

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: March 14, 2013 Time: 2:00 P.M.	Agenda Item No.: 4
Project Description: Consider a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of a 7,734 square foot single family dwelling and construction of a 10,019 square foot single family dwelling consisting of a 4,792 square foot new lower level, 5,227 square foot new main level; demolition of a 903 square foot detached garage and carport and a 282 square foot shed and the construction of a 1,045.5 square foot attached three-car garage; construction of 827 square feet of storage rooms and a 348 square foot mechanical room; construction of 2,935 square feet of promenade and terraces; removal of 20,213 square feet of hardscape (driveways, walkways, and patios) and replacing with approximately 19,900 square feet of permeable pavers; change the exterior finishes of the guest house and attached garage to match main residence; grading to consist of approximately 1,550 cubic yards of cut and 70 cubic yards of fill; 2) Coastal Development Permit for development with 750 feet of a known archaeological resource; and 3) Variance to exceed Pescadero Watershed coverage limitations of 9,000 square feet and allow impervious surface coverage of 11,565 square feet (overall impervious coverage is to be decreased from 27,408 square feet).	
Project Location: 3167 Del Ciervo Road, Pebble Beach	APN: 008-371-009-000
Planning File Number: PLN120681	Owner: James M. & Nanci Anne Dobbins TRS Agent: Jun Sillano (IDG)
Planning Area: Del Monte Forest Area Land Use Plan	Flagged and staked: Yes
Zoning Designation: LDR/1.5-D(CZ) [Low Density Residential, 1.5 acres per unit with Design Control Overlay (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15303(a)	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Find the project CEQA Exempt pursuant to Section 15303(a); and
- 2) Approve PLN120681: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of a 7,734 square foot single family dwelling and construction of a 10,019 square foot single family dwelling consisting of a 4,792 square foot new lower level, 5,227 square foot new main level; demolition of a 903 square foot detached garage and carport and a 282 square foot shed and the construction of a 1,045.5 square foot attached three-car garage; construction of 827 square feet of storage rooms and a 348 square foot mechanical room; construction of 2,935 square feet of promenade and terraces; removal of 20,213 square feet of hardscape (driveways, walkways, and patios) and replacing with approximately 19,900 square feet of permeable pavers; change the exterior finishes of the guest house and attached garage to match main residence; grading to consist of approximately 1,550 cubic yards of cut and 70 cubic yards of fill; 2) Coastal Development Permit for development with 750 feet of a known archaeological resource; and 3) Variance to exceed Pescadero Watershed coverage limitations of 9,000 square feet and allow impervious surface coverage of 11,354 square feet (overall impervious coverage is to be decreased from 27,408 square feet), based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

The applicant proposes a major remodel of an existing single family dwelling, including partial demolition of the existing residence and approximately 6,000 square feet of additions. The existing residence is legal nonconforming with regard to side-yard setbacks. The proposed additions will all be constructed to meet the required setbacks. The applicant also proposes to reduce the overall impervious surface coverage on the parcel by over 15,800 square feet, from the existing 27,400 square feet to approximately 11,560 square feet. See the attached project discussion for a detailed overview of issues (**Exhibit B**).

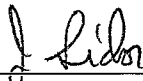
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
Environmental Health Bureau
- √ Water Resources Agency
- √ Pebble Beach Community Services District (Fire)
Parks Department
California Coastal Commission

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

The project was heard by the Del Monte Forest Land Use Advisory Committee (LUAC) on December 20, 2012. The project, as proposed, was approved by the LUAC with a 5-0 vote.

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

for 

 Steve Mason
 (831) 755-5228, masons@co.monterey.ca.us
 March 5, 2013

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District (Fire); RMA-Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Steve Mason, Project Planner; James M. & Nanci Anne Dobbins TRS, Owner; Jun Sillano (IDG), Agent; The Open Monterey Project; LandWatch; Planning File PLN120681

- Attachments:
- | | |
|-----------|---|
| Exhibit A | Project Data Sheet |
| Exhibit B | Project Discussion |
| Exhibit C | Draft Resolution, including: <ul style="list-style-type: none"> • Conditions of Approval • Site Plan, Floor Plan and Elevations |
| Exhibit D | Vicinity Map |
| Exhibit E | Advisory Committee Minutes (LUAC) |
| Exhibit F | Variance Justification Letter |
| Exhibit G | Resolution No. 010233 |

This report was reviewed by Laura Lawrence, Planning Services Manager.

EXHIBIT A

Project Information for PLN120681

Project Information:

Project Name:	DOBBINS JAMES M JR & NANCI ANNE TRS	
Location:	3167 DEL CIERVO RD PEBBLE BEACH	
Permit Type:	Combined Development Permit	
Environmental Status:	Exempt	Final Action Deadline (884): 4/7/2013
Existing Structures (sf):	6862	Coverage Allowed: 15%
Proposed Structures (sf):	10578	Coverage Proposed: 7.2%
Total Sq. Ft.:	10578	Height Allowed: 30'
Tree Removal:	0	Height Proposed: 29'-10"
Water Source:	Public	FAR Allowed: 17.5%
Water Purveyor:	Cal-Am	FAR Proposed: 9.5%
Sewage Disposal (method):	Public Sewer	Lot Size: 3.32
Sewer District:	PBCSD	Grading (cubic yds.): 1620

Parcel Information:

Primary APN:	008-371-009-000	Seismic Hazard Zone:	III
Applicable Plan:	Del Monte Forest LUP	Erosion Hazard Zone:	High
Advisory Committee:	Del Monte Forest LUAC	Fire Hazard Zone:	Very High
Zoning:	LDR/1.5-D(CZ)	Flood Hazard Zone:	FEMA: "Minimal"
Land Use Designation:	Residential 1U/1.5AC	Archaeological Sensitivity:	High
Coastal Zone:	Yes	Viewshed:	Yes (Pt. Lobos)
Fire District:	PBCSD	Special Setbacks on Parcel:	No

Reports on Project Parcel:

Soils Report #:	LIB120450
Biological Report #:	n/a
Geologic Report #:	n/a
Forest Management Rpt. #:	n/a
Archaeological Report #:	LIB120449/LIB130044
Traffic Report #:	n/a

EXHIBIT B DISCUSSION

Project Description

The project will consist of the demolition of an existing 7,734 square foot single family dwelling and a 903 square foot detached garage, to be followed with the construction of a new 10,019 square foot single family dwelling on the same general building footprint. Additional construction will include a new 1,1045.5 square foot detached garage, 1,175 square feet of detached storage and utility rooms, 2,935 square feet of terrace and promenade, an exterior remodel of the existing guesthouse to match the newly-constructed primary residence, and grading to consist of approximately 1,550 cubic yards of cut and 70 cubic yards of fill. Excess cut from grading will be trucked to the Marina landfill.

Project Issues

A project similar to the development proposed herein was approved on December 13, 2001, pursuant to Zoning Administrator Resolution No. 010223 (See **EXHIBIT G**). This 2001 project never progressed beyond some minor interior remodeling before the project was abandoned. The 2001 plans allowed for a 3,366 square foot addition to the existing 7,734 square foot single family dwelling (11,100 square feet combined), and overall impervious surface coverage of 13,292 square feet. Comparatively, the currently proposed project is of lesser impact, requesting a 10,019 square foot single family dwelling and 11,354 square feet in total impervious surface coverage. (Note that the existing impervious surface coverage area is 27,408 square feet). Both the existing single family dwelling and the proposed single family dwelling are approximately 30' in height above average natural grade.

The applicant is requesting a variance to allow structural coverage of 11,565 square feet, to result in 2,565 square feet in excess of the 9,000 square feet allowed pursuant to Section 20.147.030 A.1(b) of the Del Monte Forest Coastal Implementation Plan. Note as previously mentioned, however, that overall impervious site coverage will be reduced by 15,843 square feet as a result of the project, from the existing 27,408 square feet of coverage. This reduction will be achieved largely through the removal of concrete in the driveway and parking areas to be subsequently replaced with permeable material (Eco-Stone® permeable pavement and decomposed granite).

The proposed additions will all be constructed to meet the required setbacks; however, a portion of the existing residence is legal nonconforming with regard to the side-yard setback. The remodel of the legal nonconforming portion of the residence will involve the removal and re-application of the stucco exterior, interior (non-load bearing) wall changes, and window changes within the existing framed area. Also, the frame of the existing residence will remain intact. Therefore, the proposed remodel of the legal nonconforming portion of the residence is consistent with County development regulations (i.e., no structural alterations are proposed). Should any structural alterations be required, the structure would need to comply with required setbacks.

Environmental Review

The project is categorically exempt per Section 15303(a), which includes: "One single-family residence, or a second dwelling unit in a residential zone."

Some concerns were raised due to the project's close proximity to a known archaeological resource. After a general (parcel-wide) archaeological report submitted by the applicant was considered ambiguous according to staff review, a second archaeological report was requested which specified test borings in the project areas where sub-surface disturbances will occur. This second report concluded that the project should not be delayed for archaeological reasons.

A historical report commissioned for the project (LIB120452) has determined that the existing structure, despite its age, “does not rise to a level of residential design that would qualify for inclusion in a historic resource inventory or historical register.” The report also concludes: “Nor does it meet the criterion established by the County of Monterey for inclusion in the Monterey County Register of Historic Places, and therefore cannot be considered an historic resource as defined by CEQA.”

Recommendation

Staff recommends approval of the project as proposed.

**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

Dobbins (PLN120681)

RESOLUTION NO. 13 - _____

Resolution by the Monterey County Hearing Body:

- 1) Finding the project CEQA Exempt per Section 15303(a); and
- 2) Approving a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of a 7,734 square foot single family dwelling and construction of a 10,019 square foot single family dwelling consisting of a 4,792 square foot new lower level, 5,227 square foot new main level; demolition of a 903 square foot detached garage and carport and a 282 square foot shed and the construction of a 1,045.5 square foot attached three-car garage; construction of 827 square feet of storage rooms and a 348 square foot mechanical room; construction of 2,935 square feet of promenade and terraces; removal of 20,213 square feet of hardscape (driveways, walkways, and patios) and replacing with approximately 19,900 square feet of permeable pavers; change the exterior finishes of the guest house and attached garage to match main residence; grading to consist of approximately 1,550 cubic yards of cut and 70 cubic yards of fill; 2) Coastal Development Permit for development with 750 feet of a known archaeological resource; and 3) Variance to exceed Pescadero Watershed coverage limitations of 9,000 square feet and allow impervious surface coverage of 11,565 square feet (overall impervious coverage is to be decreased from 27,408 square feet).

