

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: October 13, 2011	Time: 1:40 P.M.	Agenda Item No.: 2
Project Description: Coastal Administrative Permit to allow an addition of 889 square feet to an existing 4,313 square foot 2 story single family dwelling which will include an approximate 760 square foot enclosed atrium, a 88 square foot entry (portion of southwest patio), a 40.8 square foot bedroom enclosure (portion of northwest patio) and interior remodel; a Variance to increase building site coverage from 71% to 77% and floor area ratio from 58% to 70%; and a Design Approval.		
Project Location: 3307 17 Mile Drive #9, Pebble Beach		APN: 008-521-009-000
Planning File Number: PLN110244		Owner: Dennis A Levett Agent: Shandell Brunk, Lombardo and Gilles
Planning Area: Del Monte Forest Land Use Plan		Flagged and staked: No
Zoning Designation: : "MDR/2.7-D (CZ) [Medium Density Residential, 2.7 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 C**) to:

- 1) Find the project Categorically Exempt pursuant to CEQA Section 15301e; and
- 2) Approve PLN110244, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**); and

PROJECT OVERVIEW:

The subject project is located in a particular development that was approved and constructed in the late 1960s as a townhouse-style development and does not comply with the standards established in the MDR zoning district. A Variance is needed to exceed the established Floor Area Ratio and Building Coverage allowed in the Medium Density Residential (MDR) Zoning District. Approval of the Variance is justified in this case since the required findings show that special circumstances apply to the subject property, and the Variance would not constitute the granting of a special privilege nor would it create a use not otherwise allowed under the MDR zoning designation. Similar Variances have been granted in this area. These findings are more fully explained in the Discussion (**Exhibit B**) and Findings and Evidence (**Exhibit C**).


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 Pebble Beach Community Services District, Public Works, Water Resources have been incorporated into the Condition Compliance Plan attached to the draft resolution (**Exhibit C**).

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) on July 21, 2011 for review based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338 which requires LUAC review of variances. The Del Monte Forrest Land Use Advisory Committee did not have any concerns with the Variance. They recommended approval of the Variance with a unanimous (5-0) vote.

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

/S/ Valerie Negrete 

Valerie Negrete, Project Planner
(831) 755-5227, negretev@co.monterey.ca.us
September 19, 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; Valerie Negrete, Project Planner; Carol Allen, Senior Secretary; Dennis Levett, Owner; Shandell Brunk, Agent; The Open Monterey Project; LandWatch; Planning File PLN110244

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
• Conditions of Approval
• Site Plan, Floor Plan and Elevations
Exhibit D Advisory Committee Minutes (Del Monte Forest LUAC)
Exhibit E Justification Letters (Variance Justification Letter)
Exhibit F Vicinity Map

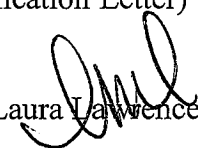
This report was reviewed by Delinda Robinson, Senior Planner /  Laura Lawrence, Planning Services Manager

EXHIBIT A

Project Information for PLN110244

Project Information:

Project Name: LEVETT DENNIS A	
Location: 3307 17 MILE DR #9 PEBBLE BEACH	
Permit Type: Coastal Administrative Permit	
Environmental Status: Exempt	Final Action Deadline (884): 11/6/2011
Existing Structures (sf): 5190	Coverage Allowed: 25%
Proposed Structures (sf): 889	Coverage Proposed: 77%
Total Sq. Ft.: 6079	Height Allowed: 30
Tree Removal: None	Height Proposed: 24
Water Source: Public	FAR Allowed: 25%
Water Purveyor: Pebble Beach CSD	FAR Proposed: 70%
Sewage Disposal (method): Public	Lot Size: .16
Sewer District: Pebble Beach CSD	Grading (cubic yds.): 0

Parcel Information:

Primary APN: 008-521-009-000	Seismic Hazard Zone: III
Applicable Plan: Del Monte Forest LUP	Erosion Hazard Zone: NA
Advisory Committee: Del Monte Forest LUAC	Fire Hazard Zone: High
Zoning: MDR/2.7-D(CZ)	Flood Hazard Zone: No
Land Use Designation: Residential	Archaeological Sensitivity: High
Coastal Zone: Yes	Viewshed: NA
Fire District: Pebble Beach CSD	Special Setbacks on Parcel: None

Reports on Project Parcel:

Soils Report #: NA
Biological Report #: NA
Geologic Report #: NA
Forest Management Rpt. #: NA
Archaeological Report #: LIB110364
Traffic Report #: NA

EXHIBIT B DISCUSSION

Project Description

The project is located in the Pebble Beach Town Homes No. 2 Subdivision in Pebble Beach. The applicant is seeking a Variance to exceed the Building Site Coverage and Floor Area Ratio requirements outlined in the MDR, "Medium Density Residential" Zoning designation of the Monterey County Zoning Ordinance. Approval of the Variance is justified in this case since the required findings show that special circumstances apply to the subject property, and the Variance would not constitute the granting of a special privilege. Because Variances are only granted on a case-by-case basis, circumstances allowing a Variance in one case are not necessarily applicable to other cases.

Special Circumstance: The subject property is located in the Pebble Beach Town Homes No. 9 Subdivision created in 1968 (SB00443). Similar to a planned unit development, the Pebble Beach Town Homes subdivision consists of individual building envelopes surrounded by common open space. The entire subdivision is approximately 381,924 square feet in size, with 23 building envelopes covering approximately 132,473 square feet (35%), leaving the remaining 249,451 square feet as common open space (65%). In 1968 lot coverage for the "ST" Special Treatment Zoning Designation was determined by density rather than a strict percentage. The current zoning district standards [MDR/2.7-D (CZ)] do not take into account the size of the surrounding common open space, lot coverage and floor area ratio limitations in each building envelope. This results in existing nonconforming lots where the structural footprints exceed the allowable ratios. Therefore, strict interpretation of the zoning ordinance presents a hardship to a property owner seeking to construct an addition within the building envelope (lot dimension) without exceeding lot coverage or floor area ratio requirements.

Special Privilege: This project will not constitute a special privilege as lot coverage and floor area ratio are intended to control the amount of impervious surface, bulk and mass of structures in proportion to the size of the parcel. The project as proposed consists of an 889 square foot addition to an existing 4,313 square foot single family dwelling. The maximum lot coverage for this zoning designation is 25%, or 1,832 square feet for this parcel. The proposed project will allow an increase in building site coverage from 71% to 77%. The location of the proposed additions are in areas already covered in impervious surface. The increase in coverage for this lot will not increase the cumulative lot coverage for the entire subdivision which will remain unchanged at 35%. Also, while Floor Area Ratio (FAR) will increase from 58% to 70%, the proposed addition will not alter setbacks, will not be visible from a common public viewing area (17 Mile Drive), and will not significantly add to the bulk or mass of the dwelling. Research of Planning Department files revealed that similar Variances were granted:

- ✦ Gentner (PLN060628- APN 008-521-008-000) was a 1,298 square foot addition that increased the site coverage from 79% to 82% and increased the FAR from 100% to 126%;
- ✦ Brown (PLN080514 - Assessors Parcel Number 008-521-003-000), was a 108 square foot addition increasing the FAR from 88.6% to 91.6%;
- ✦ Clark (PLN020443-APN 008-521-007-000), was a 240 square foot addition increasing the site coverage from 59.7% to 63.9% and increasing the FAR from 67.1% to 71.3%.

✚ Funch (PLN040070-APN 008-521-005-000) was a 1,183 square foot addition increasing the site coverage from 63.5% to 65.9% and increasing the FAR from 49.2% to 68.9%.

The strict application of these requirements would restrict development on this parcel and other properties in the Pebble Beach Town Homes subdivision to a greater degree than other properties in the general vicinity. Therefore, approval of this Variance would not constitute a special privilege inconsistent with privileges granted to other properties in the vicinity.

Authorized Use: This project will not constitute a grant for an activity or use otherwise not expressly authorized in the Medium Density Zoning District as defined in Title 20 of the Coastal Implementation Plan.

**EXHIBIT C
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

Dennis Levett (PLN110244)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically Exempt pursuant to CEQA Section 15301e; and
- 2) Coastal Administrative Permit to allow an addition of 889 square feet to an existing 4,313 square foot 2 story single family dwelling which will include an approximate 760 square foot enclosed atrium, a 88 square foot entry (portion of southwest patio), a 40.8 square foot bedroom enclosure (portion of northwest patio) and interior remodel a Variance to increase building site coverage from 71% to 77% and floor area ratio from 58% to 70%; and a Design Approval.

[PLN110244, Dennis Levett, 3301 17 Mile Drive #9, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-521-009-000)]

The Dennis Levett application (PLN110244) came on for public hearing before the Monterey County Zoning Administrator on October 13, 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 3307 17 Mile Drive #9, Pebble Beach (Assessor's Parcel Number 008-521-009-000), Del Monte Forest Land Use Plan. The parcel is zoned Medium Density Residential, 2.7 units per acre in the Design Control District, Coastal Zone ("MDR/2.7-D (CZ)").
- c) The parcel is zoned MDR/2.7-D (CZ), which allows residential additions. Therefore, the project is an allowed land use for this site.
- d) The project consists of a Combined Development Permit. Entitlements include: a Coastal Administrative Permit to allow an addition of 889 square feet to an existing 5,190 square foot 2 story single family dwelling which will include an approximate 760 square foot enclosed atrium, a 88 square foot entry (portion of southwest patio), a 40.8 square foot bedroom enclosure (portion of northwest patio) and interior remodel; a Variance to increase building site coverage from 71% to 77% and floor area ratio from 58% to 70%; and Design Approval.
- e) The subject site is developed with a town home that was originally approved and constructed in 1968 as part of the Pebble Beach Town Homes Subdivision. The existing town home on site is constructed consistent with the design scheme in this development. The MDR/2.7-D (CZ) zoning district was placed on the property after construction of this development. A Variance is the appropriate means to approve the subject request. Variances are allowed in unique situations where stringent implementation of the zoning code requirements would preclude the property owner's use their property similar to other property that is not encumbered with unique circumstances. This property is unique in that it is a town home development and not a standard single family subdivision.
- f) Pursuant to Chapter 20.44, Design Control Districts, the project requires design review of structures to make sure they are appropriate to assure the public viewshed, neighborhood character and assure visual integrity. The project consists of additions to the existing single family dwelling. Colors and materials will match the existing of tan beige siding and off white trim with grey roofing materials.
- 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 was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on July 21, 2011. The current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, require applications for a variance to be reviewed by the LUAC. The LUAC did not have any concern with the proposed project and recommended approval of the variance with a unanimous (5-0) vote.
- i) 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 PLN110244.

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 Fire Protection District; Public Works Department, Environmental Health Bureau, Water Resources Agency, and the California Coastal Commission. 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 as the project site is located within an area of high archeological sensitivity and the proposed additions will involve removing existing patios and replacing with habitable space. 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. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - "Preliminary Archaeological Assessment of Assessor's Parcel 008-521-009-000" (LIB110364) prepared by Archaeological Consulting, Salinas, CA, July 27, 2011).
 - c) The site is located in a high archeological sensitivity district and therefore consistent with Section 20.146.090.B1 of the Coastal Implementation Plan, an archeological report was required and submitted for the project. The report concluded that no resources would be impacted by the proposed additions, however as a standard condition of approval be placed on the project requiring work to stop if, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site until a qualified professional archaeologist can evaluate it
 - d) Staff conducted a site inspection on June 2, 2011 to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110244.

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 Fire Protection District; Public Works Department, Environmental Health Bureau, Water Resources Agency, and the California Coastal Commission. 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. The site is served by a mutual water and wastewater system, Pebble Beach Community Service

District for water and sewage.

- c) Preceding findings and supporting evidence for PLN110244.

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.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110244.

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 provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed addition of approximately 889 square feet constitutes 28% percent of the existing floor area.
 - b) California Environmental Quality Act (CEQA) Guidelines Section 15301(e) categorically exempts accessory structures. This is a minor variance that will not change the development scheme of the Pebble Beach Town Homes or the subject home.
 - 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:** **VARIANCE** – Variances shall only be granted based upon the following Findings:

- 1. That because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings, the strict application of development standards in the Monterey County Codes is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under and under identical zoning classification;
- 2. That the variance shall not constitute a grant of privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated;
- 3. A Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

- EVIDENCE:**
- a) The subject property is located in the Pebble Beach Town Homes No. 2 Subdivision created in 1968 (SB00443). The Pebble Beach Town

Homes Subdivision consists of individual building envelopes surrounded by common open space. The project was legally constructed, and subsequently was zoned MDR/2.7-D (CZ).

- b) The subject site is part of part of a townhouse style development with many small building lots and a large common open space. The entire subdivision is approximately 381,924 square feet in size, with 23 building envelopes covering approximately 132,473 square feet (35%), leaving the remaining 249,451 square feet as common open space (65%). In 1968 lot coverage for the then existing Special Treatment Zoning Designation was determined by density rather than as a percentage of each individual building lot.
- c) The current zoning district floor area ratio standards (MDR/2.7-D (CZ)) are intended to apply to single family lots that have a building pad and open space contained within each lot. The lots within the Pebble Beach Town House Subdivision are not intended to provide open space within each individual ownership lot. Each lot is essentially a building envelope (achieving the intent of the Floor Area Ratio), the light and open space elements are provided on the common open space lot that all the homeowners have a common interest in. Lot coverage and floor area ratio limitations were not intended to apply to these building envelopes. Unfortunately, alternative zoning provisions were not specified either as part of the original project or in the subsequent zoning of the project. The result is lots that do not conform to the strict application of the MDR/2.7 zoning development standards.
- d) Minor additions to these structures are consistent with the development scheme, but are inconsistent with the strict application of the zoning development standards. The subject request is consistent with the style and intensity of development within the Pebble Beach Town Homes Subdivision. Therefore, strict interpretation of the zoning ordinance presents a hardship to the property owner seeking to construct an addition within the building envelope without exceeding floor area ratio requirements.
- e) Other property owners in the vicinity and under identical zoning classification have been afforded the same privilege sought by the property owner of this application. Within 300 feet of the subject parcel, several residential projects have been granted similar variances and include:
 - ✦ Gentner (PLN060628– APN 008-521-008-000) was a 1,298 square foot addition that increased the site coverage from 79% to 82% and increased the FAR from 100% to 126%;
 - ✦ Brown (PLN080514 - Assessors Parcel Number 008-521-003-000), was a 108 square foot addition increasing the FAR from 88.6% to 91.6%;
 - ✦ Clark (PLN020443-APN 008-521-007-000), was a 240 square foot addition increasing the site coverage from 59.7% to 63.9% and increasing the FAR from 67.1% to 71.3%.
 - ✦ Funch (PLN040070-APN 008-521-005-000) was a 1,183 square foot addition increasing the site coverage from

63.5% to 65.9% and increasing the FAR from 49.2% to 68.9%;

- f) The strict application of the MDR/2.7 district requirements would restrict development on this parcel and other properties in the Pebble Beach Town Homes subdivision to a greater degree than other properties in the general vicinity. Therefore, approval of this variance would not constitute a special privilege inconsistent with privileges granted to other properties in the vicinity.
- g) The project planner conducted a site inspection on June 2, 2011 to verify the circumstances related to the property.
- h) 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 PLN110244.

