

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: November 10, 2011 Time: 1:30	Agenda Item No.: 1
Project Description: A Coastal Administrative Permit and Design Approval to allow additions to and remodel of an existing 5,529 square foot 3-level single family residence with an 864 square foot attached garage to include: a 112 square foot bedroom addition and 323 square foot raised patio addition on the main level, a 997 square foot family room addition with roof deck on the lower level, 48 square foot deck extension on upper level, and removal of 4,280 square feet of paved driveway resulting in a 6,638 square foot 3-level single family residence with an 864 square foot attached garage; colors and materials to match existing; and a Variance to exceed the Pescadero Watershed coverage limitation to allow an increase in structural coverage from 5,168 square feet to 5,982 square feet, and a decrease in impervious coverage from 11,801 square feet to 7,521 square feet, for a net reduction in total combined coverage of 3,466 square feet.	
Project Location: 1565 Riata Road, Pebble Beach	APN: 008-341-039-000
Planning File Number: PLN110174	Owner: Paul and Marianne Hoffman Agent: Cynthia Spellacy
Planning Area: Del Monte Forest Land Use Plan	Flagged and staked: No
Zoning Designation: "LDR/1.5-D(CZ)" [Low Density Residential, 1.5 acres per unit, with a Design Control Overlay (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 Guidelines Section 15301(e); and
- 2) Approve PLN110174, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**)

PROJECT OVERVIEW:

The subject property is a 1.96 acre developed parcel located at 1565 Riata Road, Pebble Beach within the Del Monte Forest Land Use Plan. Zoning for the property is Low Density Residential, 1.5 acres per unit, within a Design Control Overlay District, Coastal Zone. The property is located within the Pescadero Watershed, which limits structural coverage to 5,000 square feet and impervious surface coverage to 4,000 square feet. The project site does not comply with the structural or impervious coverage limitation of the Pescadero Watershed as set forth in Section 20.147.030.A.1 of the Del Monte Forest Coastal Implementation Plan and therefore requires a Variance.

The applicant proposes to construct a 1,109 square foot addition to an existing 6,393 square foot single family residence. The addition will consist of a 112 square foot addition to the first floor for an expanded bedroom and a 997 square foot addition for a larger living room. The applicant also proposes to add a 323 square foot raised patio on the second floor.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- Environmental Health Bureau
- √ Water Resources Agency
- √ Pebble Beach Community Service District

√ Parks Department
California Coastal Commission

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Pebble Beach Community Service District, Water Resources Agency and RMA-Planning Department have been incorporated into the Condition Compliance attached to the draft resolution (**Exhibit C**).

The project was referred to the Del Monte Forest Land Use Advisory Committee on September 1, 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 and Design Approvals that will be heard at a public hearing. The Del Monte Forest Land Use Advisory Committee did not have any comments or concerns regarding the proposed addition. They recommended approval of the project with a unanimous (4-0) vote.

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

/S/ Valerie Negrete



Valerie Negrete, Assistant Planner
(831) 755-5227, negretev@co.monterey.ca.us
November 1, 2011

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Delinda Robinson, Senior Planner; Laura Lawrence, Planning Services Manager; Valerie Negrete, Project Planner; Carol Allen, Senior Secretary; Paula and Marianne Hoffman, Owner; Cynthia Spellacy, Agent; The Open Monterey Project; LandWatch; Planning File PLN110174

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 Variance Justification Letter
Exhibit F Vicinity Map

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

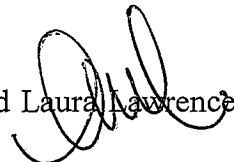


EXHIBIT A

Project Information for PLN110174

Project Information:

Project Name:	HOFFMAN PAUL J & MARIANNE S TRS		
Location:	1565 RIATA RD PEBBLE BEACH		
Permit Type:	Variance		
Environmental Status:	Exempt	Final Action Deadline (884):	11/13/2011
Existing Structures (sf):	6393	Coverage Allowed:	15%
Proposed Structures (sf):	1109	Coverage Proposed:	6.9%
Total Sq. Ft.:	7502	Height Allowed:	30'
Tree Removal:	0	Height Proposed:	30'
Water Source:	PUBLIC	FAR Allowed:	17.5%
Water Purveyor:	CAL AM	FAR Proposed:	15.7%
Sewage Disposal (method):	SEWER	Lot Size:	1.96
Sewer District:	PBCSD	Grading (cubic yds.):	0

Parcel Information:

Primary APN:	008-341-039-000	Seismic Hazard Zone:	I, UNDETERMINED
Applicable Plan:	Del Monte Forest LUP	Erosion Hazard Zone:	Moderate
Advisory Committee:	Del Monte Forest Advisory Committee	Fire Hazard Zone:	Very High
Zoning:	LDR/1.5-D(CZ)	Flood Hazard Zone:	None
Land Use Designation:	Residential	Archaeological Sensitivity:	high
Coastal Zone:	Del Monte Forest	Viewshed:	None
Fire District:	Pebble Beach CSD	Special Setbacks on Parcel:	None

Reports on Project Parcel:

Soils Report #:	NA
Biological Report #:	NA
Geologic Report #:	LIB110401
Forest Management Rpt. #:	NA
Archaeological Report #:	LIB110400
Traffic Report #:	NA

EXHIBIT B DISCUSSION

Project Description

The subject property is a 1.96-acre parcel located at 1565 Riata Road, Pebble Beach. Zoning for the property is Low Density Residential, 1.5 acres per unit, within a Design Control Overlay District, Coastal Zone. The property is located in the Pescadero Watershed where development standards imposed by the Del Monte Forest Coastal Implementation Plan (CIP) limit structural coverage to 5,000 square feet and impervious coverage to 4,000 square feet, specifically Section 20.147.030.A.1.b of the CIP. The purpose of this limitation is to reduce the amount of runoff into the Carmel Bay, thereby protecting an area of marine biological significance.

The applicant proposes to construct a 1,109 square foot addition to an existing 6,393 square foot single family residence. The addition will consist of a 112 square foot addition to the first floor for an expanded bedroom and a 997 square foot addition for a larger living room. The applicant also proposes to add a 323 square foot raised patio on the second floor and a 48 square foot deck extension on the upper level. Impervious coverage consists of 11,801 square feet (13.8%), which is comprised of a 10,111 square foot driveway and 1,690 square feet of patio and walkways. The current structural coverage is 5,168 square feet (6%), which includes 4,502 square feet of building and 666 square feet of raised patios. The applicant proposes to remove 666 square feet of structural coverage and 4,280 square feet of impervious coverage (driveway). This will result in an increase in structural coverage from 5,168 square feet to 5,982 square feet and decrease impervious coverage from 11,801 square feet to 7,521 square feet, for a net reduction in total combined coverage of 3,466 square feet.

Project Entitlement – Variance

Staff has reviewed the Variance justification and found that the proposed project meets the findings required to grant a Variance. An addition to a single family dwelling is an authorized use of the property. However, because of the Pescadero Watershed coverage limitations, a special circumstance exists on the subject property. The LDR zoning classification allows building site coverage of 15 percent, and does not specifically restrict impervious surface coverage. The subject property is 1.96 acres or 85,377 square feet. The existing structures and impervious surface on the subject property currently exceed the maximum allowed at 16,969 square feet. The applicant requests to create a greater amount of structural coverage and reduce the amount of impervious surface, for an overall reduction of total coverage. However, the resulting structural and impervious coverages will exceed both the individual limits as well as the combined total at 13,455 square feet. Due to the Pescadero Watershed limitations, the property is restricted beyond the limits imposed by the Monterey County Zoning Ordinance (Title 20) on other properties with the same zoning classification.

