

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: January 10, 2013 Time: 1:35 p.m.	Agenda Item No.: 2
Project Description: Consider Variance to exceed floor area ratio from 50% to 53% and Design Approval to allow an enclosure of a 150 square foot first floor patio, replace an existing second story deck, two new 22 inch by 36 inch skylights and an attached 8 foot plaster screen wall along the south side of the dwelling (materials and colors to match the existing).	
Project Location: 3301 17-Mile Drive #16, Pebble Beach	APN: 008-551-007-000
Planning File Number: PLN120547	Owner: Diane and John Young TRS Agent: Paul W. Davis
Planning Area: Del Monte Forest Area Land Use Plan	Flagged and staked: No
Zoning Designation: "MDR/2.7-D (CZ) [Medium Density Residential, 2.7 units per acre with Design Control (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15301(e)	
Department: RMA - Planning Department	

RECOMMENDATION:

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

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

PROJECT OVERVIEW:

The subject property is located in the Pebble Beach Townhouses No. 2 subdivision which was approved and constructed in the late 1960s. As a townhouse-style development, the property does not comply with the standards established in the MDR zoning district as the subdivision as site coverage was based on the size of the subdivision rather than taking into account individual lots as currently applied under the MDR zoning designation (see **Exhibit B** for discussion). The applicant proposes to enclose a 150 square foot area of the first floor patio. The enclosure will increase the existing floor area ratio from 50% to 53%. A Variance is needed to exceed the established Floor Area Ratio allowed in the Medium Density Residential (MDR) Zoning District. Approval of the Variance is justified in this case because the required findings show that special circumstances apply to the subject property and the Variance would not constitute the granting of a special privilege nor would it create a use not otherwise allowed under the MDR zoning designation. Similar Variances have been granted in this area. These findings are more fully explained in the Discussion (**Exhibit B**) and Findings and Evidence (**Exhibit C**).

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

RMA - Public Works Department
 Environmental Health Bureau
 Water Resources Agency
 Pebble Beach Community Services District
 California Coastal Commission
 RMA - Public Works Department

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA- Planning Department have been incorporated into the Condition

Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) on December 6, 2012 for review based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338 which requires LUAC review of Variances. The Del Monte Land Use Advisory Committee did not have any concerns with the Variance. They recommended approval of the Variance by a unanimous (6-0) vote.

Note: The decision on this project is appealable to the Board of Supervisors and not the California Coastal Commission.

/s/ Valerie Negrete

Valerie Negrete, Project Planner
(831) 755-5227, negretev@co.monterey.ca.us
December 13, 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; Valerie Negrete, Project Planner; Carol Allen, Senior Secretary; John and Diane Young TRS; Paul W. Davis, Agent

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	Advisory Committee Minutes (Del Monte Forest LUAC)
Exhibit E	Variance Justification Letter
Exhibit F	Vicinity Map

This report was reviewed by Delinda Robinson,  Senior Planner

EXHIBIT A

Project Information for PLN120547

Project Information:

Project Name:	YOUNG JOHN WILSON & DIANE MARY TRS		
Location:	3301 17 MILE DR #16 PEBBLE BEACH		
Permit Type:	Variance		
Environmental Status:	Exempt	Final Action Deadline (884):	1/29/2013
Existing Structures (sf):	2621	Coverage Allowed:	35%
Proposed Structures (sf):	2771	Coverage Proposed:	43%
Total Sq. Ft.:	2771	Height Allowed:	27'
Tree Removal:	None	Height Proposed:	27'
Water Source:	Public	FAR Allowed:	35%
Water Purveyor:	California American Water	FAR Proposed:	53%
Sewage Disposal (method):	Public	Lot Size:	6411
Sewer District:	Pebble Beach CSD	Grading (cubic yds.):	0

Parcel Information:

Primary APN:	008-551-007-000	Seismic Hazard Zone:	III
Applicable Plan:	Del Monte Forest LUP	Erosion Hazard Zone:	Moderate
Advisory Committee:	Del Monte Forest LUAC	Fire Hazard Zone:	High
Zoning:	MDR/2.7-D(CZ)	Flood Hazard Zone:	No
Land Use Designation:	Medium Density Residential	Archaeological Sensitivity:	High
Coastal Zone:	Yes	Viewshed:	No
Fire District:	Pebble Beach CSD	Special Setbacks on Parcel:	No

Reports on Project Parcel:

Soils Report #:	NA
Biological Report #:	NA
Geologic Report #:	NA
Forest Management Rpt. #:	NA
Archaeological Report #:	LIB120417
Traffic Report #:	NA

EXHIBIT B DISCUSSION

Project Description

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

Special Circumstance: The subject property is located in the Pebble Beach Townhouses No. 2 subdivision created in 1968 (SB00443). Similar to a planned unit development, the Pebble Beach Town Homes subdivision consists of individual building envelopes surrounded by common open space. The entire subdivision is approximately 381,924 square feet in size, with 23 building envelopes covering approximately 132,473 square feet (35%), leaving the remaining 249,451 square feet as common open space (65%). In 1968 lot coverage for the "ST" Special Treatment Zoning Designation was determined by density rather than a strict percentage. The current zoning district standards [MDR/2.7-D (CZ)] do not take into account the size of the surrounding common open space when calculating lot coverage or floor area ratio in each building envelope. This results in existing nonconforming lots where the structural footprints and floor areas exceed the allowable ratios currently in place. Therefore, strict interpretation of the zoning ordinance presents a hardship to a property owner seeking to construct an addition within the building envelope (lot dimension) without exceeding lot coverage or floor area ratio requirements.

Special Privilege: This variance will not constitute a special privilege as lot coverage and floor area ratio are intended to control the amount of impervious surface, bulk and mass of structures in proportion to the size of the parcel. In this case, floor area ratio will exceed the current zoning district regulations of 35%. As proposed, the project consists of a 150 square foot deck enclosure to an existing 3,237 square foot single family dwelling. The location of the proposed addition is in an existing deck area covered by a second story overhang and is already covered in impervious surface. Floor Area Ratio (FAR) will increase from 50% to 53% for the deck enclosure, the proposed addition will not alter setbacks, will not be visible from a common public viewing area (17-Mile Drive), and will not significantly add to the bulk or mass of the dwelling. Research of Planning Department files revealed that similar Variances were granted in the same subdivision:

- ✦ Gentner (PLN060628 – Assessor's Parcel Number 008-521-008-000) was a 1,298 square foot addition that increased the site coverage from 79% to 82% and increased the FAR from 100% to 126%;
- ✦ Brown (PLN080514 – Assessor's Parcel Number 008-521-003-000) was a 108 square foot addition that increased the FAR from 88.6% to 91.6%;
- ✦ Clark (PLN020443 – Assessor's Parcel Number 008-521-007-000) was a 240 square foot addition that increased the site coverage from 59.7% to 63.9% and the FAR from 67.1% to 71.3%.
- ✦ Funch (PLN040070 - Assessor's Parcel Number 008-521-005-000) was a 1,183 square foot addition increasing the site coverage from 63.5% to 65.9% and increasing the FAR from 49.2% to 68.9%.

Levett (PLN110244 - Assessor's Parcel Number 008-521-009-000) was an 889 square foot addition which increased site coverage from 71% to 77% and FAR from 58% to 70%.

The strict application of these requirements would restrict development on this parcel and other properties in the Pebble Beach Townhouses subdivision to a greater degree than other properties in the general vicinity. The maximum FAR in MDR zoning districts in Del Monte Forest is 35%. If the subdivision had included the open space in individual lots rather than dedicating it as common space area, these parcels would be allowed approximately 5,800 square feet of floor area. Therefore, approval of this Variance would not constitute a special privilege inconsistent with privileges granted to other properties in the vicinity.

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

**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:
Diane and John Young TRS (PLN120547)
RESOLUTION NO. ----
Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorically Exempt pursuant to CEQA Section 15301e; and
- 2) Approving Variance to exceed floor area ratio from 50% to 53% and Design Approval to allow an enclosure of a 150 square foot first floor patio, replace an existing second story deck, two new 22 inch by 36 inch skylights and an attached 8 foot plaster screen wall along the south side of the dwelling (materials and colors to match the existing).

[PLN120547, Diane and John Young TRS, 3301 17-Mile Drive #16, Pebble Beach, Del Monte Forest Area Land Use Plan (APN: 008-551-007-000)]

The Diane and John Young TRS application (PLN120547) came on for public hearing before the Monterey County Zoning Administrator on January 10, 2013. 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 (CIP);
 - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) The property is located at 3301 17-Mile Drive #16, Pebble Beach (Assessor's Parcel Number 008-551-007-000), Del Monte Forest Land Use Plan. The parcel is zoned MDR/2.7-D (CZ) or Medium Density Residential, 2.7 acre minimum with a Design control overlay, which allows residential additions. Therefore, the project is an allowed land

- use for this site.
- c) The project consists of a Variance to exceed floor area ratio (FAR) from 50% to 53%, whereas the allowed maximum FAR in the MDR district in the Del Monte Forest is 35%. The Variance will allow an enclosure of a 150 square foot first floor patio, replace an existing second story deck on a two-story townhouse, two new 22 inch by 36 inch skylights of existing roof and an attached 8 foot plaster screen wall along the south side of the dwelling.
 - d) The project planner conducted a site inspection on September 28, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
 - e) The subject site is developed with a townhome that was originally approved and constructed in 1968 as part of the Pebble Beach Townhouses No. 2 subdivision. The existing townhome on site is constructed consistent with the design scheme in this development. The MDR/2.7-D (CZ) zoning district was placed on the property after construction of this development. A Variance is the appropriate means to approve an increase in floor area ratio. Variances are allowed in unique situations where stringent implementation of the zoning code requirements would preclude the property owner's use of their property similar to other property that is not encumbered with unique circumstances. This property is unique in that it is a townhome development and not a standard single family subdivision.
 - f) Pursuant to Chapter 20.44, Design Control Districts, the project requires design review of structures to make sure they are appropriate to assure the public viewshed, neighborhood character and assure visual integrity. The project consists of additions to the existing single family dwelling. Colors and materials will match the existing of tan beige siding and off white trim with grey roofing materials.
 - g) The project site is identified as an area of high archaeological sensitivity. Pursuant to Section 20.147.080.A.1 Archaeological Resources Development Standards (CIP), an archeological report was required. A report prepared by Mary Doane dated October 17, 2012 concluded that the site was not likely to contain cultural resources. The standard condition requiring that work stop in the event resources are discovered during construction activities is incorporated as **Condition No. 4**.
 - h) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on December 6, 2012. The current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, require applications for a variance to be reviewed by the LUAC. The LUAC did not have any concern with the proposed project and recommended approval of the variance by a unanimous (6-0) vote.
 - i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120547.

