

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: August 9, 2012	Time: 1:30 p.m.	Agenda Item No.: 3
<p>Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 5,471 square foot single family dwelling and construction of a new 9,214 square foot single family dwelling which includes an attached caretaker unit (685 square feet), attached three-car garage (987 square feet), terrace (2,234 square feet) patios and decks (597 square feet), and associated grading (700 cubic yard cut, 700 cubic yards fill). The existing driveway will be reshaped and replaced with permeable interlocking concrete pavers; 2) a Coastal Administrative Permit for development within 750 feet of a known archaeological source; 3) a Coastal Development Permit to allow the removal of two Monterey Pine tree (16 inch and 32 inch); and 4) a Design Approval. The property is located at 3171 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-021-000), Del Monte Forest Land Use Plan, Coastal Zone.</p>		
<p>Project Location: 3171 Del Ciervo Road, Pebble Beach</p>		<p>APN: 008-371-021-000</p>
<p>Planning File Number: PLN120274</p>		<p>Owner: Mid-Coast Realty Advisors, LLC Agent: International Design Group</p>
<p>Planning Area: Del Monte Forest Land Use Plan</p>		<p>Flagged and staked: Yes</p>
<p>Zoning Designation: : LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit with a Design Control overlay (Coastal Zone)]</p>		
<p>CEQA Action: Categorical Exemption</p>		
<p>Department: RMA - Planning Department</p>		

RECOMMENDATION:

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

- 1) Find the project categorically exempt pursuant to Section 15303(a) of the CEQA Guidelines; and
- 2) Approve PLN120274, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**)

PROJECT OVERVIEW:

The project entails the demolition of a two-story single family dwelling and the construction of a new 9,214 square foot two-story single family dwelling. The proposed dwelling includes an attached accessory dwelling (caretakers unit), an attached three-car garage, backyard terrace, and associated patios, decks and grading. The accessory dwelling is consistent with Land Use and Development Section 20.147.090.B.3 of the Coastal Implementation Plan, Part 5 (Del Monte Forest), regarding the allowance and criteria for caretaker quarters.

Materials and colors proposed for the single family dwelling include a clay tile roof; "sailcloth" sand colored stucco exterior with "light aspiration" dark sand colored trim; wrought iron railing; and "bayleaf" green or "basil" brown windows and doors.

The project proposes the removal of two Monterey Pine trees (16 and 32 inch) due to safety concerns regarding the current driveway egress. The current driveway exits near a turn in Del Ciervo Road which creates a blindspot for the property owner when leaving the property. The proposed driveway modification will allow the property owners a way to safely exit their property. A 16" Monterey pine tree requires removal due to the new location of the proposed driveway. The 32" Monterey pine is located near the driveway improvements which will impact the root of the tree. According to the "Tree Resource Assessment" prepared by Frank Ono (LIB120172), the 16

inch pine is in fair condition but its growth is suppressed by taller healthier pines. The 32 inch pine is leaning and appears to be partially uprooted. Tree replacement and tree protection conditions have been applied to the project, as recommended in the arborist report. The project with the proposed tree removal is consistent with Forest Resources Section 20.147.050.C, of the Monterey County Coastal Implementation Plan, Part 5 (Del Monte Forest Land), in that the tree removal will not impact environmentally sensitive habitat or impact identified viewshed in the area.

The project is located within the Pescadero watershed area. Pursuant to Figure 2b of the Del Monte Forest Land Use Plan, the project is located within the Area of Drainage to Carmel A.S. B.S. Due to the project's location within the watershed, impervious surface coverage cannot exceed 9,000 square feet. The existing dwelling with associated driveway has approximately 15,000 square feet of impervious surfaces. The proposed project will replace the existing driveway with permeable pavers which will reduce the impervious surface coverage to 8,468 square feet. The project is also conditioned to provide drainage and erosion control plans to the Building Service Department and Water Resources Agency for review and approval prior to issuance of any construction permit. Therefore, the project is consistent with Freshwater and Marine Resources Sections 20.147.030.A.1 (a) & (b) of the Coastal Implementation Plan, Part 5 (Del Monte Forest), regarding impervious surface coverage and erosion control.

The project was reviewed for potential impacts to archaeological and historical resources. According to initial review using County resource maps (GIS), the property is located within 750 feet of a known archaeological resource and therefore is required to be consistent with the Cultural Resources Chapter 20.147.080 of the Coastal Implementation Plan, Part 5 (Del Monte Forest). Also, the existing dwelling is over 50 years in age which requires a Phase I Historic Assessment (California Resource Code, Chapter 14 part 4852). A preliminary archaeological assessment was conducted and prepared by Archaeological Consulting on April 26, 2012. The assessment concludes that the proposed project should not be delayed for archaeological reason due to the lack of evidence of any significant resources on the property. A standard condition has been applied to the project to ensure protection of resources accidentally discovered during construction activities. Also, a Phase I Historic Assessment was conducted and prepared by Kent Seavey. The assessment concludes that the existing dwelling lacks any historic significance.

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

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

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review, pursuant to the LUAC Guidelines adopted by the Board of Supervisors (Resolution No. 08-338). On June 21, 2012, the project was reviewed and unanimously approved by the LUAC.

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

DAN

Dan Lister – Assistant Planner
(831) 759-6617, listerdm@co.monterey.ca.us
July 17, 2012

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Wanda Hickman, Planning Services Manager; Dan Lister, Project Planner; Carol Allen, Senior Secretary; Mid-Coast Realty, Owner; Jun Sillano at International Design Group, Agent; The Open Monterey Project; LandWatch; Planning File PLN120274.

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
• Conditions of Approval
• Site Plan, Floor Plan and Elevations
Exhibit C Vicinity Map
Exhibit D Del Monte Forest Advisory Committee Minutes (June 21, 2012))

This report was reviewed by Bob Schubert, Senior Planner and Wanda Hickman, Planning Services Manager.

EXHIBIT A
PROJECT INFORMATION FOR PLN120274

Project Title: Mid-Coast Realty Advisors	Primary APN: 008-371-021
Location: 3171 Del Ciervo Road, Pebble Beach	Coastal Zone: Yes
Applicable Plan: Del Monte Forest LUP	Zoning: LDR/1.5-D (CZ)
Permit Type: Combined Development Permit	Plan Designation: Residential
Environmental Status: Exempt	Final Action Deadline: 9/11/2012
Advisory Committee: Del Monte Forest	

Project Site Data

Lot Size: 77,798sf	Coverage Allowed: 11,669.5sf
Existing Structures (sf): 5,471sf	Coverage Proposed: 8,468sf
Proposed Structures (sf): 9,214sf	Height Allowed: 30'
Total Square Feet: 9,214sf	Height Proposed: 30'
	FAR Allowed: 13,614sf
	FAR Proposed: 9,214sf

Resource Zones and Reports

Environmentally Sensitive Habitat: Pine Forest	Erosion Hazard Zone: Moderate
Botanical Report #: N/A	Soils/Geo. Report #: N/A
Forest Mgt. Report #: LIB120172	Geologic Hazard Zone: III
	Geologic Report #: N/A
Archaeological Sensitivity Zone: High	Traffic Report #: N/A
Archaeological Report #: 120171	
Fire Hazard Zone: Very High	

Other Information

Water Source: Water Services	Sewage Disposal (method): Sewer
Water District/Company: Cal-Am	Sewer District Name: Pebble Beach CSD
Fire District: Pebble Beach CSD	Grading (cubic yds): 1,400cy
Tree Removal (Count/Type): 2 Monterey Pines	

**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

**MID-COAST REALTY ADVISORS, LLC
RESOLUTION NO. -----**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project categorically exempt pursuant to Section 15303(a) of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 5,471 square foot single family dwelling and construction of a new 9,214 square foot single family dwelling which includes an attached caretaker unit (685 square feet), attached three-car garage (987 square feet), terrace (2,234 square feet) patios and decks (597 square feet), and associated grading (700 cubic yard cut, 700 cubic yards fill). The existing driveway will be reshaped and replaced with permeable interlocking concrete pavers; 2) a Coastal Administrative Permit for development within 750 feet of a known archaeological source; 3) a Coastal Development Permit to allow the removal of two Monterey Pine tree (16 inch and 32 inch); and 4) a Design Approval.

