

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: May 31, 2012	Time: 1:35 p.m.	Agenda Item No.: 2
Project Description: Consider an amendment to a previously approved Combined Development Permit (PC94177) which included a Coastal Development Permit for the demolition of an existing 2,370 square foot single family dwelling; construction of a new 7,984 square foot single family dwelling, grading and tree removal; Design Approval; front setback Variance for the existing garage; and a Variance for lot coverage. The previously approved Combined Development Permit allowed a Variance for an increase in structural coverage from 3,690 square feet to 5,616 square feet, and a decrease in impervious surface coverage from 7,252 square feet to 2,316 square feet. The project as constructed resulted in a structural coverage of 5,616 square feet, and an impervious surface coverage of 11,188 square feet.		
The amended Combined Development Permit consists of 1) a Coastal Administrative Permit for the demolition of a 2,486 square foot upper terrace, the removal of a 455 square foot impervious garden walk, a 7,387 square foot impervious paver driveway, and the removal of 210 square feet of lower patio; and the construction of a 2,423 square foot upper stone terrace with a 28 square foot outdoor kitchen/BBQ and firepit, a 455 square foot gravel garden walkway and a 7,387 square foot pervious driveway; 2) a Variance to exceed the 5,000 square foot Pescadero Watershed structural coverage from 5,616 square feet to 5,644 square feet and the reduction of 11,188 square feet of impervious surface to 3,073 square feet; 3) a Coastal Development Permit for development within 750 feet of a known archaeological resource; and a Design Approval.		
Project Location: 3426 17 Mile Drive, Pebble Beach		APN: 008-381-007-000
Planning File Number: PLN110502		Owner: Uible, John D & Mary Jane Agent: Matthew Yurus
Planning Area: Del Monte Forest (Coastal)		Flagged and staked: No
Zoning Designation: : LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit with Design Control Overlay(Coastal Zone)]		
CEQA Action: Categorically Exempt per Sections 15303(e) and 15304(b)		
Department: RMA - Planning Department		

RECOMMENDATION:

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

- 1) Find the project CEQA Exempt per Section 15303(e) and 15304(b); and
- 2) Approve PLN110502, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**);

PROJECT OVERVIEW:

The project proposes the demolition of a 2,486 square foot upper terrace, the removal of a 455 square foot impervious garden walk, a 7,387 square foot impervious paved driveway, and the removal of 210 square feet of lower patio. Proposed construction will include a 2,423 square foot upper stone terrace with a 28 square foot outdoor kitchen/BBQ and firepit, a 455 square foot gravel garden walkway and a 7,387 square foot pervious driveway. The project also requests a Variance to exceed the 5,000 square foot Pescadero Watershed structural coverage, to 5,644 square feet, and to reduce the existing 11,188 square feet of impervious surface to 3,073 square feet. Overall coverage will be reduced from 16,804 square feet to 8,717 square feet. Materials and colors of the new terrace will match the existing driveway and patio (Eco-Venetian Permeable Pavers™/Manzanita Blend).

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 (Fire)
- California Coastal Commission

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by the Water Resources Agency and Pebble Beach Community Services District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The project was reviewed by the Del Monte Forest Land Use Advisory Committee on April 5, 2012. The Committee recommended approval of the project as proposed by a vote of 6-0.

Note: The decision on this project is appealable to the Board of Supervisors.



Steve Mason, Assistant Planner
(831) 755-5228, masons@co.monterey.ca.us
May 18, 2012

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; Steve Mason, Project Planner; Carol Allen, Senior Secretary; John D & Mary Jane Uible, Owners; Matthew Yurus, Agent; The Open Monterey Project; LandWatch; Planning File PLN110502

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including: <ul style="list-style-type: none">• Conditions of Approval• Site Plan, Floor Plan and Elevations,
	Exhibit D	Vicinity Map
	Exhibit E	Advisory Committee Minutes (Del Monte Forest LUAC)
	Exhibit F	Justification Letter (Variance)
	Exhibit G	Site Photos

This report was reviewed by Laura Lawrence, Planning Services Manager




EXHIBIT A

Project Information for PLN110502

Project Information:

Project Name:	UIBLE JOHN D & MARYJANE	
Location:	3426 17 MILE DR PEBBLE BEACH	
Permit Type:	Combined Development Permit	
Environmental Status:	Exempt	Final Action Deadline (884): 6/17/2012
Existing Structures (sf):	5616	Coverage Allowed: 9,000 SF
Proposed Structures (sf):	5616	Coverage Proposed: 8,717 SF
Total Sq. Ft.:	5616	Height Allowed: 30'
Tree Removal:	n/a	Height Proposed: 29'-6"
Water Source:	Public	FAR Allowed: 17.5%
Water Purveyor:	Cal-Am	FAR Proposed: 8%
Sewage Disposal (method):	Public Sewer	Lot Size: 2.7
Sewer District:	Carmel Area Waste Water District	Grading (cubic yds.): 40

Parcel Information:

Primary APN:	008-381-007-000	Seismic Hazard Zone:	II, UNDETERMINED
Applicable Plan:	Del Monte Forest LUP	Erosion Hazard Zone:	Moderate
Advisory Committee:	Del Monte Forest Advisory Committee	Fire Hazard Zone:	Very High
Zoning:	OR-D(CZ), LDR/1.5-D(CZ)	Flood Hazard Zone:	No FEMA rating
Land Use Designation:	Residential 1U/1.5 AC	Archaeological Sensitivity:	High
Coastal Zone:	Del Monte Forest	Viewshed:	Sensitive
Fire District:	Pebble Beach CSD	Special Setbacks on Parcel:	N

Reports on Project Parcel:

Soils Report #:	n/a
Biological Report #:	n/a
Geologic Report #:	n/a
Forest Management Rpt. #:	n/a
Archaeological Report #:	04.05.163
Traffic Report #:	n/a

EXHIBIT B DISCUSSION

Project Description

The project consists of an amendment to a previously approved Combined Development Permit (PC94177) which included a Coastal Development Permit for the demolition of an existing 2,370 square foot single family dwelling; construction of a new 7,984 square foot single family dwelling, grading and tree removal; Design Approval; front setback Variance for the existing garage; and a Variance for lot coverage. The previously approved Combined Development Permit allowed a Variance for an increase in structural coverage from 3,690 square feet to 5,616 square feet, and a decrease in impervious surface coverage from 7,252 square feet to 2,316 square feet. The project as constructed resulted in a structural coverage of 5,616 square feet, and an impervious surface coverage of 11,188 square feet due to the fact that the driveway and terrace areas were erroneously installed with non-permeable pavers instead of permeable pavers.

