

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> February 26, 2015	<b>Agenda Item No.:</b> 5
<b>Project Description:</b> Design Approval to allow the construction of a 3,226 square foot single family dwelling with a 545 square foot attached garage.	
<b>Project Location:</b> 2897 17 Mile Drive, Pebble Beach	<b>APN:</b> 007-201-007-000
<b>Planning File Number:</b> PLN140510	<b>Owner:</b> Jacob Lo <b>Agent:</b> Enrique Eckhaus
<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 with Building Site, Design Control and Recreational Equipment Storage 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 Categorical Exempt per Section 15303(a) of the CEQA Guidelines; and
- 2) Approve a Design Approval (PLN140510) based on the findings and evidence and subject to the conditions of approval (**Exhibit B**)

### PROJECT OVERVIEW:

The project consists of the construction of a 3,226 square foot single family dwelling with a 545 square foot attached garage, a 92 square foot covered entry porch and a 121 square foot uncovered deck. The property is a 10,778 square foot parcel that is zoned Medium Density Residential with Building Site, Design Control and Recreational Equipment Storage Overlays (“MDR/B-6-D-RES”). The construction of a single family dwelling is an allowed use in the “MDR” Zoning District. The project, as proposed, is consistent with the Site Development Standards and Special Regulations of the “MDR” Zoning District.

The project is located in a Design Control (“D”) Zoning Overlay District which requires the project to be sited and designed to preserve neighborhood character and visual integrity of the surrounding area. Pursuant to Section 21.44.040.C, the Zoning Administrator is the appropriate authority to consider and decide this Design Approval Application. The project’s location was determined based on retaining as many existing trees as possible. The project proposes three trees to be removed which leaves approximately 23 existing trees to remain on-site which will provide a visual buffer when viewed from 17 Mile Drive. The proposed colors and materials (**see Exhibit E**) are consistent with the character of the neighborhood. The project was reviewed by the Pebble Beach Architectural Review Board and Del Monte Forest Land Use Advisory Committee for neighborhood consistency. Both reviewing bodies recommended approval of the project. Therefore, the project is consistent with regulations of the “D” Zoning Overlay District.

The project proposes the removal of two Monterey Pine trees and one Coast Live Oak trees. Two dead Monterey Pine snags will also be removed. The tree removal is consistent with the findings required to be made for tree removal pursuant to Section 21.64.260.5.b of the Monterey County Zoning Ordinance. The proposed removal is the minimum under the circumstances. The original project proposed the removal of 13 trees. Staff worked with the project representative to re-design the project to preserve as many trees as possible. The proposed project consists of three trees to be removed due to the development of the single family dwelling and driveway which cannot be

avoided. Pursuant to the Tree Assessment and Biological Assessment prepared for the project, the construction of a single family dwelling will not create an environmental impact to the surrounding area. All recommendations stated in both assessments have been applied as conditions of project approval. Therefore, the proposed tree removal is consistent with Chapter 21.64.260 of the Zoning Ordinance.

The project, as conditioned, is consistent with all applicable Monterey County policies and regulations. Therefore, staff recommends that the Zoning Administrator approved the project.

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



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Dan Lister, Assistant Planner  
(831) 759-6617, listerdm@co.monterey.ca.us  
January 22, 2015

cc: Front Counter Copy; Coastal Commission; Zoning Administrator; Luke Connolly, RMA Services Manager; Dan Lister, Project Planner; Jacob Lo, Owner; Enrique Eckhaus, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN140510

Attachments: Exhibit A Project Data Sheet  
Exhibit B Draft Resolution, including:  
• Conditions of Approval  
• Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map  
Exhibit C Vicinity Map  
Exhibit D Del Monte Forest Land Use Advisory Committee Minutes  
Exhibit E Proposed Colors and Materials

