

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: August 29, 2013 Time: 1:40 p.m.	Agenda Item No.: 2
Project Description: Amendment (PLN130458) to delete a condition of approval (Condition No. 6) requiring a Conservation & Scenic Easement Deed from previously approved Combined Development Permit (PLN100550) which consists of: 1) a Coastal Development Permit for development within 750 feet of a known archeological resource; demolition of an existing 400 square foot greenhouse, demolition of 261 square feet of the residence and a 348 square foot porch roof; and construction of a 1,457 square foot first floor gallery and 536 square foot bedroom on the second floor, and 2) a Variance for coverage within the Pescadero Watershed; and Design Approval.	
Project Location: 1658 Crespi Lane, Pebble Beach	APN: 008-392-007-000
Planning File Number: PLN130458	Owner: Old Forest LLC Agent: Cynthia Spellacy
Planning Area: Del Monte Forest Land Use Plan	Flagged and staked: No
Zoning Designation: LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit, with Design Approval (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15301(Class 1) of the CEQA Guidelines	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Categorically Exempt the Amendment pursuant to Section 15301(Class 1) of the CEQA Guidelines; and
- 2) Approve the proposed Amendment to PLN100550 based on the findings and evidence contained in **Exhibit C** and subject to the amended conditions of approval.

PROJECT OVERVIEW:

This Amendment (PLN130458) would delete a condition of approval (Condition No. 6) requiring a Conservation & Scenic Easement Deed from previously approved Combined Development Permit (PLN100550) which allowed the demolition of an existing 400 square foot greenhouse, demolition of 261 square feet of the residence and a 348 square foot porch roof in order to allow the construction of a 1,457 square foot first floor gallery and 536 square foot bedroom on the second floor. Since the original archaeological reconnaissance in 1999, the area containing the midden that was to be protected by a Conservation and Scenic Easement has been extensively re-landscaped and the small mound of midden no longer exists. Therefore, the applicant has no way to comply with this condition and requests that the condition be removed. For more discussion see **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 Service District
California Coastal Commission

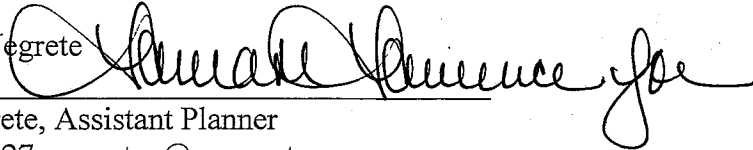
Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Water Resources Agency, Pebble Beach Community Service District, and Public Works have

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

The proposed Amendment was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review because the Amendment does not include any changes to the approved project (PLN100550). The approved project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) on February 3, 2011 and the LUAC recommended approval of the project on a 6-0 basis.

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

/S/ Valerie Negrete



Valerie Negrete, Assistant Planner
(831) 755-5227, negretev@co.monterey.ca.us
August 21, 2013

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; The Open Monterey Project; LandWatch, Delinda Robinson, Senior Planner; Laura Lawrence, Planning Services Manager; Valerie Negrete, Project Planner; Old Forest LLC, Owner, Owner; Cynthia Spellacy, Agent; Planning File PLN130458

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
• Amended Conditions of Approval
• Plans
Exhibit D Vicinity Map
Exhibit E Advisory Committee Minutes (LUAC) for PLN100550
Exhibit F Resolution 11-012 for PLN100550

This report was reviewed by Delinda Robinson, Senior Planner

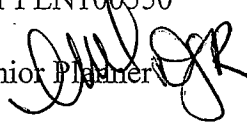


EXHIBIT A

Project Information for PLN130458

Application Name: Old Forest Investments Llc
Location: 1658 Crespi Ln, Pebble Beach
Applicable Plan: Del Monte Forest LUP
Advisory Committee: Del Monte Forest Advisory Committee
Permit Type: Permit Amendment
Environmental Status: Exempt
Zoning: LDR/1.5-D(CZ)

Primary APN: 008-392-007-000
Coastal Zone: Yes
Final Action Deadline (884): 9/14/2013
Land Use Designation: Residential - Density as indicated

Project Site Data:

Lot Size: 3.3
Existing Structures (sf): 10386
Proposed Structures (sf): 1993
Total Sq. Ft.: 12379

Coverage Allowed: 15%
Coverage Proposed: 6%
Height Allowed: 30'
Height Proposed: 17'
FAR Allowed: 17.5%
FAR Proposed: 7.6%

Special Setbacks on Parcel:

Resource Zones and Reports:

Seismic Hazard Zone: UNDETERMINED
Erosion Hazard Zone: Moderate
Fire Hazard Zone: Very High
Flood Hazard Zone: X (unshaded)
Archaeological Sensitivity: high
Visual Sensitivity: Sensitive

Soils Report #: LIB100496
Biological Report #: NA
Forest Management Rpt. #: NA
Geologic Report #: LIB100496
Archaeological Report #: LIB130226
Traffic Report #: NA

Other Information:

Water Source: Public
Water Purveyor: Cal Am
Fire District: Pebble Beach CSD
Tree Removal: None

Grading (cubic yds.): 0
Sewage Disposal (method): Public
Sewer District Name: PBCSD

EXHIBIT B DISCUSSION

The subject property is a 3.41 acre parcel (Assessor's Parcel Number 008-392-007-000) located at 1658 Crespi Lane, less than one mile east of Stillwater Cove, Pebble Beach. The property is located immediately north of 17-Mile Drive.

The site is located within 750 feet of a known archaeological resource. As part of the application submitted for the previously approved project (PLN100550), the applicant submitted a Preliminary Archaeological Reconnaissance dated February 2, 1999 (LIB100497) that had been prepared for a previous owner and Archaeological letter reports based on the previous reconnaissance dated December 27, 2010 and June 2, 2010 (LIB100499). The letter from the archeologist Mary Doane dated December 27, 2010 stated that "a small area of midden soil, probably imported" was noted in the southeastern portion of the property. Planning File No. PLN100550 was conditioned (Condition No. 6) to require a Conservation and Scenic Easement to assure protection of this area (See **Exhibit F**). There was no evidence from any of the submitted reports that any significant resource was located within the immediate project area with the exception of this mound of midden located in the garden. Although the archaeologist noted that the midden soil was "probably imported to create an elevated practice green", the project was conditioned to place this area in a Conservation and Scenic Easement so as not to further disturb it.

Previous Approval of PLN100525

On March 10, 2011, the Zoning Administrator approved the project subject to a condition of approval requiring that the area identified as containing midden soils be placed in a Conservation and Scenic Easement (Condition No. 6) to assure no disturbance to the potential resource. As explained in the Project Overview, this Amendment (PLN130458) would delete the condition of approval requiring a Conservation and Scenic Easement.

A construction permit for the project was issued on July 8, 2011 and construction has been ongoing since that date, therefore PLN100525 is vested. All of the conditions of approval for PLN100525 that were required to be satisfied prior to the issuance of building permits have been satisfied. Conditions of approval that have not yet been cleared and the required compliance actions include:

Condition No. 4 (Exterior Lighting) – Submit Verification that exterior lighting has been installed in accordance with the approved plan.

Condition No. 5 (Geotechnical Certification) – Submit certification by geotechnical consultant showing the project's compliance with the geotechnical report.

Condition No. 6 (Conservation and Scenic Easement Deed) – Condition being deleted.

Condition No. 7 (Construction Management Plan) – Ongoing throughout construction phases.

Conditions No. 9 and 10 (Fire Department Conditions) – Schedule fire department clearance inspection prior to final building inspection.

A new Permit Approval Notice is required to be recorded (Condition No. 2) to reflect the revised resolution and conditions of approval.

One new condition (New Condition No. 6) has been incorporated to require an Indemnification Agreement for the project. This is a standard condition of approval for all projects.

Request to Delete Condition No.6 (Archaeological Resource)

The applicant submitted a draft Conservation and Scenic Easement for review on May 3, 2011. In January 2013, the applicant had the archaeologist visit the site to “attempt to relocate and assess the significance” of the midden. The applicant submitted a letter from archaeologist Gary Breschini dated January 31, 2013 (LIB130226) stating the site had been extensively re-landscaped since the 1999 reconnaissance and that no surface evidence of the small mound of shell midden was found during an intensive reconnaissance of the area on January 29, 2013. Breschini further stated that the “current lack of any trace of midden would support the idea that the midden was originally imported and not a primary deposit.” In the time since the original reconnaissance in 1999, the midden was disturbed or removed and there is no longer a resource to place in Conservation and Scenic Easement. The applicant immediately requested that this condition be deleted. Staff has reviewed the materials submitted and concluded that there is no way to locate the midden that is no longer there. Based on the fact the midden is now gone, staff agrees that the condition should be removed.

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:

Old Forest LLC (PLN130458)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the Amendment Categorically Exempt pursuant to Section 15301(Class 1) of the CEQA Guidelines; and
- 2) Approving the proposed Amendment (PLN130458) to delete a condition of approval (Condition No. 6) requiring a Conservation & Scenic Easement deed from previously approved Combined Development Permit PLN100550 which consists of: 1) a Coastal Development Permit for development within 750 feet of a known archeological resource; demolition of an existing 400 square foot greenhouse, demolition of 261 square feet of the residence and a 348 square foot porch roof; and construction of a 1,457 square foot first floor gallery and 536 square foot bedroom on the second floor, and 2) a Variance for coverage within the Pescadero Watershed; and Design Approval.

[PLN130458, Old Forest LLC., 1658 Crespi Lane, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-392-007-000)]

The Old Forest LLC application (PLN130458) came on for public hearing before the Monterey County Zoning Administrator on August 29, 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:** The County has received and processed an amendment to PLN100550.
EVIDENCE:
 - a) An application for an Amendment was submitted on June 17, 2013.
 - b) The property is located at 1658 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-392-007-000, Del Monte Land Use Plan. The parcel is zoned LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit, with Design Approval (Coastal Zone)], which allows additions to single family dwellings. The project consists of: demolition of an

- existing 400 square foot greenhouse, demolition of 261 square feet of the residence and a 348 square foot porch roof; and construction of a 1,457 square foot first floor gallery and 536 square foot bedroom on the second floor. Therefore, the project is an allowed land use for this site.
- c) On March 11, 2011, the Zoning Administrator approved (PLN100550) in Resolution No. 11-012 for a Combined Development Permit consisting of: 1) a Coastal Development Permit for development within 750 feet of a known archeological resource; demolition of an existing 400 square foot greenhouse, demolition of 261 square feet of the residence and a 348 square foot porch roof; and construction of a 1,457 square foot first floor gallery and 536 square foot bedroom on the second floor, and 2) a Variance for coverage within the Pescadero Watershed; and Design Approval.
 - d) A construction permit for the project was issued on July 8, 2011 and construction has been ongoing since that date, therefore PLN100525 is vested. All of the conditions of approval for PLN100525 that were required to be satisfied prior to the issuance of building permits have been satisfied. Conditions of approval that have not yet been cleared and the outstanding compliance actions include:
 - Condition No. 4 (Exterior Lighting) – Submit Verification that exterior lighting has been installed in accordance with the approved plan.
 - Condition No. 5 (Geotechnical Certification) – Submit certification by geotechnical consultant showing the project's compliance with the geotechnical report.
 - Condition No. 6 (Conservation and Scenic Easement Deed) – Condition to be deleted.
 - Condition No. 7 (Construction Management Plan) – Ongoing throughout construction phases.
 - Conditions No. 9 and 10 (Fire Department Conditions) – Schedule fire department clearance inspection prior to final building inspection.
 - e) A new Permit Approval Notice is required to be recorded (Condition No. 2) to reflect the revised resolution and conditions of approval. One new condition (New Condition No. 6) has been incorporated to require an Indemnification Agreement for the project. This is a standard condition of approval for all projects.
 - f) The proposed project is an Amendment to previously approved PLN100550 to remove Condition No. 6 which requires a Conservation and Scenic Easement deed. This modification shall be in addition to the previously applied findings, evidence and conditions of the Combined Development Permit (PLN100550).
 - g) All applicable conditions of approval from PLN100550 have been carried forward to permit PLN130458. The deletion of Condition No. 6 has been incorporated into the attached Conditions of Approval.
 - h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed Amendment found in Project Files PLN130458 and PLN100550.

