



STAFF REPORT
Monterey County Design Approval
Resource Management Agency - Planning Department
168 W. Alisal St. 2nd Floor, Salinas, CA 93901
(831) 755-5025; FAX (831) 757-9516

Date: May 2, 2011

To: Mike Novo, Zoning Administrator

From: Ashley Nakamura, Land Use Technician (831) 755-5892
Nakamura@co.monterey.ca.us

cc: Front Counter Copy; Ashley Nakamura, Land Use Technician; Luis Osorio, Senior Planner; Doug and Carrie Kehring, Property Owner; James Smith, Agent/Architect; Project File PLN110098.

Re: Kehring PLN110098

Location: Assessor's Parcel Number: 007-262-016-000
2993 Cormorant, Pebble Beach
Greater Monterey Peninsula Area Plan

The project consist of a Design Approval to allow the demolition of an existing 1,740 square foot single family dwelling and the construction of a new 2,459 square foot two-story single family dwelling, consisting of a 1,802 square foot main level, a 49 square foot entry porch, a 495 square foot garage, a 1,093 square foot second level with 588 square foot of second story decks, perimeter fencing maximum six feet in height, and relocation of existing driveway on Cormorant Road to Customs Road. Materials and colors consist of: grey wood shingle, stone siding, white trim, white windows and doors, and natural wood shingle roofing.

The existing residence was constructed in 1951, which required the preparation of a Phase I Historical Report. A report was prepared by Kent L. Seavey and determined that the residence does not have any historical significance. The parcel is located in a high archaeological sensitivity zone, which required the preparation of an Archaeological Report. A report was prepared by Archaeological Consulting. The outcome of the report was negative.

The project as proposed complies with all applicable regulations within the 2010 Monterey County General Plan and the Zoning Ordinance (Title 21), including compliance with the special setbacks for Monterey Peninsula Country Club that were established under a blanket variance (ZA00595) approved in 1969.

Therefore, staff is recommending approval of the Design Approval subject to the conditions in **Exhibit B**.

Attachments: Exhibit A Project Data Sheet
 Exhibit B Recommended Conditions of Approval
 Exhibit C Site Plan, Floor Plans, and Elevations

This report was reviewed by Luis Osorio, *Senior Planner*

EXHIBIT A

Project Data Sheet for PLN110098

Project Title: Kehring

Location: 2993 Cormorant, Pebble Beach	Primary APN: 007-262-016-000
Applicable Plan: Greater Monterey Peninsula Area Plan	Coastal Zone: NO
Permit Type: Design Approval	Zoning: MDR B-6 D S
Environmental Status: EXEMPT	Plan Designation: Residential
Advisory Committee: Del Monte Forest LUAC	Final Action Deadline (884): 05/28/2011

Project Site Data:

Lot Size: 9,706 square feet	Coverage Allowed: 35% / 3,397 square feet
Existing Structures (SF): 1,710 square feet	Coverage Proposed: 2,459 square feet
Proposed Structures (SF): 3,390 square feet	Height Allowed: 27'
Total SF: 3,390 square feet	Height Proposed: 27'
	Floor Area Ratio Allowed: 35% / 3,397 square feet
	Floor Area Ratio Proposed: 3,390 square feet

Resource Zones and Reports:

Environmentally Sensitive Habitat: N/A	Erosion Hazard Zone: N/A
Biological Report #: N/A	Soils Report #: N/A
Forest Management Rpt. #: N/A	Geologic Hazard Zone: III
Archaeological Sensitivity Zone: High	Geologic Report #: N/A
Archaeological Report #: LIB110163	Traffic Report #: N/A
Fire Hazard Zone: Moderate	

Other Information:

Water Source: California American Water Company	Sewage Disposal (method): Sewer
Water Dist/Co: Monterey Peninsula Water Management District	Sewer District Name: Pebble Beach Community Services District
Fire District: Pebble Beach CSD	Total Grading (cubic yds.): 95 cubic yards
Tree Removal: No	