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 Department, 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 as the project site is located within an area of high archeological sensitivity and the proposed additions will involve removing existing patios and replacing with habitable space. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - "Preliminary Archaeological Assessment of Assessor's Parcel 008-441-007-000" (LIB120417) prepared by Archaeological Consulting, Salinas, CA, October 17, 2012).
 - c) The site is located in a high archeological sensitivity district and therefore consistent with Section 20.146.090.B1 of the Coastal Implementation Plan, an archeological report was required and submitted for the project. The report concluded that no resources would be impacted by the proposed addition. However as recommended by the archaeologist, the standard condition of approval requiring that work be stopped until a qualified professional archaeologist can evaluate it if resources are unexpectedly uncovered during the course of construction is incorporated as **Condition No. 3**.
 - d) Staff conducted a site inspection on September 28, 2012 to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120547.

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 has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District, Public Works Department, Environmental Health Bureau, Water Resources Agency, and the California Coastal Commission. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. The site is served by a mutual water and wastewater system, Pebble Beach Community Service

- District for water and sewage. No changes in water use are proposed.
- c) 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 PLN120547.

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 September 28, 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 RMA - Planning Department for the proposed development are found in Project File PLN120547.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301(e) categorically exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 1,310 square feet, whichever is less. The proposed addition of approximately 150 square feet constitutes less than 50 percent of the existing 2,621 square foot structure.
 - b) The site is located in a high archeological sensitivity area and therefore consistent with Section 20.146.090.B1 of the Coastal Implementation Plan, an archeological report was required and submitted for the project. The report concluded that no resources would be impacted by the proposed addition.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve alterations to a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, development that would result in a cumulatively significant impact, nor development in a particularly sensitive environment.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on September 28, 2012.
 - 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 PLN120547.

6. **FINDING:** **VARIANCE** – Variances shall only be granted based upon the following Findings:

- 1. That because of special circumstances applicable to the subject

property, including the size, shape, topography, location or surroundings, the strict application of development standards in the Monterey County Codes is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under and under identical zoning classification;

2. That the variance shall not constitute a grant of privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated;

A Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

- EVIDENCE:**
- a) The subject property is located in the Pebble Beach Townhouses No. 2 subdivision created in 1968 (SB00443). The Pebble Beach Townhouses subdivision consists of individual building envelopes surrounded by common open space. The project was legally constructed, and subsequently was zoned MDR/2.7-D (CZ).
 - b) The Variance request involves a special circumstance on the property. The current zoning district floor area ratio standards (MDR/2.7-D (CZ)) are intended to apply to single family lots that have a building pad and open space contained within each lot. The lots within the Pebble Beach Townhouses No. 2 subdivision are not intended to provide open space within each individual ownership lot, but rather each lot is essentially a building envelope with the light and open space elements provided on the common open space lot. Lot coverage and floor area ratio limitations were not intended to apply to these building envelopes. Alternative zoning provisions were not specified either as part of the original project or in the subsequent zoning of the project. The result is lots that do not conform to the strict application of the MDR/2.7 zoning development standards, which limit FAR to a maximum of 35 percent within the Del Monte Forest Area Plan.
 - c) This project will not constitute a special privilege as floor area ratio (FAR) is intended to control the amount of impervious surface, bulk and mass of structures in proportion to the size of the parcel. As proposed, the project consists of a 150 square foot deck enclosure to an existing 2,621 square foot single family dwelling. The location of the proposed addition is in an existing deck area covered by a second story overhang that is already covered in impervious surface. While the floor area ratio (FAR) will increase from 50% to 53%, the proposed addition will not alter setbacks, will not be visible from a common public viewing area (17-Mile Drive), and will not significantly add to the bulk or mass of the dwelling.
 - d) Minor additions to these structures are consistent with the development scheme, but are inconsistent with the strict application of the zoning development standards. The subject request is consistent with the style and intensity of development within the Pebble Beach Townhouses No. 2 subdivision. Therefore, strict interpretation of the zoning ordinance presents a hardship to the property owner seeking to construct an addition within the building envelope without exceeding floor area ratio requirements.
 - e) Other property owners in the vicinity and under identical zoning classification have been afforded the same privilege sought by the

applicant. Within 300 feet of the subject parcel, several residential projects have been granted similar Variances and include:

- # Gentner (PLN060628 – Assessor’s Parcel Number 008-521-008-000) was a 1,298 square foot addition that increased the site coverage from 79% to 82% and increased the FAR from 100% to 126%;
- # Brown (PLN080514 – Assessor’s Parcel Number 008-521-003-000) was a 108 square foot addition that increased the FAR from 88.6% to 91.6%;
- # Clark (PLN020443 – Assessor’s Parcel Number 008-521-007-000) was a 240 square foot addition that increased the site coverage from 59.7% to 63.9% and the FAR from 67.1% to 71.3%.
- # Funch (PLN040070 - Assessor’s Parcel Number 008-521-005-000) was a 1,183 square foot addition increasing the site coverage from 63.5% to 65.9% and increasing the FAR from 49.2% to 68.9%.
- # Levett (PLN110244 - Assessor’s Parcel Number 008-521-009-000) was an 889 square foot addition which increased site coverage from 71% to 77% and FAR from 58% to 70%.

- f) The strict application of the MDR/2.7 district requirements would restrict development on this parcel and other properties in the Pebble Beach Town Homes subdivision to a greater degree than other properties in the general vicinity. Therefore, approval of this variance would not constitute a special privilege inconsistent with privileges granted to other properties in the vicinity.
- g) The project planner conducted a site inspection on September 28, 2012 to verify the circumstances related to the property.
- h) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120547.

7. **FINDING:**

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

EVIDENCE:

- a) The subject property is not described as an area where the Local Coastal Program requires access
- b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 16 (Shoreline Access) of the Del Monte Forest Land Use Plan.
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- d) Site visits by the project planner on September 28, 2012.

8. **FINDING:**

APPEALABILITY - The decision on this project is appealable to the Board of Supervisors and not the Coastal Commission..

EVIDENCE:

- a) Section 20.86.030 of the Monterey County Coastal Implementation Plan - Part 1 (Board of Supervisors).
- b) Section 20.86.080.A of the Monterey County Coastal Implementation

Plan - Part 1 (Coastal Commission) provides that County approval of Coastal Development permits may be appealed by/to the Coastal Commission under certain circumstances. This project does not include a Coastal Development Permit and therefore is not appealable to the Coastal Commission.

DECISION

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

1. Find the project Categorically Exempt pursuant to CEQA Section 15301e;
2. Variance to exceed floor area ratio from 50% to 53% and Design Approval to allow an enclosure of a 150 square foot first floor patio, replace an existing second story deck, two new 22 inch by 36 inch skylights and an attached 8 foot plaster screen wall along the south side of the dwelling (materials and colors to match the existing), in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference

PASSED AND ADOPTED this 10th day of January, 2013.

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 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

PLN120547

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

This Variance to exceed floor area ratio from 50% to 53% and Design Approval to allow an enclosure of a 150 square foot first floor patio, replace an existing second story deck, two new 22 inch by 36 inch skylights and an attached 8 foot plaster screen wall along the south side of the dwelling (materials and colors to match the existing). The property is located at 3301 17-Mile Drive #16, Pebble Beach (Assessor's Parcel Number 008-551-007-000) 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 Permit Approval Notice. This notice shall state:
"A Variance and Design Approval (Resolution Number ***) was approved by Zoning Administrator for Assessor's Parcel Number 008-551-007-000 on January 10, 2013. The permit was granted subject to 6 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. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

5. 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.

6. 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.