2. **FINDING:** The project as proposed is consistent with the previously approved permit pursuant to Monterey County Code Section 20.70.105.A and does not

cause impacts not already assessed in original permit action. As approved and amended, permit number PLN130458 will become and be referred to as the approved permit.

- a) The proposed project is an Amendment to previously approved Combined Development Permit (PLN130458) to remove Condition No. 6, which requires a Conservation and Scenic Easement deed for archaeological resources.
- b) The subject property is listed high for archeological sensitivity and located within 750 feet of a known archaeological resource. The applicant submitted a Preliminary Archaeological Reconnaissance dated February 2, 1999 (LIB100497) and Archaeological letter reports based on the previous reconnaissance dated December 27, 2010 and June 2, 2010 (LIB100499) in accordance with the regulations of the Del Monte Forest Implementation Plan. The last archaeological report concluded that although there is a recorded site less than 1 kilometer to the west of the project parcel, there were no significant resources within the project area. The letter report dated December 27, 2010 stated that "a small area of midden soil, probably imported" was noted to the southeastern portion of the property. Although the midden was not considered significant, a condition of approval to place the identified area of the property in a Conservation and Scenic Easement to assure no further disturbance would take place was imposed on the project.
- c) The applicant submitted a letter from archaeologist Gary Breschini dated January 31, 2013 (LIB130226) stating the site had been extensively re-landscaped since the 1999 reconnaissance and that no surface evidence of the small mound of shell midden was found during an intensive reconnaissance of the area on January 29, 2013. Breschini further stated that the "current lack of any trace of midden would support the idea that the midden was originally imported and not a primary deposit." In the time since the original reconnaissance in 1999, the midden was disturbed or removed and there is no longer a resource to place in Conservation and Scenic Easement. There is no way to re-create the midden that is no longer there and no remedy to impose in order to relocate the mound that was to be protected by the Scenic and Conservation easement. Given the facts of this case, removal of the condition is appropriate.
- d) The proposed Amendment is consistent with the Findings, Evidence and Conditions of Approval contained in Zoning Administrator Resolution No. 11-012 dated March 11, 2011. All of the other conditions of approval contained in Resolution No. 11-012 are carried forward with this Amendment.
- e) The project planner conducted site inspections on November 5, 2010 and August 1, 2013 to verify that the project conforms to the plans listed above and is consistent with the Conditions of Approval. Staff has found that the project so far has been developed consistent with those conditions.
- f) The proposed Amendment was not referred to the Del Monte Forest Advisory Committee (LUAC) for review because the Amendment does not include any changes to the approved project.
- g) 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 PLN130458.

3. **FINDING:** The Amendment does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162. The original CEQA action on the project was categorically exempt per Section 15301(e) of the CEQA Guidelines.
- EVIDENCE:**
- a) The original project was exempt and the Amendment is also exempt. No new information of substantial importance has been submitted.
 - b) California Environmental Quality Act (CEQA) Guidelines Section 15301(e) categorically exempts additions to single family dwellings. The project consists of a remodel that results in additions to an existing single family dwelling, therefore the project is exempt.
 - c) The project planner conducted site inspections on November 5, 2010 and August 1, 2013 to verify that the project conforms to the plans listed above and is consistent with the Conditions of Approval.
 - 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 PLN130458.
4. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance allows an appeal 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) Section 20.86.080 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the subject property is located between the sea and the first through public road and the project involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Categorically Exempt the Amendment pursuant to Section 15301 (Class 1) of the CEQA Guidelines; and
2. Approve the proposed Amendment (PLN130458) to delete a condition of approval (Condition No. 6) requiring a Conservation & Scenic Easement deed from previously approved Combined Development Permit PLN100550 which consists of: 1) a Coastal Development Permit for development within 750 feet of a known archeological resource; demolition of an existing 400 square foot greenhouse, demolition of 261 square feet of the residence and a 348 square foot porch roof; and construction of a 1,457 square foot first floor gallery and 536 square foot bedroom on the second floor, and 2) a Variance for coverage within

the Pescadero Watershed; and Design Approval, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference

PASSED AND ADOPTED this 29th day of August, 2013.

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

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

Monterey County Planning Department

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130458

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Permit is an Amendment (PLN130458) to delete a condition of approval (Condition #6) requiring a Conservation & Scenic Easement deed from previously approved Combined Development Permit PLN100550 which consists of: 1) a Coastal Development Permit for development within 750 feet of a known archeological resource; demolition of an existing 400 square foot greenhouse, demolition of 261 square feet of the residence and a 348 square foot porch roof; and construction of a 1,457 square foot first floor gallery and 536 square foot bedroom on the second floor, and 2) a Variance for coverage within the Pescadero Watershed; and Design Approval. The property is located at 1658 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-392-007-000), Del Monte Area Plan/Land Use Plan. This 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 RMA - Planning. 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)

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:
"An Amendment (PLN130458) to Combined Development Permit, PLN100550, was approved by the Zoning Administrator on August 31, 2013 for Assessor's Parcel Number 008-392-007-000. The permit amendment was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

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.

3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and RMA - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(RMA - Planning)

Compliance or Monitoring Action to be Performed:

Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist to the Director of RMA-Planning for approval.

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, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

4. 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.

5. PD009 - GEOTECHNICAL CERTIFICATION

Responsible Department: Planning Department

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

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

6. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

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

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

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

7. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: PW0044 - CONSTRUCTION MANAGEMENT PLAN
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. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to issuance of the Grading permit or building permit
On-going through construction phases

Applicant shall prepare a CMP and shall submit the CMP to the RMA -Planning Department and the Department of Public Works for review and approval.

The approved measure shall be implemented during the construction/grading phase of the project

8. WR43 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation WR43 - WATER AVAILABILITY CERTIFICATION

Monitoring Measure: The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Prior to issuance of any building permits

Monitoring

Action to be Performed: Submit the Water Release Form to the Water Resources Agency for review and approval.

9. FIRRE008 - GATES

Responsible Department: Fire

Condition/Mitigation FIRRE008 - GATES

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. Responsible Land Use Department: Pebble Beach Community Service District

Compliance or Prior to issuance of grading and/or building permits

Monitoring

Action to be Performed: Prior to final building inspection

Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.

Applicant shall schedule fire dept. clearance inspection

10. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Monitoring Measure: Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). Limb trees 6 feet up from ground. Remove limbs 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 Service District

Compliance or Prior to issuance of grading and/or building permits.

Monitoring

Action to be Performed: Prior to final building inspection

Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans

Applicant shall schedule fire dept. clearance inspection

NOTES

PROJECT LOCATION: 148 CRESPI LANE, PEBBLE BEACH, CALIFORNIA 93955
 PROJECT NO.: 06-11-07-000
 DATE: 11/20/06
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

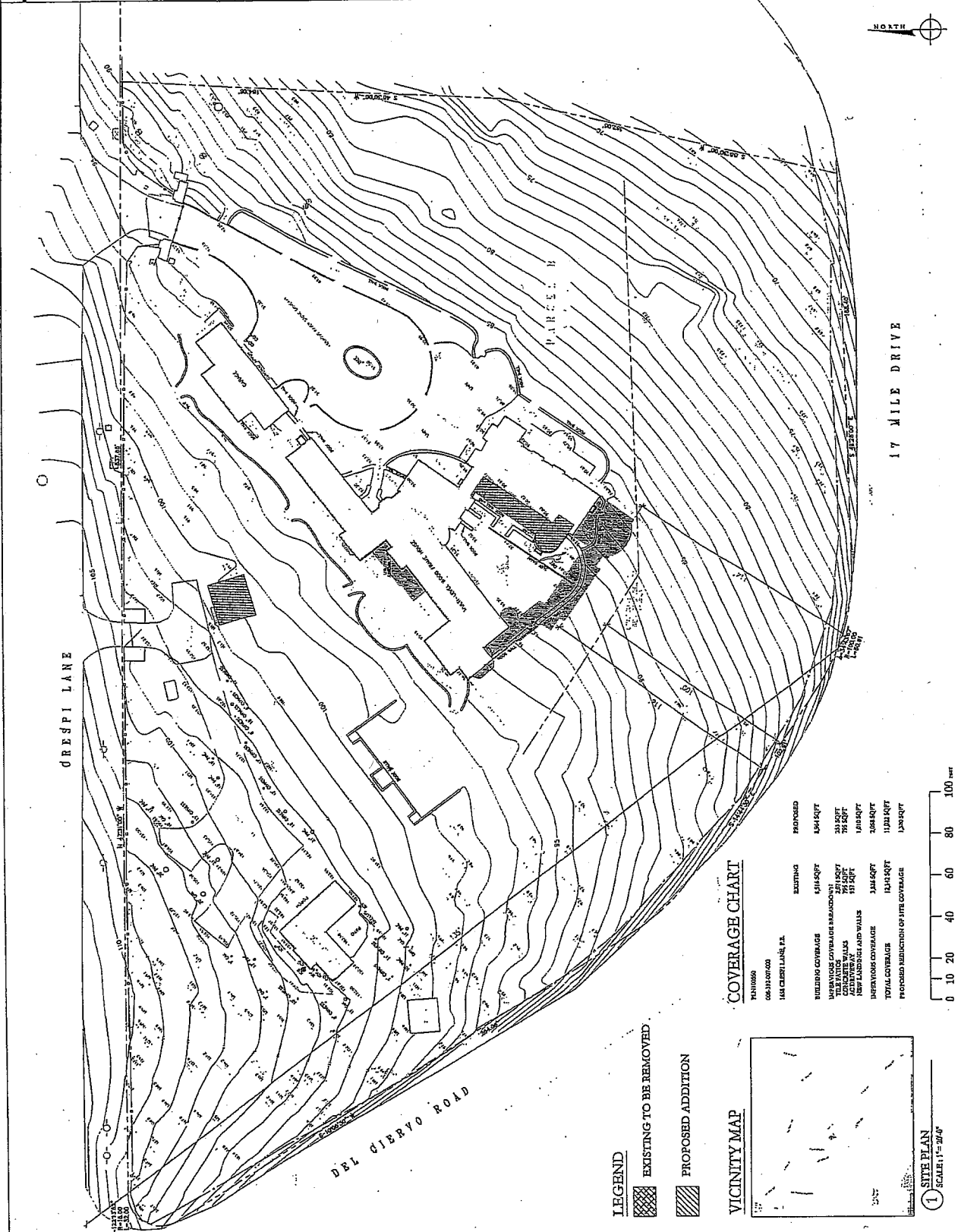
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PEBBLE BEACH ZONING ORDINANCES AND THE CALIFORNIA BUILDING CODES.
 2. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING GRADIENT AND TO PROTECT THE STABILITY OF THE SLOPE.
 3. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND TO PREVENT ANY ADVERSE EFFECTS ON THE SURROUNDING AREAS.
 4. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING VEGETATION AND TO PROTECT THE ENVIRONMENT.
 5. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING UTILITIES AND TO PROTECT THE PUBLIC SAFETY.
 6. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING ACCESS AND TO PROTECT THE PUBLIC SAFETY.
 7. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING CURBS AND TO PROTECT THE PUBLIC SAFETY.
 8. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING DRIVEWAYS AND TO PROTECT THE PUBLIC SAFETY.
 9. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING SIDEWALKS AND TO PROTECT THE PUBLIC SAFETY.
 10. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING STAIRS AND TO PROTECT THE PUBLIC SAFETY.
 11. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING RAMPWAYS AND TO PROTECT THE PUBLIC SAFETY.
 12. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING FENCES AND TO PROTECT THE PUBLIC SAFETY.
 13. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING SIGNAGE AND TO PROTECT THE PUBLIC SAFETY.
 14. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING LIGHTING AND TO PROTECT THE PUBLIC SAFETY.
 15. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING UTILITIES AND TO PROTECT THE PUBLIC SAFETY.
 16. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING ACCESS AND TO PROTECT THE PUBLIC SAFETY.
 17. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING CURBS AND TO PROTECT THE PUBLIC SAFETY.
 18. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING DRIVEWAYS AND TO PROTECT THE PUBLIC SAFETY.
 19. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING SIDEWALKS AND TO PROTECT THE PUBLIC SAFETY.
 20. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING STAIRS AND TO PROTECT THE PUBLIC SAFETY.
 21. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING RAMPWAYS AND TO PROTECT THE PUBLIC SAFETY.
 22. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING FENCES AND TO PROTECT THE PUBLIC SAFETY.
 23. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING SIGNAGE AND TO PROTECT THE PUBLIC SAFETY.
 24. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING LIGHTING AND TO PROTECT THE PUBLIC SAFETY.
 25. THE PROPOSED IMPROVEMENTS SHALL BE DESIGNED TO MAINTAIN THE EXISTING UTILITIES AND TO PROTECT THE PUBLIC SAFETY.