EXHIBIT B Monterey County Resource Management Agency Planning Department Condition Compliance Plan	Project Name: <u>KEHRING</u> File No: <u>PLN110098</u> APNs: <u>007-262-016-000</u> Approved by: <u>Zoning Administrator</u> Date: <u>May 2, 2011</u>
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Design Approval PLN110098 allows Design Approval to allow the demolition of an existing 1,740 square foot single family dwelling and the construction of a new 2,459 square foot two-story single family dwelling, consisting of a 1,802 square foot main level, a 49 square foot entry porch, a 495 square foot garage, a 1,093 square foot second level with 588 square foot of second story decks. Materials and colors consist of: grey wood shingle, stone siding, white trim, white windows/doors, and natural wood shingle roofing. The property is located at 2993 Cormorant, Pebble Beach (Assessor's Parcel Number 007-262-016-000), Greater Monterey Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. 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.	Owner/ Applicant	Ongoing unless otherwise stated	

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)
		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. 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. (RMA - Planning Department)				
2.		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 Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	
3.		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.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape	Prior to issuance of Building Permits	

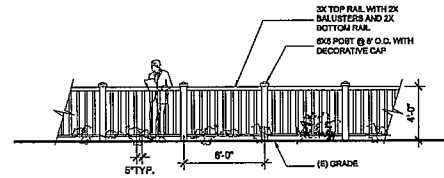
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)		Architect		
			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.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
4.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
5.		PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible	Owner/ Applicant	Prior to the issuance of grading or building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)	onsite until final building inspection			
			2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant	Prior to the foundation pre-pour inspection	
			3) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant/ Engineer	Prior to the final inspection	
6.						

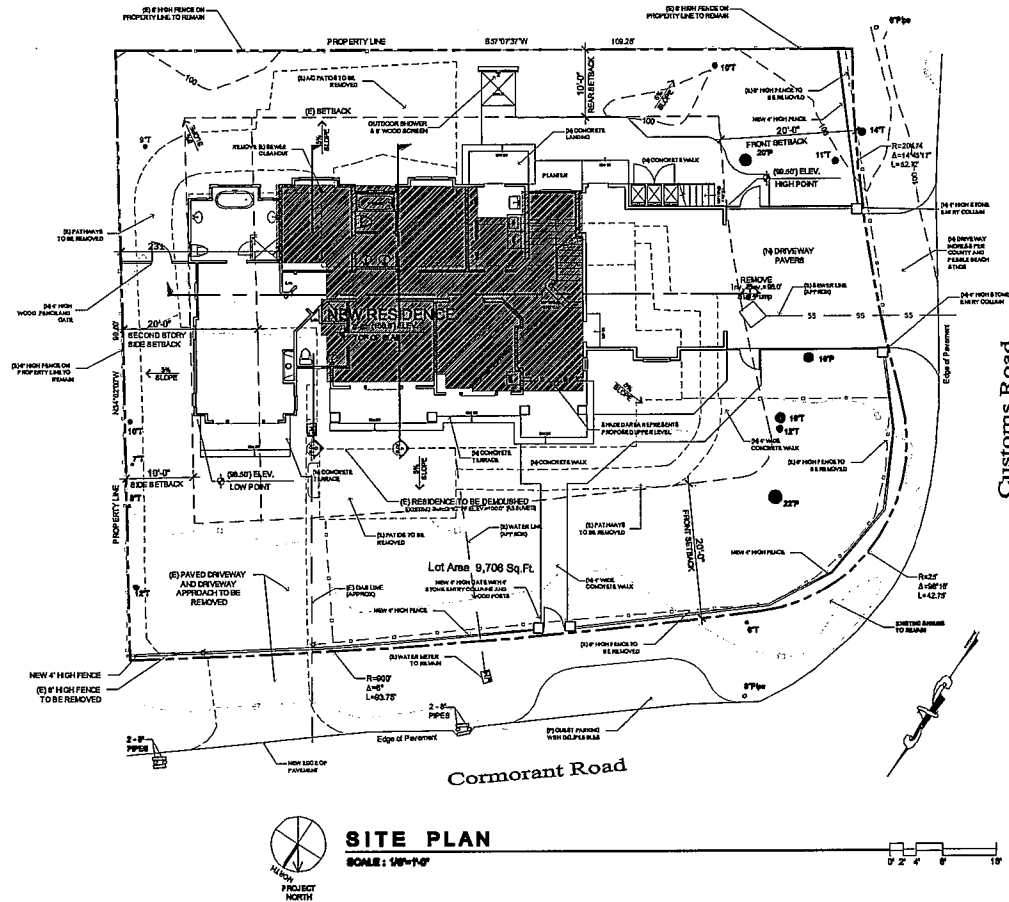
END OF CONDITIONS

Rev. 12/10/2010

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FRONT YARD FENCE ELEVATION
NOT TO SCALE