PLN120274, Mid-Coast Realty Advisors, LLC, 3171 Del Ciervo Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-371-021-000)

The Combined Development Permit application (PLN120274) came on for public hearing before the Monterey County Zoning Administrator on August 9, 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 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 3171 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-021-000), Del Monte Forest Land Use Plan. The parcel is zoned LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit with a Design Control overlay (Coastal Zone)], which principally allows for residential and accessory to residential uses. The proposed project Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on May 1, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- d) According to County resource maps (GIS), the property is located within 750 feet of a known archaeological resource and therefore is required to be consistent with Chapter 20.147.080 of the Coastal Implementation Plan, Part 5. A preliminary archaeological assessment was conducted and prepared by Archaeological Consulting on April 26, 2012. The assessment concludes that the proposed project should not be delayed for archaeological reason due to the lack of evidence of any significant resources on the property. A standard condition has been applied to the project to ensure protection of resources accidentally discovered during construction activities.
- e) The existing dwelling is over 50 years in age which requires a Phase I Historic Assessment (California Resource Code, Chapter 14 part 4852). A Phase I Historic Assessment was conducted and prepared by Kent Seavey on May 6, 2012. The assessment concludes that the existing dwelling lacks any historic significance.
- f) The project proposes a 685 square foot attached accessory dwelling to be used as living quarters for a caretaker. The accessory dwelling is consistent with Section 20.147.090.B.3 of the Coastal Implementation Plan, Part 5 in that the accessory dwelling is appropriately designed and can be accommodated by the existing water and sewage services.
- g) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review, pursuant to the LUAC Guidelines adopted by the Board of Supervisors (Resolution No. 08-338). On June 21, 2012, the project was reviewed and unanimously approved by the LUAC.
- h) 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 PLN120274.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach

Community Services District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to Archaeological Resources, Historical Resources, and Tree Resources. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - "Preliminary Archaeological Assessment" (LIB120171) prepared by Archaeological Consulting, Salinas, CA, on April 26, 2012;
 - "Phase I Historic Assessment" (LIB120170) prepared by Kent Seavey, Pacific Grove, CA, on May 6, 2012;
 - "Tree Resource Assessment" (LIB120172) prepared by Frank Ono, Pacific Grove, CA, on May 14, 2012.
- c) Staff conducted a site inspection on May 1, 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 PLN120274.

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 already exist. Water will be provided by Cal-Am Water, and sewage services will be provided by the Pebble Beach Community Service District.
 - c) Preceding findings and supporting evidence for PLN120274.

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 1, 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 PLN120274.

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(a) categorically exempts the construction of a new single family dwelling and accessory dwelling unit.
 - b) The project, as proposed, is the construction of a new single family dwelling with an accessory dwelling to be used as living quarters for a caretaker.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 1, 2012.
 - d) The project will create impacts listed within Section 15300.2 of the CEQA Guidelines (Exceptions).
 - e) See preceding and following findings and supporting evidence.

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 impervious coverage of 9,000 square feet (Section 20.147.030.A.1.b).
 - b) The current dwelling has over 15,000 square feet of impervious structures and surfaces. The proposed dwelling will reduce impervious surface coverage from 15,000 to 8,468 square feet through the use of permeable pavers for the driveway and pathways.
 - c) Grading proposed will mostly be confined to the areas within the existing dwelling footprint. Erosion control and drainage plans have been applied as a condition of approval in order to ensure proper erosion control and drainage methods is in place prior to grading permit issuance (Section 20.147.030.A.1.4, 5, and 6).
 - 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 PLN120274.

7. **FINDING:** **PUBLIC ACCESS –** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse

impact on access, either individually or cumulatively, as described in Section 20.147.095 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 8 in the Del Monte Forest Land Use Plan).
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120274.
- e) The project planner conducted a site inspection on May 1, 2012.

8. **FINDING:** **TREE REMOVAL** - The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and the associated Coastal Implementation Plan, Part 5.

- EVIDENCE:**
- a) The project includes application for the removal of two Monterey Pine trees. In accordance with the applicable policies of the Del Monte Forest Land Use Plan and the Monterey County Coastal Implementation Plan, Part 5, a Coastal Development Permit is required and the authority to grant said permit has been met.
 - b) The proposed project requires the removal of two Monterey pine trees (16 inch and a 32 inch) to allow the realignment of the driveway. The property is located near a bend on Del Ciervo Road where it creates a blindspot. By realigning the driveway away from the bend in the road, the property owners will be able to exit their property safely.
 - c) An arborist report was prepared by Frank Ono which assesses the trees on the property, as well as the two trees to be removed.
 - d) Measures for tree protection during construction have been incorporated as conditions of approval, as recommended by the project arborist.
 - e) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. The majority of proposed construction will take place within the footprint of the existing dwelling. Removal of two Monterey pines is required to allow safe egress from the property.
 - f) The removal will not involve a risk of adverse environmental impacts.
 - g) Staff conducted a site inspection on May 1, 2012 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
 - h) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120274.

9. **FINDING:** **WILDFIRE PROTECTION STANDARDS IN STATE RESPONSIBILITY AREAS** – The subject project, as conditioned, will ensure standardized basic emergency access and fire protection pursuant to Section 4290 of the Public Resource Code.

- EVIDENCE:**
- a) The proposed project, according to County resource maps, is within the

Monterey County State Responsibility Area.

- b) The project, as proposed, was review by the Pebble Beach CSD which has been deemed consistent with the area subject to the applied standard fire conditions.
- c) Pursuant to Section 20.147.060.B.4 of the Coastal Implementation Plan, Part 5, the project has been conditioned to record a deed restriction acknowledging the fire hazard potential on the property and that fire safety measures referred to within the same section are applied.

10. **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 (Board of Supervisors).
 - b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by the California Coastal Commission because the project is located between the sea and the first public road.

DECISION

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

1. Find the project categorically exempt pursuant to Section 15303(a) of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 5,471 square foot single family dwelling and construction of a new 9,214 square foot single family dwelling which includes an attached caretaker unit (685 square feet), attached three-car garage (987 square feet), terrace (2,234 square feet) patios and decks (597 square feet), and associated grading (700 cubic yard cut, 700 cubic yards fill). The existing driveway will be reshaped and replaced with permeable interlocking concrete pavers; 2) a Coastal Administrative Permit for development within 750 feet of a known archaeological source; 3) a Coastal Development Permit to allow the removal of two Monterey Pine tree (16 inch and 32 inch); and 4) a Design Approval, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of August, 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 / IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN120274

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN120274) consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 5,471 square foot single family dwelling and construction of a new 9,214 square foot single family dwelling which includes an attached caretaker unit (685 square feet), attached three-car garage (987 square feet), terrace (2,234 square feet) patios and decks (597 square feet), and associated grading (700 cubic yard cut, 700 cubic yards fill). The existing driveway will be reshaped and replaced with permeable interlocking concrete pavers; 2) a Coastal Administrative Permit for development within 750 feet of a known archaeological source; 3) a Coastal Development Permit to allow the removal of two Monterey Pine tree (16 and 32 inches in diameter); and 4) a Design Approval. The property is located at 3171 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-021-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in 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 _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-371-021-000 on August 9, 2012. The permit was granted subject to 21 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 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 recovery. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "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 Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on August 9, 2015 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. PD010 - EROSION CONTROL PLAN

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 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, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall 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.

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 three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.

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

7. PD018(B) - DEED RESTRICTION-CARETAKER UNIT (COASTAL)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Deed Restriction stating the regulations applicable to a caretaker unit:
* Only 1 (one) caretaker unit per lot shall be allowed.
* The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership.
* The minimum lot size for establishment of a caretaker unit in areas not served by sewers shall be 2 acres. The minimum lot size for establishment of a caretaker unit in the Carmel Planning Area shall be 40 acres.
* Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located, except in North County. In North County, caretaker units shall not be permitted on lots less than 5 acres if located in an area not served by public sewer systems.
* The maximum floor area for a caretaker unit is 850 square feet.
* A minimum of 1 covered off-street parking space shall be provided for the caretaker unit.
* The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
* Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning.
* Caretaker units are not permitted on any lot less than 10 acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to a Coastal Administrative Permit.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the Director of RMA-Planning Department for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the RMA-Planning Department.

8. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of the RMA - Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project.
(RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

9. PD009 - GEOTECHNICAL CERTIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report.
(RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant/Geotechnical Consultant shall submit certification by the geotechnical consultant to the RMA-Building Services Department showing project's compliance with the geotechnical report.

10. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

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

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

During construction, the Owner/Applicant/Arborist shall 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, the Owner/Applicant shall 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.

11. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio:
- Replacement ratio recommended by arborist:
- Other:

Replacement tree(s) shall be located within the same general location as the tree being removed.

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to the RMA-Planning Department for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

12. PD021 - DEED RESTRICTION-FIRE HAZARD

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions as per Section 20.147.060.B.4 of the Coastal Implementation Plan, Part 5 and per the standards for development of residential property." (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Director of RMA-Planning Department for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the Director of the RMA-Planning Department.

13. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project.

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

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

14. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

15. 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: 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.

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.

16. 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 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: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

17. 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:**

Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

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

18. 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:**

Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

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

19. 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: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

20. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)

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. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

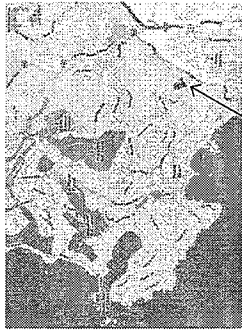
21. FIRE029 - ROOF CONSTRUCTION - (CYPRESS/PEBBLE BEACH)

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: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

VICINITY MAP



PROJECT SITE

PLANNING INFO.

- PROPERTY OWNER: MID-COAST REALTY ADVISORS, LLC
P.O. BOX 4
PEBBLE BEACH, CA. 93953
- PROJECT ADDRESS: 3171 DEL CIERVO ROAD,
PEBBLE BEACH, CA.
- DEDICATION OF EXISTING 3-STORY HOUSE
WITH ATTACHED GARPORT AND
800 SQ. FT. DRIVEWAY TO THE
NEW 3-CAR GARAGE AND
CARETAKER UNIT (685 S.F.) ABOVE.
- OCCUPANCY: R-3, U
- CONST. TYPE: Y-B
- A.P.N.: 008-371-021-000
- LEGAL DESC.: LOT: BLOCK:
- ZONE: UDR-15-(C)(2)
- STORIES: 2 STORES WITH A BASEMENT
- MAX BLDG. HT: 30 FT
- GRADING: 700 CY DIRT & 700 CY FILL (APPROX.)
- TREE REMOVAL: 2 PINES (SEE FORESTER'S REPORT)
- TOPOGRAPHY: SLOPE
- PROJECT CODE COMPLIANCE:
2010 CBC, DAC, SPC, CTC, CEC, CALIFORNIA
RESIDENTIAL CODE, CALIFORNIA GREEN
BUILDING CODE, CALIFORNIA ENERGY
CODE
- ENERGY METHOD: MICROSPAS W8.0, ENERGY PRO 5.0

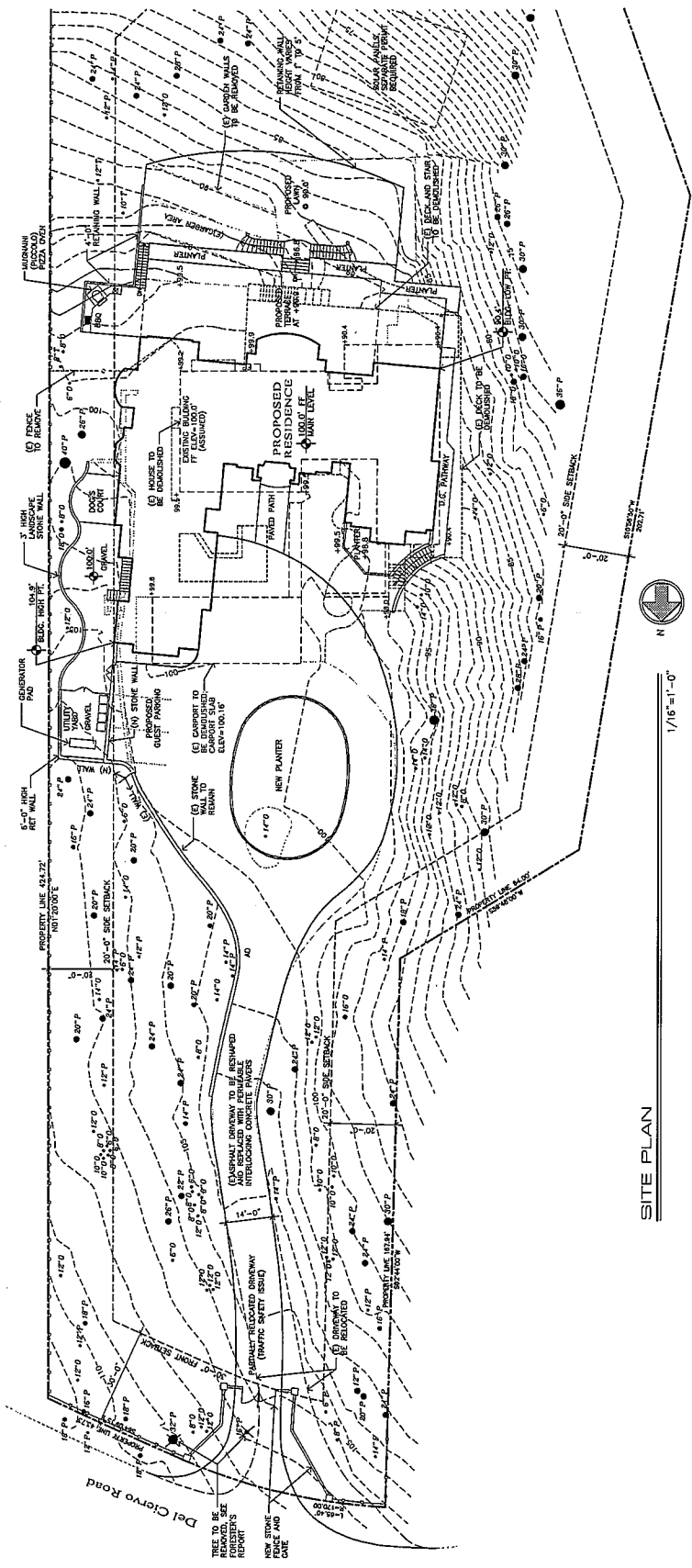
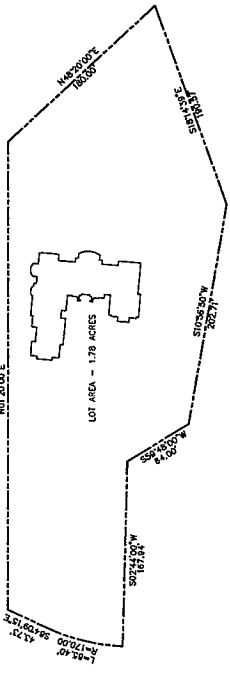
LOT AREA: 77,538 S.F. (1.78 AC.)
LOT COVERAGE CALCULATIONS:

EXISTING	TO BE	PROPOSED
6,117 S.F.	6,117 S.F.	3,481 S.F.
1,168 S.F.	1,168 S.F.	2,234 S.F.
N/A	N/A	178 S.F.
524 S.F.	524 S.F.	285 S.F.
N/A	N/A	311 S.F.
7,308 S.F.	7,308 S.F.	2,032 S.F.
N/A	N/A	251 S.F.
15,719 S.F.	15,719 S.F.	6,468 S.F.

- LOT COVERAGE PROPOSED: 8.468 S.F.
- RESOURCES: 13,568 SF (17.5%)
- RESOURCES: 9,214 SF (12%)
- F.A.R. CALCULATIONS
- MAIN BUILDING
- UPPER LEVEL
- CARETAKER UNIT
- TOTAL DWELLABLE
- TOTAL EXISTING
- TOTAL PROPOSED
- F.A.R. ALLOWED: 13,568 SF (17.5%)
- F.A.R. PROPOSED: 9,214 SF (12%)

PLOT PLAN

N.T.S.



