

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> July 11, 2013 <b>Time:</b> 1:30 P.M.	<b>Agenda Item No.:</b> 1
<b>Project Description:</b> Consider a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow the construction of accessory structures to an existing 7,770 square foot three-story single family dwelling including removal of existing 483 square foot deck/terrace with spa to be replaced at the same location with a 1,148 square foot deck/terrace including a 36 square foot fire pit, infinity-edge-type spa, outdoor barbecue, pizza oven and counter areas. Project to also include a new guest parking area adjacent to the existing circular driveway turnaround, and interior and exterior remodel. Exterior changes to the single family dwelling to include new aluminum framed exterior doors and windows, new stucco finished chimney with copper cap; stucco and paint to match existing. Project also includes the removal of 3,213 square feet of impervious driveway and walkway area, to be replaced with permeable pavers, and the addition of 1,820 square feet of impervious materials. Combined impervious surface and structural coverage (within the Pescadero Watershed) of 10,092 square feet to be reduced to 8,699 square feet; and 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource.	
<b>Project Location:</b> 3371 Del Ciervo Rd, Pebble Beach	<b>APN:</b> 008-391-002-000
<b>Planning File Number:</b> PLN130109	<b>Owner:</b> Peter J & Ann K Fluor <b>Agent:</b> Amy Denney (IDG)
<b>Planning Area:</b> Del Monte Forest Land Use Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> : LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit with Design Control Overlay(Coastal Zone)]	
<b>CEQA Action:</b> Categorically Exempt per Sections 15303(e) and 15304(b)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

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

- 1) Find the project CEQA Exempt per Section 15303(e) and 15304(b); and
- 2) Approve PLN130109, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**);

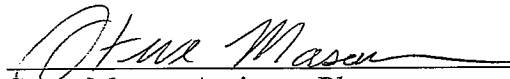
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

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

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


The project was reviewed by the Del Monte Forest Land Use Advisory Committee on June 6, 2013. The Committee recommended approval of the project as proposed by a vote of 4-0.

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

  
Steve Mason, Assistant Planner  
(831) 755-5228, masons@co.monterey.ca.us  
June 26, 2013

cc: Front Counter Copy; Jacqueline Onciano, Zoning Administrator; Pebble Beach Community Services District (Fire); RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Steve Mason, Project Planner; Peter & Ann Fluor, Owners; Amy Denney (IDG), Agent; The Open Monterey Project; LandWatch; Planning File PLN130109

Attachments: Exhibit A Project Data Sheet  
Exhibit B Project Discussion  
Exhibit C Draft Resolution, including:  
• Conditions of Approval  
• Site Plan, Floor Plan and Elevations  
Exhibit D Vicinity Map  
Exhibit E Advisory Committee Minutes (LUAC)

This report was reviewed by Delinda Robinson, Senior Planner. 

## EXHIBIT A

### Project Information for PLN130109

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#### Project Information:

<b>Project Name:</b> FLUOR PETER J & FLUOR ANN K	
<b>Location:</b> 3371 DEL CIERVO RD PEBBLE BEACH	
<b>Permit Type:</b> Combined Development Permit	
<b>Environmental Status:</b> Exempt	<b>Final Action Deadline (884):</b> 8/16/2013
<b>Existing Structures (sf):</b> 9779	<b>Coverage Allowed:</b> 15%
<b>Proposed Structures (sf):</b> 0	<b>Coverage Proposed:</b> 12.5%
<b>Total Sq. Ft.:</b> 9779	<b>Height Allowed:</b> 30'
<b>Tree Removal:</b> 0	<b>Height Proposed:</b> 29'-9"
<b>Water Source:</b> Public	<b>FAR Allowed:</b> 17.5%
<b>Water Purveyor:</b> Cal-Am	<b>FAR Proposed:</b> 22.4%
<b>Sewage Disposal (method):</b> Public	<b>Lot Size:</b> .9
<b>Sewer District:</b> PBCSD	<b>Grading (cubic yds.):</b> 30

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#### Parcel Information:

<b>Primary APN:</b> 008-391-002-000	<b>Seismic Hazard Zone:</b> "No Data"
<b>Applicable Plan:</b> Del Monte Forest LUP	<b>Erosion Hazard Zone:</b> Moderate
<b>Advisory Committee:</b> Del Monte Forest LUAC	<b>Fire Hazard Zone:</b> Very High
<b>Zoning:</b> LDR/1.5-D(CZ)	<b>Flood Hazard Zone:</b> FEMA: X Unshaded "minimal"
<b>Land Use Designation:</b> Residential 1u/1.5 ac	<b>Archaeological Sensitivity:</b> High
<b>Coastal Zone:</b> Yes	<b>Viewshed:</b> Yes (Pt Lobos/17 Mile Dr)
<b>Fire District:</b> Pebble Beach CSD	<b>Special Setbacks on Parcel:</b> Yes: 100' 17 Mile Dr

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#### Reports on Project Parcel:

<b>Soils Report #:</b> n/a
<b>Biological Report #:</b> n/a
<b>Geologic Report #:</b> n/a
<b>Forest Management Rpt. #:</b> n/a
<b>Archaeological Report #:</b> LIB130153
<b>Traffic Report #:</b> n/a

## EXHIBIT B DISCUSSION

### Project Description

The subject property is a 0.9 acre parcel located at Pebble Beach. The parcel is gently sloping, fairly heavily vegetated, and features an existing three-level 9,779 square foot single family dwelling. The project proposes the removal of an existing 483 square foot deck/terrace with spa to be replaced at the same location with a 1,148 square foot deck/terrace including a 36 square foot fire pit, infinity-edge-type spa, outdoor barbecue, pizza oven and counter areas. Additional construction will include a new guest parking area adjacent to the existing circular driveway turnaround, and interior and exterior remodel. Exterior changes to the single family dwelling to include new aluminum framed exterior doors and windows and new stucco finished chimney with copper cap. The project also includes the removal of 3,213 square feet of impervious driveway and walkway area, to be replaced with permeable pavers.

### Project Issues

At 22.4 percent, the floor-area ratio of the single family dwelling presently exceeds the allowed 17.5% (pursuant to "Site Development Standards" as defined in 20.14.060.F). The first draft of the project included a 50 square foot attached storage structure and a new chimney which protruded slightly outward. As both of these features would have further increased the floor-area ratio, the storage area was eliminated and the chimney drawn inward for the revised (current) version of the project. As such, no change to the floor-area ratio is proposed through this project.

The project proposes that the new deck/terrace extend 6 feet within the front setback (30 feet pursuant to 20.14.060.C.1) and 2' within the side setback (20' pursuant to 20.14.060.C.1). These setback exceptions are allowable pursuant to "Height and Setback Exceptions" as outlined in 20.62.040.D:

- "Uncovered decks, porches, or stairways, fire escapes or landing places may extend into any required front or rear setback not exceeding 6 feet, and into any required side setback not exceeding 3 feet."

The project proposes the construction of additional parking surface within the 100-foot 17 Mile Drive front setback. The Del Monte Forest Land Use Plan, Policy #84, states:

- New development fronting 17-Mile Drive shall maintain an adequate natural buffer to protect public views of, from, and along the 17-Mile Drive corridor. A minimum setback of 100 feet from the centerline of the road shall be maintained to screen new development from such public views (for motorists, bicyclists, pedestrians, etc.), unless otherwise screened by vegetation and/or terrain in which case the setback may be reduced if the screening terrain/vegetation is required to be maintained and/or enhanced in perpetuity for screening and public viewshed enhancement purposes.