MOLYNEUX
 ARCHITECTS

148 CRESPI LANE, PEBBLE BEACH, CA 93955
 TEL: (408) 318-1100
 FAX: (408) 318-1101
 WWW: MOLYNEUXARCHITECTS.COM

PEBBLE BEACH
 PROJECT NO.: 06-11-07-000
 DATE: 11/20/06
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

SITE PLAN



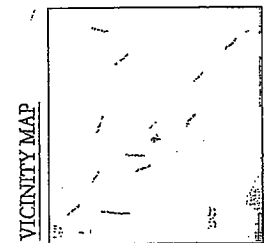
LEGEND

EXISTING TO BE REMOVED

PROPOSED ADDITION

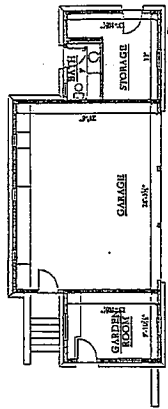
COVERAGE CHART

EXISTING	PROPOSED
BUILDING COVERAGE	4,514 SQFT
IMPROVEMENT COVERAGE	1,324 SQFT
TOTAL COVERAGE	5,838 SQFT
PROPOSED REDUCTION OF SITE COVERAGE	1,324 SQFT

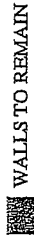


SITE PLAN
 SCALE: 1" = 50'

NOTES



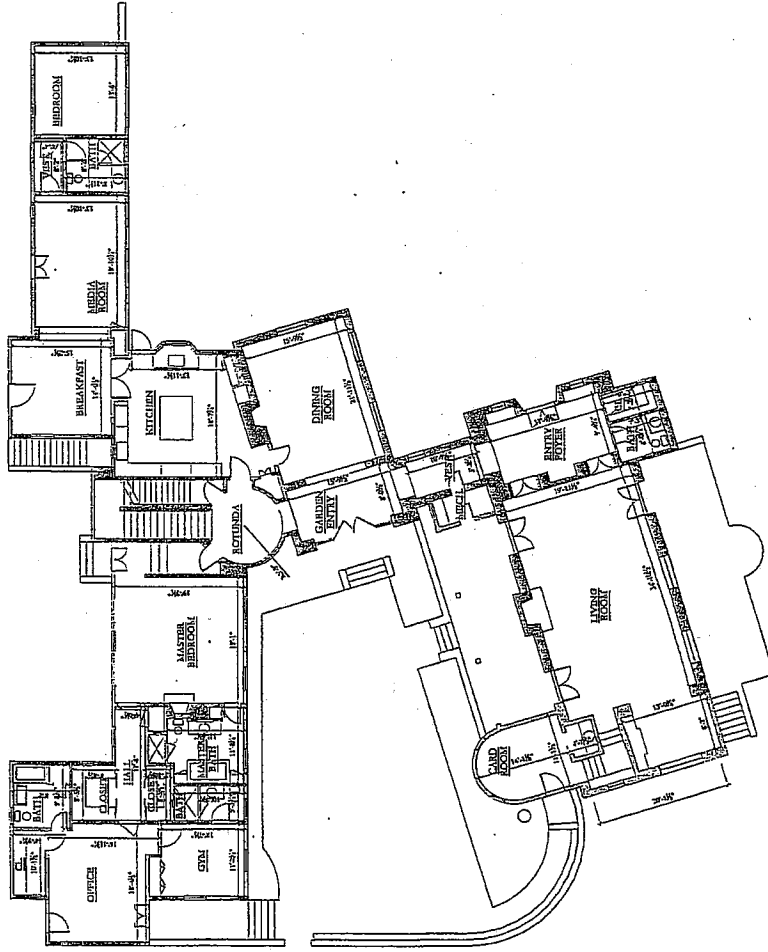
LEGEND



WALLS TO REMAIN



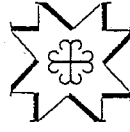
WALLS TO BE REMOVED



1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

Project No.	1000
Sheet No.	1
Revision	
Date	

MOYNEUX
 ARCHITECTS
 1000 BROADWAY, SUITE 1000
 NEW YORK, N.Y. 10018



Project No. 1000
 Date 12/15/10

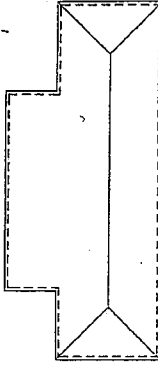
PEBBLE BEACH

Project No. 1000
 Date 12/15/10

**EXISTING
 FIRST FLOOR PLAN**

Sheet No. 1
 Project No. A100.1

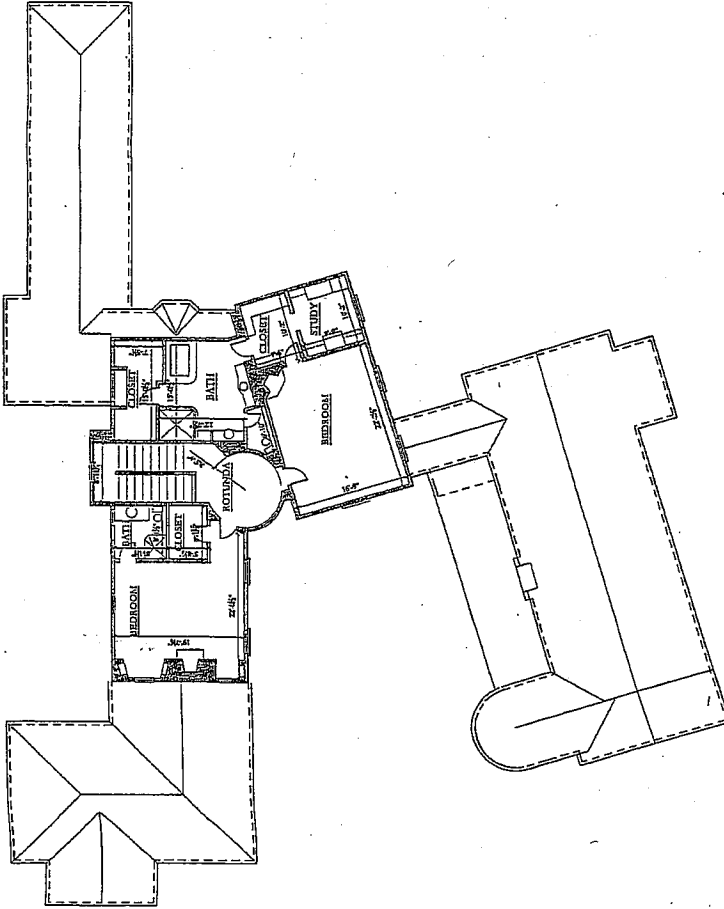
NOTES



LEGEND

WALLS TO REMAIN

WALLS TO BE REMOVED

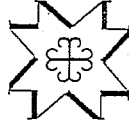


1 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



No.	Revisions	Date	By	Check

MOLYNEUX
ARCHITECTS INC. 1000 10th St. SE
Nashville, TN 37203



Project No. 100010101
Date: 08/01/01
Scale: 1/8" = 1'-0"

PEBBLE BEACH

Drawn By: [Blank]
Checked By: [Blank]

Project No. 100010101
Date: 08/01/01
Scale: 1/8" = 1'-0"