The amended Combined Development Permit consists of 1) a Coastal Administrative Permit for the demolition of a 2,486 square foot upper terrace, the removal of a 455 square foot impervious garden walk, a 7,387 square foot impervious paver driveway, and the removal of 210 square feet of lower patio; and the construction of a 2,423 square foot upper stone terrace with a 28 square foot outdoor kitchen/BBQ and firepit, a 455 square foot gravel garden walkway and a 7,387 square foot pervious driveway; 2) a Variance to exceed the 5,000 square foot Pescadero Watershed structural coverage from 5,616 square feet to 5,644 square feet and the reduction of 11,188 square feet of impervious surface to 3,073 square feet; 3) a Coastal Development Permit for development within 750 feet of a known archaeological resource; and a Design Approval. Materials and colors to match the existing driveway (Eco-Venetian Permeable Pavers™/Manzanita Blend).

Overall site coverage will be reduced from 16,804 square feet to 8,717 square feet.

Project Issues

Variance for coverage: The Applicant's project, as proposed, would result in 8,717 square feet of site coverage (5,644 square feet of structural and 3,073 square feet of non-structural impervious surface). This would be an overall net reduction from the existing coverage of 16,804 square feet (5,616 square feet of structural coverage and 11,188 square feet of other impervious coverage). However, the proposed 5,644 square feet of structural coverage is in excess of the currently allowed 5,000 square feet of structural coverage according to Section 20.147.030.A.1.b of the Del Monte Forest Coastal Implementation Plan. The project application includes a Variance request to address this structural coverage issue. 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: 1) PLN980384 (Rachleff) approved a variance "to exceed the structure and impervious coverage limitation in the Pescadero Watershed," 2) PLN020361 (Griggs) approved a variance "to exceed the 5,000 square foot structural and 4,000 square foot non-structural Pescadero Watershed impervious surface limit," and 3) PLN020373 (Lintz) approved a variance "to exceed the 5,000 square feet structural coverage limit for the Pescadero Watershed." All three of these aforementioned project sites are located within 1.5 miles of the Uible project site, and similar to these projects, the subject project proposes to exceed the 5,000 square foot limitation on structural coverage. Removed impermeable pavers in parking areas and walkways will be replaced with permeable material (Eco-Venetian Stone™ permeable pavement and crushed gravel).

Design Review: The project site is located within a Design Control-zoned district, and, as such, requires review by the Del Monte Forest Land Use Advisory Committee for appropriateness of design, color, etc, as it applies to the "neighborhood character." Said review was conducted on April 5, 2012, at which time the Committee gave its unanimous support for the project by a 6-0 vote. Staff has also concluded, by way of site visit, that the proposed project is in keeping with the context of the overall neighborhood design.

Archaeological Sensitivity: According to County GIS records, the project site is within a "high" archaeological sensitivity area, and is located within 750' of a known archaeological resource. In 1994, a report was prepared by a qualified archaeologist for the project which permitted the single family dwelling currently located at the site. The report concluded that "the proposed project should not be delayed for archaeological reasons," and also recommended "an archaeological monitor should be present during any construction or preconstruction activities which might involve soil disturbance, such as grading, excavation for utilities or footings, demolition of existing foundation, etc." The proposed project associated with the report called for 464 cubic yards of grading, whereas the current project will require no more than 40 cubic yards of grading on soil which has previously disturbed. This being the case, staff considers that archaeological protection measures will adequately be addressed through a standard project condition which states, in part: "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."

Environmental Review

The project is categorically exempt per CEQA guidelines Section 15303(e) which exempts accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences, and 15304(b) which exempts new gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistant landscaping. Additionally, the project does not fall under any of the criteria which might preclude "Exempt" status, pursuant to CEQA 15300.2 ("Exceptions"): The project will not create an impact within a particularly sensitive environment, will not have a significant cumulative impact or effect on the environment, is not located on a registered Hazardous Waste Site, and will not result in damage to scenic or historic resources. A standard project condition will be in effect in order to protect any archaeological resources which might be discovered in the project area during grading or construction.

Recommendation

Staff is recommending approval of the project as proposed.

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:

Uible (PLN110502)

RESOLUTION NO. [REDACTED]

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project CEQA Exempt per Sections 15303(e) and 15304(b); and
- 2) Approving a Combined Development Permit consisting of 1) a Coastal Administrative Permit for the demolition of a 2,486 square foot upper terrace, the removal of a 455 square foot impervious garden walk, a 7,387 square foot impervious paver driveway, and the removal of 210 square feet of lower patio; and the construction of a 2,423 square foot upper stone terrace with a 28 square foot outdoor kitchen/BBQ and firepit, a 455 square foot gravel garden walkway and a 7,387 square foot pervious driveway; 2) a Variance to exceed the 5,000 square foot Pescadero Watershed structural coverage from 5,616 square feet to 5,644 square feet and the reduction of 11,188 square feet of impervious surface to 3,073 square feet; 3) a Coastal Development Permit for development within 750 feet of a known archaeological resource; and a Design Approval;

[PLN110502, Uible, 3426 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan Area (APN: 008-381-007-000)]