SITE PLAN

1/16"=1'-0"

JUN A. SILLAND, AIA
ARCHITECT

JOHN E. MATTHIAS
ARCHITECT

7511 LIGHTHOUSE AVE
PEBBLE BEACH, CA
93953

PH (831) 626-1301
FAX (831) 626-1300
WEB www.jamsilland.com

EXCLUDED:
1. EXISTING HOUSE AND DRIVEWAY
2. EXISTING DRIVEWAY AND DRIVEWAY
3. EXISTING DRIVEWAY AND DRIVEWAY
4. EXISTING DRIVEWAY AND DRIVEWAY
5. EXISTING DRIVEWAY AND DRIVEWAY
6. EXISTING DRIVEWAY AND DRIVEWAY
7. EXISTING DRIVEWAY AND DRIVEWAY
8. EXISTING DRIVEWAY AND DRIVEWAY
9. EXISTING DRIVEWAY AND DRIVEWAY
10. EXISTING DRIVEWAY AND DRIVEWAY
11. EXISTING DRIVEWAY AND DRIVEWAY
12. EXISTING DRIVEWAY AND DRIVEWAY
13. EXISTING DRIVEWAY AND DRIVEWAY
14. EXISTING DRIVEWAY AND DRIVEWAY
15. EXISTING DRIVEWAY AND DRIVEWAY
16. EXISTING DRIVEWAY AND DRIVEWAY
17. EXISTING DRIVEWAY AND DRIVEWAY
18. EXISTING DRIVEWAY AND DRIVEWAY
19. EXISTING DRIVEWAY AND DRIVEWAY
20. EXISTING DRIVEWAY AND DRIVEWAY
21. EXISTING DRIVEWAY AND DRIVEWAY
22. EXISTING DRIVEWAY AND DRIVEWAY
23. EXISTING DRIVEWAY AND DRIVEWAY
24. EXISTING DRIVEWAY AND DRIVEWAY
25. EXISTING DRIVEWAY AND DRIVEWAY
26. EXISTING DRIVEWAY AND DRIVEWAY
27. EXISTING DRIVEWAY AND DRIVEWAY
28. EXISTING DRIVEWAY AND DRIVEWAY
29. EXISTING DRIVEWAY AND DRIVEWAY
30. EXISTING DRIVEWAY AND DRIVEWAY
31. EXISTING DRIVEWAY AND DRIVEWAY
32. EXISTING DRIVEWAY AND DRIVEWAY
33. EXISTING DRIVEWAY AND DRIVEWAY
34. EXISTING DRIVEWAY AND DRIVEWAY
35. EXISTING DRIVEWAY AND DRIVEWAY
36. EXISTING DRIVEWAY AND DRIVEWAY
37. EXISTING DRIVEWAY AND DRIVEWAY
38. EXISTING DRIVEWAY AND DRIVEWAY
39. EXISTING DRIVEWAY AND DRIVEWAY
40. EXISTING DRIVEWAY AND DRIVEWAY
41. EXISTING DRIVEWAY AND DRIVEWAY
42. EXISTING DRIVEWAY AND DRIVEWAY
43. EXISTING DRIVEWAY AND DRIVEWAY
44. EXISTING DRIVEWAY AND DRIVEWAY
45. EXISTING DRIVEWAY AND DRIVEWAY
46. EXISTING DRIVEWAY AND DRIVEWAY
47. EXISTING DRIVEWAY AND DRIVEWAY
48. EXISTING DRIVEWAY AND DRIVEWAY
49. EXISTING DRIVEWAY AND DRIVEWAY
50. EXISTING DRIVEWAY AND DRIVEWAY
51. EXISTING DRIVEWAY AND DRIVEWAY
52. EXISTING DRIVEWAY AND DRIVEWAY
53. EXISTING DRIVEWAY AND DRIVEWAY
54. EXISTING DRIVEWAY AND DRIVEWAY
55. EXISTING DRIVEWAY AND DRIVEWAY
56. EXISTING DRIVEWAY AND DRIVEWAY
57. EXISTING DRIVEWAY AND DRIVEWAY
58. EXISTING DRIVEWAY AND DRIVEWAY
59. EXISTING DRIVEWAY AND DRIVEWAY
60. EXISTING DRIVEWAY AND DRIVEWAY
61. EXISTING DRIVEWAY AND DRIVEWAY
62. EXISTING DRIVEWAY AND DRIVEWAY
63. EXISTING DRIVEWAY AND DRIVEWAY
64. EXISTING DRIVEWAY AND DRIVEWAY
65. EXISTING DRIVEWAY AND DRIVEWAY
66. EXISTING DRIVEWAY AND DRIVEWAY
67. EXISTING DRIVEWAY AND DRIVEWAY
68. EXISTING DRIVEWAY AND DRIVEWAY
69. EXISTING DRIVEWAY AND DRIVEWAY
70. EXISTING DRIVEWAY AND DRIVEWAY
71. EXISTING DRIVEWAY AND DRIVEWAY
72. EXISTING DRIVEWAY AND DRIVEWAY
73. EXISTING DRIVEWAY AND DRIVEWAY
74. EXISTING DRIVEWAY AND DRIVEWAY
75. EXISTING DRIVEWAY AND DRIVEWAY
76. EXISTING DRIVEWAY AND DRIVEWAY
77. EXISTING DRIVEWAY AND DRIVEWAY
78. EXISTING DRIVEWAY AND DRIVEWAY
79. EXISTING DRIVEWAY AND DRIVEWAY
80. EXISTING DRIVEWAY AND DRIVEWAY
81. EXISTING DRIVEWAY AND DRIVEWAY
82. EXISTING DRIVEWAY AND DRIVEWAY
83. EXISTING DRIVEWAY AND DRIVEWAY
84. EXISTING DRIVEWAY AND DRIVEWAY
85. EXISTING DRIVEWAY AND DRIVEWAY
86. EXISTING DRIVEWAY AND DRIVEWAY
87. EXISTING DRIVEWAY AND DRIVEWAY
88. EXISTING DRIVEWAY AND DRIVEWAY
89. EXISTING DRIVEWAY AND DRIVEWAY
90. EXISTING DRIVEWAY AND DRIVEWAY
91. EXISTING DRIVEWAY AND DRIVEWAY
92. EXISTING DRIVEWAY AND DRIVEWAY
93. EXISTING DRIVEWAY AND DRIVEWAY
94. EXISTING DRIVEWAY AND DRIVEWAY
95. EXISTING DRIVEWAY AND DRIVEWAY
96. EXISTING DRIVEWAY AND DRIVEWAY
97. EXISTING DRIVEWAY AND DRIVEWAY
98. EXISTING DRIVEWAY AND DRIVEWAY
99. EXISTING DRIVEWAY AND DRIVEWAY
100. EXISTING DRIVEWAY AND DRIVEWAY

STAMPS:

PROJECT CLIENT:
MID-COAST
REALTY
ADVISORS, LLC.

PROJECT ADDRESS:
3171
DEL CIERVO RD.,
PEBBLE BEACH
APN: 008-371-021-000

DATE: 05-23-12
PLANNING SUBMITAL

REVISIONS:
1. DATE: 05-23-12
2. REVISION: PLANNING DEPARTMENT LETTER

SITE
PLAN

SHEET NO.

A1.0

JUN A. SILLANO, AIA



JOHN E. MATTHIASIS

7511 LINDEN BLVD AVE
PACIFIC GROVE CA
95026

PH (831) 626-1301
FAX (831) 626-1300
WWW.IDGARCHITECT.COM

DATE: 05-23-12
PROJECT: 05-23-12
REVISIONS:
1. 05-23-12
2. 05-23-12
3. 05-23-12
4. 05-23-12
5. 05-23-12
6. 05-23-12
7. 05-23-12
8. 05-23-12
9. 05-23-12
10. 05-23-12
11. 05-23-12
12. 05-23-12
13. 05-23-12
14. 05-23-12
15. 05-23-12
16. 05-23-12
17. 05-23-12
18. 05-23-12
19. 05-23-12
20. 05-23-12
21. 05-23-12
22. 05-23-12
23. 05-23-12
24. 05-23-12
25. 05-23-12
26. 05-23-12
27. 05-23-12
28. 05-23-12
29. 05-23-12
30. 05-23-12
31. 05-23-12
32. 05-23-12
33. 05-23-12
34. 05-23-12
35. 05-23-12
36. 05-23-12
37. 05-23-12
38. 05-23-12
39. 05-23-12
40. 05-23-12
41. 05-23-12
42. 05-23-12
43. 05-23-12
44. 05-23-12
45. 05-23-12
46. 05-23-12
47. 05-23-12
48. 05-23-12
49. 05-23-12
50. 05-23-12
51. 05-23-12
52. 05-23-12
53. 05-23-12
54. 05-23-12
55. 05-23-12
56. 05-23-12
57. 05-23-12
58. 05-23-12
59. 05-23-12
60. 05-23-12
61. 05-23-12
62. 05-23-12
63. 05-23-12
64. 05-23-12
65. 05-23-12
66. 05-23-12
67. 05-23-12
68. 05-23-12
69. 05-23-12
70. 05-23-12
71. 05-23-12
72. 05-23-12
73. 05-23-12
74. 05-23-12
75. 05-23-12
76. 05-23-12
77. 05-23-12
78. 05-23-12
79. 05-23-12
80. 05-23-12
81. 05-23-12
82. 05-23-12
83. 05-23-12
84. 05-23-12
85. 05-23-12
86. 05-23-12
87. 05-23-12
88. 05-23-12
89. 05-23-12
90. 05-23-12
91. 05-23-12
92. 05-23-12
93. 05-23-12
94. 05-23-12
95. 05-23-12
96. 05-23-12
97. 05-23-12
98. 05-23-12
99. 05-23-12
100. 05-23-12

STAMPS:

PROJECT/CLIENT:
MID-COAST
REALTY
ADVISORS, LLC.

