MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: January 8, 2015	**Agenda Item No.: 6**
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of a 590 square foot garage and partial demolition of the existing single family dwelling and subsequent addition to a single family dwelling. The construction includes a 1,315 square foot main level addition to the single family dwelling and a 425 square foot guest suite resulting in a proposed 4,176 square foot residence; a 627 square foot carport, and associated grading (178 cubic yards); 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and 3) a Design Approval.	
Project Location: 3900 Ronda Road, Pebble Beach	**APN:** 008-233-005-000
Planning File Number: PLN140616	**Owner:** Ravano Investment Realty Inc. **Agent:** Tina Hannas-De Freitas
Planning Area: Del Monte Forest Land Use Plan	**Flagged and staked:** Yes
Zoning Designation: "LDR/1.5 (CZ)" [Low Density Residential, 1.5 acres per unit, with Design Control Overlay (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15303 of the CEQA Guidelines	
Department: RMA-Planning	

RECOMMENDATION:

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

1) Find the project Categorically Exempt per Section 15303 of the CEQA Guidelines; and
2) Approve the Combined Development Permit (PLN140616), based on the findings and evidence and subject to the conditions of approval (**Exhibit B**)

PROJECT OVERVIEW:

The project entails the partial demotion of an existing, two-story, single-family dwelling, and the subsequent addition to the single-family dwelling, as described in the project description, above. The project, as proposed, is consistent with the General Development Standards of the Low Density Residential Zoning District (Section 20.14.060.C of the Zoning Ordinance). The project proposes a modern architectural and site design consisting of the following colors and materials: cedar side and trim, light grey stucco, and grey gravel and asphalt roof. The design was found consistent with the neighborhood character by the Del Monte Forest Land Use Advisory Committee on November 20, 2014. According to Figure 3, Viewshed Resources Map, in the Del Monte Forest Land Use Plan, the property is located outside identified viewshed areas, which are designated vista points, from 17-Mile Drive and from Point Lobo. The project, as designed, is consistent with the Design Control ("D") Overlay District regulations (Chapter 20.44 of the Zoning Ordinance) which assures proposed development projects are compatible with the existing neighborhood character and protects the viewsheds of the area the property is located within.

The project is located within the Pescadero Watershed area. Pursuant to Section 20.147.030.A.1 (b) of the Monterey County Coastal Implementation Plan, impervious surface coverage shall be limited to a minimum of 9,000 square feet. The project proposes a building footprint of 3,422 square feet and paved surface area of 4,815 square feet, a total of 8,237 square feet of impervious surface coverage. Therefore, the project is consistent with impervious surface coverage regulation for development within Pescedero Watershed areas.

A Phase-One Historic Assessment was prepared for the project because the existing dwelling is over 50 years in age, built in 1957. The report concludes that the existing ranch-style dwelling

has no historic associations and is not an outstanding example of a type or method of construction. Therefore, the dwelling has no potential historic significance. The property is also located within 750 feet of known archaeological resources. Therefore, pursuant to Chapter 20.147.080 of the Monterey County Coastal Implementation Plan, an archaeological report is required. Such report was prepared and concluded that the site lacks archaeological resources.

The project is consistent with applicable policies of the Del Monte Forest Land Use Plan, and applicable regulation of the Coastal Implementation Plan - Part 5, and Zoning Ordinance. Therefore, staff recommends that the Zoning Administrator approve the project, subject to conditions for approval.

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

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

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the Environmental Health Bureau and RMA – Environmental Services have been incorporated into the Condition Compliance Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) consistent with the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338. This application required review by the LUAC because the project is scheduled for a public hearing before the Zoning Administrator. On November 20, 2014, the LUAC unanimously recommended approval of the project, as designed.

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

Dan Lister, Assistant Planner
(831) 759-6617, listerdm@co.monterey.ca.us
December 2, 2014

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Luke Connolly, RMA Services Manager; Dan Lister, Project Planner; Ravano Investment Realty Inc., Owner; Tina Hannas-De Freitas, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN140616

Attachments:
- Exhibit A — Project Data Sheet
- Exhibit B — Draft Resolution, including:
  - Conditions of Approval
  - Site Plan, Floor Plan and Elevations
- Exhibit C — Vicinity Map

Exhibit D Del Monte Forest Advisory Committee Minutes

This report was reviewed by Luke Connolly, RMA Services Manager.

EXHIBIT A
PROJECT INFORMATION FOR PLN140616

Project Title:	Ravano	**Primary APN:**	008-233-005
Location:	3900 Ronda Road, Pebble Beach	**Coastal Zone:**	Yes
Applicable Plan:	Del Monte Forest LUP	**Zoning:**	LDR/1.5-D(CZ)
Permit Type:	Combined Dev. Permit	**Plan Designation:**	Residential
Environmental Status:	Exempt	**Final Action Deadline:**	1/25/2015
Advisory Committee:	Del Monte Forest		

Project Site Data:

Lot Size:	27,171 sq. ft.	**Coverage Allowed:**	15%
		Coverage Proposed:	12.5%
Existing Structures:	3,688 sq. ft.		
Proposed Structures:	4,743 sq. ft.	**Height Allowed:**	30'
		Height Proposed:	30'
Impervious Coverage Allowed:	9,000 sq. ft.		
Impervious Coverage Proposed:	8,237 sq. ft.	**FAR Allowed:**	17.5%
		FAR Proposed:	17.4%

Resource Zones and Reports:

Environmentally Sensitive Habitat:	Pine Forest	**Erosion Hazard Zone:**	Moderate
		Geologic Hazard Zone:	1
Archaeological Sensitivity Zone:	High		
		Fire Hazard Zone:	Very High

Other Information:

Water Source:	Public Service	**Sewage Disposal:**	Public Sewage
Water Provider:	Cal-AM	**Sewer District Name:**	Pebble Beach CSD
Fire District:	Pebble Beach CSD	**Grading:**	178 cubic yards
Tree Removal (Count/Type):	None		

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:
RAVANO INVESTMENT REALTY INC.
(PLN140616)
RESOLUTION NO. _____
Resolution by the Monterey County Hearing Body:

1) Finding the project Categorically Exempt per Section 15303 of the CEQA Guidelines; and
2) Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of a 590 square foot garage and partial demolition of the existing single family dwelling and subsequent addition to a single family dwelling. The construction includes: a 1,315 square foot main level addition to the single family dwelling, which includes a 425 square foot guest suite resulting in a proposed 4,176 square foot residence; a 627 square foot carport, and associated grading (178 cubic yards); 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and 3) a Design Approval.