The Uible application (PLN110502) came on for public hearing before the Monterey County Zoning Administrator on May 31, 2012. 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 Area 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 3426 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-381-007-000), Del Monte Forest Area Land Use Plan. The parcel is zoned LDR/1.5-D(CZ) [Low Density Residential/1.5 acre minimum building site – Design Review overlay (Coastal Zone)], which allows demolition and subsequent re-building of patios, terraces, driveways and landscaping with an approved Coastal Administrative Permit, and allows development within 750 feet of a known archaeological resource with an approved Coastal Administrative Permit, Coastal Development Permit and Design Approval. Therefore, the project is an allowed land use for this site.
- c) The project site is located within a 'D', or Design Control-zoned district, and, as such, requires review by the Del Monte Forest Land Use Advisory Committee for appropriateness of design, color, etc, as it applies to the "neighborhood character". Said review was conducted on April 5, 2012, at which time the Committee gave its unanimous support for the project by a 6-0 vote. Materials and colors to be used for the terrace and patio, consisting of Napa Valley Sandstone (light-cream colored), will match the existing on-site structures. The permeable pavers which will compose the driveway will be the Eco Venetian Permeable Paver™/Manzanita Blend.
- d) The project planner conducted a site inspection on April 24, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- 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 PLN110502.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff has identified potential impacts to Archaeological Resources. The site is located within 750' of a known archaeological resource, according to County GIS data. County staff independently reviewed the 1994 report which was prepared for the project which permitted the single family dwelling currently located at the site:
 - "Preliminary Cultural Resources Reconnaissance of

Assessor's Parcel Number 008-381-007, Pebble Beach, Monterey County, California" (04.05.163) prepared by Mary Doane, B.A. and Trudy Haversat, Salinas, CA, August 29, 1994.

Following field research for the report, the author noted: "There was no evidence of significant historical resources." The report concluded that "the proposed project should not be delayed for archaeological reasons," and also recommended "an archaeological monitor should be present during any construction or preconstruction activities which might involve soil disturbance, such as grading, excavation for utilities or footings, demolition of existing foundation, etc." Staff notes that the proposed project associated with the Report called for 464 cubic yards of grading, whereas the current project will require no more than 40 cubic yards of grading on soil previously disturbed. As such, staff is recommending that protection measures be addressed through the standard condition for sites without known resources, which states, in part: "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."

- c) Staff conducted a site inspection on April 24, 2012 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 PLN110502.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. Water is provided by the Cal-Am Water Company and sewer services provided by Carmel Area Waste Water District.
 - c) Preceding findings and supporting evidence for PLN110502.

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 April 24, 2012 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 PLN110502.
5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(e) categorically exempts accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. Section 15304(b) categorically exempts new gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistant landscaping.
 - b) The project proposes the demolition of a 2,486 square foot upper terrace, the removal of a 455 square foot impervious garden walk, a 7,387 square foot impervious paver driveway, and the removal of 210 square feet of lower patio; and the construction of a 2,423 square foot upper stone terrace with a 28 square foot outdoor kitchen/BBQ and firepit, a 455 square foot gravel garden walkway and a 7,387 square foot pervious driveway.
 - c) An archaeological report commissioned on the project site noted: "There was no evidence of significant historical resources," and concluded that "the proposed project should not be delayed for archaeological reasons."
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on April 24, 2012.
 - d) The project does not fall under any of the criteria which might preclude "Exempt" status, pursuant to CEQA 15300.2 ("Exceptions"); The project will not create an impact within a particularly sensitive environment, will not have a significant cumulative impact or effect on the environment, is not located on a registered Hazardous Waste Site, and will not result in damage to scenic or historic resources.
6. **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 Applicant's project, as proposed, would result in 8,717 square feet of impervious site coverage (5,644 square feet of structural and 3,073 square feet of other impervious surface). This would be an overall net reduction from the existing impervious coverage of 16,804 square feet (5,616 square feet of structural coverage and 11,188 square feet of other impervious coverage).
- c) 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.
- 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 PLN110502.

7. 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 Applicant is requesting a variance to allow structural coverage of 5,644 square feet, 644 square feet in excess of the 5,000 square feet allowed pursuant to Section 20.147.030.A.1.b of the Del Monte Forest Coastal Implementation Plan. Overall impervious site coverage will be reduced by 8,087 feet as a result of the project, from 16,804 square feet to 8,717 square feet, through the removal of concrete in parking areas to be replaced with permeable material (Eco-Venetian Permeable Pavers™ and crushed gravel).
- b) 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: 1) PLN980384 (Rachleff) approved a variance "to exceed the structure and impervious coverage limitation in the Pescadero Watershed," 2) PLN020361 (Griggs) approved a variance "to exceed the 5,000 square foot structural and 4,000 square foot non-structural Pescadero Watershed impervious surface limit," and 3) PLN020373 (Lintz) approved a variance "to exceed the 5,000 square feet structural coverage limit for the Pescadero Watershed." All three of these aforementioned project sites are located within 1.5 miles of the Uible project site, and similar to these projects, the subject project proposes to exceed the 5,000 square foot limitation on structural coverage. As such, a privilege is not being granted to the Applicant

which is inconsistent with other properties in the vicinity.

- c) The project planner conducted a site inspection on April 24, 2012 to verify the circumstances related to the 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 PLN110502.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) Section 20.86.070 (Action by the Board of Supervisors on Appeal) and 20.86.080.A.3 (Development Appealable to the California Coastal Commission – “Conditional Use”) Monterey County Zoning Ordinance.

DECISION

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

1. Find the project CEQA Exempt per Sections 15303(e) and 15304(b) and;
2. Approve a Combined Development Permit consists of 1) a Coastal Administrative Permit for the demolition of a 2,486 square foot upper terrace, the removal of a 455 square foot impervious garden walk, a 7,387 square foot impervious paver driveway, and the removal of 210 square feet of lower patio; and the construction of a 2,423 square foot upper stone terrace with a 28 square foot outdoor kitchen/BBQ and firepit, a 455 square foot gravel garden walkway and a 7,387 square foot pervious driveway; 2) a Variance to exceed the 5,000 square foot Pescadero Watershed structural coverage from 5,616 square feet to 5,644 square feet and the reduction of 11,188 square feet of impervious surface to 3,073 square feet; 3) a Coastal Development Permit for development within 750 feet of a known archaeological resource; and a Design Approval.

PASSED AND ADOPTED this 31st day of May, 2012.

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.

