433 SQ FT
FLOOR AREA RATIO	0.83%
PROPOSED STRUCTURAL SITE COVERAGE	0.60% SQ FT
MAIN HOUSE	
1ST FLOOR HEATED	14,119 SQ FT
1ST FLOOR COOLING	13,111 SQ FT
1ST FLOOR CIRCULATORY	11,111 SQ FT
1ST FLOOR TOTAL	12,079 SQ FT
2ND FLOOR HEATED	2,245 SQ FT
2ND FLOOR COOLING	139 SQ FT
2ND FLOOR TOTAL	2,384 SQ FT
TOTAL HEATED	16,364 SQ FT
TOTAL COOLING	13,250 SQ FT
TOTAL CIRCULATORY	11,111 SQ FT
TOTAL	40,725 SQ FT
GUEST HOUSE	
HEATED	4,071 SQ FT
COOLING	81 SQ FT
TOTAL	4,152 SQ FT
CARETAKER'S COTTAGE	
HEATED	849 SQ FT
COOLING	175 SQ FT
GARAGE	245 SQ FT
TOTAL	1,733 SQ FT

THE SHUTE RESIDENCE

1258 Portola Road

Pebble Beach, California 93953



SHEET INDEX

COVER SHEET	
A-0	INDEX PLAN
A-1	INDEX PLAN
A-2	INDEX PLAN
A-3	FOUNDATION PLAN
A-4	FIRST FLOOR PLAN
A-5	SECOND FLOOR PLAN
A-6	REAR PLAN
A-7	CANVAS PLAN (SECOND FLOOR AND FIRST FLOOR)
A-8	EXTENSION ELEVATIONS
A-9	EXTERIOR ELEVATIONS
A-10	EXTERIOR ELEVATIONS
A-11	DOOR SCHEDULE
A-12	WINDOW SCHEDULE
A-13	REFLECTED CEILING PLAN
A-14	BUILDING SECTIONS
A-15	BUILDING SECTIONS
A-16	BUILDING SECTIONS
A-17	BUILDING SECTIONS
A-18	BUILDING SECTIONS
G-1	GUEST HOUSE PLAN AND ELEVATIONS
G-2	GUEST HOUSE DOOR AND WINDOW SCHEDULES
C-1	CARETAKER'S COTTAGE FOUNDATION AND FLOOR PLAN
C-2	CARETAKER'S COTTAGE ROOF PLAN
C-3	CARETAKER'S COTTAGE EXTERIOR ELEVATIONS
C-4	CARETAKER'S COTTAGE DOOR AND WINDOW SCHEDULES

PROJECT DESCRIPTION

PROJECT BEARS WITH REVIEW OF SINGLE-FAMILY HOUSING IN THE CITY OF PEBBLE BEACH, CALIFORNIA. THE PROJECT IS LOCATED AT 1258 PORTOLA ROAD, PEBBLE BEACH, CALIFORNIA 93953. THE PROJECT CONSISTS OF THE EXISTING RESIDENCE AND THE PROPOSED ADDITIONAL FLOOR AREA. THE PROJECT IS BEING CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PEBBLE BEACH, CALIFORNIA, ORDINANCE 147, WHICH GOVERNATES SINGLE-FAMILY RESIDENCES. THE PROJECT IS BEING CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PEBBLE BEACH, CALIFORNIA, ORDINANCE 147, WHICH GOVERNATES SINGLE-FAMILY RESIDENCES. THE PROJECT IS BEING CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PEBBLE BEACH, CALIFORNIA, ORDINANCE 147, WHICH GOVERNATES SINGLE-FAMILY RESIDENCES.

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 cdg@jdvadiv.com

CONTRACTOR
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 218 HAWKSWAY COURT
 LAWRENCE, CALIFORNIA 93940
 TEL: 831-78-1920
 FAX: 831-78-1920
 dlrocker@strockeralline.com

LANDSCAPE ARCHITECT
 BERNARD TRANKER & ASSOCIATES
 711 CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 TEL: 602-959-1464
 FAX: 602-959-1464
 bernard@tranker.com