Report / Owner
**NEW ADDITION -
 1ST FLOOR
 YOUNG
 RESIDENCE**
 3301 17th AVE DR.
 No. 18
 PEBBLE BEACH, CA. 93953
 APN: 005 551 007

SCOPE OF WORK:
 1. 1ST FLOOR ADDITION OF 1ST FLOOR RESIDENCE INCLUDING 2ND BATHROOM
 2. 1ST FLOOR ADDITION OF 1ST FLOOR RESIDENCE INCLUDING 2ND BATHROOM
 3. REPAIRING TWO SLOTTED #1 ST FLOOR DOORS

OWNER:
 JOHN DAVIS YOUNG
 3301 17th AVE DR.
 PEBBLE BEACH, CA 93953
 TEL: (831) 325-5511

APR: 00551007

GEN PLAN: RES030000

ZONING: R2-21 (C)2

BUILDING ENVELOPE: 44113F

AREAS TO BE REMOVED:

1ST FLOOR 2 110 SF

2ND FLOOR 100 SF

3RD FLOOR 100 SF

4TH FLOOR 100 SF

5TH FLOOR 100 SF

6TH FLOOR 100 SF

7TH FLOOR 100 SF

8TH FLOOR 100 SF

9TH FLOOR 100 SF

10TH FLOOR 100 SF

11TH FLOOR 100 SF

12TH FLOOR 100 SF

13TH FLOOR 100 SF

14TH FLOOR 100 SF

15TH FLOOR 100 SF

16TH FLOOR 100 SF

17TH FLOOR 100 SF

18TH FLOOR 100 SF

19TH FLOOR 100 SF

20TH FLOOR 100 SF

21ST FLOOR 100 SF

22ND FLOOR 100 SF

23RD FLOOR 100 SF

24TH FLOOR 100 SF

25TH FLOOR 100 SF

26TH FLOOR 100 SF

27TH FLOOR 100 SF

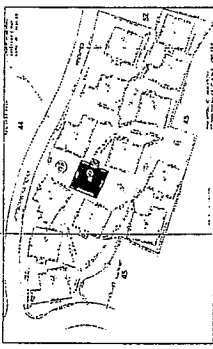
28TH FLOOR 100 SF

29TH FLOOR 100 SF

30TH FLOOR 100 SF

**THE
 PAUL DAVIS
 PARTNERSHIP
 ARCHITECTS & PLANNERS**

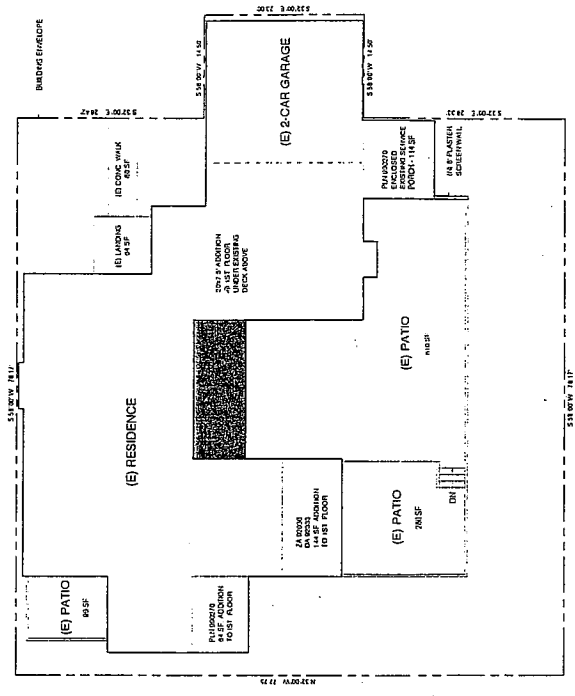
1500 17th Avenue, Suite 111F
 Pebble Beach, CA 93953
 (831) 325-5511
 FAX: (831) 325-5512
 paul@pauldavis.com



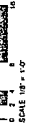
APN MAP



VICINITY MAP



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

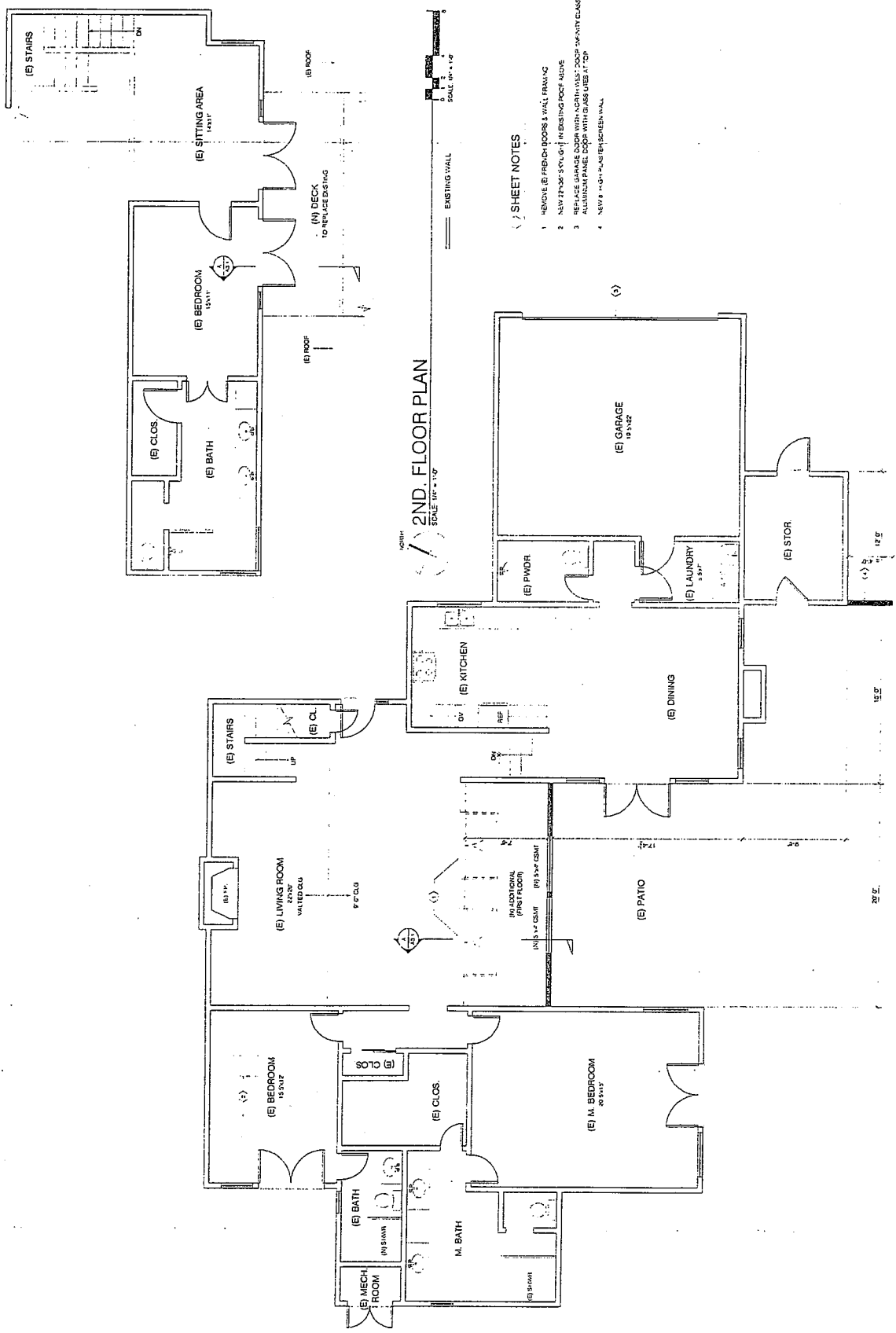


Project / Client
**NEW ADDITION -
 1ST FLOOR
 YOUNG
 RESIDENCE**
 2301 17TH AVENUE OR
 17TH AVENUE
 PEBBLE BEACH, CA 92063
 APN: 009 551 007

**THE
 PAUL DAVIS
 PARTNERSHIP
 ARCHITECTS & PLANNERS**
 101 West Park, Carmel-by-the-Sea, CA 95021
 Tel: 831.923.1111 FAX: 831.923.1111
 171111_101westpark.com

Sheet No. **FLOOR PLAN**
 Project Number: **1202**
 Drawing Date: **12.08.12**
 Scale: **1/8" = 1'-0"**

Notes:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
 4. ALL WINDOWS ARE 6" MIN. CLEARANCE UNLESS NOTED OTHERWISE.
 5. ALL FINISHES ARE TO BE DETERMINED AT THE TIME OF CONSTRUCTION.



- SHEET NOTES**
- REMOVE (E) FRENCH DOORS & WALL FRAMING
 - NEW 2"x4" S/C @ 16" O.C. IN EXISTING POOF ABOVE
 - REPLACE GARAGE DOOR WITH 48" H x 158" W 2000 "INFINITY CLASSIC" FINISH GARAGE DOOR WITH 2" GROSS GUSSET TOP
 - NEW 2" x 4" POST & BEAM SCREEN WALL

FLOOR PLAN
 SCALE 1/8" = 1'-0"

EXISTING WALL
 (H) STUD WALL - 2x4 @ 16" O.C.
 REMOVE EXISTING WALL (1'-0" OF TOTAL WALLS)

A2.1

Project / Draw
NEW ADDITION -
1ST FLOOR
YOUNG
RESIDENCE
3301 17 MILE DR
PO BOX
PEBBLE BEACH, CA 92053
APH: 408 551 007

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

1717 Ocean Avenue, Suite 117
Carmel, CA 93918
TEL: (408) 425-4328
FAX: (408) 425-4329
WWW: pauldavis.com

Drawn By: ML
Project No.: 103312
Project Name: YOUNG

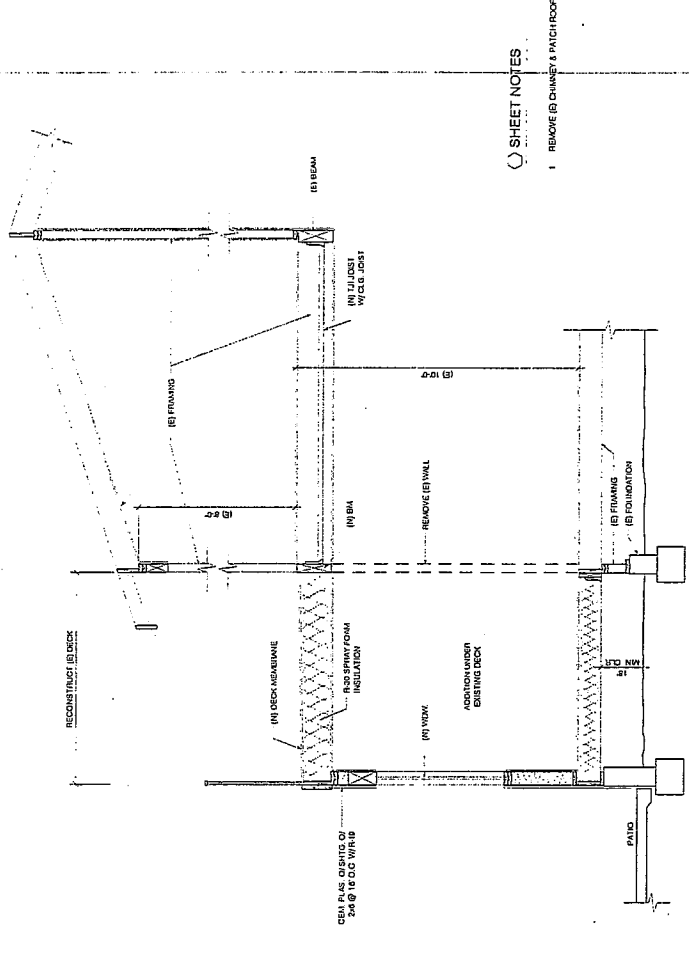
Revised:

The notes on this drawing are intended to describe the construction and materials to be used in the work. The contractor is responsible for interpreting the notes and for providing the necessary materials and labor to complete the work.

