

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> December 11, 2014	<b>Agenda Item No.:</b> 1
<b>Project Description:</b> Consider Design Approval to allow the demolition of an existing 1,676 square foot one-story single family dwelling, and 354 square foot detached carport; and the construction of a 2,500 square foot two-story single family dwelling including an attached garage, relocation of an existing wood fence, and shed.	
<b>Project Location:</b> 3058 Whalers Way, Pebble Beach	<b>APN:</b> 007-302-011-000
<b>Planning File Number:</b> PLN140742	<b>Owners:</b> Frederick B. & Susan J. Cohen <b>Applicant:</b> Carmel Building & Design <b>Agent:</b> Todd Krempasky
<b>Planning Area:</b> Greater Monterey Peninsula Area Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> "MDR/B-6-D-RES" [Medium Density Residential, 4 units per acre with a Building Site, Design Control, and Regulations for Parking and Use of Major Recreational Equipment Storage in Seward Zone Overlays]	
<b>CEQA Action:</b> Categorically exempt per section 15303(a) of the CEQA Guidelines	
<b>Department:</b> RMA-Planning	

### RECOMMENDATION:

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

- 1) Find the project categorically exempt per section 15302 of the CEQA Guidelines; and
- 2) Approve PLN140742, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

### PROJECT OVERVIEW:

The project involves a Design Approval application for the demolition of an existing residence and the construction of a new residence. The design approval application and materials consist of: white board and batt (siding), wood stain wine berry finish (exterior windows & patio doors), western brown (entry door & garage door), dark brown trim (windows & doors), and cedar shake shingles (roof); redwood (fence); stucco western brown (rafters, eaves, & pillars); wood (deck); and trellis (dark brown). The project involves development within 750 feet of a known archaeological resource, but there are no significant issues given the extent and design of the proposed development. All project work is within the same general location as the existing residence. An archaeological report prepared by Susan Morley, M.A. dated October 16, 2014 concludes that the granite outcrop observed on site does not exhibit grinding or human modification that would indicate an archaeological site exists on the project parcel. The project is located within Monterey Pine environmentally sensitive habitat as identified by the County's GIS system. No protected trees are proposed for removal; however, the existing oak trees near the development are required to be protected from any damage from construction (See Condition No. 5). One *Pittosporum* tree (lemonwood or tarata) located on the west side of the residence will be removed.

The property is located within the Monterey Peninsula Country Club Subdivision No. 1; and is subject to the Del Monte Forest non-coastal area setbacks per Permit No. ZA00595. As proposed, the residence meets all site development standards with one possible exception that a stairwell maintains a 10 foot setback. In the MDR zoning district two-story walls are required to maintain a 20 foot setback. The rationale for allowing the stairwell to maintain less than a 20 foot setback is that the stairwell is not actually two stories. The definition of a story is: *"that portion of a building or structure included between the surface of any floor and the surface of the next floor above it, or if*

*there is no floor above it, then the space between the floor and the ceiling next above it."* The stairwell technically meets the definition of a single story because there is not a floor above or floor below. This only applies to a stairwell that serves two floors. Any more than that would result in stories within the stairwell. The stairwell is being considered one-story, and thus is consistent with the side yard setbacks (10 feet), as it will maintain a 14 foot setback. The wall height of the stairwell will be 17 feet which would typically not accommodate two stories. The portion of the house which is two stories has a wall height of 21 feet. It should be noted that the LUAC thought the stairwell should maintain the 20 foot setback for two-stories. The Zoning Administrator will need to affirm the interpretation that in this case a stairwell can meet the definition of a single story element.

Note: The decision on this project is appealable to the Planning Commission.

/S/ Maria Lopez

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Maria Lopez, Permit Technician II  
(831) 755-5239, lopezmd@co.monterey.ca.us  
October 29, 2014

cc: Front Counter Copy; Zoning Administrator, John Ford, RMA Services Manager; Maria Lopez, Project Planner; Frederick B. & Susan J. Cohen, Owners; Todd Krempasky, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Del Monte Forest Land Use Advisory Committee; Planning File PLN140742.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Draft Resolution, including: <ul style="list-style-type: none"><li>• Conditions of Approval</li><li>• Site Plan, Floor Plan and Elevations</li></ul>
	Exhibit C	Vicinity Map
	Exhibit D	Land Use Advisory Committee Minutes
	Exhibit E	Proposed Colors and Materials
	Exhibit F	Photographs

This report was reviewed by John Ford, RMA - Planning Services Manager.



## EXHIBIT A

### Project Information for PLN140742

**Application Name:** Cohen Fredrick B And Susan J  
**Location:** 3058 Whalers Way, Pebble Beach  
**Applicable Plan:** Greater Monterey Peninsula  
**Advisory Committee:** Del Monte Forest Advisory Committee  
**Permit Type:** Design Approval  
**Environmental Status:** Categorical Exemption  
**Zoning:** MDR/B-6-D-RES

**Primary APN:** 007-302-011-000  
**Coastal Zone:** No  
**Final Action Deadline (884):** 12/22/2014  
**Land Use Designation:** RESIDENTIAL 4U/AC

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#### Project Site Data:

<b>Lot Size:</b> 13939	<b>Coverage Allowed:</b> 35%
<b>Existing Structures (sf):</b> 2030	<b>Coverage Proposed:</b> 18%
<b>Proposed Structures (sf):</b> 2500	<b>Height Allowed:</b> 27 FT.
<b>Total Sq. Ft.:</b> 4530	<b>Height Proposed:</b> 27 FT.
<b>Special Setbacks on Parcel:</b> Y	<b>FAR Allowed:</b> 35%
	<b>FAR Proposed:</b> 23.1%

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#### Resource Zones and Reports:

<b>Seismic Hazard Zone:</b> I UNDETERMINED	<b>Soils Report #:</b> N/A
<b>Erosion Hazard Zone:</b> Low	<b>Biological Report #:</b> N/A
<b>Fire Hazard Zone:</b> High	<b>Forest Management Rpt. #:</b> N/A
<b>Flood Hazard Zone:</b> X (unshaded)	<b>Geologic Report #:</b> N/A
<b>Archaeological Sensitivity:</b> high	<b>Archaeological Report #:</b> LIB140393
<b>Visual Sensitivity:</b> None	<b>Traffic Report #:</b> N/A

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#### Other Information:

<b>Water Source:</b>	<b>Grading (cubic yds.):</b> 0
<b>Water Purveyor:</b> Cal-Am	<b>Sewage Disposal (method):</b> Public
<b>Fire District:</b> Pebble Beach CSD	<b>Sewer District Name:</b>
<b>Tree Removal:</b> 0	

**EXHIBIT B  
DRAFT RESOLUTION**

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

In the matter of the application of:

Frederick B. & Susan J. Cohen (PLN140742)

**RESOLUTION NO. ----**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically exempt per section 15303(a) of the CEQA Guidelines; and
- 2) Approving a Design Approval to allow the demolition of an existing 1,676 square foot one-story single family dwelling, and 354 square foot detached carport; and the construction of a 2,500 square foot two-story single family dwelling including an attached garage, relocation of an existing wood fence, and shed.