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. The Steakley project (PC93167) established a precedent to allow a Variance for a developed parcel to exceed Pescadero Watershed 9,000 square foot combined coverage limitation, where a net reduction in the existing combined coverage will occur. Within the Pescadero Watershed area, several residential projects have been granted similar variances:

- PLN010230 (Fitzpatrick) allowed the addition of a 1,360 square foot addition to an existing single family dwelling by reducing impervious area from 20,512 square feet to 16,276 square feet;

- ✦ PLN090364 (Pelio) allowed a 1,209 square foot addition in structural coverage by decreasing impervious surface coverage by 2,640 square feet for an overall decrease of 1,431 square feet;
- ✦ PLN100550 (Old Forest LLC) allowed a 1,993 square foot addition to an existing single family dwelling by reducing impervious coverage by 1,786 square feet.

This project will not constitute a grant for an activity or use otherwise not expressly authorized in the Low 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:

Paul and Marianne Hoffman (PLN110174)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

1. Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15301(e); and
2. Approving a Coastal Administrative Permit and Design Approval to allow additions to and remodel of an existing 5,529 square foot 3-level single family residence with an 864 square foot attached garage to include: a 112 square foot bedroom addition and 323 square foot raised patio addition on the main level, a 997 square foot family room addition with roof deck on the lower level, 48 square foot deck extension on upper level, and removal of 4,280 square feet of paved driveway resulting in a 6,638 square foot 3-level single family residence with an 864 square foot attached garage; colors and materials to match existing; and a Variance to exceed the Pescadero Watershed coverage limitation to allow an increase in structural coverage from 5,168 square feet to 5,982 square feet, and a decrease in impervious coverage from 11,801 square feet to 7,521 square feet, for a net reduction in total combined coverage of 3,466 square feet.

[PLN110174, Paul and Marianne Hoffman, 1565 Riata Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-341-039-000)]

The Paul and Marianne Hoffman application (PLN110174) came on for public hearing before the Monterey County Zoning Administrator on November 10, 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 (LUP);
- Monterey County Coastal Implementation Plan Part 5 (CIP);
- 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 1565 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-039-000), Del Monte Forest Land Use Plan. The parcel is zoned LDR/1.5-D (CZ), which allows additions to single family dwellings. Therefore, the project is an allowed land use for this site.
- c) The project consists of a Coastal Administrative Permit and Design Approval to allow additions to and remodel of an existing single family residence and a Variance to exceed the Pescadero Watershed coverage limitation to allow an increase in structural coverage from 5,168 square feet to 5,982 square feet, and a decrease in impervious coverage from 11,801 square feet to 7,521 square feet, for a net reduction in total combined coverage of 3,466 square feet.
- d) The subject property is located within a Design Control district, which regulates the location, size, configuration, materials and colors of structures and fences. In addition, CIP Section 20.147.070.C.2 requires structures to be subordinate to and blend into the environment. The proposed materials and colors will match the existing single family dwelling and include: light beige/peach siding, trim of sandstone beige; and windows will be framed with off-white trim.
- e) The subject property is located within the Pescadero watershed, which drains into the Carmel Bay Area of Special Biological Significance. In order to ensure that the water quality draining into this area is maintained, Section 20.147.030.A.1.b of the Del Monte Forest Coastal Implementation Plan requires that the maximum structural coverage be limited to 5,000 square feet and the maximum impervious surface coverage limited to 4,000 square feet. The existing structures and impervious surface on the subject property currently exceeds the maximum allowed at 16,969 square feet. The applicant requests to create a greater amount of structural coverage and reduce the amount of impervious surface, for an overall reduction in total combined coverage of 3,466 square feet. The resulting total combined coverage will be in excess of the amount allowed at 13,455 square feet.
- f) Based on information contained within the Monterey County Geographic Information System, the subject property is located within a high sensitivity area for archaeological resources. Therefore, pursuant to Section 20.147.080.B.1 of the CIP, an archaeological report was required for the project (See Finding 2, Evidence b). This report concluded that the project area does not contain surface evidence of potentially significant cultural resources. The potential for inadvertent impacts to cultural resources is limited and will be controlled by the imposition of the County's standard condition of approval for protection of archaeological resources (Condition No. 3).

- g) The project planner conducted a site inspection on May 5, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- h) Because the proposed project includes a Variance and Design Approval subject to the review of the Zoning Administrator, it is subject to the requirements contained in the Board of Supervisor's Resolution No. 08-338. The project was referred to the April 15, 2010 Del Monte Forest Land Use Advisory Committee (LUAC) meeting. The LUAC supported the project as proposed with a vote of 4 to 0. The committee members had no further comments regarding the project.
- 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 PLN110174.

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 Service District, Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Archaeological Resources and Soils. 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. Pursuant to the policies of the Del Monte Forest Land Use Plan, an archaeological report, geotechnical report, and proof of permeability were required to be submitted by the applicant. The following reports have been prepared:
 - “Archeological Report for 008-341-009-000” (LIB110400) prepared by Mary Doane, Salinas, CA, June 14, 2011.
 - “Geotechnical Investigations for additions to Existing Single Family Dwelling 008-341-009-000” (LIB110401) prepared by Richard Duarte, Salinas, CA, June 27, 2011.
 - c) Staff conducted a site inspection on May 5, 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 PLN110174.

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 Service District, Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. The existing single family dwelling is serviced by California American Water for water and Pebble Beach Community Services District for sewage.
 - c) Preceding findings and supporting evidence for PLN110174.

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 May 5, 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 PLN110174.

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 of not more than 50% of the structure's floor area.
 - b) The project will involve the addition of a 1,109 square foot addition, which is less than 20% of the total floor area. The existing parcel is 85,377 square feet or 1.96 acres. The existing floor area is 6,393 square feet and the proposed floor area will be 7,502 square feet.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 5, 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 20.70.050.B.4.c 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 15, the Recreational Facilities Map, and Figure 16, the Shoreline Access Map 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) 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 PLN110174.
- e) The project planner conducted a site inspection on May 5, 2011.

7. **FINDING:** **SITE COVERAGE (DEL MONTE FOREST WATERSHEDS) –**
 The project limits structural and impervious surface coverage in order to reduce runoff within the Pescadero, Seal Rock Creek, and Sawmill Gulch Watersheds and some smaller unnamed watersheds that drain into the Carmel Bay Area of Special Biological Significance (ASBS).