SECTION

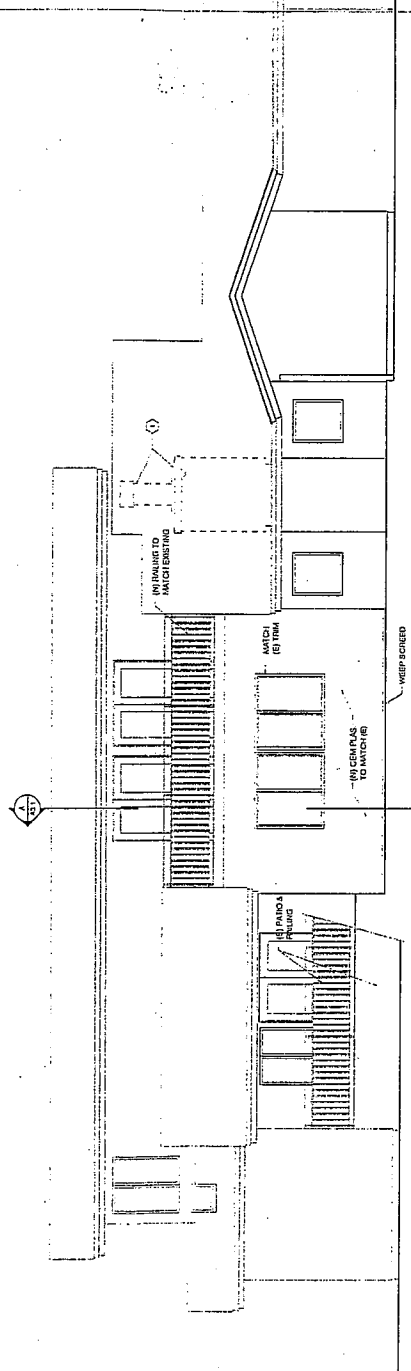
Sheet Number:

A3.1

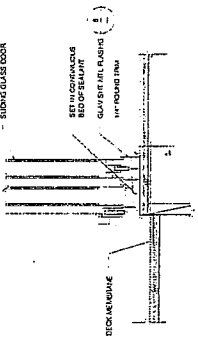
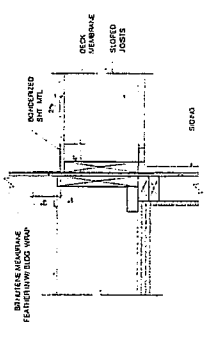


SHEET NOTES
1 REMOVE (E) CHIMNEY & PATCH ROOF

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



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



Project / Owner
**NEW ADDITION -
 1ST FLOOR
 YOUNG
 RESIDENCE**

3301 17 JULE CRT.
 #6 10
 PEBBLE BEACH, CA 90953
 APN 008 551 007

SCOPE OF WORK:

1. 150 SF ADDITION TO FIRST FLOOR TO RECONSTRUCT EXISTING DECK ABOVE
2. 150 SF ADDITION TO FIRST FLOOR TO RECONSTRUCT EXISTING DECK ABOVE
3. METALL TUBO 2X3 SCHEDULE #10 150 SF FLOOR DECK ABOVE

OWNER:
 JOHN A. DAVIS
 JOHN A. DAVIS
 2006 S. W. COASTAL CA HWY
 TEL. (858) 551-2127

APN: 008 551 007

GEN. PLAN: RESA050010A

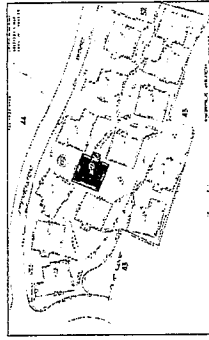
ZONING: MS0127-C2N

BUILDING ENVELOPE: 811125F

AREAS:

EXISTING STRUCTURE:
 1ST FLOOR 3 171 SF
 GARAGE 106 SF
 2ND FLOOR 816 SF
 1039 SQ
 COVERED (HARD)
 FLOOR AREA 338 SF (40% DECK)
 IMPERVIOUS SURFACES 350 SQ
 STRUCTURE 3 171 SF
 GARAGE 106 SF
 GRADING 3 10' 10"

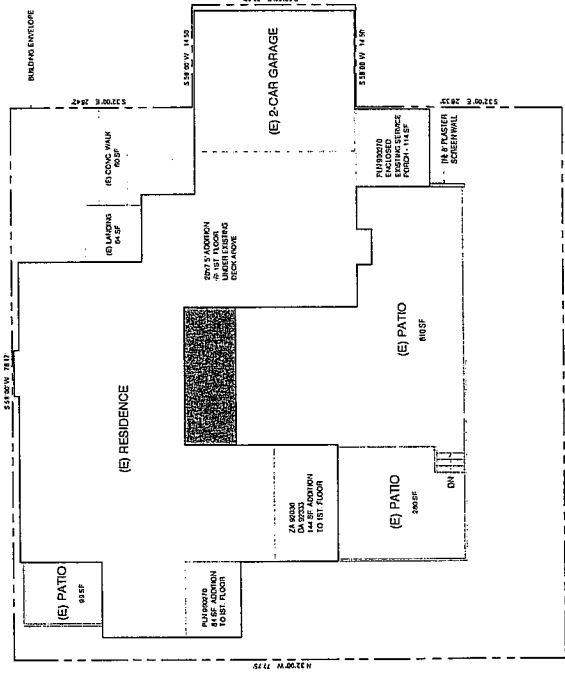
THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS
 206 11th Street
 San Francisco, CA 94103
 TEL: (415) 774-2211 FAX: (415) 774-2212
 FAX: (415) 774-2212



APN MAP



VICINITY MAP



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



Project / Owner

NEW ADDITION -
1ST FLOOR
YOUNG
RESIDENCE

3201 P. MALE DR.
FIBER E BEACH, CA 93533
4141 008 531 007

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

1st Floor Plans, Permits & I/P
3201 Fibers E Beach, Suite 200
(414) 430-5311 / (415) 461-3378
A/E/C/O: paul.davis@pdpartnership.com

Scale: 1/8" = 1'-0"
Drawing Size: 10.00 x 12
Project Number: 1250

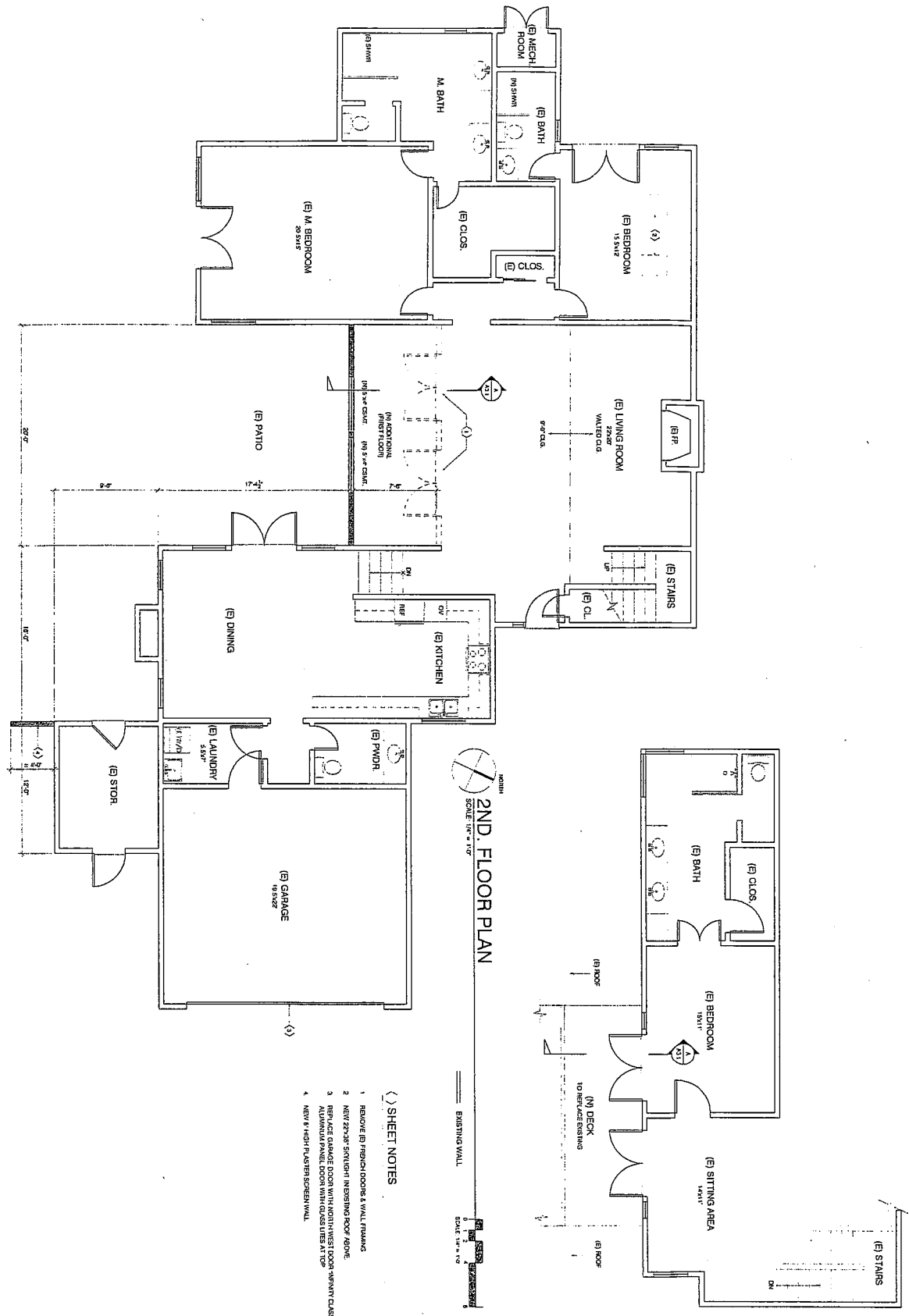
2ND FLOOR PLAN

Sheet Title

A2.1

FLOOR PLAN

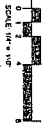
SCALE: 1/8" = 1'-0"