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN110502

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

This permit for and amended Combined Development Permit consisting of 1) a Coastal Administrative Permit for the demolition of a 2,486 square foot upper terrace, the removal of a 455 square foot impervious garden walk, a 7,387 square foot impervious paver driveway, and the removal of 210 square feet of lower patio; and the construction of a 2,423 square foot upper stone terrace with a 28 square foot outdoor kitchen/BBQ and firepit, a 455 square foot gravel garden walkway and a 7,387 square foot pervious driveway; 2) a Variance to exceed the 5,000 square foot Pescadero Watershed structural coverage from 5,616 square feet to 5,644 square feet and the reduction of 11,188 square feet of impervious surface to 3,073 square feet; 3) a Coastal Development Permit for development within 750 feet of a known archaeological resource; 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)

**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 Department

**Condition/Mitigation
Monitoring Measure:**

The applicant shall record a notice which states: "A permit (Resolution TBD) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 008-381-007-000 on May 31, 2012. The permit was granted subject to 14 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:
Proof of recordation of this notice shall be furnished to the RMA - Planning Department.

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

Responsible Department: Planning Department

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 the discovery. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Ongoing: 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. PD011 TREE AND ROOT PROTECTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and/or building permits: Submit evidence of tree protection to the RMA - Planning Department for review and approval.

During Construction: Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection: Submit photos of the trees on the property to the RMA - Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGL

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of Building Permits: Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Submit one (1) set landscape plans of approved by the RMA - Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Submit the RMA - Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Submit an approved water permit from the MPWMD to the RMA - Building Permit

Prior to final inspection: Landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.

Ongoing: All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

6. PD014(A) LIGHTING EXTERIOR LIGHTING PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits: 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 final inspection: The lighting shall be installed and maintained in accordance with the approved plan.

7. PD010 EROSION CONTROL PLAN AND SCHEDULE

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits: An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.

Ongoing: Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.

Prior to final inspection: Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department

8. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on May 31, 2015 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

9. PD007 GRADING WINTER RESTRICTION

Responsible Department:	Building
Condition/Mitigation Monitoring Measure:	No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)
Compliance or Monitoring Action to be Performed:	Ongoing: Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

10. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department:	Water Resources Agency
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:	<p>Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.</p> <p>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.</p>

11. FIRE007 - DRIVEWAYS

Responsible Department:	Fire
Condition/Mitigation Monitoring Measure:	<p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and 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)</p>
Compliance or Monitoring Action to be Performed:	<ol style="list-style-type: none">1. Prior to issuance of grading and/or building permits, the applicant or owner shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.2. Prior to requesting a final building inspection, the applicant or owner shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

12. 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 permits, the applicant or owner shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

2. Prior to requesting a final building inspection, the applicant or owner shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

13. 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 visible and legible 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, applicant or owner shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

2. Prior to requesting a final building inspection, the applicant or owner shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

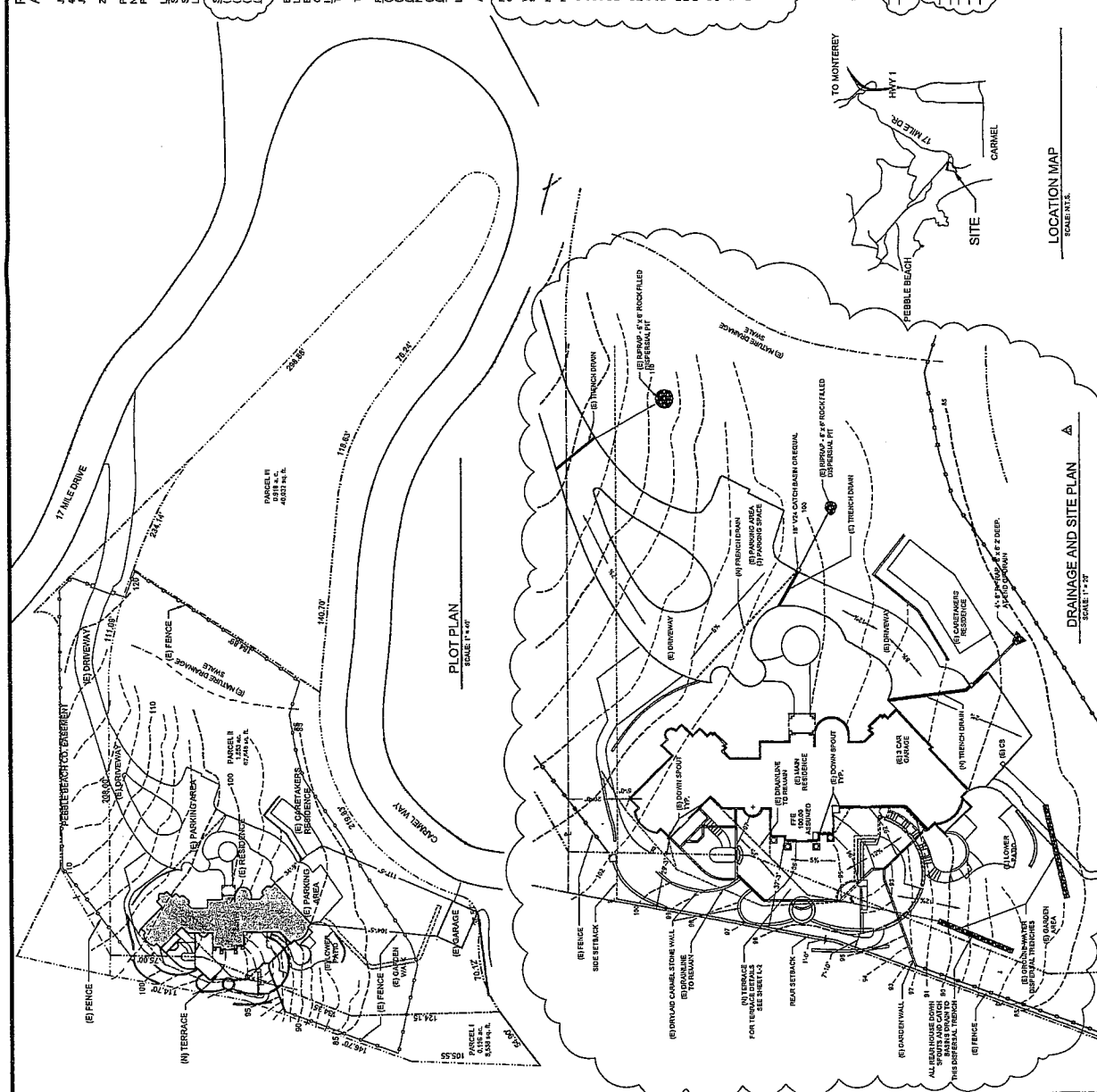
14. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:** Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from 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 print the text of this condition as "Fire Dept. Notes" on construction plans.
2. Prior to requesting a final building inspection, the applicant or owner shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