[PLN120681, Dobbins, 3167 Del Ciervo Road, Pebble Beach, Del Monte Forest Area Land Use Plan (APN: 008-371-009-000)]

The Dobbins application (PLN120681) came on for public hearing before the Monterey County Zoning Administrator on March 14, 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; and
 - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist, aside from proposed impervious surface coverage to exceed 9,000 square feet (pursuant to CIP section 20.147.030 A.1(b)) which is addressed in Finding #7 “SITE COVERAGE (DEL MONTE FOREST WATERSHEDS)” and Finding #8 – “VARIANCE” (below). 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 3167 Del Ciervo Road, Pebble Beach (Assessor’s Parcel Number 008-371-009-000), Del Monte Forest Area Land Use Plan. The parcel is zoned LDR/1.5-D(CZ) [Low Density Residential, 1.5 acres per unit with Design Control Overlay (Coastal Zone)], which allows the construction of a single family dwelling with an approved Coastal Administrative Permit and Design Approval. Therefore, the project is an allowed land use for this site.
 - c) The development application includes a request for development within 750 feet of a known archaeological resource, and impervious surface coverage in excess of 9,000 square feet within the Del Monte Forest Area Land Use Plan-designated Pescadero Watershed Area. These contingencies are allowable with an approved Coastal Development Permit and Variance, respectively.
 - d) The project planner conducted a site inspection on October 26, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
 - e) The project site is not located within the viewshed from 17-Mile Drive or Vista Points as designated in the Del Monte Forest Area Land Use Plan. The project is visible, indistinctly, from Point Lobos at a distance of over 3 miles to the southwest. Pursuant to the Design Approval portion of this application, the exterior colors will consist of the following earth-tone paints in order to reduce visual impacts:
 - Exterior stucco wall paint: Dunn Edwards “Modern Ivory” (Catalog# DE6197)
 - Trim paint: Dunn Edwards “Whole Wheat” (Catalog# DE6124)Roofing materials will consist of sandstone-colored tiles, “Sandstone Flash/Sandcast Blend” (Catalog# 43171), and “Sandstone Flash Blend” (Catalog# 6170), both as manufactured by Redland Clay Tile Company.
 - f) The project was referred to the Del Monte Forest Land Use Advisory Committee Land Use Advisory Committee (LUAC) for review. Based

on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application warranted referral to the LUAC as it includes a Design Approval to be heard by the Zoning Administrator.

- g) **Archaeological Resources:** The project includes a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. County records identify the project site is also within an area of high sensitivity for prehistoric cultural resources; therefore, a preliminary archaeological report (LIB120449) and testing (see auger report LIB130044) were completed for the project. The auger report concluded the project would not impact cultural resources, and monitoring would not be recommended. Therefore, the potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of a standard condition (Condition No. 3).
- h) **Legal Nonconforming Element:** The proposed additions will all be constructed to meet the required setbacks; however, a portion of the existing residence is legal nonconforming with regard to the side-yard setback. The remodel of the legal nonconforming portion of the residence will involve the removal and re-application of the stucco exterior, interior (non-load bearing) wall changes, and window changes within the existing framed area. Also, the frame of the existing residence will remain intact. Therefore, the proposed remodel of the legal nonconforming portion of the residence is consistent with County development regulations (i.e., no structural alterations are proposed). Should any structural alterations be required, the structure would need to comply with required setbacks.
- 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 PLN120681.

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 (Fire), Parks, Public Works, Environmental Health Bureau, Water Resources Agency and California Coastal Commission. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Archaeological Resources. The following reports have been prepared:
 - “Preliminary Archaeological Assessment of Assessor’s Parcel 008-371-009, Pebble Beach, Monterey County, California” (LIB120449) prepared by Doane, Mary and Breschini, Gary (Archaeological Consulting), Salinas, CA, November 20, 2012
 - Auger Report Letter (LIB130044) prepared by Breschini, Gary (Archaeological Consulting), Salinas, CA, January 31, 2013
 - “Geotechnical Soils-Foundation and Geo-Seismic Report for the Proposed Residence 3167 Del Ciervo Road, Pebble Beach, California” (LIB120450) prepared by Grice Engineering, Inc.,

Salinas, CA, June 2002

The above-mentioned 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 has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on October 26, 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 PLN120681.

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 the RMA - Planning Department, Pebble Beach Community Services District (Fire), Parks, Public Works, Environmental Health Bureau, Water Resources Agency and 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. Water will be provided by Cal-Am Water Company and sewer will be provided by the Pebble Beach Community Services District.
 - c) Staff conducted a site inspection on October 26, 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 PLN120681.

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 October 26, 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 PLN120681.

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 one single-family residence, or a second dwelling unit in a residential zone.”
 - b) The proposed project is requesting the construction of the sole single-family residence on the parcel.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 26, 2013.
 - d) The project does not fall under any of the criteria which might preclude “Exempt” status, pursuant to CEQA 15300.2 (“Exceptions”); the project will not create an impact within a particularly sensitive environment, will not have a significant cumulative impact or effect on the environment, is not located on a registered Hazardous Waste Site, and will not result in damage to scenic or historic resources.
 - e) Staff conducted a site inspection on October 26, 2012, to verify that the site is suitable for this use.
 - f) 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 PLN120681.
6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject project site is not described as an area where the Local Coastal Program requires public access (Figure 8, Major Public Access and Recreational Facilities, 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 the project site.
 - d) The project planner conducted a site inspection on October 26, 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 PLN120681.
7. **FINDING:** **SITE COVERAGE (DEL MONTE FOREST WATERSHEDS)** – The project limits structural and impervious surface coverage in order to reduce runoff within the Pescadero, Seal Rock Creek, and Sawmill Gulch Watersheds and some smaller unnamed watersheds that drain into the Carmel Bay Area of Special Biological Significance (ASBS).
- EVIDENCE:**
- a) The Del Monte Forest Coastal Implementation Plan – Part 5 limits development of parcels within the Pescadero Watershed to a maximum

site coverage of 9,000 square feet. Pursuant to Section 20.147.030.A.1 (b) of the Del Monte Forest Coastal Implementation Plan (Adopted 2012), impervious surface (structural and site improvements) coverage for residential development shall be limited to a maximum of 9,000 square feet.

- b) The existing coverage total is 27,408 square feet, which includes 6,862 square feet of structural coverage and 20,546 square feet of impervious surface coverage. Therefore, the existing development is legal, non-conforming, with regard to Pescadero Watershed coverage limitations.
- c) The project will convert 19,559 square feet of impervious surface coverage (i.e., existing hardscape area) to 3,716 square feet of structural coverage, resulting in a net reduction of 15,843 square feet of overall coverage. The end totals will be 10,578 square feet of structural coverage and 987 square feet of impervious surface coverage, for a proposed overall total of 11,565 square feet. Therefore, the project limits structural and impervious surface coverage in order to reduce runoff into the Carmel Bay Area of Special Biological Significance (ASBS), and is consistent with the intent of the policies of the Del Monte Forest Land Use Plan.
- d) Only that amount of site disturbance (i.e. grading, clearing of vegetation) necessary for the project footprint, adequate driveway and any required landscaping shall be allowed for project construction.
- e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120681.

8. **FINDING:**

VARIANCE – Variances shall only be granted based upon the following Findings:

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

EVIDENCE:

- a) The applicant is requesting a variance to allow structural coverage of 11,565 square feet, to result in 2,565 square feet in excess of the 9,000 square feet allowed pursuant to Section 20.147.030 A.1(b) of the Del Monte Forest Coastal Implementation Plan. However, overall impervious site coverage will be reduced by 15,843 square feet as a result of the project, from 27,408 square feet of coverage. This reduction will be achieved largely through the removal of concrete in driveway and parking areas to be subsequently replaced with permeable material (Eco-Stone® permeable pavement and decomposed granite).
- b) Other property owners in the vicinity have been afforded the same

privilege sought by the property owner of this application: 1) PLN980384 (Rachleff) approved a variance "to exceed the structure and impervious coverage limitation in the Pescadero Watershed," 2) PLN020361 (Griggs) approved a variance "to exceed the 5,000 square foot structural and 4,000 square foot non-structural Pescadero Watershed impervious surface limit," [Note that these projects were approved under the previous (pre-May 2012) version of the Del Monte Forest Land Use Plan Area Coastal Implementation Plan (Chapter 20.147) in which structural and non-structural coverage were calculated separately.] Both of these requests propose to exceed the allotted square foot limitation on impervious surface coverage while proposing new development that moves closer to the 9,000 square foot standard. As such, a privilege is not being granted to the applicant inconsistent with other properties in the vicinity.

- c) The project planner conducted a site inspection on October 26, 2012 to verify the circumstances related to the property.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120681.
- e) The property has a zoning designation of LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit with Design Control Overlay (Coastal Zone)].

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission

- EVIDENCE:**
- a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning County Zoning Ordinance (Title 20). An appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission: Section 20.86.080.A.1 and A.3 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea or within 300 feet of the inland extent of any beach, and development that is permitted in the underlying zone as a conditional use (i.e.; development within 750 feet of a known archaeological resource).

DECISION

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

1. Find the project CEQA Exempt per Section 15303(a);
2. Approve a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of a 7,734 square foot single family dwelling and construction of a 10,019 square foot single family dwelling consisting of a 4,792 square foot new lower level, 5,227 square foot new main level; demolition of a 903 square foot detached garage and carport and a 282 square foot shed and the construction of a 1,045.5 square foot attached three-car garage; construction of 827 square feet of

storage rooms and a 348 square foot mechanical room; construction of 2,935 square feet of promenade and terraces; removal of 20,213 square feet of hardscape (driveways, walkways, and patios) and replacing with approximately 19,900 square feet of permeable pavers; change the exterior finishes of the guest house and attached garage to match main residence; grading to consist of approximately 1,550 cubic yards of cut and 70 cubic yards of fill; 2) Coastal Development Permit for development with 750 feet of a known archaeological resource; and 3) Variance to exceed Pescadero Watershed coverage limitations of 9,000 square feet and allow impervious surface coverage of 11,565 square feet (overall impervious coverage is to be decreased from 27,408 square feet), in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

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

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

Monterey County Planning Department

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN120681

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

This permit Combined Development Permit allows: 1) A Coastal Administrative Permit and Design Approval for the demolition of a 7,734 square foot single family dwelling and construction of a 10,019 square foot single family dwelling consisting of a 4,792 square foot new lower level, 5,227 square foot new main level; demolition of a 903 square foot detached garage and carport and a 282 square foot shed and the construction of a 1,045.5 square foot attached three-car garage; construction of 827 square feet of storage rooms and a 348 square foot mechanical room; construction of 2,935 square feet of promenade and terraces; removal of 20,213 square feet of hardscape (driveways, walkways, and patios) and replacing with permeable pavers; change the exterior finishes of the guest house and attached garage to match main residence; grading to consist of approximately 1,550 cubic yards of cut and 70 cubic yards of fill; 2) Coastal Development Permit for development with 750 feet of a known archaeological resource; and 3) Variance to exceed Pescadero Watershed coverage limitations of 9,000 square feet and allow impervious surface coverage of 11,354 square feet (Overall impervious coverage is to be decreased from 27,408 square feet). The property is located at 3167 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-009-000), Del Monte Forest Land Use Plan, Coastal Zone.