6. **FINDING:** **PUBLIC ACCESS** - The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan (Part 1), can be demonstrated.

EVIDENCE:

- a) The subject property is not described as an area where the Local Coastal Program requires access.
- b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 16 (Shoreline Access) of 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) Site visits by the project planner on June 2, 2011.

7. **FINDING:** **APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors.

EVIDENCE:

- a) Section 20.86.030 of the Monterey County Coastal Implementation Plan - Part 1 (Board of Supervisors).
- b) Section 20.86.080.A.1 of the Monterey County Coastal Implementation Plan - Part 1 (Coastal Commission), the site is located between the sea (Pacific Ocean) and the first public road (Highway One).

DECISION

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

1. Find the project Categorical Exempt pursuant to CEQA Section 15301e;
2. Approve Coastal Administrative Permit to allow an addition of 889 square feet to an existing 5,190 square foot 2 story single family dwelling which will include an approximate 760 square foot enclosed atrium, a 88 square foot entry (portion of southwest patio), a 40.8 square foot bedroom enclosure (portion of northwest patio) and interior remodel a Variance to increase building site coverage from 71% to 77% and floor area ratio from 58% to 70%; and a Design Approval, in general conformance with the

attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of October, 2011

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 [DATE]

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS 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.

Form Rev. 09-13-2011

EXHIBIT C

Monterey County Planning Department DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN110244

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
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1. PD001 - SPECIFIC USES ONLY

<p>This Coastal Administrative Permit to allow an addition of 889 square feet to an existing 5,190 square foot 2 story single family dwelling which will include an approximate 760 square foot enclosed atrium, a 88 square foot entry (portion of southwest patio), a 40.8 square foot bedroom enclosure (portion of northwest patio) and interior remodel a Variance to increase building site coverage from 71% to 77% and floor area ratio from 58% to 70%; and a Design Approval was approved 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>	Planning	The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.
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2. PD002 - NOTICE PERMIT APPROVAL

<p>The applicant shall record a Permit Approval Notice. "This Coastal Administrative Permit, Variance and Design Approval, Resolution Number _____ for Assessor's Parcel Number 008-521-009-000, was approved by the Zoning Administrator on October 13, 2011, the permit was granted subject to 12 conditions of approval which run with the land. 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)</p>	Planning	Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.
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Conditions of Approval and/or Mitigation Monitoring Measures

Responsible Department

Compliance or Monitoring Actions to be Performed

3. PD032(A) - PERMIT EXPIRATION

The permit shall be granted for a time period of 3 years, to expire on October 13, 2014 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

Planning

Prior to the expiration date stated in the condition, the Owner/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.

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 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)

Planning

The Owner/Applicant shall adhere to this condition on an on-going basis. 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.

5. 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 three (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)

Planning

Prior to the issuance of building permits, the Owner/Applicant shall 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.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

6. PW00044 - CONSTRUCTION MANAGEMENT PLAN

Conditions of Approval and/or Mitigation Monitoring Measures

Responsible Department

Compliance or Monitoring Actions to be Performed

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)

Pub Works

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

7. 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 permits, 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.mcwra.co.monterey.ca.us

8. FIRE011 - ADDRESSES FOR BUILDINGS

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Services District)

Fire

1. Prior to issuance of 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.

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

Conditions of Approval and/or Mitigation Monitoring Measures

Responsible Department

Compliance or Monitoring Actions to be Performed

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. (Pebble Beach Community Services District)

Fire

1. Prior to issuance of building permit, the applicant or owner shall enumerate as "Fire Dept Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.

10. FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANI)

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)

Fire

1. Prior to issuance of building permit, the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.
2. Prior to framing inspection, the applicant or owner shall schedule fire dept. rough sprinkler inspection.
3. Prior to final building inspection, the applicant or owner shall schedule fire dept. final sprinkler inspection.

11. FIRE007 2 DRIVEWAYS

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. (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.

12. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Conditions of Approval and/or Mitigation Monitoring Measures

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. (Pebble Beach Community Services District)

Responsible Department

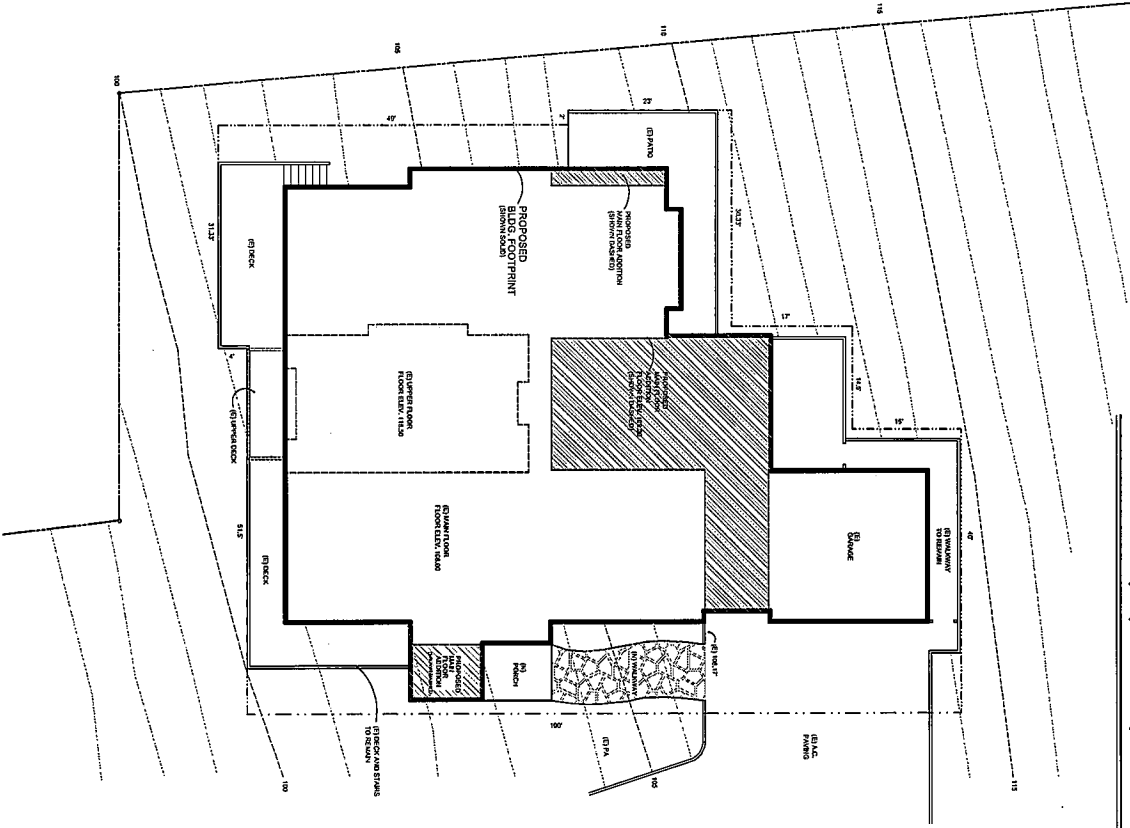
Fire

Compliance or Monitoring Actions to be Performed

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 Department clearance inspection.

Exhibit C

LEVETT / TOWNHOUSE #9



OWNER INFORMATION

MR. DENNIS LEVETT
P.O. BOX 6206
CARCEL, CA 95021

PROJECT INFORMATION

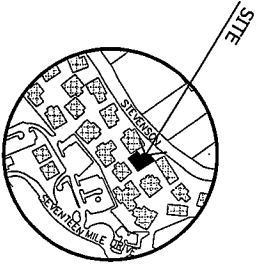
APN: 009-521-009
SITE AREA: 13902.5 SF.
ADDRESS: 3307 17 MILE DR.
TOBLHOUSE NO. 9
PEBBLE BEACH, CA 95053
ZONING: RPD210 (R2)
ADDITIONAL ZONING: 2003
NO PROPOSED DRIVEWAYS

FLOOR AREA:

ALLOCATION	SF.	100% SF.
EXISTING		
MAIN FLOOR	1364.5 SF.	
UPPER FLOOR	4849.5 SF.	
DETACHED GARAGE	4827.5 SF.	
TOTAL	4382.0 SF.	
PROPOSED,		4586.1 SF.
MAIN FLOOR w/ UPPER FLOOR	4586.1 SF.	4586.1 SF.
TOTAL	3507.5 SF.	8173.2 SF.
(AREAS TO BE ADDED)		1670.9 SF.
ATTIC / HALLWAY		1670.9 SF.
BEDROOM ADDITION		489.5 SF.
TOTAL	6094.5 SF.	8784.1 SF.

(AREAS TO BE REMOVED)

EXISTING PATIOS	8054.5 SF.
(AREAS TO BE REMOVED)	
BAI115	4032.5 SF.
BEDROOM	580.5 SF.
PORCH	705.5 SF.
B/FINELL	312.5 SF.
LINEAR	458.5 SF.
POUNDER	300.5 SF.
TOTAL	1446.5 SF.



VICINITY MAP

NO SCALE

BUILDING COVERAGE:

ALLOCATION	SF.	100% SF.
EXISTING		
FOOTPRINTS, PATIOS AND DECKS	5793.5 SF.	5793.5 SF.
TOTAL	5793.5 SF.	410.5 SF.
PROPOSED,		5565.1 SF.
FOOTPRINT w/ PATIOS AND DECKS	5565.1 SF.	2114.5 SF.
TOTAL	5565.1 SF.	2714.5 SF.

SITE COVERAGE:

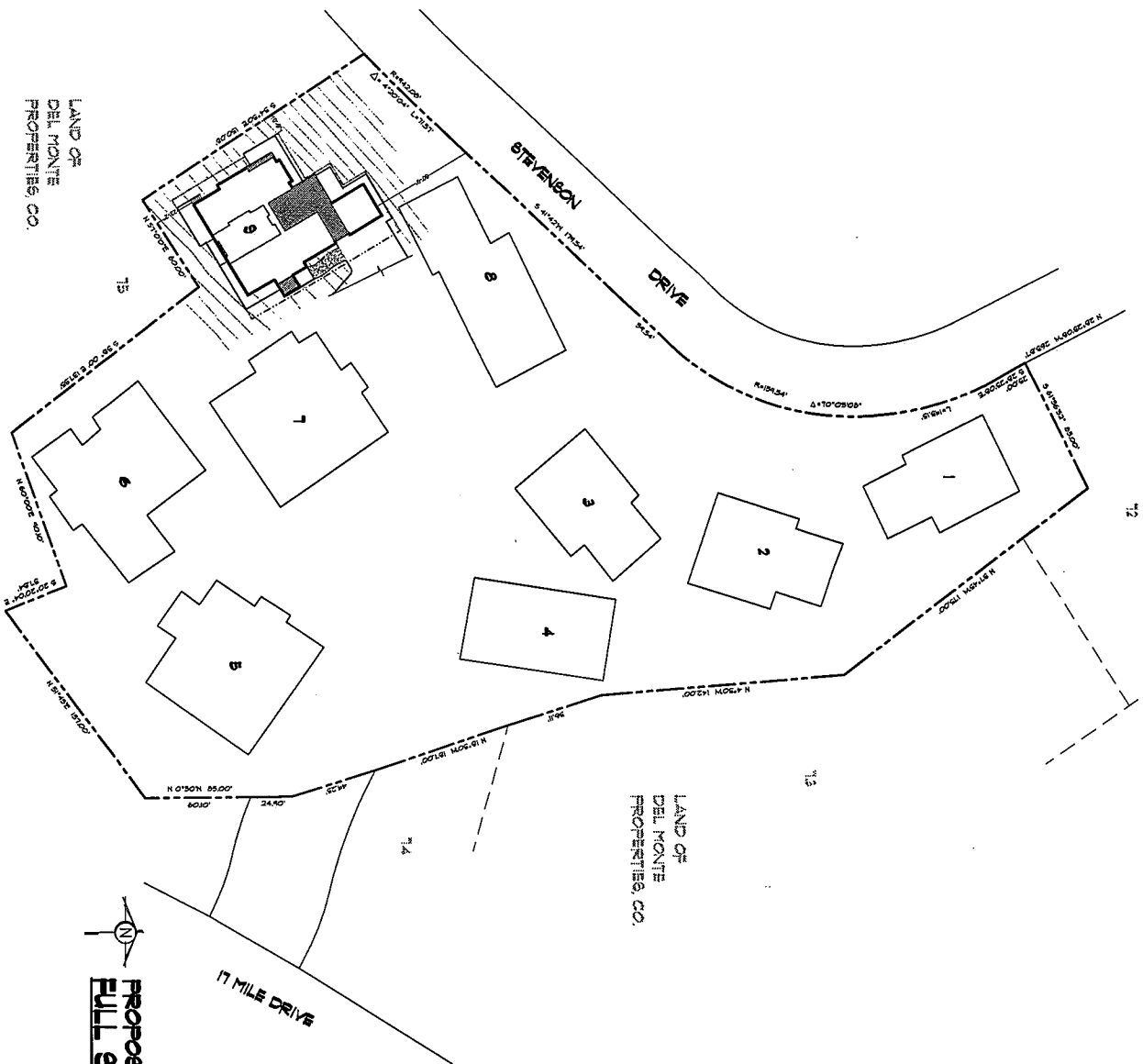
EXISTING	174.8 SF.	100% SF.
EXISTING PATIOS AND WALKS	3312.5 SF.	3312.5 SF.
TOTAL	3487.3 SF.	3487.3 SF.
PROPOSED,		736.8 SF.
EXISTING PATIOS AND WALKS	464.8 SF.	464.8 SF.
TOTAL	3952.1 SF.	3952.1 SF.