PLN140742, Frederick B. & Susan J. Cohen, 3058  
Whalers Way, Pebble Beach, Greater Monterey  
Peninsula Area Plan (APN: 007-302-011-000)

**The Cohen application (PLN140742) came on for public hearing before the Monterey County Zoning Administrator on December 11, 2014. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a design approval application to allow for the demolition of an existing residence, and accessory structures; the construction of a new 2,500 square foot residence including accessory structures, and the relocation of an existing shed.  
**EVIDENCE:** a) An application for a Design Approval was submitted on September 23, 2014.  
b) The parcel is zoned MDR/B-6-D-S-RES or Medium Density Residential, Building Site, Design Control, and Regulations for Parking and Use of Major Recreational Equipment Storage in Seaward Zoning District Overlays, which allows for the construction of a single family dwelling and accessory structures with the issuance of a Design Approval. Therefore, the project is an allowed land use for this site.  
c) On November 26, 2014 the affidavit of posting and notices were e-mailed to the applicant. The notices were posted on November 30, 2014 on three different locations, notices of the public hearing were posted at the project site and were mailed to all parties that the Director has reason to know may be interested in the application.



- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140742.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan;
- Monterey County Zoning Ordinance (Title 21);

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 project was referred to the Del Monte Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project is a Design Approval subject to review by the Zoning Administrator.
- c) On November 6, 2014 the LUAC voted 5 to 0 with 1 absence, and supports the design approval application with the condition that the stairwell maintain a 20 foot setback.
- d) The Design Control, or “D” zoning district (Chapter 21.44 of the Monterey County Zoning Ordinance) requires design review of structures in order to assure the protection of the public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. The proposed colors and materials for the residence consist of: white board and batt (siding), wood stain wine berry finish (exterior windows & patio doors), western brown (entry door & garage door), dark brown trim (windows & doors), and cedar shake shingles (roof); redwood (fence); stucco western brown (rafters, eaves, & pillars); wood (deck); and trellis (dark brown).
- e) The Site Plan Review, or “S” zoning district (Chapter 21.45 of the Monterey County Zoning Ordinance) requires review of development in those areas of the County where development by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. The reconstruction of the residence is within the same general area as the original residence.
- f) The stairwell on the west elevation will maintain a 14 foot setback consistent with side setbacks for single story elements in the MDR Zoning District. The MDR zoning designation Section 21.12.070.D, requires that second stories maintain a 20 foot side yard setback; however, pursuant to definitions, Section 21.06.1170, a stairwell does not constitute a two story element and thus maintains the 10 foot side setback for a single story.
- g) The project does not involve the removal of protected trees; however, in

the event that a protected tree is impacted by construction activities the applicant shall secure a tree removal permit followed by a replacement plan. (See Condition No. 5).

- h) Technical reports by outside consultants have been prepared, and indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The following report has been prepared:
  - "Preliminary Cultural Resource Reconnaissance Report" (LIB140393), prepared by Susan Morley, M.A., Salinas, CA, October 16, 2014.
  - "Phase One Historic Assessment" (LIB140352), prepared by PAST Consultants LLC, Salinas, CA September 16, 2014.
- i) The project planner conducted a site inspection on October 3, 2014 to verify that the project on the subject parcel conforms to the plans listed above.

- 3. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.  
**EVIDENCE:** a) The public viewshed will not be affected by the re-construction of a single family residence; the subject parcel is located within the Pebble Beach area, a private community. The existing residence is one-story, and the development will result in a two-story residence. The bulk, mass, colors, and materials of the proposed residence are consistent with existing residences in the vicinity. The surrounding neighborhood is presently developed with one and two-story residences.
- 4. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.  
**EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of single family residence and accessory structures.  
b) The subject parcel is zoned MDR or Medium Density Residential of which the construction of residence and accessory structure is an allowed use for the property subject to a design approval permit.  
c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
- 5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.  
**EVIDENCE:** a) Section 21.80.040.B of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

## DECISION

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

- 1) Find the project Categorically exempt per section 15303(a) of the CEQA Guidelines; and
- 2) Approve a Design Approval to allow the demolition of an existing 1,676 square foot one-story single family dwelling, and 354 square foot detached carport; and the construction of a 2,500 square foot two-story single family dwelling including an attached garage, relocation of an existing wood fence, and shed, in general conformance with the attached sketch, colors, and materials and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of December, 2014 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_

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 Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

# Monterey County RMA Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN140742

### 1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

This Design Approval permit (PLN140742) allows the demolition of an existing 1,676 square foot one-story single family dwelling, a 354 square foot detached carport, trellises, deck, and fences; and the construction of a 2,500 square foot two-story single family dwelling including an attached garage, relocation of an existing wood fence, and shed, and accessory structures. . The property is located at 3058 Whalers Way, Pebble Beach (Assessor's Parcel Number 007-302-011-000), Greater Monterey Peninsula Area 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: RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

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

"A Design Approval (Resolution Number \*\*\*) was approved by Zoning Administrator for Assessor's Parcel Number 007-302-011-000 on December 11, 2014. The permit was granted subject to 5 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(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(RMA - Planning)

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

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

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

Responsible Department: RMA-Planning

**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 lighting source shall be shielded and recessed into the fixture. 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 final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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