This Combined Development Permit 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 Combined Development Permit (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 008-371-009-000 on March 14, 2013. The permit was granted subject to twenty-three (23) 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. PD007 - GRADING-WINTER RESTRICTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: Ongoing:
Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

5. PD010 - EROSION CONTROL PLAN AND SCHEDULE

Responsible Department: Planning Department

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

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

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

Prior to final inspection:

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

6. PD011 --TREE AND ROOT PROTECTION

Responsible Department: Planning Department

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

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

During construction:

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

Prior to final inspection:

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

7. PD014(A) --LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning Department

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

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

Prior to Occupancy/ Ongoing:
The lighting shall be installed and maintained in accordance with the approved plan.

8. 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 required as per Section 20.147 of the Coastal Implementation Plan 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:
Submit signed and notarized document to the Director of RMA - Planning Department for review and signature by the County.

Prior to occupancy:
Proof of recordation of the document shall be submitted to the RMA - Planning Department.

9. 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 March 14, 2016, unless use of the property or actual construction has begun within this period. (RMA - Planning Department)

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

10. PD035 - UTILITIES - UNDERGROUND

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)

Compliance or Monitoring Action to be Performed: Ongoing:
Install and maintain utility and distribution lines underground.

11. PD041 - HEIGHT VERIFICATION

Responsible Department: Building

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 onsite 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:
1) The 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:

2) 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 first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection:

3) 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall print the text of this condition on the construction plans.

Prior to requesting a framing inspection, Applicant shall obtain fire department approval of the fire alarm system plans.

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

18. 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.

19. FIRE030 – GENERATOR (NON-STANDARD CONDITION)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Generator panel shut-off requirements and signage. Generator sheet will be obtained from the Fire Department, filled out and submitted to the Fire Department. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed:

1. Prior to final building inspection, Applicant or owner shall submit the Generator form to the Fire Department.
2. Prior to final building inspection, Applicant or owner shall schedule Fire Department clearance inspection.

20. 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.

21. 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.

22. 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.

23. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."
Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

PLANNING INFO.

- PROPERTY OWNER: JIM AND NANCY DOBBINS, 1041 MARGARETTA LANE, PEBBLE BEACH, CA 93953, PH: (831) 642-2346
- PROJECT ADDRESS: 3167 DEL CERRO ROAD, PEBBLE BEACH, CA
- PROJECT SCOPE: IMPROVEMENTS TO AN EXISTING RESIDENCE AND GARAGE, REMOVE EXISTING GARAGE AND CARPORT, ADDITION OF ATTACHED GARAGE
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N.: 008-371-009
- LEGAL DESC: LOT: BLOCK:
- ZONE: LDR(A), S-1(C)(2)
- PROJECT CODE COMPLIANCE: CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & CALIFORNIA ENERGY CODE
- ENERGY METHOD: MICROPAS V6.1, ENERGY PRO 5.0

LOT AREA: 145,369 SF. (3.32 AC.)
 F.A.R. CALCULATIONS

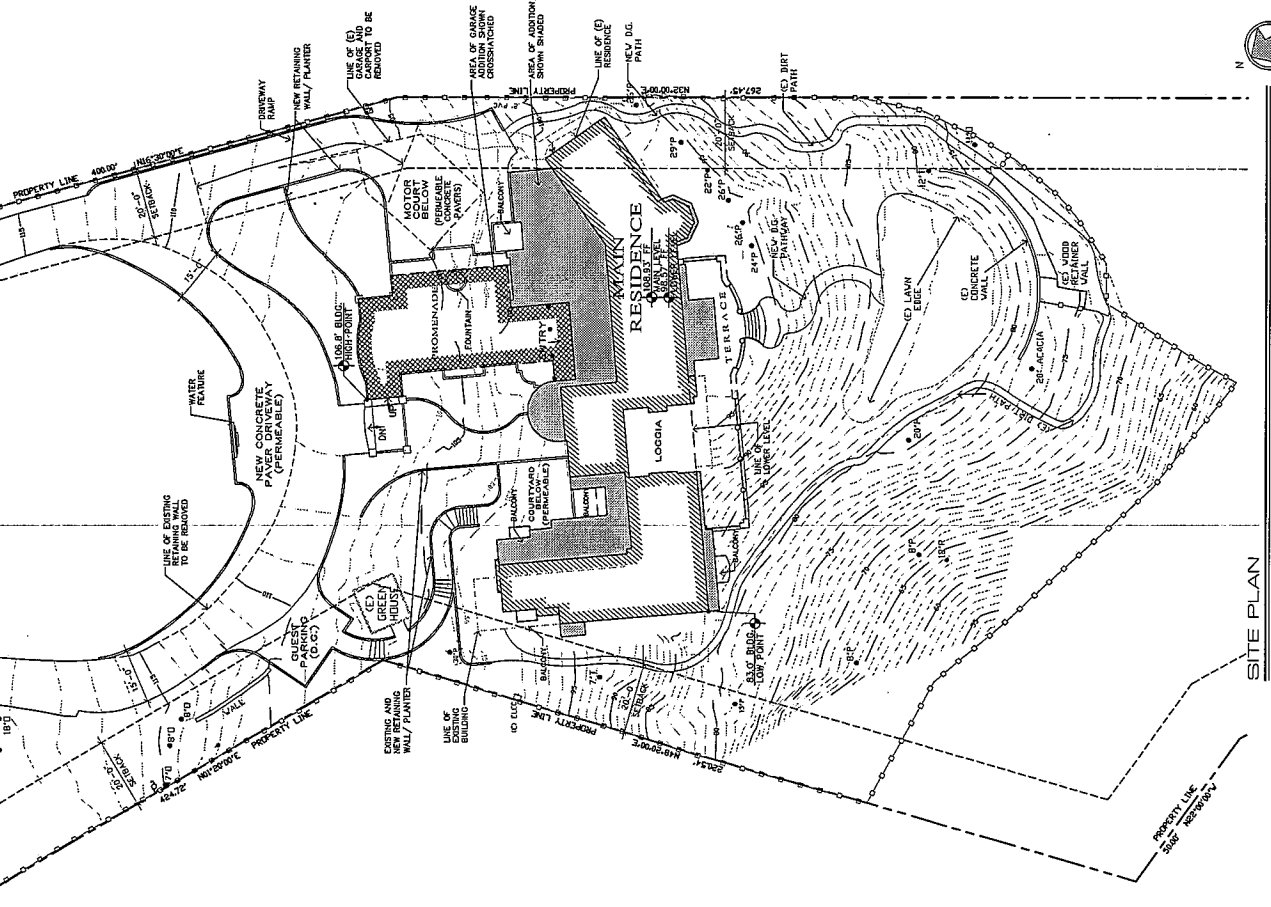
EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL	APPROVED PUL-00223
594	(594)	0	0	2,087
4,105	(236.5)	943.5	4,792	3,298
3,035	(300)	2,782	5,227	3,984
8,530	(1,440.5)	3,725.5	10,815	12,450
903	(603)	1,045.5	1,045.5	903
0	0	827	827	0
0	0	348	348	0
612	(282)	0	0	612
184	(282)	0	0	164
10,491	(2,653.5)	5,946	13,811.5	13,883

F.A.R. ALLOWED: 25,439 SF (17.95)
 F.A.R. PROPOSED: 13,811.5 SF (9.55)

SITE COVERAGE CALCULATIONS

EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL	APPROVED PUL-00223
4,102	(236.5)	2,222.5	6,071	3,288
0	0	2,935	2,935	0
903	(603)	0	0	903
795	0	0	795	796
612	(282)	0	0	612
184	(282)	0	0	0
6,692	(1,440.5)	5,157.5	10,270	7,589

EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL	APPROVED PUL-00223
14,679	(1,313)	3,103	16,469	3,103
5,824	(5,591)	654	87	10,442
20,546	(20,213)	654	87	18,046



1/16"=1'-0"

SITE PLAN

APPROVED PUL-00223
 2,087
 3,298
 3,984
 12,450
 903
 0
 0
 612
 164
 13,883

EXISTING
 PROPOSED REMOVAL
 PROPOSED ADDITION
 PROPOSED TOTAL
 APPROVED PUL-00223

MAIN BUILDING
 LOWER LEVEL
 MAIN FLOOR (NEW LOWER LEVEL)
 UPPER FLOOR (NEW MAIN LEVEL)
 OFFICE
 TOTAL LIVABLE
 GARAGE/CARPORT
 STORAGE
 MECHANICAL
 GUEST HOUSE GARAGE
 SHED
 GREEN HOUSE
 BUILDING TOTAL

STRUCTURE
 MAIN HOUSE
 PROMENADE/TERRACE (GARAGE BELOW)
 DETACHED GARAGE/CARPORT
 GUEST HOUSE
 GUEST HOUSE GARAGE
 SHED
 GREEN HOUSE
 TOTAL

IMPROVEMENTS
 DRIVEWAY
 WALKWAYS/PATIOS
 TOTAL

APPROVED PUL-00223
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LOT AREA: 145,369 SF. (3.32 AC.)
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PLANNING INFO.