The "new development" proposed will be screened not only by existing vegetation, but also by a 6-foot stucco wall which encircles the property. Furthermore, the natural slope and topography effectively block the view from 17 Mile Drive to the proposed parking area addition.

The project is consistent with the Del Monte Forest Land Use Plan, Policy #1:

- New development shall be sited and designed to minimize runoff, site disturbance, erosion, and sedimentation. All new development shall be designed to conform to site topography as much as possible. New residential driveways and other vehicular surfaces shall be kept to the minimum length and width to provide simple,

direct access, and surfaces shall be designed to minimize runoff (including through use permeable materials, filtration strips, and use of engineered collection/treatment units). Other impervious vehicular surfaces shall be limited to the minimum required to meet daily (not occasional) parking needs. This policy shall not be read to preclude safe bicycle lanes or adequate parking for commercial visitor-serving development and access points.

The Del Monte Forest Coastal Implementation Plan –Part 5 limits development of parcels within the Pescadero Watershed to a maximum combined (structural and non-structural impervious) site coverage of 9,000 square feet. Through the removal of impervious surface (primarily concrete driveway), and subsequent replacement with pervious pavers (Calstone™ brand), the project, as proposed, will result in 8,699 square feet of impervious site coverage, which is an overall net reduction from the existing impervious coverage of 10,092 square feet.

The project site is located within 750 feet of a known archaeological site. Monterey County Coastal Implementation Plan Part 4, Section 20.147.080.A.1 states “Development proposed within 750 feet of a known archaeological resource... shall be required to obtain a Coastal Development Permit.” Said Coastal Development Permit is being sought as a part of this project application. An Archaeological Report was commissioned, concluding that “the project should not be delayed for archaeological reasons.” A standard condition will be applied to the project requiring that, 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.

Although the project site is within a relatively urbanized area of the Del Monte Forest, much of the existing single family dwelling and its surroundings are obscured from public view by existing slope, vegetation and the 6-foot stucco wall which encircles the parcel. There will be few, if any, additional visual impacts from public viewing areas as a result of the project.

#### Recommendation

Staff is recommending approval of the project as proposed.

**EXHIBIT C  
DRAFT RESOLUTION**

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

In the matter of the application of:

**Fluor (PLN130109)**

**RESOLUTION NO. \_\_\_\_\_**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project CEQA Exempt per Sections 15303(e) and 15304(b); and
- 2) Approving a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow the construction of accessory structures to an existing 7,770 square foot three-story single family dwelling including removal of existing 483 square foot deck/terrace with spa to be replaced at the same location with a 1,148 square foot deck/terrace including a 36 square foot fire pit, infinity-edge-type spa, outdoor barbecue, pizza oven and counter areas.

Project to also include a new guest parking area adjacent to the existing circular driveway turnaround, and interior and exterior remodel. Exterior changes to the single family dwelling to include new aluminum framed exterior doors and windows, new stucco finished chimney with copper cap, and a new standing seam metal roof above the new storage area; stucco and paint to match existing. Project also includes the removal of 3,213 square feet of impervious driveway and walkway area, to be replaced with permeable pavers, and the addition of 1,820 square feet of impervious materials. Combined impervious surface and structural coverage (within the Pescadero Watershed) of 10,092 square feet to be reduced to 8,699 square feet; and 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource.

[PLN130109, Fluor, 3371 Del Ciervo Rd, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-391-002-000)]

**The Fluor application (PLN130109) came on for public hearing before the Monterey County Zoning Administrator on July 11, 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:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow the construction of accessory structures to an existing 7,770 square foot three-story single family dwelling including removal of existing 483 square foot deck/terrace with spa to be replaced at the same location with a 1,148 square foot deck/terrace including a 36 square foot fire pit, infinity-edge-type spa, outdoor barbecue, pizza oven and counter areas. Project to also include a new guest parking area adjacent to the existing circular driveway turnaround, and interior and exterior remodel. Exterior changes to the single family dwelling to include new aluminum framed exterior doors and windows, new stucco finished chimney with copper cap, and a new standing seam metal roof above the new storage area; stucco and paint to match existing. Project also includes the removal of 3,213 square feet of impervious driveway and walkway area, to be replaced with permeable pavers, and the addition of 1,820 square feet of impervious materials. Combined impervious surface and structural coverage (within the Pescadero Watershed) of 10,092 square feet to be reduced to 8,699 square feet; and 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource. The project site is located at 3371 Del Ciervo Rd, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-391-002-000)
- EVIDENCE:** 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 PLN130109.
2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
  - Del Monte Forest Area Land Use Plan;
  - Monterey County Coastal Implementation Plan Part 5;
  - Monterey County Zoning Ordinance (Title 20);
- No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents
- b) The property is located at 3371 Del Ciervo Rd, Pebble Beach (Assessor's Parcel Number 008-391-002-000), Del Monte Forest Land Use Plan. The parcel is zoned LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit with Design Control Overlay (Coastal Zone)], which allows which allows demolition and subsequent re-building of patios, terraces, driveways and landscaping with an approved Coastal

Administrative Permit and Design Approval, and allows development within 750 feet of a known archaeological resource with an approved Coastal Development Permit. Therefore, the project is an allowed land use for this site.

- c) The project site is located within a “D”, or Design Control-zoned district, and, as such, requires review by the Del Monte Forest Land Use Advisory Committee for appropriateness of design, color, etc, as it applies to the “neighborhood character”. Said review was conducted on June 6, 2013, at which time the Committee gave its unanimous support for the project by a 4-0 vote (See **EXHIBIT E**). Materials and colors to be used for the deck terrace, as well as the painted exterior stucco walls, will match the existing colors and materials. The spa exterior wall will consist of earth-tone granite rock, and exterior paint utilized will be Benjamin Moore-brand colors Bradstreet Beige (catalog HC-48) and Brookline Beige (HC-47). The permeable pavers which will compose the driveway will be of Calstone™ brand, in an earth-tone color.
- d) The project planner conducted a site inspection on February 26, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project proposes that the new deck/terrace extend 6’ within the front setback (30’ pursuant to 20.14.060.C.1) and 2’ within the side setback (20’ pursuant to 20.14.060.C.1). these setback exemptions are allowable pursuant to “Height and Setback Exemptions” as outlined in 20.62.040.D:
  - “Uncovered decks, porches, or stairways, fire escapes or landing places may extend into any required front or rear setback not exceeding 6 feet, and into any required side setback not exceeding 3 feet.”
- f) The project proposes the construction of additional parking surface within the 100-foot 17 Mile Drive front setback. The Del Monte Forest Land Use Plan, Policy #84, states:
  - New development fronting 17-Mile Drive shall maintain an adequate natural buffer to protect public views of, from, and along the 17-Mile Drive corridor. A minimum setback of 100 feet from the centerline of the road shall be maintained to screen new development from such public views (for motorists, bicyclists, pedestrians, etc.), unless otherwise screened by vegetation and/or terrain in which case the setback may be reduced if the screening terrain/vegetation is required to be maintained and/or enhanced in perpetuity for screening and public viewshed enhancement purposes.The “new development” proposed will be screened not only by existing vegetation, but also by a 6-foot stucco wall which encircles the property. Furthermore, the natural slope and topography effectively block the view from 17 Mile Drive to the proposed parking area addition.
- g) The project is consistent with the Del Monte Forest Land Use Plan, Policy #1:
  - New development shall be sited and designed to minimize runoff, site disturbance, erosion, and sedimentation. All new development shall be designed to



conform to site topography as much as possible. New residential driveways and other vehicular surfaces shall be kept to the minimum length and width to provide simple, direct access, and surfaces shall be designed to minimize runoff (including through use permeable materials, filtration strips, and use of engineered collection/treatment units). Other impervious vehicular surfaces shall be limited to the minimum required to meet daily (not occasional) parking needs. This policy shall not be read to preclude safe bicycle lanes or adequate parking for commercial visitor-serving development and access points

Consistency is achieved by the project's design which conforms to the site topography, adds no additional driveway length and reduces impervious surface by 1,393 square feet.