[PLN140616, Ravano Investment Realty Inc., 3900 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-233-005-000), Del Monte Forest Land Use Plan]

The Ravano Investment Realty Inc. application (PLN140616) had public hearing before the Monterey County Zoning Administrator on January 8, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of a 590 square foot garage and partial demolition of the existing single family dwelling and subsequent addition to a single family dwelling. The construction includes: a 1,315 square foot main level addition to the single family dwelling, which includes a 425 square foot guest suite resulting in a proposed 4,176 square foot residence; a 627 square foot carport, and associated grading

(178 cubic yards); 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and 3) a Design Approval.

EVIDENCE: a) The property is a 27,171 square foot lot that currently contains a 3,688 square foot, two-story, single family dwelling with a 590 square foot garage/laundry room, and 285 square foot covered patio. The project will require the partial demolition of the existing dwelling.

b) 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 PLN140616.

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

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

- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan;
- Monterey County Coastal Implementation Plan - Part 5;
- Monterey County Zoning Ordinance (Title 20);

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 3900 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-233-005-000), Del Monte Forest Land Use Plan. The parcel is zoned "LDR/1.5 (CZ)" [Low Density Residential, 1.5 acres per unit, with Design Control Overlay (Coastal Zone)] which allows the construction of a single-family dwelling per legal lot (Section 20.14.040.A, Zoning Ordinance). Therefore, the project is an allowed land use for this site.

c) The property is zoned with a Design Control ("D") Overlay District which requires the project to be consistent with the Chapter 20.44 of the Monterey County Zoning Ordinance. The chapter provides regulations to assure protection of the viewshed and neighborhood character. The modern design of the dwelling consists of the following colors and materials: cedar side and trim, light grey stucco, and grey gravel and asphalt roof. On September 5, 2014, the project design, location, colors and materials were reviewed and approved by the Del Monte Forest Architectural Review Board. The project was reviewed on November 20, 2014 by the Del Monte Forest Land Use Advisory Committee. The committee found the project design consistent with the neighborhood character (see Finding e, below, for more information). Upon review of Figure 3, Viewshed Resources Map, in the Del Monte Forest Land Use Plan, the property is located outside identified viewshed areas, which are designated vista points, viewshed from 17-Mile Drive and viewshed from Point Lobo. Therefore, the project is consistent with the regulation of the Design Control Overlay District.

d) The project proposes a 425 square foot guesthouse. The proposed guesthouse was reviewed and found consistent with Chapter 20.64.020, Guesthouse regulations, of the Zoning Ordinance.

e) The project is consistent with impervious surface coverage regulation for development within Pescedero Watershed areas. Pursuant to Section 20.147.030.A.1 (b) of the Monterey County Coastal Implementation Plan, impervious surface coverage shall be limited to a minimum of 9,000 square feet. The project proposes a building footprint of 3,422 square feet and paved surface area of 4,815 square feet, a total of 8,237 square feet of impervious surface coverage.

f) The project planner conducted a site inspection on October 10, 2014 to verify that the project on the subject parcel conforms to the plans listed above.

g) The project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) consistent with the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338. This application required review by the LUAC because the project is schedule for a public hearing before the Zoning Administrator. On November 20, 2014, the LUAC unanimously recommended approval of the project subject to the project complying with all regulations of the Zoning Ordinance. The project plans have been revised to show that the guesthouse does not exceed 425 square feet as regulated in Chapter 20.64.020 of the Zoning Ordinance, and that the height of the structure will not exceed the maximum height of the zoning district, which the maximum height is 30 feet (Section 20.14060.C.1.b, Zoning Ordinance).

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Pebble Beach Community Services District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is unsuitable for the proposed development.

b) The following reports were prepared:

1. "Preliminary Cultural Resources Reconnaissance of Assessor's Parcel 008-233-005" prepared by Susan Morley, M.A., Marina, CA, dated July 2014.
   - The report was required pursuant to Chapter 20.147.080 of the Monterey County Coastal Implementation Plan which requires an archaeological report for all development within an identified high sensitivity area for cultural resources. The report concludes that the site is negative of any archaeological resources.
2. "Phase One Historic Assessment for 3900 Ronda Road, Pebble Beach, CA" prepared by Past Consultants LLC, Pacific Grove, CA, dated September 19, 2014.
   - A Phase-One Historic Assessment is required for all structures over 50 years in age. The existing dwelling was built in 1957. The report concludes that the existing ranch-style dwelling has no historic association and is not an outstanding example of a type of method of construction. Therefore, the dwelling has no historic significance.

c) As noted in preceding Findings and Evidence, staff visited the project site on October 10, 2014, and determined that it is suitable for the proposed use and development.

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

EVIDENCE:

a) The project was reviewed by the RMA - Planning, Pebble Beach Community Services District, Public Works, Environmental Health Bureau, and Water Resources Agency. The Environmental Health Bureau and RMA – Environmental Services have recommended conditions 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 currently existing on the property. Water services are provided by Cal-AM. Wastewater services are provided by the Pebble Beach Community Services District.

c) As noted in preceding Findings and Evidence, staff visited the project site on October 10, 2014, and determined that it is suitable for the proposed use and development.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection and researched County records to assess if any violation exists on the subject property. There are no known violations on the subject parcel.

c) As noted in preceding Findings and Evidence, staff visited the project site on October 10, 2014, and determined that it is suitable for the proposed use and development.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of new single-family dwellings and accessory structures, such as carports.

b) The project proposes the partial demolition of an existing dwelling and the construction of a single-family dwelling; and therefore, consistent with the exemption.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 10, 2014.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply

to this project.

e) As noted in preceding Findings and Evidence, staff visited the project site on October 10, 2014, and determined that it is suitable for the proposed use and development.

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

EVIDENCE:

a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project is located between the sea and the first public road.

DECISION

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

1. Find the project Categorically Exempt per Section 15303 of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of a 590 square foot garage and partial demolition of the existing single family dwelling and subsequent addition to a single family dwelling. The construction includes: a 1,315 square foot main level addition to the single family dwelling, which includes a 425 square foot guest suite resulting in a proposed 4,176 square foot residence; a 627 square foot carport, and associated grading (178 cubic yards); 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and 3) a Design Approval. The project is in general conformance with the attached plans and subject to the attached conditions all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of January, 2015.

_____

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / 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 Monterey County RMA-Planning and RMA-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 RMA Planning

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

PLN140616

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN140616) consists of: 1) a Coastal Administrative Permit to allow the demolition of a 590 square foot garage and partial demolition of the existing single family dwelling and subsequent addition to a single family dwelling. The construction includes: a 1,315 square foot main level addition to the single family dwelling, which includes a 425 square foot guest suite resulting in a proposed 4,176 square foot residence; a 627 square foot carport, and associated grading (178 cubic yards); 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and 3) a Design Approval. The property is located at 3900 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-233-005-000), Del Monte Forest 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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution No. ____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-233-005-000 on January 8, 2015. The permit was granted subject to 16 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 any construction 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction 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.