## 5. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** RMA-Planning

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

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

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

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

# SINGLE FAMILY RESIDENCE REMODEL AND ADDITION

PLUMBING AND ELECTRICAL NOTES

## GENERAL NOTES

FOR ALL NEW PLUMBING AND ELECTRICAL ITEMS

- ## FIRE SAFETY REQUIREMENTS

SITE AREA	ALLOWABLE SITE
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## PROJECT NOTES

- [illegible]

## VICINITY MAP



## PROJECT DESCRIPTION

FRID & SUSAN COHEN  
3006 WHAN FRS WAY  
PEBBLE BEACH CA 92053

SITE ADDRESS:  
3006 WHAN FRS WAY  
PEBBLE BEACH CA 92053

DESIGNER/ARCHITECT: DE-  
SIGNART BUILDING & DESIGN  
P.O. BOX 2781  
CARMEL CA 93921  
TEL: 627.0020


REPORTED PRIOR TO ORDERING MATERIALS

UNDER NO CIRCUMSTANCES SHALL THE CONTRACT PARTY BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACT PARTY SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE CONTRACT PARTY SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE CONTRACT PARTY SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.

IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE PATENTS AND SPECIFICATIONS, THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD THE DISCLOSURER HARMLESS FROM ANY CLAIM ARISING FROM SUCH UNAUTHORIZED USE.

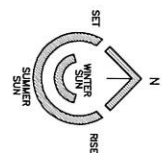
## OWNER NOTES

- OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:
- TITLE AND ALL COPYRIGHT MATERIALS TO THESE DRAWINGS AND SPECIFICATIONS BE CLAIMED BY CARREL BUILDING AND DESIGN HEREINAFTER REFERRED TO AS "OWNERS". WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL NOT BE CONSIDERED AS A WAIVER OF ANY RIGHTS OF OWNERS IN THESE DRAWINGS AND SPECIFICATIONS. NO REPRODUCTION OR REUSE OF THESE DRAWINGS AND SPECIFICATIONS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF OWNERS.

DATE:	09-29-14
SCALE:	NONE
DRAWN BY:	TMK
REVISION:	
	



PO Box 2201  
Carmel, CA 93921  
p. 831.626.8606  
f. 831.626.8607  
info@carmelbuilding.com



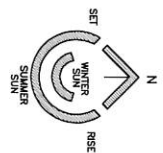
# NOTES:

1. DEMOLITION AND REMOVAL OF EXISTING STRUCTURES AND FENCES.
2. RECONSTRUCTION OF EXISTING CONCRETE PATIOS AND FENCES.
3. DEMOLITION OF EXISTING CONCRETE PATIOS AND FENCES.
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12. DEMOLITION OF EXISTING CONCRETE PATIOS AND FENCES.

## (E) SCOPE OF WORK:

- 1. DEMOLITION AND REMOVAL OF EXISTING STRUCTURES AND FENCES.
- 2. RECONSTRUCTION OF EXISTING CONCRETE PATIOS AND FENCES.
- 3. DEMOLITION OF EXISTING CONCRETE PATIOS AND FENCES.
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- 11. DEMOLITION OF EXISTING CONCRETE PATIOS AND FENCES.
- 12. DEMOLITION OF EXISTING CONCRETE PATIOS AND FENCES.

<p>PAGE:</p> <p><b>A1.1</b></p>	<p>EXISTING SITE PLAN</p> <p>COHEN RESIDENCE</p> <p>3058 WHALERS WAY</p> <p>PEBBLE BEACH, CA</p> <p>APN: 007-302-011</p>	<p>DATE: 09-29-14</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DRAWN BY: TMK</p> <p>REVISION:</p>	<p><b>CARMEL BUILDING &amp; DESIGN</b></p> <p><i>A better way to build.</i></p> <p>License #786482</p>	<p>PO Box 2201</p> <p>Carmel, CA 93921</p> <p>p. 831.626.8606</p> <p>f. 831.626.8607</p> <p>info@carmelbuilding.com</p>
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# NOTES:

1. THE PROPOSED ADJACENT CONC. PAD AT ENTRY GATE.
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# (N) SCOPE OF WORK:

THE SCOPE OF WORK FOR THE PROPOSED ADJACENT CONC. PAD AT ENTRY GATE IS AS FOLLOWS:

1. THE PROPOSED ADJACENT CONC. PAD AT ENTRY GATE IS TO BE CONCRETE.

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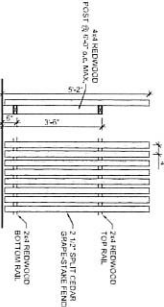
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12. THE PROPOSED ADJACENT CONC. PAD AT ENTRY GATE IS TO BE CONCRETE.



# 1 FENCE DETAIL



## A2.1

PACIFIC

### EXISTING FLOOR PLAN

COHEN RESIDENCE  
3058 WHALERS WAY  
PEBBLE BEACH, CA  
APN: 007-302-011

DATE:	09-29-14
SCALE:	1/4" = 1'-0"
DRAWN BY:	TMK
REVISION:	