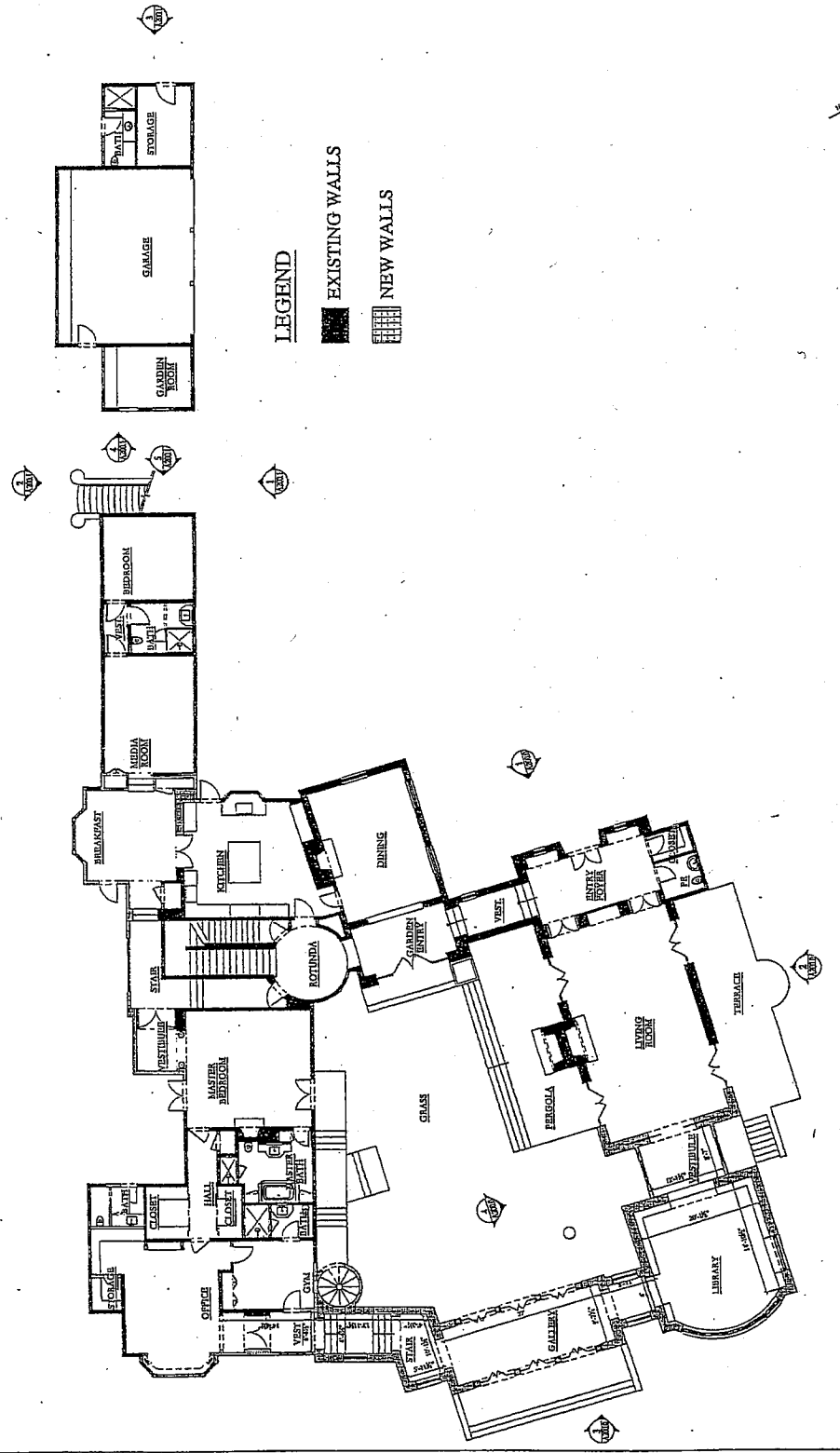
EXISTING SECOND FLOOR PLAN

Sheet No. 1
A100.2

NOTES

Project No. 2008
 Date: 04/10/2010
 Project Name: PROPOSED FIRST FLOOR PLAN
 Location: PEBBLE BEACH
 Client: MARYNEUX
 Architect: MARYNEUX ARCHITECTS
 10000 S. BAYVIEW BLVD., SUITE 200, SAN DIEGO, CA 92121
 Phone: (619) 551-1100
 Fax: (619) 551-1101
 Website: www.maryneux.com

Sheet No.	1	Project No.	A102.1
Scale		Client	MARYNEUX
Revision		Architect	MARYNEUX ARCHITECTS
		Location	PEBBLE BEACH



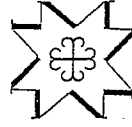
LEGEND
 [Solid Line] EXISTING WALLS
 [Dashed Line] NEW WALLS

1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

NOTES

Project No.	
Client	
Address	
City	
State	
Zip	
Scale	
Date	
Drawn By	
Checked By	
Approved By	

MOLYNEUX
PROFESSIONAL ARCHITECTS, INC.



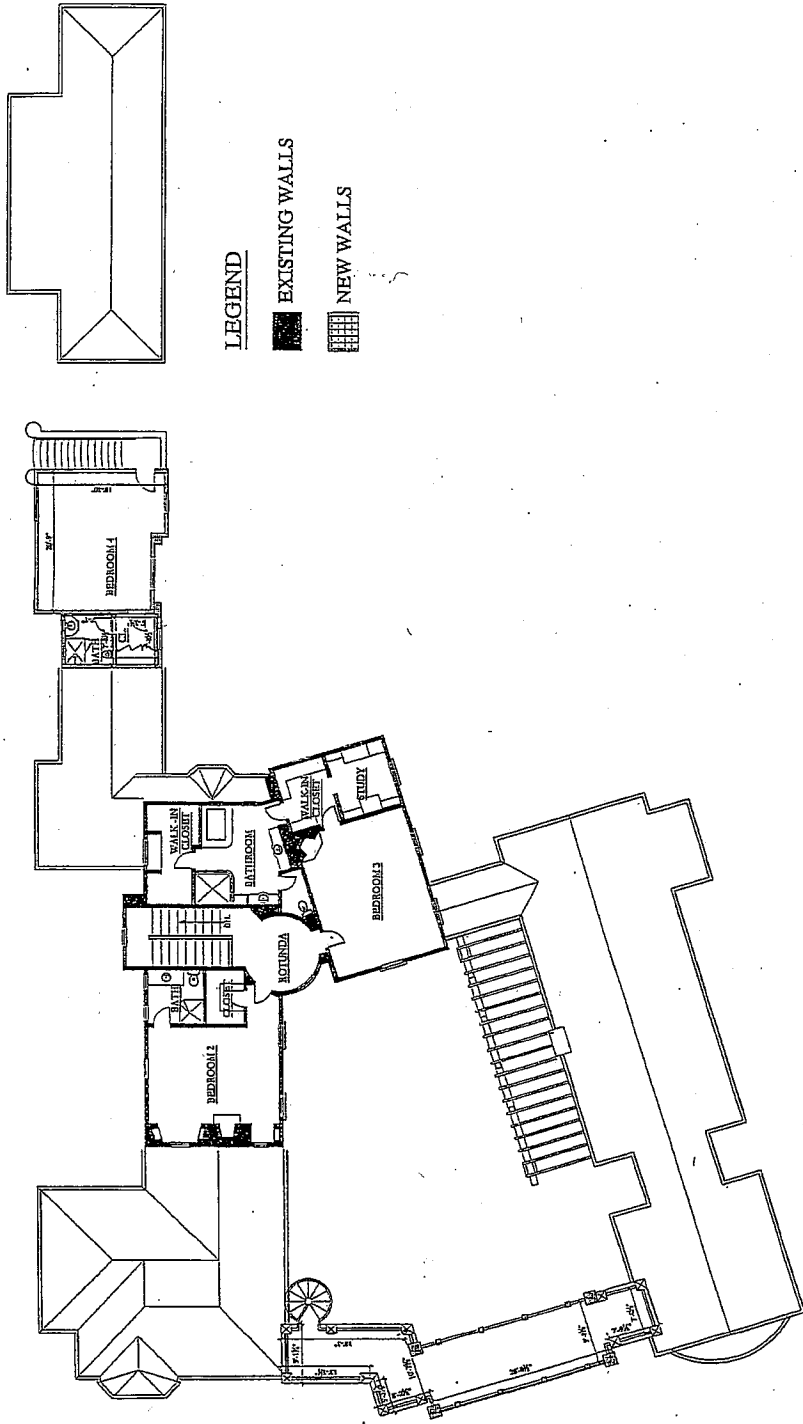
1000 N. 10th St. Suite 100
Tampa, FL 33604
Phone: 813.288.1111
Fax: 813.288.1112
www.molynux.com

PEBBLE BEACH

Project No.	2
Client	AS/10/03
Address	1000 N. 10th St., Suite 100
City	Tampa, FL
State	FL
Zip	33604

**PROPOSED
SECOND FLOOR PLAN**

Scale	1/4" = 1'-0"
Sheet No.	2
Project No.	A102.2



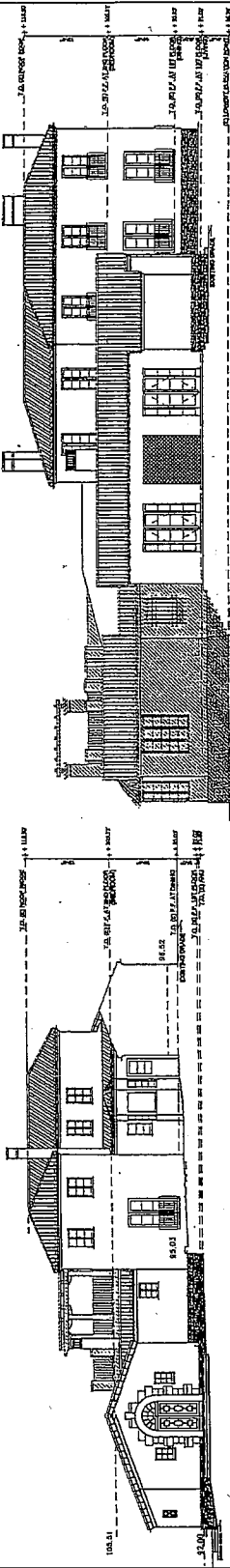
LEGEND

EXISTING WALLS

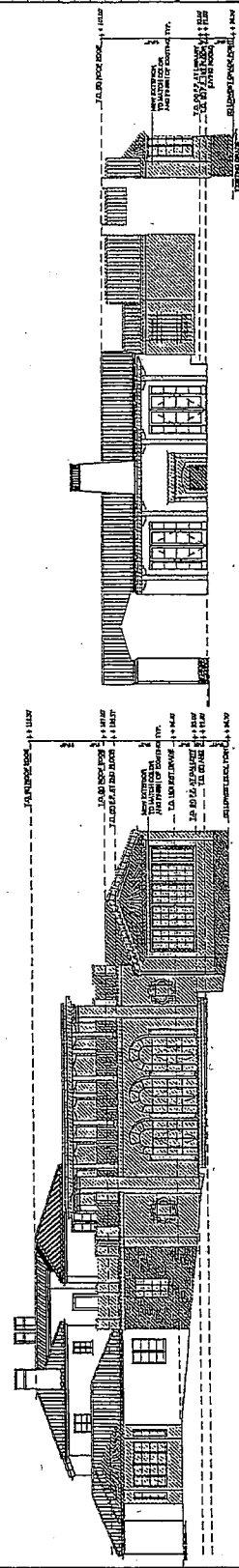
NEW WALLS

1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

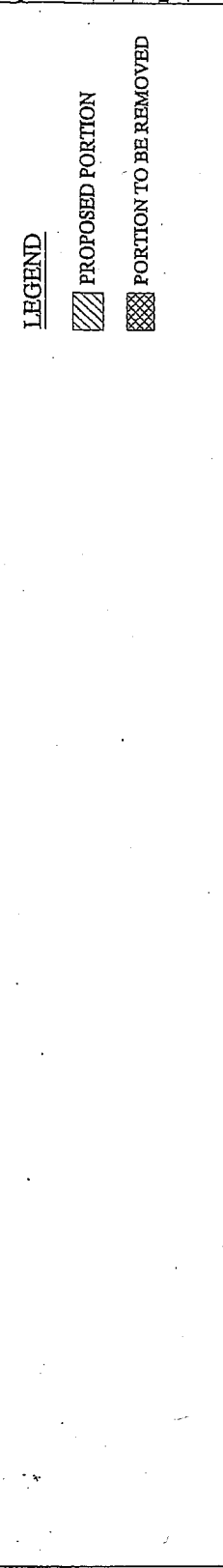
NOTES



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



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND

- PROPOSED PORTION
- PORTION TO BE REMOVED

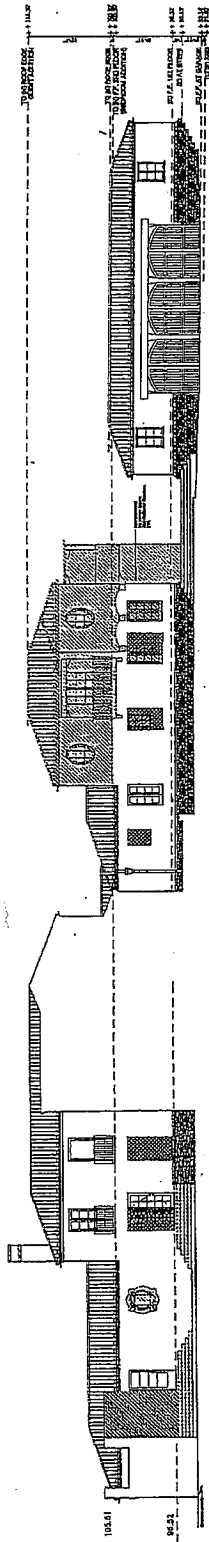
MOLYNEUX ARCHITECTURE AND INTERIOR DESIGN, INC.