6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning for review and approval. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit to RMA-Planning approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County RMA - Planning.

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

7. 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.

8. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three years, to expire on January 8, 2018 unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

9. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

10. PD019(B) - DEED RESTRICTION-GUESTHOUSE (COASTAL)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse (Coastal) as follows:
- Only 1 guesthouse shall be allowed per lot.
- Detached guesthouses shall be located in close proximity to the principal residence.
- Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
- The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
- The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
- The guesthouse shall not exceed 425 square feet of livable floor area.
- The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
- Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
- The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
- The guesthouse height shall not exceed 12 feet or be more than one story.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Director of RMA-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the Director of the RMA-Planning.

11. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan identifying the proposed methods to control runoff and erosion. The plan shall include the location and details for all selected erosion control measures. The erosion control plan may be incorporated into other required plans provided it is clearly identified. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval.

12. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project geotechnical/engineering geology report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

13. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating recommendations from a geotechnical report or engineering geology report, prepared for the project, by a licensed geotechnical engineer or geologist. The applicant shall provide certification from the licensed practitioner that the grading plan incorporates their recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading plan, geotechnical/engineering geology report, and certification from the licensed practitioner to RMA-Environmental Services for review and approval.

14. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services, during active construction, to review the maintenance and effectiveness of BMPs installed, as well as, to verify that pollutants of concern are not discharged into receiving water bodies. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, The applicant shall schedule an inspection with RMA-Environmental Services.

15. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

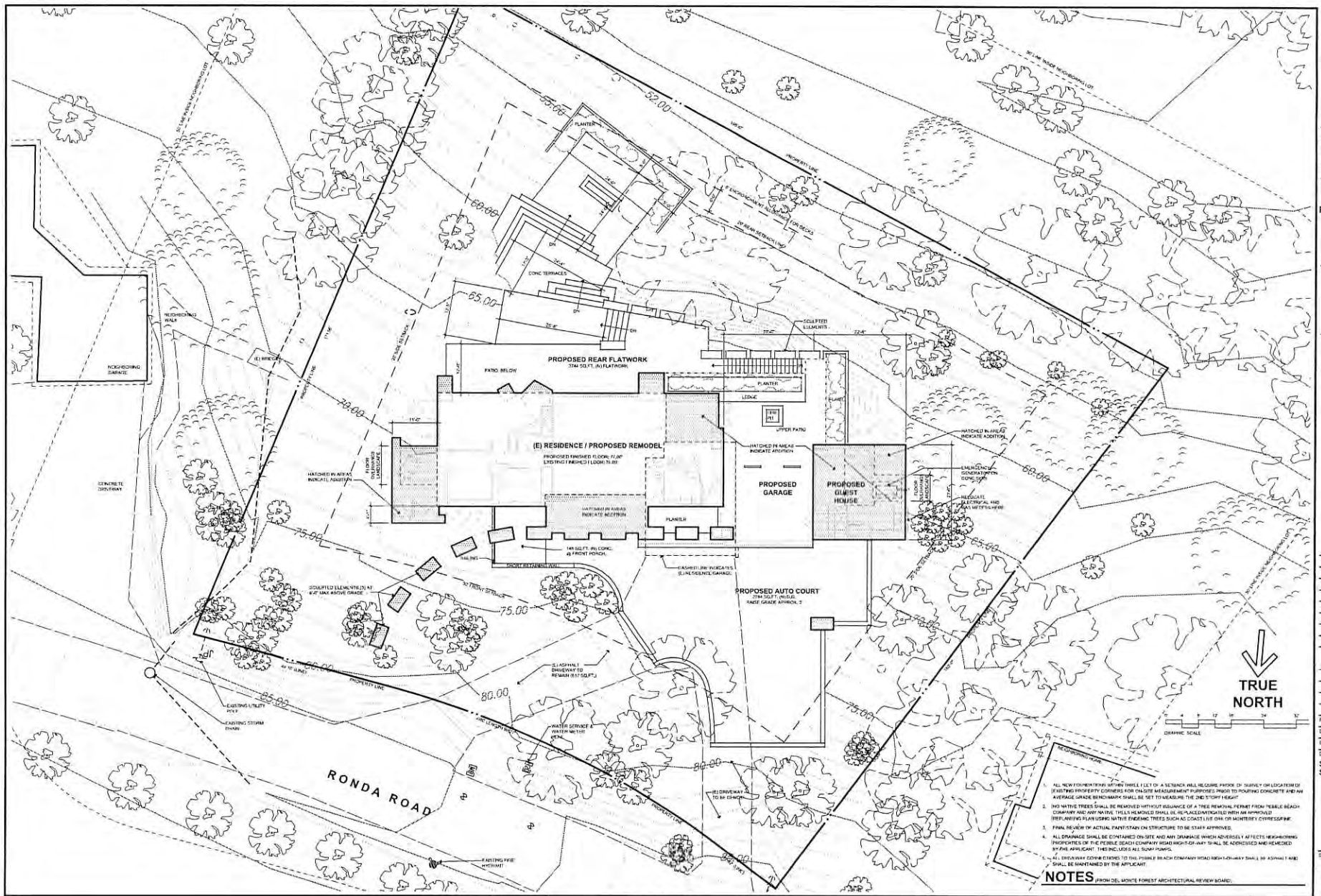
Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

16. INSPECTION-PRIOR TO LAND DISTURBANCE (DURING THE RAINY SEASON)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance during the rainy season (October 15 – April 15), the owner/applicant shall schedule an inspection with RMA-Environmental Services.



SITE PLAN
SCALE: 1"=10'-0"

CONRAD ASTURI STUDIOS INC.
1121 CARDALE RD, STE 5
MODESTO, CA. 95356
phone: 209.521.7200
PO BOX 1508
CARMEL BY THE SEA, CA. 93921
web: CONRADASTURI.COM

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PROJECT:

RONDA ROAD REMODEL
3900 RONDA ROAD
PEBBLE BEACH, CA 93953
APN# 008-233-005

RONDA ROAD REMODEL DESIGN DEVELOPMENT

TIMELINE	
DATE	ISSUED FOR:
-	1ST SUBMITTAL
-	PLAN CHECK
-	BID / FINAL
-	CONSTRUCTION

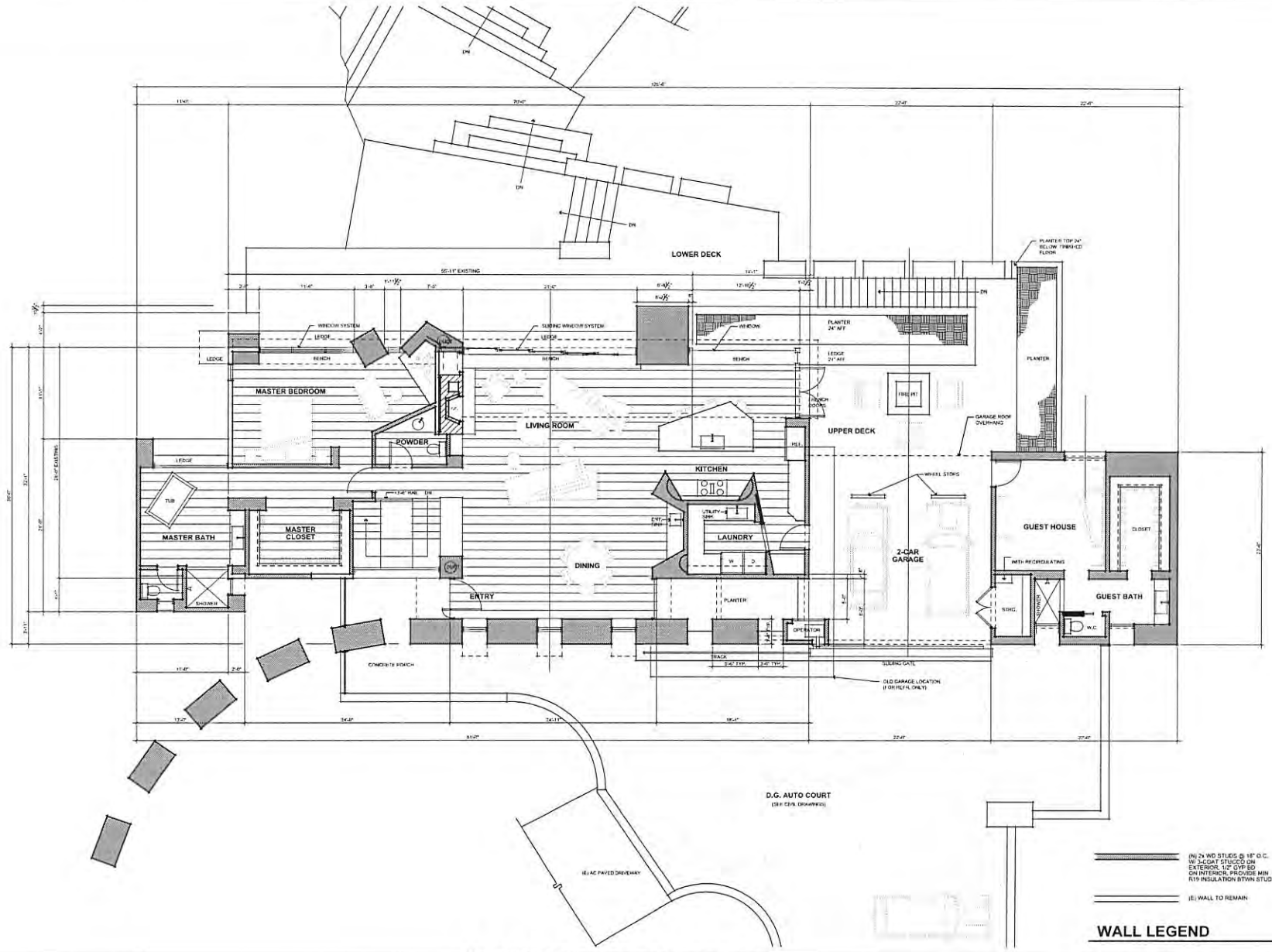
REVISIONS	
1	NOVEMBER 20, 2014 PER DEL MONTE LUAC HEARING NOTES
2	

PROJECT NO: 1417
DRAWN BY: ES
CHECKED BY: EA

DESCRIPTION:
SITE PLAN
SCALE: 1"=10'-0"

SHEET:
A1.0

PRINTED: NOVEMBER 25, 2014



PROPOSED UPPER FLOOR PLAN
SCALE: 3/16"=1'-0"

CONRAD ASTURI STUDIOS INC.

1121 OAKDALE RD, STE 5
MODESTO, CA. 95355
phone: 209.571.7700

PO BOX 1556
CARMEL BY THE SEA, CA. 93921

web: CONRADASTURI.COM

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PROJECT:

RONDA ROAD REMODEL
3900 RONDA ROAD
PEBBLE BEACH, CA 93953
APN# 008-233-005

RONDA ROAD REMODEL DESIGN DEVELOPMENT

TIMELINE	
DATE	ISSUED FOR:
-	1ST SUBMITTAL
-	PLAN CHECK
-	BID / FINAL
-	CONSTRUCTION

REVISIONS	
1	NOVEMBER 20, 2014 PER DEL MONTE LUAC HEARING NOTES
2	

PROJECT NO:	1417
DRAWN BY:	CS
CHECKED BY:	EA

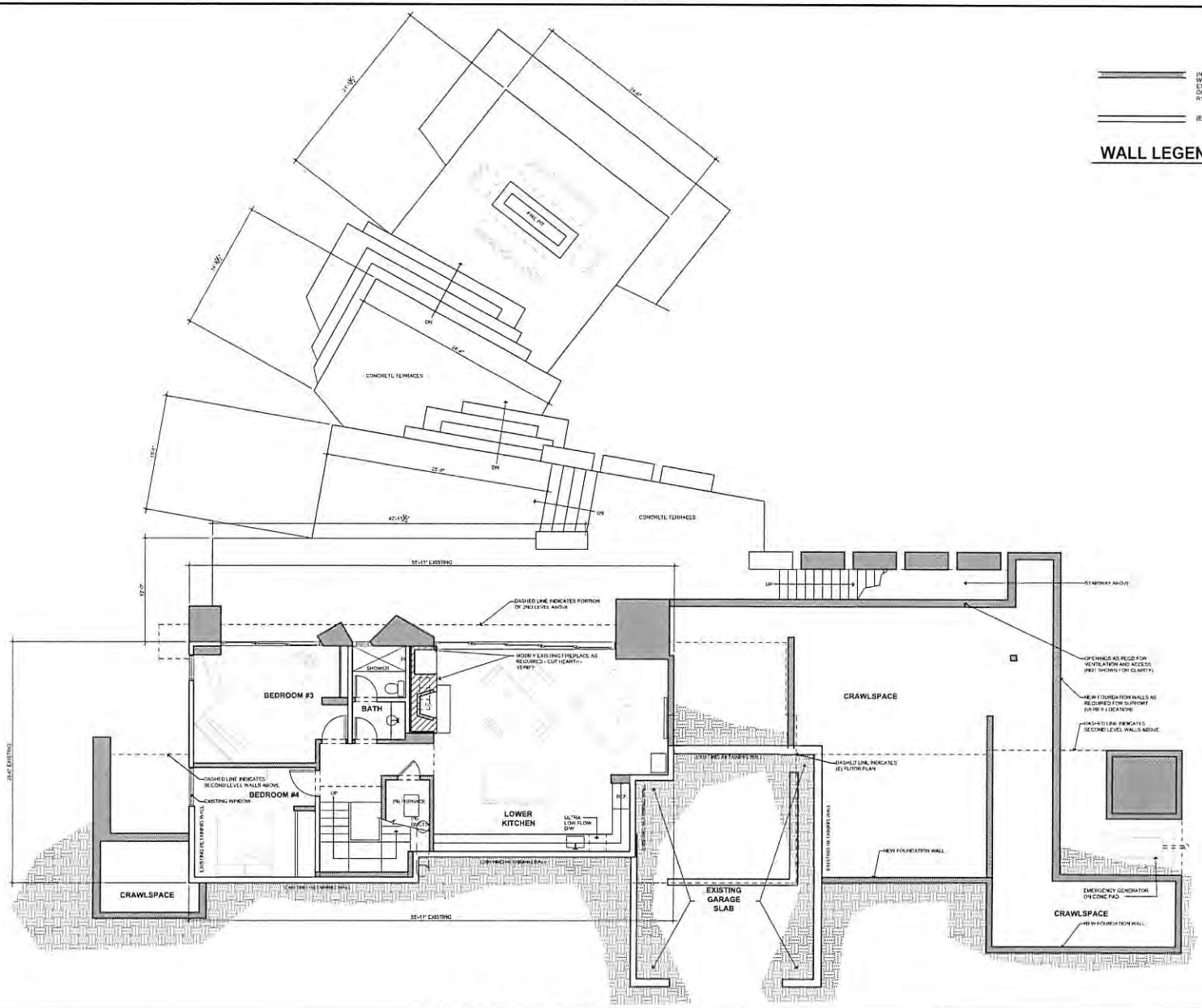
DESCRIPTION:

PROPOSED
UPPER FLOOR PLAN
SCALE: 3/16"=1'-0"

SHEET:

A2.0

PRINTED: NOVEMBER 25, 2014



PROPOSED LOWER FLOOR PLAN
SCALE: 3/16"=1'-0"

CONRAD ASTURI STUDIOS INC.
1121 OAKDALE RD, STE 5
MODESTO, CA, 95355
phone: 209.571.7200
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PROJECT:

RONDA ROAD REMODEL
3900 RONDA ROAD
PEBBLE BEACH, CA 93953
APN# 008-233-005

RONDA ROAD REMODEL
DESIGN DEVELOPMENT

TIMELINE	
DATE	ISSUED FOR:
-	1ST SUBMITTAL
-	PLAN CHECK
-	BID / FINAL
-	CONSTRUCTION

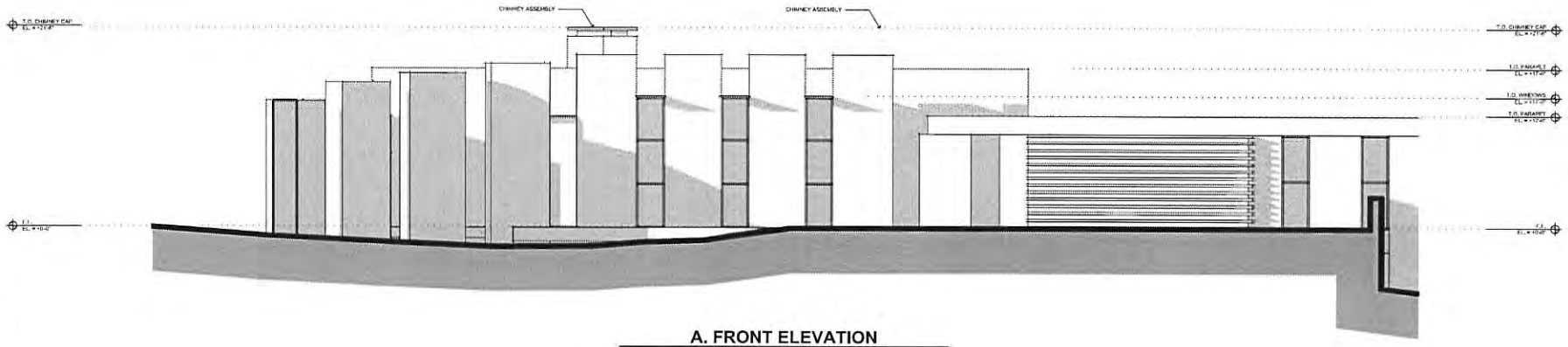
REVISIONS	
1	NOVEMBER 20, 2014 PER DEL MONTE LUAC HEARING NOTES
2	

PROJECT NO: 1417
DRAWN BY: CS
CHECKED BY: EA

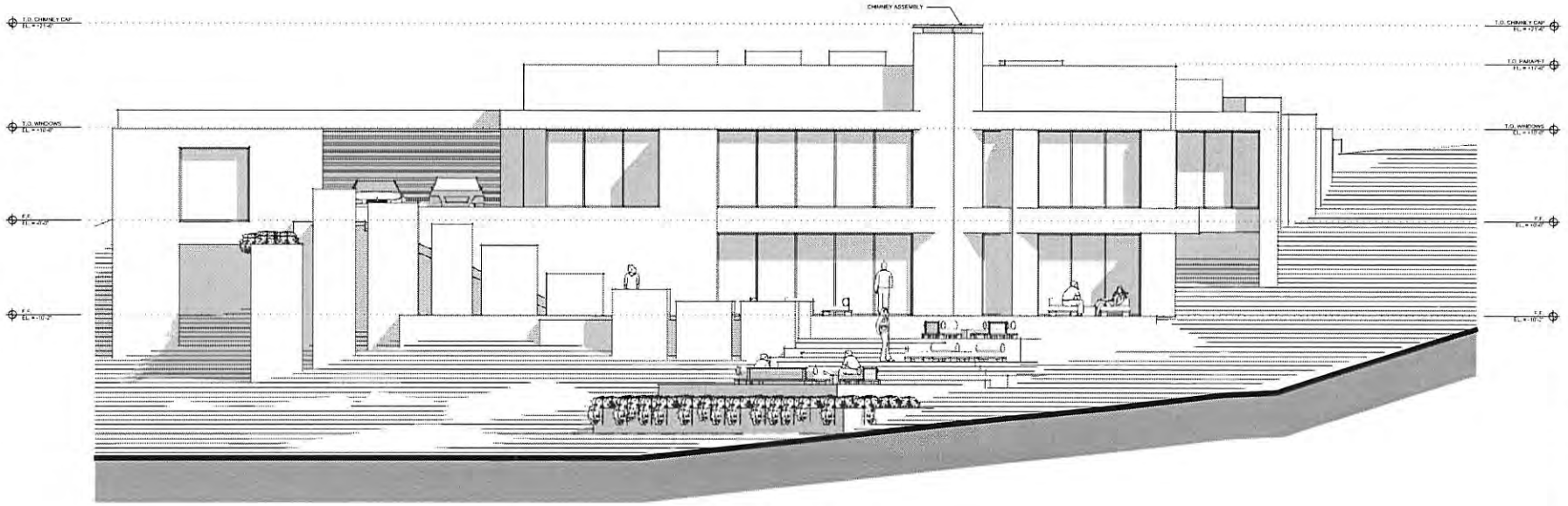
DESCRIPTION:
PROPOSED LOWER FLOOR PLAN
SCALE: 3/16"=1'-0"