PROPOSED SITE PLAN

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

JOHN MAJUREK
DESIGN STUDIOS
105
8-7-11
DENNIS LEVETT
APN. 009-521-009
TOWNHOUSE #9
3307 17 MILE DR.
PEBBLE BEACH, CA. 95053

LAND OF
DEL MONTE
PROPERTIES, CO.



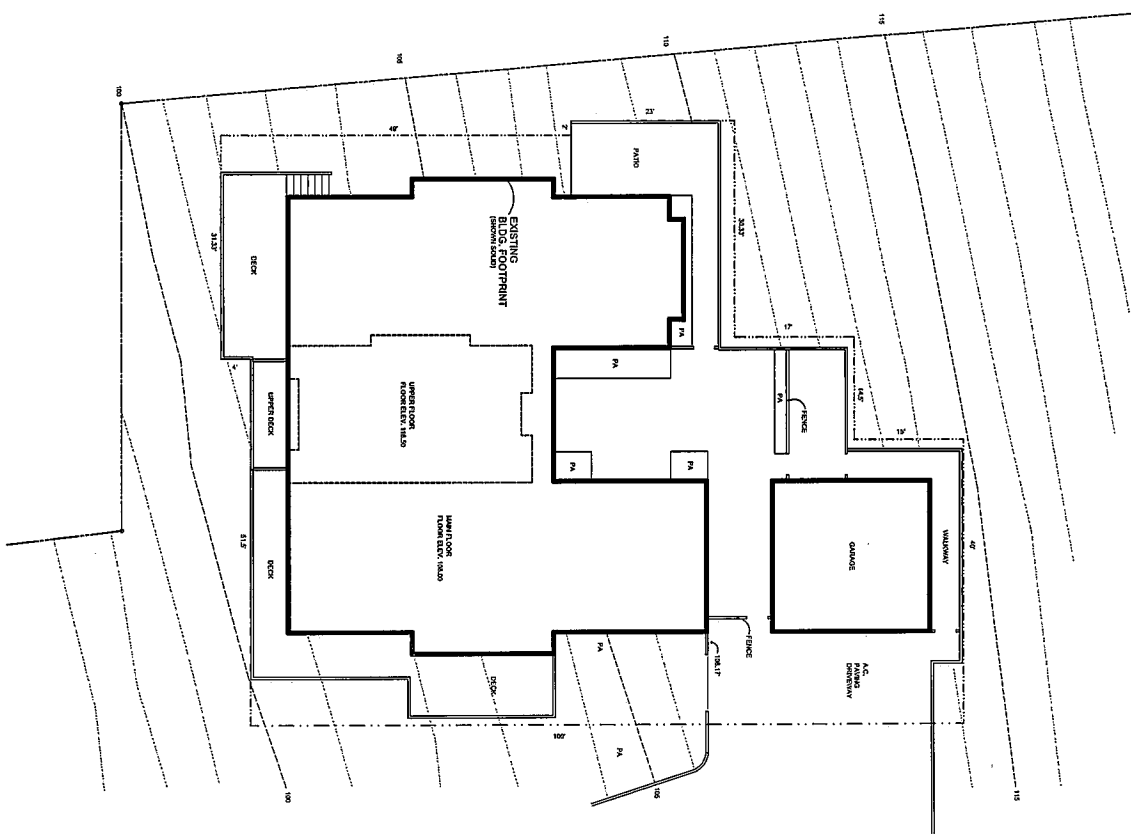
LAND OF
DEL MONTE
PROPERTIES, CO.

**PROPOSED
FULL SITE PLAN**

JOHN MANDURKAO
DESIGN STUDIOS
P. O. BOX 71, CANBY, OR 97001 503-425-1553

9-7-11
1105
A1.1

DENNIS LEVETT
APN. 008-521-009
TOWNHOUSE #3
3301 17 MILE DR
PEBBLE BEACH, CA. 93953



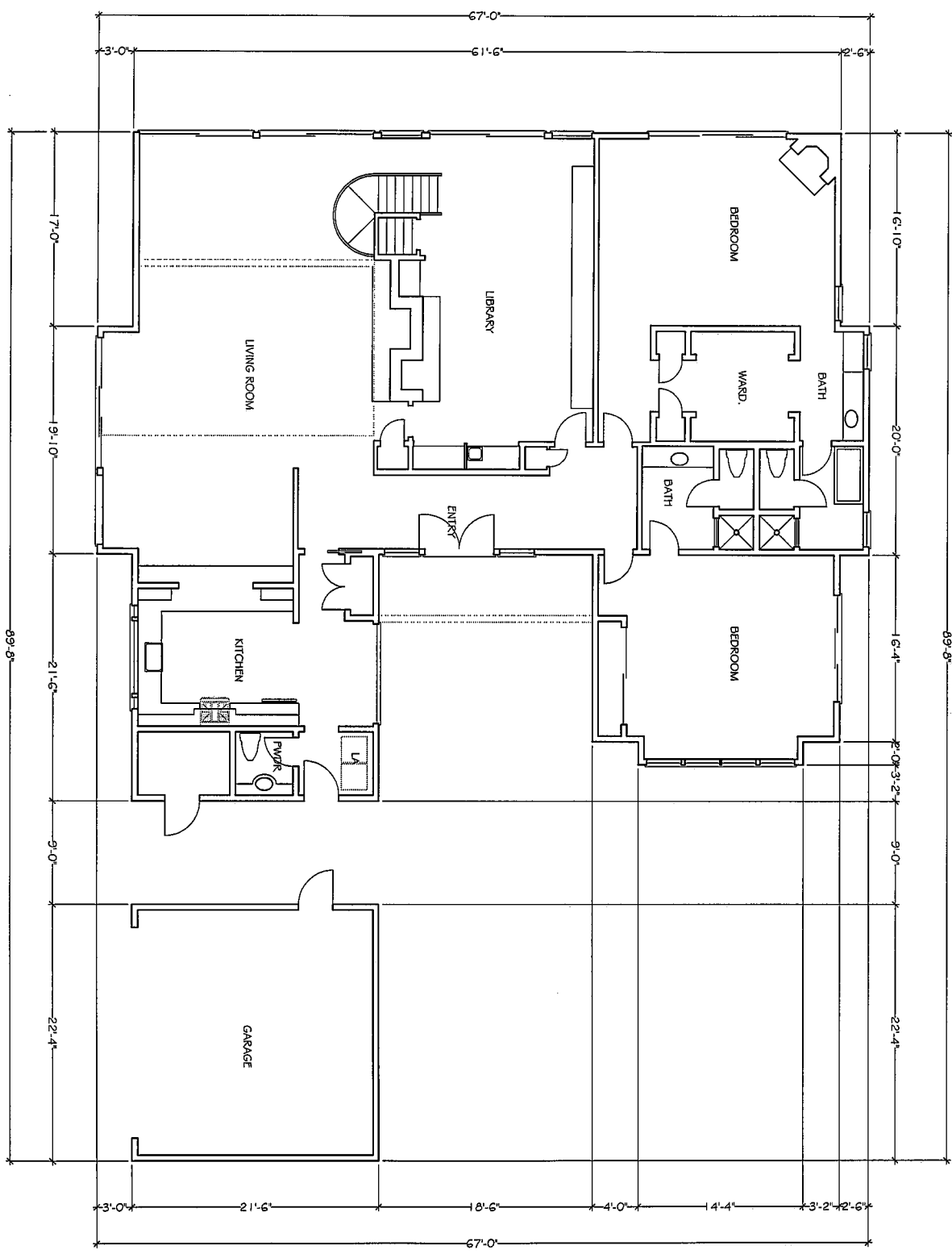
**EXISTING
SITE PLAN**
SCALE: 1/8" = 1'-0"

JOHN MANDURRAGO
DESIGN STUDIOS
P.O. BOX 74, CARLS, BRUNSWICK, GA 31701 878-824-1000

9-7-11
05-12-11

1005
A2

DENNIS LEVETT
A.P.N. 008-521-009
TOWNHOUSE #9
3307 II MILE DR.
PEBBLE BEACH, CA, 93953

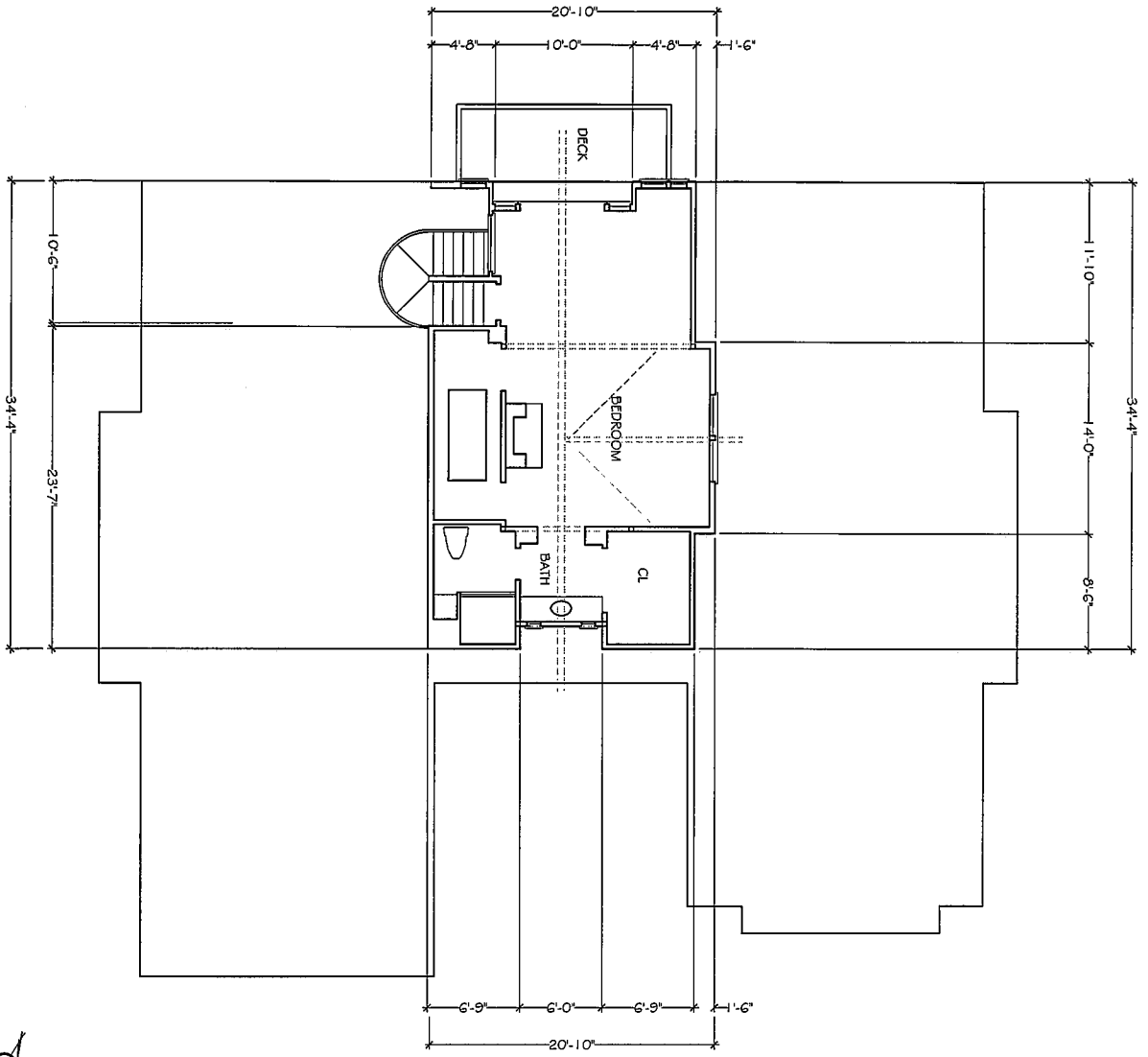



EXISTING LOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"

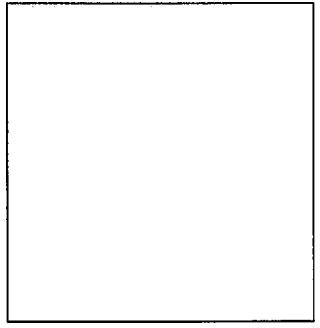
JOHN MANDURKASO
 DESIGN STUDIOS
 1000 S. GARDEN ST. SUITE 100, SAN ANTONIO, TX 78205
 TEL: 214-343-1133