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



**EXHIBIT A**  
**PROJECT INFORMATION FOR PLN140510**

**Project Title:** Lo  
**Location:** 2897 17-Mile Drive,  
Pebble Beach

**Primary APN:** 007-201-007  
**Coastal Zone:** N

**Area Plan:** Greater Monterey Peninsula  
**Permit Type:** Design Approval

**Zoning:** MDR/B-6-D-RES  
**Plan Designation:** Residential

**Environmental Status:** Categorically Exempt  
**Advisory Committee:** Del Monte Forest

**Final Action Deadline:**

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**Project Site Data:**

<b>Lot Size:</b>	10,778sf	<b>Coverage Allowed:</b>	35%
<b>Existing Structures:</b>	0	<b>Coverage Proposed:</b>	35%
<b>Proposed Structures:</b>	3771sf	<b>Height Allowed:</b>	27'
<b>Total Square Feet:</b>	3771sf	<b>Height Proposed:</b>	23'
		<b>FAR Allowed:</b>	35%
		<b>FAR Proposed:</b>	35%

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**Resource Zones and Reports:**

**Environmentally Sensitive Habitat:** Monterey Pine  
Forest

**Erosion Hazard Zone:** Slight/Moderate

**Geologic Hazard Zone:** III

**Archaeological Sensitivity Zone:** High

**Fire Hazard Zone:** Very high

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**Other Information:**

<b>Water Source:</b>	Public Services	<b>Sewage Disposal (method):</b>	Public Sewage
<b>Water District/Company:</b>	Cal-AM	<b>Sewer District Name:</b>	Pebble Beach CSD
<b>Fire District:</b>	Pebble Beach CSD	<b>Grading (cubic yards):</b>	<100
<b>Tree Removal (Count/Type):</b>	2 Monterey Pines, 1 Coast Lice Oak		

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**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:

**Lo (PLN140510)**

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

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project Categorically Exempt per Section 15303(a) of the CEQA Guidelines; and
- 2) Approving a Design Approval to allow the construction of a 3,226 square foot single family dwelling with a 545 square foot attached garage.

[PLN140510, Jacob Lo, 2897 17 Mile Drive, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-201-007-000)]

**The Lo application (PLN140510) came on for public hearing before the Monterey County Zoning Administrator on February 26, 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 Design Approval to allow the construction of a 3,226 square foot single family dwelling with a 545 square foot attached garage. The project includes the removal of two (2) Monterey Pine trees and one (1) Coast Live Oak tree.  
**EVIDENCE:**
  - a) An application for a Design Approval was submitted on November 20, 2014.
  - b) The property is located at 2897 17 Mile Drive, Pebble Beach (Assessor’s Parcel Number 007-201-007-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential with Building Site, Design Control and Recreational Equipment Storage Overlays (“MDR/B-6-D-RES”) which allows the construction of a single family dwelling as an allowed use with the issuance of a Design Approval. Therefore, the project is an allowed land use for this site.
  - c) On February 10, 2015 notices of the pending approval 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 PLN140510.
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 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 Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application warranted referral to the LUAC because the project is a Design Approval subject to review by the Zoning Administrator. On January 15, 2015, the LUAC unanimously recommended approval of the project.
  - c) The project is consistent with Chapter 21.64.260, Preservation of Oak and Other Protected Trees regulations, of the Zoning Ordinance. The project proposes to removal two Monterey Pine trees and one Coast Live Oak tree, as well as two dead Monterey Pine snags. The two Monterey Pine trees are considered landmark trees, but found not to be significant due to their poor condition. Pursuant to Section 21.64.260.D.5 of the Zoning Ordinance, the following two findings must be made to allow the proposed tree removal: 1) The tree removal is the minimum required under the circumstances of the case; and 2) The removal will not involve a risk of adverse environmental impacts. The original project proposed the removal of 13 trees. Staff worked with the project representative to re-design the dwelling to reduce tree removal. The trees to be removed are located in areas proposed for the single family dwelling and driveway which cannot be avoided. Pursuant to the Tree Assessment and Biological Assessment prepared for the project, the removal of the trees will not create an adverse environmental impact to the property or surrounding area. All recommendations provided in the tree and biological assessments have been applied as condition of project approval. Therefore, the project is consistent with the regulations for the removal of three or less trees pursuant to Chapter 21.64.260, Preservation of Oak and Other Protected Trees regulations, of the Zoning Ordinance.
  - d) The project is located within 750 feet of a known archaeological resource. Pursuant to Chapter 21.66.060 of the Monterey County Zoning ordinance, an archaeological assessment is required. A preliminary cultural resource reconnaissance was prepared by Susan Morley, dated December 2014. The report concludes that there is a lack of cultural resources on the property.
  - e) The project planner conducted a site inspection on December 19, 2014 to verify that the project on the subject parcel conforms to the plans listed above.
  - f) 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 PLN140510.

3. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, consistency with neighborhood character, and maintains visual integrity without imposing undue restrictions on private property.
- EVIDENCE:** a) The project is consistent with regulations of the Design Control “D” Zoning Overlay District. The project’s location was determined based on retaining as many existing trees as possible. The project proposes three trees to be removed which leaves approximately 23 existing trees to remain on-site. Pursuant to Figure #14, Scenic Highway Corridors and Visual Sensitivity Map, of the Greater Monterey Peninsula Area Plan, the property is designated visually “sensitive” due the property’s proximity to 17 Miles Drive. Consistent with policy GMP-3.3 of the Greater Monterey peninsula Area Plan, the remaining 23 trees will create a visual buffer when viewed from 17 Miles Drive. The proposed colors and materials consist of a terracotta tile roof, Eldorado stone body with off-white stucco trim and white accent around the windows and doors. The project was reviewed by the Pebble Beach Architectural Review Board and Del Monte Forest Land Use Advisory Committee for neighborhood consistency. Both reviewing bodies recommended approval of the project. Therefore the location and design of the project is consistent with the Design Control regulations of the Monterey County Code.
- b) As noted in preceding Findings and Evidence, staff visited the project site on December 19, 2014 and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140510.
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) exempts the construction of a new single family dwelling. The project consists of the construction of a 3,226 square foot single family dwelling with a 545 square foot attached garage, a 92 square foot covered entry porch and a 121 square foot uncovered deck.
- b) No adverse environmental effects were identified during staff review of the development application.
- 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.
- d) As noted in preceding Findings and Evidence, staff visited the project site on December 19, 2014 and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140510.
5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** Section 21.44 of the Monterey County Zoning Ordinance states that the

proposed project is appealable to the Board of Supervisors.

**DECISION**

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

- 1) Find the project Categorical Exempt per Section 15303(a) of the CEQA Guidelines; and
- 2) Approve a Design Approval to allow the construction of a 3,226 square foot single family dwelling with a 545 square foot attached garage. The project is in general conformance with the attached plans, colors, and materials and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 26th day of February, 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 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

PLN140510

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

This Design Approval Application (PLN140510) allows the construction of a 3,226 square foot single family dwelling with a 545 square foot garage. The property is located at 2897 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007-201-007-000), 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 Application (Resolution Number \_\_\_\_ ) was approved by the Zoning Administrator for Assessor's Parcel Number 007-201-007-000 on February 26, 2015. The permit was granted subject to eight (8) 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. 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, consistent with the project Tree Assessment prepared by Frank Ono and Biological Survey prepared by Ed Mercurio, 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.

#### 5. PD011(A) - TREE REMOVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

## 6. 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.

## 7. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

**Condition/Mitigation Monitoring Measure:** Prior to Construction Permit Final, the applicant shall replace each tree approved for removal as follows:  
- Replacement ratio recommended by arborist and biologist: 1:1 ratio of same species removed (two Monterey pines and one Coast Live oak). The replanting of the tree shall be consistent with the recommendation provided in the project Tree Assessment prepared by Frank Ono and Biological Survey prepared by Ed Mercurio.