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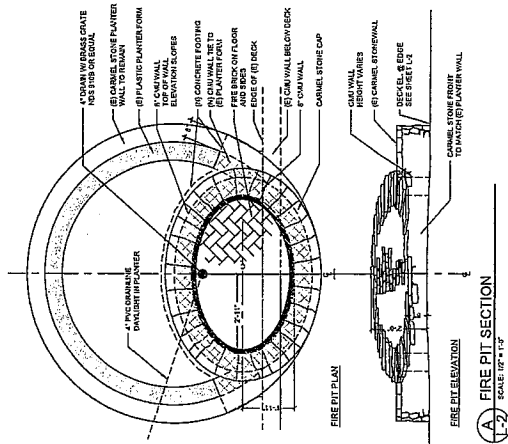
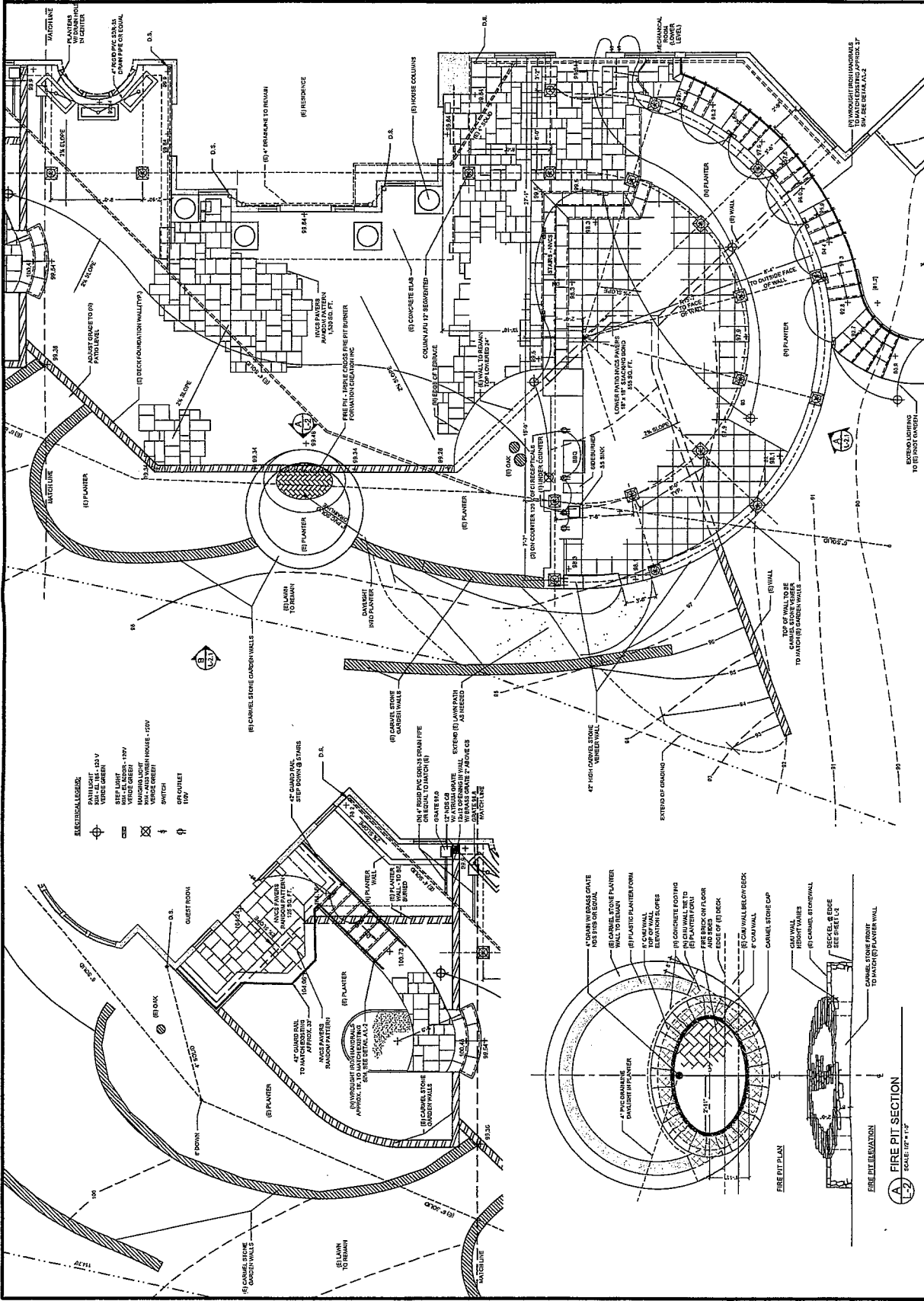
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PLAN**

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CHECKED BY: B.G.M.
REVISIONS:
PLANTING SUSTAINAL RECORDING
REV. 7-24-2012

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17 MILE DRIVE
PEBBLE BEACH, CA
APN: 008-381-007-000
RICHARD MURRAY
ASSOCIATES
A.S.L.A.
LANDSCAPE ARCHITECTS
ENVIRONMENTAL PLANNERS
1000 Eighth St.
Carmel, CA 93940
Phone (831) 644-9900

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DESIGN PROVIDED BY RICHARD MURRAY ASSOCIATES A.S.L.A. LANDSCAPE ARCHITECTS ENVIRONMENTAL PLANNERS 1000 Eighth St. San Francisco, CA 94103 Phone (415) 774-0800 Fax (415) 774-0801

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RICHARD MURRAY ASSOCIATES

A.S.L.A.