CARMEL  
BUILDING  
& DESIGN

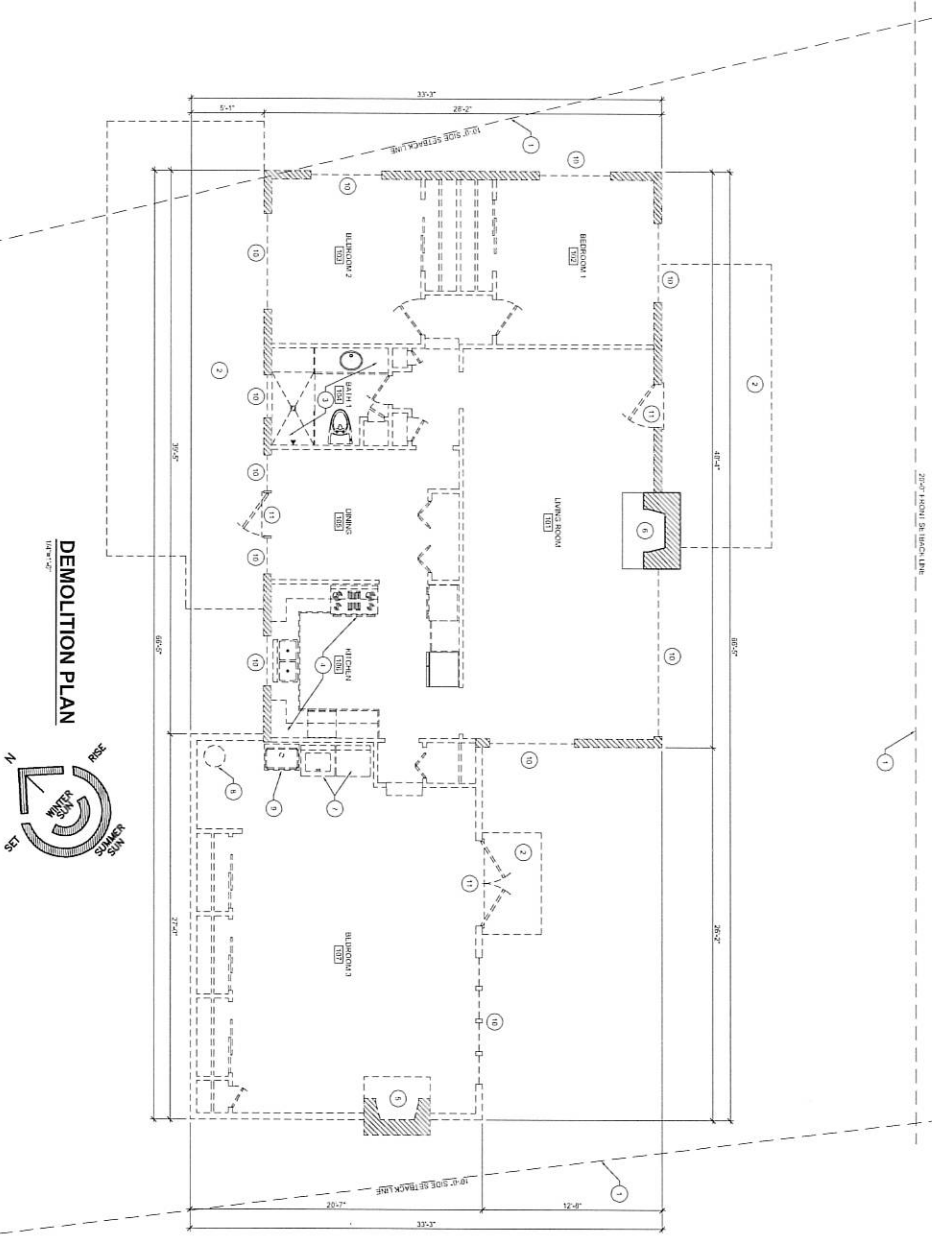
*A better way to build*

PO Box 2201  
Carmel, CA 93921  
p. 831.626.8606  
f. 831.626.8607  
info@carmelbuilding.com



# NOTES:

1. EXISTING FRAMING REMAINS
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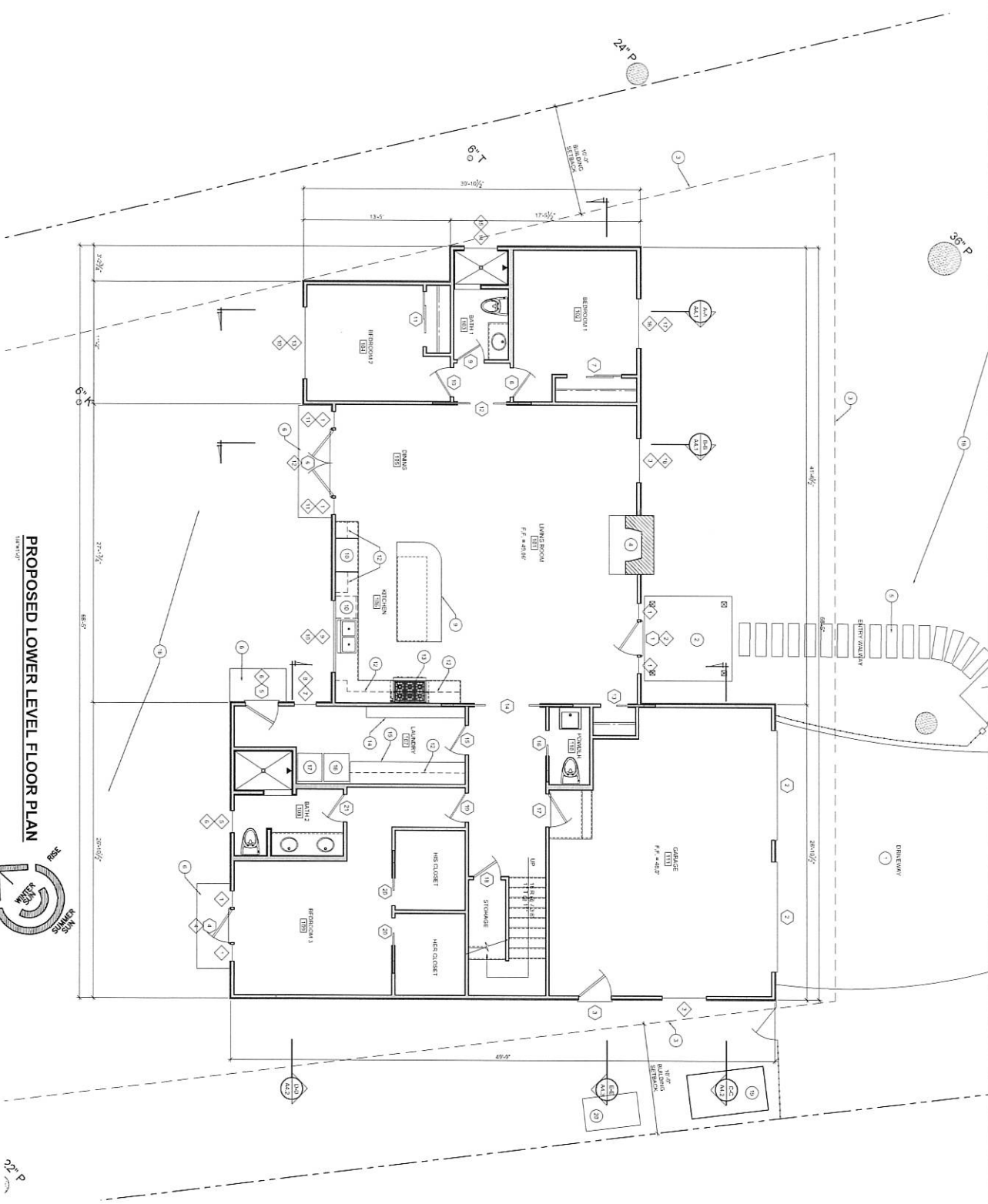
A2.2