DENNIS LEVETT
 APN. 008-521-003
 TOWNHOUSE #3
 3301 17 MILE DR.
 PEBBLE BEACH, CA, 93953

SHEET: 1105
 DATE: 9-7-11
 SCALE: A3



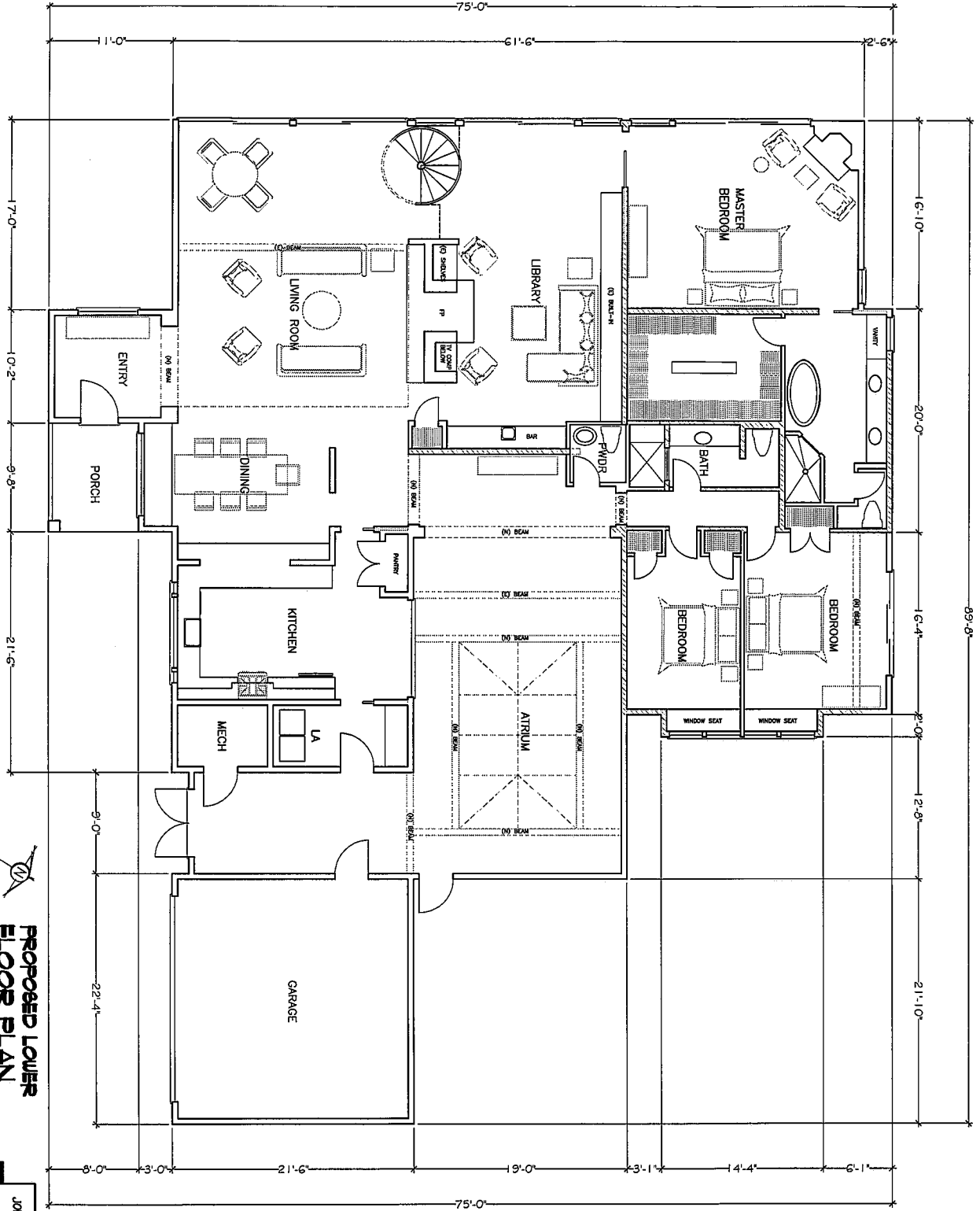
**EXISTING UPPER
FLOOR PLAN**
SCALE 1/4" = 1'-0"



JOHN HANDBERG
 DESIGN STUDIOS
 P.O. BOX 76 CARMEL BRANCH-SOL. CA 93921 831-425-1543

8-7-11
 1105
 A4

DENNIS LEVETT
 A.P.N. 028-521-003
 TOWNHOUSE #3
 33271 IT MILE DR.
 PEBBLE BEACH, CA, 93953



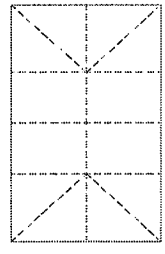
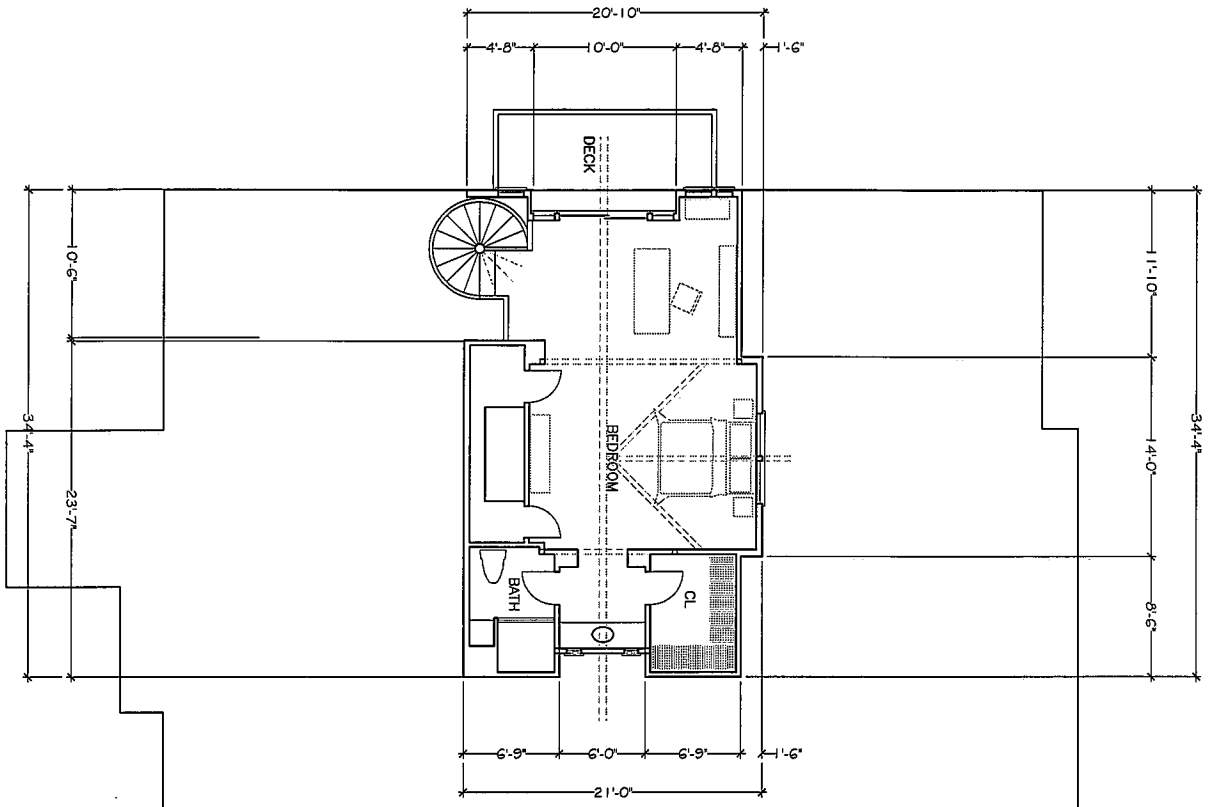
PROPOSED LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