- PROPERTY OWNER: JIM AND NANCY DOBBINS, 1041 MARGARETTA LANE, PEBBLE BEACH, CA 93953, PH: (831) 642-2346
- PROJECT ADDRESS: 3167 DEL CERRO ROAD, PEBBLE BEACH, CA
- PROJECT SCOPE: IMPROVEMENTS TO AN EXISTING RESIDENCE AND GARAGE, REMOVE EXISTING GARAGE AND CARPORT, ADDITION OF ATTACHED GARAGE
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N.: 008-371-009
- LEGAL DESC: LOT: BLOCK:
- ZONE: LDR(A), S-1(C)(2)
- PROJECT CODE COMPLIANCE: CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & CALIFORNIA ENERGY CODE
- ENERGY METHOD: MICROPAS V6.1, ENERGY PRO 5.0

LOT AREA: 145,369 SF. (3.32 AC.)
 F.A.R. CALCULATIONS

EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL	APPROVED PUL-00223
594	(594)	0	0	2,087
4,105	(236.5)	943.5	4,792	3,298
3,035	(300)	2,782	5,227	3,984
8,530	(1,440.5)	3,725.5	10,815	12,450
903	(603)	1,045.5	1,045.5	903
0	0	827	827	0
0	0	348	348	0
612	(282)	0	0	612
184	(282)	0	0	164
10,491	(2,653.5)	5,946	13,811.5	13,883

F.A.R. ALLOWED: 25,439 SF (17.95)
 F.A.R. PROPOSED: 13,811.5 SF (9.55)

SITE COVERAGE CALCULATIONS

EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL	APPROVED PUL-00223
4,102	(236.5)	2,222.5	6,071	3,288
0	0	2,935	2,935	0
903	(603)	0	0	903
795	0	0	795	796
612	(282)	0	0	612
184	(282)	0	0	0
6,692	(1,440.5)	5,157.5	10,270	7,589

EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL	APPROVED PUL-00223
14,679	(1,313)	3,103	16,469	3,103
5,824	(5,591)	654	87	10,442
20,546	(20,213)	654	87	18,046

PLANNING INFO.

- PROPERTY OWNER: JIM AND NANCY DOBBINS, 1041 MARGARETTA LANE, PEBBLE BEACH, CA 93953, PH: (831) 642-2346
- PROJECT ADDRESS: 3167 DEL CERRO ROAD, PEBBLE BEACH, CA
- PROJECT SCOPE: IMPROVEMENTS TO AN EXISTING RESIDENCE AND GARAGE, REMOVE EXISTING GARAGE AND CARPORT, ADDITION OF ATTACHED GARAGE
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N.: 008-371-009
- LEGAL DESC: LOT: BLOCK:
- ZONE: LDR(A), S-1(C)(2)
- PROJECT CODE COMPLIANCE: CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & CALIFORNIA ENERGY CODE
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LOT AREA: 145,369 SF. (3.32 AC.)
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 721 LIGHTHOUSE AVE
 PEBBLE BEACH, CA 93953
 TEL: (831) 642-1800
 FAX: (831) 642-1800
 WWW: www.idgarch.com

PROJECT/OWNER:
JIM AND NANCY DOBBINS

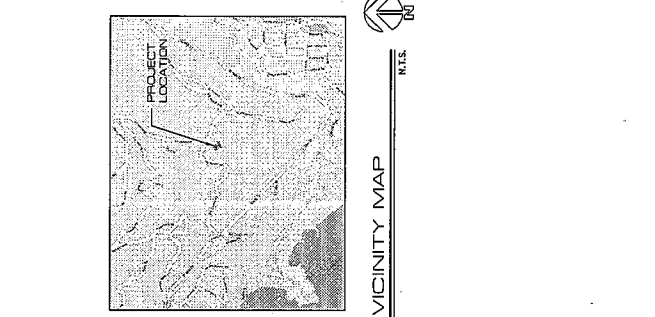
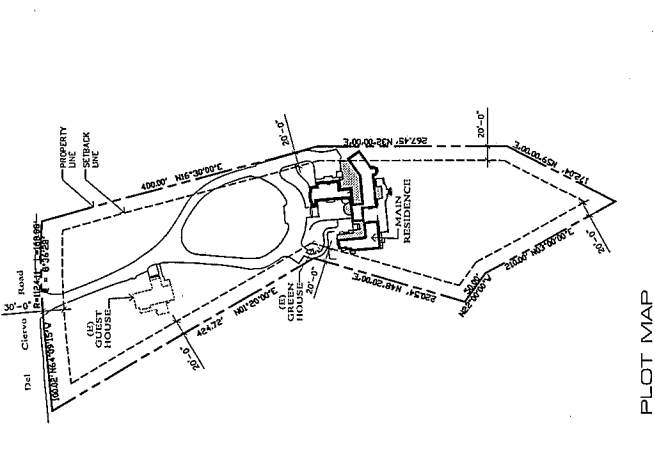
PROJECT ADDRESS:
**3167 DEL CERRO RD
 PEBBLE BEACH, CA**

APR: 008-371-009

DATE: NOVEMBER 30, 2012
 PLANNING SUBMITTAL

REVISIONS:
 OCTOBER 15, 2012 APPLICATION REQUEST

SITE PLAN
 SHEET NO. **A1.0**



PLANNING INFO.

- PROPERTY OWNER: JIM AND NANCY DOBBINS, 1041 MARGARETTA LANE, PEBBLE BEACH, CA 93953, PH: (831) 642-2346
- PROJECT ADDRESS: 3167 DEL CERRO ROAD, PEBBLE BEACH, CA
- PROJECT SCOPE: IMPROVEMENTS TO AN EXISTING RESIDENCE AND GARAGE, REMOVE EXISTING GARAGE AND CARPORT, ADDITION OF ATTACHED GARAGE
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N.: 008-371-009
- LEGAL DESC: LOT: BLOCK:
- ZONE: LDR(A), S-1(C)(2)
- PROJECT CODE COMPLIANCE: CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & CALIFORNIA ENERGY CODE
- ENERGY METHOD: MICROPAS V6.1, ENERGY PRO 5.0

LOT AREA: 145,369 SF. (3.32 AC.)
 F.A.R. CALCULATIONS

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F.A.R. ALLOWED: 25,439 SF (17.95)
 F.A.R. PROPOSED: 13,811.5 SF (9.55)

SITE COVERAGE CALCULATIONS

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5,824	(5,591)	654	87	10,442
20,546	(20,213)	654	87	18,046

VICINITY MAP
 N.T.S.

PLOT MAP
 N.T.S.

JUN A. SILLANO, AIA



ARCHITECTS & INTERIORS PROFESSIONAL

JOHN E. MATTHAMS
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PH (931) 640-1201
FAX (931) 640-1800
WWW IDGARCHITECTS.COM
WWW JOHNEMATTHAMS.COM

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STAMPS:

PROJECT/CLIENT:
JIM AND Nanci DOBBINS

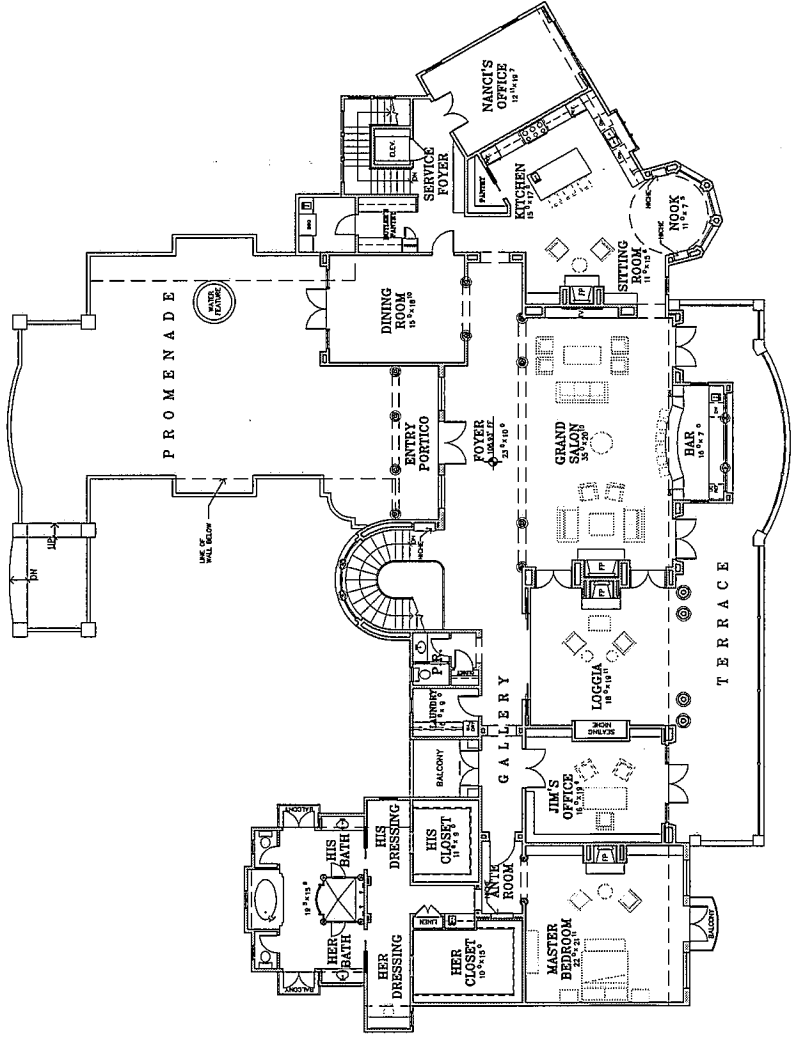
PROJECT ADDRESS:
**3167 DEL CIERVO RD
PEBBLE BEACH,
CA**
APN: 008-371-009

DATE: NOVEMBER 30, 2012
PLANNING SUBMITTAL

REVISIONS:
1. 11/30/12
2. 11/30/12
3. 11/30/12
4. 11/30/12
5. 11/30/12

MAIN LEVEL PLAN

SHEET NO.
A2.0



- WALL LEGEND**
- 2x6 EXTERIOR WALL TO FRAME
 - 2x4 EXTERIOR STUD FRAMED WALL
 - 2x4 INTERIOR STUD FRAMED WALL U.O.N.
 - STONE VENEER



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

JUN A. SILLANO, AIA



INTERNATIONAL DESIGN GROUP

JOHN E. MATTHAMS
781 LIGHTHOUSE AVE
PACIFIC PALMS CA
91060

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FAX: (951) 646-1280
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E-MAIL: john@idg.com

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STAMPS:

PROJECT/CLIENT:
JIM AND Nanci DOBBINS

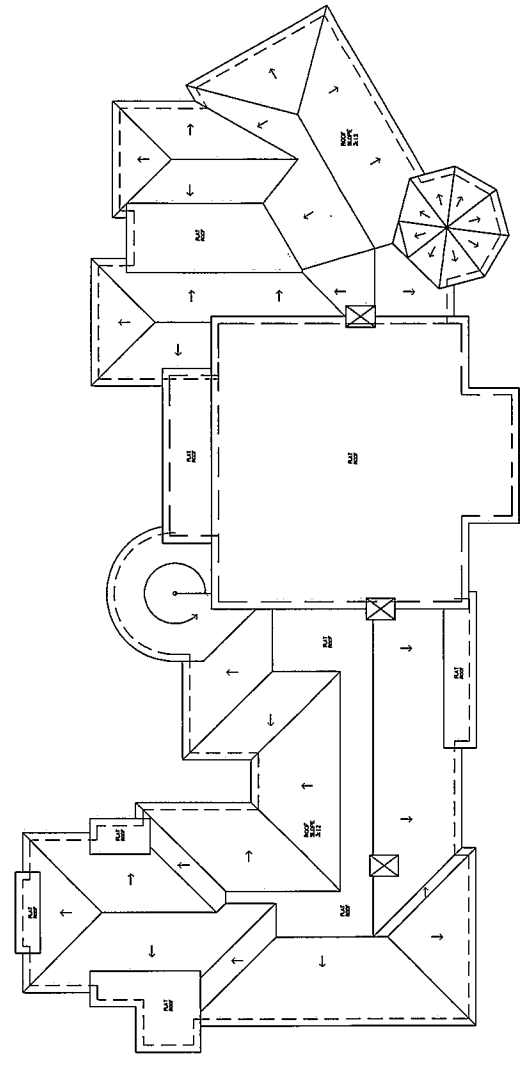
PROJECT ADDRESS:
**3167 DEL CIERVO RD
PEBBLE BEACH,
CA
APN: 008-371-009**

DATE: NOVEMBER 30, 2012
PLANNING SUBMITTAL

REVISIONS:
1. CORRECT US 2012 SCHEDULES
2. CORRECT US 2012 SCHEDULES
3. CORRECT US 2012 SCHEDULES
4. CORRECT US 2012 SCHEDULES
5. CORRECT US 2012 SCHEDULES
6. CORRECT US 2012 SCHEDULES
7. CORRECT US 2012 SCHEDULES
8. CORRECT US 2012 SCHEDULES
9. CORRECT US 2012 SCHEDULES
10. CORRECT US 2012 SCHEDULES

ROOF PLAN

SHEET NO. **A5.0**



1/8"=1'-0"

PROPOSED ROOF PLAN

JUN A. SILLAND, AIA



728 LICH-HOUSE AVE
PACIFIC PALMS SPRING, CA
92662

PH: (951) 860-1264
FAX: (951) 860-1800
EMAIL: jms@idgarch.com
WWW: www.idgarch.com

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STAMPS:

PROJECT/CLIENT:
JIM AND NANCY DOBBINS

PROJECT ADDRESS:
3167 DEL CIERVO RD
PEBBLE BEACH, CA
APN: 008-371-009

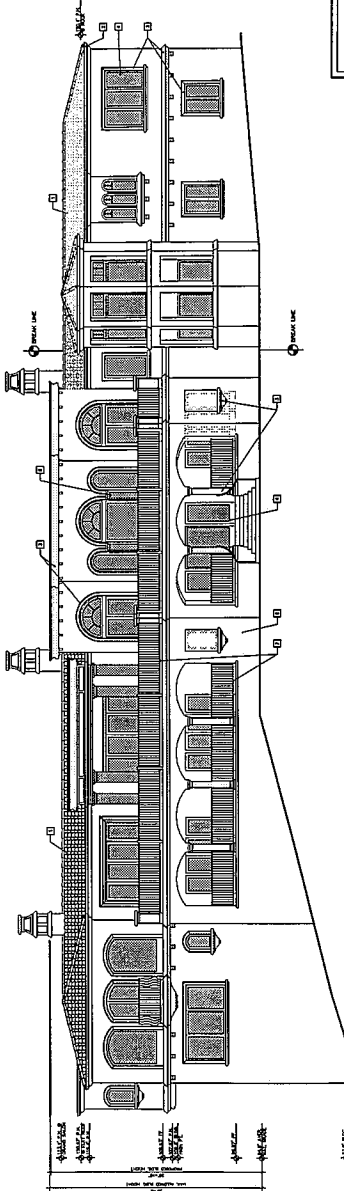
DATE: NOVEMBER 30, 2012
PLANNING SERIAL#: _____

REVISIONS:

Δ	NOVEMBER 2011	REVISIONS
Δ		
Δ		
Δ		
Δ		
Δ		
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ELEVATIONS

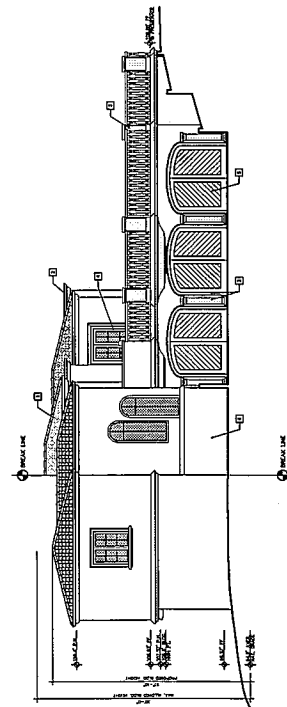
SHEET NO. **A6.0**



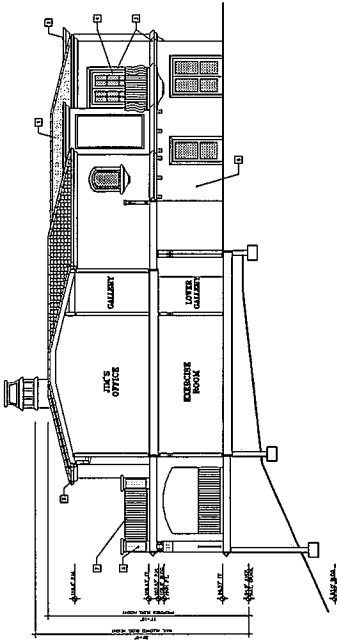
SOUTH ELEVATION

EXTERIOR FINISH LEGEND

1	CLASS 'A' GIP AND PAN CLAY TILE ROOF - REDLANDS OR EQUAL
2	COPPER GUTTER, DOWNSPOUTS AND FLASHINGS
3	MARBLE SLAB Limestone - TRAVERTINE, WALLINGS, CORBELS, ETC.
4	METAL CLAD WOOD WINDOWS AND DOORS - KOLBE OR EQUAL
5	STAINED GRADE GARAGE DOORS
6	EXTERIOR STUCCO - SMOOTH FINISH
7	ARCHITECTURAL BRONZE EXTERIOR RAILS AND GUARDRAILS
8	CHATEAU Limestone COLUMNS AND TRIM



EAST ELEVATION



EAST (COURTYARD) ELEVATION

JUN A. SILLANO, AIA



721 LIGHTHOUSE AVENUE
PACIFIC PALMS, CA 90900

JOHN E. MATTHAMS
P.A.
ARCHITECT

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(951) 846-1550
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STAMPS

PROJECT/CLIENT:
JIM AND NANJI DOBBINS

PROJECT ADDRESS:
**3167 DEL CIERVO RD
PEBBLE BEACH,
CA**

APN: 008-371-009

DATE: NOVEMBER 30, 2012
PLANNING SUBMITTAL

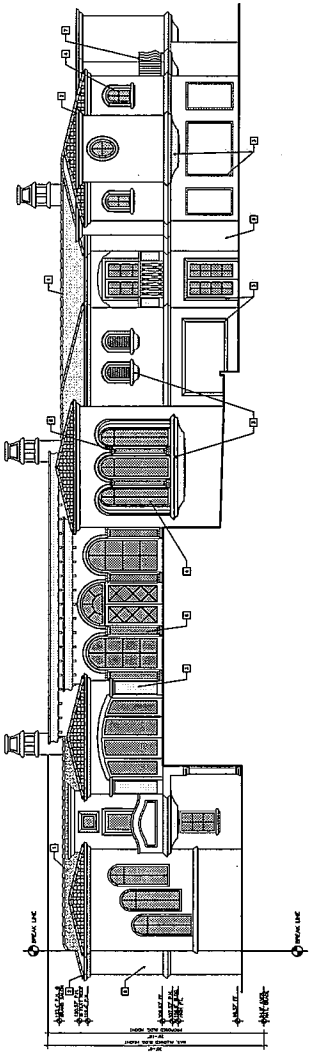
REVISIONS:
1. OCTOBER 15, 2012
ARCHITECTURAL REVISIONS

ELEVATIONS

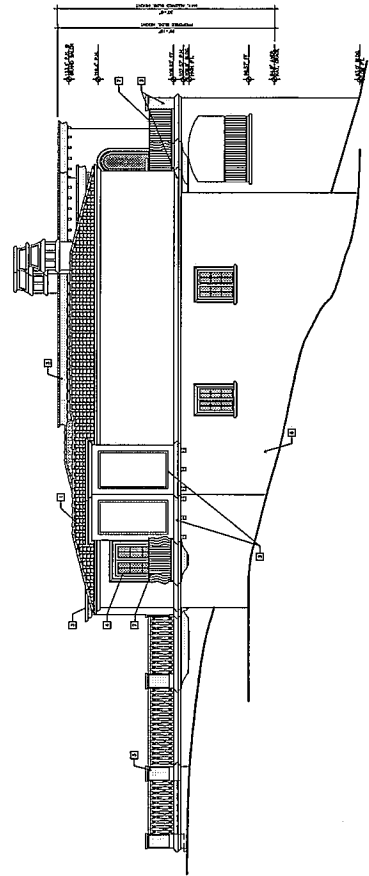
SHEET NO.
A6.1

EXTERIOR FINISH LEGEND

- 1 GLASS, 1/2" CHIP AND PAN CLAY TILE ROOF - RELANDS OR EQUAL
- 2 COPPER GUTTER, DOWNSPUTS AND LEADER BOXES
- 3 STAINLESS STEEL BRONZE, TYP. COLUMN, BALUSTRADES, CORNICES, ETC.
- 4 METAL CLAD WOOD WINDOWS AND DOORS - KNOBE OR EQUAL
- 5 STAINED GRADE GARAGE DOORS
- 6 EXTERIOR STUCCO - SMOOTH FINISH
- 7 ARCHITECTURAL BRONZE EXTERIOR RAILS AND GUARDRAILS
- 8 CANTERA LESTONE COLUMNS AND TRIM



NORTH ELEVATION



WEST ELEVATION

JUIN A. SILLANO, AIA



ARCHITECTURE & PLANNING & INTERIOR DESIGN

JOHN E. MATTHEWS
 2931 LIGHTHOUSE AVENUE
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 93950