DEMOLITION PLAN  
COHEN RESIDENCE  
3058 WHALERS WAY  
PEBBLE BEACH, CA  
APN: 007-302-011

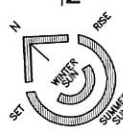
DATE: 09-28-14  
SCALE: 1/4" = 1'-0"  
DRAWN BY: TMK  
REVISION:

**CARMEL BUILDING & DESIGN**  
A better way to build.  
License #786482

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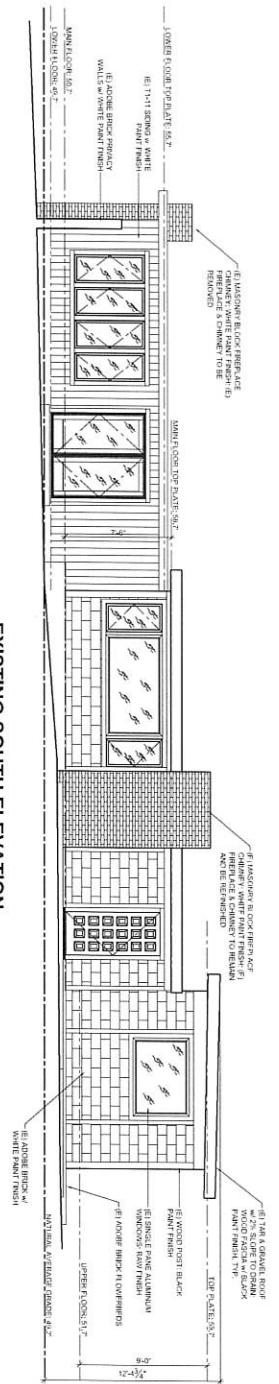
PROPOSED LOWER LEVEL FLOOR PLAN



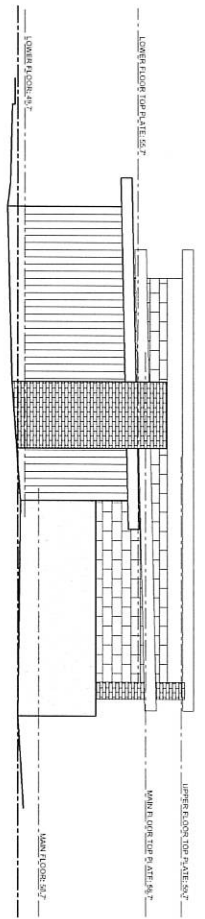
NOTES:

1. REPAIR OF EXISTING DRIVE PAVEMENT.
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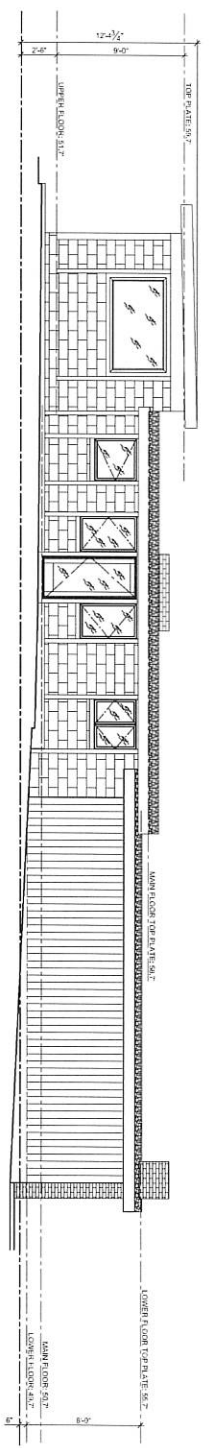




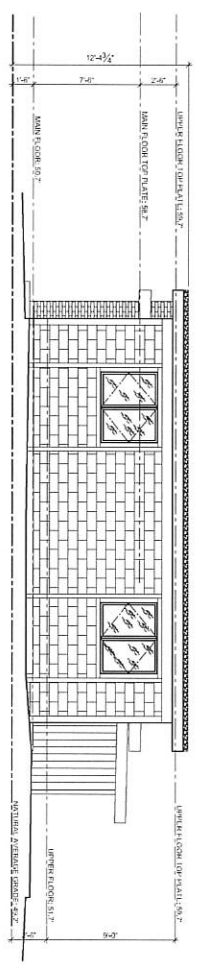
EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION

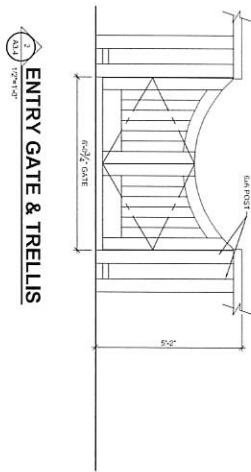
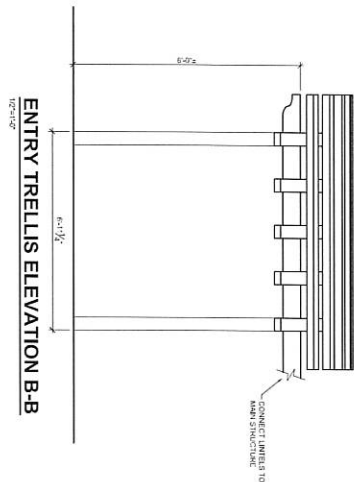
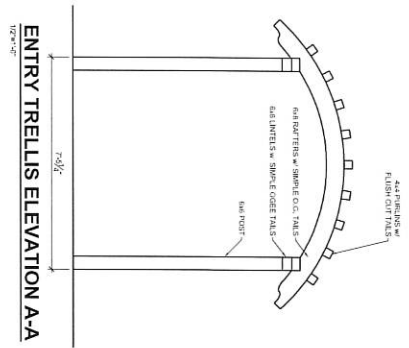
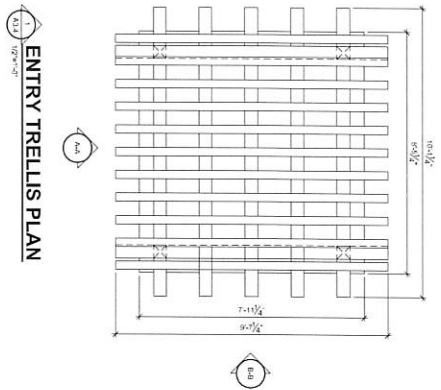