Landscape Architects


Environmental Planners

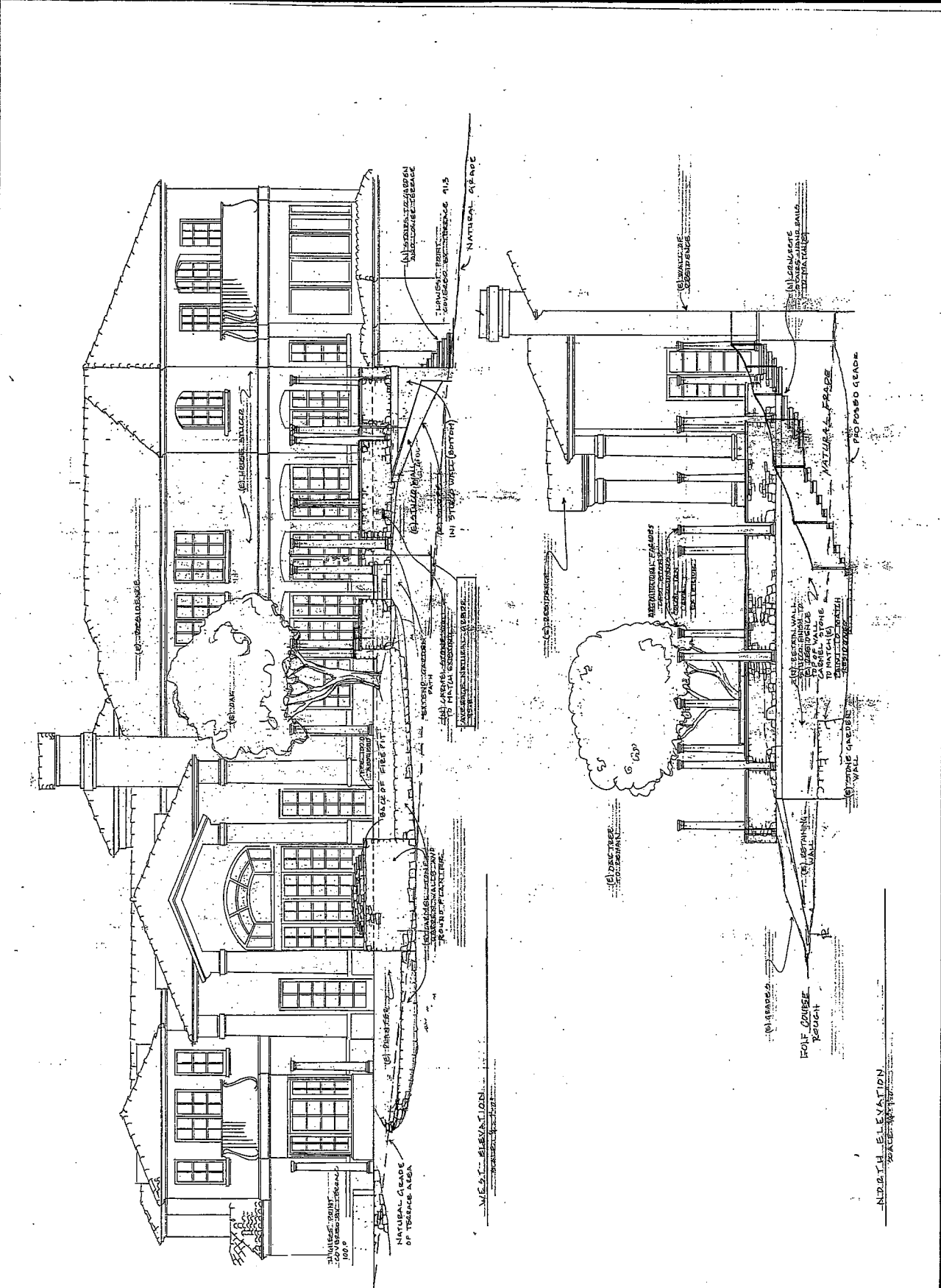
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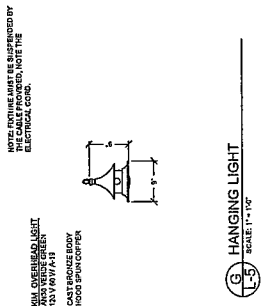
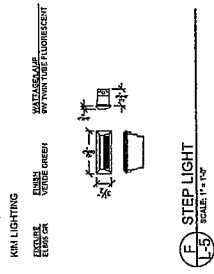
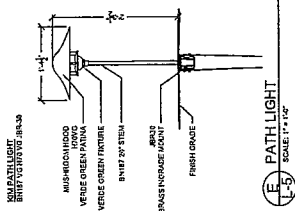
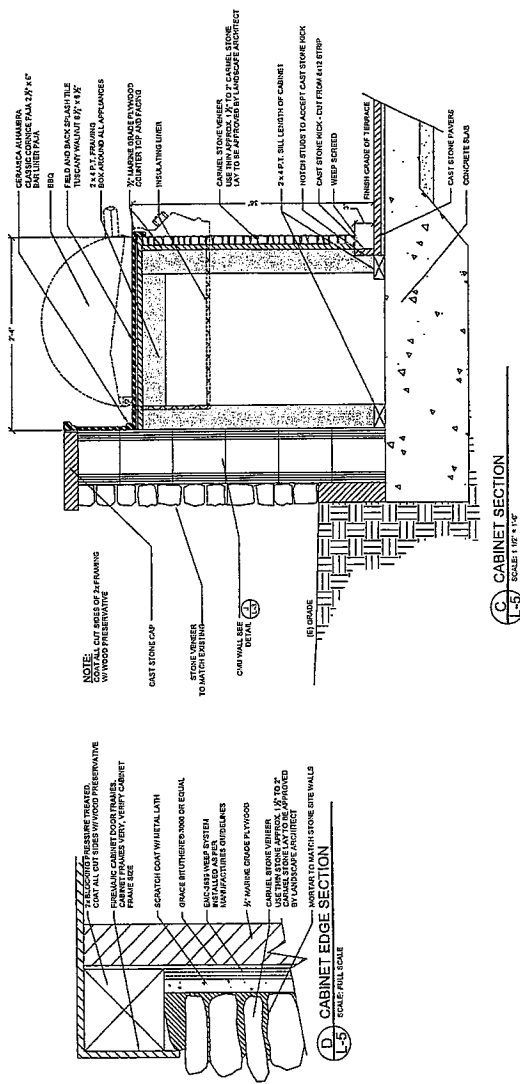
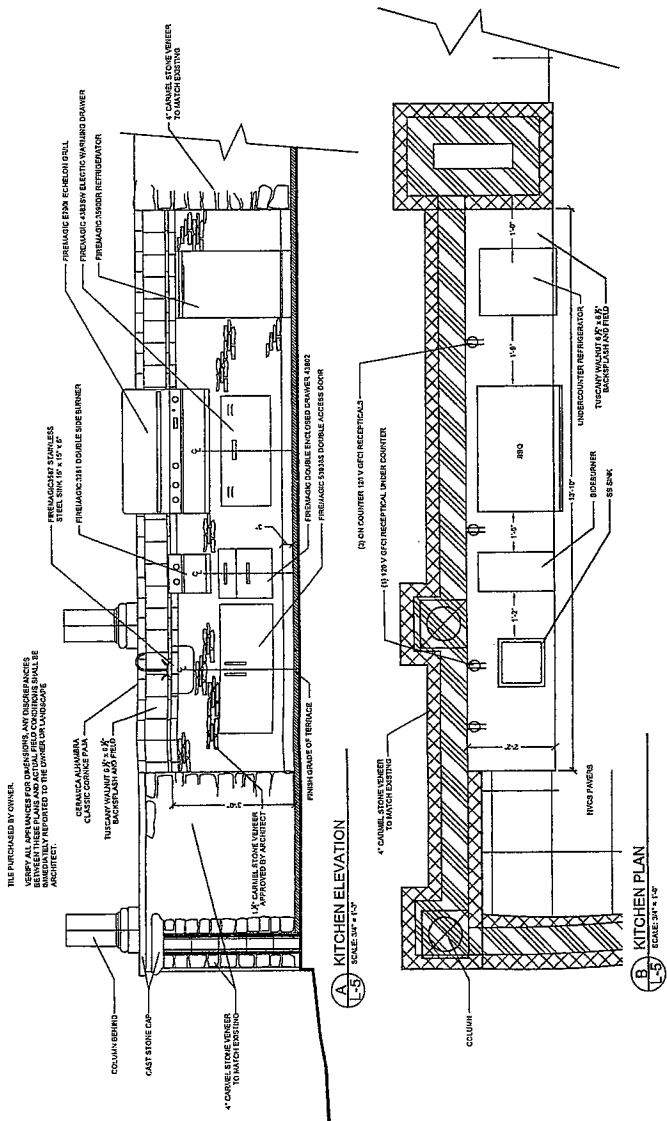
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RICHARD MURRAY
 ASSOCIATES