- EVIDENCE:**
- a) The Del Monte Forest Coastal Implementation Plan Part 5 limits development of parcels within the Pescadero Watershed to a maximum site coverage of 9,000 square feet. Pursuant to Section 20.147.030.A.1.b of the Del Monte Forest Coastal Implementation Plan Part 5, structural coverage is limited 5,000 square feet, including main and accessory structures. Separately, additional impervious surfaces (less than 40% water pass through) are limited to 4,000 square feet.
 - b) The existing structural coverage on the subject property is 5,168 square feet that consists of 4,502 building area and 666 square feet of raised patio areas. The existing impervious surface coverage is 11,801 square feet consisting of a 10,111 square foot driveway and 1,690 square feet of patios and walks at grade.
 - c) The applicant requests additional structural coverage of 814 square feet. In exchange, the applicant has proposed to remove 666 square feet of patio (structural coverage) and a 4,280 square foot portion of their existing driveway (impervious coverage) for a total combined reduction of 4,946 square feet. Although the project meets the intent of the Water and Marine Resources Development Standards of the Del Monte Forest Land Use Plan by reducing the total amount of combined structural and impervious coverage, it will exceed the both the maximum structural and impervious surface coverage allowed. Therefore, the project requires a Variance (see Finding No. 8).
 - d) Only that amount of site disturbance (i.e. grading, clearing of vegetation) necessary for the project footprint, adequate driveway and any required landscaping shall be allowed for project construction.
 - e) 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 PLN110174.

8. **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 property has a zoning designation of "LDR/1.5-D (CZ)" [Low Density Residential, 1.5 acres per unit with a Design Control Overlay District (Coastal Zone)].
 - b) The addition to an existing single family dwelling is an allowed use in the LDR zoning district.
 - c) The LDR zoning classification allows building site coverage of 15 percent, and does not specifically restrict impervious surface coverage. The subject property is 1.96 acres or 85,377 square feet which would allow approximately 12,800 square feet of building site coverage. Due to the Pescadero Watershed limitations, the property is restricted beyond the limits imposed by the Monterey County Zoning Ordinance (Title 20) on other properties with the same zoning classification.
 - d) The intent of the Pescadero Watershed coverage limitations (Section 20.147.030.A.1 .b of the Monterey County Coastal Implementation Plan, Part 5) is to limit the amount of storm water runoff into Carmel Bay, thereby protecting an area of biological significance. Although the proposed project exceeds the amount of structural coverage and impervious surface coverage limitation of 9,000 square feet, the applicant proposed to reduce the overall amount of surface coverage by approximately 3,466 square feet. With the reduction of the overall surface area covered, the project will meet the intent of the Pescadero Watershed policy. The project meets all other zoning requirements regarding size and bulk (i.e. Floor Area Ratio), lot coverage and setbacks.
 - e) Board of Supervisors' resolution 94-149 (Steakley) established a precedent to allow a Variance for a developed parcel to exceed the Pescadero Watershed 9,000 square foot combined coverage limitation where a net reduction in the existing combined coverage occur. The proposed project does not meet the total surface coverage; however, the overall surface coverage has been reduced and the project meets the intent of the section.
 - f) Other property owners in the vicinity and under identical zoning classification have been afforded the same privileges sought by the property owner of this application.
 - ✦ PLN010230 (Fitzpatrick) allowed the addition of a 1,360 square foot addition to an existing single family dwelling by reducing impervious area from 20,512 square feet to 16,276 square feet;
 - ✦ PLN090364 (Pelio) allowed a 1,209 square foot addition in structural coverage by decreasing impervious surface coverage by 2,640 square feet for an overall decrease of 1,431 square feet;

PLN100550 (Old Forest LLC) allowed a 1,993 square foot addition to an existing single family dwelling by reducing impervious coverage by 1,786 square feet.

The Zoning Administrator approved Variances to exceed the structural and impervious coverage limitations and allowed an increase to structural coverage, based on a reduction of impervious surface coverage and an overall net reduction in total coverage.

- g) The applicant requests additional structural coverage of 1,368 square feet for a family room expansion, a living room expansion, a deck extension and a raised patio. In exchange the applicant has proposed to remove 666 square feet of patio (structural coverage) and a 4,280 square foot portion of their existing driveway (impervious coverage) for a total combined reduction in coverage of 3,466 square feet.
- h) The project planner conducted a site inspection on May 5, 2011 to verify the circumstances related to the property.
- i) 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 PLN110174.

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance allows an appeal to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors
 - a) Section 20.86.080 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the subject property is located between the sea and the first through public road paralleling the sea and because the project involves the addition of more than 10 percent of the floor area to an existing residence which is allowed as a conditional use.

DECISION

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

1. Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15301(e); and
2. Approve the Coastal Administrative Permit and Design Approval to allow additions to and remodel of an existing 5,529 square foot 3-level single family residence with an 864 square foot attached garage to include: a 112 square foot bedroom addition and 323 square foot raised patio addition on the main level, a 997 square foot family room addition with roof deck on the lower level, 48 square foot deck extension on upper level, and removal of 4,280 square feet of paved driveway resulting in a 6,638 square foot 3-level single family residence with an 864 square foot attached garage; colors and materials to match existing; and a Variance to exceed the Pescadero Watershed coverage limitation to allow an increase in structural coverage from 5,168 square feet to 5,982 square feet, and a decrease in impervious coverage from 11,801 square feet to 7,521 square feet, for a net reduction in total combined coverage of 3,466 square feet, 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 10th day of November, 2011.

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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.

Monterey County Planning Department
DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan
PLN110174

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval to allow additions to and remodel of an existing 5,529 square foot 3-level single family residence with an 864 square foot attached garage to include: a 112 square foot bedroom addition and 323 square foot raised patio addition on the main level, a 997 square foot family room addition with roof deck on the lower level, 48 square foot deck extension on upper level, and removal of 4,280 square feet of paved driveway resulting in a 6,638 square foot 3-level single family residence with an 864 square foot attached garage; colors and materials to match existing; and a Variance to exceed the Pescadero Watershed coverage limitation to allow an increase in structural coverage from 5,168 square feet to 5,982 square feet, and a decrease in impervious coverage from 11,801 square feet to 7,521 square feet, for a net reduction in total combined coverage of 3,466 square feet 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

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice.
"This Coastal Administrative Permit, Design Approval and Variance, Resolution Number _____, for Assessor's Parcel Number 008-341-039-000, was approved by the Zoning Administrator on November 10, 2011, the permit was 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)

Compliance or Monitoring Action to be Performed: 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.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPOF

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: 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.

4. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on November 10, 2014 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

Compliance or Monitoring Action to be Performed: 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.

5. WRSP1 - WATER AVAILABILITY CERTIFICATION (NON-STANDARD CONDIT

Responsible Department: Water

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: 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

6. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action 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.

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

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed:

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.

8. FIRE021-FIRE PROTECTION EQUIPMENT & SYSTEMS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 Fire Community Services District) District.

Compliance or Monitoring Action to be Performed:

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

9. FIRE030-NON-STANDARD CONDITIONS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The submitted map, dated and signed 9/14/2011 showing the hammer head area above the right hand driveway area slated for removal surface shall stay in place as shown. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed:

1. Applicant shall enumerate as Fire Dept. Notes on plans. Applicant or owner, Prior to issuance of building permit.
2. Applicant shall schedule fire dept. clearance inspection. Applicant or owner, Prior to final building inspection.

10. FIRE007 - DRIVEWAYS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action 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 Dept. clearance inspection.

11. FIRE008 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Pebble Beach Community Services District)

Compliance or Monitoring Action 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 Dept. clearance inspection.