SHEET NOTES

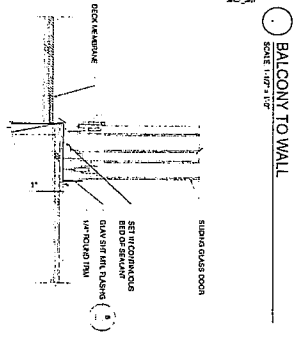
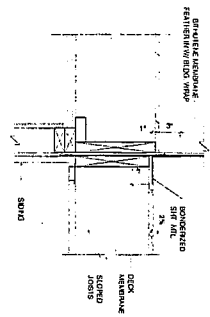
1. REMOVE (E) HATCH ROOMS & WALL FINISHING
2. NEW 2'x3'x8' SINKHOLE IN EXISTING ROOF ABOVE
3. REHACE GARAGE DOOR WITH NORTH WEST DOOR - HURVITZ CLASIFIC
4. NEW 8" HIGH FLUSTR SCREEN WALL

EXISTING WALL
(N) STUD WALL - 5/8" @ 16" O.C.
REMOVE EXISTING WALL (4' - 5% OF TOTAL WALLS)



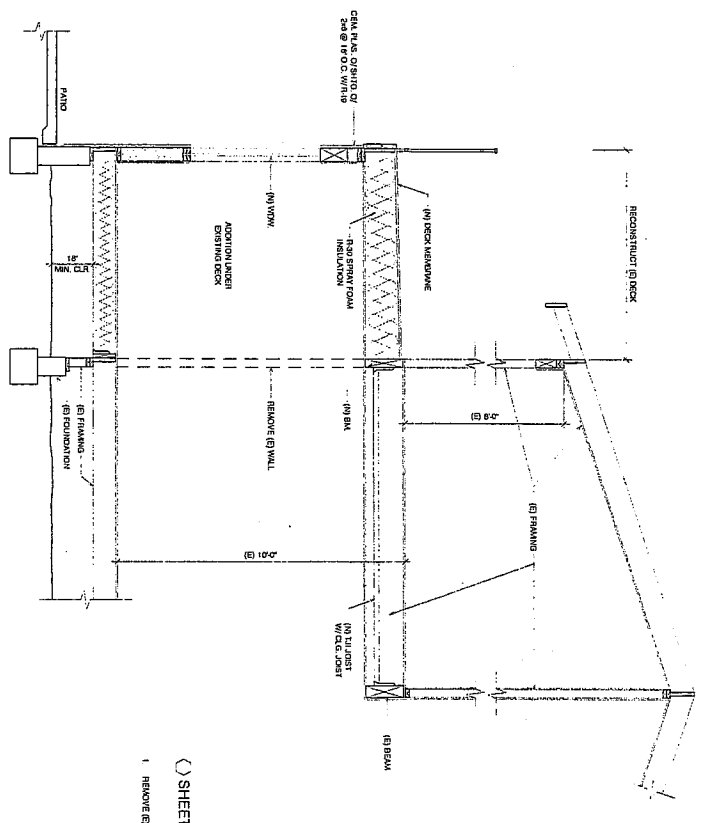
SCALE: 1/8" = 1'-0"

Sheet Number



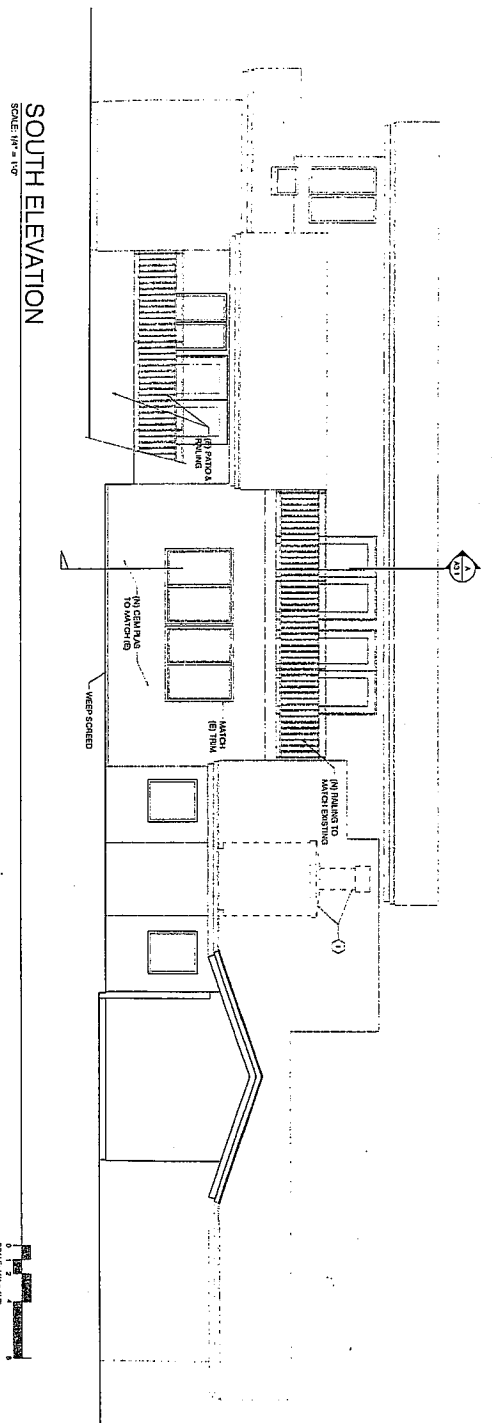
A SECTION

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



SHEET NOTES

- REMOVE (I) CHASE & PATCH ROOF



Project / Owner
 NEW ADDITION -
 1ST FLOOR
YOUNG
RESIDENCE
 3301 17th AVE. EDR
 No. 40
 PEBBLE BEACH, CA 92063
 APRIL 2008 031 007

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

316 Piedmont Parkway, Suite 117
 29th & Lakeview Street
 HALLANDALE BEACH, FL 33009
 TEL: 954.366.2158 FAX: 954.366.2159
 EMAIL: paul@pauldavis.com www.pdp.com

Drawn By: M.L.
 Date: 10/20/12
 Project Number: 1290

South Elev. SECTION

Project / Owner:
**NEW ADDITION -
 1ST FLOOR
 YOUNG
 RESIDENCE**
 2001 17 MILE DR.
 No. 10
 PEBBLE BEACH, CA 93953
 APN: 000-551-007

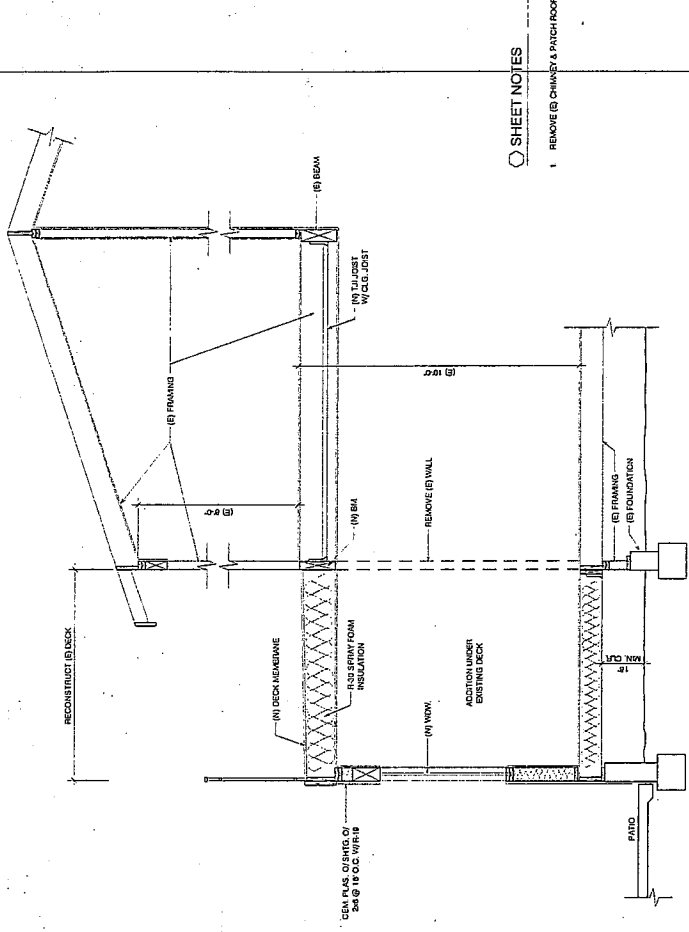
**THE
 PAUL DAVIS
 PARTNERSHIP
 ARCHITECTS & PLANNERS**
 The Paul Davis Partnership, LLP
 240 Main Street
 (650) 225-2529 FAX (650) 225-2529
 paul@pdpdm.com paulanddavis.com