- h) The project site is located within 750 feet of a known archaeological site. Monterey County Coastal Implementation Plan Part 4, Section 20.147.080.A.1 states "Development proposed within 750 feet of a known archaeological resource... shall be required to obtain a Coastal Development Permit." Said Coastal Development Permit is included as a part of this project application. An Archaeological Report was commissioned, concluding that "the project should not be delayed for archaeological reasons." A standard condition has been applied to the project requiring that, 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.
- i) The project was referred to the Del Monte Forest 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 because the project requires a Design Approval to be reviewed by the Zoning Administrator. The LUAC review occurred on June 6, 2013, at which time the Committee gave its unanimous support for the project by a 4-0 vote (See **EXHIBIT E**).
- j) 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 PLN130109.

3. **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), Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Staff identified potential impacts to Archaeological Resources. The site

is located within 750' of a known archaeological resource according to County GIS data. County staff independently reviewed the 1991 report that was prepared for the project which permitted the single family dwelling currently located at the site:

- "Preliminary Cultural Resource Reconnaissance of Assessor's Parcel Number 008-391-02" (LIB# 130153) prepared by Runnings, Anna & Haversat, Trudy, Salinas, California, March 30, 1991.

The above-mentioned technical report by outside consultants indicated that there are no physical evidence that would indicate that the site is not suitable for the use proposed, and notes: "the project should not be delayed for archaeological reasons." County staff has independently reviewed this report and concurs with their conclusion. Staff is recommending, however, that protection measures be addressed through the standard condition for sites without known resources, which states, in part: "If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it."

- c) Staff conducted a site inspection on February 26, 2013 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 PLN130109.

4. **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), Public Works, Environmental Health Bureau, and Water Resources Agency. 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 is provided by the Cal-Am Water Company and sewer services provided by Pebble Beach Community Services District.
  - c) Staff conducted a site inspection on February 26, 2013, 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 PLN130109.

5. **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 February 26, 2013, 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 PLN130109.
6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(e) categorically exempts accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. Section 15304(b) categorically exempts new gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistant landscaping.
  - b) The project proposes the removal of existing 483 square foot deck/terrace with spa to be replaced at the same location with a 1,148 square foot deck/terrace including a 36 square foot fire pit, infinity-edge-type spa, outdoor barbecue, pizza oven and counter areas. Additional construction will include a new guest parking area adjacent to the existing circular driveway turnaround, and interior and exterior remodel. Exterior changes to the single family dwelling to include new aluminum framed exterior doors and windows, new stucco finished chimney with copper cap, and a new standing seam metal roof above the new storage area; stucco and paint to match existing. The project also includes the removal of 3,213 square feet of impervious driveway and walkway area, to be replaced with permeable pavers, and the addition of 1,820 square feet of impervious materials.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 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 February 26, 2013, 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 PLN130109.

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 maximum site coverage of 9,000 square feet.
- b) The project, as proposed, would result in 8,699 square feet of impervious site coverage. This would be an overall net reduction from the existing impervious coverage of 10,092 square feet.
- c) 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 PLN130109.
8. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) Section 20.86.030.A (Action by the Board of Supervisors on Appeal) and 20.86.080.A.3 (Development Appealable to the California Coastal Commission – “Conditional Use”) Monterey County Zoning Ordinance.

**DECISION**

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

1. Find the project CEQA Exempt per Sections 15303(e) and 15304(b); and
2. Approve a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow the construction of accessory structures to an existing 7,770 square foot three-story single family dwelling including removal of existing 483 square foot deck/terrace with spa to be replaced at the same location with a 1,148 square foot deck/terrace including a 36 square foot fire pit, infinity-edge-type spa, outdoor barbecue, pizza oven and counter areas. Project to also include a new guest parking area adjacent to the existing circular driveway turnaround, and interior and exterior remodel. Exterior changes to the single family dwelling to include new aluminum framed exterior doors and windows, new stucco finished chimney with copper cap, and a new standing seam metal roof above the new storage area; stucco and paint to match existing. Project also includes the removal of 3,213 square feet of impervious driveway and walkway area, to be replaced with permeable pavers, and the addition of 1,820 square feet of impervious materials. Combined impervious surface and structural coverage (within the Pescadero Watershed) of 10,092 square feet to be reduced to 8,699 square feet; and 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource, in general conformance with the attached plan set and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of July, 2013:

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Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE

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

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

NOTES

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

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

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

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

Form Rev. 01-31-2013

# Monterey County Planning Department

## DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130109

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow the construction of accessory structures to an existing 7,770 square foot three-story single family dwelling including removal of existing 483 square foot deck/terrace with spa to be replaced at the same location with a 1,148 square foot deck/terrace including a 36 square foot fire pit, infinity-edge-type spa, outdoor barbecue, pizza oven and counter areas. Project to also include a new guest parking area adjacent to the existing circular driveway turnaround, and interior and exterior remodel. Exterior changes to the single family dwelling to include new aluminum framed exterior doors and windows, new stucco finished chimney with copper cap; stucco and paint to match existing. Project also includes the removal of 3,213 square feet of impervious driveway and walkway area, to be replaced with permeable pavers, and the addition of 1,870 square feet of impervious materials. Combined impervious surface and structural coverage (within the Pescadero Watershed) of 10,092 square feet to be reduced to 8,699 square feet; and 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource.

-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** The applicant shall record a Permit Approval Notice. This notice shall state:

**Monitoring Measure:** "A Combined Development Permit (Resolution Number \*\*\*) was approved by the Zoning Administrator for Assessor's Parcel Number 008-391-002-000 on July 11, 2013. The permit was granted subject to 17 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** Prior to the issuance of grading and building permits or commencement of use, the  
**Action to be Performed:** 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** If, during the course of construction, cultural, archaeological, historical or paleontological  
**Monitoring Measure:** 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** The Owner/Applicant shall adhere to this condition on an on-going basis.  
**Action to be Performed:**

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

**Compliance or Monitoring** The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA -  
**Action to be Performed:** Building Services Department to conduct land clearing or grading between October 15 and April 15.

## 5. PD010 - EROSION CONTROL PLAN

**Responsible Department:** Planning Department

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

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to RMA - Planning and RMA - Building Services for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and the Director of RMA - Building Services.

Prior to final inspection, the Owner/Applicant shall provide evidence of compliance with the Implementation Schedule to RMA - Planning Department and RMA - Building Services.

## 6. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning Department

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

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

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

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.



## 7. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

**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 RMA - Planning. 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 and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

**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 RMA - Planning 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 installed and inspected.