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

PROJECT INFORMATION

- PROJECT DESCRIPTION: DEMOLITION OF EXISTING ONE STORY SINGLE FAMILY RESIDENCE AND CONSTRUCTION OF NEW TWO STORY SINGLE FAMILY RESIDENCE WITH ATTACHED 2 CAR GARAGE.
- PROJECT ADDRESS: 2393 CORMORANT RD PEBBLE BEACH, CA 93950
- PROJECT OWNER: DOUG AND CARRIE KEHRING 236 ARLINGTON WAY MIDDLEBURY, VT 05753 (603) 224-8900
- PLANNING INFORMATION:
 - APN: 007-283-014
 - LEGAL DESCRIPTION: LOT 15 BLOCK 34 OF MPOC SUB NO.1
 - TITLE 21 (ISLAND ZONE) ZONING ORDINANCE FOR MONTEREY COUNTY
 - ZONING: MORA-6-D
 - MAX. ALLOWABLE BUILDING HEIGHT: 27'
 - TREE REMOVAL: NONE
 - TOPOGRAPHY: NEARLY FLAT
 - GRADING: APPROX. 86 C.YDS.
 - FIRE DISTRICT: PEBBLE BEACH CSD

- BUILDING INFORMATION:
 - PROJECT CODE COMPLIANCE-CODE EDITIONS USED:
 1. 2010 CMC, CMC, CPC
 2. CAL. FIRE CODE-CFC
 3. 2010 CAL. ELEC. CODE
 4. CALIF. ENERGY CODE 2008
 - CONSTRUCTION TYPE: Vn - FIVE, NON-RATED
 - BUILDING OCCUPANCY: R-3 / U
 - AUTOMATIC SPRINKLERS: YES

PROJECT SQUARE FOOTAGE INFORMATION

- TOTAL SITE AREA: 9,708 S.F. (227 AC)

PROPOSED LOT COVERAGE	
BUILDING FOOTPRINT	2,287 S.F.
FRONT ENTRY PORCH	49 S.F.
OUTSIDE STAIRS	36 S.F.
SECOND STORY DECK	77 S.F.
PROPOSED COVERAGE	2,449 S.F. (25.3%)
MAX. ALLOWABLE COVERAGE	3,387 S.F. (34.9%)

EXISTING FLOOR AREA	
EXISTING HOUSE	1,290 S.F.
EXISTING GARAGE	330 S.F.
EXISTING FLOOR AREA	1,740 S.F.

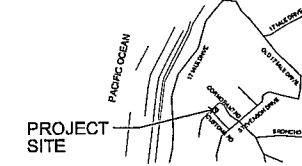
PROPOSED FLOOR AREA RATIO (FAR)	
MAIN LEVEL	1,982 S.F.
UPPER LEVEL	1,040 S.F.
TOTAL LIVABLE AREA	2,996 S.F.
GARAGE	496 S.F.
PROPOSED FLOOR AREA RATIO	3,330 S.F. (34.3%)
MAX. ALLOWABLE FAR	3,387 S.F. (34.9%)

UPPER LEVEL DECK	
UPPER LEVEL DECK (COVER GARAGE)	93 S.F.
TOTAL UPPER LEVEL DECKS	456 S.F.

DRAWING INDEX

SHEET NO.	DESCRIPTION
AA10	SITE PLAN & PROJECT INFORMATION
A10	MAIN FLOOR PLAN
A21	UPPER FLOOR PLAN
A10	ROOF PLAN
A10	EXTERIOR ELEVATIONS
A11	EXTERIOR ELEVATIONS