**Compliance or Monitoring Action to be Performed:** Prior to Construction permit Final, the Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation (Non-standard Condition)

Monitoring Measure:

As recommended in the project Biological Survey prepared by Ed Mercurio, a County qualified biologist shall perform a nesting survey in order to determine if any active raptor or migratory bird nests, as well as any special status species, occur within the project site or within 300 feet of proposed tree removal activity. The survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If the survey identifies nesting or other special status species on the project site, an appropriate plan shall be established by the project biologist. (RMA - Planning)

Compliance or  
Monitoring  
Action to be Performed:

No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nesting survey prepared by a County qualified biologist to determine if any active raptor, migratory bird nests, or other special status species occur within the project site or immediate vicinity.

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**SECTION 5.00  
ELECTRICAL  
AND REQUIRED MAINTENANCE**

1. All units and systems operating in the building shall be maintained in accordance with the manufacturer's instructions and the National Electrical Code (NEC) and the National Fire Protection Association (NFPA) Code.

2. Equipment, materials, and systems shall be maintained in accordance with the manufacturer's instructions and the National Electrical Code (NEC) and the National Fire Protection Association (NFPA) Code.

**ELECTRICAL SYMBOLS  
TO BE HIGH EFFICIENCY PER TILE 24  
MANDATORY MEASUREMENTS**

- ⊗ CEILING FAN
- ⊙ EXHAUST FAN
- FAN REGULATOR
- ▭ FLOUORESCENT LAMP 1.40D/W
- ▭ FLOUORESCENT LAMP 2.40D/W
- ⊗ WALL BRACKET LIGHT
- ⊗ OUTSIDE WEATHER PROOF LIGHT
- ⊗ POUND FLOUORESCENT LIGHT
- ⊗ CEILING MOUNTED LIGHT
- ⊗ CEILING LIGHT
- ⊗ BOUNDARY WALL LIGHT
- ⊗ MBRPOP LIGHT
- ▭ SPLIT UNIT A/C
- ⊗ 12 AMP. SOCKET OUTLET G.F.I.
- ⊗ 20 AMP. SOCKET OUTLET G.F.I.
- ⊗ 45 AMP. COOKER SWITCH
- ⊗ BELL PUSH
- ⊗ SWITCH
- ⊗ 2-WAY SWITCH
- ⊗ POWER BREAKER
- ⊗ DISTRIBUTION BOARD
- ⊗ CONTROL PANEL
- ⊗ B.C.E.D. METER
- ⊗ TELEPHONE
- ⊗ TELEVISION

1. All electrical work shall be in accordance with the National Electrical Code (NEC) and the National Fire Protection Association (NFPA) Code.

2. All electrical work shall be done by a licensed electrician.

3. All electrical work shall be done in accordance with the manufacturer's instructions.

4. All electrical work shall be done in accordance with the National Electrical Code (NEC) and the National Fire Protection Association (NFPA) Code.

5. All electrical work shall be done in accordance with the manufacturer's instructions.

6. All electrical work shall be done in accordance with the National Electrical Code (NEC) and the National Fire Protection Association (NFPA) Code.