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.

## 8. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning Department

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

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

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

## 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 July 11, 2016, unless use of the property or actual construction has begun within this period. (RMA-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning 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 and RMA-Public Works)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

## 11. 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. Responsible Land Use Department: Pebble Beach Community Services District (Fire)

**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.

## 12. FIRE011 - ADDRESSES FOR BUILDINGS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be 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. Responsible Land Use Department: Pebble Beach Community Services District (Fire)

**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.

## 13. 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. Responsible Land Use Department: Pebble Beach Community Services District (Fire)

**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.

**14. 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. Responsible Land Use Department: Pebble Beach Community Services District (Fire)

**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.

**15. 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  
Responsible Land Use Department: Pebble Beach Community Services District (Fire)

**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.

**16. 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.

**17. 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](http://www.mcwra.co.monterey.ca.us).

JUN A. SILLANO, AIA



JOHN E. MATTHAMS  
721 LIGHTHOUSE AVE  
PACIFIC PALMS CA  
90630

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EMAIL: jmatthams@idg.com  
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STAMPS:

**PLANNING INFO.**

- PROPERTY OWNER: PETER AND ANN FLUOR, 11111 DEL CIERVO ROAD, HOUSTON, TX 77018, PH. (831) 822-9116
- PROJECT ADDRESS: 3371 DEL CIERVO ROAD, PEBBLE BEACH, CA
- PROJECT SCOPE: EXPAND EXISTING TERRACE, NEW DECK, SPA AND OUTDOOR KITCHEN, INTERIOR REMODEL
- OCCUPANCY: R-3, U
- CONST. TYPE: Y-8
- A.P.N.: 008-391-002
- ZONE: DM/1.5-(D)2
- STORIES: THREE (EXISTING)
- MAX BLDG. HT.: 30 FT.
- GRADING: 415 CY CUT, 415 CY FILL
- TREE REMOVAL: 0
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE: 2010 SBC, CAC, CPC, CEC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE, & CALIFORNIA ENERGY CODE
- ENERGY METHOD: MICROSPAS V6.1, ENERGY PRO 5.0
- LOT AREA: 40,800 S.F. (0.84 Ac.)
- F.A.R. CALCULATIONS

EXISTING	PROPOSED	PROPOSED	PROPOSED
REMOVAL	REMOVAL	ADDITION	TOTAL
349	0	0	349
(2,009)	0	0	(2,009)
3,789	0	0	3,789
3,922	0	0	3,922
7,770	0	0	7,770

NOTE: ALL VALUES IN 1/8"=1'-0" SCALE  
MAINTAINED ENTIRELY BELOW GRADE

F.A.R. ALLOWED: 71,675 SF (17.65)  
F.A.R. EXISTING: 7,770 SF (0.84) NO CHANGE

**SITE COVERAGE CALCULATIONS**

STRUCTURE	EXISTING	PROPOSED	PROPOSED	PROPOSED
	REMOVAL	REMOVAL	ADDITION	TOTAL
MAIN HOUSE	4,890	0	0	4,890
TOTAL	4,890	0	0	4,890

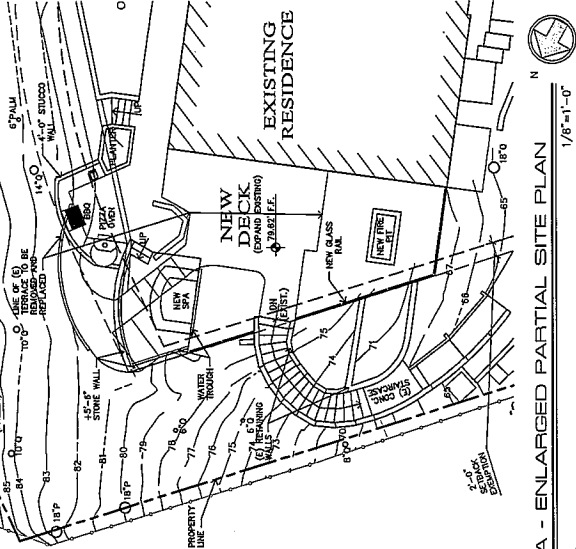
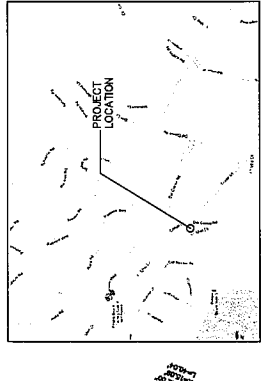
  

IMPERVIOUS	EXISTING	PROPOSED	PROPOSED	PROPOSED
	REMOVAL	REMOVAL	ADDITION	TOTAL
DRIVEWAY	2,451	(2,451)	0	0
WALKWAYS	1,077	0	1,077	1,077
CURB PARKING	0	0	402	402
TERRACE	483	(483)	1,148	1,148
WALKWAYS	1,031	(270)	270	1,032
TOTAL	5,102	(3,213)	1,820	3,709

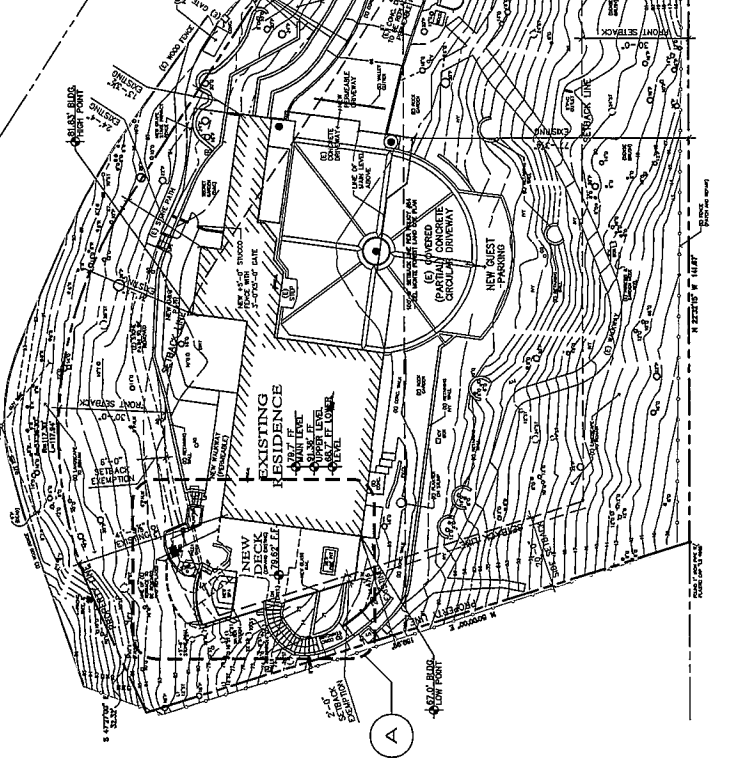
TOTAL SITE COVERAGE: 10,092 (3,213) 1,820 6,699

PERMITS: PERMITS COVERED: 5,000 S.F.  
IMPERVIOUS: 4,000 S.F.