VICINITY MAP



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PROJECT/CLIENT
KEHRING RESIDENCE
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2393 CORMORANT RD.
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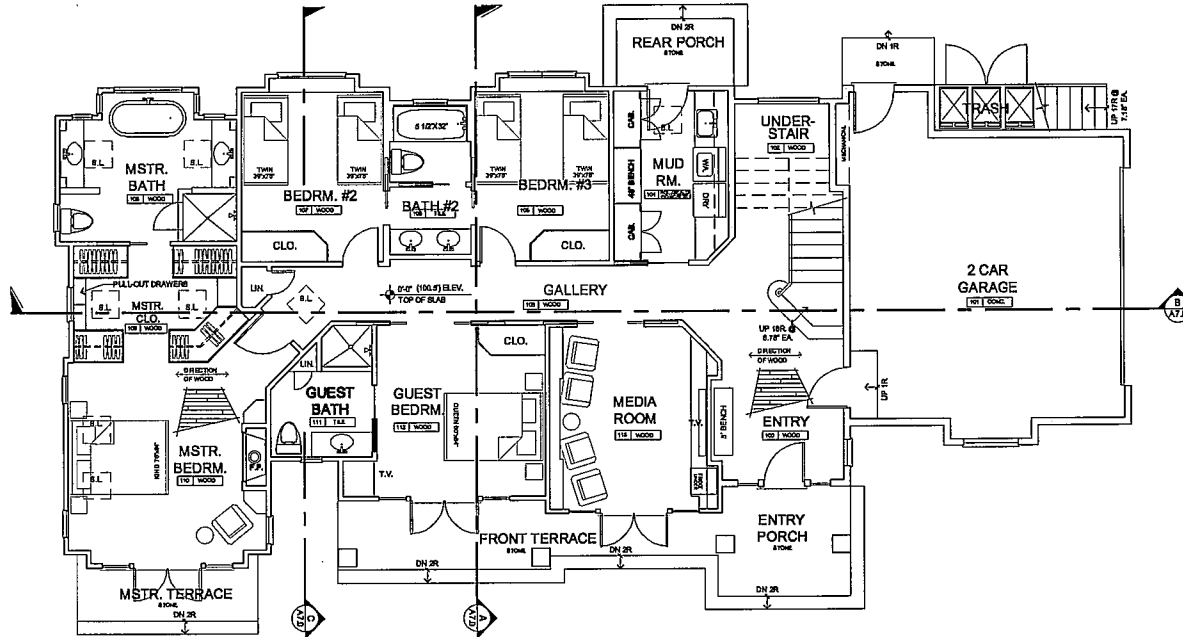


SHEET TITLE
SITE PLAN

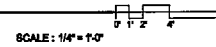
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A1.0

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LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"



PLAN NOTES

WALL LEGEND

- 1 | 2x STUD FRAMED WALL
- ||||| | STONE VENEER
- ||||| | CMU WALL-SEE STRUCTURAL DWGS

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Monterey Peninsula
Properties
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PROJECT/CLIENT
KEHRING RESIDENCE

DOUG & CARRIE KEHRING
2983 CORMORANT RD.
PEBBLE BEACH, CA.