PEBBLE BEACH

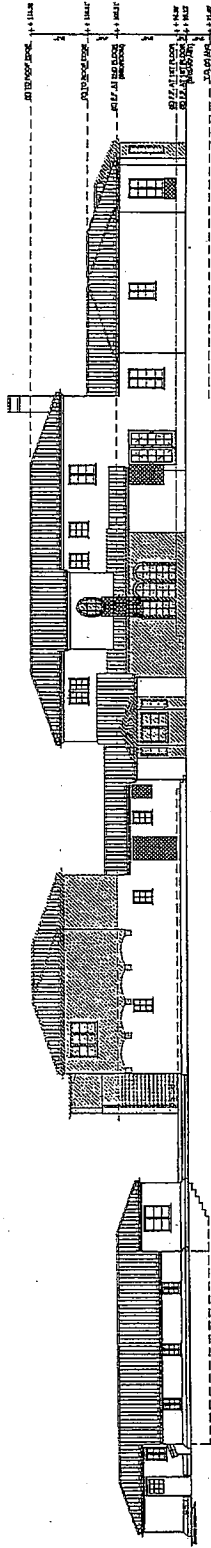
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A200.0

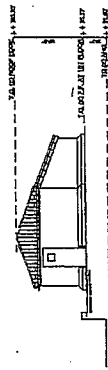
NOTES



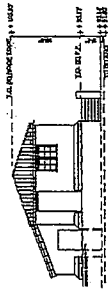
1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



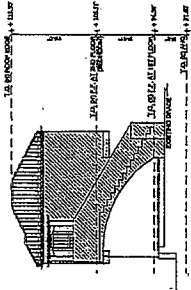
2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



5 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND

PROPOSED PORTION

PORTION TO BE REMOVED

MOLYNEUX
REGISTERED PROFESSIONAL ARCHITECT



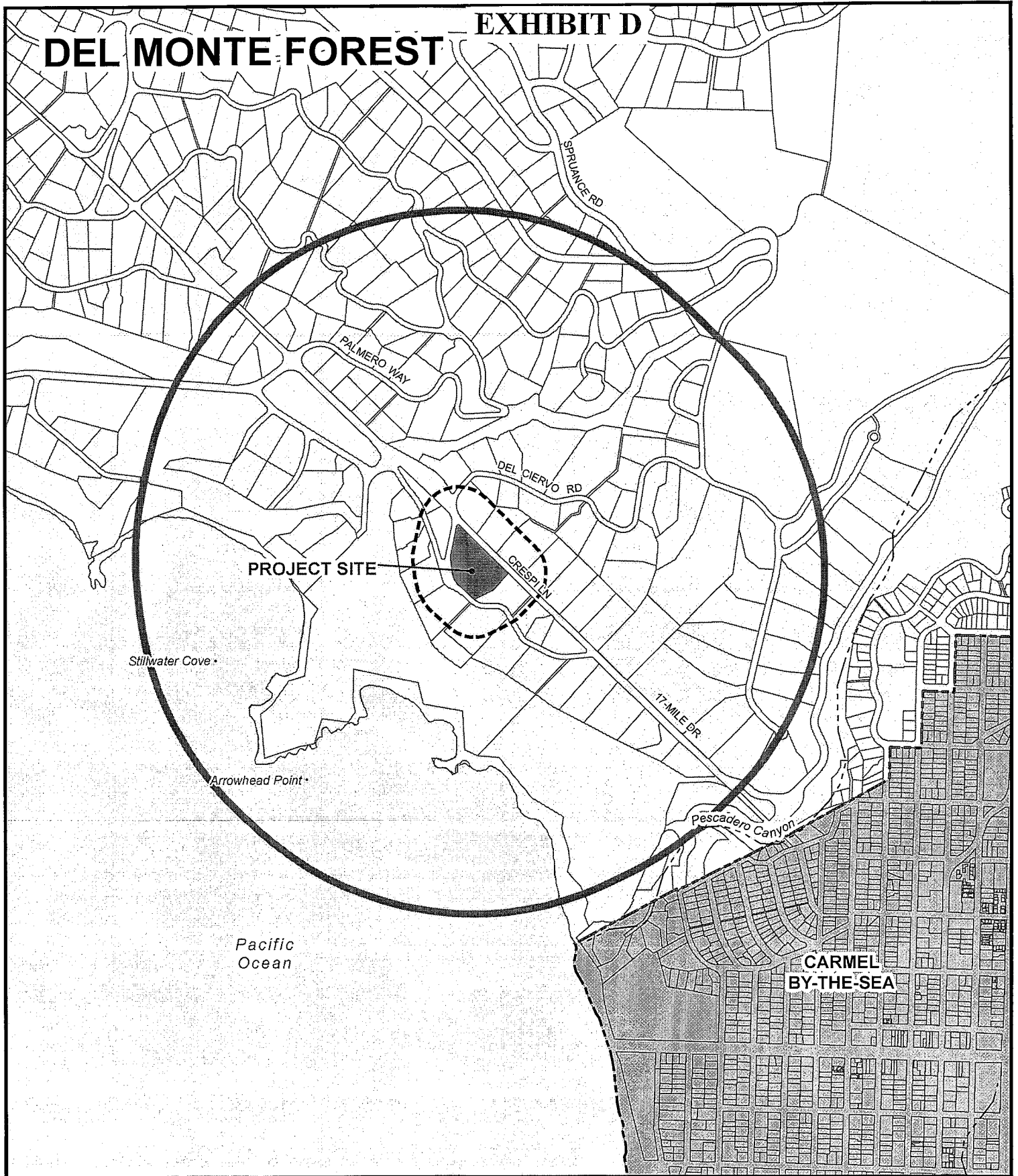
PEBBLE BEACH
PROJECT NO. 2017-001
DATE: 08/14/2017

PROJECT NO. 2017-001
DATE: 08/14/2017

EXTERIOR ELEVATIONS

1
A200.1

DEL MONTE FOREST EXHIBIT D



APPLICANT: OLD FOREST INVESTMENTS LLC

APN: 008-392-007-000

FILE # PLN130458

 2500' Limit  300' Limit  Water  City Limits

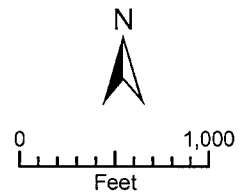


EXHIBIT E

FILE COPY
PLN102550

MINUTES

**Del Monte Forest Land Use Advisory Committee
Thursday, February 3, 2011**

1. Meeting called to order by Dewar at 3:04 pm

2. Roll Call

Members Present: Sandy Getrau, Kimberly Caneer, Sandi Verbanec, Lori Lietzko
June Stock, Rod Dewar

Members Absent: William Connors

County Representative: Liz Gonzales

3. Approval of Minutes:

A. January 6, 2011 minutes

Motion: Getrau (LUAC Member's Name)

Second: Verbanec (LUAC Member's Name)

Ayes: Getrau, Caneer, Verbanec, Lietzko, Stock, Dewar

Noes: φ

Absent: Connors

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) Election of Officers:

LUAC member nominated for Chairperson: Rod L. Dewar

Motion: Getreu (LUAC Member's Name)

Second: Verbanec (LUAC Member's Name)

Ayes: Getreu, Dewar, Caneer, Verbanec, Lietzke, Stock

Noes: None

Absent: Connors

Abstain: None

LUAC member nominated for Secretary: Lori Lietzke

Motion: Getreu (LUAC Member's Name)

Second: Verbanec (LUAC Member's Name)

Ayes: Getreu, Dewar, Caneer, Verbanec, Lietzke, Stock

Noes: None

Absent: Connors

Abstain: None

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

C) Announcements

None

7. Meeting Adjourned: 3:34 pm

Minutes taken by: Lietzke

Minutes received via email February 4, 2011

Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: Del Monte Forest

Please submit your recommendations for this application by: February 3, 2011

Project Title: OLD FOREST INVESTMENTS LLC A DELAWARE LLC

File Number: PLN100550

File Type: ZA

Planner: NEGRETE

Location: 1658 CRESPI LN PEBBLE BEACH

Project Description:

Combined Development Permit consisting of a: 1) Coastal Administrative Permit for an addition that is more than 10% of the internal floor area; and 2) a Coastal Development Permit for the development within 750 feet of a known archeological resource; and 3) a Variance for coverage for Pescadero Watershed for the demolition of an existing 400 square foot green house, demolition of a 261 square foot of the residence, and 348 square foot roof porch to construct a 1,457 square foot first floor (gallery) and 536 square foot (bedroom) on second floor and Design Approval. The property is located at 1658 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-392-007-000), Del Monte Forest Land Use Plan.

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

David Stoker, Cynthia Spelacy.

Was a County Staff/Representative present at meeting? Liz Gonzalez (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>David Stoker</i>		<i>x</i>	<i>Presented project.</i>

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

RECOMMENDATION :

Motion by Stock (LUAC Member's Name)

Second by Gebrew (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Gebrew, Dewar, Caneer, Verbaner, Lietke, Stock

NOES: None

ABSENT: Connors

ABSTAIN: None

EXHIBIT F

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

In the matter of the application of:

Old Forest LLC (PLN100550)

RESOLUTION NO. 11-012

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically Exempt PLN100550 per CEQA Guidelines Sections 15301(e) and 15303(a); and
- 2) Approving a Combined Development Permit consisting of: 1) a Coastal Development Permit for development within 750 feet of a known archeological resource; demolition of an existing 400 square foot greenhouse, demolition of 261 square feet of the residence and a 348 square foot porch roof; and construction of a 1,457 square foot first floor gallery and 536 square foot bedroom on the second floor, and 2) a Variance for coverage within the Pescadero Watershed; and Design Approval.

(PLN100550, Old Forest LLC, 1658 Crespi Lane, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-392-007-000))

The Old Forest LLC application (PLN100550) came on for public hearing before the Monterey County Zoning Administrator on March 10, 2011. 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 Monterey County General Plan,
 - the Del Monte Forest Land Use Plan,
 - the Del Monte Forest Coastal Implementation Plan, Part 4,
 - 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 1658 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-392-007-000, 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 Approval (Coastal Zone)], which allows additions to single family dwellings. Therefore, the project is an allowed land use for this site.
c) The subject property is located within a Design Control district, which

provides regulation of the location, size, configuration, materials, and colors of structures and fences. In addition, Section 20.147.070.C.2 of the Del Monte Forest Coastal Implementation Plan requires structures to be subordinate to and blend into the environment. The proposed materials and colors include: cement plaster beige/peach for the body; cast stone trim in "sandstone" (cream); wood framed windows in "white dove" (off-white); and terracotta colored roof tiles to match the existing single family dwelling; consistent with the requirements of the Del Monte Forest Coastal Implementation Plan.