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STAMPS:

PROJECT/CLIENT:
JIM AND Nanci DOBBINS

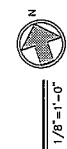
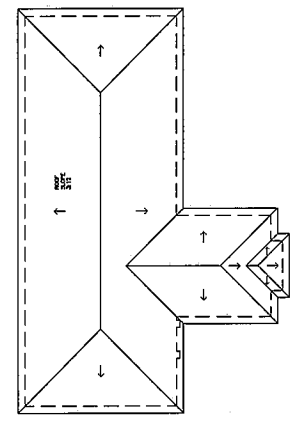
PROJECT ADDRESS:
 3167 DEL CIERVO RD
 PEBBLE BEACH, CA

APR: 008-371-009

DATE: NOVEMBER 30, 2012
 PLANNING SUBMITTAL

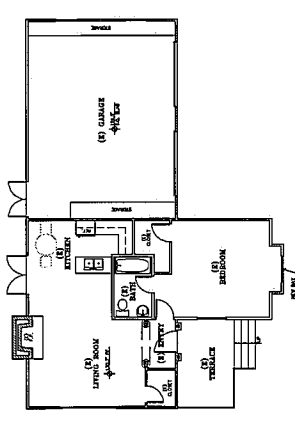
REVISIONS:
 1. CORRECT 15, 2012
 2. ADD EXTERIOR ELEVATIONS

GUEST HOUSE
 SHEET NO. B2.0



1/8" = 1'-0"

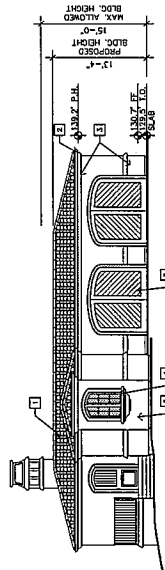
GUEST HOUSE ROOF PLAN



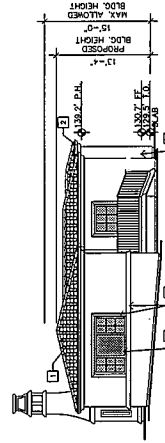
1/8" = 1'-0"

GUEST HOUSE PLAN

- WALL LEGEND**
- 2x EXISTING WALL TO REMAIN
 - 2x6 EXTERIOR STUD FRAMED WALL
 - 2x4 INTERIOR STUD FRAMED WALL, U.O.N.
 - STONE VENEER

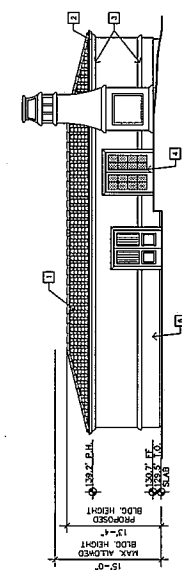


EAST ELEVATION
 1/8" = 1'-0"

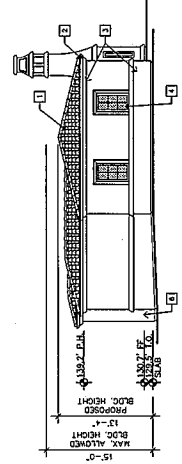


SOUTH ELEVATION
 1/8" = 1'-0"

- EXTERIOR FINISH LEGEND**
- 1 CLASS "X" CAP AND PAN CLAY TILE ROOF - RECTANGULAR OR EQUAL
 - 2 CLASS "X" CAP AND PAN CLAY TILE ROOF - RECTANGULAR OR EQUAL
 - 3 CLASS "X" CAP AND PAN CLAY TILE ROOF - RECTANGULAR OR EQUAL
 - 4 CLASS "X" CAP AND PAN CLAY TILE ROOF - RECTANGULAR OR EQUAL
 - 5 CLASS "X" CAP AND PAN CLAY TILE ROOF - RECTANGULAR OR EQUAL
 - 6 CLASS "X" CAP AND PAN CLAY TILE ROOF - RECTANGULAR OR EQUAL
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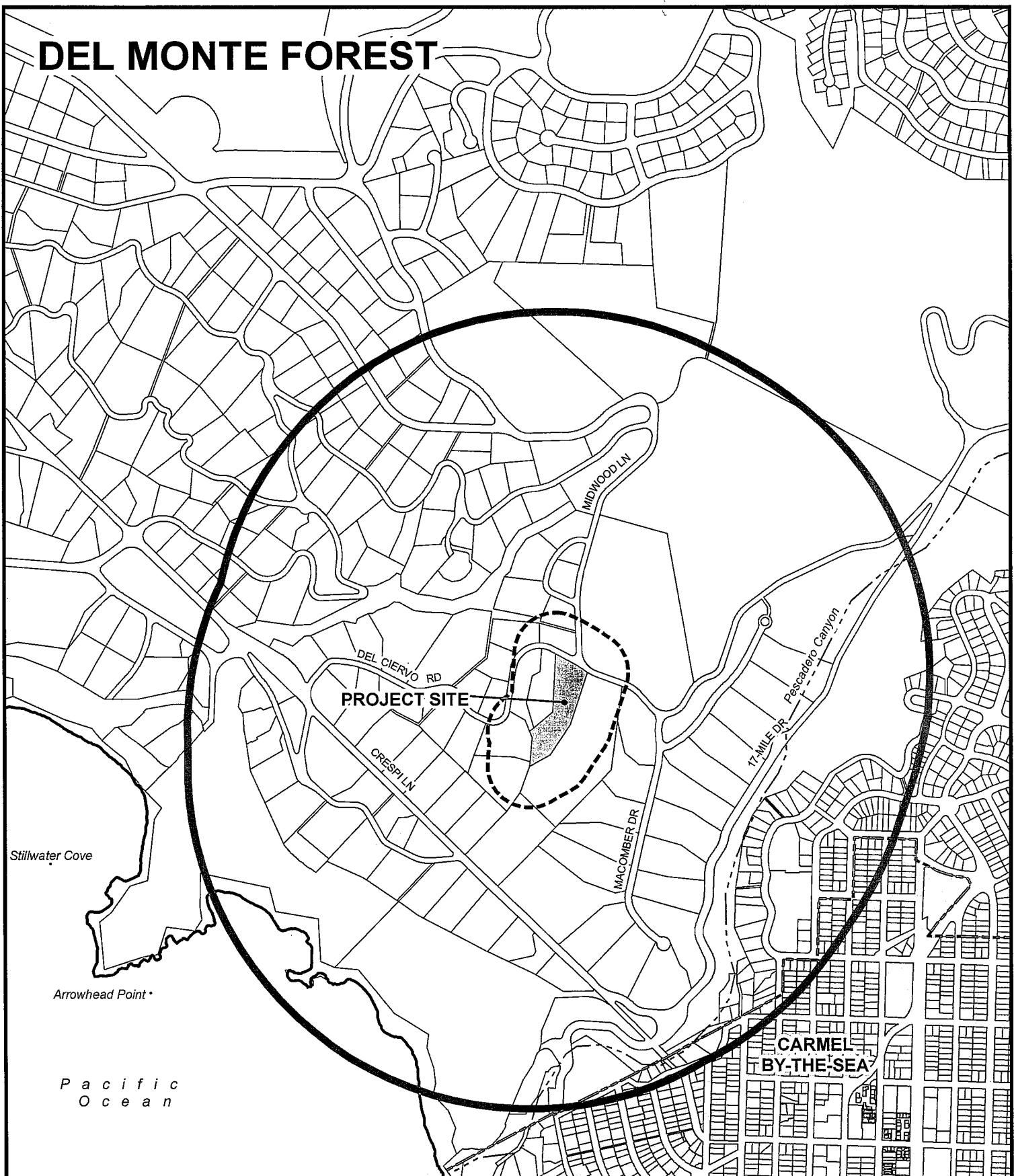
WEST ELEVATION
 1/8" = 1'-0"



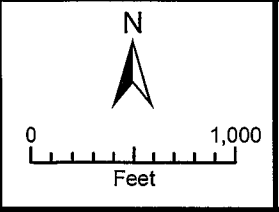
NORTH ELEVATION
 1/8" = 1'-0"

EXHIBIT D
Vicinity Map

DEL MONTE FOREST



APPLICANT: DOBBINS
APN: 008-371-009-000 FILE # PLN120681
2500' Limit 300' Limit --- Water



PLANNER: MASON

EXHIBIT E
LUAC Minutes

MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, December 20, 2012

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

2. Roll Call

Members Present: Dewar, Stock, Szabo, Getreu, Lietzke (5)

Members Absent: Caneer (1)

3. Approval of Minutes:

A. December 6, 2012 minutes

Motion: Getreu (LUAC Member's Name)

Second: Dewar (LUAC Member's Name)

Ayes: Lietzke, Szabo, Stock, Dewar, Getreu (5)

Noes: ∅

Absent: Caneer (1)

Abstain: ∅

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.

∅

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DEC 21 2012

MUNTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

φ

B) Announcements

φ

7. Meeting Adjourned: 3:14 pm

Minutes taken by: Lietzke

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DEC 21 2012

MONTEREY 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

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Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **December 20, 2012**

Project Title: DOBBINS JAMES M JR & NANCI ANNE TRS

File Number: PLN120681

File Type: DIRECTOR OF PLANNING

Planner: MASON

Location: 3167 DEL CIERVO RD PEBBLE BEACH

Project Description:

Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of a 7,734 square foot single family dwelling and construction of a 10,019 square foot single family dwelling consisting of a 4,792 square foot new lower level, 5,227 square foot new main level; demolition of a 903 square foot detached garage and carport and a 282 square foot shed and the construction of a 1,045.5 square foot attached 3-car garage; construction of 827 square feet of storage rooms and a 348 square foot mechanical room; construction of 2,935 square feet of promenade and terraces; removal of 20,213 square feet of hardscape (driveways, walkways, and patios) and replacing with permeable pavers; change the exterior finishes of the guest house and attached garage to match main residence; grading to consist of approximately 1,550 cubic yards of cut and 70 cubic yards of fill; 2) Coastal Development Permit for development with 750 feet of a known archaeological resource; and 3) Variance to exceed Pescadero Watershed coverage limitations of 9,000 square feet and allow impervious surface coverage of 11,354 square feet (Overall impervious coverage is to be decreased from 27,408 square feet). The property is located at 3167 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-009-000), Del Monte Forest Land Use Plan, Coastal Zone.