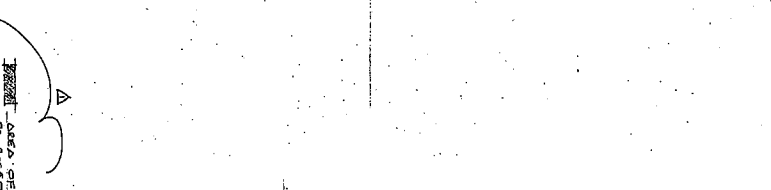
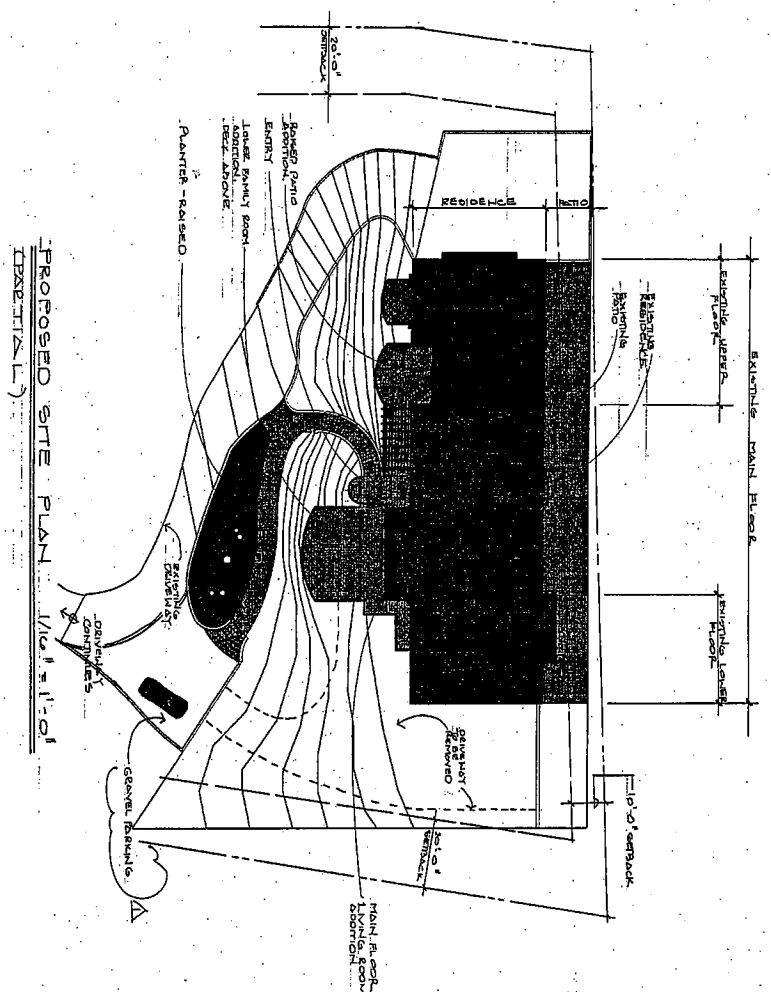
12. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed:

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.



PROJECT DATA

OWNER
PAUL & MARGARET HOFFMAN
100 CARDINAL WAY
REDWOOD CITY, CA 94063
(650) 327-0532

PROJECT LOCATION
1565 BLAVA RD
PUEBLO BEACH, CA 93933

APPLICANT
STOCKER & ALLAIRE, INC.
2000 WILSON AVENUE
MONTEREY, CA 93940
(831) 375-1880

A.P.#
008-341-009

ZONING
LDRI1.5-0(C2)

LOT SIZE
83,377 SQ. FT. 1.98 AC

EXISTING BUILDING AREA
RESIDENCE 5,529 SQ. FT.
GARAGE 884 SQ. FT.
TOTAL 6,389 SQ. FT.

PROPOSED BUILDING AREA
RESIDENCE 6,638 SQ. FT.
GARAGE 884 SQ. FT.
TOTAL 7,502 SQ. FT.

EXISTING COVERAGE
EXISTING STRUCTURAL COVERAGE 5,168 SQ. FT. 6.0%
EXISTING IMPERVIOUS COVERAGE 11,801 SQ. FT. 13.8%
TOTAL 16,989 SQ. FT. 19.8%

PROPOSED COVERAGE
PROPOSED STRUCTURAL COVERAGE 5,594 SQ. FT. 6.6%
PROPOSED IMPERVIOUS COVERAGE 7,521 SQ. FT. 8.8%
TOTAL 13,455 SQ. FT. 15.7%

JOB DESCRIPTION

ADDITION TO AN EXISTING SRP. DRIVEWAY 688 SQ. FT., STRUCTURAL COVERAGE AND 4,280 SQ. FT. ADD 1,109 SQ. FT. FAMILY ROOM AND LIVING ROOM EXPANSION. ADD 323 SQ. FT. FAMILY ROOM AND LIVING ROOM EXPANSION. THERE WILL BE NO TREE OR VEGETATION REMOVAL. THE EXISTING DRIVEWAY WILL BE RECONSTRUCTED WITH A VARIANCE WILL BE REQUIRED IN THE PERVIOUS WATERSEED. THERE WILL BE AN OVERALL REDUCTION IN SITE COVERAGE OF 3,514 SQ. FT. EQUALLING 4.1%.

Stocker & Allaire
General Contractors, Inc. Lic. # 524797

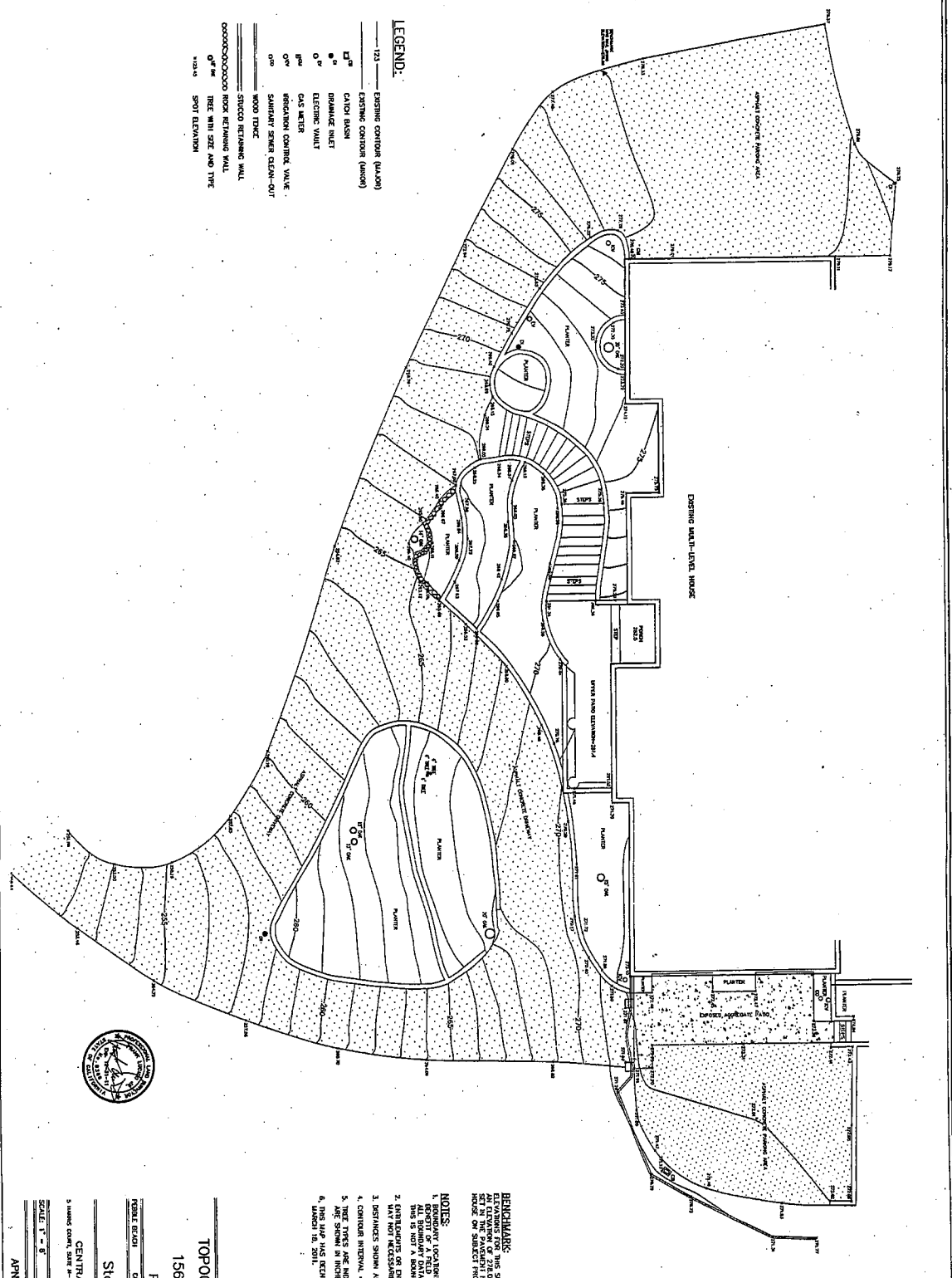
21 Mandeville Court, Monterey, CA 93940 831.375.1880 Fax 831.375.1450