- d) Based on resource information contained within the Monterey County Geographic Information System, the subject property is listed high for archeological sensitivity and located within 750 feet of a known archaeological resource. Therefore, pursuant to Section 20.147.080.A.1 of the Del Monte Forest Coastal Implementation Plan, a Coastal Development Permit is required for the proposed project. An archaeological report was prepared for the proposed project and the applicant has submitted the report as part of the application. See Finding No. 2, Evidence e) for further discussion.
- e) The subject property is located within the Pescadero watershed, which drains into the Carmel Bay Area of Special Biological Significance. To insure that the water quality draining into this area is maintained, Section 20.147.030.A.1.b of the Del Monte Forest Coastal Implementation Plan requires that the maximum structural coverage be limited to 5,000 square feet and the maximum impervious surface coverage limited to 4,000 square feet. The existing structures and impervious surface on the subject property currently exceeds the maximum allowed. The applicant requests to create a greater amount of structural coverage and reduce the amount of impervious surface, for an overall reduction of total surface area. However, the resulting amount is in excess of the amount allowed. Therefore, the applicant requests a Variance to the Pescadero watershed limitations. See Finding Nos. 8, 9, and 10 for further discussion.
- f) Because the proposed project includes a Design Approval subject to the review of the Zoning Administrator, it is subject to the requirements contained in the Board of Supervisor's Resolution No. 08-338. Therefore, the project was referred to the February 3, 2011 Del Monte Forest Land Use Advisory Committee (LUAC) meeting. The LUAC supported the project as proposed with a vote of 6 to 0, with one member absent. No concerns were raised at the LUAC meeting.
- g) The project planner conducted a site inspection on November 5, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100550.

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

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

Community Services District, Public Works, Environmental Health, Water Resources Agency and the 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, Soil, permeability of the proposed ground surfaces and Historic Resources. Pursuant to the Policies of the Del Monte Forest Land Use Plan, an archaeological report, geotechnical report, and proof of permeability were required to be submitted by the applicant. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
- *"Permeable Pavers for Jordan Residence" (LIB100496) prepared by Soil Surveys Inc, Salinas, Ca, dated December 1, 2005;*
 - *"Geotechnical Investigation" (LIB100500) prepared by Soil Surveys Inc, Salinas, Ca, dated September 23, 2010);*
 - *"Archeological Report for 008-392-007-000, Jordan Residence" (LIB100499) prepared by Archeological Consulting, Salinas, Ca, dated June 2, 2010);*
 - *"Preliminary Archeological Report of 008-392-001-000" (LIB100497) prepared by Archeological Consulting, Salinas, Ca, dated February 2, 1999);*
 - *"Letter regarding possible "midden soil" location on the Jordan property at APN 008-392-007-000 dated December 27, 2010 from Archeological Consulting, Salinas, Ca;*
 - *"Historical Assessment of 008-392-007-000" prepared by Kent Seavey, Pacific Gove, Ca, dated September 20, 2010).*
- c) Staff conducted a site inspection on November 5, 2010 to verify that the site is suitable for this use.
- d) The project included modifications to an existing single family dwelling over 50 years old. The historical assessment concluded that the home was constructed in 1927 and resembled the sub-style of Spanish Eclectic Revival architecture. However, the home had been remodeled various times beginning in 1999 and the original characteristics have since been lost making the home ineligible for the historical register.
- 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 PLN100550.

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

EVIDENCE: a) The project was reviewed by RMA - Planning Department, Pebble

Beach Community Services District, Public Works, Environmental Health, Water Resources Agency and the California Coastal Commission. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities are available. The existing residence has public sewer connections (Cal AM and Pebble Beach Community Services District, resectively). The residence and caretakers unit will continue to use these same connections. The Environmental Health Division reviewed the project application, and did not require any conditions.
- c) Preceding findings and supporting evidence for PLN100550.

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 November 5, 2010 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 PLN100550.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301(e) categorically exempts additions to single family dwellings.
 - b) The existing home is an 8,792 square foot two story single family dwelling with attached garage and an 846 square foot detached caretakers unit. The project includes an enclosure to an existing tile patio area and enclosure of a roofed area for a library totaling 1,457 square feet to the first floor of the home and the addition of a second story bedroom of 536 square feet.
 - c) The Monterey County Geographic Information System indicates that the subject property is located within 750 feet of a known archaeological resource. The applicant has submitted three Archaeological reports (see Finding No. 2, Evidence b) in accordance with the regulations of the Del Monte Forest Implementation Plan. The archaeological report concluded that although there is a recorded site less than 1 kilometer to the west of the project parcel, there were no significant resources within the project area (LIB100499). A letter from the archeologist dated December 27, 2010 stated that "a small area of midden soil, probably imported" was noted to the southeastern portion of the property. This possible resource was not considered significant. The "midden soil" was likely brought onto the property and located

within the property setback area, making any future disturbance highly unlikely. However, a standard condition of approval to place the identified area of the property in a Conservation and Scenic easement has been incorporated to assure no potential disturbance (Condition # 9).

- d) No adverse environmental effects were identified during staff review of the development application during a site visit on November 5, 2010.
- e) See preceding and following findings and supporting evidence.

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 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 15 the Recreational Facilities Map and Figure 16, the Shoreline Access Map of the Del Monte Forest Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) 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 PLN100550.
 - e) The project planner conducted a site inspection on November 5, 2010.

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 4 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, structural coverage is limited to 5,000 square feet, including main and accessory structures. Separately, additional impervious surfaces (less than 40% water pass through) are limited to 4,000 square feet.
 - b) The project includes the construction of 1,457 square foot first floor gallery/library and 536 square foot bedroom on second floor.
 - c) The property currently contains a 8,795 square foot 2-story single family dwelling with a 846 square foot caretakers unit (File No. PLN050554), a 400 square foot greenhouse, a 348 square foot roofed porch and a 400 square foot greenhouse. The existing impervious coverage is 3,826 square feet and consists of 2,074 square feet of tile patios, 795 square feet of concrete walks and 957 square feet of asphalt driveways. The applicant will be adding a hall/gallery and library enclosure to the first floor totaling 1,457 square feet, while removing

1,821 square feet of impervious coverage.

- d) The applicant requests to remove 2,058 square feet which consists of 253 square feet of tile patios, 795 square feet of concrete walks, and 1,010 square feet of landings and walks. The applicant will also remove a 400 square foot greenhouse and 348 square feet of the roofed porch, and 261 square feet of the first floor for a total of 1009 square feet of building coverage.
- e) Based on the increase of coverage, the site will now have a new impervious coverage of 2,058 square feet consisting of landscape walks, tile patio and a covered porch from 3,826 square feet. The proposed building coverage would be 8,964 square feet from 8,516 square feet.
- f) The overall impervious surfaces will be reduced by 1,320 square feet.
- g) 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 PLN100550.

8. **FINDING:** **VARIANCE (Authorized Use)** – The Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

- EVIDENCE:**
- a) The property has a zoning designation of "LDR.5-D (CZ) [Low Density Residential, 1 .5 acres per unit with a Design Control Overlay District (Coastal Zone)].
 - b) The addition to an existing single family dwelling is an allowed use.
 - 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 PLN100550.

9. **FINDING:** **VARIANCE (Special Circumstances)** - Because of special circumstances applicable to the subject property, including the size, shape, topography, location of the lot, or the surrounding area, the strict application of development standards in the Monterey County Code is found to deprive the subject property of privileges enjoyed by other property owners in the vicinity under identical zoning classification.

- EVIDENCE:**
- a) The intent of the Pescadero watershed coverage limitations (Section 20.147.030.A.1 .b of the Monterey County Coastal Implementation Plan, Part 5) is to limit the amount of storm water runoff into Carmel Bay, thereby protecting an area of biological significance. Although the proposed project exceeds the amount of structural coverage and impervious surface coverage limitation of 9,000 square feet, the applicant proposed to reduce the overall amount of surface coverage by approximately 1,320 square feet. With the reduction of the overall surface area, the project will meet the intent of the Pescadero Watershed policy. The project meets all other zoning requirements regarding size and bulk (i.e. Floor Area Ratio), lot coverage and setbacks.
 - b) Board of Supervisors' resolution 94-149 (Steakley) allowed a Variance to exceed the 5,000 square foot limit on structural coverage as long as storm water runoff was controlled on site. The Board recognized that retaining storm water on site and maintaining the combined structural and impervious surface coverage under the 9,000 square foot limit supported the intent of Section 20.147.030.A.1.b of the certified Monterey County Coastal Implementation Plan, Part 5 regarding

impervious coverage in the Pescadero Watershed. The project exceeds the overall surface coverage; however, the overall surface coverage has been reduced by 1,320 square feet thereby meeting the intent of the section.

- c) Other property owners in the vicinity and under identical zoning classification have been afforded the same privileges sought by the property owner of this application (see Finding No. 10).
- 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 PLN100550.
- e) The project planner conducted a site inspection on November 5, 2010 to verify the circumstances related to the property.

10. **FINDING:** **VARIANCE (Special Privileges)** - The variance shall not constitute a grant of privileges inconsistent with the limitations upon other property owners in the vicinity and zone in which such property is situated.

- EVIDENCE:**
- a) Although the applicant requests a variance to exceed the structural coverage limitations of the Pescadero Watershed, the project complies with the intent of the Pescadero Watershed limitation policy and therefore does not request a grant of special privilege.
 - b) 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 PLN100550.
 - c) The project planner conducted a site inspection on November 5, 2010 to identify circumstances related to other property in the vicinity and in the same zoning district.
 - d) There are at least five Variances to the Pescadero Watershed limitations granted within 300 feet of the subject property: PLN010230 Fitzpatrick, allowed the addition of 1,360 square foot addition to the existing single family dwelling by reducing surface area from 20,512 square feet to 16,276 square feet; PLN010223 Schneider allowed a 3,366 square foot addition to an existing 7,734 square foot single family dwelling; PLN000454 Gambold allowed a 2,831 square foot addition to an existing 7,410 square foot single family dwelling; PLN980610 Goldberg allowed the addition of 91 square feet to an existing single family dwelling; and PLN980290 Dorn allowed the demolition of a 5,092 square foot single family dwelling to build a 11,725 square foot single family dwelling. There have been at least 13 variances granted where there had been an overall reduction in coverage of surface area, but coverage in excess of 9,000 square foot limitation. Therefore granting of this Variance would not be a grant of special privilege.

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

- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance allows an appeal 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) Section 20 .86.080 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the subject property is located between

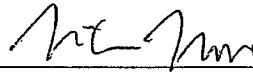
the sea and the first through public road and development within 750-feet of a known archaeological resource.

DECISION

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

- A. Categorically Exempt PLN100550 per CEQA Guidelines Sections 15301(e) and 15303(a); and
- B. Approving A Combined Development Permit consisting of a: 1) a Coastal Development Permit for development within 750 feet of a known archeological resource; demolition of an existing 400 square foot greenhouse, demolition of 261 square feet of the residence and a 348 square foot porch roof; and construction of a 1,457 square foot first floor gallery and 536 square foot bedroom on the second floor, and 2) a Variance for coverage within the Pescadero Watershed; and Design Approval, in general conformance with the attached sketch and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of March, 2011.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAR 16 2011**

THIS APPLICATION IS APPEALABLE TO THE CALIFORNIA COASTAL COMMISSION.

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 **MAR 26 2011**

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.