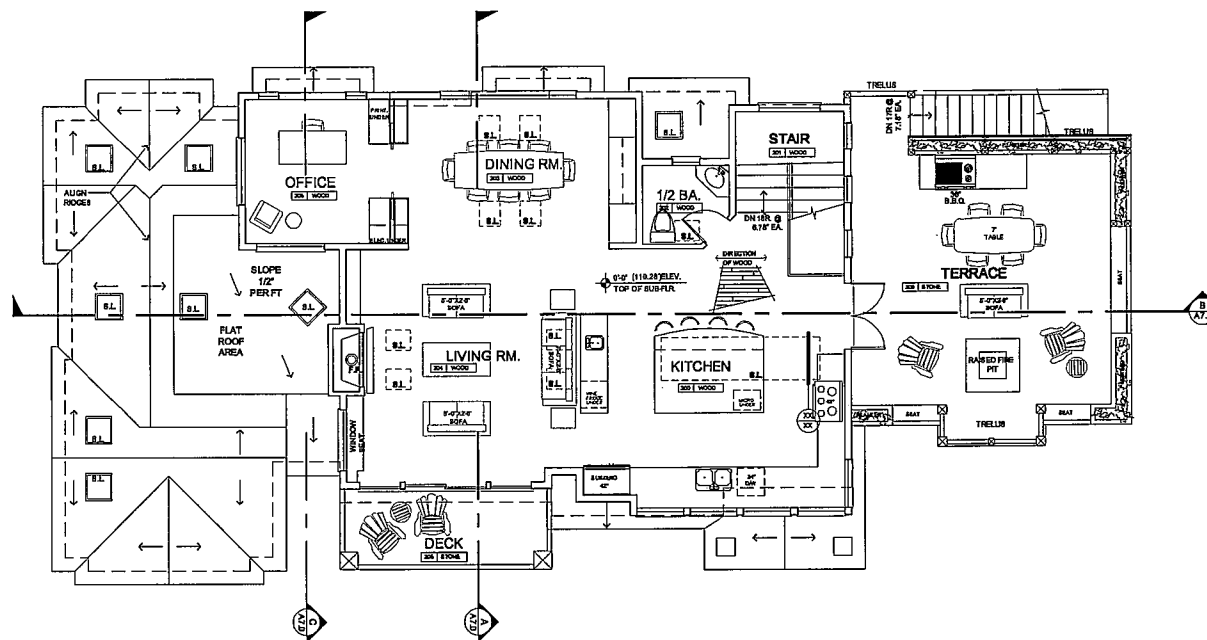


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LOWER LEVEL PLAN

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UPPER LEVEL PLAN

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

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

PLAN NOTES

WALL LEGEND

- 1 2X STUD FRAMED WALL
- STONE VENEER
- CMU WALL-SEE STRUCTURAL DWGS

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SHEET TITLE

**UPPER LEVEL
PLAN**

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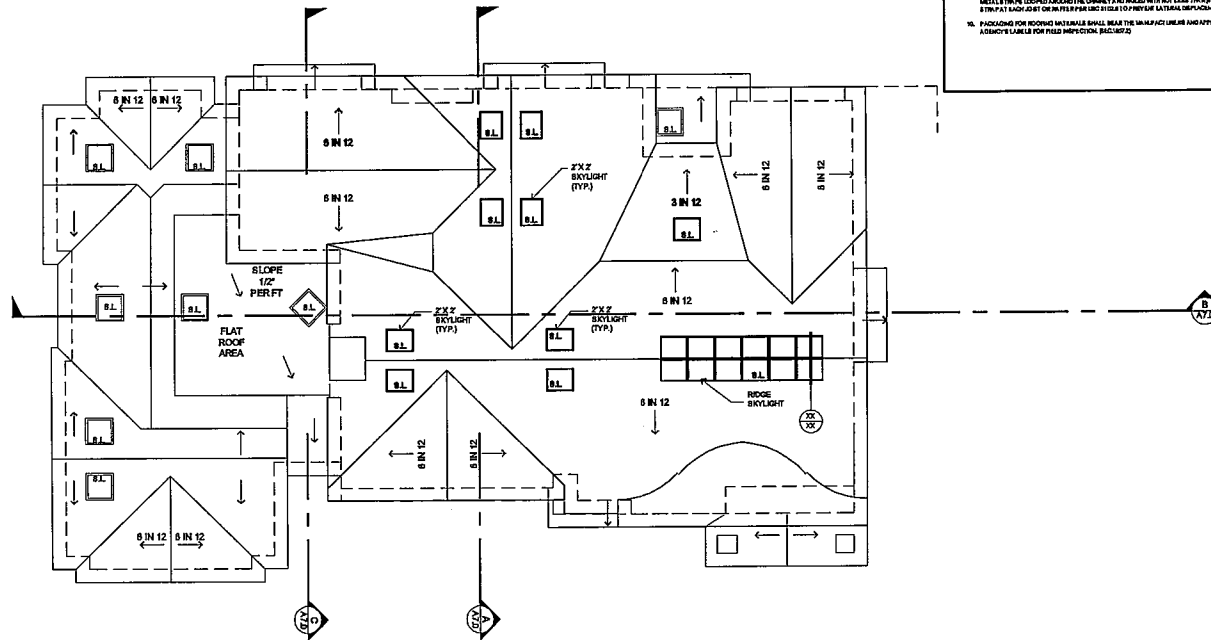
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- ROOF PLAN NOTES**
1. ROOF MATERIALS TO BE CEILING BRICKS, ROOFING WITH CEILING FINISH.
 2. FLECK BOARDING TO BE 1/2\"/>