PROJECT ADDRESS:
3171
DEL CIERVO RD.,
PEBBLE BEACH
APN: 008-371-021-000

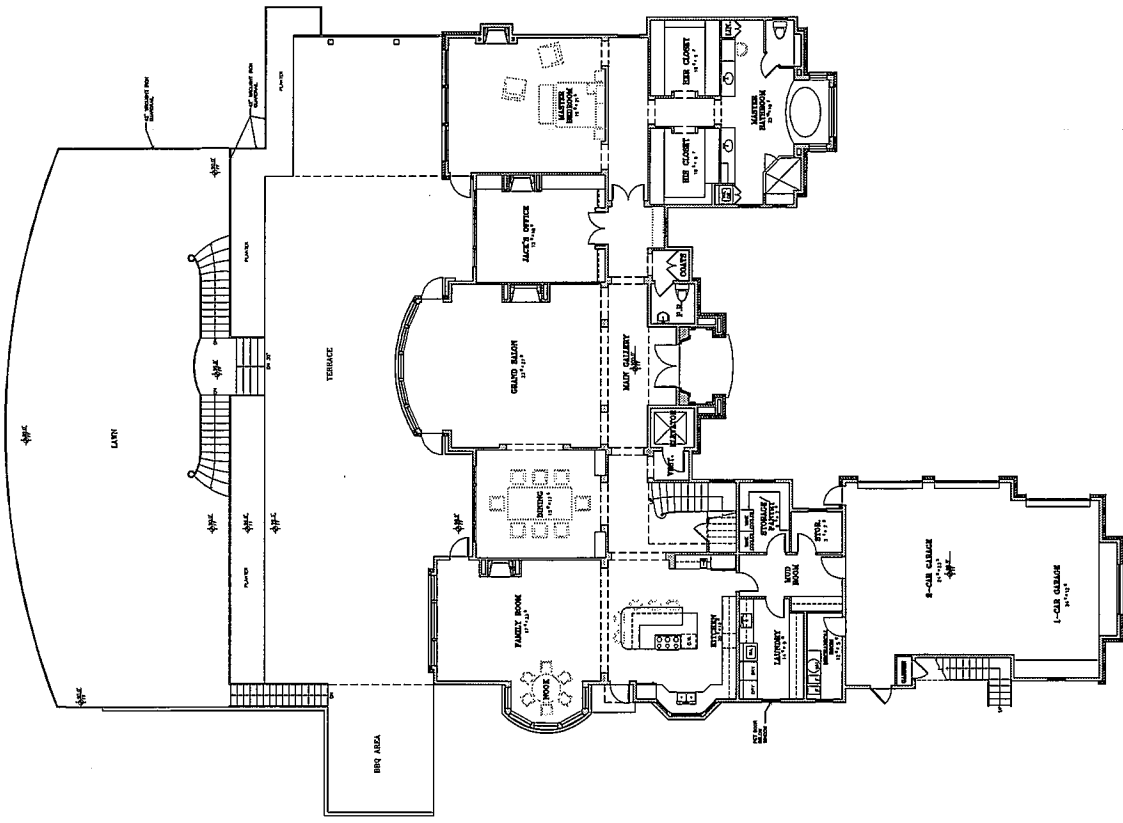
DATE: 05-23-12
PLANNING SUBMITTAL

REVISIONS:
1. 05-23-12
2. 05-23-12
3. 05-23-12
4. 05-23-12
5. 05-23-12
6. 05-23-12
7. 05-23-12
8. 05-23-12
9. 05-23-12
10. 05-23-12
11. 05-23-12
12. 05-23-12
13. 05-23-12
14. 05-23-12
15. 05-23-12
16. 05-23-12
17. 05-23-12
18. 05-23-12
19. 05-23-12
20. 05-23-12
21. 05-23-12
22. 05-23-12
23. 05-23-12
24. 05-23-12
25. 05-23-12
26. 05-23-12
27. 05-23-12
28. 05-23-12
29. 05-23-12
30. 05-23-12
31. 05-23-12
32. 05-23-12
33. 05-23-12
34. 05-23-12
35. 05-23-12
36. 05-23-12
37. 05-23-12
38. 05-23-12
39. 05-23-12
40. 05-23-12
41. 05-23-12
42. 05-23-12
43. 05-23-12
44. 05-23-12
45. 05-23-12
46. 05-23-12
47. 05-23-12
48. 05-23-12
49. 05-23-12
50. 05-23-12
51. 05-23-12
52. 05-23-12
53. 05-23-12
54. 05-23-12
55. 05-23-12
56. 05-23-12
57. 05-23-12
58. 05-23-12
59. 05-23-12
60. 05-23-12
61. 05-23-12
62. 05-23-12
63. 05-23-12
64. 05-23-12
65. 05-23-12
66. 05-23-12
67. 05-23-12
68. 05-23-12
69. 05-23-12
70. 05-23-12
71. 05-23-12
72. 05-23-12
73. 05-23-12
74. 05-23-12
75. 05-23-12
76. 05-23-12
77. 05-23-12
78. 05-23-12
79. 05-23-12
80. 05-23-12
81. 05-23-12
82. 05-23-12
83. 05-23-12
84. 05-23-12
85. 05-23-12
86. 05-23-12
87. 05-23-12
88. 05-23-12
89. 05-23-12
90. 05-23-12
91. 05-23-12
92. 05-23-12
93. 05-23-12
94. 05-23-12
95. 05-23-12
96. 05-23-12
97. 05-23-12
98. 05-23-12
99. 05-23-12
100. 05-23-12

MAIN LEVEL
PLAN

SHEET NO.

A2.0



WALL LEGEND

[Symbol]	6" EXTERIOR WOOD STUD FRAMED WALL
[Symbol]	4" INTERIOR WOOD STUD FRAMED WALL, U.G.N.
[Symbol]	STONE VENEER
[Symbol]	CONCRETE WALL - SEE STRUCTURAL DWG'S



MAIN LEVEL PLAN
1/8"=1'-0"

JUN A. SILLANO, AIA



JOHN E. MATTHEWS

7741 LIGHTHOUSE AVE
PACIFIC GROVE CA
95026

PH: (820) 818-1261
FAX: (820) 818-1262
EMAIL: jmatthews@idg.com
WEB: www.idginteriors.com

DISCLAIMER:
THIS DOCUMENT IS THE PROPERTY OF IDG ARCHITECTURE & INTERIOR DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED, OR IN ANY MANNER DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF IDG ARCHITECTURE & INTERIOR DESIGN. ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS DOCUMENT IS STRICTLY PROHIBITED. IDG ARCHITECTURE & INTERIOR DESIGN SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT.

STAMPS:

PROJECT/CLIENT:
MID-COAST
REALTY
ADVISORS, LLC.