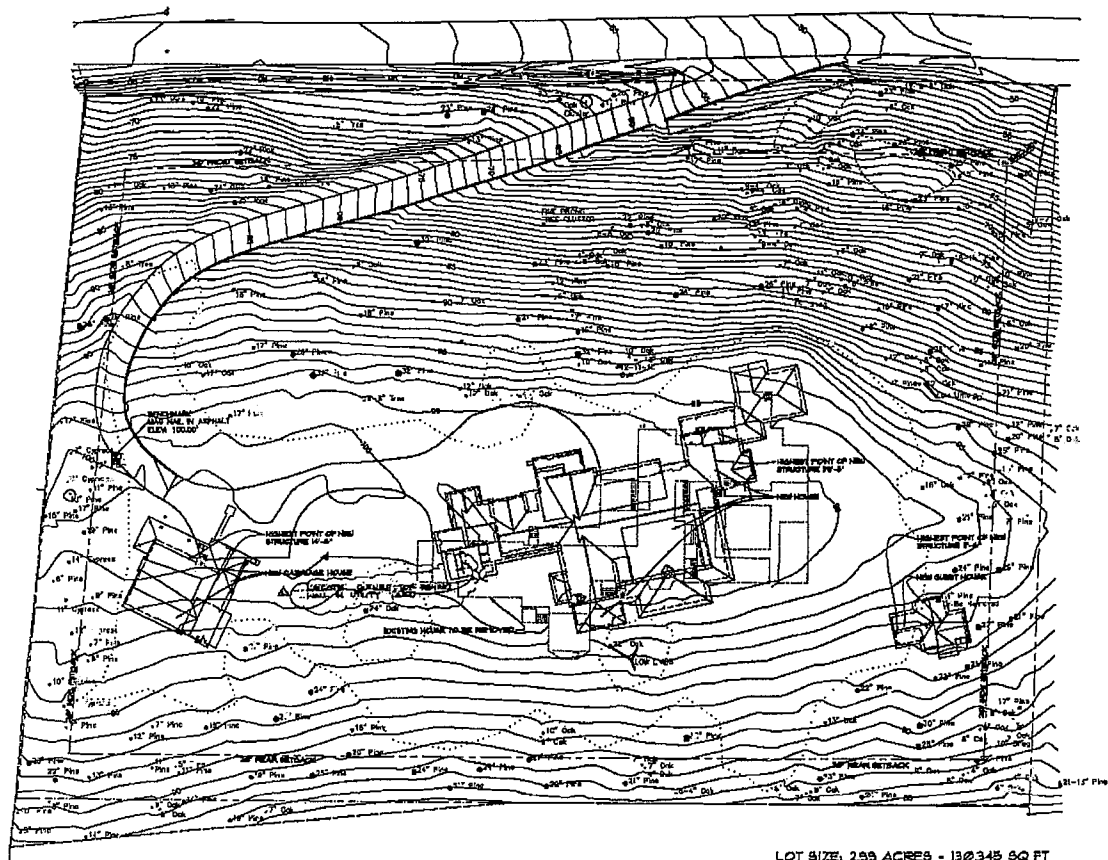
CONSULTANTS

DATE: _____
 This layout of symbols on the property of Jack Davis Architect and is intended to be used as a guide to the project of Jack Davis Architect

JACK DAVIS ARCHITECT

CONTRACTS IN FULL PAYMENT
 4200 N. 10th Ave.
 ATLANTA, GEORGIA 30308
 TEL. 404/252-2525
 FAX 404/252-0896

A New Home for:
Mr. and Mrs. Mike Shute
 1234 Oak Lane
 Radda Beach, California
 92503

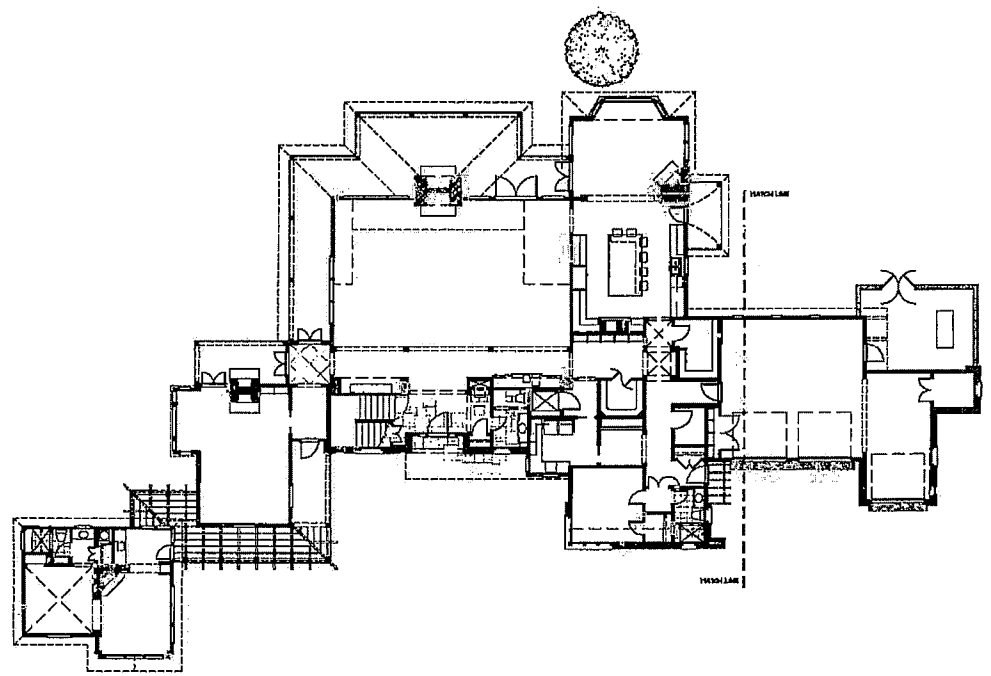


LOT SIZE: 2.99 ACRES - 130345 SQ FT



REVISION:	
BY: [Signature]	DATE: _____
DATE: AUGUST 10, 2000	
FOR NUMBER: _____	
DRAWN BY: CD	
CHECKED BY: CD	
TITLE: SITE PLAN	
DRAWING NUMBER:	

MAIN HOUSE



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:
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**JACK DAVIS
ARCHITECT**

40 HAWTHORN HILLS AVENUE
SUITE 202
ATLANTA, GEORGIA 30341
TEL: 404 577-2707
FAX: 404 577-9900

A New Home for
Mr. and Mrs. Mike Shute
1258 Peach Road
Folsom, California
95633

REVISIONS:
REVISION 1
REVISION 2
REVISION 3
REVISION 4
REVISION 5
REVISION 6
REVISION 7
REVISION 8
REVISION 9
REVISION 10

DATE:	JULY 1, 2010
JOB NUMBER:	
DRAWN BY:	CF
CHECKED BY:	JD
TITLE:	MOCK PLAN
DRAWING NUMBER:	

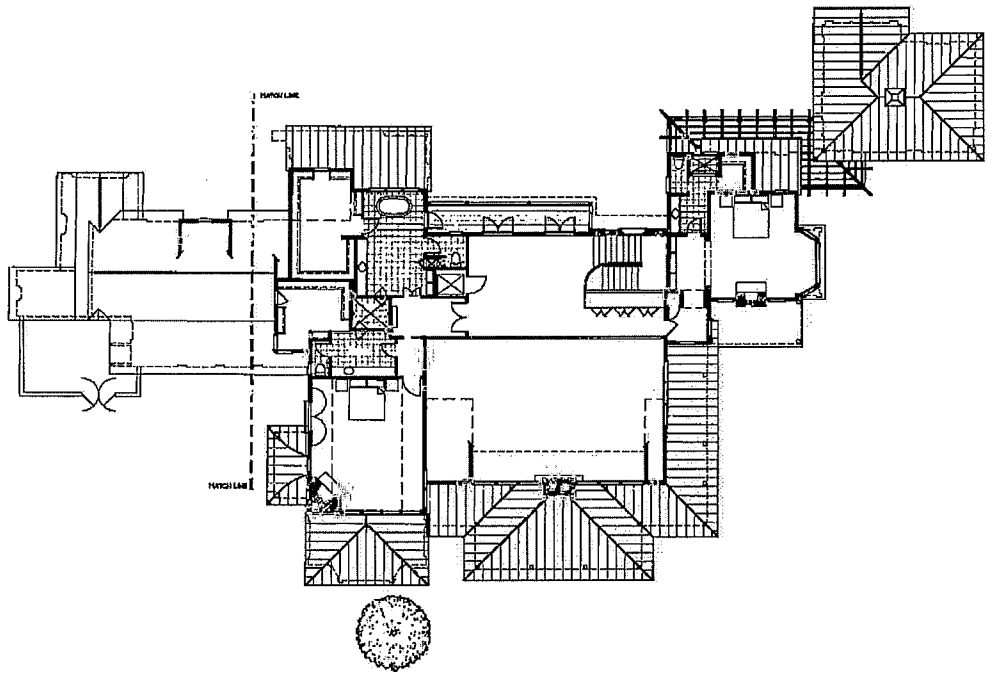
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**JACK DAVIS
ARCHITECT**

