

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: August 11, 2011 Time: 1:30 p.m.	Agenda Item No.: 2
Project Description: Combined Development Permit to allow: 1) a Coastal Administrative Permit and Design Approval for a remodel of an existing 4,125 square foot one-story single family residence and conversion of an existing 1,223 square foot attached garage to habitable space; additions include a 1,524 square foot first floor habitable addition, a 863 square foot second floor habitable addition and a new 1,130 square foot attached garage; 2) a Coastal Administrative Permit to allow a 379 square foot addition to a 435 square foot guesthouse for the conversion to an 814 square foot second unit; 3) a Coastal Development to allow the removal of one Monterey Pine tree (22" in diameter); 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and grading (25 cubic yards cut/15 cubic yards fill).	
Project Location: 1207 Sombria Court, Pebble Beach	APN: 008-291-024-000
Planning File Number: PLN100640	Owner: Pat and Ginger Connolly Agent: Jude Kierick, Pacific Peninsula Architecture
Planning Area: Del Monte Forest Land Use Plan	Flagged and staked: Yes
Zoning Designation: : "LDR/2-D (CZ)" [Low Density Residential/2 units per acre with Design Control (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15301 (e)	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Categorically Exempt per CEQA Section 15301 (e);
- 2) Approve PLN100640, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

PROJECT OVERVIEW:

Applicant proposes conversion of a garage to habitable space, addition of a second story and a new attached garage; an addition to an existing guesthouse and the conversion to a second unit; tree removal; and development within 750 feet of a known archaeological resource. Staff has confirmed that the proposed project meets site development standards of Low Density zoning regulations.

Currently, pursuant to Monterey County Code, Section 20.64.010 (CIP), a guesthouse may be converted to a second unit, subject to a Coastal Administrative Permit. However, AB1866, the Second Unit Law shall supersede the requirement for a discretionary permit to allow a second unit as long as the unit meets all the provisions of AB1866. Those provisions are similar to the provisions required of a senior unit. The proposed second unit is clearly subordinate and incidental to the main residence and is located in close proximity to the main residence. Staff has confirmed that the second unit conforms to all of the zoning and development standards (density, lot coverage, height, setbacks, design, etc.) of the LDR zoning district. On June 28, 2011, the Board of Supervisors adopted a Resolution of Intent to address the Second Unit Law by amending the Coastal Local Program, subject to the approval of the Coastal Commission. The amendment has not yet been codified. Therefore, subject to Monterey County Code, a Coastal Administrative Permit is required.

The project is located in a high archaeological sensitivity zone. A previous Preliminary Reconnaissance was prepared for the entire parcel. The report was positive, an Initial Study was
Connolly (PLN100640)

prepared and it was determined that resources were found on the contiguous parcel. A Conservation and Scenic easement was dedicated to preserve that area. The archaeological report goes on to say that there was no evidence found in the construction area and project should not be postponed for development. The proposed project is not located within a critical viewshed and there is no environmentally sensitive habitat on the property. The project proposes to remove one Monterey Pine tree (22 inches in diameter); the project minimizes tree removal in accordance with applicable goals and policies of the Del Monte Forest Land Use Plan.

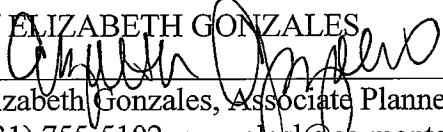
On June 2, 2011, the Del Monte Forest Land Use Advisory Committee recommended approval of the project (4-0) with no comments. There are no other unresolved issues.

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
July 28, 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; Pat and Ginger Connolly, Owners, Jude Kierick w/ Peninsula Pacific Architecture, Agent; Planning File PLN100640

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 A

Project Data Sheet for PLN100640

Project Title:

Location: 1207 Sombria Court, Pebble Beach	Primary APN: 008-291-024-000
Applicable Plan: Del Monte Forest Land Use Plan	Coastal Zone: YES
Permit Type: Combined Dev Permit	Zoning: LDR/2-D (CZ)
Environmental Status: EXEMPT	Plan Designation: Residential
Advisory Committee: Del Monte Forest LUAC	Final Action Deadline (884): August 12, 2011

Project Site Data:

Lot Size: 2 ACRES	Coverage Allowed: 15%
Existing Structures (SF): 5,783 sq ft	Coverage Proposed: 10.1%
Proposed Structures (SF): 3,896 sq ft	Height Allowed: 30 feet
Total SF: 9,679 sq ft	Height Proposed: 27' 9" feet
	Floor Area Ratio Allowed: N/A
	Floor Area Ratio Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: N/A	Erosion Hazard Zone: Low
Biological Report #: N/A	Soils Report #: LIB110257
Forest Management Rpt. #: LIB110256	
Archaeological Sensitivity Zone: High	Geologic Hazard Zone: VI
Archaeological Report #: LIB110265	Geologic Report #: LIB110257
Fire Hazard Zone: moderate	Traffic Report #: N/A

Other Information:

Water Source: Public	Sewage Disposal (method): Public
Water Dist/Co: Cal Am	Sewer District Name: PBCSD
Fire District: PBFDP	Total Grading (cubic yds.): 25 cubic yards cut/ 15 cubic yards fill
Tree Removal: 1 Monterey Pine Tree	

**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:

CONNOLLY, PAT AND GINGER (PLN100640)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically Exempting per CEQA Section 15303 (e);
- 2) Approving Combined Development Permit to allow 1) a Coastal Administrative Permit and Design Approval for a remodel an existing 4,125 square foot one-story single family residence and conversion of an existing 1,223 square foot attached garage to habitable space; additions include a 1,524 square foot first floor habitable addition, a 863 square foot second floor habitable addition and a new 1,130 square foot attached garage; 2) a Coastal Administrative Permit to allow a 379 square foot addition to a 435 square foot guesthouse for the conversion to an 814 square foot second unit; 3) a Coastal Development to allow the removal of one Monterey Pine tree (22" in diameter); 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and grading (25 cubic yards cut/15 cubic yards fill).

(PLN100425, Pat and Ginger Connolly, 1207 Sombria Court, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-291-024-000))

The Combined Development Permit application (PLN100640) came on for public hearing before the Monterey County Zoning Administrator on August 11, 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 1207 Sombria Court, Pebble Beach (Assessor's Parcel Number 008-291-024-000, Del Monte Forest Land Use Plan. The parcel is zoned "LDR/2-D (CZ)" Low Density Residential/2 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 conversion of a garage to habitable space, addition of a second story and a new attached garage; a Coastal Administrative Permit for an addition to an existing guesthouse and the conversion to a second unit; a Coastal Development Permit to allow tree removal; and a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. Staff has confirmed that the proposed project meets Site Development standards of Low Density zoning regulations.
- d) Second Unit – There is an existing permitted guesthouse on the property. Applicants propose to add 379 square feet and convert it to a second unit. Currently, pursuant to Monterey County Code, Section 20.64.010 (CIP), a guesthouse may be converted to a senior unit, subject to a Coastal Administrative Permit. However, AB1866, the Second Unit Law shall supersede the requirement for a discretionary permit to allow a second unit as long as the unit meets all the provisions of AB1866. Those provisions are similar to the provisions required of a senior unit. The proposed second unit is clearly subordinate and incidental to the main residence and is located in close proximity to the main residence. Staff has confirmed that the second unit conforms to all of the zoning and development standards (density, lot coverage, height, setbacks, design, etc.) of the LDR zoning district. On June 28, 2011, the Board of Supervisors adopted a Resolution of Intent to address the Second Unit Law by amending the Coastal Local Program, subject to the approval of the Coastal Commission. The amendment has not yet been codified. Therefore, subject to Monterey County Code, a Coastal Administrative Permit is required.
- e) 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 one Monterey Pine tree does not conflict with water and marine resources, environmentally sensitive habitat areas and scenic visual resources. (*See Finding #7*).
- f) 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 additions to the existing single family dwelling and conversion of an accessory structure. Colors and materials to match existing tan stucco and grey roofing materials.

The colors and materials are of a neutral blend (tans and browns) and are consistent with the surrounding environment. Therefore, the project is consistent with the Design Control regulations.

- g) The project planner conducted a site inspection on June 2, 2011, to verify that the project on the subject parcel conforms to the plans listed above.
- h) The project is located in a high Archaeological Sensitivity zone. A previous Preliminary Reconnaissance was prepared for the entire parcel. The report was positive, an Initial study was prepared and it was determined that resources were found on the contiguous parcel. A Conservation and Scenic Easement was dedicated to preserve that area. The archaeological report goes on to say that there was no evidence found in the construction area and project should not be postponed for development. The proposed project is not located within a critical viewshed and there is no environmentally sensitive habitat on the property.
- i) On June 2, 2011, the Del Monte Forest Land Use Advisory Committee recommended approval of the project (4-0) with no comments.
- j) 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 PLN100640.