RESOLUTION 11-012 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Old Forest LLC

File No: PLN100220

APNs: 008-392-007-000

Approved by: Zoning Administrator

Date: March 10, 2011

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA - Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN100550) allows 1) a Coastal Development Permit for development within 750 feet of a known archeological resource; demolition of an existing 400 square foot greenhouse, demolition of 261 square feet of the residence and a 348 square foot porch roof; and construction of a 1,457 square foot first floor gallery and 536 square foot bedroom on the second floor, and 2) a Variance for coverage within the Pescadero Watershed; and Design Approval. The property is located at 1658 Crespi Lane, Pebble Beach (Assessor's Parcel Number APN 008-392-007-000), Del Monte Forest Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit. 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.</p>	<p>Owner/ Applicant RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
2.	✓	<p>PD002 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution 11-012) was approved by the Zoning Administrator for Assessor's Parcel Number APN: 008-392-007-000 on March 10, 2011. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)</p>	<p>Obtain appropriate form from the RMA-Planning Department.</p> <p>The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.	✓	<p>PD003(B) – CULTURAL RESOURCES – POSITIVE ARCHAEOLOGICAL REPORT</p> <p>If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:</p> <p>There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <p>The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and if the coroner determines the remains to be Native American:</p> <ul style="list-style-type: none"> - The coroner shall contact the Native American Heritage Commission and the RMA – Planning Department within 24 hours. - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent. - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 	<p>The applicant shall submit the contract with a Registered Professional Archaeologist to the Director of the RMA – Planning Department for approval.</p> <p>The requirements of this condition shall be included as a note on all grading and building plans, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final map.</p>	Owner/ Applicant per archaeologist or anthropologist	Prior to the issuance of grading or building permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>5097.9 and 5097.993, or</p> <p>- Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:</p> <ol style="list-style-type: none"> 1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission. 2. The descendent identified fails to make a recommendation; or 3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. <p>(RMA - Planning Department)</p>				
4.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>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)</p>	<p>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.</p> <p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of building permits</p> <p>Prior to Occupancy</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Name/Date)
5.	✓	PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA - Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
6.	✓	PD022(A) - EASEMENT - CONSERVATION AND SCENIC A conservation and scenic easement shall be conveyed to the County over those portions of the property where cultural resources may exist. The easement shall be developed in consultation with certified professional. An easement deed shall be submitted to, reviewed and approved by, the Director of the RMA - Planning Department prior to issuance of grading and building permits. (RMA - Planning Department)	Submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the RMA - Planning Department for review and approval. Record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to the RMA - Planning Department.	Owner/ Applicant/ Certified Professional Owner/ Applicant	Prior to the issuance of building permits Prior to Occupancy	
RMA - Public Works Department						
7.		PW0044 - CONSTRUCTION MANAGEMENT PLAN 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. (Public Works)	Applicant shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval. The approved measures shall be implemented during the construction/grading phase of the project	Owner/ Applicant/ Contractor	Prior to issuance of the Grading Permit or Building Permit. On-going through construction phases	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
Monterey County Water Resources Agency						
8.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/Applicant	Prior to issuance of any building permits	
Fire Agency - Pebble Beach Community Service District						
9.		FIRE008 - GATES 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. Responsible Land Use Department: Pebble Beach Community Service District	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection.	Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection.	
10.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). Limb trees 6 feet up from ground. Remove limbs 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 Service District	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection.	

END OF CONDITIONS

NOTES

PROJECT LOCATION: 17 MILE DRIVE, PEBBLE BEACH, CALIFORNIA
 PROJECT NO.: 00-33-07-00
 DATE: 08/31/00
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 SCALE: 1" = 20'-0"

LEGEND

- EXISTING TO BE REMOVED
- PROPOSED ADDITION

COVERAGE CHART

EXISTING	PROPOSED
BUILDING COVERAGE	1,141 SQ FT
DRIVEWAY COVERAGE	1,141 SQ FT
LANDSCAPE COVERAGE	1,141 SQ FT
NEW LANDSCAPE AND WALLS	1,141 SQ FT
DIPOY COVERAGE	1,141 SQ FT
TOTAL COVERAGE	1,141 SQ FT
PROPOSED REDUCTION OF SITE COVERAGE	1,141 SQ FT

VICINITY MAP

SCALE: 1" = 20'-0"

MOLYNEUX
 PLANNING AND ARCHITECTURE

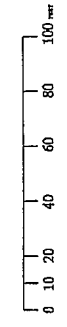
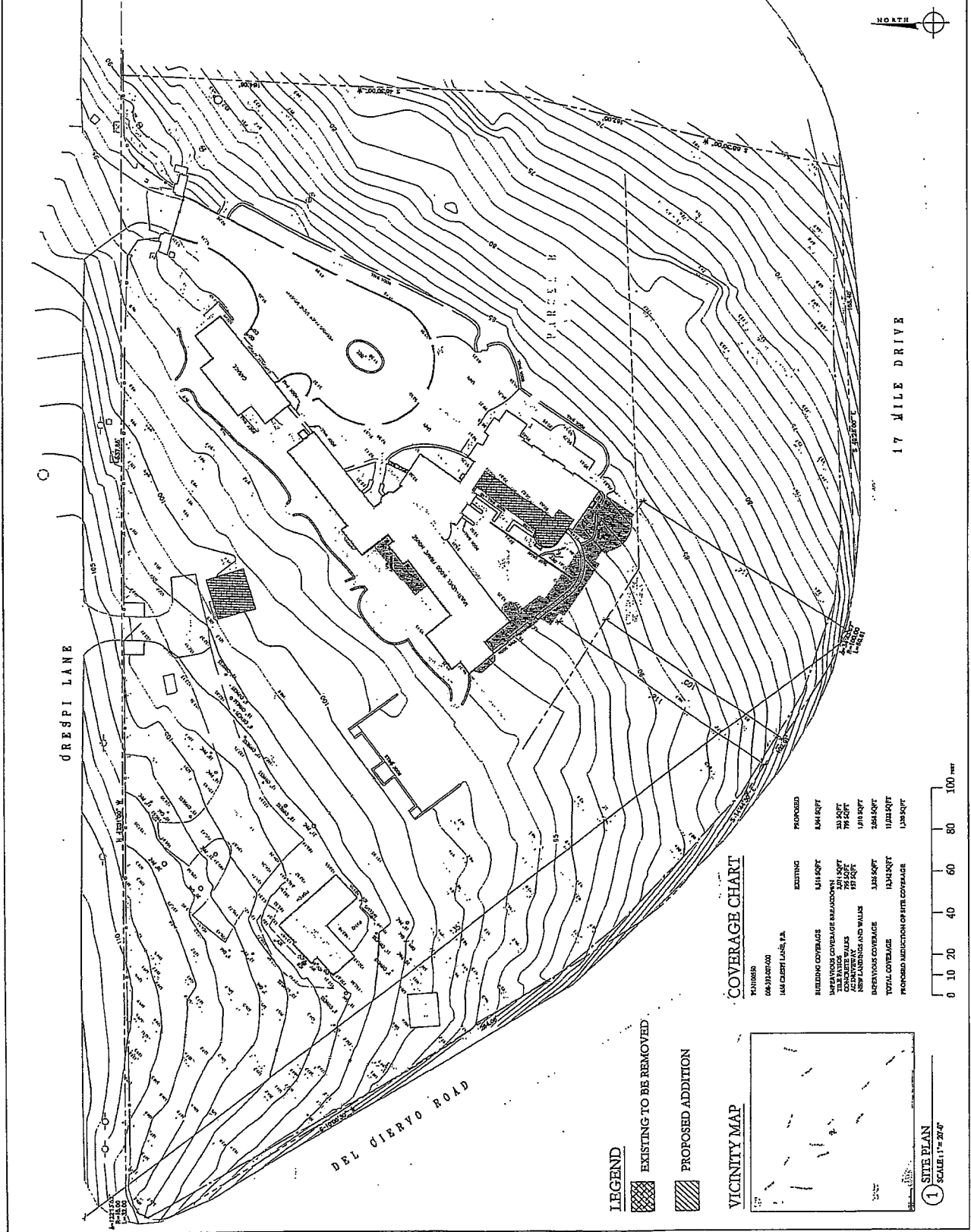
PEBBLE BEACH

SITE PLAN

DATE: JANUARY 2011

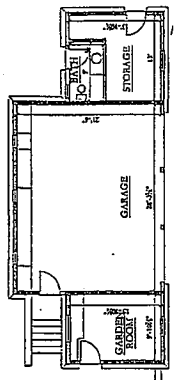
PROJECT NO.: 00-33-07-00

SCALE: 1" = 20'-0"



1 SITE PLAN
 SCALE: 1" = 20'-0"

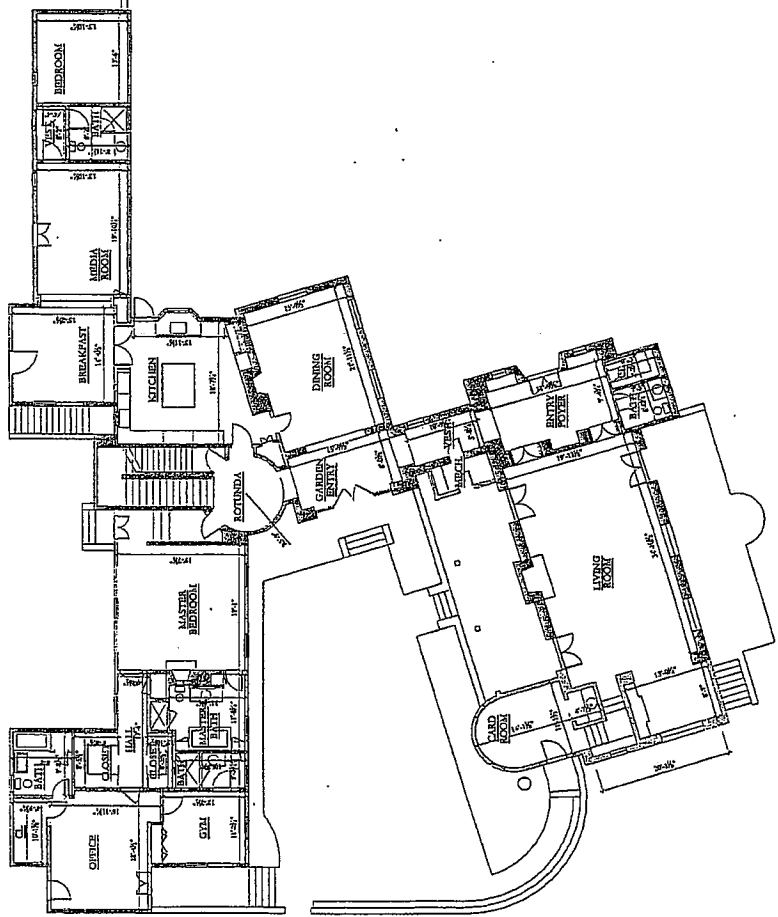
NOTES



LEGEND

■ WALLS TO REMAIN

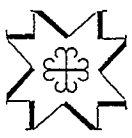
▨ WALLS TO BE REMOVED



① EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

Project No.	10000
Sheet No.	A100.1
Date	11/10/11
Scale	1/8" = 1'-0"
Author	
Checker	
Approver	

MOLYNEUX
ARCHITECTS



11/10/11
10000
A100.1
11/10/11

PEBBLE BEACH

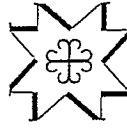
Project No. 10000
Sheet No. A100.1
Date 11/10/11