117 BRACKENSHILL AVENUE
SUITE 218
ATLANTA, GEORGIA 30301
TEL: 404.252.1331
FAX: 404.252.8900

A. New House, Inc.
Mr. and Mrs. Mike Shute
1259 Peachtree Road
Peachtree Corners, Georgia
30095



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS:

REVISION	DATE
1	AUGUST 16, 2010
2	AUGUST 24, 2010
3	SEPTEMBER 21, 2010
4	OCTOBER 21, 2010

DATE: JULY 7, 2010
JOB NUMBER:
DRAWN BY: CJP
CHECKED BY: JD
TITLE: DRINK PLAN
DRAWING NUMBER:

ALL
 This drawing and all specifications are the property of Jack Davis Architect and are to be used only for the project and site indicated herein and are not to be used for any other project without the written consent of Jack Davis Architect.

**JACK DAVIS
 ARCHITECT**

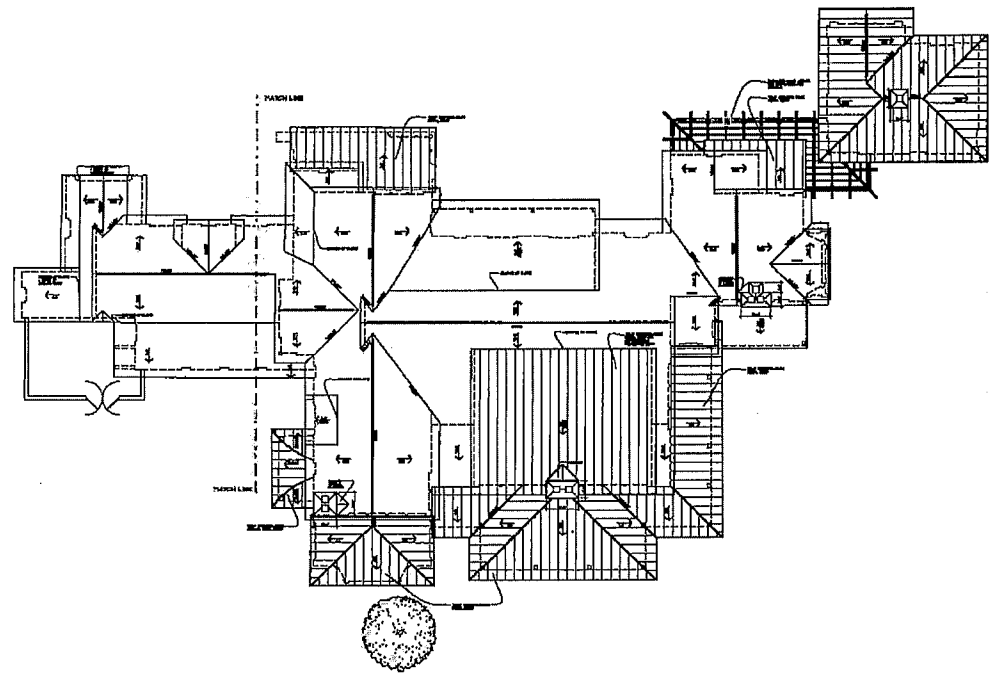
65 PEACHTREE ESTATE AVENUE
 ATLANTA, GEORGIA 30308
 TEL: 404-524-4444
 FAX: 404-524-4444

A New Home for
Mr. and Mrs. Mike Shupe
 1258 Peachtree Road
 Peachtree, California
 98953

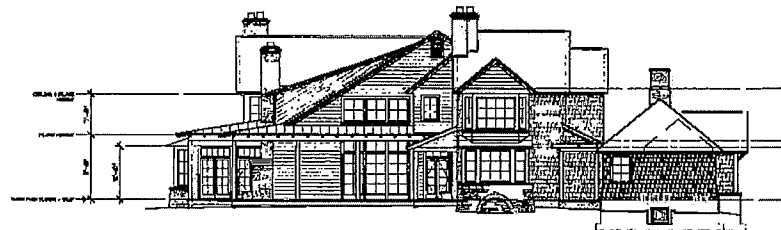
REVISIONS:
JULY 15, 2010
AUGUST 11, 2010
SEPTEMBER 14, 2010
SEPTEMBER 24, 2010
OCTOBER 27, 2010

DATE: JULY 15, 2010
X01 NUMBER:
DRAWN BY: CJF
CHECKED BY: JP
TITLE: DIBBY PLAN
DRAWING NUMBER:

A-2



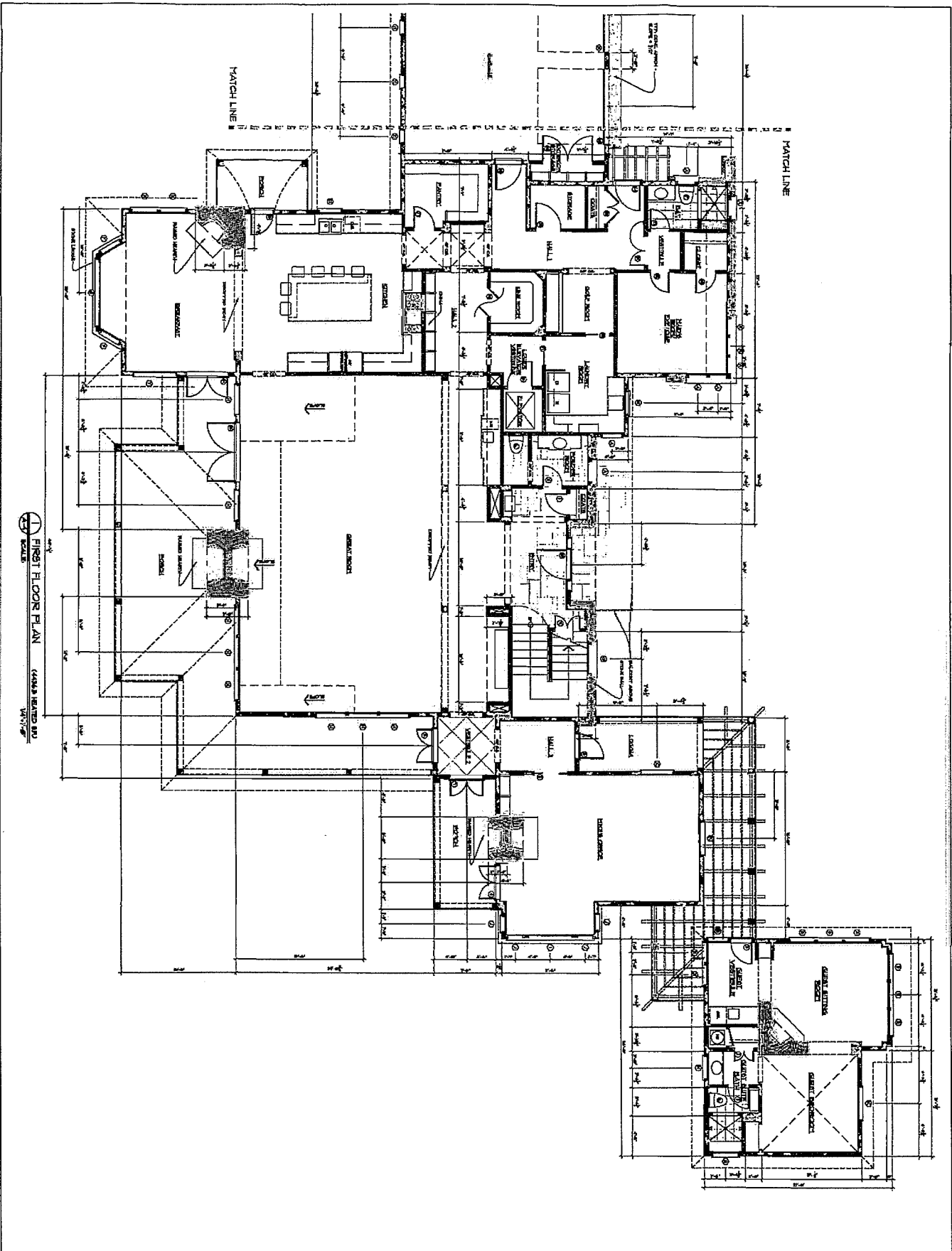
1 ROOF PLAN
 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



⊕ FIRST FLOOR PLAN 6448 B 10/27/50
SCALE 1/4" = 1'-0"

NOTES:

1. FOUNDATION	2. ROOF
3. FLOORING	4. WALLS
5. CEILING	6. PAINTS
7. FINISHES	8. FIXTURES
9. EQUIPMENT	10. UTILITIES
11. MECHANICAL	12. ELECTRICAL
13. PLUMBING	14. GLAZING
15. STAIRS	16. RAILINGS
17. FENCES	18. DRIVEWAYS
19. LANDSCAPE	20. OTHER

DATE: JANUARY 27, 1951

BY: JACK DAVIS

CHECKED BY: J.D.