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. These technical reports indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. A previous Preliminary Reconnaissance was prepared for the entire parcel. An Initial Study was prepared and it was determined that resources were found on the contiguous parcel and a conservation and scenic easement was dedicated to preserve that area. The archaeological report goes on to say that there was no evidence found in the construction area and project should not be postponed for development. The tree proposed for removal is in decline and the arborist is recommending its removal. Because the project is located within 1/8 mile of an active or potentially active fault, pursuant to Section 20.147.060 (CIP), a geologic report is required. The geotechnical engineering firm addresses geologic and seismic considerations. They concluded that although the Cypress Point fault is located within 1/8 mile of the property, it does not cross the property. Due to the granular soils and relatively gentle slopes on, and in the direct vicinity of the site, the potential for liquefaction and landslides are to impact the site are low and the site is considered

suitable for the proposed construction. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

- *“Preliminary Archaeological Reconnaissance” (LIB110265) prepared by Archaeological Consulting, Salinas, CA, July 28, 1999.*
- *“Tree Assessment” (LIB110256) prepared by Frank Ono, Pacific Grove, CA, January 12, 2011.*
- *“Geotechnical Engineering/Geologic Investigation” (LIB110257) prepared by Moore Twining Associates, Inc., Menlo Park, CA, March 17, 2011.*

- c) Staff conducted a site inspection on June 2, 2011 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 PLN100640.

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. Existing sewer is serviced by the Pebble Beach Community Services District.
 - c) Preceding finding No. 1 and 2 and supporting evidence for PLN100640.

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 June 2, 2011 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 PLN100640.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15301(e), categorically exempts additions to existing structures.
b) The proposed project consists of first and second story additions to the existing single family dwelling and an addition and conversion of an existing guesthouse.
c) No adverse environmental effects were identified during staff review of the development application during a site visit on June 2, 2011.
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 PLN100640.
e) The project planner conducted a site inspection on June 2, 2011.
7. **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 one Monterey Pine trees (22 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 Assessment was prepared by Frank Ono, Pacific Grove, CA. The analysis determined that the 22 inch tree has poor branching architecture with excessive stem bleeding and should be removed. Staff has determined 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 #4**).
d) The removal will not involve a risk of adverse environmental impacts. Staff site visit determined that the removal of one Monterey Pine tree 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 June 2, 2011 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 PLN100640.

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

- EVIDENCE:**
- a) Section 20.86.030 Monterey County Zoning Ordinance (Board of Supervisors).
 - b) Section 20.86.080 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 15301 (e);
- B. Approve, Combined Development Permit to allow 1) a Coastal Administrative Permit and Design Approval for a remodel an existing 4,125 square foot one-story single family residence and conversion of an existing 1,223 square foot attached garage to habitable space; additions include a 1,524 square foot first floor habitable addition, a 863 square foot second floor habitable addition and a new 1,130 square foot attached garage; 2) a Coastal Administrative Permit to allow a 379 square foot addition to a 435 square foot guesthouse for the conversion to an 814 square foot second unit; 3) a Coastal Development to allow the removal of one Monterey Pine tree (22" in diameter); 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and grading (25 cubic yards cut/15 cubic yards 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 11th day of August, 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.

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN100640

EXHIBIT "B" /

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
<p>1. PD001 - SPECIFIC USES ONLY</p> <p>This permit was approved for a Combined Development Permit to allow 1) a Coastal Administrative Permit and Design Approval for a remodel an existing 4,125 square foot one-story single family residence and conversion of an existing 1,223 square foot attached garage to habitable space; additions include a 1,524 square foot first floor habitable addition, a 863 square foot second floor habitable addition and a new 1,130 square foot attached garage; 2) a Coastal Administrative Permit to allow a 379 square foot addition to a 435 square foot guesthouse for the conversion to an 814 square foot second unit; 3) a Coastal Development to allow the removal of one Monterey Pine tree (22" in diameter); 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and grading (25 cubic yards cut/15 cubic yards fill), in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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 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)</p>	<p>Planning</p>	<p>The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.</p>
<p>2. PD002 - NOTICE PERMIT APPROVAL</p>		

Conditions of Approval and/or Mitigation Monitoring Measures

The applicant shall record a Permit Approval Notice, stating:

This notice for Resolution Number _____, was approved by the Zoning Administrator on August 11, 2011, for Assessor's Parcel Number 008-291-024-000, "The permit was granted subject to 13 conditions of approval which run with the land" and "A copy of the permit is on file with the Monterey County RMA - Planning Department."

Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

3. **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 recovery. (RMA - Planning Department)

4. **PD011 - TREE AND ROOT PROTECTION**

Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of 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 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)

5. **PW0043 - REGIONAL DEVELOPMENT IMPACT FEE**

Compliance or Monitoring Actions to be Performed

Responsible Department

Conditions of Approval and/or Mitigation Monitoring Measures

Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.

Pub Works

Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. (Public Works)

6. WRSP1 - WATER AVAILABILITY CERTIFICATION (NON-STANDARD CONDITION)

The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Water

Prior to issuance of any construction permit(s), the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at: www.mowra.co.monterey.ca.us.

7. FIRE001 - ROAD ACCESS

Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. Responsible Land Use Department: Pebble Beach Community Services District

Fire

1) Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.

2) Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection for each phase of development.

8. FIRE007 - DRIVEWAYS

Conditions of Approval and/or Mitigation Monitoring Measures

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 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. Responsible Land Use Department: Pebble Beach Community Services District

9. 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. Responsible Land Use Department: Pebble Beach Community Services District.

10. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department

Fire

Compliance or Monitoring Actions to be Performed

- 1) Prior to issuance, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
- 2) Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection.

Fire

- 1) Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
- 2) Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection.

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
<p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Responsible Land Use Department: Pebble Beach Community Services District.</p>	Fire	<p>1) Prior to issuance of building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>2) Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection.</p>
<p>11. FIRE019 - DEFENSIBLE SPACE FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. Responsible Land Use Department: Pebble Beach Community Services District.</p>	Fire	<p>1) Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>2) Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection.</p>
<p>12. 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. Responsible Land Use Department: Pebble Beach Community Services District.</p>	Fire	<p>1) Prior to issuance of building permit, the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.</p> <p>2) Prior to framing inspection, the applicant or owner shall schedule fire dept. rough sprinkler inspection.</p> <p>3) Prior to final building inspection, the applicant or owner shall schedule fire dept. final sprinkler inspection.</p>
<p>13. FIRE029 - ROOF CONSTRUCTION - (CYPRESS)</p>		

Conditions of Approval and/or Mitigation Monitoring Measures

FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD)

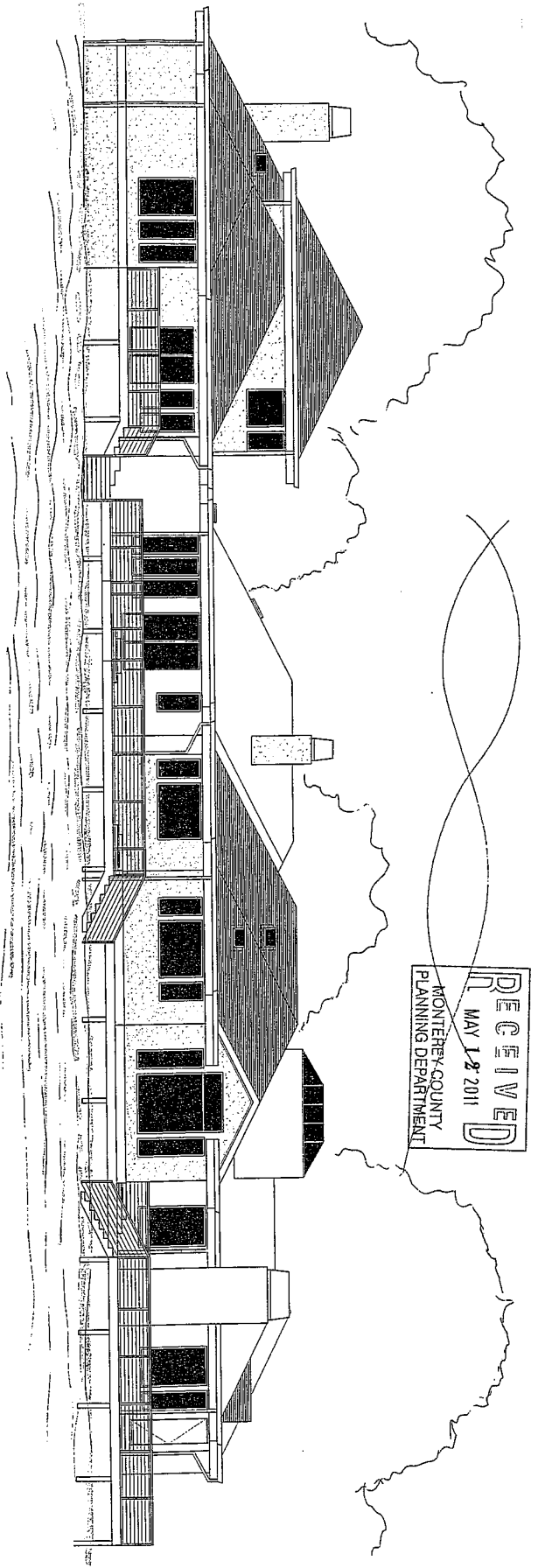
All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. Responsible Land Use Department: Pebble Beach Community Services District.