JOHN MANDURAKAS
DESIGN STUDIOS
P.O. BOX 77, CARMEL, BRICK-COA, CA 95021 831-425-1553

A5
1105

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05-12-11

DENNIS LEYETT
A.P.N. 008-521-003
TOWNHOUSE #3
3307 17 MILE DR.
PEBBLE BEACH, CA, 93953

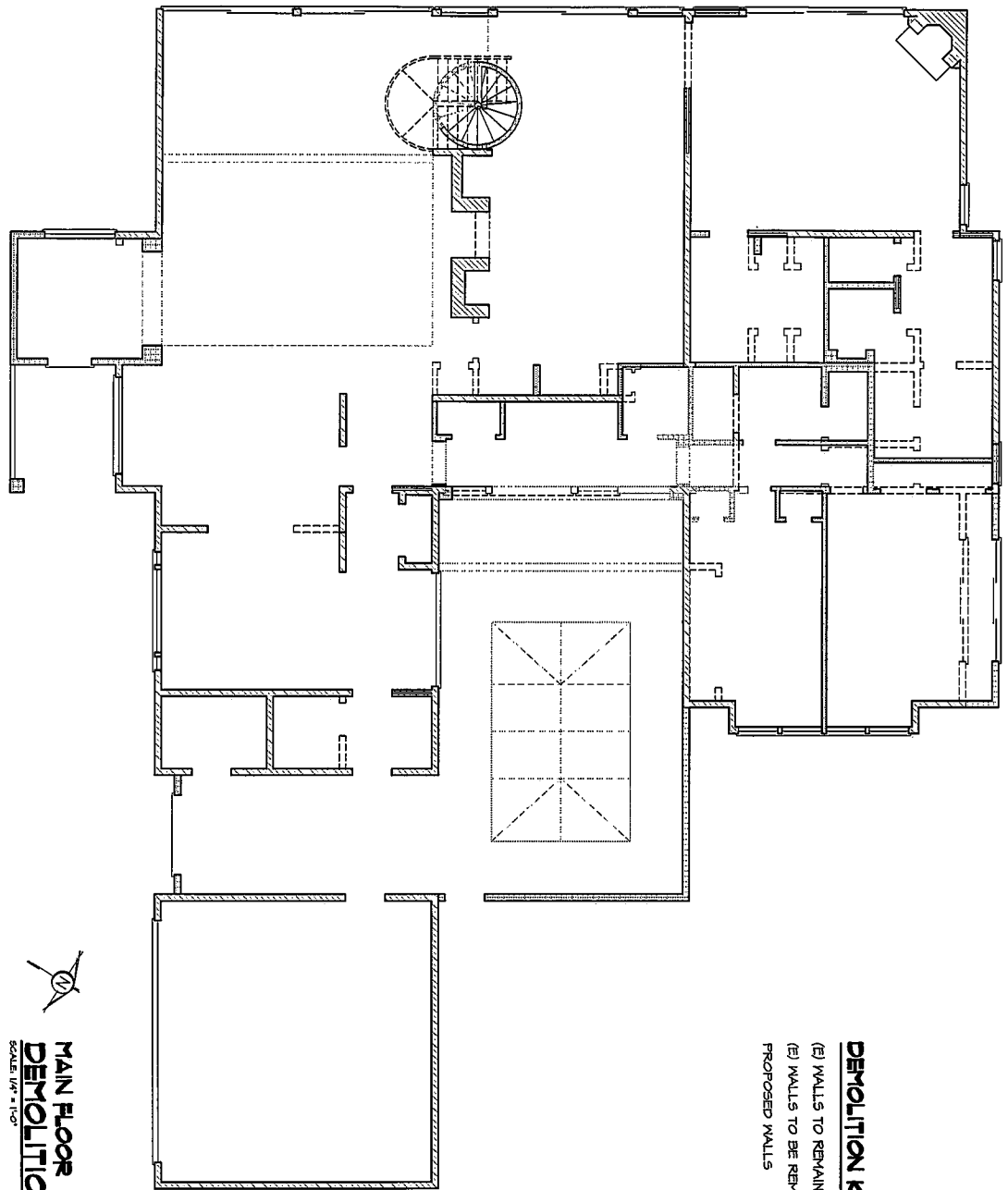


**PROPOSED UPPER
FLOOR PLAN**
SCALE: 1/4" = 1'-0"

JOHN HANDBERG
DESIGN STUDIOS
1105
A6

9-7-11
05-12-11

DENNIS LEVETT
A.P.N. 028-521-003
TOWNHOUSE #3
33071 FT MILE DR.
PEBBLE BEACH, CA, 93953



- DEMOLITION KEY**
- (E) WALLS TO REMAIN
 - (R) WALLS TO BE REMOVED
 - PROPOSED WALLS

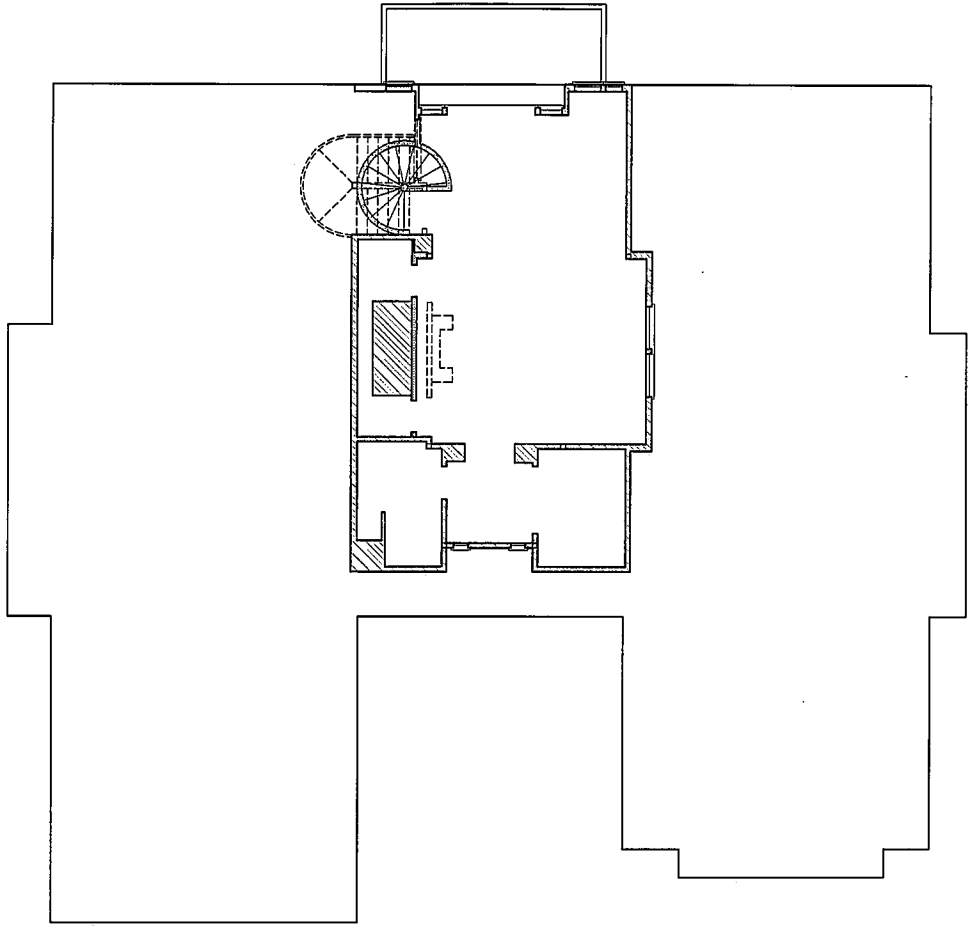
**MAIN FLOOR
DEMOLITION PLAN**

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

JOHN MANDIRKAGO
DESIGN STUDIOS
P.O. BOX 77, CHANDLER, BRIDGEWAY, CA 92021 619-483-1333

9-7-11
05-12-11
1105
A7

DENNIS LEVETT
APN. 008-521-008
TOWNHOUSE #3
3307 17 MILE DR.
PEBBLE BEACH, CA, 93953



- DEMOLITION KEY**
- (E) WALLS TO REMAIN
 - (E) WALLS TO BE REMOVED
 - PROPOSED WALLS



**UPPER FLOOR
DEMOLITION PLAN**

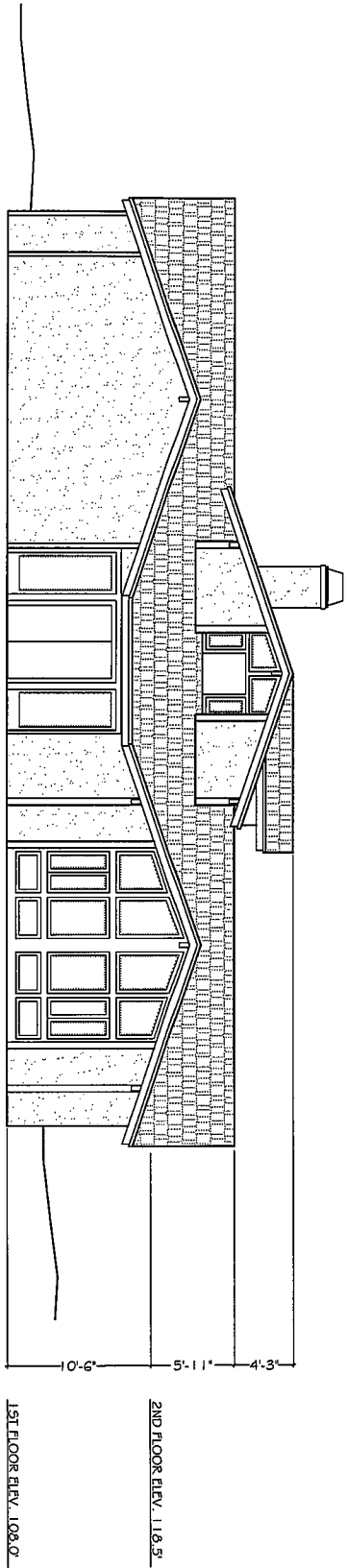
SCALE: 1/4" = 1'-0"

JOHN MANDRAGA
DESIGN STUDIOS
P. O. BOX 70 CARROLL BRIDGE VALLEY, CA 93021 511-451-1533

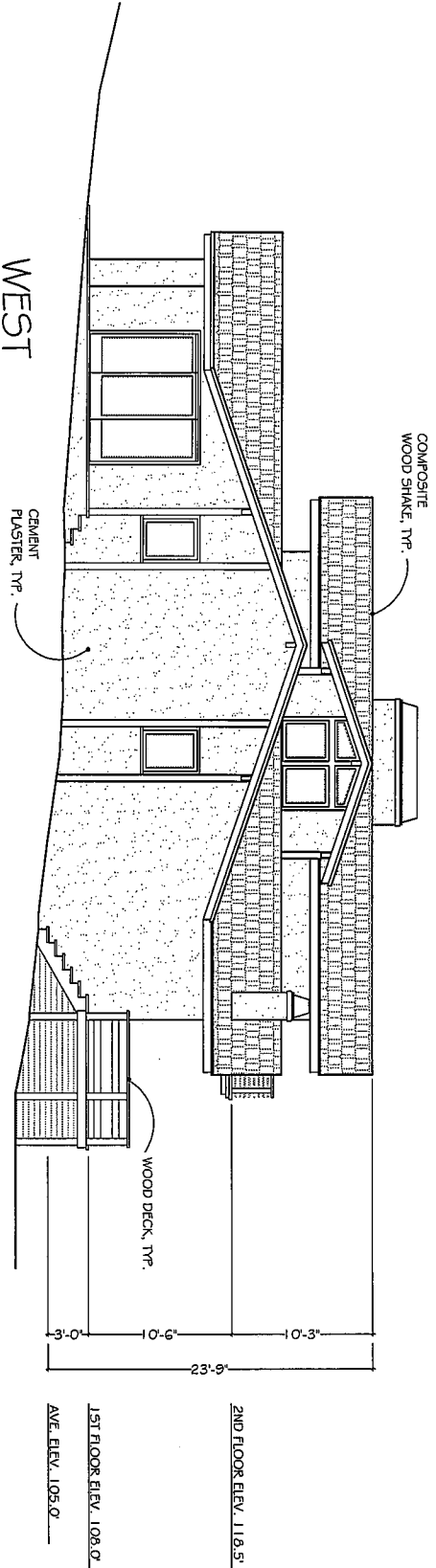
9-7-11
05-12-11
1105

A8

DENNIS LEVETT
A.P.N. 008-521-003
TOWNHOUSE #3
3327 1/2 MILE DR.
PEBBLE BEACH, CA. 93953



NORTH



WEST

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

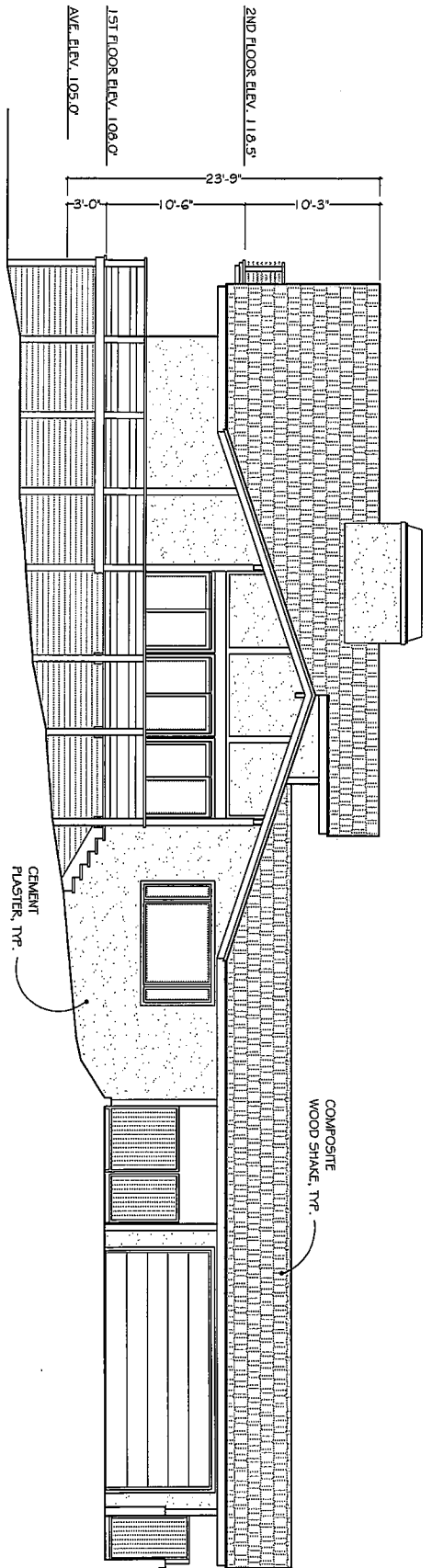
JOHN MANDURAGO
DESIGN STUDIOS
P.O. BOX 77, CARMEL, BR-IN-C-S&L, CA 93921 831-583-1533

DATE: 9-7-11

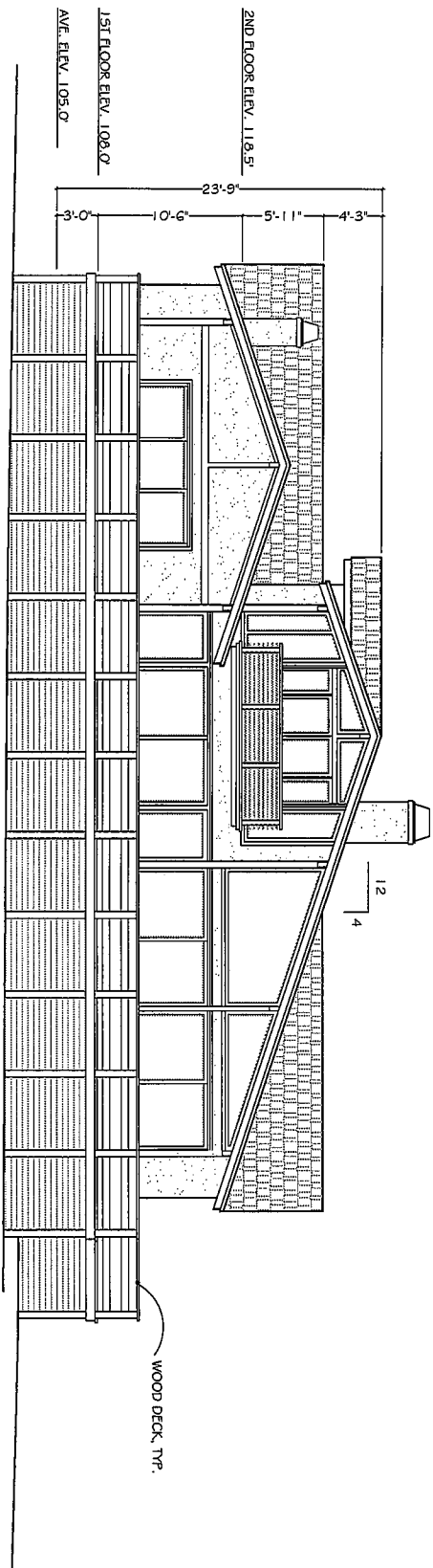
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DENNIS LEVETT
A.P.N. 028-521-003
TOWNHOUSE #3
3307 17 MILE DR.
PEBBLE BEACH, CA, 93953

A9



EAST



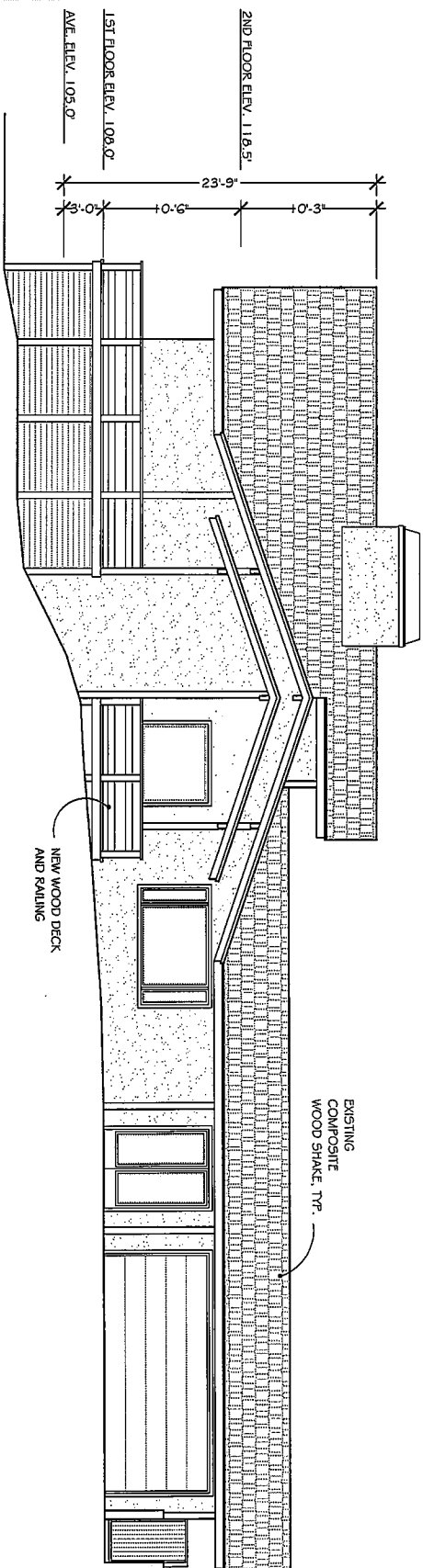
SOUTH

**EXISTING
ELEVATIONS**
SCALE 1/8" = 1'-0"

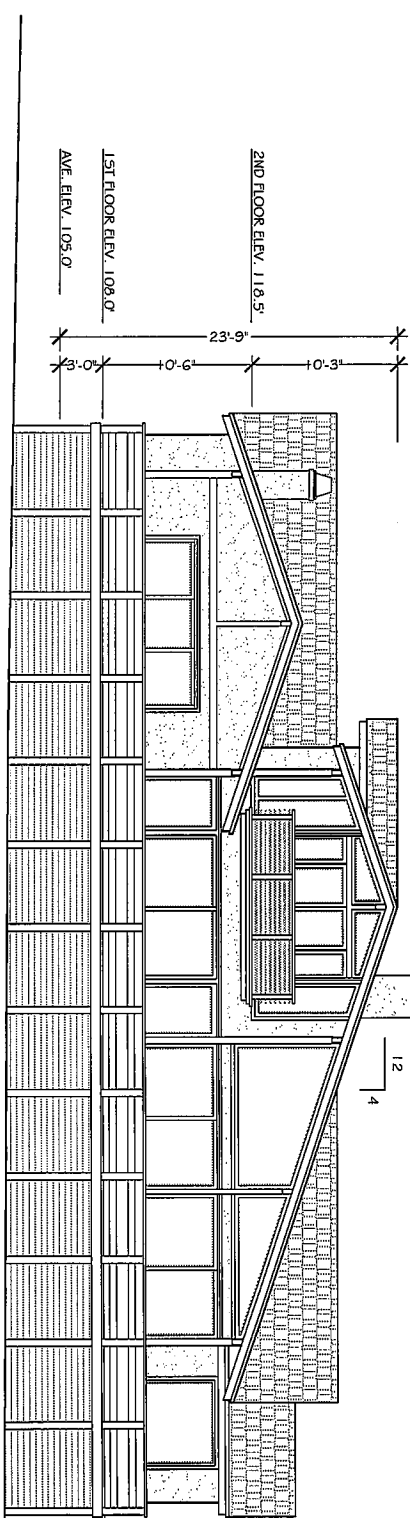
JOHN HANDBERG
DESIGN STUDIOS
P.O. BOX 77 CANAL BRIDGE-SAL. CA 92021 619-423-1533