**VICINITY MAP**



**A - ENLARGED PARTIAL SITE PLAN**  
1/8"=1'-0"



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

PROJECT/CLIENT:  
**PETER AND ANN FLUOR**

PROJECT ADDRESS:  
3371 DEL CIERVO ROAD  
PEBBLE BEACH, CA 93963  
APN: 008-391-002

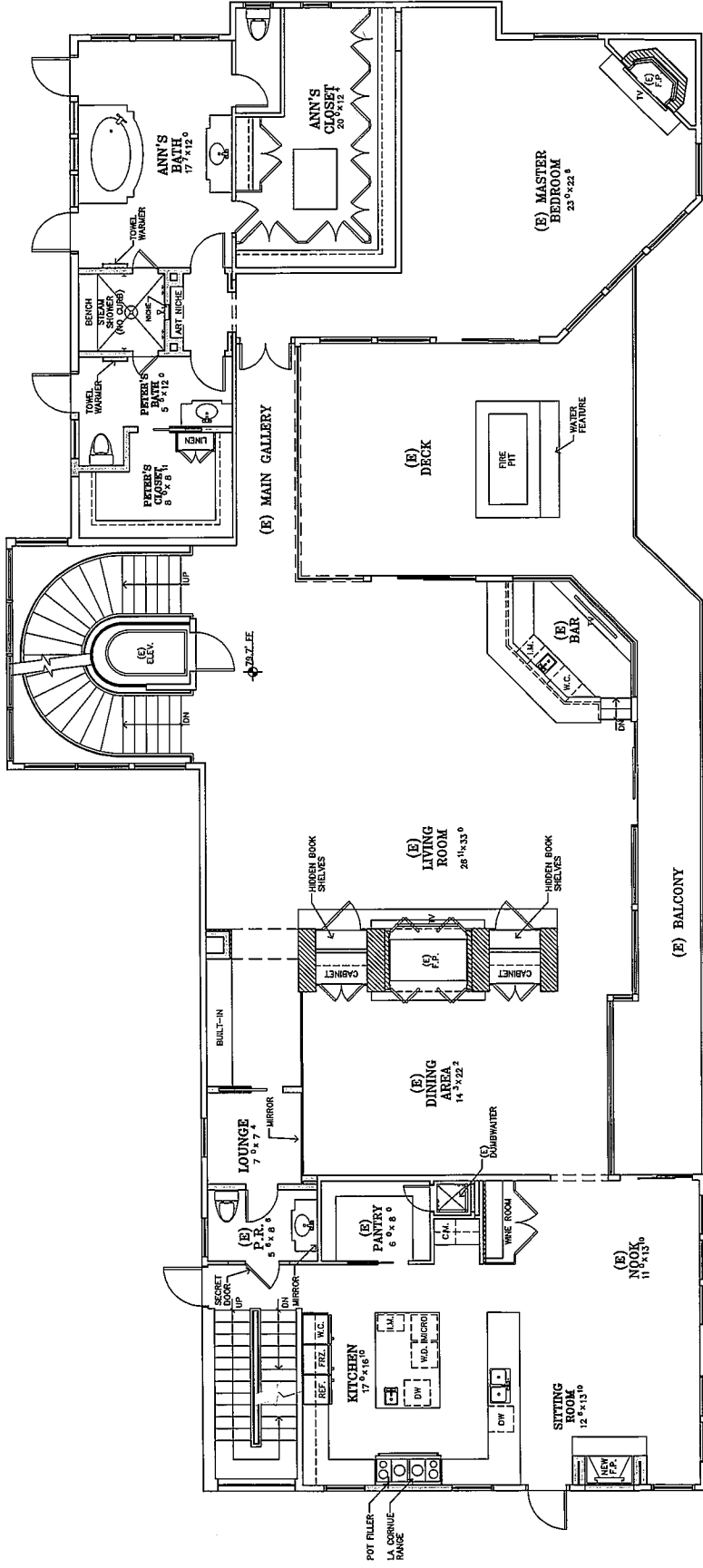
DATE: MAY 13, 2013  
PLANNING RE-SUBMITTAL

REVISIONS:

- REVISION 1: 11.10.13
- REVISION 2: 11.10.13
- REVISION 3: 11.10.13
- REVISION 4: 11.10.13
- REVISION 5: 11.10.13
- REVISION 6: 11.10.13
- REVISION 7: 11.10.13
- REVISION 8: 11.10.13
- REVISION 9: 11.10.13
- REVISION 10: 11.10.13

SITE PLAN

SHEET NO. **A1.0**



**WALL LEGEND**

- 2x EXISTING WALL TO REMAIN
- 2x6 EXTERIOR STUD FRAMED WALL
- 2x6 EXTERIOR STUD FRAMED WALL U.O.N.
- STONE VENEER



1/4" = 1'-0"

PROPOSED MAIN LEVEL PLAN

JUN A. SILLANG, AIA



721 LIGHTHOUSE AVE  
PACIFIC PALISADES, CA  
91030

JOHN E. MATTHEWS

721 LIGHTHOUSE AVE  
PACIFIC PALISADES, CA  
91030

PH (818) 340-1301  
FAX (818) 340-1800  
WWW.IDGARCHITECT.COM

BOOK SHELVES  
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PROJECT/CLIENT:  
**PETER AND ANN  
FLOOR**

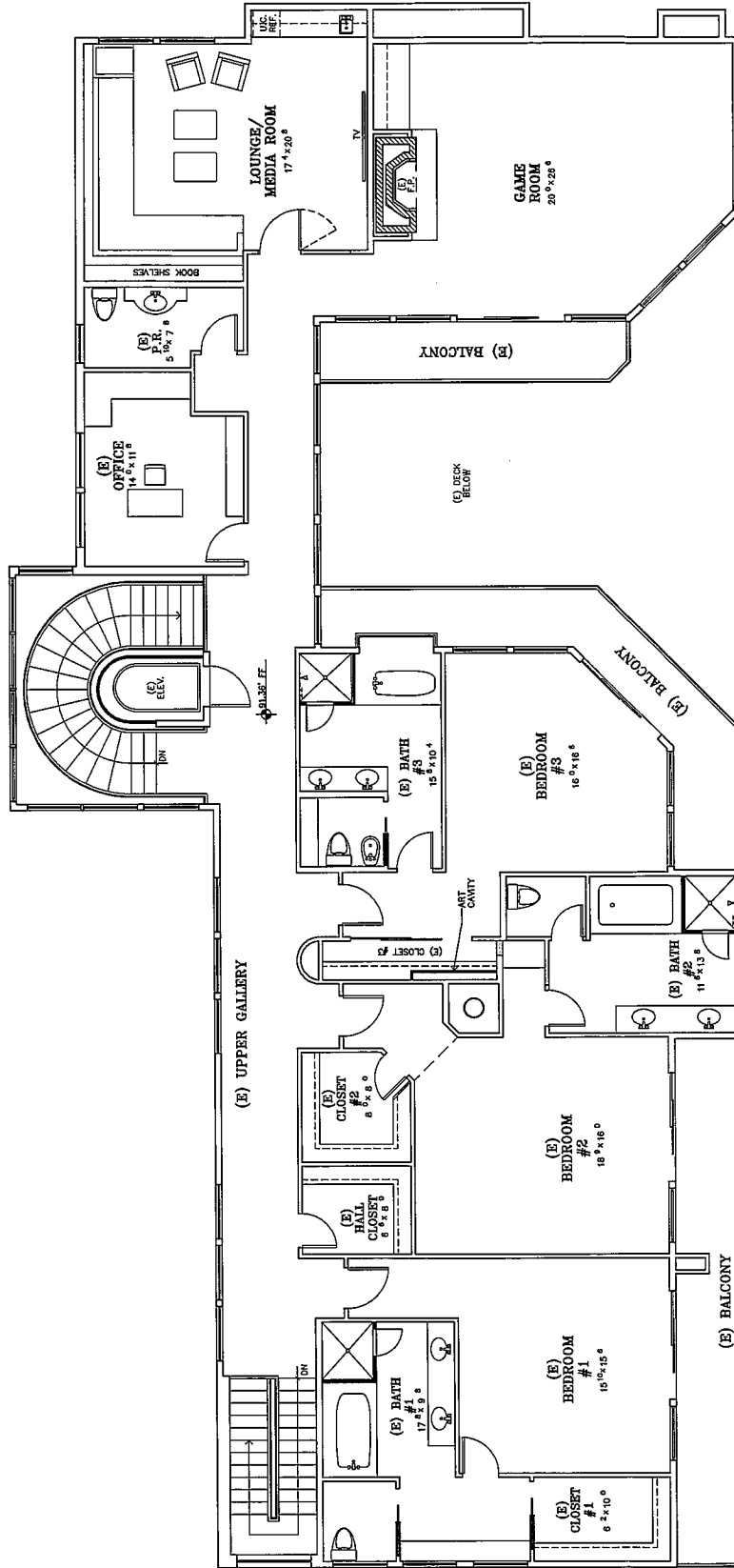
PROJECT ADDRESS:  
3371  
DEL CIERVO ROAD  
PEBBLE BEACH,  
CA 93953  
APN: 008-391-002