PROJECT ADDRESS:
3171
DEL CIERVO RD.,
PEBBLE BEACH
APN: 008-371-021-000

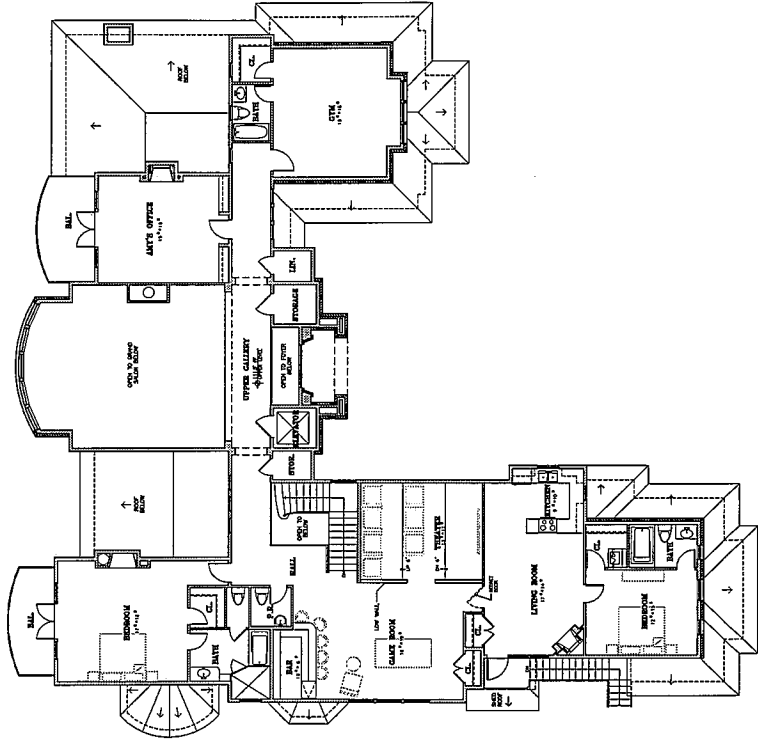
DATE: 05-23-12
PLANNING SUBMITTAL

REVISIONS:

▲	JUNE 20, 2012
▲	PLANNING DEPARTMENT LETTER
▲	
▲	
▲	
▲	
▲	
▲	

UPPER LEVEL
PLAN
SHEET NO.

A3.0



WALL LEGEND

[Symbol]	6" EXTERIOR WOOD STUD FRAMED WALL
[Symbol]	4" INTERIOR WOOD STUD FRAMED WALL U.O.M.
[Symbol]	STONE VENEER
[Symbol]	CONCRETE WALL - SEE STRUCTURAL DWG'S



1/8"=1'-0"

UPPER LEVEL PLAN

JUN A. SILLAND, AIA



ARCHITECTURE & INTERIORS 3 STEVENSON

JOHN E. MATTHEWS

721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH (831) 625-1201
FAX (831) 625-1202
WWW.IDGARCHITECTURE.COM

DISCLAIMER:
THIS DOCUMENT IS THE PROPERTY OF IDG ARCHITECTURE & INTERIORS 3 STEVENSON. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED, OR IN ANY MANNER DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF IDG ARCHITECTURE & INTERIORS 3 STEVENSON. ANY SUCH REPRODUCTION, COPIING, REPRODUCTION, TRANSMISSION, OR DISCLOSURE IS STRICTLY PROHIBITED. IDG ARCHITECTURE & INTERIORS 3 STEVENSON SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. IDG ARCHITECTURE & INTERIORS 3 STEVENSON SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INACCURACIES IN THE CONSTRUCTION OF THE PROJECT CAUSED BY ANY SUCH AGENCIES. IDG ARCHITECTURE & INTERIORS 3 STEVENSON SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PROJECT CAUSED BY ANY SUCH AGENCIES. IDG ARCHITECTURE & INTERIORS 3 STEVENSON SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE USER OF THIS DOCUMENT IN OBTAINING ANY SUCH PERMITS AND APPROVALS. IDG ARCHITECTURE & INTERIORS 3 STEVENSON SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE USER OF THIS DOCUMENT IN OBTAINING ANY SUCH PERMITS AND APPROVALS.

STAMPS:

PROJECT/CLIENT:

MID-COAST
REALTY
ADVISORS, LLC.

PROJECT ADDRESS:

3171
DEL CIERVO RD.,
PEBBLE BEACH
APN: 008-371-021-000

DATE: 05-23-12

PLANNING SUBMITTAL

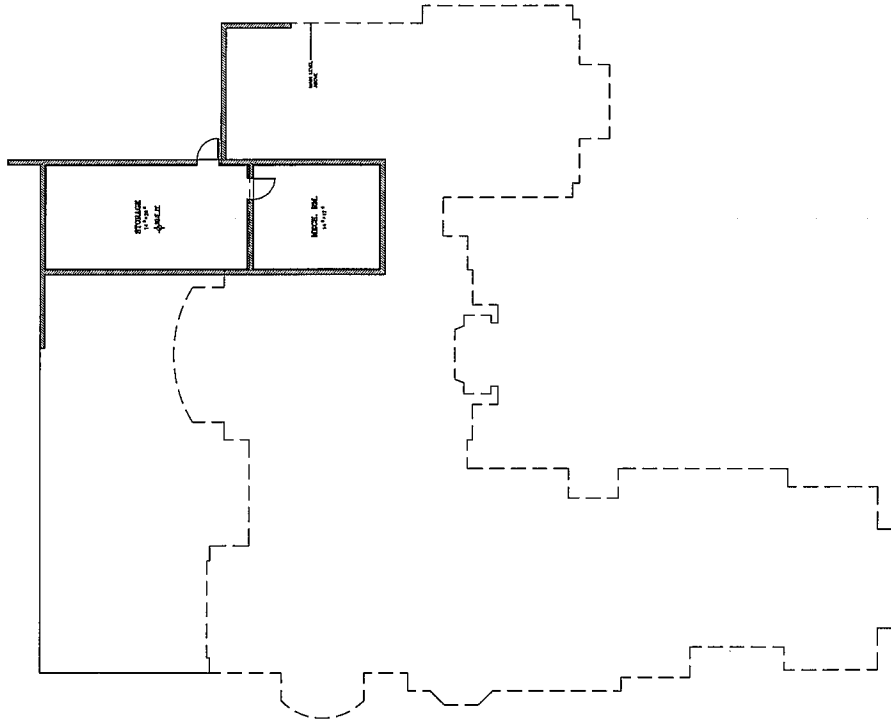
REVISIONS:

NO.	DATE	DESCRIPTION
1	JUNE 20, 2012	PLANNING DEPARTMENT LETTER

LOWER LEVEL
PLAN

SHEET NO.

A4.0



WALL LEGEND

- 6" EXTERIOR WOOD STUD FRAMED WALL
- 4" INTERIOR WOOD STUD FRAMED WALL U.O.A.
- STONE VENEER
- CONCRETE WALL - SEE STRUCTURAL DWG'S

LOWER LEVEL PLAN

1/8"=1'-0"



DISCLAIMER:
 THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL SYSTEMS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY LANDSCAPE OR SITEWORK. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY INTERIOR FINISHES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY FURNITURE OR FIXTURES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY EQUIPMENT OR APPLIANCES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY MATERIALS OR PRODUCTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY CONSTRUCTION METHODS OR TECHNIQUES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY REGULATORY OR PERMITTING REQUIREMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY UNLAWFUL OR UNETHICAL ACTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY NEGLIGENCE OR MALPRACTICE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY BREACH OF CONTRACT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY VIOLATION OF ANY APPLICABLE LAWS OR REGULATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY OTHER MATTERS NOT EXPRESSLY STATED HEREIN.

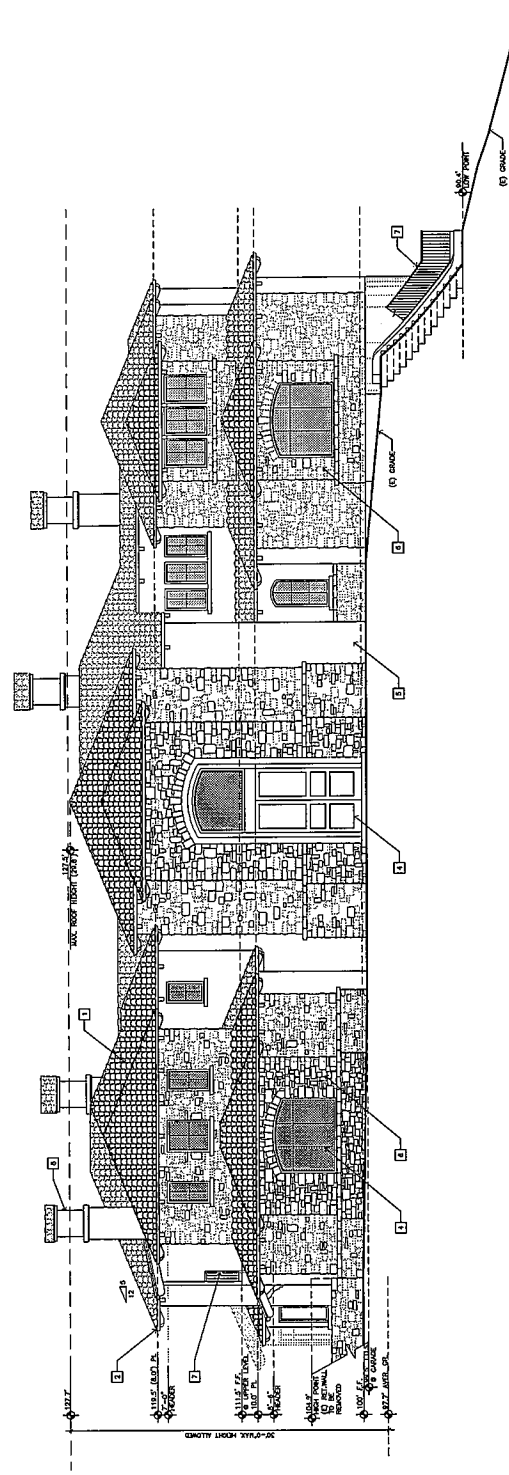
STAMPS:

PROJECT/CLIENT:
 MID-COAST
 REALTY
 ADVISORS, LLC.
 PROJECT ADDRESS:
 3171
 DEL CIERVO RD.,
 PEBBLE BEACH
 APN: 008-371-021-000

DATE: 05-23-12
 PLANNING SUBMITTAL
 REVISIONS:
 △ JUNE 20, 2012
 △ PLANNING DEPARTMENT LETTER

ELEVATIONS

SHEET NO.
A6.0



EXTERIOR FINISH LEGEND

- 1 SQUARE TILE & PAN "REDLANDS" GAY ROOF TILES OR EQUAL
- 2 COPPER GUTTER, DOWNSPOUTS, & LEADPIPE
- 3 METAL CLAD WOOD EXTERIOR DOORS
- 4 WOOD EXTERIOR DOORS & WINDOWS
- 5 EXTERIOR STUCCO - SANDY FINISH
- 6 EXTERIOR HANDED STONE TONES - MOUNTAIN STATE BUILDINGS AND BALUS - POWERTY CONTE
- 7 STAMPOD CHIMNEY CAP
- 8 STAMPOD RET. WALL/PLANTERS
- 9 SHAPED REDWOOD BEAMS/CORBELS

NORTH ELEVATION

3/16"=1'-0"

JUN A. SILLAND, AIA



JOHN E. MATTHEWS

721 LIGHTHOUSE AVE
PACIFIC GROVE, CA
93950

PH (831) 545-1201
FAX (831) 545-1892
WEB www.idg.com

DISCLAIMER: ARCHITECTS AND ENGINEERS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION. THE ARCHITECTS AND ENGINEERS SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE SAFETY OF THE PROJECT. THE ARCHITECTS AND ENGINEERS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT OR FOR THE SAFETY OF THE PROJECT. THE ARCHITECTS AND ENGINEERS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT OR FOR THE SAFETY OF THE PROJECT.

STAMPS:

PROJECT/GUIDE:
MID-COAST
REALTY
ADVISORS, LLC.

PROJECT ADDRESS:
3171
DEL CIERVO RD.,
PEBBLE BEACH
APN: 008-371-021-000

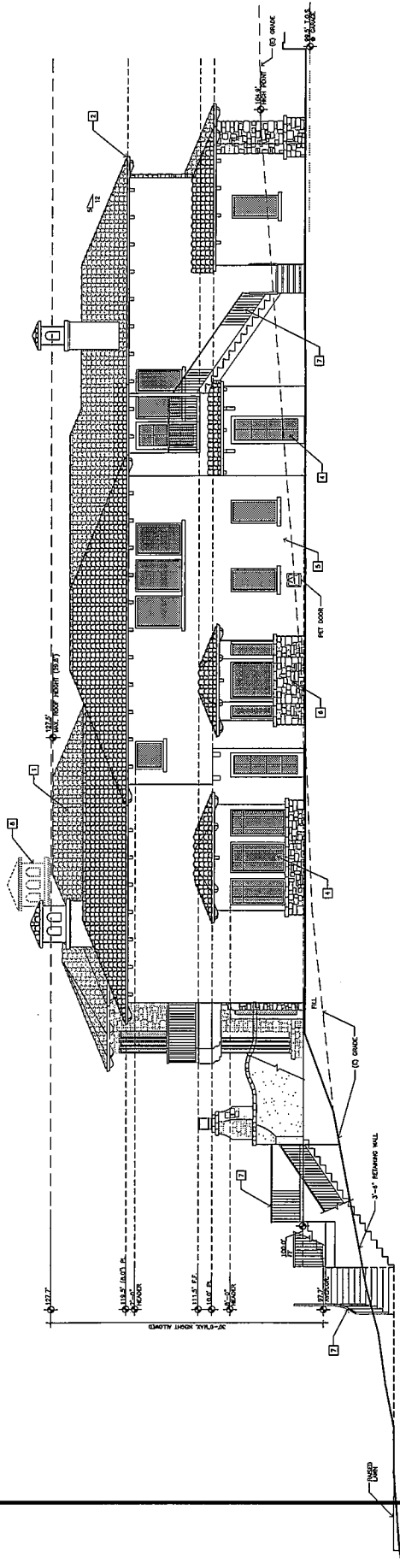
DATE: 05-23-12
PLANNING SUBMITTAL

REVISIONS:
DATE NO. 2012
REVISION DESCRIPTION
1 05/23/12 PLANNING DEPARTMENT LETTER

ELEVATIONS

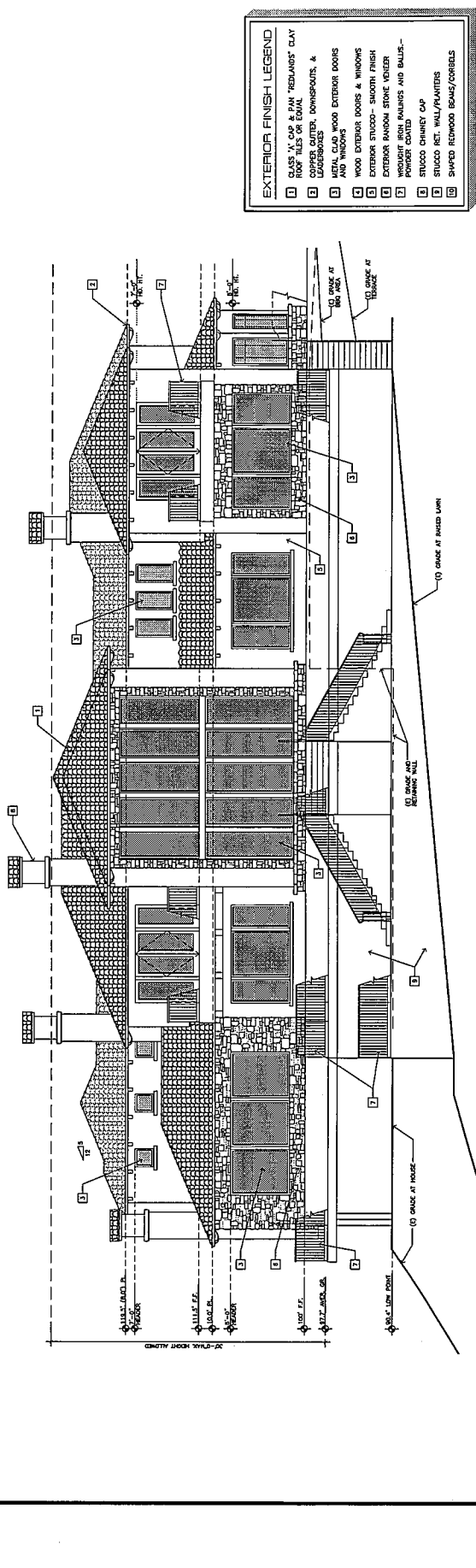
SHEET NO.