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

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

Jim Sillano

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

PUBLIC COMMENT:

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

LUAC AREAS OF CONCERN

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

ADDITIONAL LUAC COMMENTS

None

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DEC 21 2012

**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT**

RECOMMENDATION :

Motion by *Grabo* (LUAC Member's Name)

Second by *Grabe* (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: *Grabe, Grabo, Dewar, Getreu, Letzke (5)*

NOES: *0*

ABSENT: *Caneer (1)*

ABSTAIN: *0*

EXHIBIT F
Variance Justification Letter



INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

November 30, 2012

Steve Mason
Project Planner
Monterey County Planning and Building Department

RE: Proposed Remodel and Addition:
Dobbins Residence
3167 Der Cievo Road, Pebble Beach
APN 008-371-009

Dear Steve,

In addition to seeking approval for a remodel and addition to an existing single-family residence at the above-mentioned address, we hereby request a variance for impervious lot coverage. Our reasons and justifications for the variance request are as follows:

A. Lot Coverage Variance

1. The granting of a variance will provide the Owners of this property with no special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. The Monterey County Planning and Building Department previously issued variances similar to that requested.
2. The existing conditions at the property are 6,862 square feet of structural and 20,546 square feet of impervious surfaces with a total of 27,408 square feet. The proposed conditions of the property will be 10,578 square feet of structural and 987 square feet of impervious surfaces with a total of 11,565 square feet of combined structural and impervious lot coverage. This will provide a net reduction of 15,843 square feet of lot coverage, thereby making the project comply with the intent of the Land Use Plan of controlling offsite impacts from run-off to the Carmel Bay area of biological significance. Also, the proposed project intends to retain surface and roof water run-off on site or direct the water to existing drainage facilities subject to the approval of the Monterey County Water Resources Agency.
3. That because of special circumstances applicable to the subject property, including size, shape, location or surroundings, the strict application of this title is depriving the subject property of privileges enjoyed by other properties in the vicinity and under identical Zone Classifications.

Please refer to the drawings dated November 30, 2010 for additional information and let us know if you need further clarification or you have any questions.

Sincerely,

Jun A. Sillano, A.I.A.,
IDG, Inc. dba International Design Group

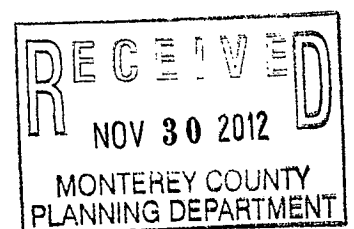


EXHIBIT G
Resolution No. 010233

REVISED

RESOLUTION NO. 010223

A. P. # 008-371-009-000

In the matter of the application of
Herb and Rebecca Schneider (PLN010223)

FINDINGS AND DECISION

to allow a **Combined Development Permit** in accordance with Title 20 (Zoning) Chapter 21.210 (Combined Development Permits) of the Monterey County Code, for a Combined Development Permit consisting of a Coastal Administrative Permit for the 3,366 sq. ft. addition to an existing 7,734 sq. ft. 3-story single family residence; Variance to exceed the 9,000 sq. ft. impervious coverage for the Del Monte Forest and Design Approval; located at 3167 Del Ciervo Road, Pebble beach, northeast of 17 Mile drive and northeast of Crespi Lane, Del Monte Forest area, came on regularly for meeting before the Zoning Administrator on December 13, 2001.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

I. **FINDING:** The subject Combined Development Permit, (PLN010223), consists of a Coastal Administrative Permit and Design Approval for a 3,666 sq. ft. addition (1,488 sq. ft. first-story addition and a 1,206 sq. ft. second story addition and a 972 sq. ft. third story addition) to an existing 7,734 sq. ft. three-story single family dwelling; and a Variance of 4,292 sq. ft. from Pescadero watershed impervious surface coverage requirements. As conditioned, the project (except for Section 20.147.030.A.1.b. of Title 20 which is addressed by the Variance) conforms with the plans, policies, requirements and standards of the Local Coastal Program (LCP). The LCP for this site consists of the Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan (Part 5), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20). The property is located at 3167 Del Ciervo Rd Pebble Beach, (Assessor's Parcel Number 008-371-009-000). The parcel is zoned "LDR/1.5-D (CZ)" or Low Density Residential, 1.5 acres per unit, in a Design Control area of the Coastal Zone. The site is physically suitable for the use proposed. 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 coastal access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of Title 20, and any zoning violation abatement costs have been paid.

EVIDENCE: The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:

- a) The certified Del Monte Forest Land Use Plan
- b) The certified Monterey County Coastal Implementation Plan (Part 1, Title 20), regulations for Low Density Residential, 1.5 acres per unit minimum (LDR/1.5-D(CZ)) in the Coastal Zone, and
- c) Chapter 20.147 Monterey County Coastal Implementation Plan (Part 5) regulations for development in the Del Monte Forest Land Use Plan.

EVIDENCE: The proposed development has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department,

Environmental Health Division, Parks and Recreation Department, and the Pebble Beach Community Services District. There has been no indication from these agencies that the site is not suitable for the proposed development. Necessary public facilities are available to the project site. Staff verification of the Monterey County Planning and Building Inspection Department records indicated that no violations exist on subject property.

EVIDENCE: Design Approval request form, with recommendation for approval of the project by the Del Monte Forest Land Use Advisory Committee on August 16, 2002, by a vote of 5 to 1 with concern regarding by the excessive amount of impervious surface coverage.

EVIDENCE: The proposed project is exceeding the Pescadero Watershed 9,000 sq. ft. impervious coverage limit, but the overall existing impervious coverage is being reduced by 7,254 sq. ft.

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

EVIDENCE: Staff verification of the Monterey County Planning and Building Inspection Department records indicated that no violations exist on subject property.

EVIDENCE: The Local Coastal Plan does not require access across the property per section 20.70.050.B.4.c.i and ii.

2. **FINDING:** Because of special circumstances applicable to the subject property, the strict application of Title 20 for the Pescadero Watershed structural and impervious surface coverage limitation would deprive the property owner of the privileges enjoyed by other Del Monte Forest/Pescadero Watershed area property owners to remodel and modernize older residences under an identical zone classification.

EVIDENCE: The subject property is legal nonconforming for site coverage. The existing residence and driveway/patio areas (total 20,546 square feet) are well in excess of the allowable 9,000 square foot combined structural and impervious surface coverage limitation.

EVIDENCE: The intent of the Pescadero Watershed coverage limitations is to reduce the amount of storm water runoff into Carmel Bay, thereby protecting an area of marine biological significance. The applicant will implement the intent of the Pescadero Watershed coverage policy by significantly reducing the legal nonconforming 20,564 square feet of impervious surface coverage (existing driveway, walkways and patios). The applicant will reduce the impervious surface coverage to 13,292 square feet by removing a portion of the driveway and a parking pad. In addition, the applicant shall install a drainage system to retain all storm water on the property. Although completion of the proposed project will still result in the property coverage exceeding the 9,000 square foot combined structural and impervious surface coverage limitation, there will be a net reduction in overall coverage. Therefore, reduced site coverage will reduce the amount of surface runoff, which is the intent of the Pescadero Watershed policy.

EVIDENCE: Justification Letter provided by applicant and materials in File 010223.

3. **FINDING:** The variance request from the strict application of Title 20 as it pertains to the Del Monte Forest/Pescadero Watershed structural and impervious surface coverage limitation would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the project vicinity and zone in which such property is situated.

EVIDENCE: Numerous properties in the Del Monte Forest/Pescadero Watershed have been granted variances related to the Pescadero Watershed coverage limitations. Said variances are on file at the Monterey County Planning and Building Inspection Department.

4. **FINDING:** The proposed project will not have a significant environmental impact.
EVIDENCE: Section 15301(e2) of the Monterey County CEQA Guidelines categorically exempts the proposed development from environmental review. No adverse environmental impacts were identified during review of the proposed development application.
EVIDENCE: File and application materials contained in the project file.
5. **FINDING:** The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.
EVIDENCE: The project as described in the application and accompanying materials was reviewed by the Department of Planning and Building Inspection, the Pebble Beach Community Services District, Public Works and Parks Departments, Environmental Health Division, and the Water Resources Agency. The respective departments and 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, or the county in general.
EVIDENCE: File and application materials contained in the project file to include Findings and Evidence 1 through 4 listed above.
6. **FINDING:** The project is appealable to the Planning Commission and the California Coastal Commission.
EVIDENCE: Sections 20.86.070 and 20.86.080 of the Monterey County Coastal Implementation .

DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the following conditions:

1. The subject Combined Development Permit, (PLN010223, Schneider), consists of a Coastal Administrative Permit and Design Approval for a 3,666 sq. ft. addition (1,488 sq. ft. first-story addition and a 1,206 sq. ft. second story addition and a 972 sq. ft. third story addition) to an existing 7,734 sq. ft. three-story single family dwelling; and a Variance of 4,292 sq. ft. from Pescadero watershed impervious surface coverage requirements. The property is located at 3167 Del Ciervo (Assessor's Parcel Number 008-371-009-000), northeast of 17 Mile Drive and northeast of Crespi Lane, Del Monte Forest Land Use Plan. The proposed project is in accordance with County ordinances and land use regulations, subject to the following terms and conditions. Neither the use 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 Planning and Building Inspection. 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. **(Planning and Building Inspection)**

Prior to the Issuance of Grading and Building Permits:

2. The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-371-009-000 on April 11, 2001. The permit was granted subject to 24 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. **(Planning and Building Inspection)**
3. All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. **(Planning and Building Inspection)**
4. No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. **(Planning and Building Inspection)**
5. The applicant shall obtain a grading permit from the Building Inspection Division. **(Planning and Building Inspection)**
6. Trees located close to the construction site shall be protected from inadvertent damage from construction equipment by 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 shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. **(Planning and Building Inspection Department)**
7. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located. **(Pebble Beach Community Services District Fire Department)**
8. Size of letters, numbers and symbols for addresses shall be a minimum of 3-inch letter height, 3/8 inch stroke, contrasting with the background color of the sign. **(Pebble Beach Community Services District Fire Department)**
9. Prior to issuance of grading or building permits, a drainage plan shall be prepared by a registered civil engineer or architect addressing on-site and off-site impacts, to include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Necessary improvements shall be constructed in accordance with approved plans. **(Water Resources Agency)**

10. Prior to the issuance of a building permit, the applicant shall obtain from the Monterey County Water Resources Agency (MCWRA), proof of water availability on the property, in the form of an approved Water Release Form. **(Water Resources Agency)**

Prior to Final Building Inspection/Occupancy:

11. The applicant shall comply with Ordinance No. 3932 of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:
 - a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
 - b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. **(Water Resources Agency & Planning and Building Inspection)**
12. The site shall be landscaped. At least three weeks prior to occupancy, three copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, specie, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. **(Planning and Building Inspection)**
13. Where gates are to be locked, the Reviewing Authority having jurisdiction may require installation of a key box or other acceptable means to immediate access for emergency equipment. **(Pebble Beach Community Services District Fire Department)**
14. The roadway surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting the imposed load of fire apparatus (60,000 lbs. All Weather). **(Pebble Beach Community Services District Fire Department)**
15. Unobstructed vertical clearance shall not be less than 15 feet for all access roads. **(Pebble Beach Community Services District Fire Department)**
16. Remove flammable vegetation from within 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys **(Pebble Beach Community Services District Fire Department)**
17. Additional fire protection or firebreaks approved by the Reviewing Authority may be required to provide reasonable fire safety. **(Pebble Beach Community Services District Fire Department)**

18. Environmentally sensitive areas may require alternative fire protection, to be alternative by the Reviewing Authority and the Director of Planning and Building Inspection. **(Pebble Beach Community Services District Fire Department and Planning and Building Inspection)**

Continuous Permit Conditions:

19. If during the course of construction activity on the subject property, 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 it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. **(Planning and Building Inspection)**
20. All landscaped areas and replanted trees shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. **(Planning and Building Inspection)**
21. Removal of indigenous vegetation and land disturbance shall be restricted to only those amounts necessary for the construction of approved project. **(Planning and Building Inspection)**

PASSED AND ADOPTED this 13th day of **December, 2001**.