DATE: MAY 13, 2013  
PLANNING PER-SUBMITTAL

- REVISIONS:
- △ REVISION 1: ADD  
P.R. TO ROOMS
  - △ REVISION 2: ADD  
P.R. TO ROOMS
  - △ REVISION 3: ADD  
P.R. TO ROOMS
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  - △ REVISION 9: ADD  
P.R. TO ROOMS
  - △ REVISION 10: ADD  
P.R. TO ROOMS

UPPER LEVEL  
PLAN

SHEET NO.  
**A3.0**



WALL LEGEND

- ▬ 2" EXISTING WALL TO REMAIN
- ▬ 4" EXISTING WALL TO REMAIN
- ▬ 204 INTERIOR STUCCO FRAMED WALL U.O.A.
- ▬ STONE VENEER



1/4"=1'-0"

PROPOSED UPPER LEVEL PLAN





JUN A. SILLAND, AIA



JOHN E. MATTHAMS  
751 LIGHTHOUSE AVE  
PACIFIC GROVE CA  
93950

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STAMPS:

PROJECT/CLIENT:  
**PETER AND ANN  
FLUOR**

PROJECT ADDRESS:  
3371  
DEL CIERVO ROAD  
PEBBLE BEACH,  
CA 93953  
APN: 008-391-002

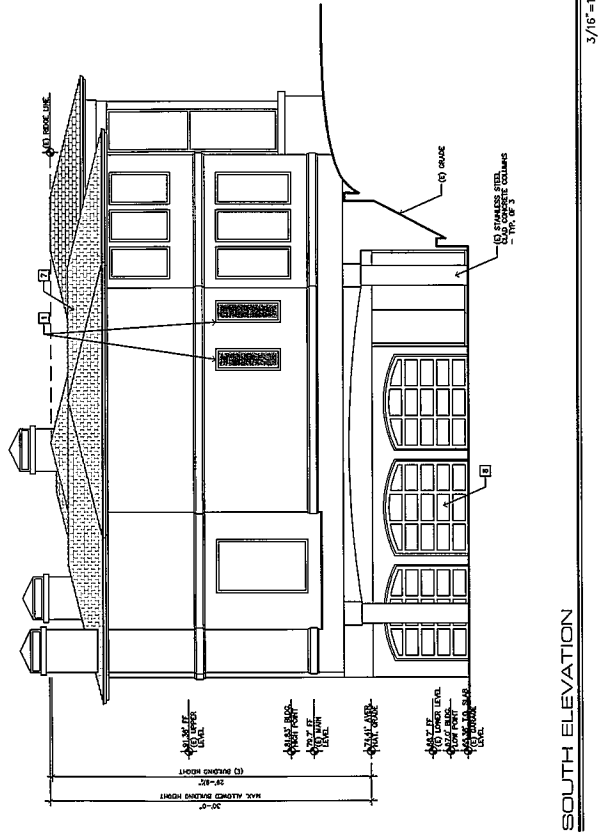
DATE: MAY 13, 2013  
PLANNING RE-DRAWING

REVISIONS:  
▲ FEBRUARY 14, 2013  
▲ MARCH 14, 2013  
▲ MARCH 14, 2013  
▲ MARCH 14, 2013  
▲ MARCH 14, 2013

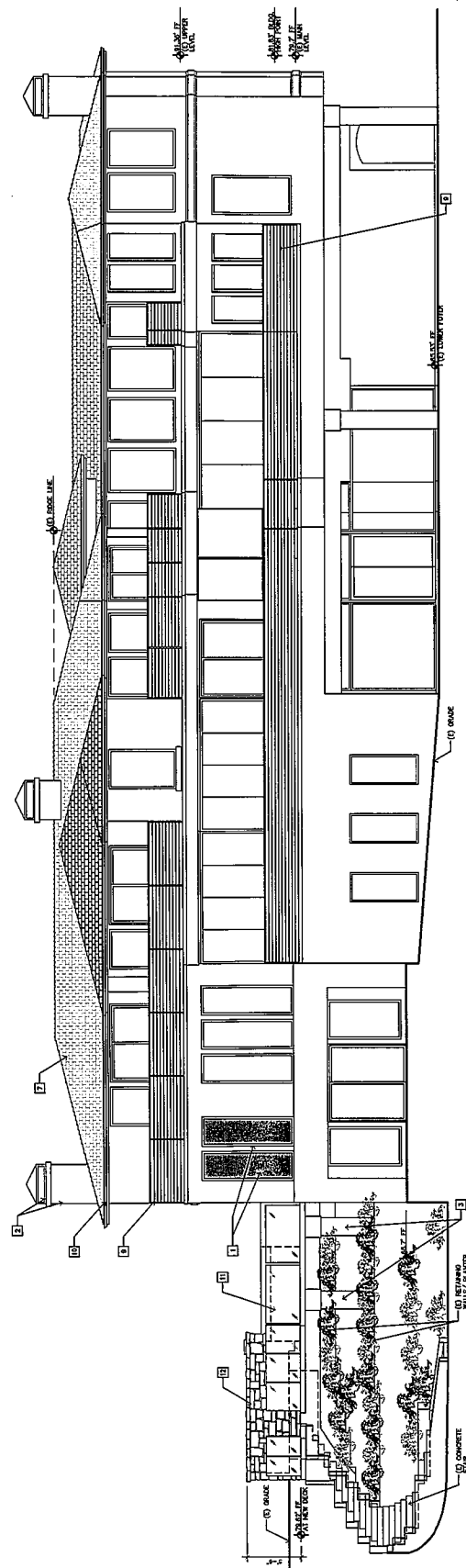
ELEVATIONS

SHEET NO.  
**A6.0**

EXTERIOR FINISH LEGEND	
1	NEW ALUMINUM FRAMED EXTERIOR DOORS - MATCH EXISTING (MATCH SHOWN TYPE)
2	NEW STUCCO FINISH CHIMNEY WITH COPPER CAP - MATCH EXISTING
3	NEW STAINLESS STEEL CLAD ROUND DOWN - MATCH EXISTING
4	NOT USED
5	NEW PAINT GRADE EXTERIOR DOOR
6	EXTERIOR STUCCO - MATCH EXISTING
7	EXISTING ROOF
8	EXISTING PAINT GRADE ROLL-UP GARAGE DOOR
9	EXISTING CABLE GUARDRAIL
10	EXISTING WOODEN OUTTERS AND DOWNSPOUTS
11	NEW GLASS BANDING
12	NEW STONE VENEER WALL AT WATER FEATURE