A6.1



EAST ELEVATION

3/16"=1'-0"



SOUTH ELEVATION

3/16"=1'-0"

EXTERIOR FINISH LEGEND

- 1 GLASS PA, CAP & PAN "REDLANDS" CLAY ROOF TILES OR EQUAL
- 2 CONCRETE, DOWNSPOUTS, & METAL CLAD WOOD EXTERIOR DOORS AND WINDOWS
- 3 WOOD EXTERIOR DOORS & WINDOWS
- 4 EXTERIOR STUCCO - SMOOTH FINISH
- 5 EXTERIOR RANDOM STONE VENEER
- 6 WROUGHT IRON RAILINGS AND BALLS - POWDER COATED
- 7 STUCCO CHIMNEY CAP
- 8 STUCCO RET. WALL/PANTRIES
- 9 SHIPPED REDWOOD BEAMS/CORBELS

JUN A. SILLANO, AIA



JOHN E. MATTHAMIS

721 LIGHTHOUSE AVE
SAN DIEGO, CA
92109

PH: (619) 540-1201
FAX: (619) 548-1200
WWW: www.idg.com
WEB: www.jemathamis.com

DISCLAIMER: ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

STAMPS:

PROJECT/OWNER:
MID-COAST
REALTY
ADVISORS, LLC.

PROJECT ADDRESS:
3171
DEL CIERVO RD.,
PEBBLE BEACH
APN: 008-371-021-000

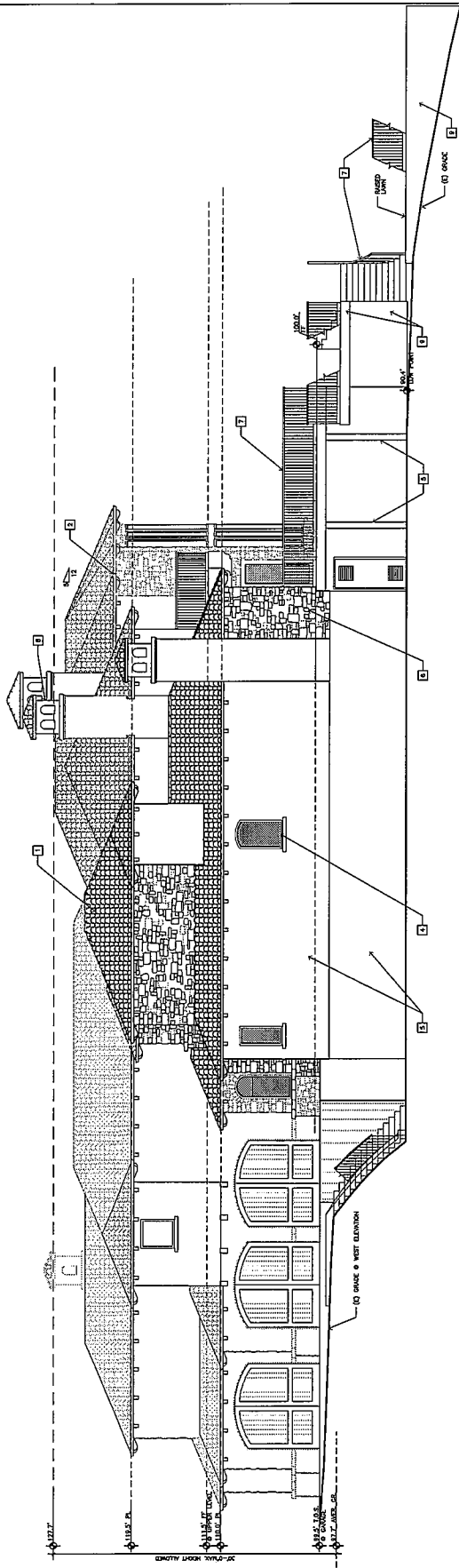
DATE: 06-23-12
PLANNING SUBMITTAL

REVISIONS:
1. DATE: 06-23-12
2. PLANNING DEPARTMENT LETTERS

ELEVATIONS

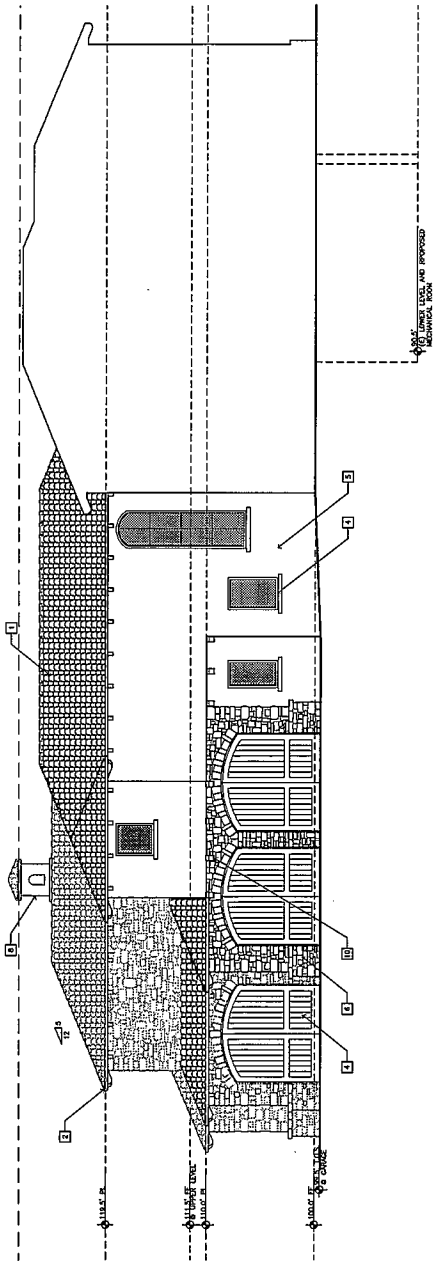
SHEET NO.

A6.2



WEST ELEVATION

3/16"=1'-0"



WEST (COURTYARD) ELEVATION

3/16"=1'-0"

EXTERIOR FINISH LEGEND

- 1 GLASS, 1/2" CAP & PAN "REDLANDS" CLAY ROOF TILES OR EQUAL
- 2 COPPER BUTTER, DOWNSPOUTS, & DOWNPIPES
- 3 WOOD EXTERIOR DOORS
- 4 WOOD EXTERIOR DOORS & WINDOWS
- 5 EXTERIOR STUCCO - SUOCHI FINISH
- 6 EXTERIOR RANDOM STONE VENEER
- 7 WROUGHT IRON BALUNGS AND RAILINGS - POWDER COATED
- 8 STUCCO CHIMNEY CAP
- 9 STUCCO RET. WALL/PLANTERS
- 10 SHAPED REDWOOD BEAMS/CORBELS

DEL MONTE FOREST

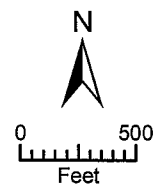


APPLICANT: MID-COAST REALTY ADVISORS LLC

APN:008-371-021-000

FILE # PLN120274

Water 2500' Limit 300' Limit City Limits



PLANNER: LISTER

MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, June 21, 2012

1. Meeting called to order by PEWAR at 3:03 pm

2. Roll Call

Members Present: VERBANEC, CANEER, LIETZKE, GETREU, PEWAR, STOCK

Members Absent: SZABO

3. Approval of Minutes:

A. June 7, 2012 minutes

Motion: GETREU (LUAC Member's Name)

Second: STOCK (LUAC Member's Name)

Ayes: LIETZKE, CANEER, VERBANEC, GETREU, PEWAR, STOCK

Noes: φ

Absent: SZABO

Abstain: φ

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: 4:43 pm

Minutes taken by: LIETZKE

MINUTES RECEIVED VIA EMAIL JUNE 22, 2012

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **June 21, 2012**

Project Title: MID-COAST REALTY ADVISORS LLC

File Number: PLN120274

File Type: ZA

Planner: LISTER

Location: 3171 DEL CIERVO RD PEBBLE BEACH

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 7,283 square foot single family dwelling and construction of a new 9,214 square foot single family dwelling with a 685 square foot Caretaker's Unit. The existing driveway will be reshaped and replaced with permeable interlocking concrete pavers; 2) a Coastal Administrative Permit for development within 750 feet of a known archaeological source; 3) a Coastal Development Permit to allow the removal of a 16" Monterey Pine tree; and 4) a Design Approval. The property is located at 3171 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-021-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

DESIGNER: JAN MATHAMS OF IDG

Was a County Staff/Representative present at meeting? NO (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
MATHAMS		x	PRESENTED PROJECT

LUAC AREAS OF CONCERN

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

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by GETREU (LUAC Member's Name)

Second by VERBANEC (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: DEWAR, CANEER, VERBANEC, GOREV, LIETZKE, STICK

NOES: ∅

ABSENT: SZABO

ABSTAIN: ∅