Responsible Department

Fire

Compliance or Monitoring Actions to be Performed

Prior to issuance of building permit, the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.



VIEW FROM CYPRESS POINT GOLF COURSE

THE CONNOLLY RESIDENCE REMODEL & ADDITION

1207 SOMBRIA COURT, PEBBLE BEACH, CALIFORNIA

OWNERS:
ARCHITECT:

PAT & GINGER CONNOLLY
PACIFIC PENINSULA ARCHITECTURE

(650) 854-0517
(650) 323-7900

MAY 12, 2011

LOCATION MAP



GENERAL INFORMATION

PROJECT APPLICANT:

PAT AND GINGER CONNOLLY
 2140 CLAYTON DRIVE
 SAN ANTONIO, TX 78203
 (512) 354-6517

PROJECT ARCHITECT:

PACIFIC PENINSULA ARCHITECTURE
 718 GROVE AVENUE
 MENLO PARK, CA 94023
 (650) 323-7800

LOT BLOCK:

LOT 1 & LOT 15, BLOCK 1,
 TRACT NO. 241 CYPRESS ACRES

APR#:

008-291-024-000

ZONING:

LDNG-01(C2)

EXISTING SQUARE FOOTAGE:

2 ACRES (87,141 S.F.)

AREAS OF ADDITION:

4,125 S.F. EXISTING RESIDENCE
 1,223 S.F. EXISTING GARAGE
 5,789 S.F. EXISTING TOTAL
 1,524 S.F. FIRST FLOOR
 1,139 S.F. SECOND FLOOR
 1,139 S.F. ATTACHED GARAGE
 3,898 S.F. ADDITION TOTAL

PROPOSED SQUARE FOOTAGE:

8,923 S.F. FIRST FLOOR
 1,139 S.F. SECOND FLOOR
 1,139 S.F. ATTACHED GARAGE
 3,898 S.F. ADDITION TOTAL
 15,100 S.F. TOTAL

PROPOSED LOT COVERAGE:

(19,182 S.F. TOTAL COVERAGE)
 8,923 S.F. MAIN RESIDENCE
 1,139 S.F. SECOND FLOOR
 1,139 S.F. ATTACHED GARAGE
 8,815 S.F. TOTAL

IMPERVIOUS COVERAGE:

9,819 S.F. STRUCTURES
 7,972 S.F. IMPERVIOUS SURFACES
 16,791 S.F. TOTAL COVERAGE

GRADING DIRT FILL:

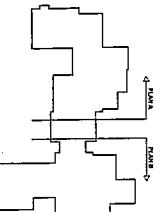
22.8 YDS³ CUT @ GARAGE
 14.4 YDS³ CUT @ SENIOR UNIT
 14.4 YDS³ CUT @ SENIOR UNIT
 22.8 YDS³ FILL @ SENIOR UNIT

PARKING COUNT:

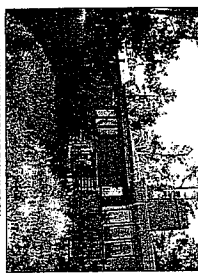
2 FOR MAIN HOUSE (2 REQUIRED)
 1 FOR SENIOR UNIT (1 REQUIRED)
 3 TOTAL (3 REQUIRED)

ESTIMATED VALUE OF REMODEL:

\$719,000 MAIN RESIDENCE
 \$393,000 SENIOR CITIZEN UNIT
 \$689,000 TOTAL



KEY PLAN
 SCALE: 1" = 32'-0"