COVER SHEET

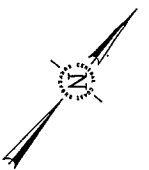
MARCH 2011

Hoffman

△ 6/12/11 BS



- LEGEND:**
- 12' --- EXISTING CONTOUR (SUDD)
 - 12' --- EXISTING CONTOUR (WOOD)
 - CATCH BASIN
 - DRAINAGE INLET
 - ELECTRIC VAULT
 - GAS METER
 - IRRIGATION CONTROL VALVE
 - SANITARY SEWER CLEAN-OUT
 - WOOD TRUSS
 - STUCCO RETAINING WALL
 - ROCK RETAINING WALL
 - TREE WITH SIZE AND TYPE
 - SPOT ELEVATION



SCALE 1" = 4'

- NOTES:**
1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE ASSISTANCE OF THE CALIFORNIA SURVEYING BOARD. THE SPOT ELEVATIONS OF 2700 FEET HAVE BEEN ASSIGNED TO THE 2700 FEET CONTOUR LINE. THE SPOT ELEVATIONS OF 2700 FEET HAVE BEEN ASSIGNED TO THE 2700 FEET CONTOUR LINE. THE SPOT ELEVATIONS OF 2700 FEET HAVE BEEN ASSIGNED TO THE 2700 FEET CONTOUR LINE.
 2. THE SPOT ELEVATIONS SHOWN HEREON WERE DETERMINED FROM THE RECORDS OF THE SURVEYING BOARD. THE SPOT ELEVATIONS OF 2700 FEET HAVE BEEN ASSIGNED TO THE 2700 FEET CONTOUR LINE.
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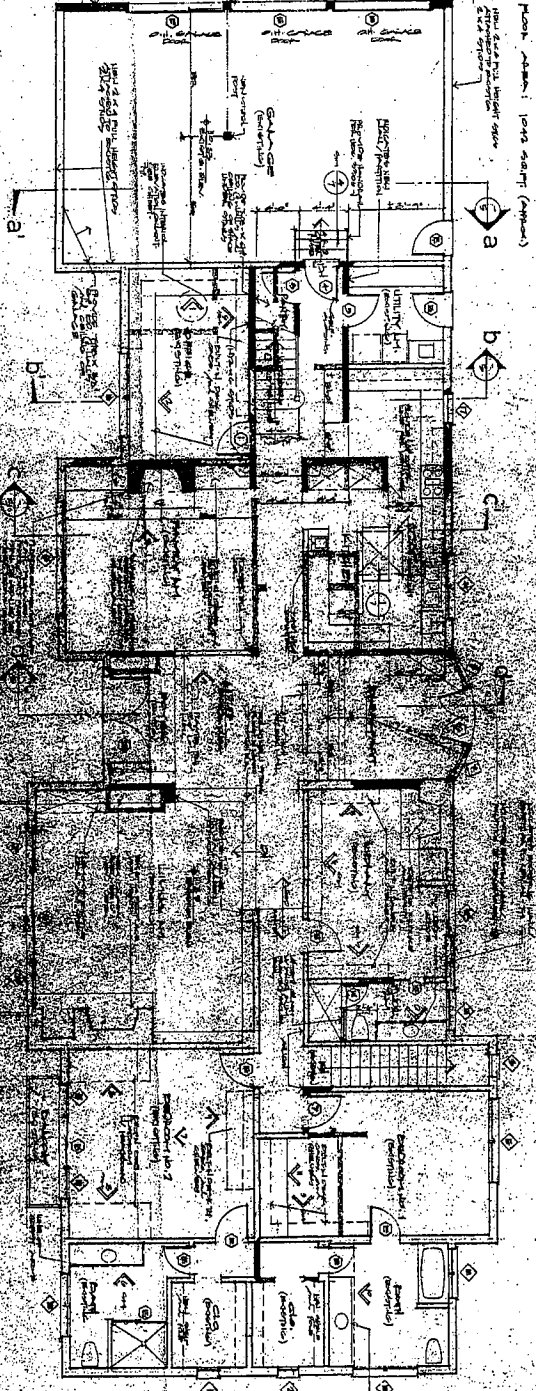
TOPOGRAPHIC SURVEY
OF A PORTION OF
1565 RATA ROAD
IN
PEBBLE BEACH

PREPARED FOR
STOCKER & ALLDRE

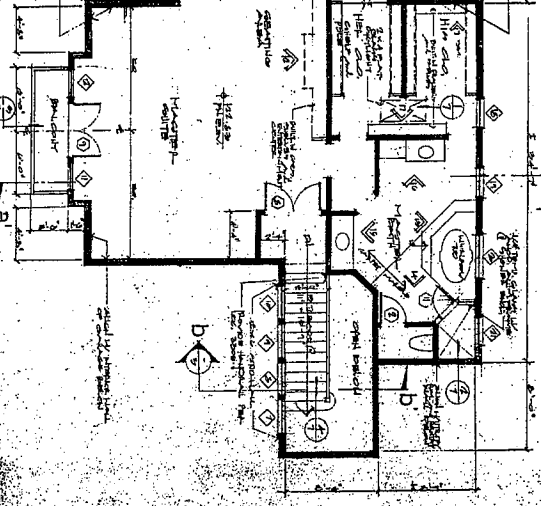
CENTRAL COAST SURVEYORS
 1500 S. GARDEN STREET, SUITE 100
 SAN JOSE, CALIFORNIA 95128
 PHONE (415) 251-4500
 FAX (415) 251-4500
 APRIL 2011