7. All electrical work shall be done in accordance with the manufacturer's instructions.

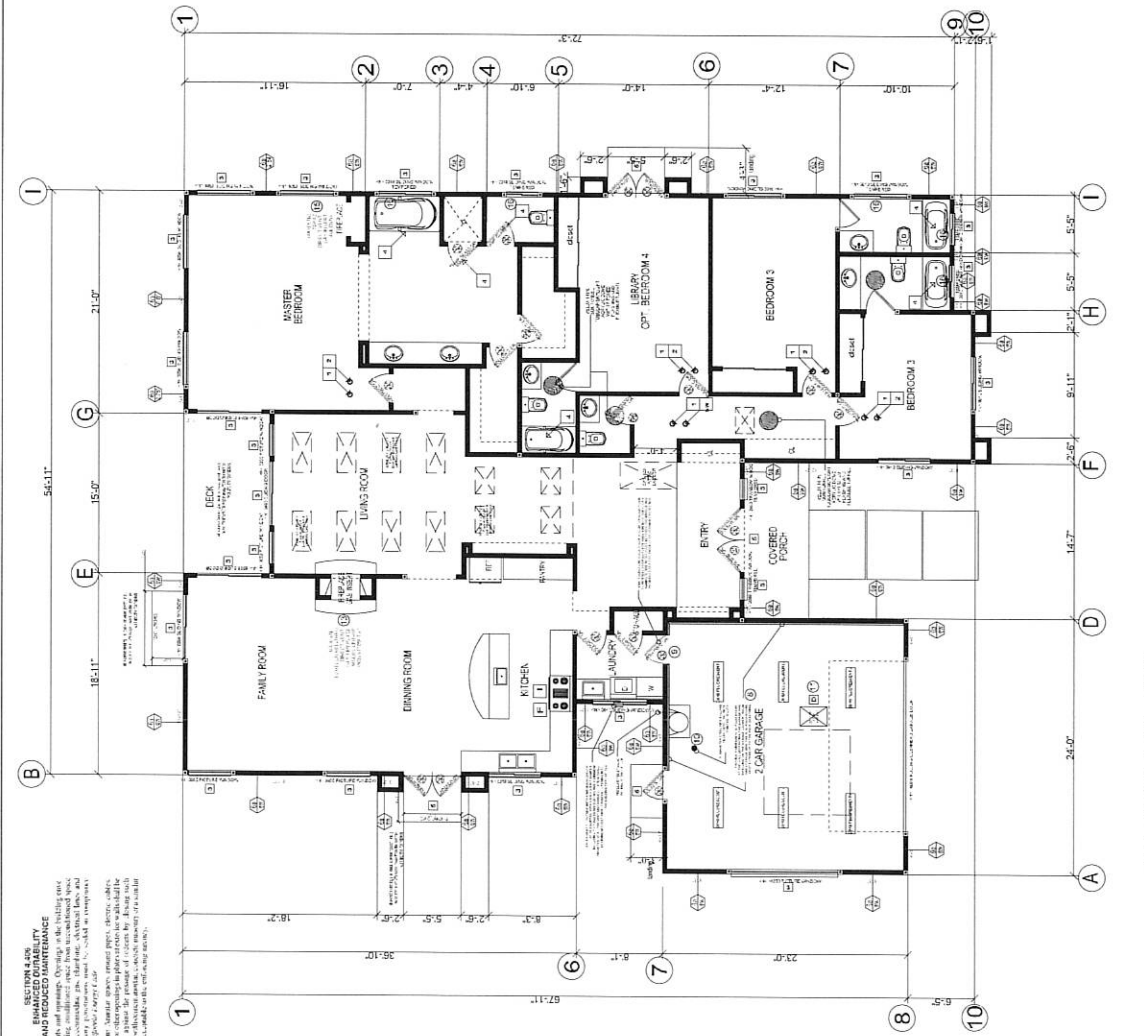
8. All electrical work shall be done in accordance with the National Electrical Code (NEC) and the National Fire Protection Association (NFPA) Code.

9. All electrical work shall be done in accordance with the manufacturer's instructions.

10. All electrical work shall be done in accordance with the National Electrical Code (NEC) and the National Fire Protection Association (NFPA) Code.

**LEGEND WALL**

NEW WALL L206 STUD  
to be 7.75" maximum below the doors  
per CRC Table 602.3(5)



**FLOOR PLAN**

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

7 all exterior landings at exterior doors  
to be 7.75" maximum below the doors  
threshold.

**FLOOR PLAN NOTES**

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODE.
2. ALL ELECTRICAL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN.
3. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODE.
5. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
6. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODE.
7. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
8. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODE.
9. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
10. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODE.