Drawn By: ML
 Sheet# Date: 10/30/12
 Project Number: 1250

Partitions

Sheet Title
SECTION

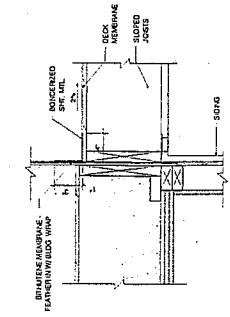
Sheet Number
A3.1



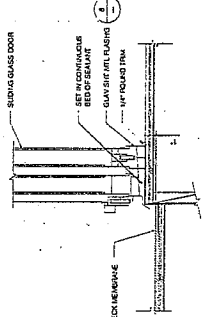
SHEET NOTES

- 1 REMOVE (B) CHIMNEY & PATCH ROOF

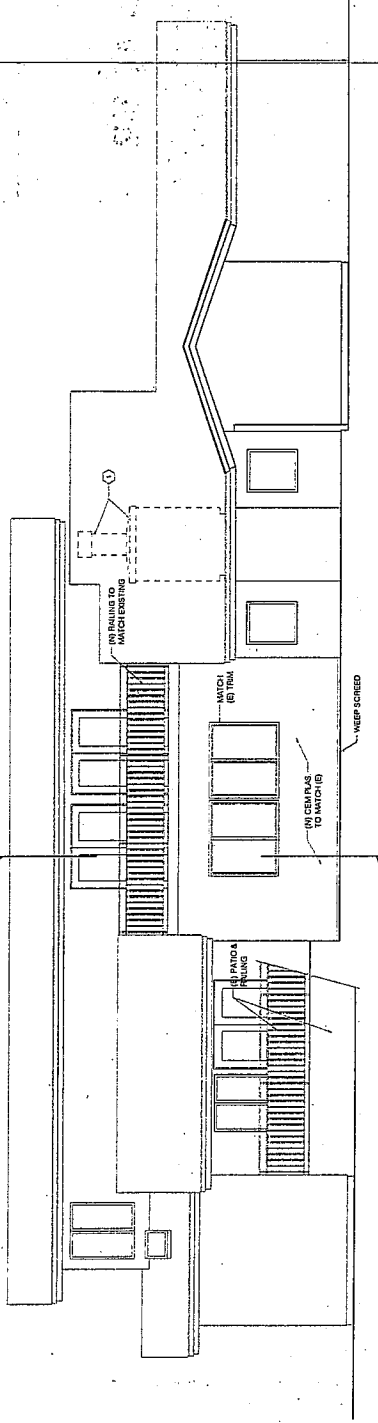
A SECTION
 SCALE: 1/2" = 1'-0"



BALCONY TO WALL
 SCALE: 1/2" = 1'-0"



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



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

A SECTION
 SCALE: 1/2" = 1'-0"

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

Project / Owner:
**NEW ADDITION -
 1ST FLOOR
 YOUNG
 RESIDENCE**
 2047 1/2 MILE DR.
 NO. 10
 PEBBLE BEACH, CA. 92063
 APN: 008-55-1-007

SCOPE OF WORK:

1. VERIFY ALL EXISTING PERMITS, RECORDS & REQUIREMENTS REGARDING LOCAL CODES
2. REPAIR EXISTING WINDOWS & FINISH FLOORING IN NEW ALUMINUM GLAZED DOUBLE
3. INSTALL TWO 247 SFT² (E) 1ST FLOOR (BEDROOM)

OWNER: JONAS OJAS YOUNG
 PO BOX 1109
 PEBBLE BEACH, CA 92063
 TEL: (831) 236-9327

APN: 008-55-1-007

GEN PLAN: RESIDENTIAL

ZONING: M92(17)-D(2)

BUILDING ENVELOPE: R1113SF

AREAS:

EXISTING RESIDENCE: 3,113 SF
 GARAGE: 1,430 SF
 DRIVEWAY: 1,430 SF
 2ND FLOOR: 4,855 SF
 (E) PATIO: 1,865 SF

COVERAGES (M²): 2,711 SF (CONCRETE)
FLOORING (M²): 2,307 SF (BONDED)
STRUCTURES: 2,711 SF
LANDSCAPING: 1,430 SF

IMPERVIOUS SURFACES: 2,711 SF

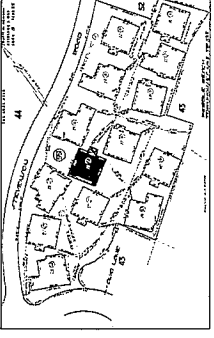
GRADING: 1,430 SF

SOIL TYPE:



The Paul Davis Partnership, LLP
 206 Marinella Street
 (831) 232-2281 FAX (831) 232-7229
 231111 Highway 164, Pebble Beach, CA 92061

Drawn By: ML
 Drawing Date: 10/30/12
 Project Number: 1250



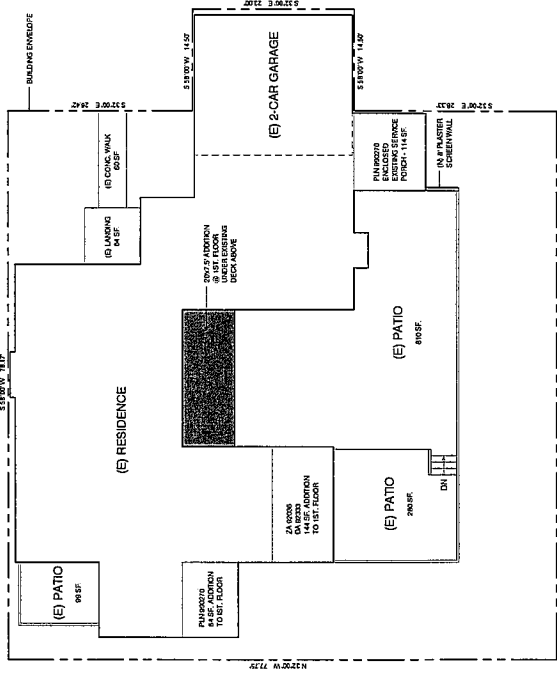
APN MAP



VICINITY MAP

Sheet Title
SITE PLAN

Sheet Number



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



A1.1

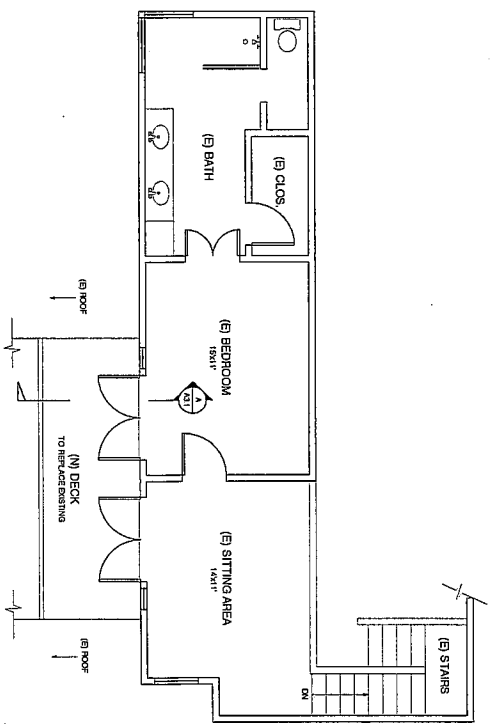
Project / Owner

NEW ADDITION -
1ST. FLOOR
YOUNG
RESIDENCE

3201 17th AVE. N.
PERRIS, CA 92570
APR: 008-531-007

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

704 Paul Davis & Associates LLP
2467 Main Street
Perris, CA 92570
TEL: 951-232-7111
FAX: 951-232-7125
CD: 01111219 (per approved correspondence)



1ST. FLOOR PLAN
SCALE: 1/8" = 1'-0"