LYNNE MOUNDAY
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON

MAR. 19 2002

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **DEC 24 2001**.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE BOARD OF SUPERVISORS AND THE COASTAL COMMISSION.

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, 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

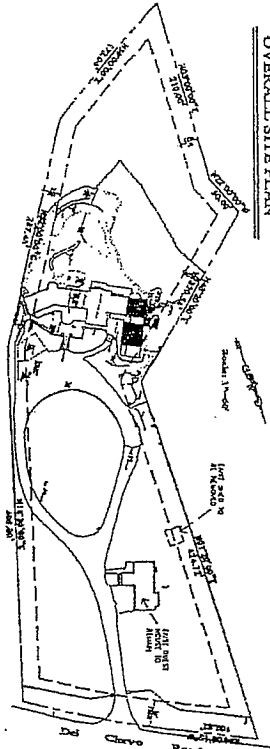
1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

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 and Building Inspection Department office in Monterey.

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

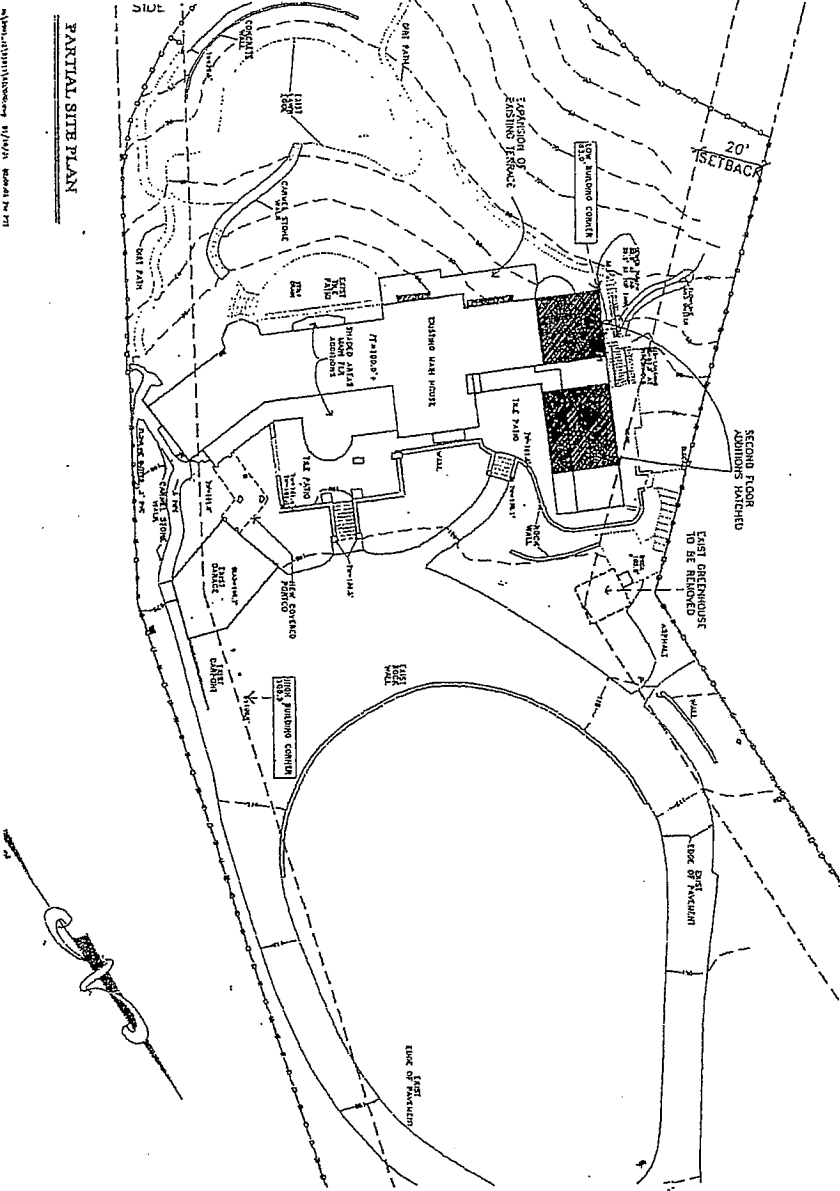
OVERALL SITE PLAN



EROSION CONTROL RECOMMENDATIONS:

1. LIMITS OF GRADING SHOULD BE COMPLETED TO THOSE POINTS NECESSARY FOR THE ASSOCIATED WITH THE PROPOSED CONSTRUCTION SHOULD BE LEFT AS UNDISTURBED AS POSSIBLE.
2. IF BUILT IN THE FORECAST, ALL EXPOSED SOIL SHOULD BE IMMEDIATELY PROTECTED WITH STRAW MATS, PROPOSED MATS, AND STOCKPILES COVERED WITH PLASTIC SHEETING.
3. CUT AND FILL MATERIALS SHOULD BE STORED WHERE THEY MAY BE PROTECTED FROM WEATHER. STOCKPILES SHOULD BE COVERED WITH PLASTIC SHEETING.
4. RE-VEGETATE AND PROTECT ALL DISTURBED SOIL PRIOR TO OCCUPANCY. THE AND STRAW MATS SHOULD BE USED FOR TEMPORARY COVER. PERMANENT VEGETATION SHOULD INCLUDE NATIVE AND DROUGHT RESISTANT PLANTS.
5. REGRADING ACTIVITIES AT THE SITE SHOULD ALWAYS BE DONE IN A CONTROLLED AND REVERSIBLE MANNER. PLANTER AREAS SHOULD NOT BE SOILED AND FOUNDATIONS SHOULD BE PROTECTED FROM EROSION. REGRADING SHOULD BE LIMITED TO REPAIRS AND PREVENT IT FROM SPREADING INTO WALLS AND UNDER FOUNDATIONS.
6. DOWN SPILLERS SHOULD BE INSTALLED ON ALL ROOF DOWNSPACES WHICH CONNECT TO PERMEABLE STORM DRAIN LINES.

PARTIAL SITE PLAN



PLANNING INFO.

- PROPERTY OWNER: HERB SCHNEIDER
 3600 MONROE ST.
 SANTA CLARA, CA 95051
 PH: (415) 825-9257
- PROJECT ADDRESS:
 1727 DEL CERVO ROAD
 PEBBLE BEACH, CA 91950
- APRIL 002-571-095-099
- ZONE: LMO/L2 (C2)
- MAX BLDG HT ALLOWED: 30'-0"
 (TO REAR)
- EAST BLDG HEIGHT: 23'-0"
 (TO REAR)
- THESE REMOVALS: NONE
- GRADING: NONE
- TERRACE/APRIL: GENTLY SLOPING
- PROJECT COORDINATOR:
 J. HERR
 2, 1999 HEC
 3, 1114 24

F.A.R. CALCULATIONS

TYPE	EXISTING	PROPOSED	PROPOSED	NEW
LAWYER BUILDING	591	1,428	0	2,022
LOWER FLOOR	4,105	1,528	(-23)	5,528
UPPER FLOOR	3,035	972	(-23)	3,984
DELICIOUS GARAGE	903	0	0	903
A. CARPORT	194	0	(-181)	0
DRYHOUSE	282	0	(-282)	0
SHED	18	0	(-18)	0
TOTAL	9,023	3,958	(-193)	12,257

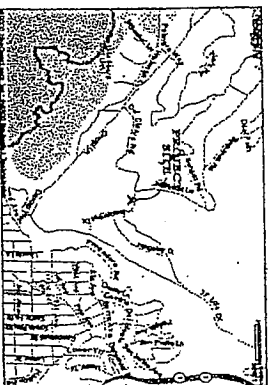
PROPOSED F.A.R. 12,257 SF = 8.4% (17.5% ALLOWED)

SITE COVERAGE CALC.

TYPE	EXISTING	PROPOSED	PROPOSED	NEW
LAWYER BLDG.	4,105	1,208	(-23)	5,226
DELICIOUS GARAGE	903	0	0	903
NO. 1000	142	0	(-142)	0
DRYHOUSE	194	0	(-194)	0
PAVING/WALKS	5,924	0	(-5,913)	11
SHED	282	0	(-282)	0
GREENWAY	18	0	(-18)	0
TOTAL	27,408	1,208	(-7,723)	20,891

PROPOSED SITE COVERAGE 20,891 SF = 14.2% (15% ALLOWED)

VICINITY MAP



PROPOSED ADDITION & REMODEL:
MR. & MRS. HERB SCHNEIDER
 DEL CERVO ROAD
 PEBBLE BEACH

SITE PLAN
 DATE: 7-30-01
 NUMBER:
 SCALE:
 DRAWN BY:
 CHECKED BY:



JOHN K. MATTHAMS
INTERNATIONAL DESIGN GROUP
JUN A GILLAND, P.E.
 17 LIGHTHOUSE AVE. PACIFIC GROVE CA 93950
 PH: (831) 644-1261 FAX: (831) 644-1200 E-MAIL: jkmatthams@idg.com

TITLE: A1.0