DATE: 9-7-11
SHEET: 1105
PROJECT: A10

DENNIS LEVETT
APN. 008-521-003
TOWNHOUSE #3
33271 17 MILE DR
PEBBLE BEACH, CA. 93953



EAST



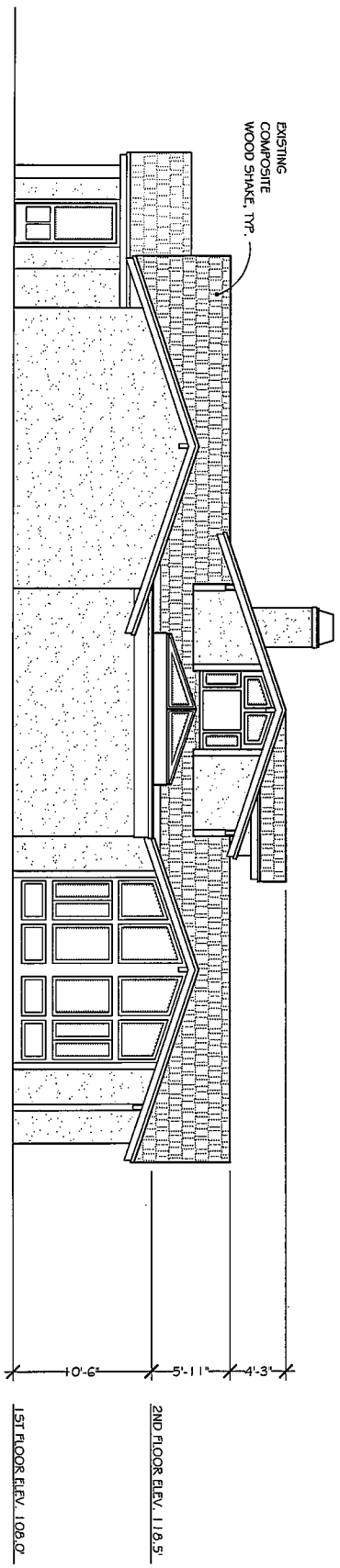
SOUTH

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

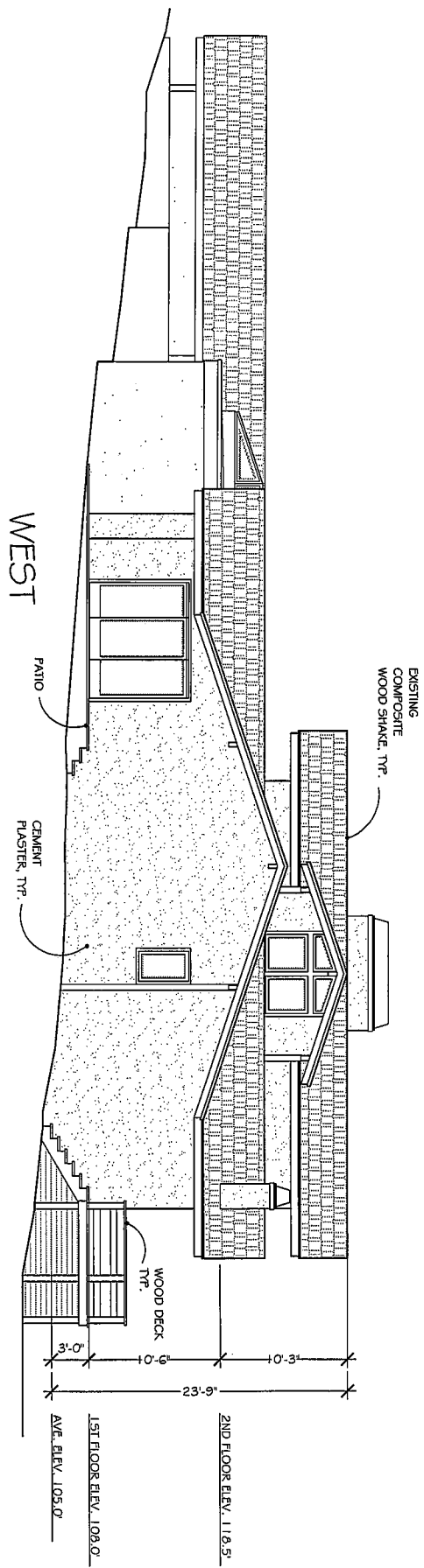
JOHN HANDBERG
DESIGN STUDIOS
P.O. BOX 76, CARROLL BRIDGE-CIA, CA 93021 818-453-1833

9-7-11
05-12-11
DATE
1105

DENNIS LEVETT
A.P.N. 008-521-009
TOWNHOUSE #3
3307 17 MILE DR.
PEBBLE BEACH, CA, 93953



NORTH



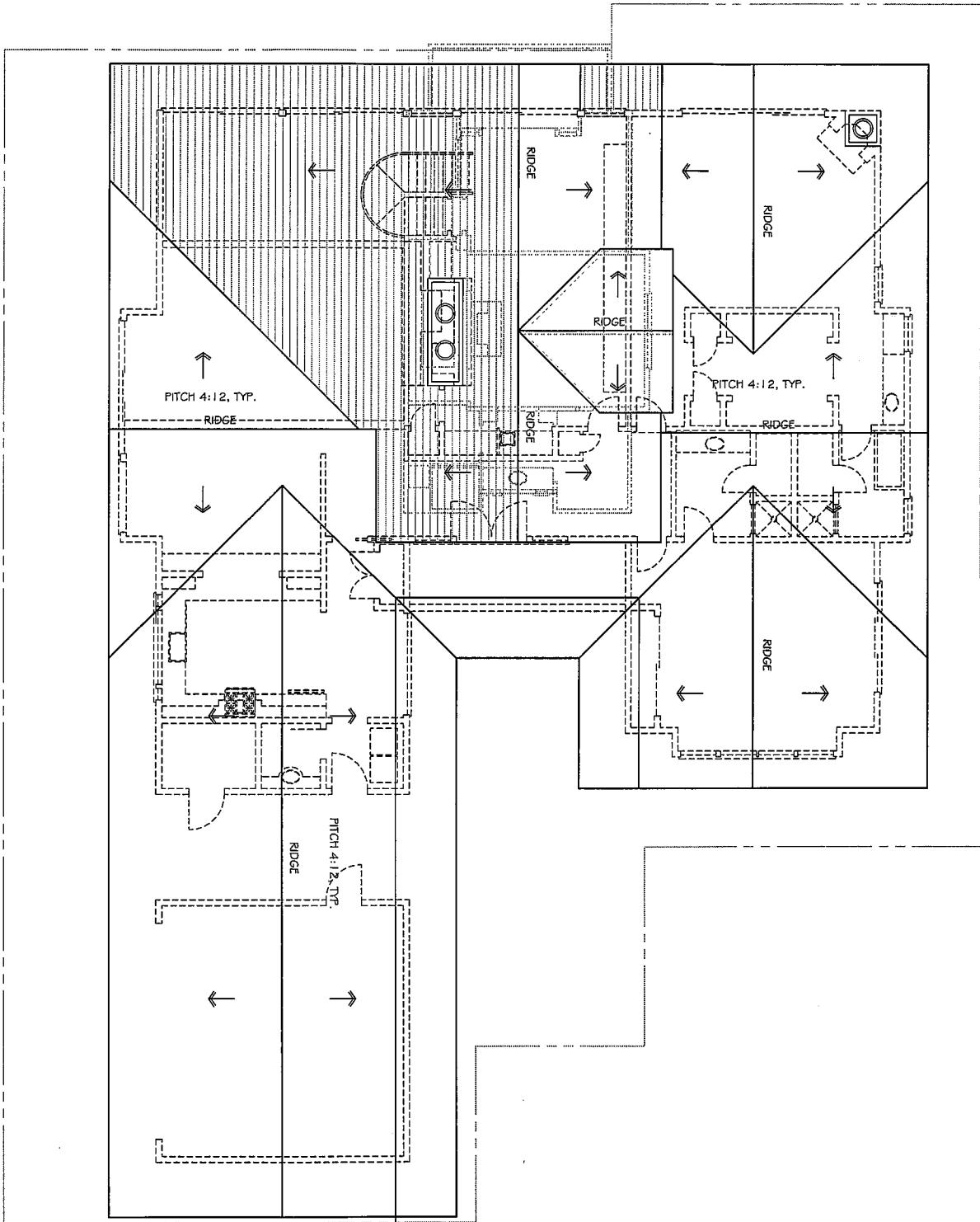
WEST

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

JOHN MANDURKASO
DESIGN STUDIOS
P.O. BOX 77, CARROLL, BRITISH COLUMBIA, CANADA V2L 4G3
604-425-1543

8-7-11
05-12-11
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A12

DENNIS LEVETT
A.P.N. 008-521-003
TOWNHOUSE #3
3307 11 MILE DR.
PEBBLE BEACH, CA, 93953



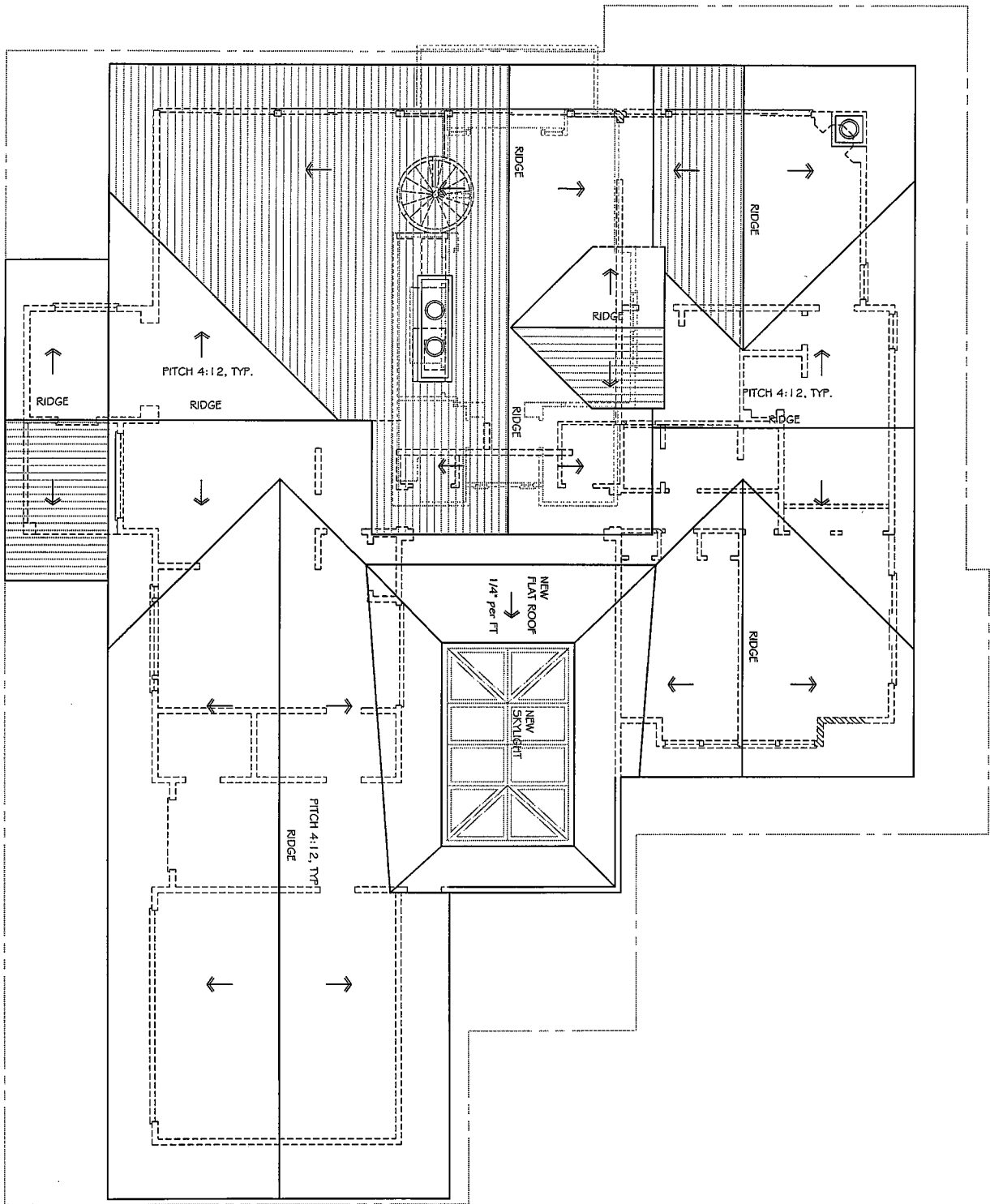

EXISTING
ROOF PLAN
 SCALE: 1/4" = 1'-0"