**SOUTH ELEVATION**



**WEST ELEVATION**

3/16"=1'-0"

JUN A. SILLANO, AIA



ARCHITECTURE & PLANNING • INTERIOR DESIGN

JOHN E. MATTHAENS  
721 LIGHTHOUSE AVE  
PACIFIC GROVE, CA  
95026

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STAMPS:

PROJECT/CLIENT:  
**PETER AND ANN  
FLUOR**

PROJECT ADDRESS:  
3871  
DEL CIERVO ROAD  
PEBBLE BEACH,  
CA 93953  
APN: 008-381-002

DATE: MAY 13, 2013  
PLANNING RE-SUBMITTAL

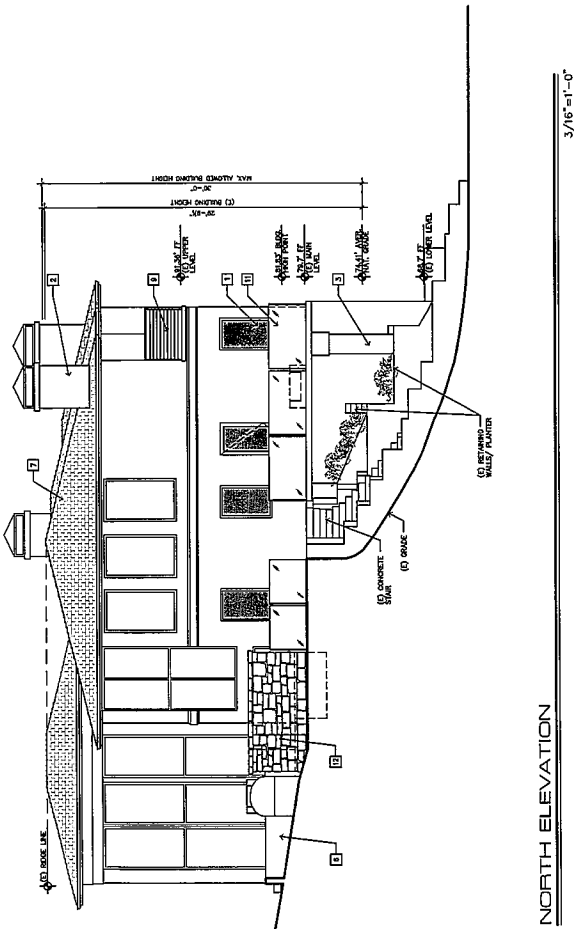
RESPONSES:  
 ▲ FEBRUARY 14, 2013  
 ▲ MARCH 11, 2013  
 ▲ APRIL 11, 2013  
 ▲ MAY 13, 2013  
 ▲ JUNE 13, 2013  
 ▲ JULY 13, 2013  
 ▲ AUGUST 13, 2013  
 ▲ SEPTEMBER 13, 2013  
 ▲ OCTOBER 13, 2013  
 ▲ NOVEMBER 13, 2013  
 ▲ DECEMBER 13, 2013

ELEVATIONS

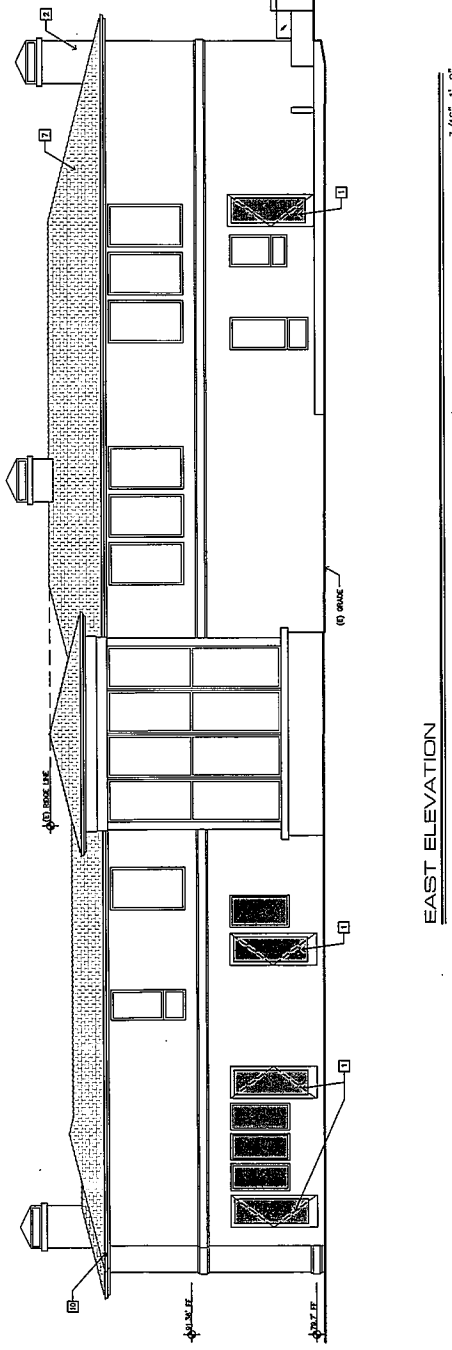
SHEET NO.  
**A6.1**

**EXTERIOR FINISH LEGEND**

- NEW MASONRY FINISH EXTERIOR CORNER AND WINDOWS - MATCH EXISTING (SHOWN SHAD, TYP)
- NEW STUCCO FINISH CHIMNEY WITH COPPER
- NEW BRASS STAINLESS STEEL CLAD ROUND COLUMN - MATCH EXISTING
- NOT USED
- NEW PAINT GRADE EXTERIOR DOOR
- EXISTING STUCCO - MATCH EXISTING
- EXISTING ROOF
- EXISTING PAINT GRADE ROLL-UP GARAGE DOOR
- EXISTING CABLE GUANERIAL
- EXISTING COPPER GUTTERS AND DOWNSPOUTS
- NEW GLASS RAILING
- NEW STONE VENEER WALL AT WATER FEATURE