**EXISTING
FIRST FLOOR PLAN**

Sheet No. 1
Project No. A100.1

NOTES

MOLYNEUX
 REGISTERED ARCHITECTS
 1000-1001 BAYVIEW DRIVE, SUITE 100, WILSON, BC V7L 1A1



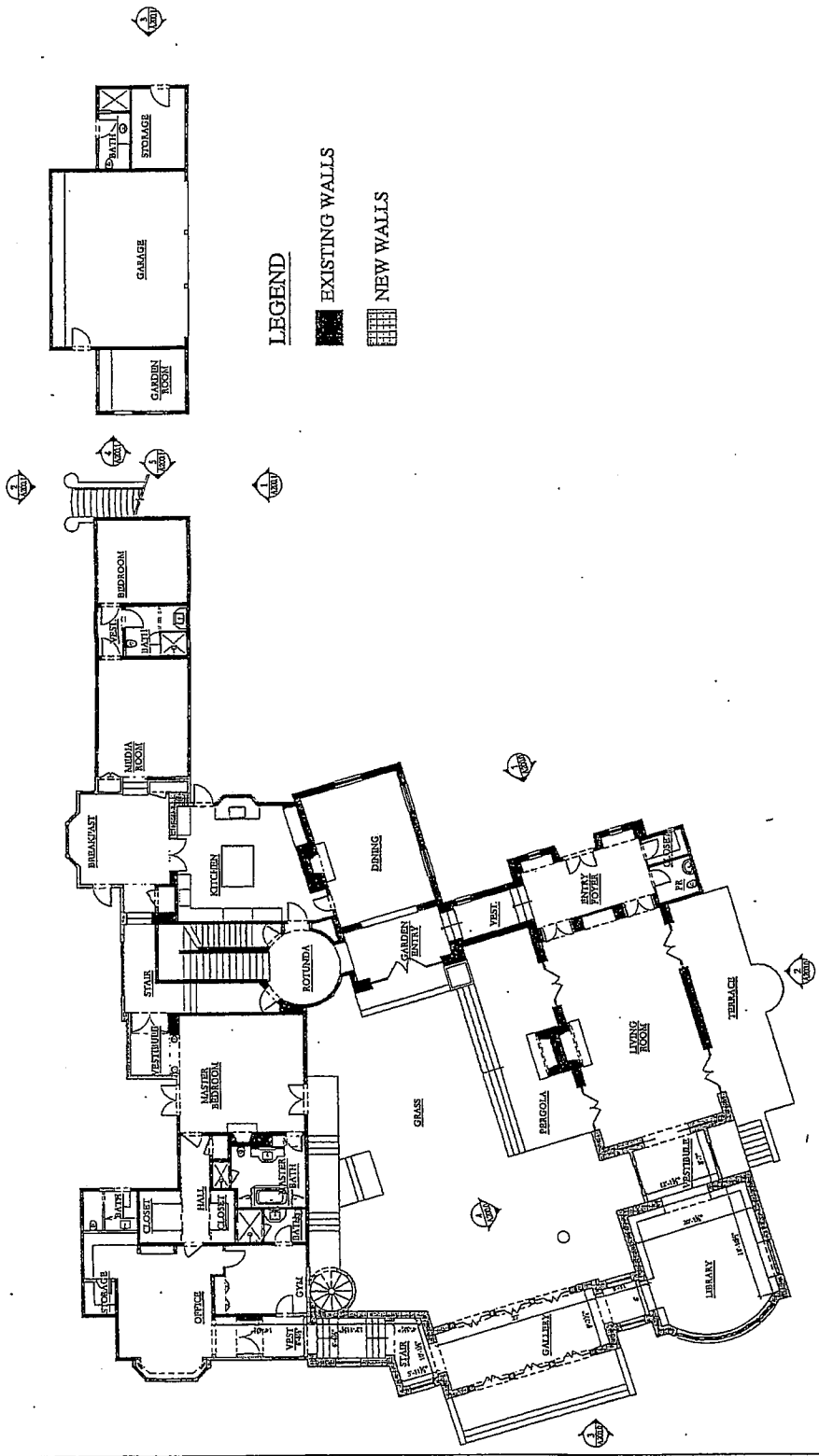
Project: 1000-1001 BAYVIEW DRIVE, SUITE 100, WILSON, BC V7L 1A1
 Date: 10/20/2010
 Scale: 1/4" = 1'-0"

PEBBLE BEACH

Project No: 1000-1001 BAYVIEW DRIVE, SUITE 100, WILSON, BC V7L 1A1
 Date: 10/20/2010
 Scale: 1/4" = 1'-0"

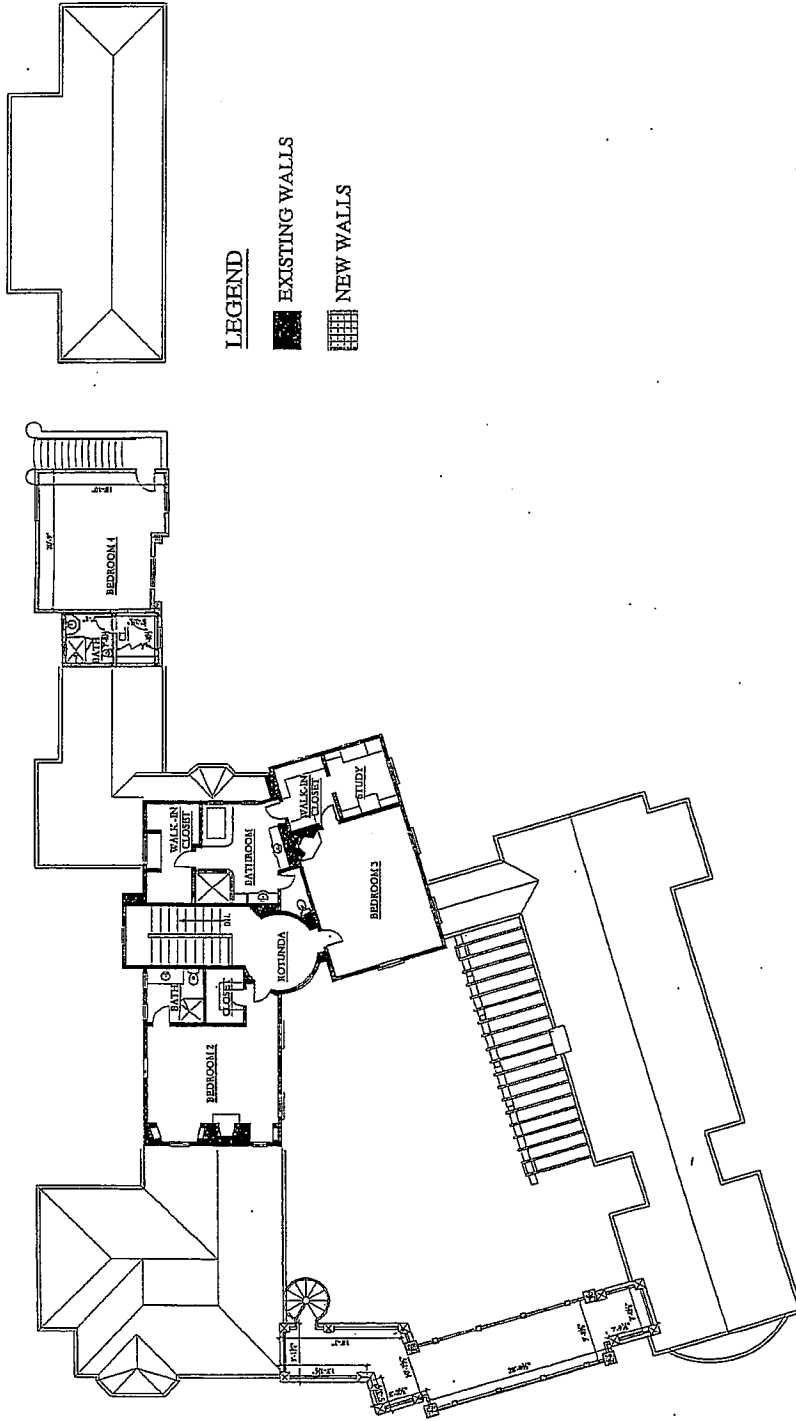
PROPOSED
 FIRST FLOOR PLAN

Sheet No: 1
 Project No: A102.1



1 PROPOSED FIRST FLOOR PLAN
 1/4" = 1'-0"

NOTES

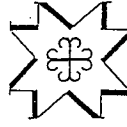


LEGEND

EXISTING WALLS

NEW WALLS

MOLYNEUX
PROFESSIONAL ARCHITECTS INC. 1000 W. 10TH ST. SUITE 1000 DENVER, CO 80202



PROJECT: PEBBLE BEACH

DATE: 10/15/2018

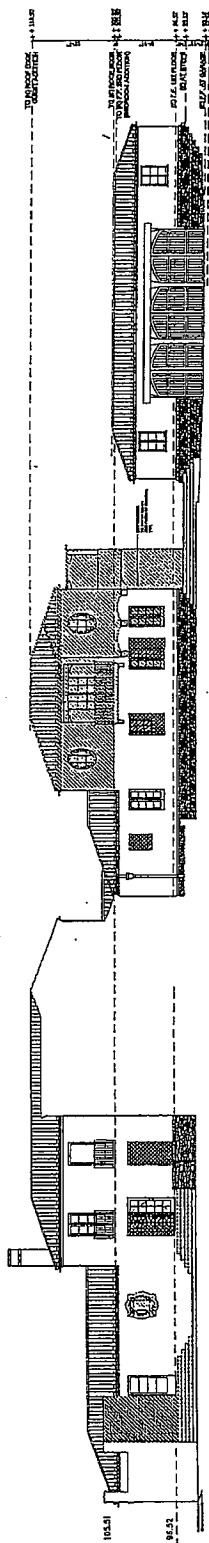
BY: [Signature]

PROJECT: PEBBLE BEACH

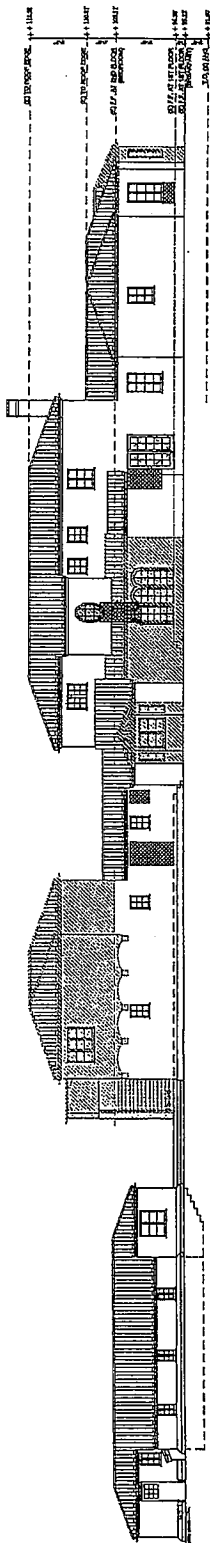
DATE: 10/15/2018

PROJECT: PEBBLE BEACH

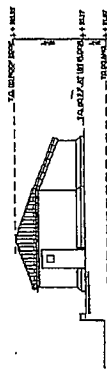
1 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"



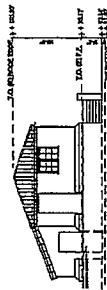
① EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



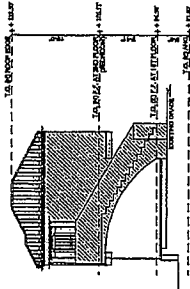
② EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



③ EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



④ EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



⑤ EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

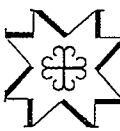
LEGEND

▨ PROPOSED PORTION

▩ PORTION TO BE REMOVED

NO.	DATE	DESCRIPTION

MOI XNELLX
ARCHITECTURAL & ENGINEERING



Project No. 21-21-124 - PEBBLE BEACH
Sheet No. 1 of 1

PEBBLE BEACH

Scale: AS NOTED

Date: 10/20/2011

EXTERIOR ELEVATIONS

Sheet No. 1 of 1
A200.1