**ECKHAUS DESIGNS**  
DESIGN CONSULTANTS  
1000 S. TULSA AVE. SUITE 100  
TULSA, OKLAHOMA 74106  
TEL: (918) 438-1111 FAX: (918) 438-1112

PROJECT: JACOB LO  
2897 17 Mile Dr.  
Pebble Beach, CA 93953  
PHONE: (831) 500-0000  
FAX: (831) 500-0000

DATE: 07/01/10  
DRAWN BY: JACOB LO  
CHECKED BY: JACOB LO  
DATE: 07/01/10

NO.	REVISION	DATE
1	ISSUE FOR PERMITS	07/01/10
2	REVISED PER COMMENTS	07/01/10
3	REVISED PER COMMENTS	07/01/10
4	REVISED PER COMMENTS	07/01/10
5	REVISED PER COMMENTS	07/01/10
6	REVISED PER COMMENTS	07/01/10
7	REVISED PER COMMENTS	07/01/10
8	REVISED PER COMMENTS	07/01/10
9	REVISED PER COMMENTS	07/01/10
10	REVISED PER COMMENTS	07/01/10

**A2**

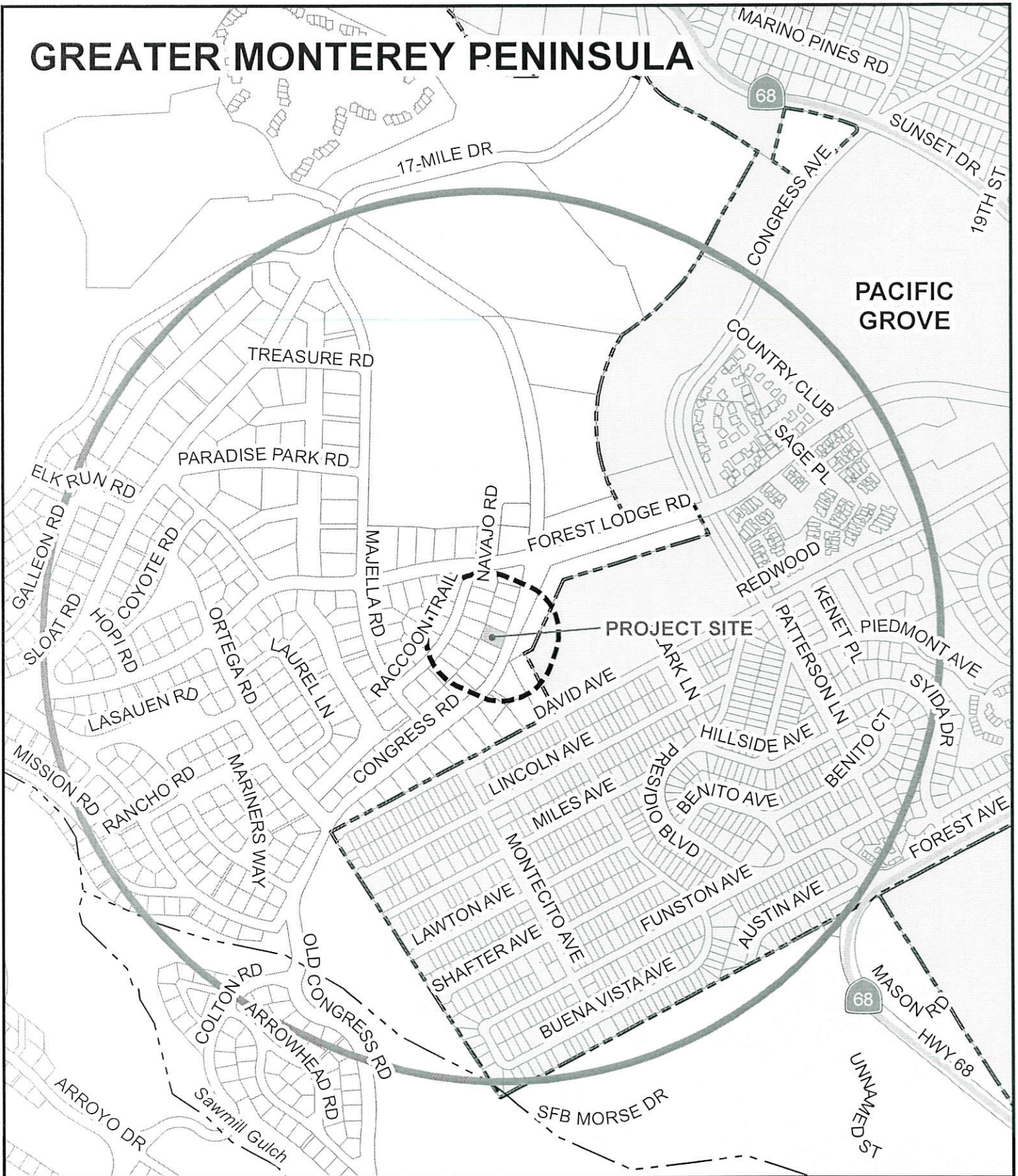
ENRIQUEL V. ECKHAUS, J.D.  
Eckhaus & Associates, P.C.