SHEET:
A2.1

PRINTED: NOVEMBER 25, 2014



A. FRONT ELEVATION



B. BACK ELEVATION

ELEVATIONS
SCALE: 3/16" = 1'-0"

CONRAD ASTURI STUDIOS INC.
1121 OAKDALE RD. STE 5
MODESTO, CA. 95355
phone: 209.521.7305
PO BOX 1656
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PROJECT:

RONDA ROAD REMODEL
3900 RONDA ROAD
PEBBLE BEACH, CA 93953
APN# 008-233-005

RONDA ROAD REMODEL DESIGN DEVELOPMENT

TIMELINE

DATE	ISSUED FOR:
-	1ST SUBMITTAL
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-	BID / FINAL
-	CONSTRUCTION

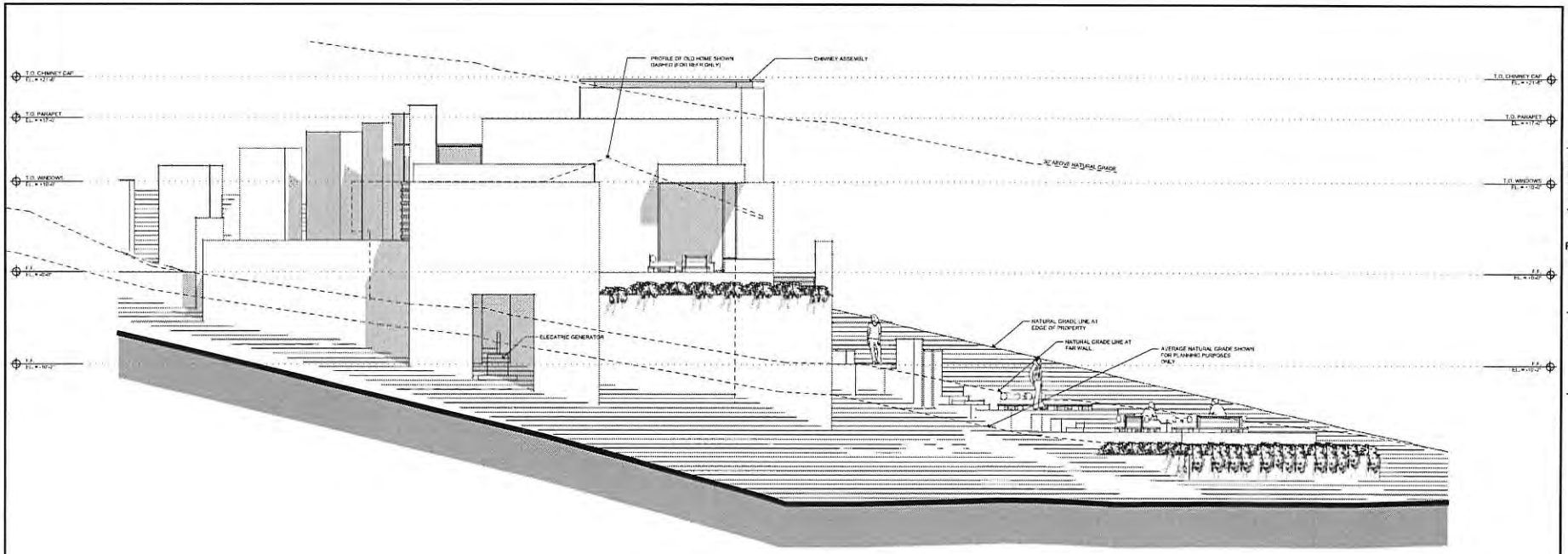
REVISIONS

1	NOVEMBER 20, 2014 PER DEL MONTE LUAC HEARING NOTES
2	

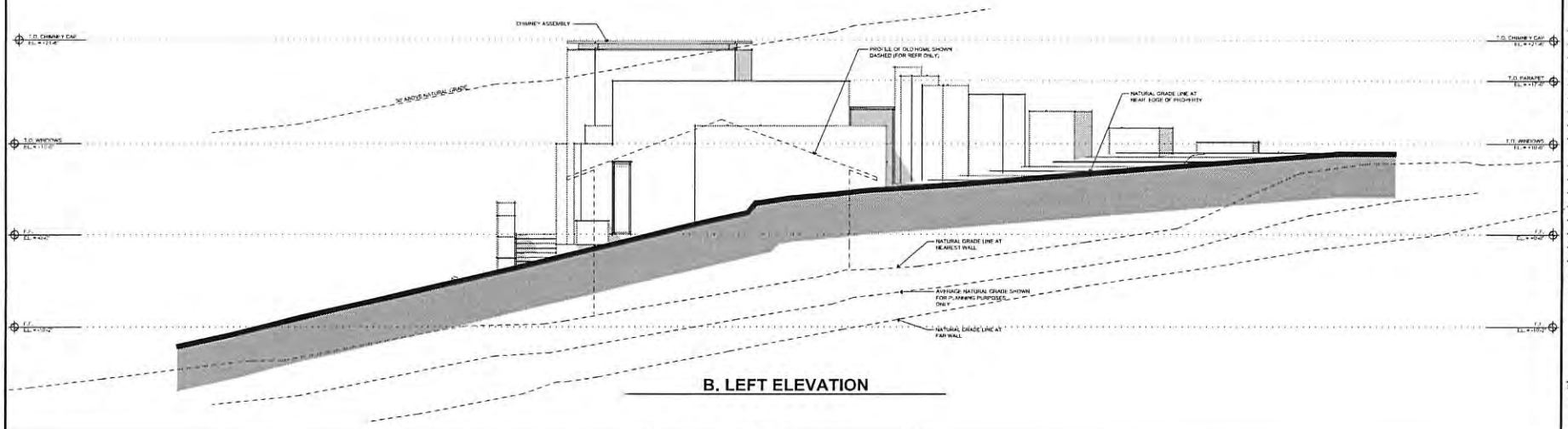
PROJECT NO: 1417
DRAWN BY: CS
CHECKED BY: EA
DESCRIPTION:
ELEVATIONS
SCALE: 3/16" = 1'-0"