SCALE 1" = 4'
 APR 008-341-039-000

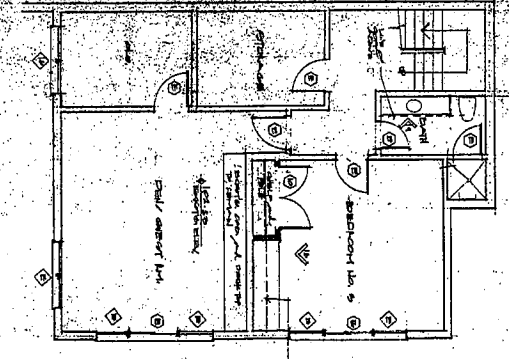
main level plan



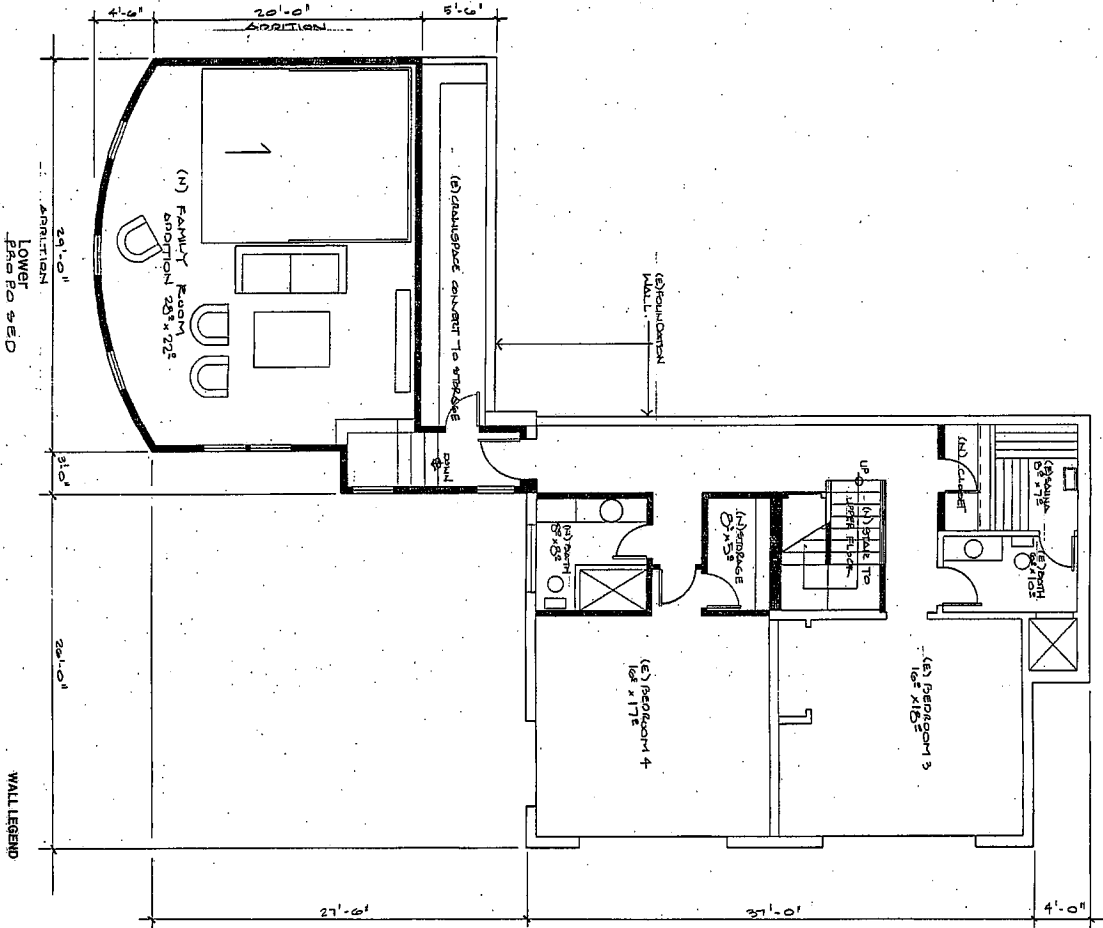
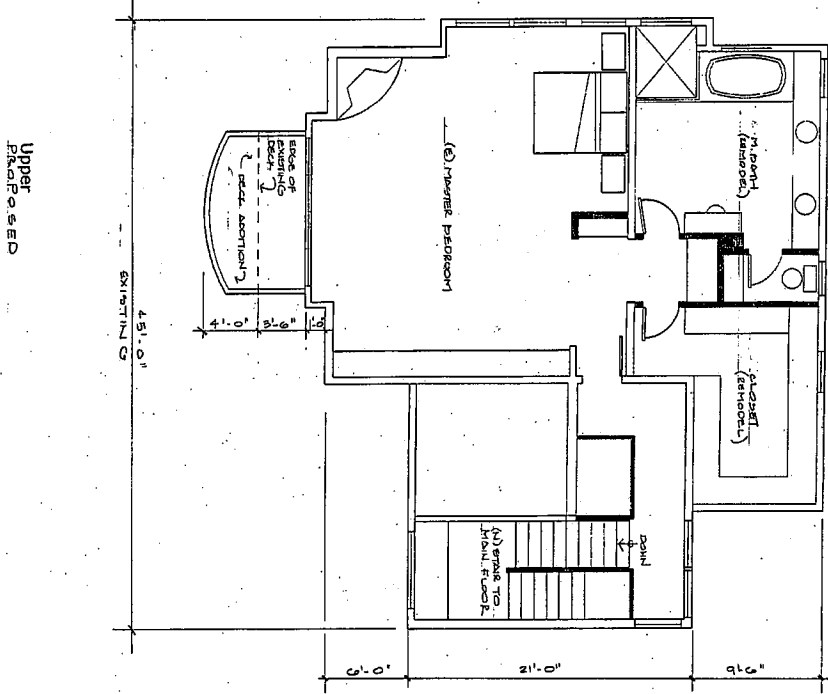
upper level plan



lower level plan (basement)