JOHN MANDURKASO
 DESIGN STUDIOS
 P. O. BOX 76, CARROLL BRIDGE, CA 92021 619-424-1533

SHEET
A13

9-7-11
 105

DENNIS LEVETT
 A.P.N. 000-521-003
 TOWNHOUSE #3
 33071 FT MILE DR.
 PEBBLE BEACH, CA, 93953

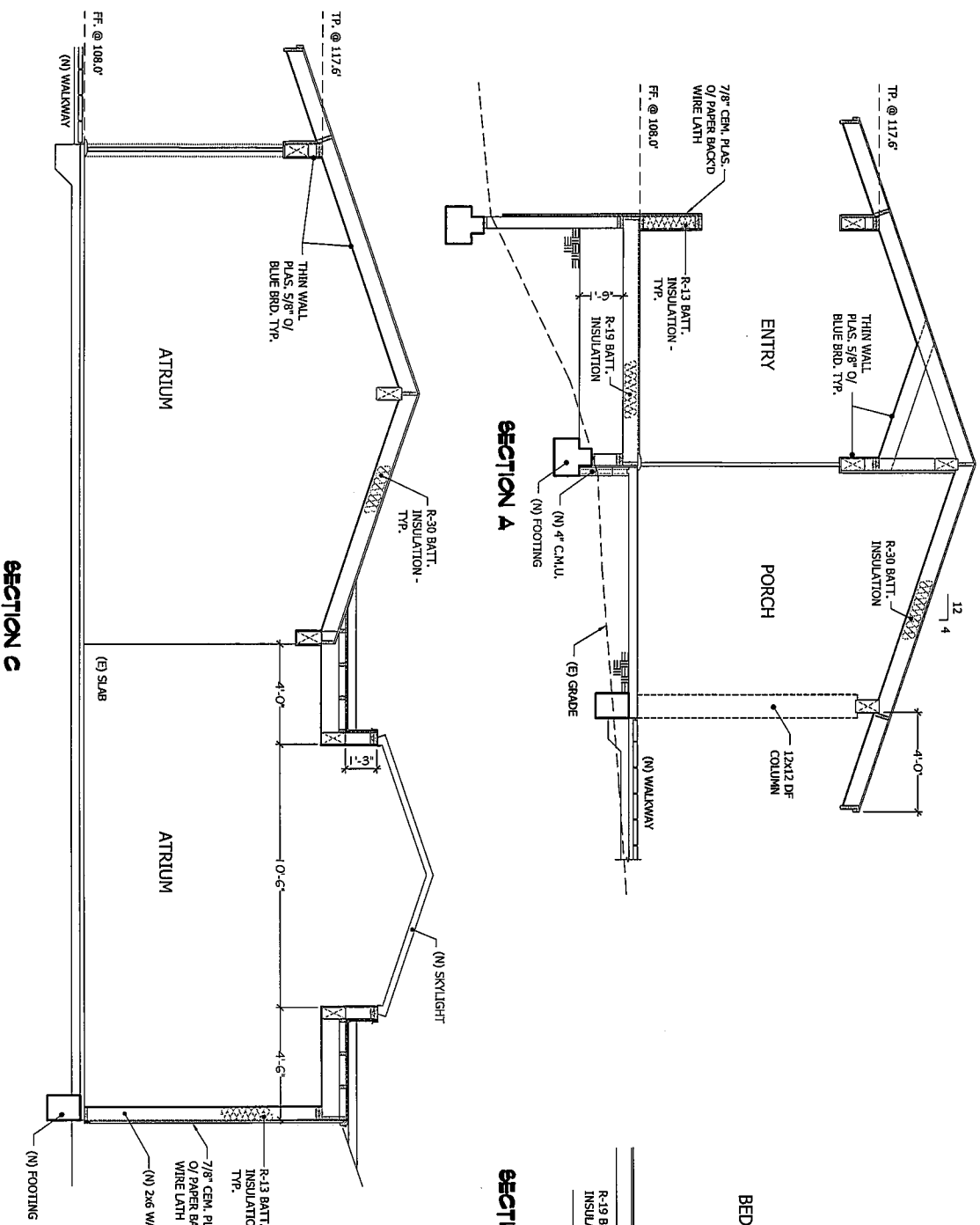


**PROPOSED
ROOF PLAN**
SCALE: 1/4" = 1'-0"

**JOHN MANDRICKO
DESIGN STUDIOS**
P.O. BOX 77, CORRAL BRIDGE, CA 92021 619-423-1003

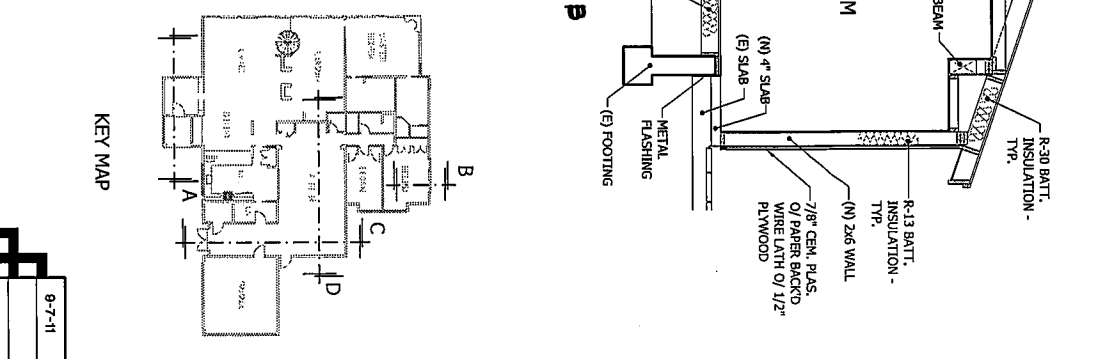
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DENNIS LEVETT
APN. 008-521-003
TOWNHOUSE #3
3307 17 MILE DR.
PEBBLE BEACH, CA, 93953



SECTION A

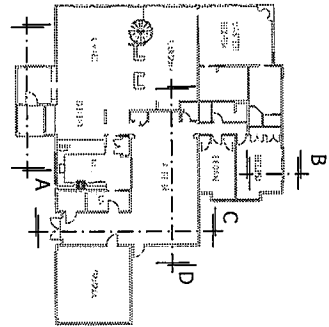
SECTION B



SECTION C

SECTIONS
SCALE: 1/2" = 1'-0"

KEY MAP

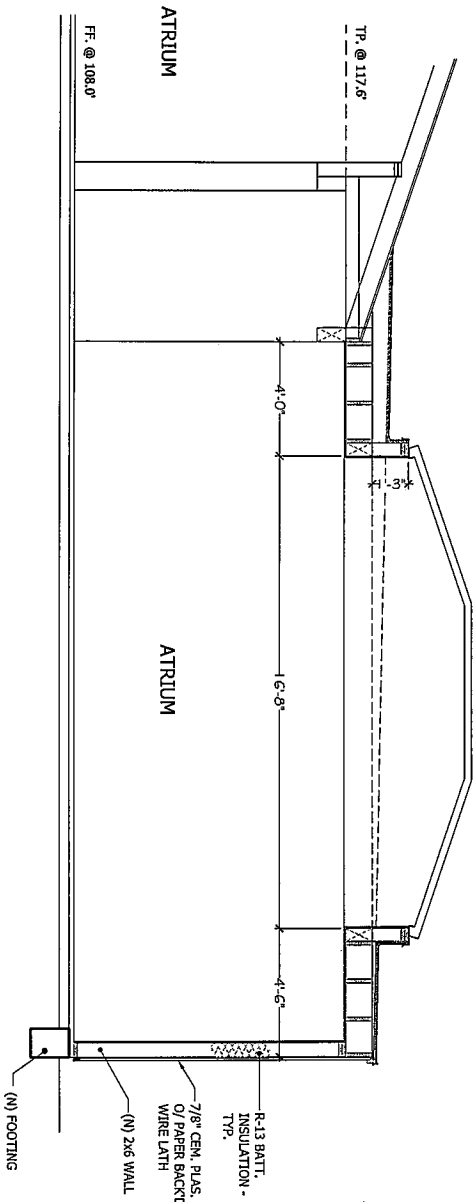


JOHN MANDRICK & CO
DESIGN STUDIOS
P.O. BOX 77, CANAL BRANCH, CA 92021 619-423-1333

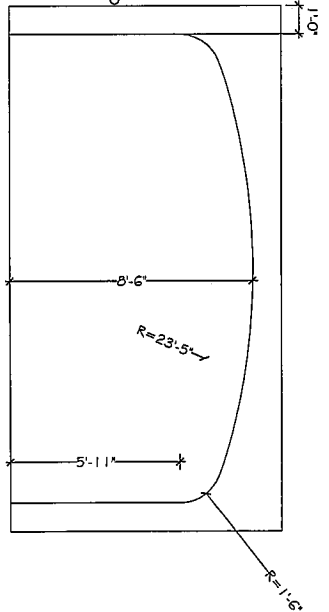
A15

9-7-11
1105

DENNIS LEVETT
A.P.N. 009-521-009
TOWNHOUSE #3
3307 H MILE DR.
PEBBLE BEACH, CA, 93953



SECTION D



Interior Elevation of Atrium Arch

SECTIONS
SCALE: 1/2" = 1'-0"

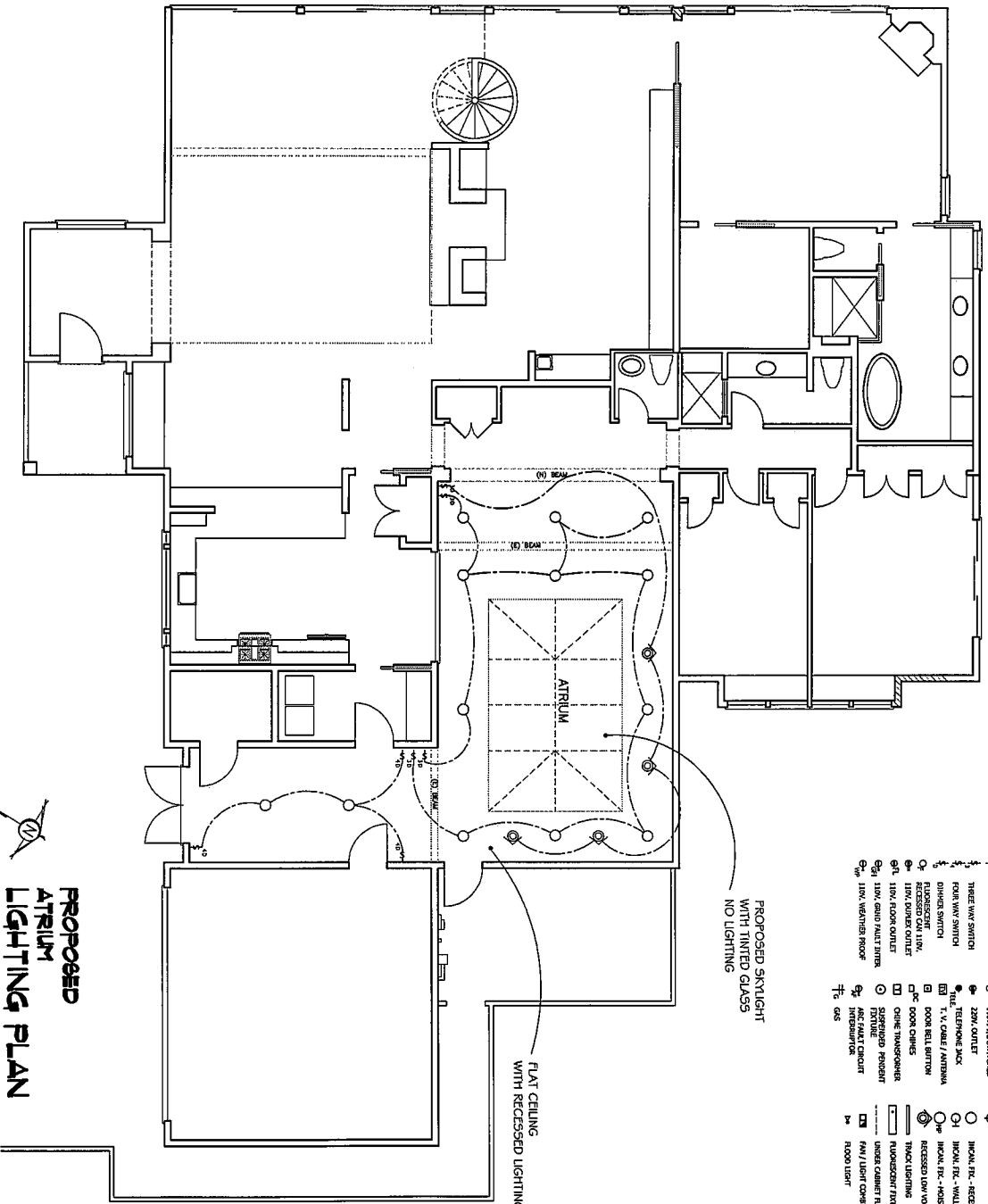
JOHN MANDURKASO
DESIGN STUDIOS

DENNIS LEVETT
APN. 008-521-003
TOWNHOUSE #3
3301 11 MILE DR.
PEBBLE BEACH, CA. 93953

A16

105

9-7-11



ELECTRICAL SYMBOLS

- | | | | |
|----------------------|------------------------|-----------------------------------|---------------------------------|
| ⚡ SINGLE POLE SWITCH | ⊙ 110V, 1/2 SWITCH | ⊕ INDOOR FIX. - SOURCE MOUNT | ⚡ 2A SPACE BREAKER |
| ⚡ THREE WIRE SWITCH | ⊙ 220V, OUTLET | ⊙ INDOOR FIX. - RECESSED DIM 110V | ⊙ SYNCHRONOUS |
| ⚡ FOUR WIRE SWITCH | ⊙ FULL TELEPHONE JACK | ⊙ INDOOR FIX. - WALL MOUNT | ⊙ ELECTRICAL PANEL |
| ⊙ DIMMER SWITCH | ⊙ T.V. CABLE / ANTENNA | ⊙ INDOOR FIX. - HONEY COMB 110V | ⊙ DIRECT WIRE SPECIAL OUTLET |
| ⊙ FLUORESCENT | ⊙ BOOK BELL BUTTON | ⊙ RECESSED LOW VOLTAGE AIR SPOT | ⊙ GARAGE BOOK OPERATOR |
| ⊙ RECESSED DIMMER | ⊙ DOOR CHIMES | ⊙ TRACK LIGHTING | ⊙ LOW VOLTAGE SERVICE |
| ⊙ 110V, 200V OUTLET | ⊙ CHINA TRANSFORMER | ⊙ RECESSED EXTERIOR | ⊙ LOW VOLTAGE SERVICE |
| ⊙ 110V, 200V OUTLET | ⊙ SUPERISED REPAIRER | ⊙ UNDER CABINET FLUORESCENT | ⊙ EXHAUST FAN |
| ⊙ 110V, VENTILATOR | ⊙ FUTURE | ⊙ (FAN) LIGHT COMPANION | ⊙ FLUORESCENT FIX. - WALL MOUNT |
| ⊙ 110V, VENTILATOR | ⊙ FUTURE | ⊙ FLOOR LIGHT | ⊙ FLUORESCENT OUTLINE LIGHT |
| ⊙ 110V, VENTILATOR | ⊙ FUTURE | | |