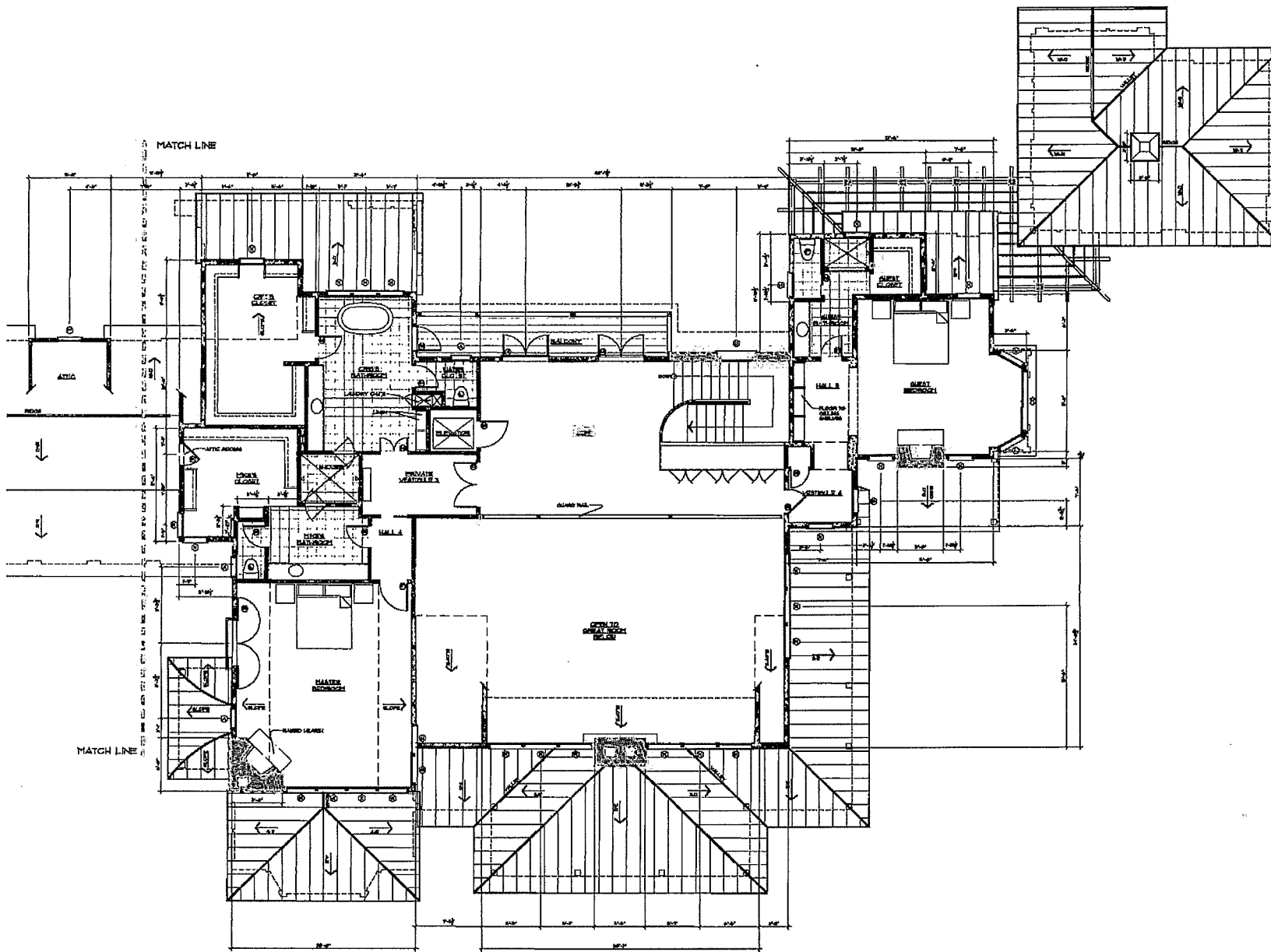
TITLE: FIRST FLOOR PLAN

SCALE: AS SHOWN

A New House for:
Mr. and Mrs. Mike Shute
 1258 Portola Road
 Pebble Beach, California
 5313

ARCHITECTURE BY
JACK DAVIS
 ARCHITECT

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SECOND FLOOR PLAN CEILING HEATED R.S.J.
SCALE: 1/4" = 1'-0"

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JACK DAVIS
ARCHITECT

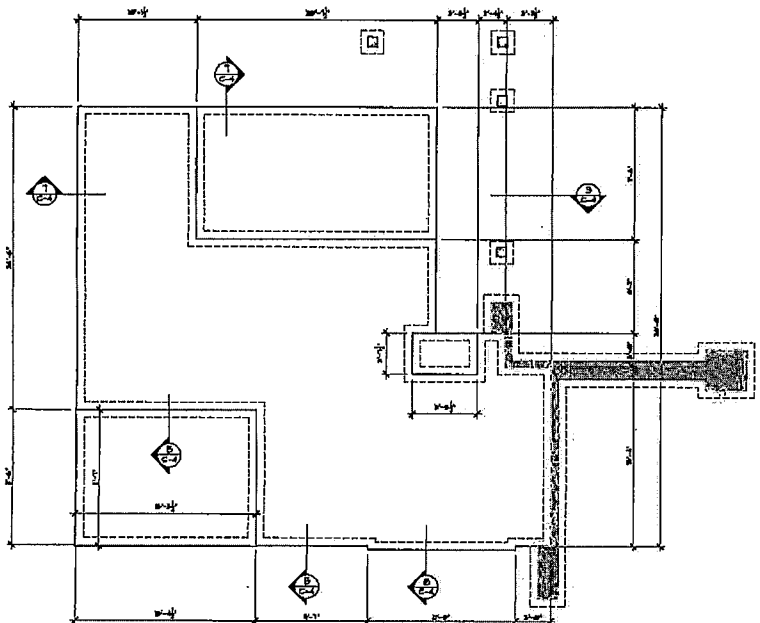
60 HAZENBELL AVENUE
 SUITE 118
 ATLANTA, GEORGIA 30341
 TEL: 404 525 2200
 FAX: 404 525 4988

A New Home for
Mr. and Mrs. Mike Shute
 1238 Peachtree Road
 Peachtree City, Georgia
 30903

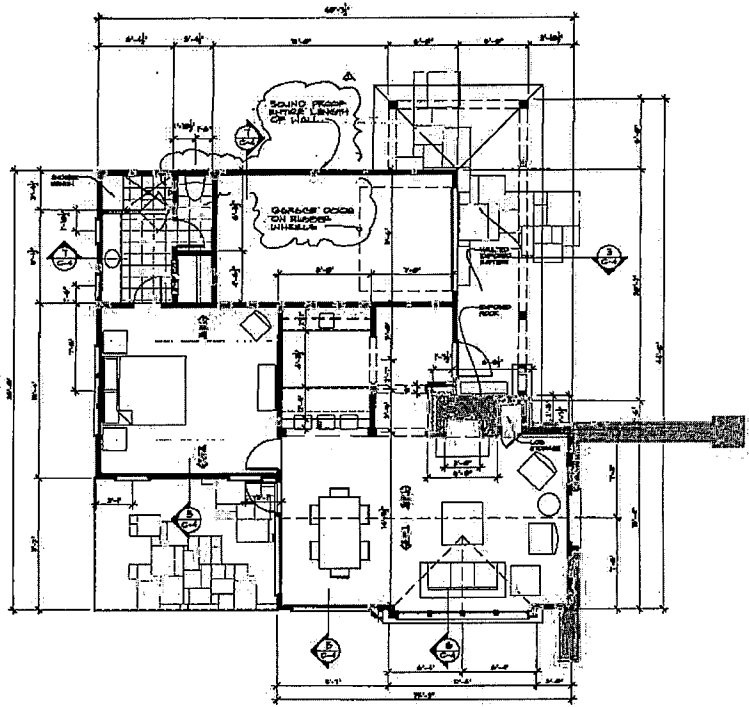
REVISIONS:
APRIL 16, 2010
APRIL 26, 2010
MAY 11, 2010
AUGUST 1, 2010
NOVEMBER 12, 2010
OCTOBER 11, 2010
OCTOBER 27, 2010