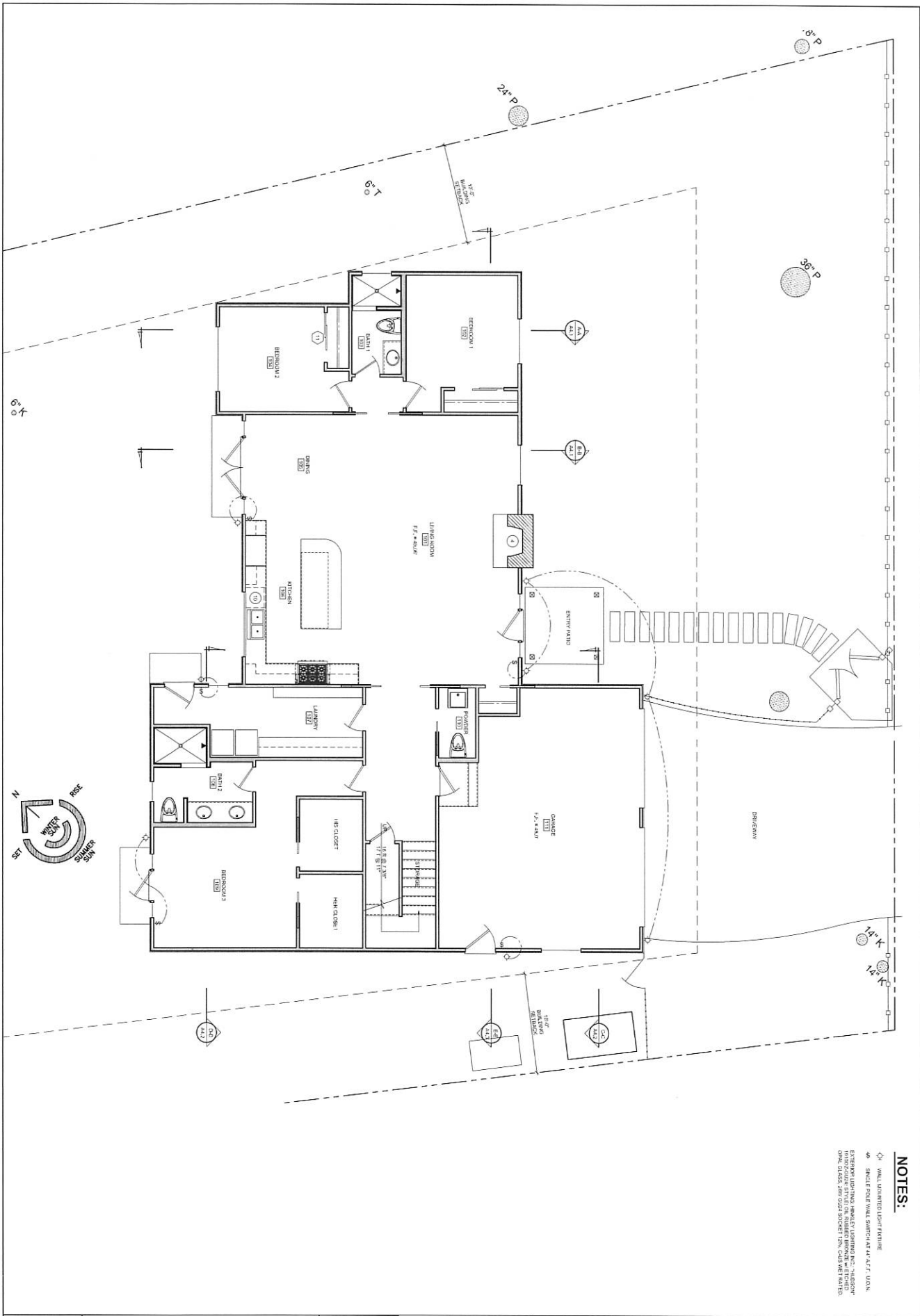
EXISTING EAST ELEVATION







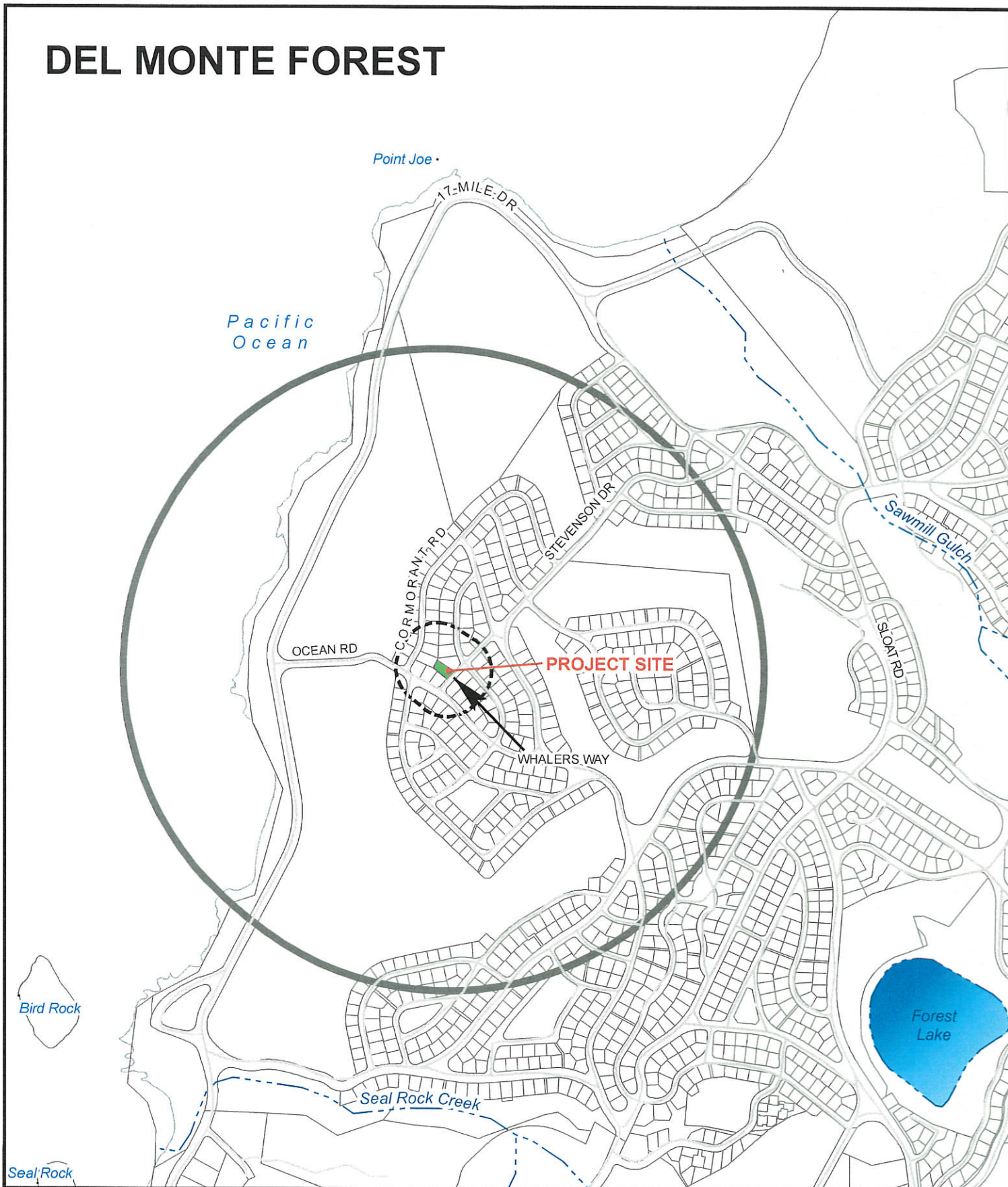




**NOTES:**

- WALL MOUNTED LIGHT FIXTURE
- SINGLE POLE WALL SWITCH AT 4' x 4' T. U.S.A.
- EXTERIOR LIGHTING: HANLEY LIGHTING INC., THESECT
- THESECT LIGHTING: HANLEY LIGHTING INC., THESECT
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# DEL MONTE FOREST

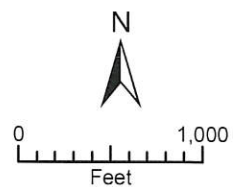


APPLICANT: COHEN

APN: 007-302-011-000

FILE # PLN140742

2500' Limit 300' Limit Water



PLANNER: LOPEZ



MINUTES  
Del Monte Forest Land Use Advisory Committee  
Thursday, November 6, 2014

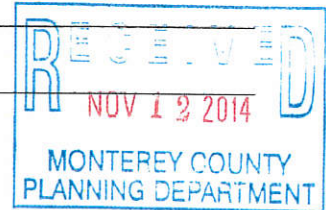
PLN/40742  
FILE COPY

1. Meeting called to order by Joella Szabo at 3:07 pm

2. Roll Call

Members Present: June Stock, Kim Cancer, Sandy Getzen, Joella Szabo, Rick Verbanec, Lori Lietzke (6)

Members Absent: Rod Dewar (1)



3. Approval of Minutes:

A. October 16, 2014 minutes

Motion: Sandy Getzen (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: 5

Noes: 0

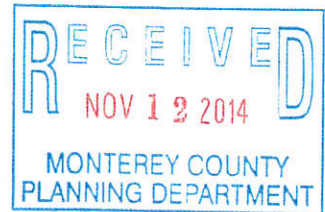
Absent: 1 (Dewar)

Abstain: Kim Cancer (did not attend meeting) 1

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

none





5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

*none*

B) Announcements

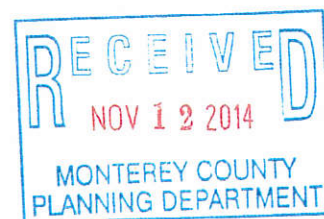
*none*

7. Meeting Adjourned: 3:48 pm

Minutes taken by: Kimberly Canear, Secretary

# Action by Land Use Advisory Committee Project Referral Sheet

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



Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **November 6, 2014**

**Project Title:** COHEN FREDRICK B AND SUSAN J

Item continued from 10/16/14 meeting