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



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SHEET TITLE
ROOF PLAN

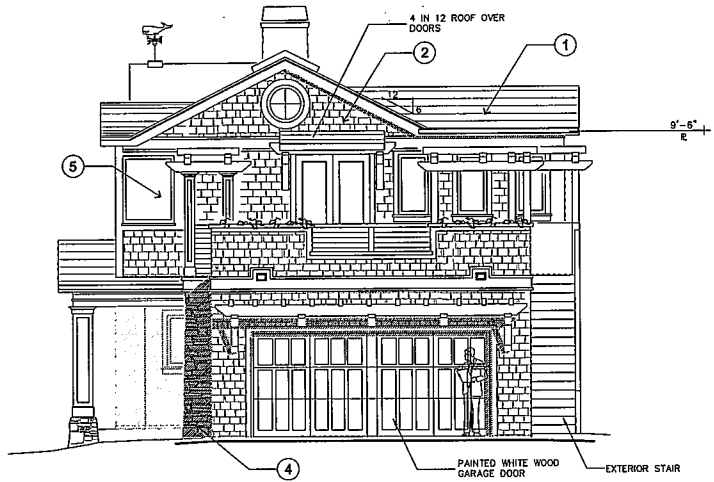
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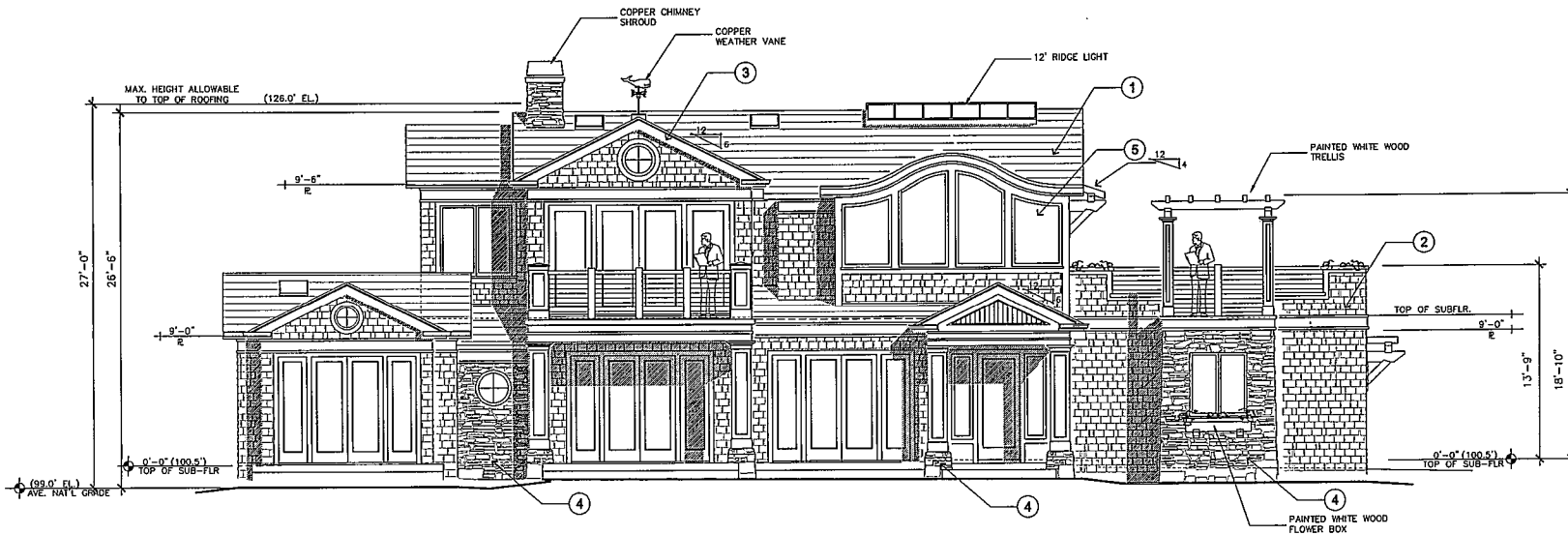
WEST ELEVATION

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

ELEVATION MATERIALS LEGEND

- ① CEDAR SHINGLE ROOFING
- ② WEATHERED GREY CEDAR SHINGLES
- ③ BRIGHT WHITE PAINTED WOOD TRIM & ACCENTS
- ④ STONE ACCENT
- ⑥ BRIGHT WHITE PAINTED WOOD DOORS AND WINDOWS

ELEVATION NOTES



MAIN (NORTH) ELEVATION

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

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PROJECT/CLIENT

**KEHRING
RESIDENCE**

DOUG & CARRIE KEHRING
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PEBBLE BEACH, CA.