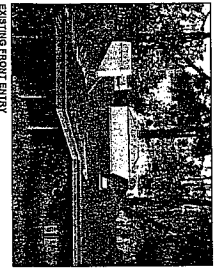
PHOTOS - COLORS & MATERIALS



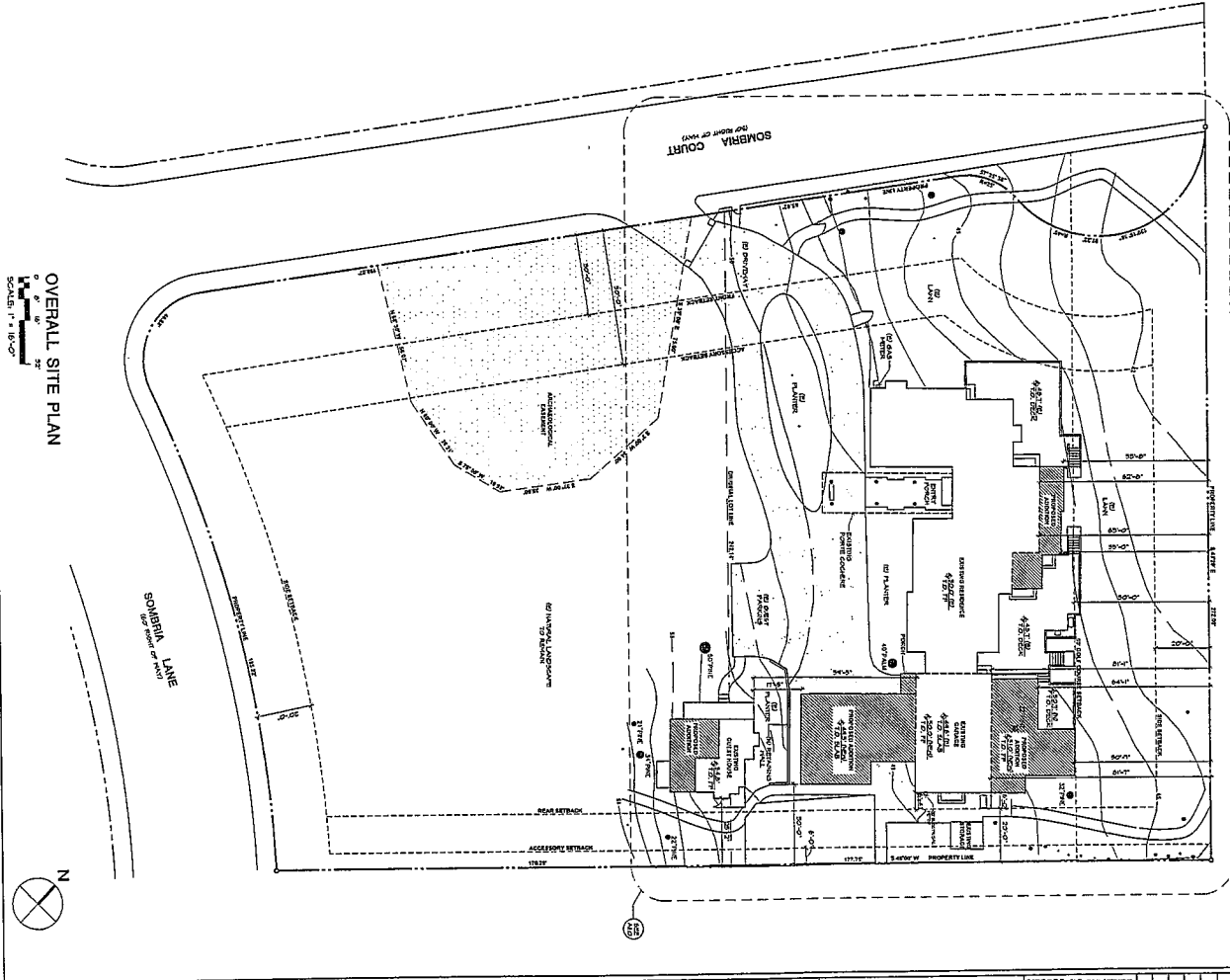
EXISTING REAR ELEVATION AT GARAGE



EXISTING FRONT ELEVATION FROM DRIVEWAY

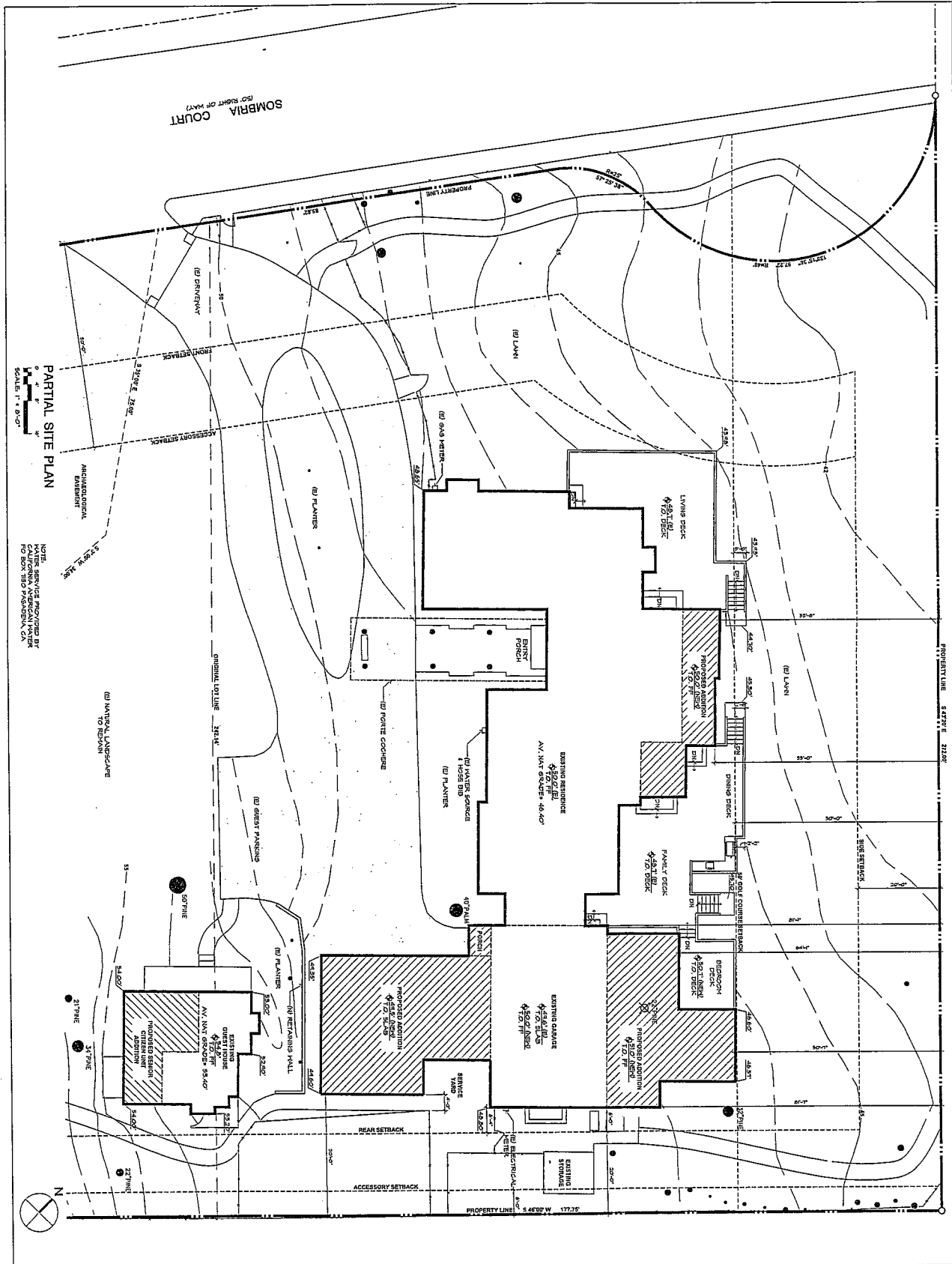


EXISTING FRONT ELEVATION



OVERALL SITE PLAN
 SCALE: 1" = 16'-0"

DATE: 06/01/17 SHEET: 01 SCALE: 1" = 16'-0"	THE CONNOLLY RESIDENCE REMODEL & ADDITION			PACIFIC PENINSULA ARCHITECTURE, INC. 718 GROVE AVENUE MENLO PARK, CA 94023 (650) 323-7800 WWW.PACIFICPENINSULA.COM	Copyright Pacific Peninsula Architecture, Inc. All rights reserved. No portion of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of Pacific Peninsula Architecture, Inc. The right to build any structure shall remain with the owner.
	1207 SOMBRIA COURT				
	PEBBLE BEACH, CALIFORNIA				



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

NOTE: ALL WORK TO BE PERFORMED BY CALIFORNIA LICENSED CONTRACTOR. SEE CITY OF PEBBLE BEACH FOR PERMITS.

A10

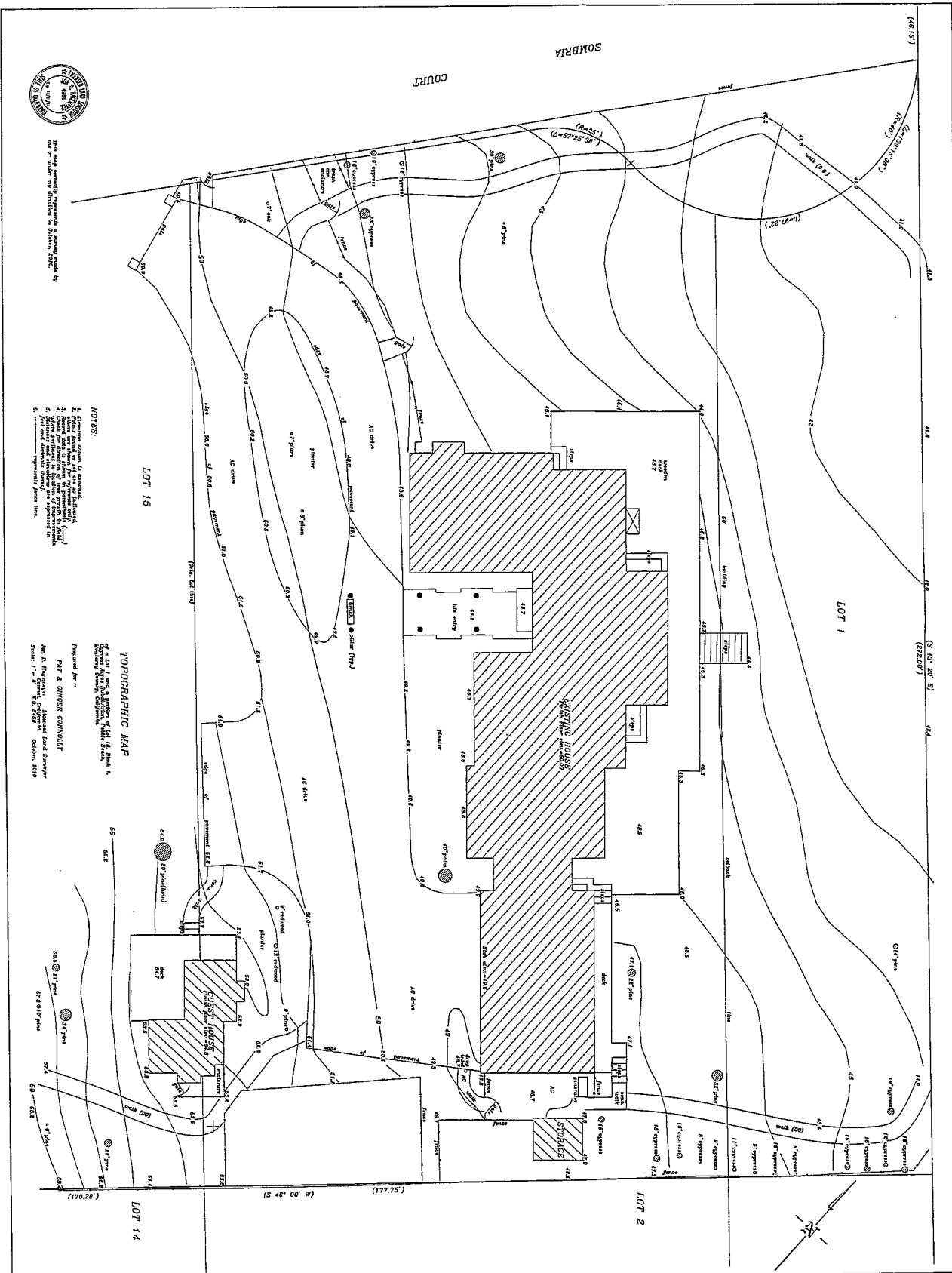
THE CONNOLLY RESIDENCE REMODEL & ADDITION
 1207 SOMBRIA COURT
 PEBBLE BEACH, CALIFORNIA



PACIFIC PENINSULA ARCHITECTURE, Inc.
 18 ONE GARDEN AVENUE, MENLO PARK, CA 94025
 TEL: 650.323.7100 FAX: 650.323.7101
 WWW.PACIFICPENINSULA.COM

COPYRIGHT Pacific Peninsula Architecture, Inc. 2010. All rights reserved. This drawing is the property of Pacific Peninsula Architecture, Inc. and is intended for the use of the client only. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Pacific Peninsula Architecture, Inc.

REVISION



This map was prepared, examined, & approved under the authority of the State of California, Board of Civil Engineers, License No. 4688, dated 12/19/19.

- NOTES:
1. Refer to sheet 100 for general notes.
 2. All work shall be in accordance with the approved plans.
 3. All work shall be completed within the specified time frame.
 4. All work shall be done in accordance with the approved specifications.
 5. All work shall be done in accordance with the approved schedule.
 6. All work shall be done in accordance with the approved budget.