**File Number:** PLN140742

**File Type:** ZA

**Planner:** LOPEZ

**Location:** 3058 WHALERS WY PEBBLE BEACH

**Project Description:**

Design Approval to allow the demolition of a 1,676 square foot one-story, single family dwelling, a 354 square foot detached carport, trellises, deck, and fences; and the construction of a 2,500 square foot, two-story, single family dwelling with a 521 square foot attached garage and a 348 square foot second story deck, and site improvements including a 576 square foot detached trellis, a 64 square foot detached trellis at the entry, wood fencing with a gate, and a relocated shed to meet setbacks. The colors and materials consist of: wine berry wood stain finish (windows and patio doors), white and wood (siding) brown (garage doors, entry door and trellis, eaves/fascia), and dark brown (trim). The property is located at 3058 Whalers Way, Pebble Beach (Assessor's Parcel Number 007-302-011-000), Greater Monterey Peninsula Area Plan.

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

Matt Hanner. (builder)

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

PUBLIC COMMENT: none

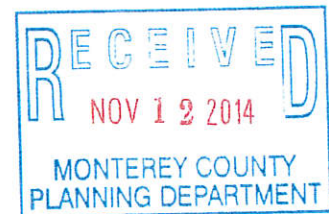
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

# LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Current drawings do not reflect stairwell (north elevation);		
do not agree with Title 21, item D as interpreted by County Planning; (21.62.040)		
LUAC would like applicant to stay within existing 20 ft. setback for stairwell;		3 ft. allowance into

## ADDITIONAL LUAC COMMENTS

Stairwell design currently too close to neighbors.