EXISTING



WALL LEGEND

--- Existing Wall

--- Proposed Wall

--- Proposed Wall to be Removed

--- Proposed Wall to be Added

--- Proposed Wall to be Replaced

--- Proposed Wall to be Repaired

--- Proposed Wall to be Reinforced

--- Proposed Wall to be Insulated

--- Proposed Wall to be Painted

--- Proposed Wall to be Stained

--- Proposed Wall to be Sealed

--- Proposed Wall to be Treated

--- Proposed Wall to be Waterproofed

--- Proposed Wall to be Fireproofed

--- Proposed Wall to be Soundproofed

--- Proposed Wall to be Acoustic Treated

--- Proposed Wall to be Energy Efficient

--- Proposed Wall to be Eco-Friendly

--- Proposed Wall to be Sustainable

--- Proposed Wall to be Recycled

--- Proposed Wall to be Biodegradable

--- Proposed Wall to be Non-Toxic

--- Proposed Wall to be Lead-Free

--- Proposed Wall to be Mercury-Free

--- Proposed Wall to be Cadmium-Free

--- Proposed Wall to be Chromium-Free

--- Proposed Wall to be Nickel-Free

--- Proposed Wall to be Copper-Free

--- Proposed Wall to be Silver-Free

--- Proposed Wall to be Zinc-Free

--- Proposed Wall to be Iron-Free

--- Proposed Wall to be Aluminum-Free

--- Proposed Wall to be Silicon-Free

--- Proposed Wall to be Boron-Free

--- Proposed Wall to be Fluorine-Free

--- Proposed Wall to be Chlorine-Free

--- Proposed Wall to be Sulfur-Free

--- Proposed Wall to be Phosphorus-Free

--- Proposed Wall to be Nitrogen-Free

--- Proposed Wall to be Oxygen-Free

--- Proposed Wall to be Hydrogen-Free

--- Proposed Wall to be Carbon-Free

--- Proposed Wall to be Nitrogen-Free

--- Proposed Wall to be Oxygen-Free

--- Proposed Wall to be Hydrogen-Free

--- Proposed Wall to be Carbon-Free

--- Proposed Wall to be Nitrogen-Free

--- Proposed Wall to be Oxygen-Free

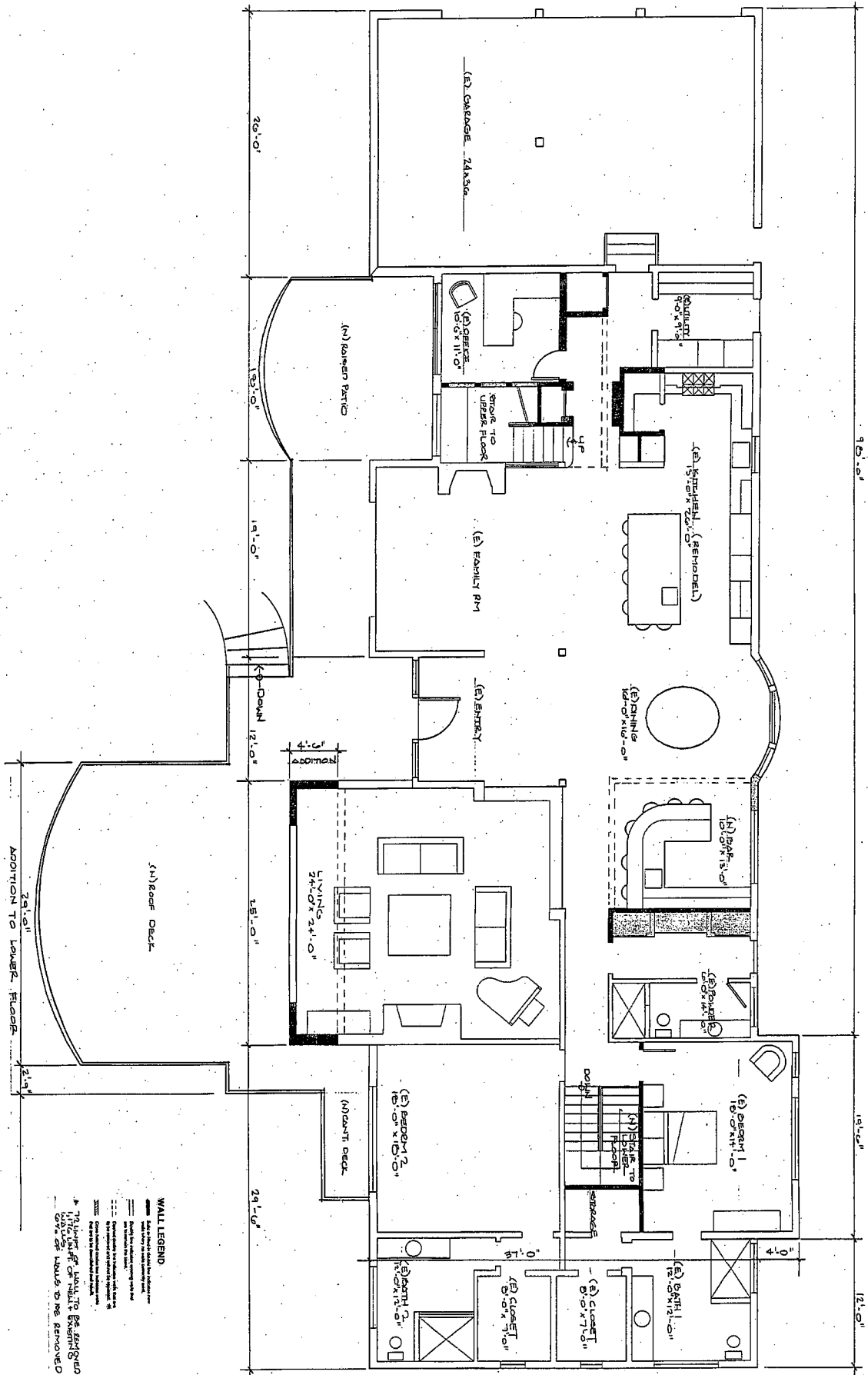
--- Proposed Wall to be Hydrogen-Free

--- Proposed Wall to be Carbon-Free

Paul and Marianne Hoffman
 1565 Riata, Pebble Beach, CA

PROPOSED
 Upper and Lower levels
 March 24, 2011
 1/4" = 1'

Stocker & Allaire
 General Contractors, Inc. Lic. # 504777
 21 Mendocino Court Monterey, CA 93940
 651.375.1890 Fax: 651.375.1490

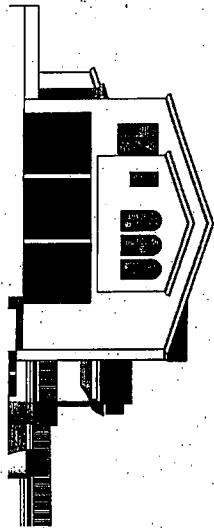
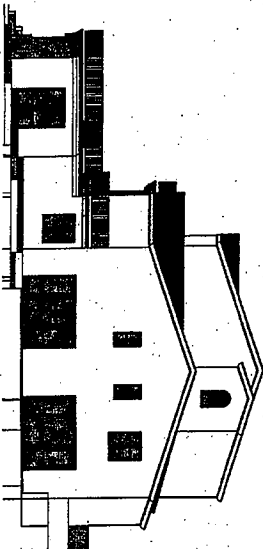
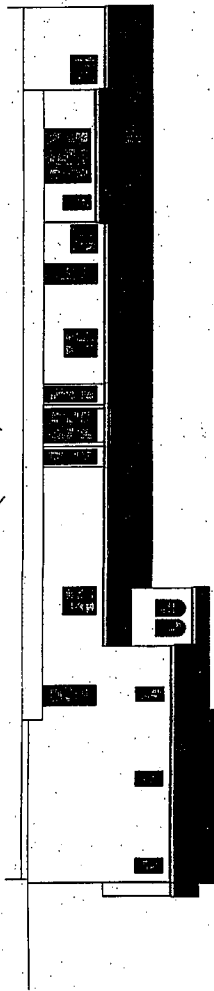
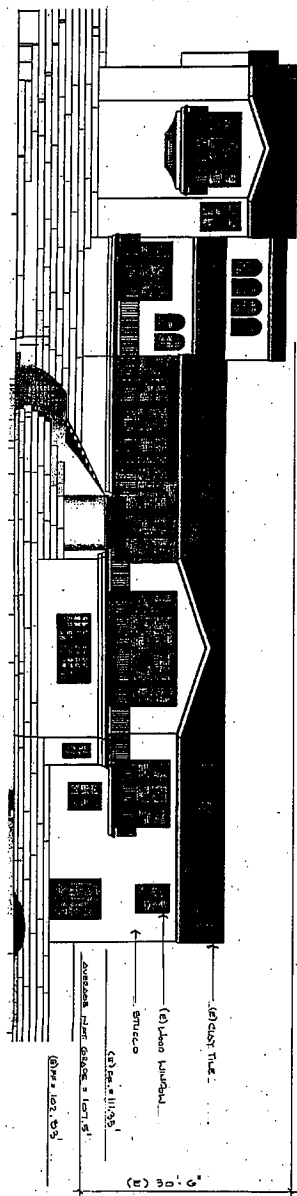