TOPOGRAPHIC MAP
 1/2" = 1' and 1/4" = 1' (approx. 1/4" = 1').
 Prepared by:
 PNT & CHINER CONSULTING
 2101 N. Broadway, Orange, CA 92668
 Phone: 714.534.1100
 Fax: 714.534.1101
 Email: info@pntandchiner.com

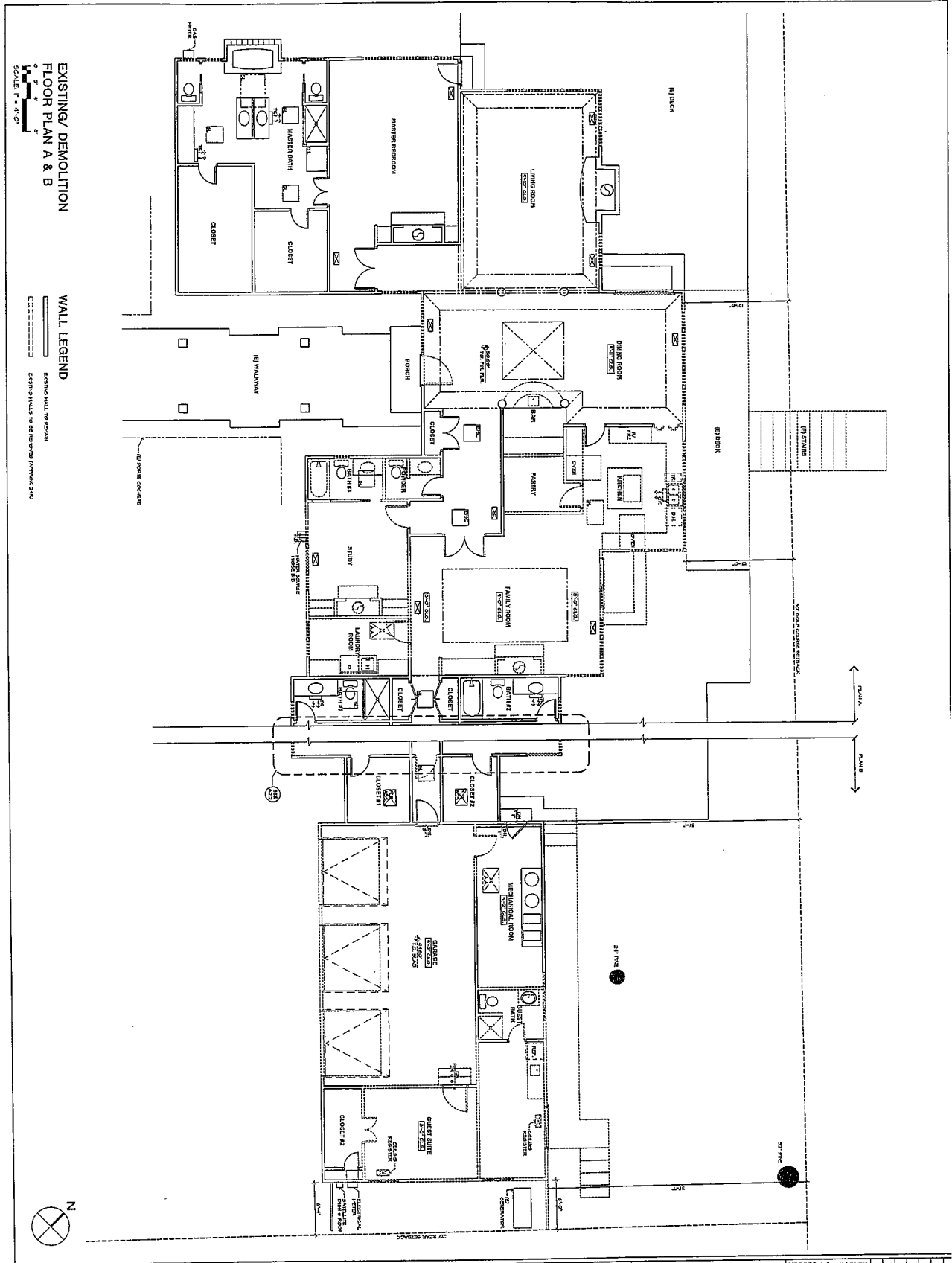
THE CONNOLLY RESIDENCE REMODEL & ADDITION
 1207 SOMBRIA COURT
 PEBBLE BEACH, CALIFORNIA



PACIFIC PENINSULA ARCHITECTURE, inc.
 780 ONE CROSS AVENUE, WOODBURY, CA 94098
 415.337.7165 FAX: 415.337.4424
 WWW.PACIFICPENINSULA.COM

COPYRIGHT 2019 Pacific Peninsula Architecture, Inc. All rights reserved. No part of this document may be reproduced without the written permission of Pacific Peninsula Architecture, Inc. The information contained herein is for the use of the client only and is not to be distributed to any other party without the written permission of Pacific Peninsula Architecture, Inc. The information contained herein is for the use of the client only and is not to be distributed to any other party without the written permission of Pacific Peninsula Architecture, Inc.

NO.	DATE	REVISION
1	01/10/20	ISSUE FOR PERMITS
2	01/10/20	ISSUE FOR PERMITS
3	01/10/20	ISSUE FOR PERMITS
4	01/10/20	ISSUE FOR PERMITS
5	01/10/20	ISSUE FOR PERMITS

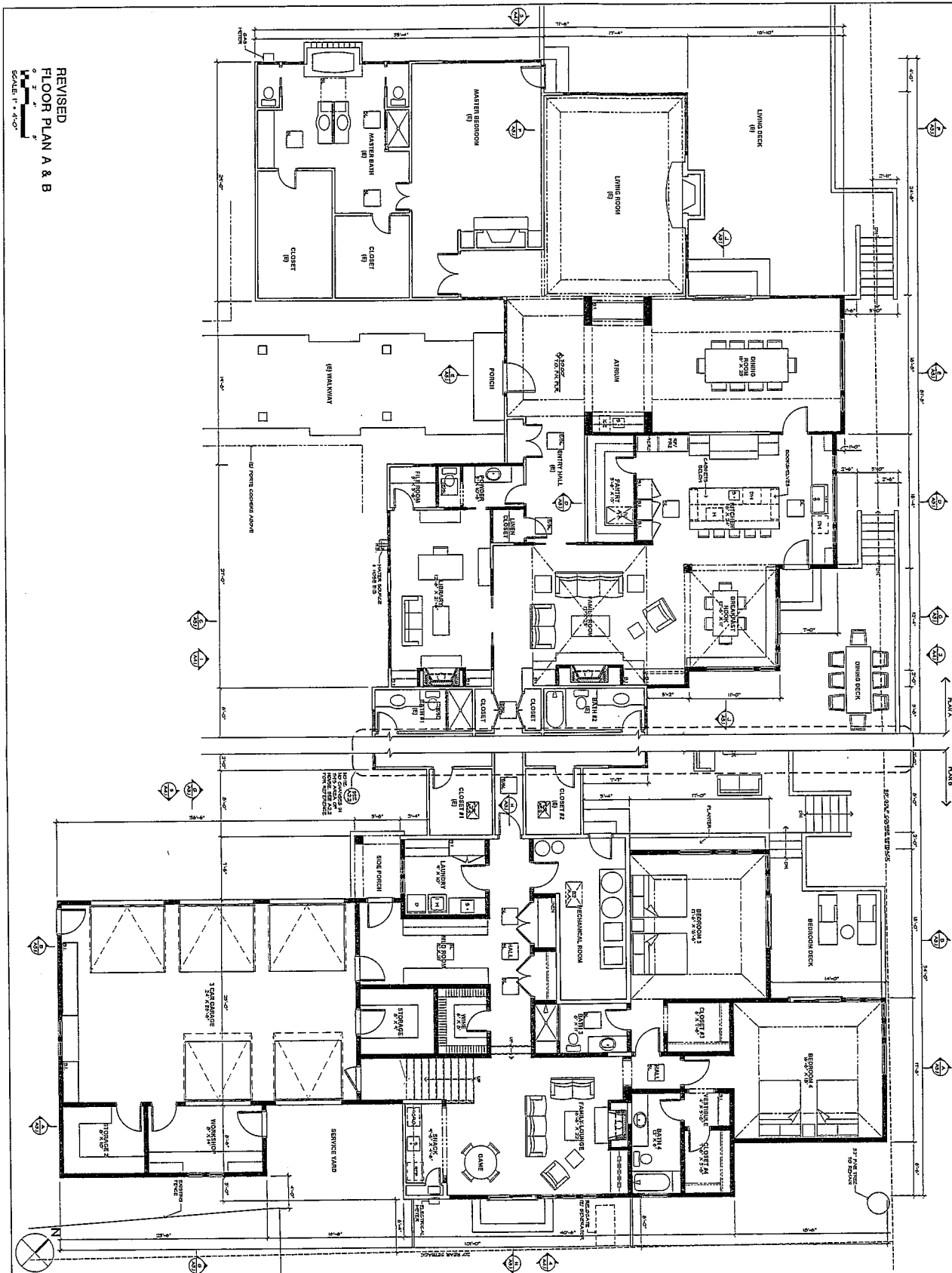


**EXISTING/ DEMOLITION
FLOOR PLAN A & B**


WALL LEGEND
 --- EXISTING WALL TO REMAIN
 - - - EXISTING WALLS TO BE DEMOLISHED (ARTICLE 240)
 --- (B) POINT LOCATIONS



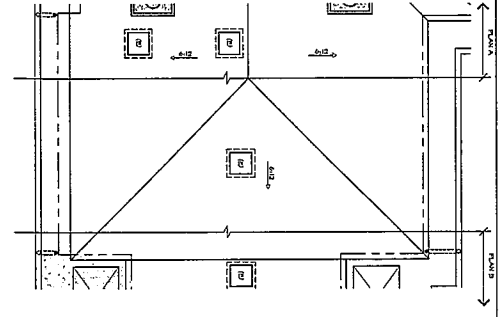
<p>D21</p>	<p>THE CONNOLLY RESIDENCE REMODEL & ADDITION 1207 SOBRIA COURT PEBBLE BEACH, CALIFORNIA</p>		<p>PACIFIC PENINSULA ARCHITECTURE, inc. 750 OLD CROCK WHEELER WORLD DRIVE, SUITE 100 SAN DIEGO, CALIFORNIA 92108 TEL: 619-591-7450 FAX: 619-591-0121 WWW.PACIFICPENINSULA.COM</p>	<p>Copyright © Pacific Peninsula Architecture, Inc. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Pacific Peninsula Architecture, Inc. The user of this document is bound by the terms and conditions of the license agreement located at the bottom of this page. The user of this document is bound by the terms and conditions of the license agreement located at the bottom of this page.</p>
-------------------	--	--	--	--