PROPOSED
ATRILIUM
LIGHTING PLAN

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

JOHN MANDIBERAGO
DESIGN STUDIOS

8-7-11
05-12-11

E1
1105

DENNIS LEVETT
A.P.N. 009-521-003
TOWNHOUSE #3
3307 IT MILE DR.
PEBBLE BEACH, CA, 93953

Exhibit D

FILE COPY
PUN 110244

MINUTES Del Monte Forest Land Use Advisory Committee Thursday, July 21, 2011

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

2. Roll Call

Members Present: Rod L. Dewar, Lori Lietzke, Sandy Getreu, Sandi Verbanco, June Stock

Members Absent: Kim Caneer

3. Approval of Minutes:

A. July 7, 2011 minutes *with correction: Item 1 (Pebble Beach Company)*
Moved by: Verbanco, Second by Stock

Motion: Dewar (LUAC Member's Name)

Second: Verbanco (LUAC Member's Name)

Ayes: Stock, Dewar, Verbanco

Noes: None

Absent: None

Abstain: Lietzke, Getreu

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: 3:45 pm

Minutes taken by: Lietzke

Minutes received via email July 22, 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: **July 21, 2011**

Project Title: ABERCROMBIE LEBON G & ABERCROMBIE MARY J

Item continued from 7/7/11 meeting

File Number: PLN100612

File Type: PC

Planner: ROBINSON

Location: 1158 SIGNAL HILL RD PEBBLE BEACH

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow additions to an existing one-story single family residence to include: a 1,522 square foot addition consisting of a master bedroom suite, laundry room, office and storage, a 646 square foot covered front entry, a 332 square foot covered patio, a new roof, the installation of a roof-mounted photovoltaic system, remove existing asphalt driveway and replace with permeable pavers, remove existing concrete patio and replace with tile patio and the addition of a fire pit; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 3) Variance to allow at 5 foot reduction in side setback from 20 feet to 15 feet to allow the construction of the covered front entry; and 4) Design Approval. The property is located at 1158 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-005-000), Del Monte Forest area, Coastal Zone.

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

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

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 Getrev (LUAC Member's Name)

Second by Dewar (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: Requested by owner

Continued to what date: Set by County

AYES: Getrev, Dewar, Lietzke, Stode, Verbanec

NOES: None

ABSENT: Canter

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: **July 21, 2011**

Project Title: POPPY HOLDINGS INC
File Number: PLN100655
File Type: PC
Planner: ROBINSON
Location: 3200 LOPEZ RD PEBBLE BEACH

Item continued from 7/7/11 meeting

Project Description:

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the renovation of the Poppy Hills Golf Course to include: removal of the existing irrigation system and installation of a new irrigation system including new irrigation lines, new programming/timing devices and new controllers with current technology in conjunction with sand-capping the existing golf course, driving range and practice putting green to improve water conservation and drainage; and changes to the alignment of specific holes to reduce irrigation and improve play. The project will include approximately 61,000 cubic yards of grading which will be balanced on site and the import of approximately 55,000 cubic yards of sand for the sand-capping component; 2) a Coastal Administrative Permit to allow the demolition of the existing snack bar and construction of a new 336 square foot snack bar and 1,000 square foot dining patio; 3) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow the removal of 537 trees (529 Monterey Pine, 3 Coast Live Oak, and 5 Coast Redwood); 5) Design Approval; and 6) a General Development Plan. The property is located at 3200 Lopez Road, Pebble Beach (Assessor's Parcel Numbers 008-031-016-000 & 008-032-003-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Joel Panzer		x	
Mike Gorman (Architect)		x	
Jeffery Froke - Presented Naturalization plan			
Mawreen Hamb (Arborist)		x	
Lyn Nelson (CEO Northern Calif. Golf Association)			- Presented Project to Committee
Rick Verbanec		x	Water feature changes?

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)
Dewar: Are fairways locations similar to (E)?		Yes
Verbanec: Duration of project?		Start in Feb. / target to open Mar/Apr. of next year
Dewar: Closed for construction? Verbanec: Tree removals?		Closed for 11 mos 537 removals, most dead or sick.

ADDITIONAL LUAC COMMENTS

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: Getreu, Verbanec, Lietzke, Dewar, Stock

NOES: None

ABSENT: Cameer

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: **July 21, 2011**

Project Title: SIGNAL HILL LLC

File Number: PLN100338

File Type: PC

Planner: ROBINSON

Location: 1170 SIGNAL HILL RD PEBBLE BEACH

Project Description:

Combined Development Permit consisting of: 1) Coastal Administrative Permit for the demolition of an existing 4,124 square foot single family residence and the construction of a new three level 13,901 square foot single family residence including an attached 3-car garage and approximately 3,500 cubic yards of grading (3,000 cubic yards cut/500cubic yards fill); 2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 3) Coastal Development Permit for development on slopes exceeding 25%; 4) Coastal Development Permit for ridgeline development; 5) Coastal Development Permit for the removal of five Monterey Cypress trees; 6) Variance to reduce front setback from 30 feet to 20 feet; and 7) Design Approval. The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-007-000), south of the intersection of 17 Mile Drive and Signal Hill Road, Del Monte Forest Land Use Plan, Coastal Zone.

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

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

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 Stode (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: Requested by owner

Continued to what date: August

AYES: Getreu, Lietala, Stode, Dewar, Verbanec

NOES: None

ABSENT: None

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: **July 21, 2011**

Project Title: W&SMITH CA INC
File Number: PLN110242
File Type: ZA
Planner: MONTANO
Location: 3105 17 MILE DR PEBBLE BEACH

Project Description:
Coastal Administrative Permit to allow additions to an existing single family dwelling, consisting of 663 square feet at main level and 1,006 square feet at second level. The property is located at 3105 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-012-007-000), Del Monte Forest area, Coastal Zone.

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

Architect: Juan Saliano

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<u> Juan Saliano </u>			<u> presented project </u>

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 Verbanec (LUAC Member's Name)

Second by Getreu (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Getreu, Lietzke, Stode, Dewar, Verbanec

NOES: None

ABSENT: Canter

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: **July 21, 2011**

Project Title: LEVETT DENNIS A

File Number: PLN110244

File Type: ZA

Planner: NEGRETE

Location: 3307 17 MILE DR #9 PEBBLE BEACH

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow an addition of 887 square feet to an existing 4,313 square foot single family dwelling which will include an approximate 830 square foot enclosed atrium, a 132 square foot entry (portion of southwest patio), a 12 square foot bedroom enclosure (portion of northwest patio) and interior remodel; 2) Coastal Development Permit for development within 750 feet of a known archaeological resource; and 3) Variance to increase building site coverage from 71% to 77% and floor area ratio from 58% to 70%; and 4) Design Approval. The property is located at 3307 17 Mile Drive #9, Pebble Beach (Assessor's Parcel Number 008-521-009-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

Designer: John Mandurago

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

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 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: Getreu, Lietzke, Stock, Dewar, Verbanec

NOES: None

ABSENT: ~~12/10/00~~ Caneer

ABSTAIN: None

Exhibit E



ATTORNEYS AT LAW

Anthony L. Lombardo
Jeffery R. Gilles

Dennis C. Beougher
Patrick S. M. Casey
J. Kenneth Gorman
Amy Purchase Reid
Jason S. Retterer
Paul Rovella
Bradley W. Sullivan
James W. Sullivan
Kelly McCarthy Sutherland

E. Soren Diaz
Of Counsel
Virginia A. Hines
Of Counsel

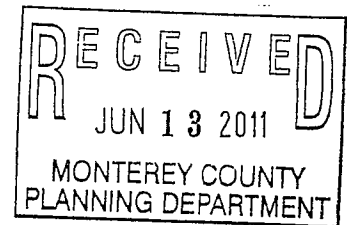
L&G, LLP
318 Cayuga Street
P. O. Box 2119
Salinas, CA 93901
TEL 831-754-2444
TOLL FREE 888-757-2444
FAX 831-754-2011
WEB www.lomgil.com

530 San Benito Street
Suite 202
Hollister, CA 95023
TEL 831-630-9444
FAX 831-630-5935

Client No. 310.012

June 13, 2011

VIA HAND DELIVERY



Valerie Negrete
Assistant Planner
168 W. Alisal, Second Floor
Salinas, CA 93901
300 Forest Avenue

Re: Variance Justification /PLN110244

Dear Valerie:

The application before includes a request for a Variance to allow an increase in building site coverage, and floor area ratio. This request is similar to many within the Pebble Beach Townhouse subdivision. In response to the application checklist, I have provided justification for approval of this request.

Variance (SPECIAL CIRCUMSTANCES)

The Pebble Beach Townhouse subdivision was approved in 1968. At that time lot coverage was determined by density and not by percentage. Each lot within the subdivision included an approved building envelope (23) and the subdivision itself included 249,451 square feet of open space. The subdivision was built-out and subsequently zoned MDR/2.7 (D) (CZ). Application of this zoning designation created legal non-conforming circumstances for all of the properties within the subdivision that had built to the building envelope limit. This is exacerbated by the fact that for other MDR properties, the lots include open space, not so for the Pebble Beach Townhouses. The building envelopes that were created do not include open space. Instead, all of the open space is located within the common areas. This creates a unique situation for the

subdivision. No development of any kind would be allowed on these lots if the strict adherence to the zoning code were required.

Variance (SPECIAL PRIVILEGE)

Approval of this application will not result in the granting of a special privilege. Please see PLN020443 (Clark), PLN040070 (Funch), PLN060628 (Genter), and PLN080514 (Lenore). All of the projects listed include a request for a Variance from floor area ratio or building site coverage and all are closely clustered to the project site (Townhouses 3, 5, 7 and 8).

Variance (AUTHORIZED USE)

This is an allowed use per Section 20.12.040.A. Principal Uses Allowed in the Medium Density Residential designation.

Should you have any questions regarding this justification letter please feel free to call or email me at your convenience.

Sincerely,

Lombardo & Gilles, LLP

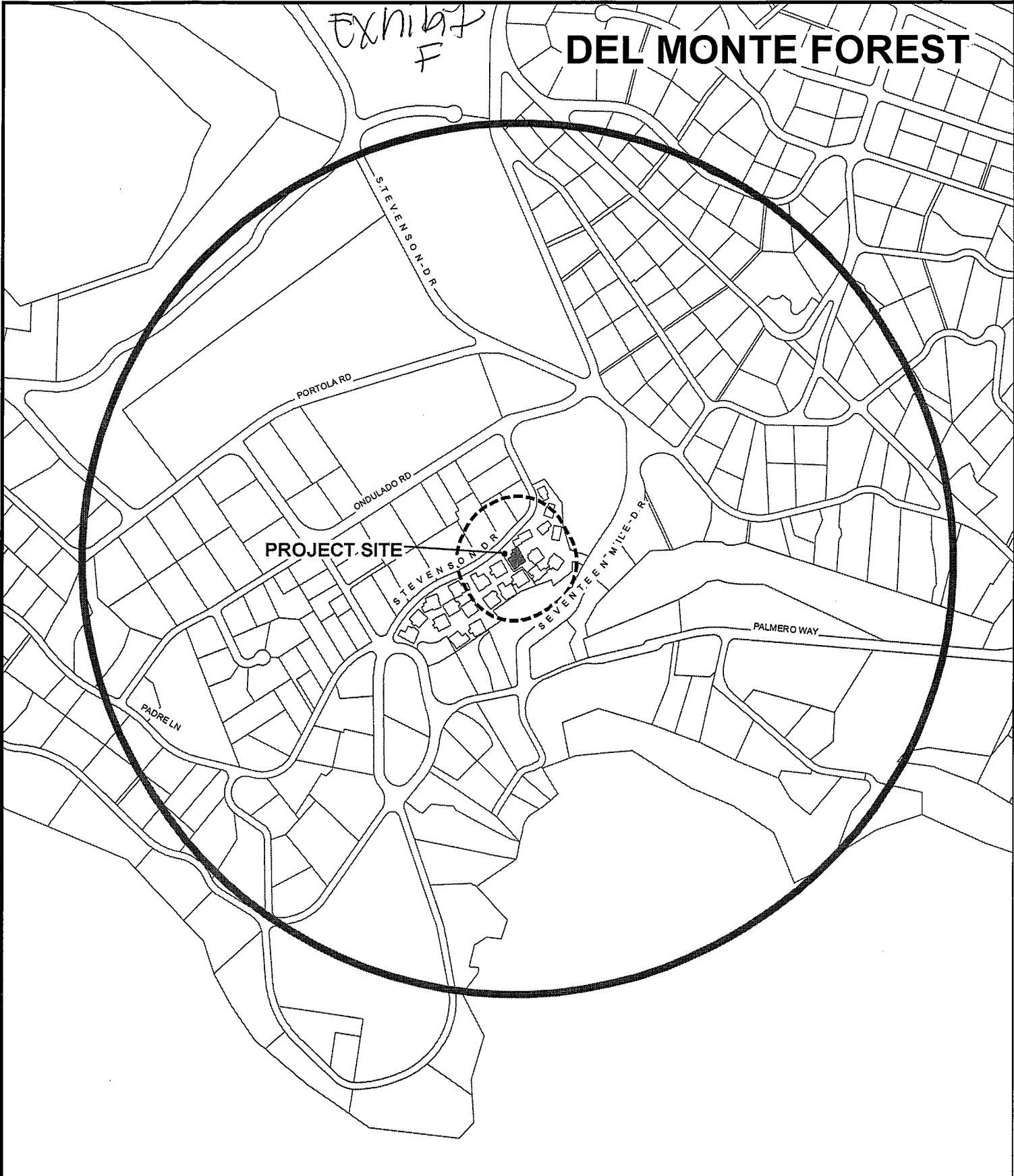


Shandell Brunk
Land Use Specialist
shandell@lomgil.com

/SPB

Exhibit
F


DEL MONTE FOREST




APPLICANT: LEVETT

APN: 008-521-009-000

FILE # PLN110244

 300' Limit

 2500' Limit