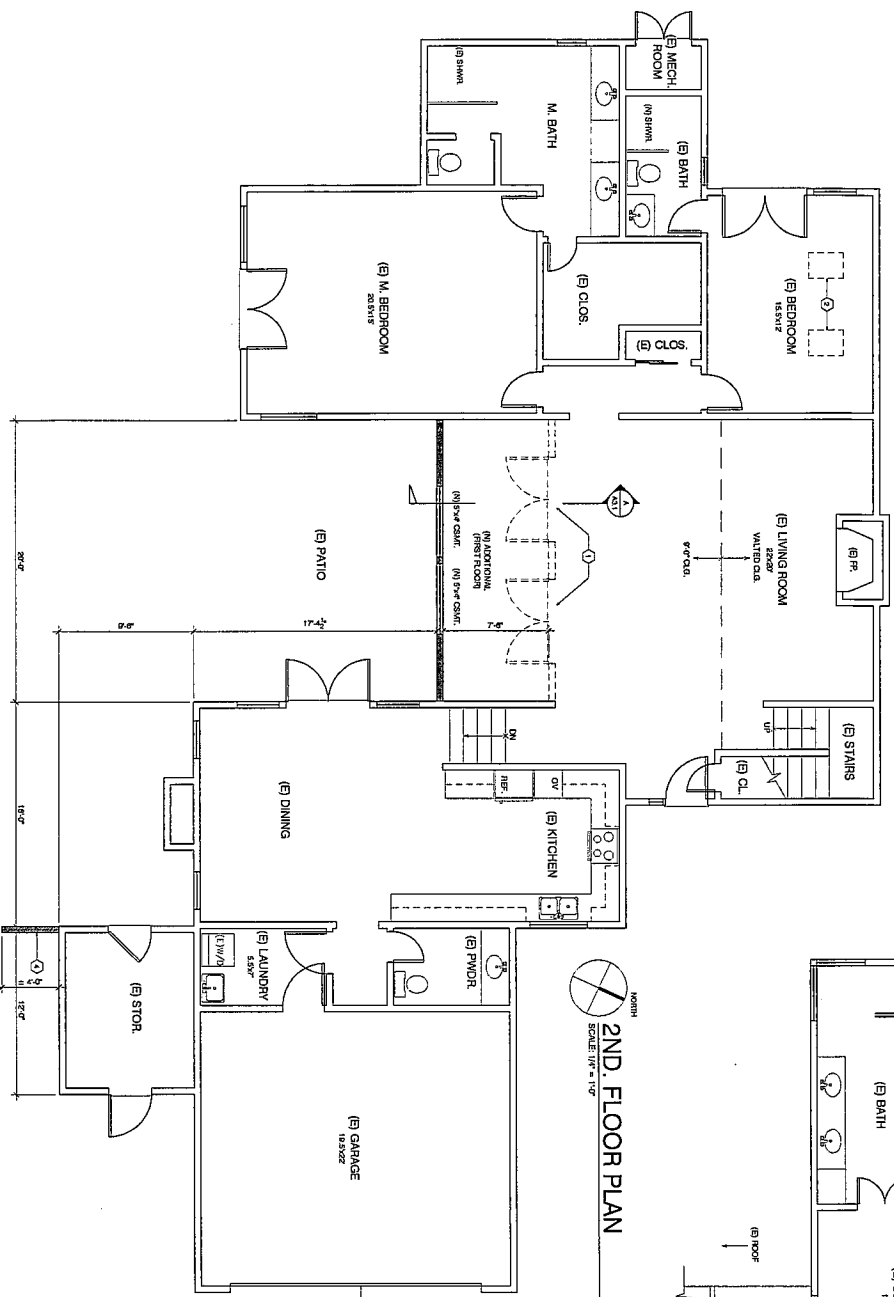


SHEET NOTES

1. REMOVE (E) FINISH DOORS & WALL FINISH
2. NEW 2X2X8 SFRIGHT IN EXISTING ROOF ABOVE
3. REPLACE GARAGE DOOR WITH NORTH WEST DOOR "INFINITY CLASSIC" ALUMINUM PANEL DOOR WITH GLASS INSERT TOP
4. NEW 8" HIGH PLASTER SCREEN WALL

Drawn By:	ML
Date:	10/20/12
Project Number:	1200

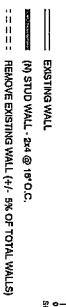
Architect:



2ND. FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

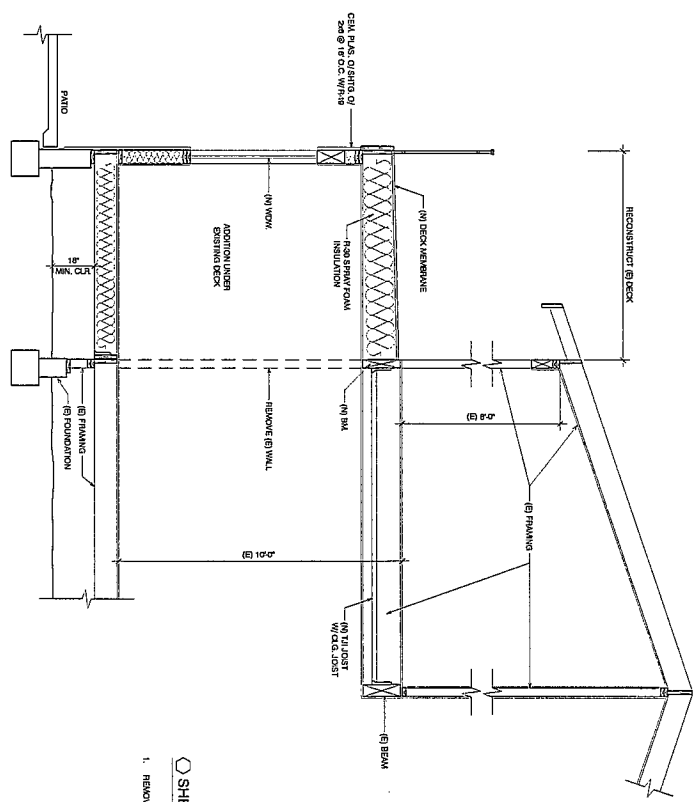
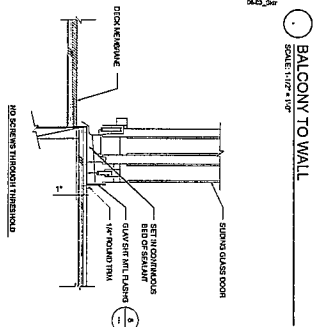
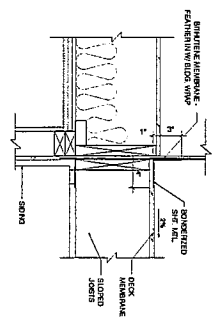


A2.1

Sheet Title
FLOOR PLAN

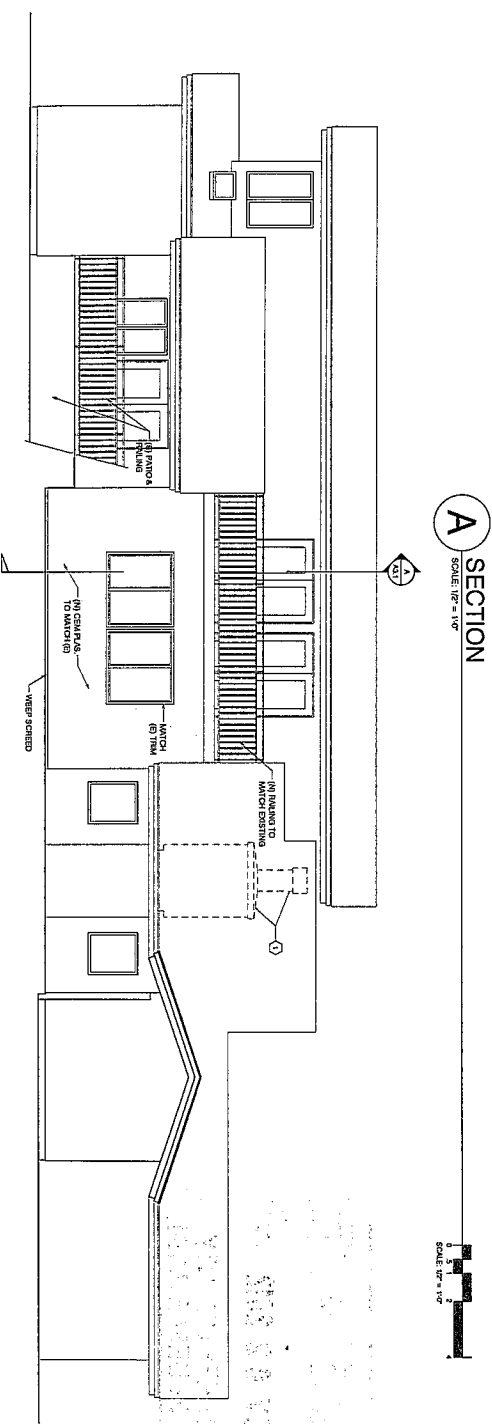
Sheet Number:
Architect:

Sheet No.



SHEET NOTES

- 1. REMOVE (B) CHANTEL & PATCH ROOF



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

A3.1

Project / Owner
 NEW ADDITION -
 1ST FLOOR
 YOUNG
 RESIDENCE

320 17th AVE. DR.
 PEBBLE BEACH, CA. 93953
 APR. 008 531-007

THE
 PAUL DAVIS
 PARTNERSHIP
 ARCHITECTS & PLANNERS

1445 Sand Street, Suite 1117
 2441 Elmwood Court
 (408) 233-2575 FAX (408) 233-2129
 E: paul@pauldavispartnership.com

Drawn By: JHL
 Date: 10/20/12
 Project Number: 1580

Part Title
 SECTION

Sheet Number

Exhibit D

MINUTES

Del Monte Forest Land Use Advisory Committee
Thursday, December 6, 2012

1. Meeting called to order by ROD DEWAR at 3 pm

2. Roll Call

Members Present: SANDY GETREU, LORRI LIEPKE, JOELLA SZABO
ROD DEWAR, KIM CANEER, JUNE STOCIC

Members Absent: 0

3. Approval of Minutes:

A. November 15, 2012 minutes

Motion: JOELLA (LUAC Member's Name)

Second: KIM (LUAC Member's Name)

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

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.

0

NONE

RECEIVED

DEC 07 2012

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

0
NONE

B) Announcements

NONE

*INQUIRY MADE REGARDING RICK VERBANEC'S
APPOINTMENT TO DMF LUAC.

7. Meeting Adjourned: 3:25 pm

Minutes taken by: KIM CANEER, SEC.