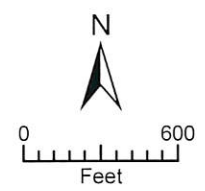
# GREATER MONTEREY PENINSULA



**PACIFIC GROVE**

**PROJECT SITE**

**APPLICANT:** LO JACOB S  
**APN:** 007-152-005-000      **FILE #** PLN140510  
 2500' Limit   
  300' Limit   
  - Water   
  City Limits

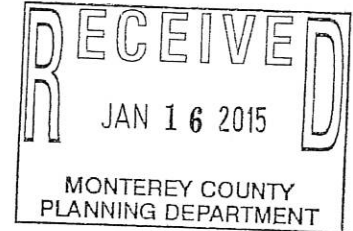


PLANNER: LISTER

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# 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: **January 15, 2015**

**Project Title:** LO JACOB S  
**File Number:** PLN140510  
**File Type:** ZA  
**Planner:** LISTER  
**Location:** 2897 17 MILE DR PEBBLE BEACH

**Project Description:**

Design Approval to allow the construction of a 3,226 square foot single family dwelling with a 545 square foot garage. The project includes the removal of two (2) Monterey Pine trees and one (1) Oak tree. The property is located at 2897 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007-201-007-000), Greater Monterey Peninsula Area Plan.

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

*Enrique Eckhaus (architect)*

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

PUBLIC COMMENT: *None*

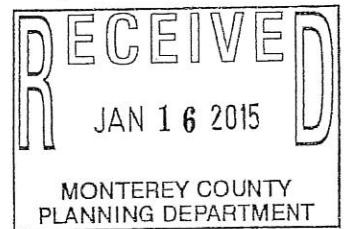
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

**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)

**ADDITIONAL LUAC COMMENTS**

*Applicant confirmed slope area on property  
(LUAC member Lori Lietzke questions)*



**RECOMMENDATION:**

Motion by June Stock (LUAC Member's Name)

Second by Sandy Getreu (LUAC Member's Name)

- 5 Support Project as proposed
- ~~0~~ Support Project with changes
- ~~0~~ Continue the Item

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

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

AYES: 5

NOES: 0

ABSENT: 2 (Verbanec, Szabo)