A.S.L.A.
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL PLANNERS

1000 Eighth St.
 Carmelo, CA 95240
 Phone (831) 645-0900



PLANT NAME	COMMON NAME	WINDSPEED	PLANT FORM	SIZE	QUANTITY	NOTES
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NOTE:
 NO NATIVE PLANTS REMOVED AND NO TOP-SOIL REMOVAL.
 NO TREE REMOVAL.
 EXISTING TREES AND PREVIOUS FACILITIES TO REMAIN.

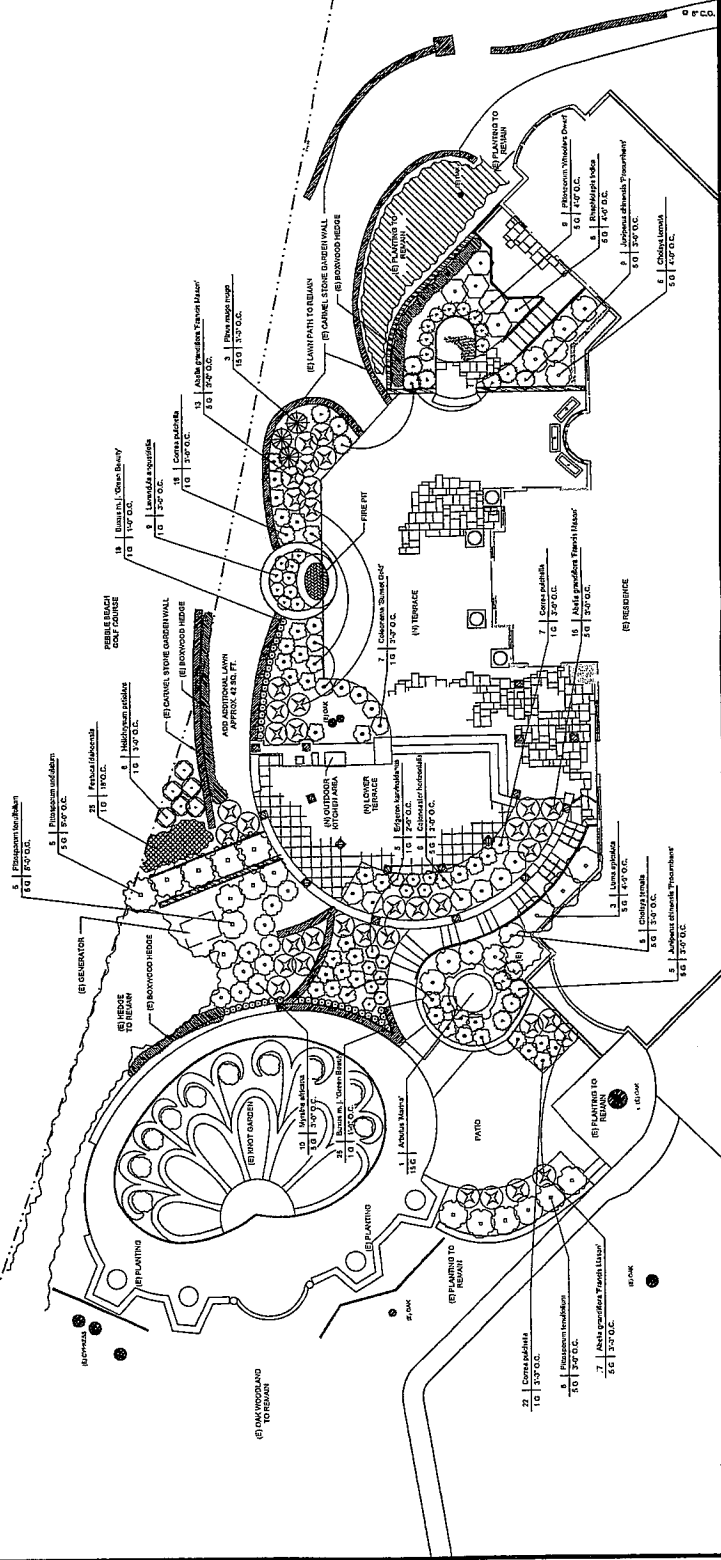


EXHIBIT D DEL MONTE FOREST



APPLICANT: UIBLE

APN:008-381-007-000

FILE # PLN110502

Water 2500' Limit 300' Limit City Limits



0 1,000
Feet



PLANNER: MASON

EXHIBIT E

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: April 5, 2012

Project Title: UIBLE JOHN D & MARYJANE

File Number: PLN110502

File Type: PC

Planner: BETTENCOURT

Location: 3426 17 MILE DR PEBBLE BEACH

Project Description:

Amendment to a previously approved Combined Development Permit (PC94177) to include a Coastal Development Permit for the demolition of an existing 2,370 square foot single family dwelling; construction of a new 7,984 square foot single family dwelling, grading and tree removal; Design Approval; front setback Variance for the existing garage; and a Variance for lot coverage. The previously approved Combined Development Permit consisting of the Variance for lot coverage approved a net result of an increase in structural coverage from 3,690 square feet to 5,616 square feet, and a decrease in impervious surface coverage from 7,252 square feet to 2,316 square feet. The project as constructed resulted in a structural coverage of 5,616 square feet, and an impervious surface coverage of 11,188 square feet. The amended Combined Development Permit consists of 1) a Coastal Administrative Permit for the demolition of a 2,486 square foot upper terrace, the removal of a 455 square foot impervious garden walk, a 7,387 square foot impervious paver driveway, and the removal of 210 square feet of lower patio; and the construction of a 2,423 square foot upper stone terrace with a 28 square foot outdoor kitchen/BBQ and firepit, a 455 square foot gravel garden walkway and a 7,387 square foot pervious driveway; 2) a Variance to exceed the 5,000 square foot Pescadero Watershed structural coverage from 5,616 square feet to 5,644 square feet and the reduction of 11,188 square feet of impervious surface to 3,073 square feet; 3) a Coastal Development Permit for development with a positive archaeological report; and a Design Approval. Materials and colors to match the existing, driveway (Eco-Venetian Permeable Pavers/Manzanita Blend). The property is located at 3426 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-381-007-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

RICHARD MURRAY

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
MURRAY		<input checked="" type="checkbox"/>	- PRESENTED PROJECT
GONZALES		<input checked="" type="checkbox"/>	
			BEEN PERVIOUS BUT IT WAS NOT BUILT THAT WAY.

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)
CANEER		- MATERIALS SHOULD NOT MATCH IN DRIVEWAY
MURRAY		- PAVERS ARE THE SAME SPACING IS DIFFERENT
SZABO		- REASON FOR REPLACING DECK?
MURRAY		- IT WAS DETERIORATING

ADDITIONAL LUAC COMMENTS

~~SAT~~ VERBANEC - GLAD TO SEE THAT THIS IS GOING TO COMPLY WITH COMBINED 9000 S.F. REQUIREMENT.