RECEIVED

DEC 07 2012

**MONTEHEY COUNTY
PLANNING & BUILDING
INSPECTION DEPT**

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

RECEIVED

DEC 07 2012

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **December 6, 2012**

**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT**

Project Title: YOHANNAN JUDITH BELL & FRANK

File Number: PLN120401

File Type: ZA

Planner: NEGRETE

Location: 1256 SOMBRIA LN PEBBLE BEACH

Project Description:

Coastal Administrative Permit to allow the remodel and additions to an existing 4,371 square foot two-story single family dwelling consisting of a 30.8 square foot addition to the lower floor, a 1,373.9 square foot to the main floor (master bedroom and new entry), a 234 square foot loft above the master bedroom on the main floor and the demolition of an existing 697 square foot two-car garage to a new 783 square foot three-car garage and; a Coastal Administrative Permit for the construction of a 850 square foot second unit with an attached 709 square foot two-car garage/storage, approximately 651 linear feet of new retaining walls, new rotunda, courtyard and new six foot high redwood fence with stone columns fronting Sombria Lane; and Design Approval. Grading is approximately 320 cubic yards of cut and fill. The property is located at 1256 Sombria Lane, Pebble Beach (Assessor's Parcel Number 008-301-001-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

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

PUBLIC COMMENT: Ø

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

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

ADDITIONAL LUAC COMMENTS

NONE

RECEIVED

DEC 07 2012

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

RECOMMENDATION :

Motion by JOELLA SZABO (LUAC Member's Name)

Second by LORI LIETZKE (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 6

NOES: 0

ABSENT: 0

ABSTAIN: 0

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

RECEIVED

DEC 07 2012

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **December 6, 2012**

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

Project Title: YOUNG JOHN WILSON & DIANE MARY TRS

File Number: PLN120547

File Type: ZA

Planner: NEGRETE

Location: 3301 17 MILE DR #16 PEBBLE BEACH

Project Description:

Variance to exceed floor area ratio from 50% to 53% and coverage from 41% to 43% to allow an enclosure of a 150 square foot first floor patio and replace an existing second story deck on a two-story townhouse and two new 22 inch by 36 inch skylights of existing roof and an attached 8 foot plaster screen wall along the south side of the dwelling; and 2) Design Approval (materials and colors to match the existing). The property is located at 3301 17 Mile Drive #16, Pebble Beach (Assessor's Parcel Number 008-551-007-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

PAUL W. DAVIS

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

PUBLIC COMMENT: ⊖

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

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

ADDITIONAL LUAC COMMENTS

JOELLA SZABO ASKED LIZ GONZALES VARIANCE RULES REGARDING THIS PROPERTY; LIZ GONZALES CLARIFIED.

RECOMMENDATION :

Motion by KIM CANEER (LUAC Member's Name)

Second by JUNE STOCK (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 6

NOES: 0

ABSENT: 0

ABSTAIN: 0

RECEIVED

DEC 07 2012

**MUNICIPALITY
PLANNING & BUILDING
INSPECTION DEPT**

Exhibit E

THE
PAUL DAVIS
PARTNERSHIP

ARCHITECTS & PLANNERS

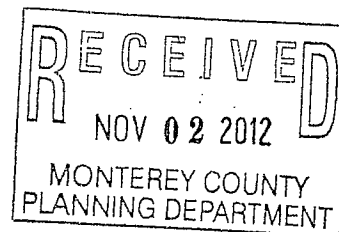
November 1, 2012

TO: Valerie Negrete
Assistant Planner - Current Planning Team
County of Monterey
Resource Management Agency- Planning Department

FROM: Paul W. Davis, AIA
Architect

RE: Young Residence
PLN120547

SUBJ: Variance Request



Variance Request: Variance request to exceed lot coverage and floor area ration to include a 150 square foot first floor addition to an existing two-story townhouse.

1. **VARIANCE** – The 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:

- The property has a zoning designation of "MDR/2.7-D(CZ)" [Medium Density Residential, 2.7 units per acre-Design Control in the Coastal Zone].
- This site was approved as a town home development in 1968. The MDR/2.7-D (CZ) zoning designation allows one single family home on each lot within the town home development. The use is allowed per Section 20.12.040.A, Principal Uses Allowed in the Medium Density Residential designation.

2. **VARIANCE** – Because of special circumstances applicable to the subject property, including the size, shape, topography, location of the lot, or the surrounding area, the strict application of development standards in the Monterey County Codes is found to deprive the subject property of privileges enjoyed by other property owners in the vicinity under identical zoning classification.

EVIDENCE:

- The subject property is located in the Pebble Beach Town Homes No. 2 Subdivision created in 1968 (SB00443). Similar to a planned unit development, the Pebble Beach Town Homes Subdivision consists of individual building envelopes surrounded by common open space. The entire subdivision is approximately 382,000 square feet in size, with 23 building envelopes covering approximately 132,500 square feet (35%), leaving approximately 249,500

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940

Phone: 831-373-2784 * Fax: 831-373-7459

square feet as common open space (65%). In 1968 lot coverage for the "ST" Special Treatment Zoning Designation was determined by density rather than a strict percentage.

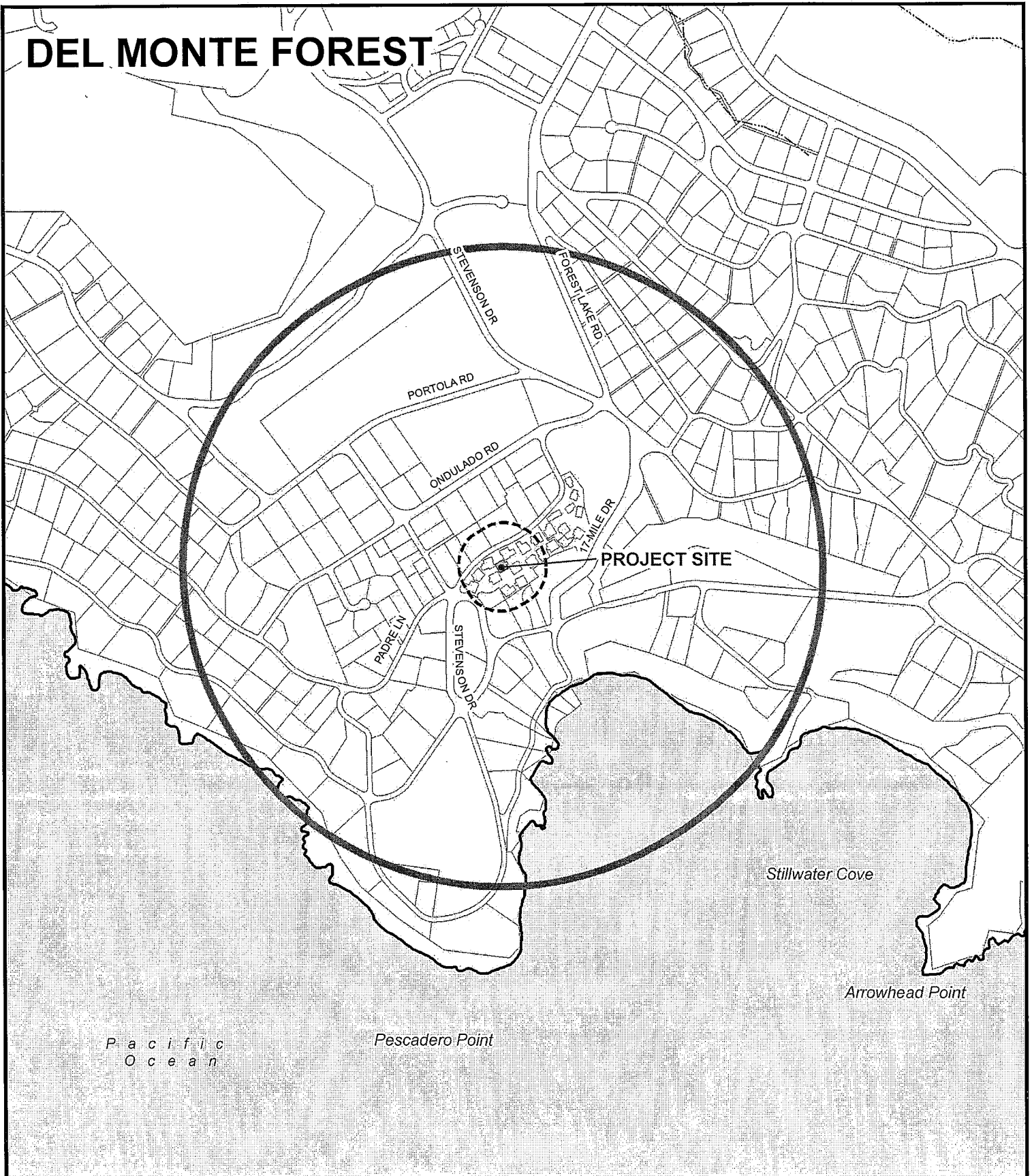
- The current zoning district standards (MDR/2.7-D (CZ) that apply to each lot in the subdivision do not take into account the size of the surrounding common open space; lot coverage and floor area ratio limitations are based solely on the building envelopes. This results in legal non-conforming lots where the structural footprints exceed the allowable ratios.
- Strict interpretation of the zoning ordinance presents a hardship to a property owner seeking to construct an addition within the building envelope (lot dimension) without exceeding lot coverage or floor area ratio requirements.

3. **VARIANCE** – The variance shall not constitute a grant of privileges inconsistent with the limitations upon other property owners in the vicinity and zone in which such property is situated.

EVIDENCE:

- Lot coverage and floor area ratio are intended to control the amount of impervious surface, bulk, and mass of structures in proportion to the size of the parcel. Maximum lot coverage in the MDR zoning designation is 35% and the maximum Floor Area Ratio in the MDR zone is 35%.
- The project as proposed consists of an even exchange of 150 square feet with the common space. However, with the proposed kitchen addition, lot coverage would increase from 41% to 43% and floor area ratio from 50% to 53%. This project increases lot coverage from 2,621 square feet to 2,771 square feet; however, the coverage for the entire subdivision remains within the 35% limit.
- The proposed addition does not alter setbacks, will not be visible from a common public viewing area (17 Mile Drive), and will not significantly add to the bulk or mass.
- Research of Planning and Building Inspection Department files revealed that similar Variances were granted to other town houses in this development in the past.
- Strict application of these requirements would restrict development on this parcel and other properties in the Pebble Beach Town Homes subdivision to a greater degree than other properties in the general vicinity. Therefore, approval of these variances would not constitute a special privilege inconsistent with privileges granted to other properties in the vicinity.

DEL MONTE FOREST



APPLICANT: YOUNG

APN:008-551-007-000

FILE # PLN120547

Water 2500' Limit 300' Limit City Limits

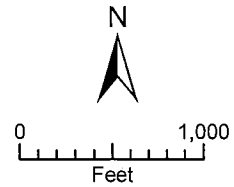


Exhibit F

PLANNER: NEGRETE