DATE: JANUARY 29, 2010
FOR NUMBER:
DRAWN BY: CP
CHECKED BY: JD
TITLE: SECOND FLOOR PLAN
DRAWING NUMBER:

CARETAKER



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



2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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**JACK DAVIS
ARCHITECT**

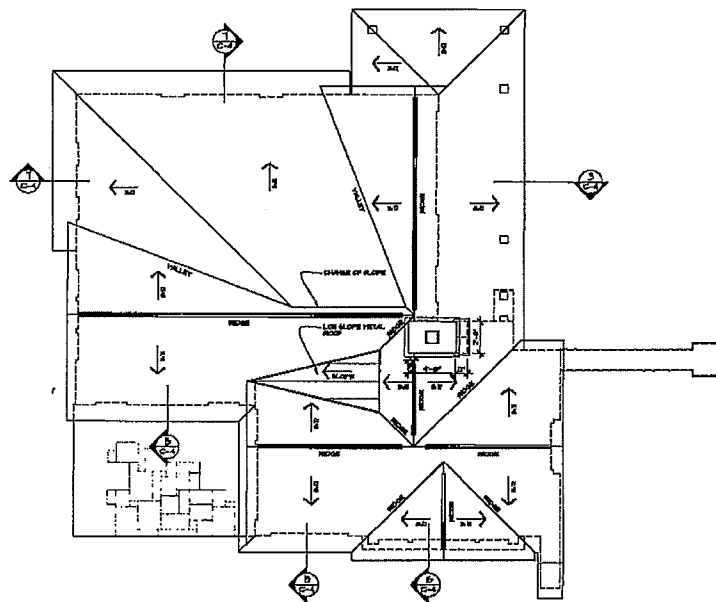
42 WASHINGTON BULLYVARD
SUITE 110
ATLANTA, GEORGIA 30309
TEL. 903-277-8822
FAX 404-277-4866

A New House for:
Mr. and Mrs. Miles Shute
1234 Peachtree East
Nobles Hill, Atlanta, Georgia
30305

REVISIONS	
APRIL 24, 2010	
MAY 28, 2010	
AUGUST 3, 2010	
SEPTEMBER 1, 2010	
OCTOBER 14, 2010	
OCTOBER 27, 2010	
NOVEMBER 10, 2010	

DATE:	MAY 12, 2010
JOB NUMBER:	
DRAWN BY:	CD
CHECKED BY:	JD
TITLE:	PLAN
DRAWING NUMBER:	

C-1



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

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**JACK DAVIS
ARCHITECT**

25 BRACKEN HILL AVENUE
NORTOLTA
ATLANTA, GEORGIA 30305
TEL: 404.257.2513
FAX: 404.271.8909

A New House, Inc.
Mr. and Mrs. Mike Straub
1258 Parkside Road
Folsom, CA 95633

REVISIONS:
EVAL 24, 2010
JULY 24, 2010
AUGUST 1, 2010
SEPTEMBER 1, 2010
OCTOBER 15, 2010
OCTOBER 27, 2010

DATE:	MAY 15, 2010
JOB NUMBER:	
DRAWN BY:	CF
CHECKED BY:	JJ
TITLE:	ROOF PLAN
DRAWING NUMBER:	

C-2

GUESTHOUSE

NOTE:
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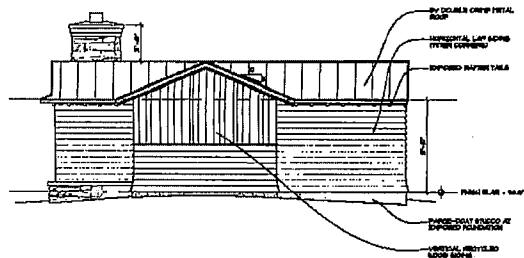
**JACK DAVIS
ARCHITECT**

220 PALAZZINI MILLS AVENUE
SUITE 110
ATLANTA, GEORGIA 30348

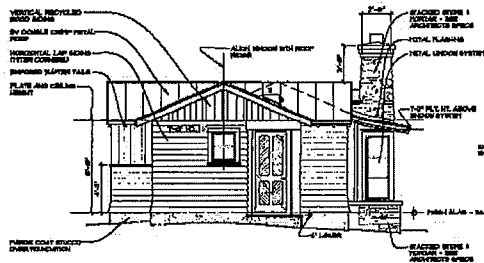
TEL: 404.527.7333

FAX: 404.527.4969

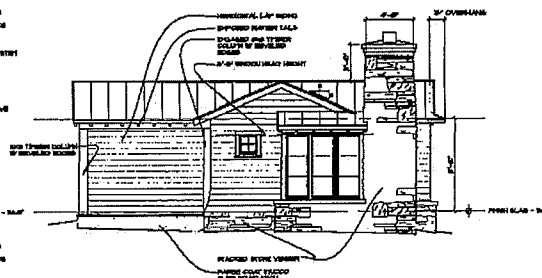
A New Home for:
Mr. and Mrs. Mike Shute
1439 Peach Road
Peach Beach, California
92653



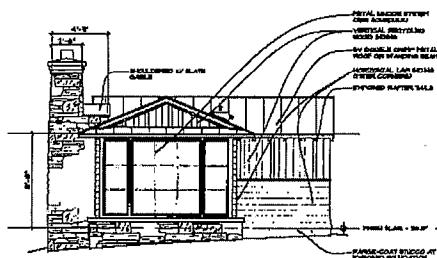
6 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



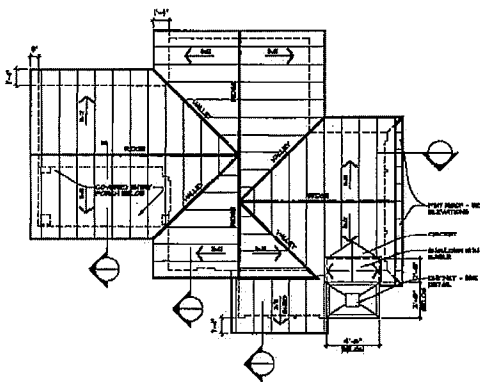
5 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