SHEET:
A5.0

PRINTED: NOVEMBER 25, 2014



A. RIGHT ELEVATION



B. LEFT ELEVATION

ELEVATIONS
SCALE: 3/16" = 1'-0"

CONRAD ASTURI STUDIOS INC.
1121 OAKDALE RD. STE 1
MODESTO, CA. 95355
phone: 209.521.7205
PO BOX 1596
CARMEL BY THE SEA, CA. 93921
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PROJECT:

RONDA ROAD REMODEL
3900 RONDA ROAD
PEBBLE BEACH, CA 93953
APN# 008-233-005

RONDA ROAD REMODEL DESIGN DEVELOPMENT

TIMELINE	
DATE	ISSUED FOR:
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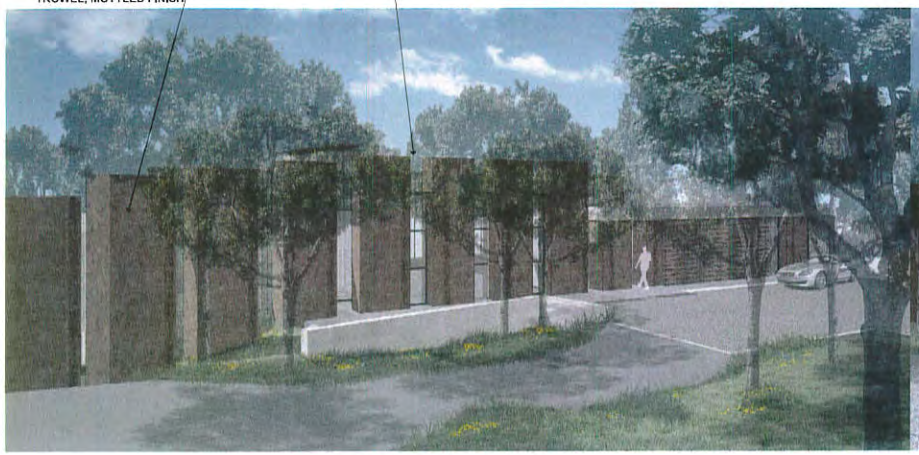
-	PLAN CHECK
-	BID / FINAL
-	CONSTRUCTION

REVISIONS	
1	NOVEMBER 20, 2014 PER DEL MONTE LUAC HEARING NOTES
2	

PROJECT NO: 1417
DRAWN BY: CS
CHECKED BY: EA
DESCRIPTION:
PERSPECTIVES
SCALE: NOT TO SCALE

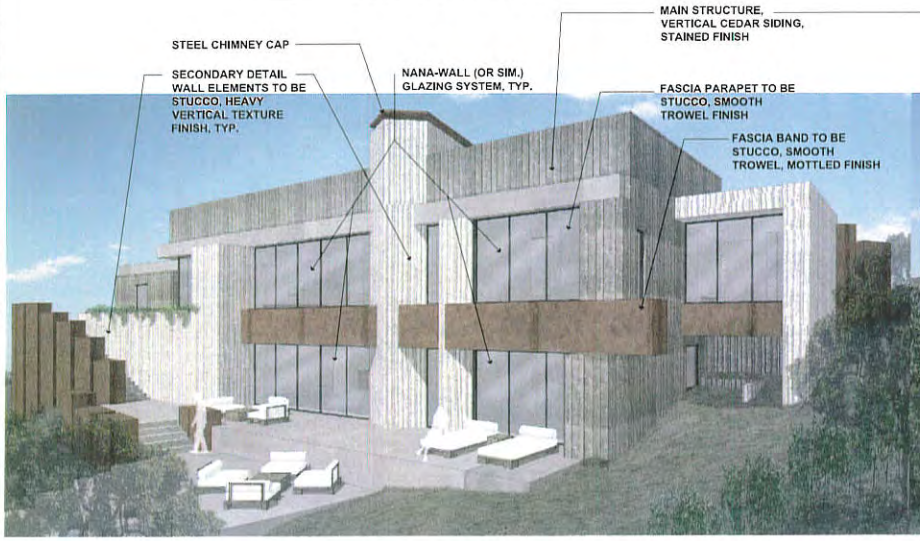
SHEET:
A5.1
2

PRINTED: NOVEMBER 25, 2014

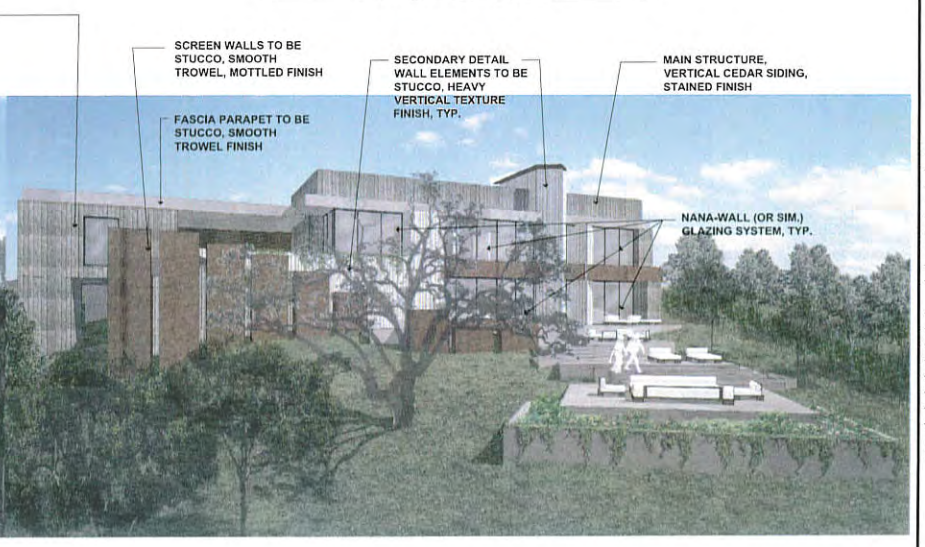


A. FRONT OF HOUSE

B. FRONT OF HOUSE



C. BACK OF HOUSE



D. BACK OF HOUSE

PERSPECTIVES
SCALE: NOT TO SCALE

CONRAD ASTURI STUDIOS INC.
1121 FAIRDALE RD. STE h
MODESTO, CA. 95355
phone: 209.521.7283
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PROJECT:

RONDA ROAD REMODEL
3900 RONDA ROAD
PEBBLE BEACH, CA 93953
APN# 008-233-005

RONDA ROAD REMODEL DESIGN DEVELOPMENT

TIMELINE

DATE	ISSUED FOR:
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-	BID / FINAL
-	CONSTRUCTION

REVISIONS

1	NOVEMBER 20, 2014 PEB DEL MONTE LUAC HEARING NOTES
2	

PROJECT NO: 1417
DRAWN BY: CS
CHECKED BY: EA

DESCRIPTION:
PERSPECTIVES
SCALE: NOT TO SCALE

SHEET:
A5.2

PRINTED: NOVEMBER 25, 2014

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**

RECEIVED
NOV 21 2014
MONTEREY COUNTY
PLANNING DEPARTMENT

Please submit your recommendations for this application by: **November 20, 2014**

Project Title: RAVANO INVESTMENTS REALTY INC
File Number: PLN140616
File Type: ZA
Planner: LISTER
Location: 3900 RONDA RD PEBBLE BEACH
Project Description:
Combined Development Permit consisting of 1) a Coastal Administrative Permit to allow the demolition of an existing 590 square foot garage and partial demolition of the existing single family dwelling and the construction of a 1,315 square foot main level addition to an existing single family dwelling, which includes a 480 square foot guest suite, 627 square foot carport, and associated grading (178 cubic yards); 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and 3) a Design Approval. The property is located at 3900 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-233-005-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

TINA HANNAS - DEFREITAS
CONRAD ASTURI (DESIGNER)

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
LIZ GONZALES		X	GUEST SUITE SHOULD BE CALLED "GUEST HOUSE" AND
			MAY NEED TO COMPLY WITH 425 SF REQUIREMENTS

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)
PLEASE VERIFY BUILDING HEIGHT COMPLIES WITH ZONING REQUIREMENTS, UNCLEAR ON DRAWINGS.		

ADDITIONAL LUAC COMMENTS

SEE NOTES RE: COMMENTS BY LIZ GONZALES. GUEST HOUSE SHOULD COMPLY WITH ZONING REQUIREMENTS.

RECEIVED
NOV 21 2014
MONTEREY COUNTY
PLANNING DEPARTMENT

RECOMMENDATION:

Motion by VERBANEC (LUAC Member's Name)

Second by GEITREU (LUAC Member's Name)

X Support Project as proposed

____ Support Project with changes

____ Continue the Item

Reason for Continuance: _____

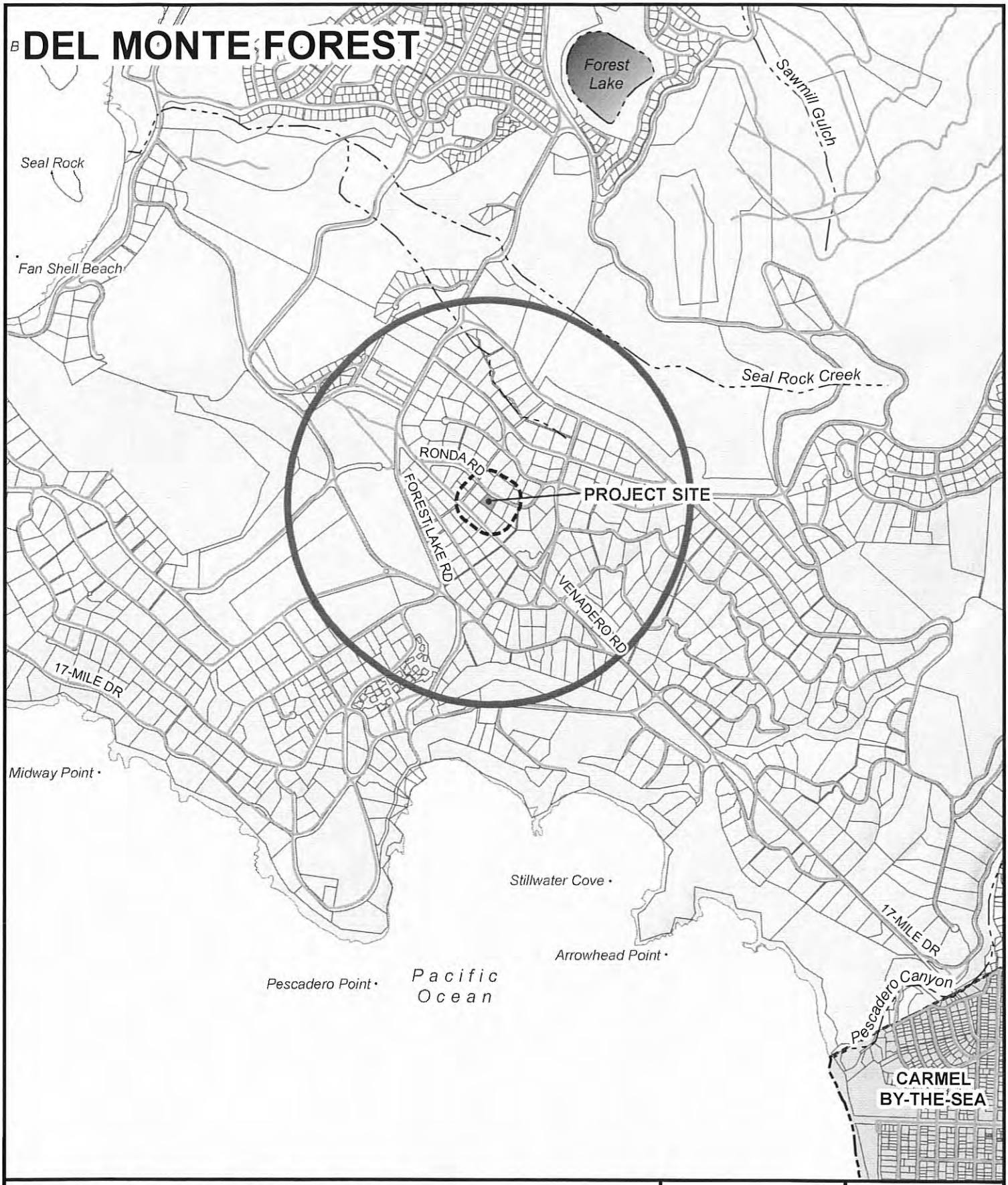
Continued to what date: _____

AYES: DENAR, VERBANEC, GEITREU, STOCK, LIETZKE (5)

NOES: ϕ

ABSENT: CANEER, SZABO (2)

ABSTAIN: ϕ



APPLICANT: RAVANO INVESTMENTS REALTY INC

APN: 008-233-005-000 **FILE #** PLN140616

2500' Limit | 300' Limit | Water | City Limits

N

0 1,000 Feet

MONTEREY COUNTY CALIFORNIA · 1850 ·

PLANNER: LISTER