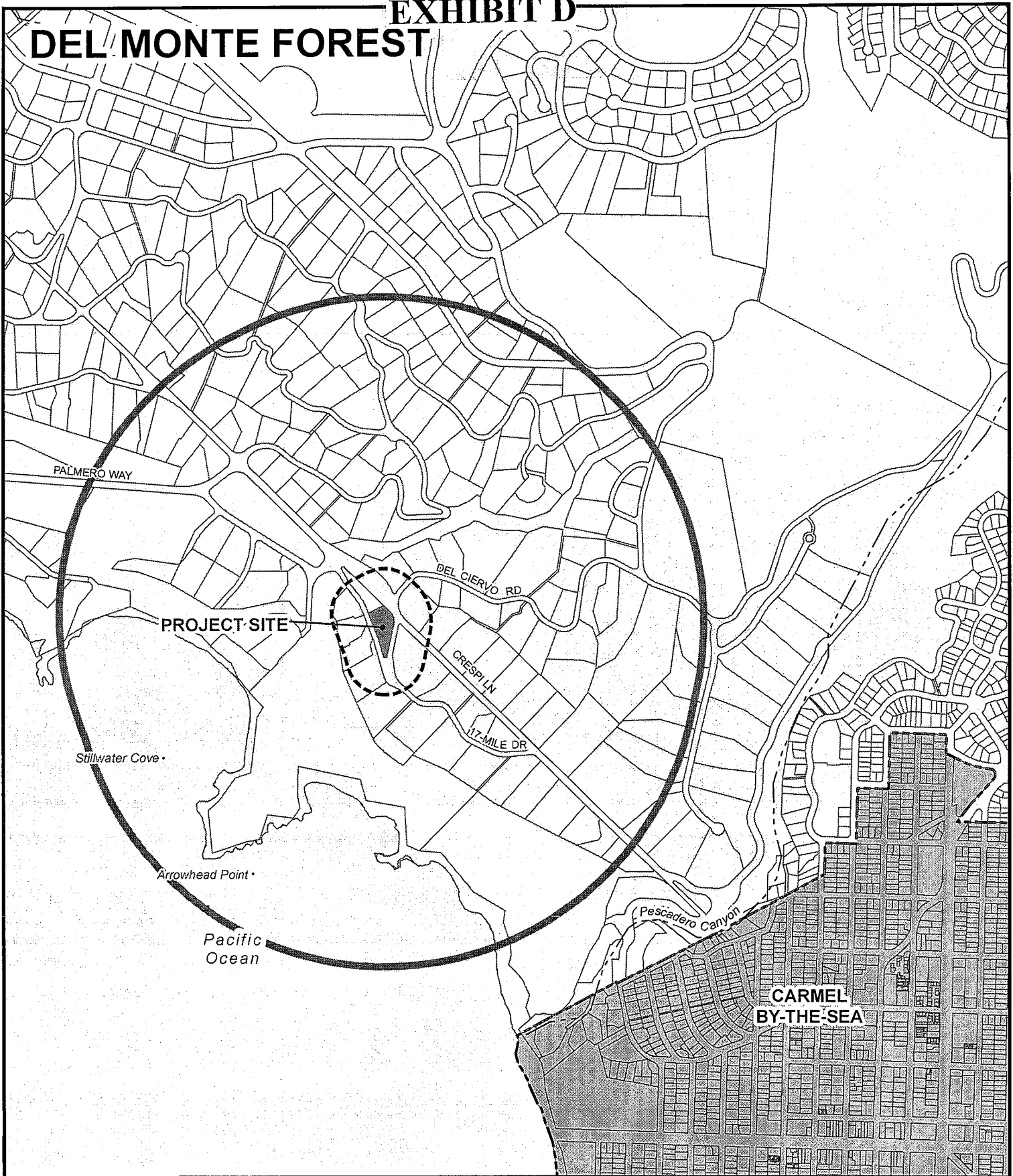
NORTH ELEVATION



EAST ELEVATION







# EXHIBIT D DEL MONTE FOREST

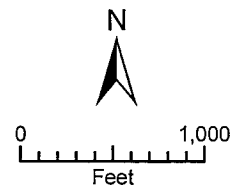


APPLICANT: FLUOR

APN: 008-391-002-000

FILE # PLN130109

 2500' Limit 
  300' Limit 
  Water 
  City Limits



PLANNER: MASON

# EXHIBIT E

## MINUTES

Del Monte Forest Land Use Advisory Committee

Thursday, June 6, 2013

1. Meeting called to order by ROD DENAR at 3:05 pm

2. Roll Call

Members Present: ROD DENAR, SANDY GETREU, JOELLA SZABO,  
LOBI LIETZKE (4)

Members Absent: KIM CANEER, JUNE STOCK (2)

3. Approval of Minutes:

A. April 18, 2013 minutes

Motion: Szabo (LUAC Member's Name)

Second: Lietzke (LUAC Member's Name)

Ayes: DENAR, GETREU, SZABO, LIETZKE

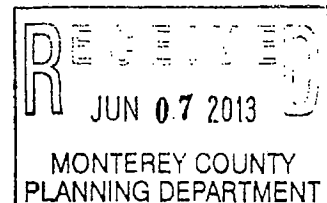
Noes: φ

Absent: CANEER, STOCK

Abstain: φ

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

NONE



5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

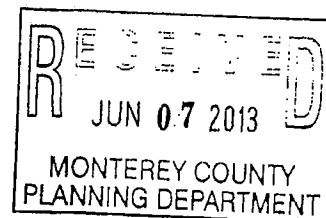
NONE

B) Announcements

NONE

7. Meeting Adjourned: 3:15 pm

Minutes taken by: LIEZKE

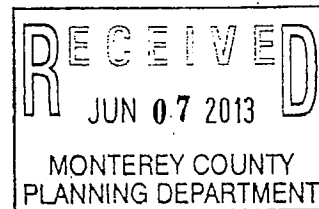


# Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **June 6, 2013**



**Project Title:** FLUOR PETER J & FLUOR ANN K

**File Number:** PLN130109

**File Type:** ZA

**Planner:** MASON

**Location:** 3371 DEL CIERVO RD PEBBLE BEACH

**Project Description:**

Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow the construction of accessory structures to an existing 7,421 square foot three-story single family dwelling including a new 50 square foot main-level storage area, removal of existing 483 square foot deck/terrace with spa to be replaced at the same location with a 1,148 square foot deck/terrace including a 36 square foot fire pit, infinity-edge-type spa, outdoor barbecue, pizza oven and counter areas. Project to also include a new guest parking area adjacent to the existing circular driveway turnaround, and interior and exterior remodel. Exterior changes to the single family dwelling to include new aluminum framed exterior doors and windows, new stucco finished chimney with copper cap, and a new standing seam metal roof above the new storage area; stucco and paint to match existing. Project also includes the removal of 3,213 square feet of impervious driveway and walkway area, to be replaced with permeable pavers, and the addition of 1,870 square feet of impervious materials. Combined impervious surface and structural coverage (within the Pescadero Watershed) of 10,092 square feet to be reduced to 8,749 square feet; 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource; and 3) A Variance to allow additional floor area in excess of the allowed 17.5%. The property is located at 3371 Del Ciervo Rd, Pebble Beach (Assessor's Parcel Number 008-391-002-000), at the convergence of 17 Mile Drive and Del Ciervo Road, Del Monte Forest Land Use Plan, Coastal Zone.

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

JVN SILANO

Was a County Staff/Representative present at meeting?   STEVE MASON   (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
SILANO		X	PRESENTED PROJECT

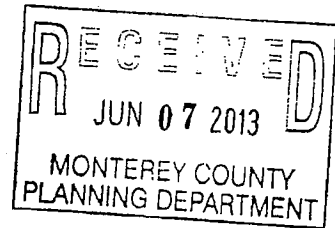


**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
NONE		

**ADDITIONAL LUAC COMMENTS**

NONE



**RECOMMENDATION :**

Motion by SLABO (LUAC Member's Name)

Second by GETREV (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: SLABO, GETREV, DENAR, LIETZKE (4)

NOES: ∅

ABSENT: CANEER, STUCK (2)

ABSTAIN: ∅