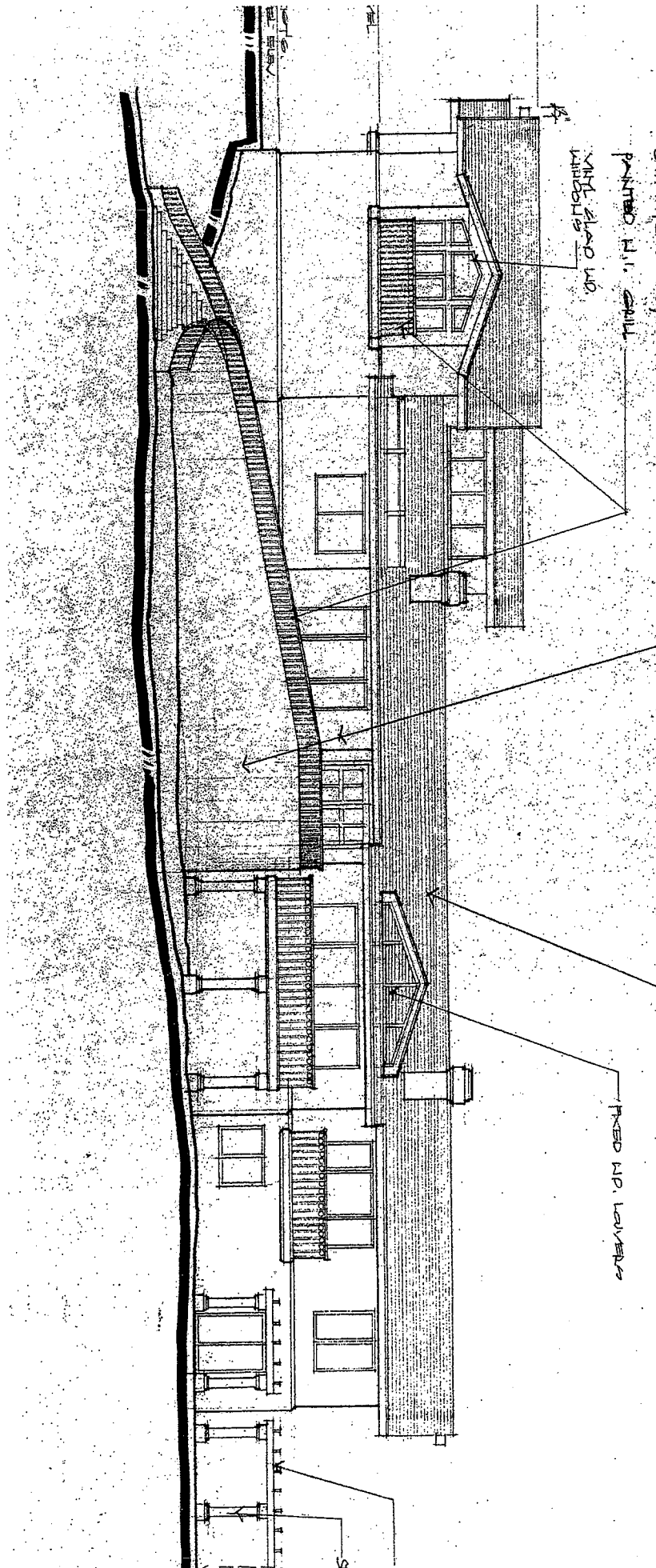
WALL LEGEND

- 1. Solid line indicates full wall construction.
- 2. Dashed line indicates half wall construction.
- 3. Dotted line indicates glass wall construction.
- 4. Stippled area indicates wall to be removed.
- 5. Stippled area indicates wall to be added.
- 6. Stippled area indicates wall to be altered.
- 7. Stippled area indicates wall to be altered.
- 8. Stippled area indicates wall to be altered.
- 9. Stippled area indicates wall to be altered.
- 10. Stippled area indicates wall to be altered.

* Allowing for 1/4" tolerance for construction, walls of 1/4" shall be removed.

<p>Paul and Marianne Hoffman 1565 Riata, Pebble Beach, CA</p>	<p align="center">PROPOSED Main Level</p> <p align="center">March, 24 2011 1/4" = 1'</p>	<p align="center">Stocker & Allaire General Contractors, Inc. Lic. # 604797</p> <p align="center">21 Mandeville Court Monterey, CA 93940 831.375.1550 Fax 831.375.1480</p>
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MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, September 1, 2011

1. Meeting called to order by Roderick L. Dewar at 3:30 pm

2. **Roll Call**

Members Present: Rod Dewar, Kim Caneer, June Stock, Joella Szabo

Members Absent: Sandy Getreu, Sandra Verbanec, Lori Lietzke

3. **Approval of Minutes:**

A. August 18, 2011 minutes

Motion: Dewar (LUAC Member's Name)

Second: Stock (LUAC Member's Name)

Ayes: Dewar, Caneer, Stock, Szabo

Noes: None

Absent: Getreu, Verbanec, Lietzke

Abstain: None

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. **Scheduled Item(s)**

6. **Other Items:**


A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. **Meeting Adjourned:** 4:00 pm

Minutes taken by: 
Roderick L. Dewar

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: **September 1, 2011**

Project Title: HOFFMAN PAUL J & MARIANNE S TRS

File Number: PLN110174

File Type: ZA

Planner: NEGRETE

Location: 1565 RIATA RD PEBBLE BEACH

Project Description:

Combined Development Permit to allow a 1,109 square foot family room and living room expansion, and a 323 square foot raised patio; 1) a Coastal Development Permit for the development within 750 feet of a known archaeological resource; and 2) a Variance to the Pescadero Watershed limitation to allow an increase in pervious building structural coverage from 5,168 square feet to 5,934 square feet, and a decrease in impervious paving coverage from 11,801 square feet to 7,521 square feet; and 3) Design Approval. The property is located at 1565 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-039-000), 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	

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 Caneer (LUAC Member's Name)

Second by Szabo (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Dewar, Caneer, Stock, Szabo

NOES: None

ABSENT: Getreu, Verbanec, Lietzke

ABSTAIN: None

DEL MONTE FOREST



APPLICANT: HOFFMAN

APN: 008-341-039-000 **FILE # PLN110174**

Water 2500' Limit 300' Limit City Limits

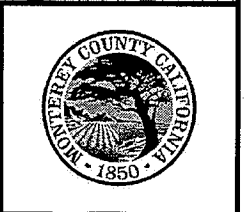
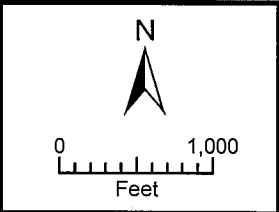


EXHIBIT F

PLANNER: NEGRETE