RECOMMENDATION :

Motion by SZABO (LUAC Member's Name)

Second by VERBANEC (LUAC Member's Name)

☒ Support Project as proposed

☐ Recommend Changes (as noted above)

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: DEWAR, CANEER, VERBANEC, SZABO, LIETZKE, STOCK

NOES: Ø

ABSENT: GETREU

ABSTAIN: Ø

EXHIBIT F

**Richard Murray Associates
Landscape Architects
Environmental Planners**



A.S.L.A.

1000 Eighth Street, Suite 200
Monterey, CA 93940-3602
Phone (831) 646-0900
Fax (831) 646-9156

Monterey County Planning Department
168 W. Alisal St. 2nd Floor
Salinas, CA 9390

RE: Request for Variance for 3426 17 Mile Drive Pebble Beach, CA 93953

Pursuant to the requirements of Monterey County Coastal Implementation Plan per Chapter 20.142.120, Zoning Standards and Chapter 20.94.030, Application, we would like to apply for a Lot Coverage Variance for reasons stipulated in Chapter 20.94.030;

- A. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification, and
- B. That the grant of a Variance Permit would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.
- C. A variance shall not grant for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

In 1994 the 2.66 acre lot, which is zoned LDR 1.5 D/CZ, went through the planning process which allowed for a maximum of 9,000 square feet 5,000 square feet of structural and 4,000 square feet impervious surface. At that time a variance was issued for a total of 7,932 square feet with 5,616 square feet of structural coverage and 2,316 square feet of impervious coverage. The intent at that time was to install 7,400 square feet driveway and parking court of pervious pavers. By the time the house was built the contractor missed the requirement that the driveway material needed to be pervious pavers and a subcontractor installed impervious pavers instead.

The current application is to rebuild a terrace which was originally build of wood and rotted from water damage. The new deck will be constructed with concrete to prevent future water damage. The original back terrace area was to be turf block pavers, but the contractor built a wood framed deck off the back of the house. The change in impervious surface is mainly to bring the back terrace in to compliance with the original planning requirements. The increase in structural coverage of 28 sq. ft. is for a small outdoor kitchen counter with a BBQ.

As part of this project we are proposing to replace the impervious pavers and its base rock with pervious pavers made and including crushed gravel clean drainrock for percolation. There will be an additional trench drain installed in the parking court area to collect and disperse any run off from the steepest part of the driveway. We plan on installing the new pavers at the end of the terrace construction so as to limit the damage of the new driveway by heavy construction vehicles.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard G. Murray". The signature is fluid and cursive, with the first name "Richard" and last name "Murray" being clearly legible, and "G." as a small initial in the middle.

Richard G. Murray A.S.L.A.
Licensed California Landscape Architect # 1132

EXHIBIT G

Site Photos



Existing non-permeable driveway to be replaced with permeable pavers.



Existing patio area - elevated patio removed.