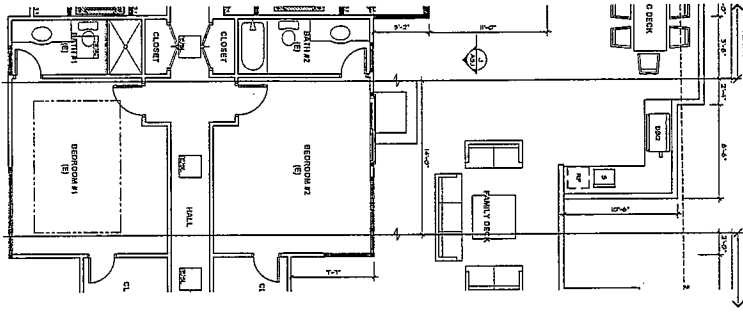
REVISED
FLOOR PLAN A & B
SCALE 1" = 4'-0"

A2.1 DATE: 08/11/11 DRAWN BY: [blank] CHECKED BY: [blank]	THE CONNOLLY RESIDENCE REMODEL & ADDITION 1207 SOMBRIA COURT PEBBLE BEACH, CALIFORNIA		 PACIFIC PENINSULA ARCHITECTURE, Inc. 78 ONE CROSS AVENUE, MENLO PARK, CA 94025 650.325.7288 FAX: 650.325.0228 WWW.PACIFICPENINSULA.COM	<small> COPYRIGHT © 2011 Pacific Peninsula Architecture, Inc. (PPA) is the owner of all rights and the design shown herein. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Pacific Peninsula Architecture, Inc. All rights reserved. </small>
	PROJECT NO. [blank] SHEET NO. [blank]			

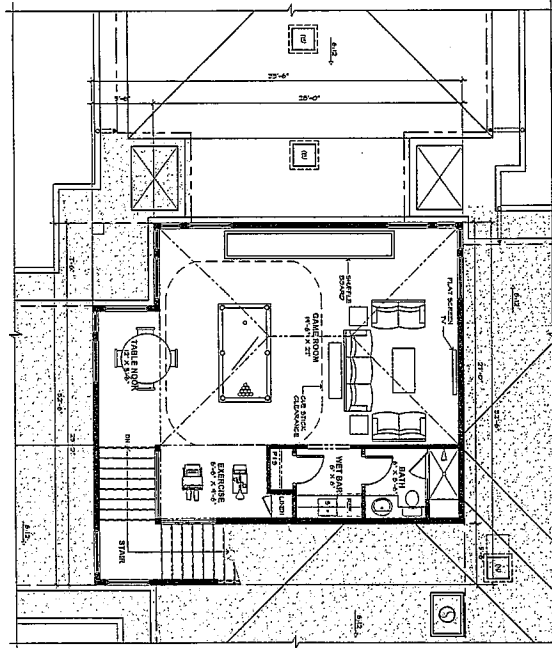
REVISED ROOF PLAN
BETWEEN A & B



REVISED FLOOR PLAN
BETWEEN A & B
SCALE: 1" = 4'-0"



SECOND FLOOR PLAN



A2.2

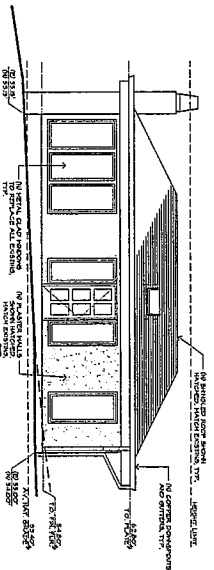
THE CONNOLLY RESIDENCE REMODEL & ADDITION
1207 SOMBRIA COURT
PEBBLE BEACH, CALIFORNIA



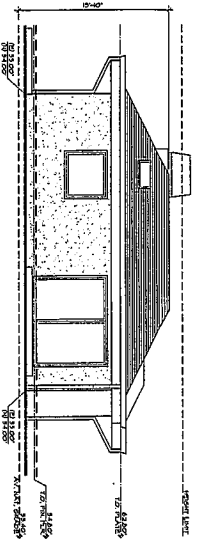
PACIFIC PENINSULA ARCHITECTURE, Inc.
78 OAK GROVE AVENUE, MENLO PARK, CA 94025
650.320.7880 FAX: 650.320.0625
WWW.PACIFICPENINSULA.COM

CONTRACTOR: Pacific Peninsula Architecture, Inc. (PPA) is the owner of all rights in this plan. PPA is the author and the intellectual property of this plan. Any reproduction or use of this plan without the written consent of PPA is strictly prohibited. The copyright in this plan shall inure to the benefit of PPA.

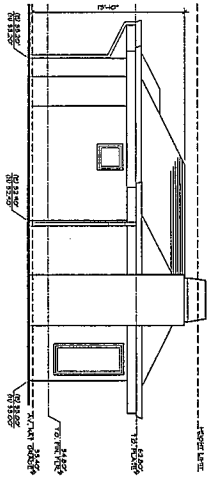
FRONT ELEVATION (WEST) - SOMBRIA COURT VIEW



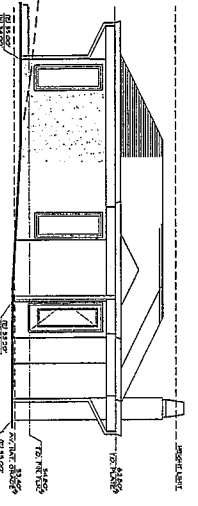
RIGHT SIDE ELEVATION (SOUTH) - SOMBRIA LANE VIEW