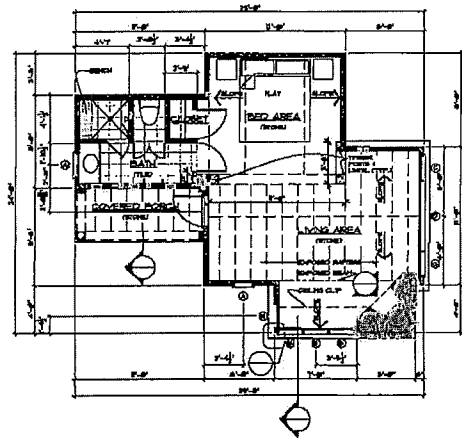
4 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



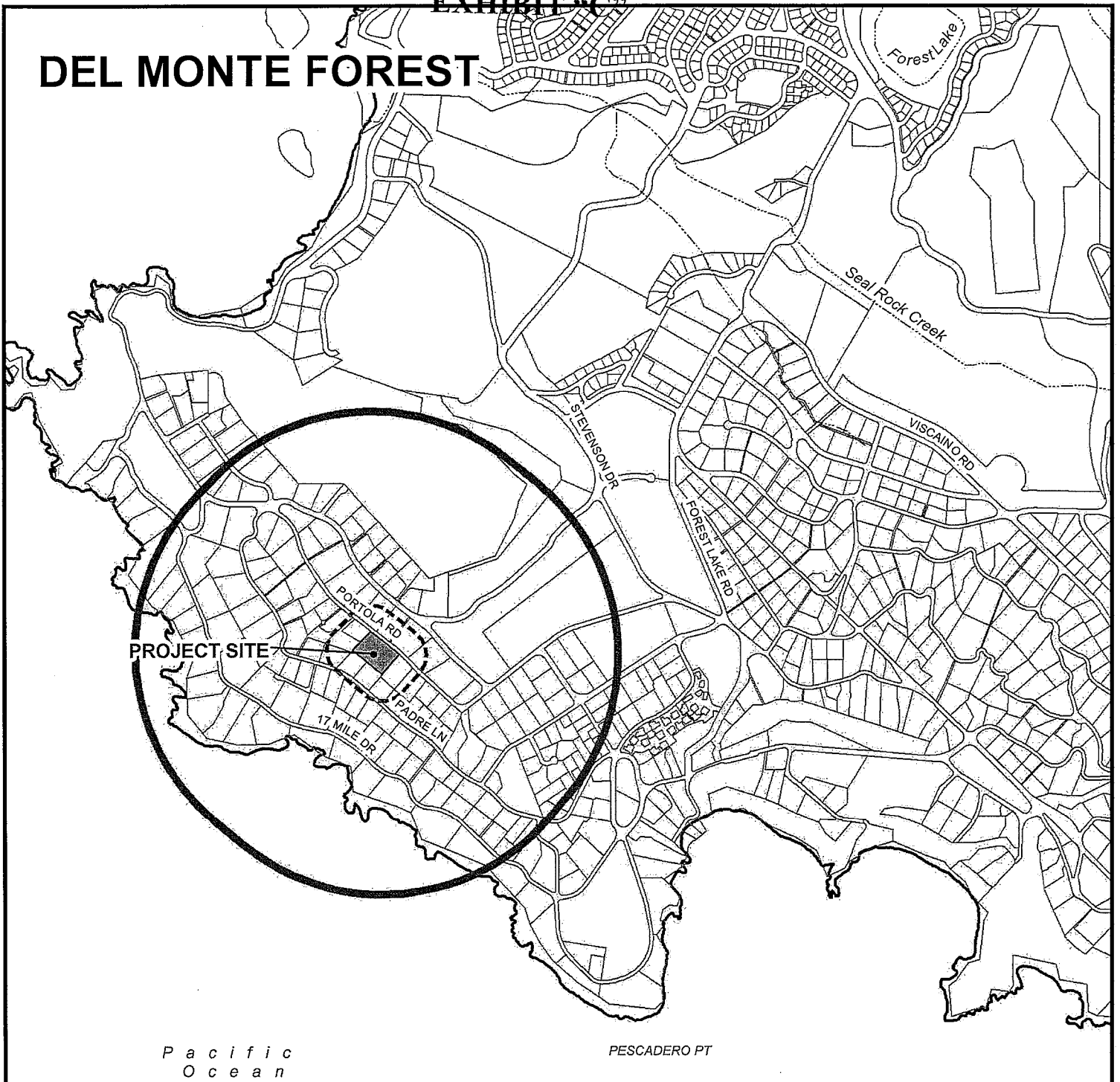
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS:
JUNE 14, 2010
JULY 20, 2010
AUGUST 1, 2010
OCTOBER 1, 2010
OCTOBER 27, 2010

DATE: MAY 13, 2014
JOB NUMBER:
DRAWN BY: CJF
CHECKED BY: JD
TITLE: GUEST HOUSE
DRAWING NUMBER:

G-1

DEL MONTE FOREST



APPLICANT: SHUTE

APN: 008-302-020-000

FILE # PLN100425

 Water
  2500' Limit
  300' Limit
  City Limits

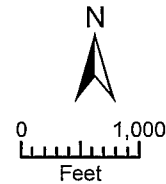


EXHIBIT "D"

FILE COPY
PLN100425

MINUTES

Del Monte Forest Land Use Advisory Committee

Thursday, November 18, 2010

1. Meeting called to order by Rod Dewar at 3:02 pm

2. Roll Call

Members Present: Rod Dewar, Kim Caneer, Sandi Verbanec, June Stock and Lori Lietzke

Members Absent: Bill Connors, Sandy Getreu (Sandy present after 3:10 pm)

3. Approval of Minutes:

A. July 15, 2010 minutes

Motion: Dewar (LUAC Member's Name)

Second: Verbanec (LUAC Member's Name)

Ayes: Dewar, Verbanec, Stock, Lietzke

Noes: None

Absent: Connors, Getreu

Abstain: None

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)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