## RECOMMENDATION:

Motion by Rick Verbanec (LUAC Member's Name)

Second by Lori Lietzke (LUAC Member's Name)

☐ Support Project as proposed

☒ Support Project with changes with changes to the interior stairwell

☐ Continue the Item

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

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

AYES: 5

NOES: 1 (Sandy Getreu - project was not ready for LUAC review)

ABSENT: 1 (Rod Dewar)

ABSTAIN: 0

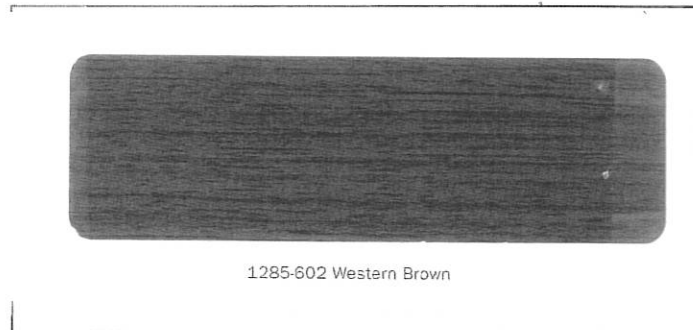
## COLOR SAMPLES FOR

HLS4202-1  
Frank Lloyd White

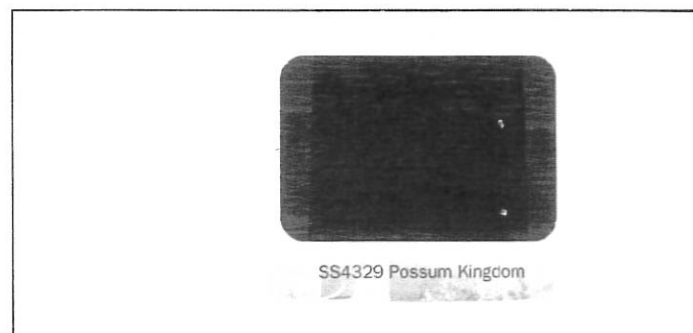
RR1-2

HLS4202-1  
Frank Lloyd White

Materials: BOARD & BATT  
WOOD W/ PAINT FINISH SIDING Colors: KELLY-MOORE "FRANK LLOYD WHITE"  
Description: PAINT COLOR FOR ALL BOARD & BATT SIDING OF RESIDENCE.

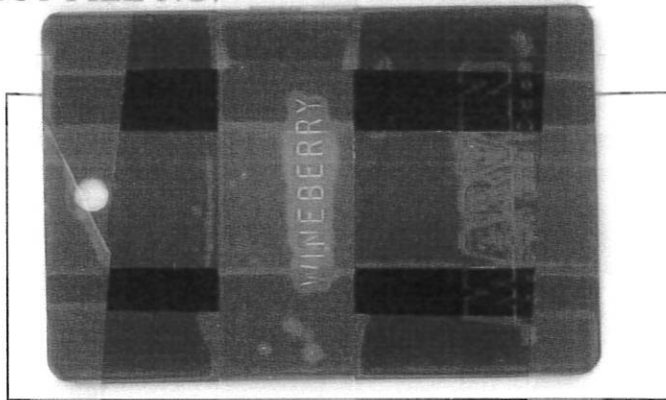


Materials: WOOD STAIN FINISH Colors: KELLY-MOORE ACRY-SHIELD "WESTERN BROWN"  
Description: WOOD STAIN FINISH ON GARAGE DOORS, ENTRY DOORS & EAVES / FASCIA. ~~TRIM~~  
WOOD STAIN FINISH FOR ALL TRELLIS WOOD MEMBERS.

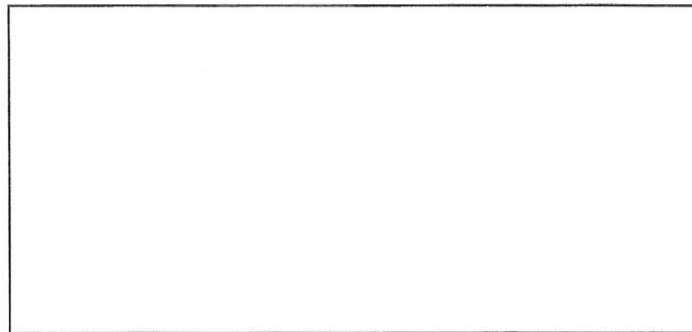


Materials: WOOD STAIN FINISH Colors: KELLY-MOORE ACRY-SHIELD "POSSUM KINGDOM"  
Description: WOOD STAIN FINISH FOR ALL DOOR & WINDOW TRIM, HORIZONTAL WOOD TRIM AT  
WINDOW SILLS AND ALL "BELLY BAND" TRIM.

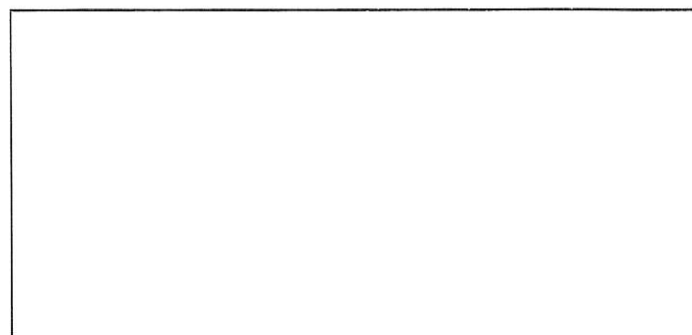
COLOR SAMPLES FOR PROJECT FILE NO.



Materials: WOOD STAIN FINISH Colors: TO MATCH MARVIN WINDOWS & DOORS "WINEBERRY"  
Description: WOOD STAIN FINISH FOR ALL EXTERIOR WINDOWS & PATIO DOORS.  
(EXCLUDING GARAGE OVERHEAD DOORS & MAIN ENTRY DOOR).



Materials: \_\_\_\_\_ Colors: \_\_\_\_\_  
Description: \_\_\_\_\_



Materials: \_\_\_\_\_ Colors: \_\_\_\_\_  
Description: \_\_\_\_\_



PRC



Date:  
Descr

(E) FRONT ENTRY VIEW FROM FRONT YARD.

F



Date:  
Descr

(E) REAR OF HOUSE FROM BACK YARD.





D  
D

(E) HOUSE FROM STREET.  
STREET VIEW



E  
E

STREET VIEW OF (E) CARPORT. & ENTRY GATE.