LEFT SIDE ELEVATION (NORTH) - MAIN RESIDENCE VIEW



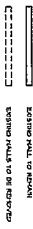
REAR ELEVATION (EAST) - NEIGHBOR VIEW



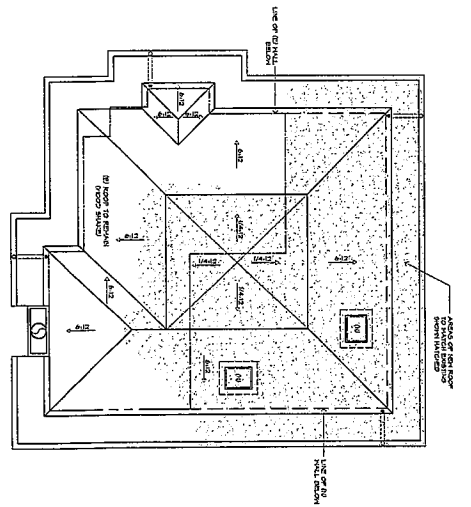
SENIOR CITIZEN UNIT



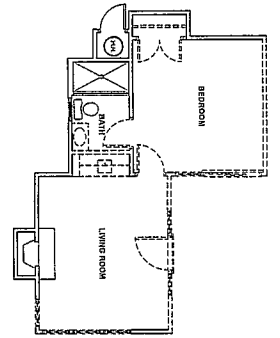
WALL LEGEND



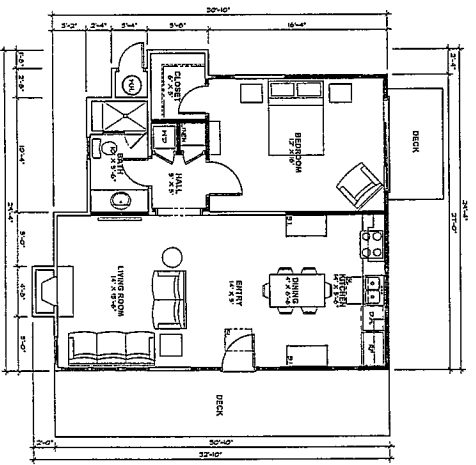
REVISED ROOF PLAN



EXISTING/ DEMOLITION FLOOR PLAN



REVISED FLOOR PLAN



THE CONNOLLY RESIDENCE REMODEL & ADDITION
 1207 SOMBRIA COURT
 PEBBLE BEACH, CALIFORNIA

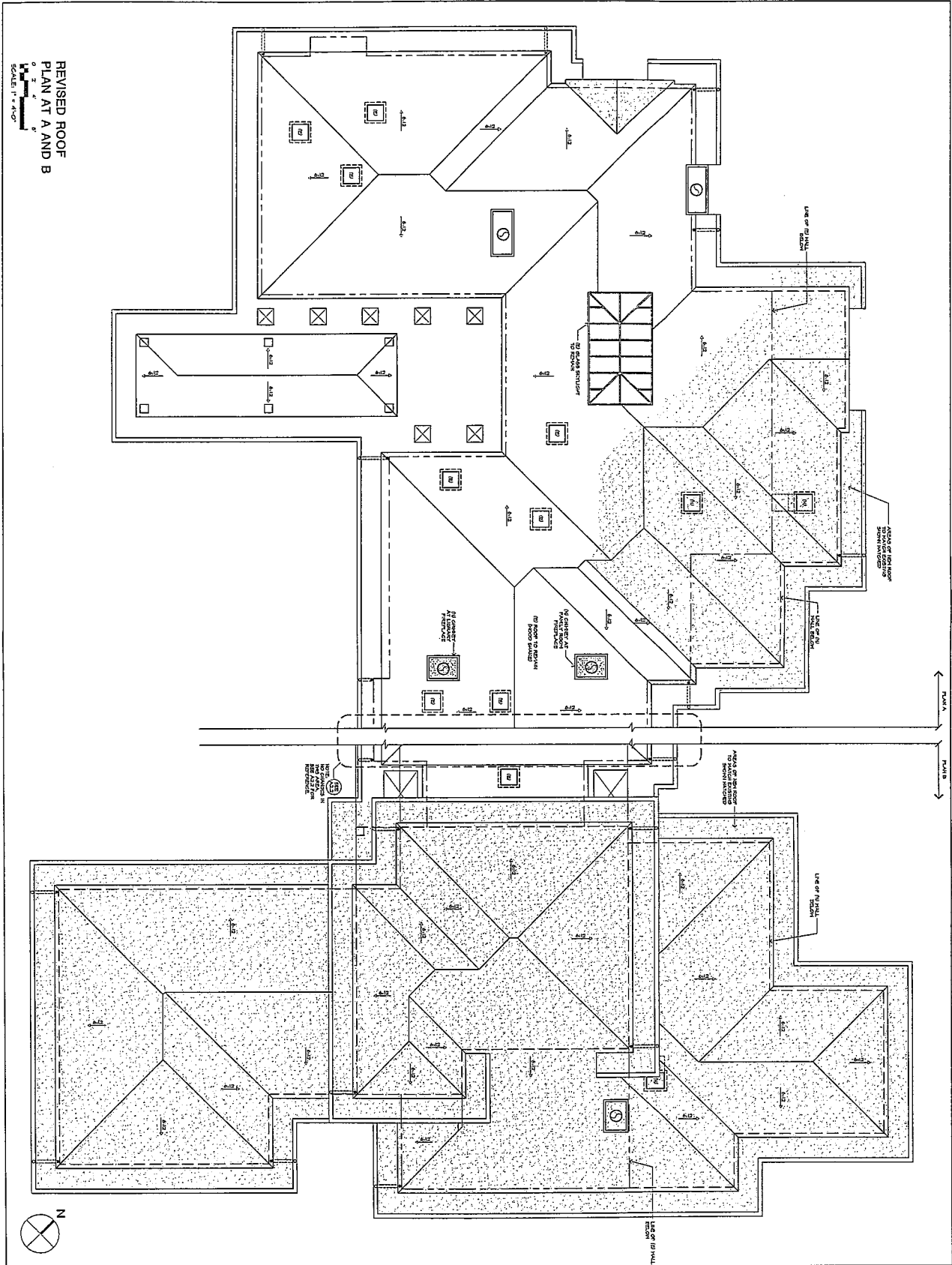


PACIFIC PENINSULA ARCHITECTURE, Inc.
 78 ONE GROVE AVENUE, MENLO PARK, CA 94025
 415.323.7800 FAX: 415.323.2211
 WWW.PACIFICPENINSULA.COM

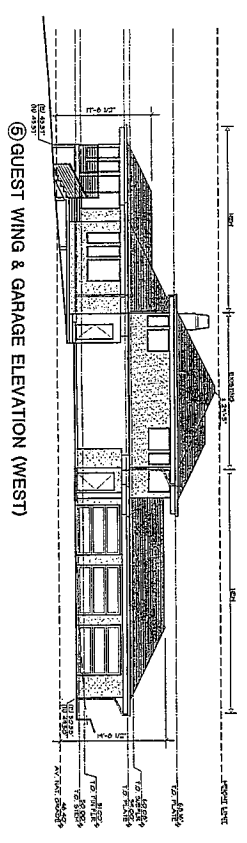
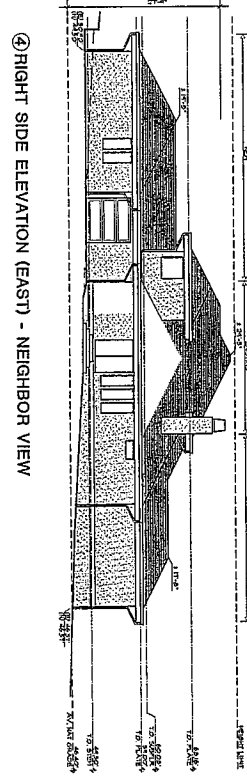
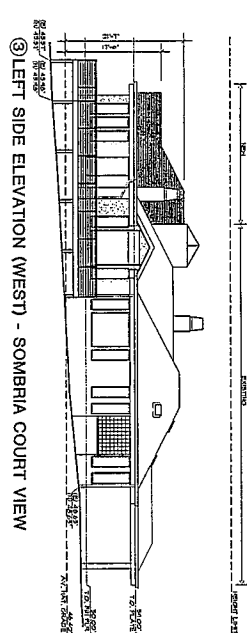
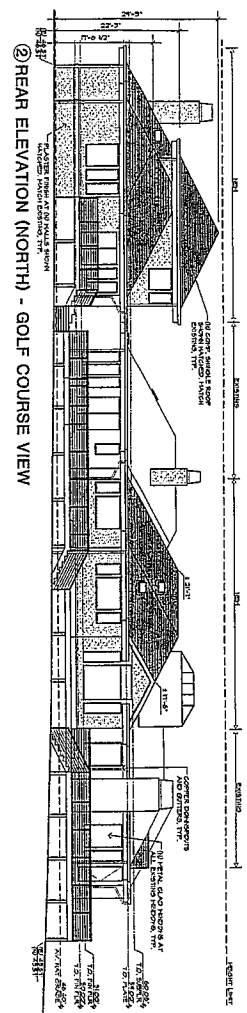
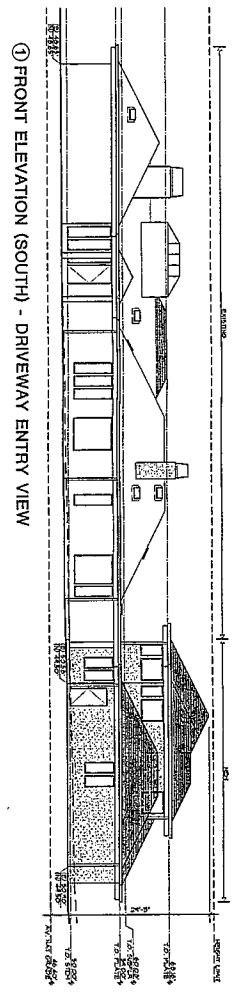
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND COUNTY OF SAN MATEO AND THE COUNTY OF SAN FRANCISCO. ANY VIOLATION OF THE CONTRACT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND COUNTY OF SAN MATEO AND THE COUNTY OF SAN FRANCISCO. ANY VIOLATION OF THE CONTRACT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

A2.3

REVISED ROOF
 PLAN AT A AND B
 SCALE: 1" = 4'-0"