Review of Pebble Beach Company information package

B) Announcements

None

7. Meeting Adjourned: 4:00 pm

Minutes taken by: Lori Lietzke

Minutes received via email November 22, 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: **November 18, 2010**

Project Title: ONEIL PROPERTIES LP

File Number: PLN080415

File Type: MS

Planner: GONZALES

Location: 3301 17 MILE DR 21 PEBBLE BEACH

Project Description:

Combined Development Permit consisting of: 1) a Coastal Development Permit for a Lot Line Adjustment of an equal exchange of 84 square feet between parcel 008-551-012-000 and the common area of the Pebble Beach Townhomes described as parcel 008-551-015-000; 2) a Variance to increase the allowed building site coverage from 35% to 46% and floor area ratio from 25% to 36% for a 63 square foot addition; and 3) Design Approval. The property is located at 3301 17 Mile Drive Unit #21, Pebble Beach (Assessor's Parcel Numbers 008-551-012-000 and 008-551-015-000), Del Monte Forest area, Coastal zone.

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

County representative: Liz Gonzales

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

RECOMMENDATION :

Motion by Getreu _____ (LUAC Member's Name)

Second by Caneer _____ (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, Dewar, Caneer, Verbanec, Stock, Lietzke _____

NOES: None _____

ABSENT: Connors _____

ABSTAIN: None _____

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: **November 18, 2010**

Project Title: SHUTE MICHAEL R & CRISTIN A SHUTE TRS

File Number: PLN100425

File Type: ZA

Planner: GONZALES

Location: 1258 PORTOLA RD PEBBLE BEACH

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of a 4,712 square foot single family dwelling with attached garage, and construction of a 7,095 square foot two-story single family dwelling with 1,336 square feet in porches and 1,271 square foot attached three-car garage; 2) a Coastal Administrative Permit for the construction of a 407 square foot detached guesthouse with 51 square foot porch; 3) a Coastal Development Permit for the construction of a 849 square foot detached Caretaker's Unit with 175 square foot porch and attached 249 square foot garage; 4) a Coastal Development Permit to allow the removal of two Monterey Pine trees (21 inches and 24 inches in diameter); and grading of less than 100 cubic yards of cut/fill. The property is located at 1258 Portola Road, Pebble Beach (Assessor's Parcel Number 008-302-020-000), Del Monte Forest Land Use Plan, Coastal zone.

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

County representative: Liz Gonzales

David Stocker and Cynthia Spellacy: Stocker & Allaire General Contractors

David Leroy: Bernard Trainor Associates

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Salzman	X		Letter sent to LUAC – read into minutes – see “Additional LUAC Comments”
Stocker & Spellacy		X	Presented project design and addressed neighbor’s concern
Leroy		X	Presented landscape design and addressed neighbor’s concern
Alan Rushfeldt	X		Neighbor @ 1255 Padre – would be concerned if caretaker was relocated

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

Reviewing agencies should address the concerns of neighbor Salzman regarding the Caretaker’s Unit being too close to their property.

Caretaker’s Unit windows facing the Salzman residence should be removed except as required by code.

RECOMMENDATION:

Motion by Getreu (LUAC Member's Name)

Second by Verbanec (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, Verbance, Getreu, Lietzke and Stock

NOES: None

ABSENT: Connors

ABSTAIN: None

Dr. and Mrs. Stephen H. Salzman
1252 Portola Road
PO Box 1026
Pebble Beach, California 93953

Del Monte Forest Architectural Review
P.O. Box 1767
Pebble Beach, California 93953
November 10, 2010

To Whom It May Concern:

RE: Proposed Development for Lot 13C Block 144 Pebble Beach, Calif.
Assessors Parcel # 008-302-020-000.

Our home is located on the property to the West of the proposed development.
We are Lot 11A Block 144 Assessors Parcel # 008-293-023-000.

We have had the opportunity to examine the site plan of the proposed project. We
have the following concerns:

A carriage house or caretaker's house with attached garage is proposed. Its
footprint appears to be almost 1600 square feet, and its height is to be 14 feet 6 inches
plus the chimney (4 & 1/2 feet). It is proposed to be located within 40 feet of our
property line.

The caretaker's cottage will be very close to our master bedroom, as our
bedroom is located above our garage and closest to the proposed new structure.
From the site plan, it appears that the carriage house is closer to our home (and
bedroom), than to the proposed new residence. We are concerned that this large
structure and the inevitable noise related to traffic, utilities, and to whomever is
living in the caretaker's house would destroy the privacy and the serenity of living in
the Del Monte Forest that we have cherished since building our home in 1984. In
addition, this large structure will be the first thing that is visible from a car coming
up our driveway.

We hope that considering the size of the property on which the construction is
to occur, (3 acres), and the fact that the property to the east side of it is vacant, would
enable the developers to find another site on which to build the caretakers cottage.

We sincerely appreciate your concern and consideration.

Dr. and Mrs. Stephen H. Salzman

EXHIBIT "E"

S t o c k e r & A l l a i r e

General Contractors, Inc.

Lic. # 504797
21 Mandeville Court
Monterey, CA
93940

831.375.1890
Fax 831.375.1480
office@stockerallaire.com

January 25, 2011

Elizabeth Gonzales
Monterey County Planning and Building Inspection
168 West Alisal, 2nd Floor
Salinas, Ca. 93902

Re: PLN100425

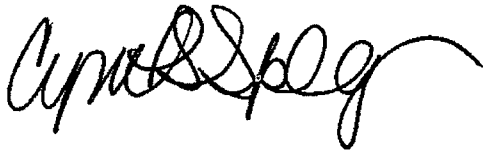
Dear Ms. Gonzales,

We are applying for a permit to build living quarters for a caretaker. The owners of the property have a main residence in Newport Beach and travel abroad extensively. They are unable to run their properties personally.

The project site 2.99 acres and is of sufficient size that it requires a person to be continuously on site to oversee maintenance of the property. That maintenance would include, but not be limited to, building upkeep, gardening, mechanical systems monitoring, and supervision of security.

We trust this meets with the County's requirements and approval. Thank you for your consideration in this matter.

Sincerely,



Cynthia L. Spellacy