SHEET TITLE

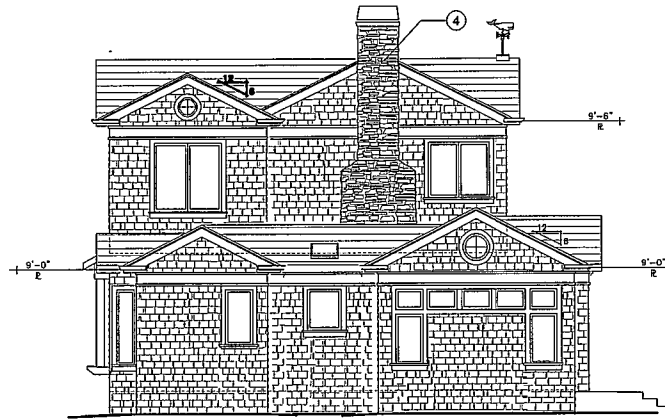
**EXTERIOR
ELEVATIONS**

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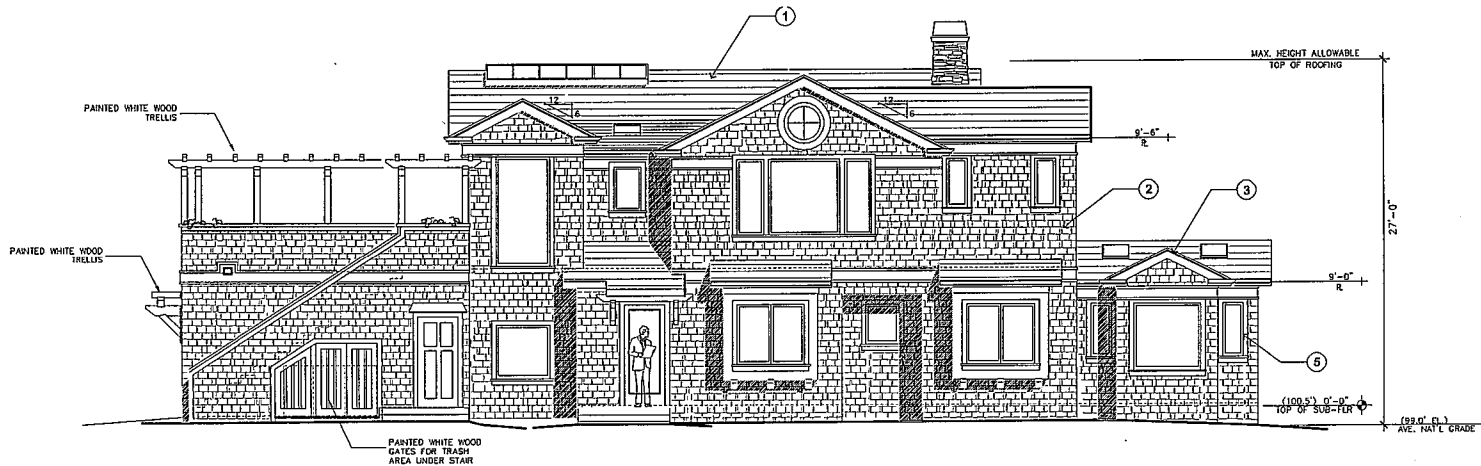
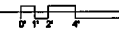
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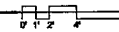
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EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



ELEVATION MATERIALS LEGEND	
①	CEDAR SHINGLE ROOFING
②	WEATHERED GREY CEDAR SHINGLES
③	BRIGHT WHITE PAINTED WOOD TRIM & ACCENTS
④	STONE ACCENT
⑤	BRIGHT WHITE PAINTED WOOD DOORS AND WINDOWS

ELEVATION NOTES	

JAMES NEWHALL SMITH
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PEBBLE BEACH, CA.



SHEET TITLE
EXTERIOR ELEVATIONS

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