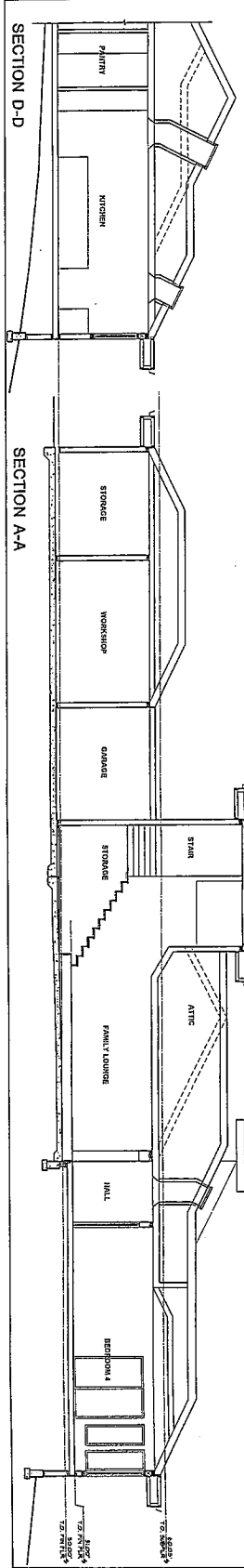
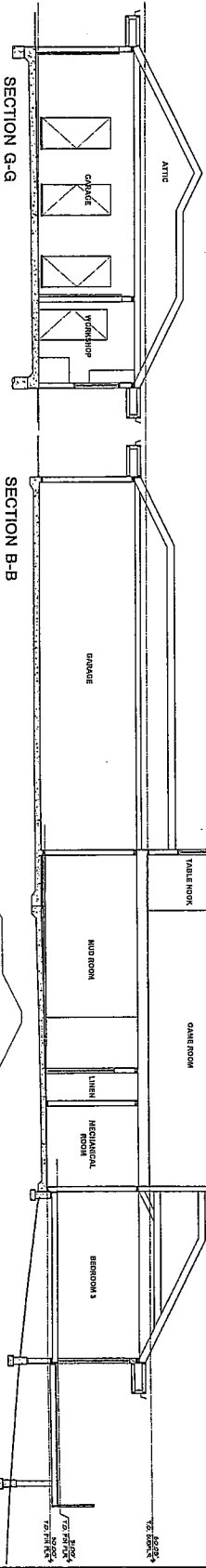
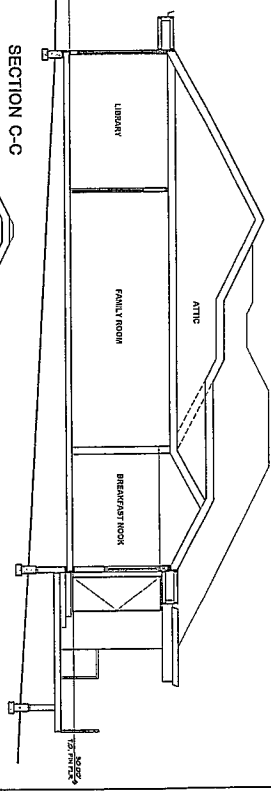
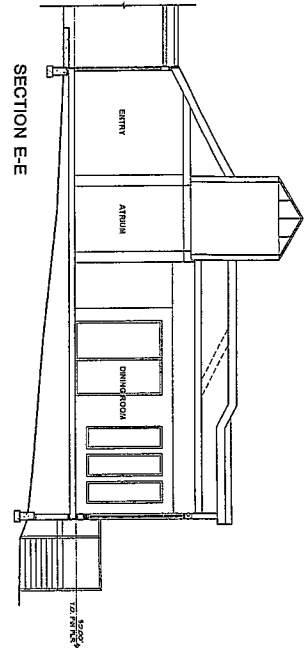
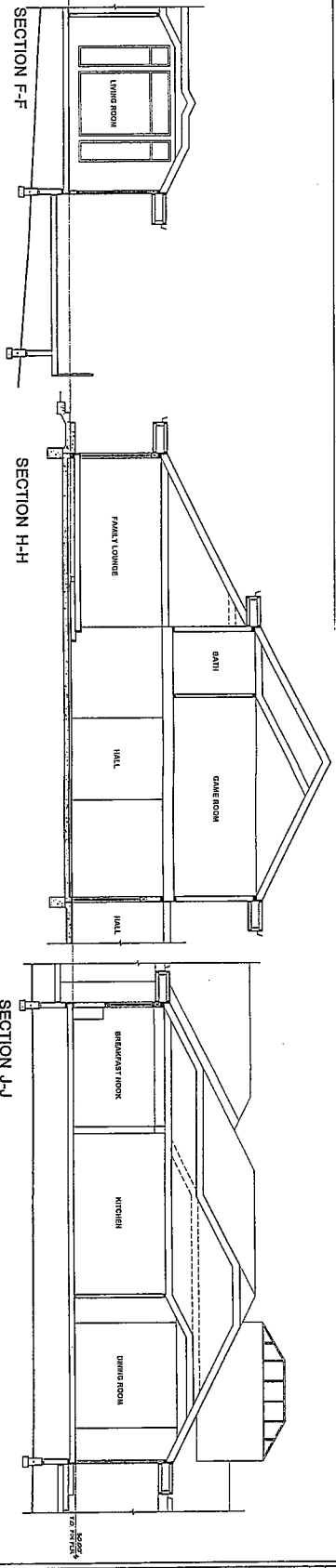


A3.1 DATE: 08/11/11 DRAWN BY: JAC CHECKED BY: JAC TITLE: REVISED ROOF PLAN AT A AND B	THE CONNOLLY RESIDENCE REMODEL & ADDITION 1207 SOMBRIA COURT PEBBLE BEACH, CALIFORNIA			PACIFIC PENINSULA ARCHITECTURE, INC. 1000 GARDEN AVENUE, SUITE 100 SAN ANTONIO, TEXAS 78205 TEL: 214.343.7300 FAX: 214.343.6625 WWW.PACIFICPENINSULA.COM	<small> COPYRIGHT Pacific Peninsula Architecture, Inc. 2011. All rights reserved. This drawing is the property of Pacific Peninsula Architecture, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Pacific Peninsula Architecture, Inc. </small>	REVISION NO. DATE BY



OVERALL ELEVATIONS
SCALE: 1" = 8'-0"

	PACIFIC PENINSULA ARCHITECTURE, inc. 78 ONE CHINE AVENUE, MENLO PARK, CA 94025 650.323.7116 FAX: 650.323.6622 WWW.PACIFICPENINSULA.COM	<small> COPYRIGHT Pacific Peninsula Architecture, Inc. (PPA) is the owner of all right title, with reserved including copyright notice as set in this drawing and the reproduction of the drawings herein, and the construction of the project is approved and subject to the approval of PPA. The user to have any use without the prior written consent of PPA. </small>
	THE CONNOLLY RESIDENCE REMODEL & ADDITION 1207 SOMBRIA COURT PEBBLE BEACH, CALIFORNIA	DATE: 08/11/11 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: A4.1



THE CONNOLLY RESIDENCE REMODEL & ADDITION
 1207 SOMBRIA COURT
 PEBBLE BEACH, CALIFORNIA

PACIFIC PENINSULA ARCHITECTURE, Inc.
 780 ONE CROWE AVENUE, MENLO PARK, CA 94025
 650.322.7300 FAX 650.322.0425
 WWW.PACIFICPENINSULA.COM

Copyright 2004 Pacific Peninsula Architecture, Inc. All rights reserved. This drawing is the property of Pacific Peninsula Architecture, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Pacific Peninsula Architecture, Inc. The user hereby agrees to indemnify and hold Pacific Peninsula Architecture, Inc. harmless for any and all claims, damages, and expenses, including reasonable attorneys' fees, that may be incurred by Pacific Peninsula Architecture, Inc. as a result of the use of this drawing.

DATE: 05/11/04
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS SHOWN

A5.1

DEL MONTE FOREST



APPLICANT: CONNOLLY

APN: 008-291-024-000

FILE # PLN100640

 Water
  2500' Limit
  300' Limit
  City Limits

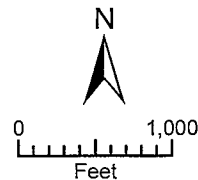


EXHIBIT "D"

1144 CPT
PLN10040

MINUTES

Del Monte Forest Land Use Advisory Committee
Thursday, June 2, 2011

1. Meeting called to order by Rod Dewar at 3:08 pm

2. Roll Call

Members Present: Sandi Verbanec, Sandy Getrev, Lori Lietzke, Roderick Dewar

Members Absent: Kimberly Caneer, William Connors, June Stock

3. Approval of Minutes:

A. April 7, 2011 minutes

Motion: Lietzke (LUAC Member's Name)

Second: Verbanec (LUAC Member's Name)

Ayes: Verbanec, Getrev, Lietzke, Dewar

Noes: ∅

Absent: Caneer, Connors, Stock

Abstain: ∅

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

None

B) Announcements

None

7. **Meeting Adjourned:** 3:20 pm

Minutes taken by: Lietzke

Minutes received via email June 9, 2011

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: **June 2, 2011**

Project Title: CONNOLLY PATRICK J & GINGER F TRS

File Number: PLN100640

File Type: ZA

Planner: GONZALES

Location: 008-291-024-000

Project Description:

Combined Development Permit to allow 1) a Coastal Administrative Permit and Design Approval for a remodel an existing 4,125 square foot one-story single family residence and conversion of an existing 1,223 square foot attached garage to habitable space; additions include a 1,524 square foot first floor habitable addition, a 863 square foot second floor habitable addition and a new 1,130 square foot attached garage; 2) a Coastal Administrative Permit to allow a 379 square foot addition to a 435 square foot guesthouse for the conversion to an 814 square foot senior citizen unit; 3) a Coastal Development to allow the removal of one Monterey Pine tree (22" in diameter); 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and grading (25 cubic yards cut/15 cubic yards fill). The property is located at 1207 Sombria Court, Pebble Beach (Assessor's Parcel Number 008-291-024-000), Del Monte Forest Land Use Plan, Coastal zone.

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

Was a County Staff/Representative present at meeting? Liz Gonzales (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Jude Kierick, Architect		x	Presented project

LUAC AREAS OF CONCERN

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

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION :

Motion by Verbanec (LUAC Member's Name)

Second by Lietzke (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, Getreu, Lietzke, Verbanec

NOES: φ

ABSENT: Conners, Caneer, Stock

ABSTAIN: φ