ABSTAIN: 0

# COLOR SCHEME

**KELLY-MOORE PAINTS**  
 Shadow Cliff  
 KM5789

**BODY**

**KELLY-MOORE PAINTS**  
 Whisper Ridge  
 KM5766

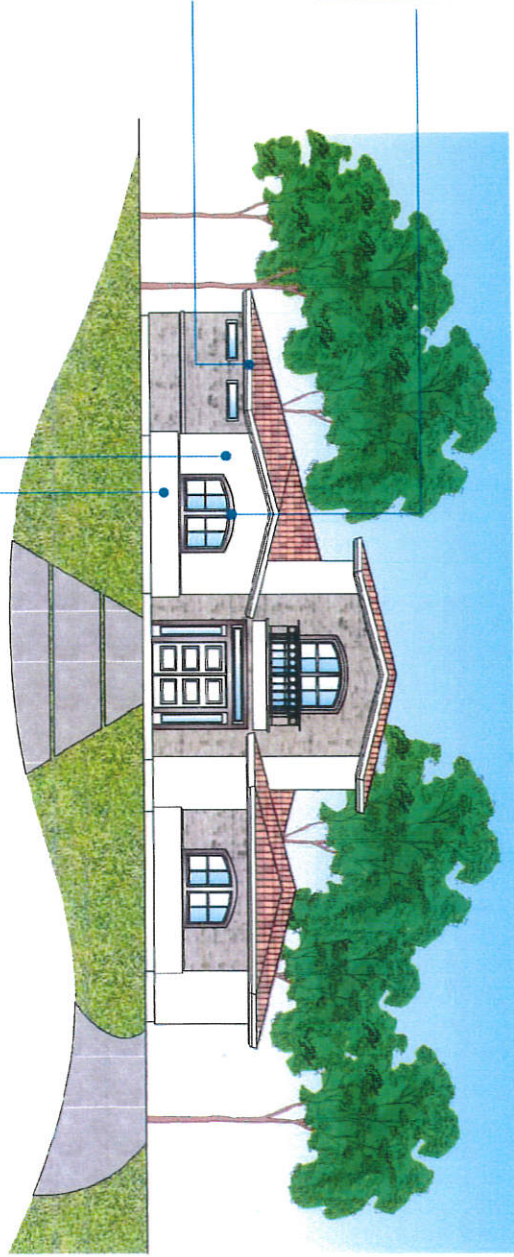
**TRIM**

**KELLY-MOORE PAINTS**  
 Union Station  
 KM5827

**ACCENTS**


**KELLY-MOORE PAINTS**  
 Acoustic White  
 46

**ACCENTS**



FRONT ELEVATION

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



**ECKHAUS  
DESIGNS**  
Interior Design & Architecture

2497 17 Mile Dr.  
 Reddie Beach,  
 CA 92853  
 (714) 900-9900

CONTACT:  
 007-201-007-000

OWNER:  
 JACOB LO

ADDRESS:  
 2497 17 Mile Dr.  
 Reddie Beach,  
 CA 92853  
 (714) 900-9900

DESIGNER:  
 ECKHAUS DESIGNS

DATE:  
 007-201-007-000

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

PROJECT:  
 JACOB LO

DATE:  
 007-201-007-000

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

DATE: 007-201-007-000

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

PROJECT: JACOB LO

DATE: 007-201-007-000

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

**2897 17 Mile Dr,  
Pebble Beach,  
CA 93953.**

Roof type



## Capistrano

Product No: 3522

Name: Terracotta Flashed

Description: Terracotta, Black Streaks

Styles: Capistrano, Malibu

Reflectance: 0.19

Emittance: 0.93



SRI: 19.00 EAGLE TILE CO. By Eagle Tile, co

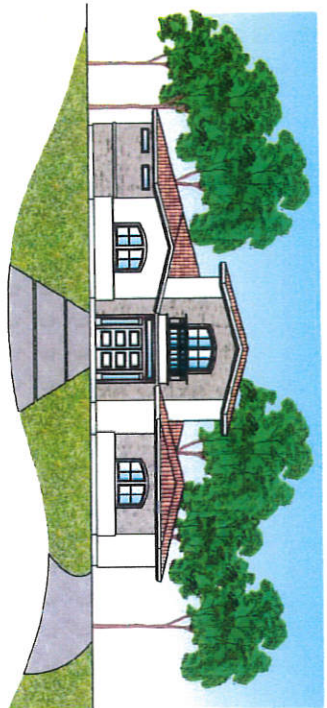
Exhibit E  
Page 2 of 4 Pages



**2897 17 Mile Dr,  
Pebble Beach,  
CA 93953.**



Artistic and contemporary and versatile wall stone with refined flat-planed faces and distinctive texture details. The mix of rectangular and irregular stones offers a selection that is easy to install and provides a truly balanced symmetry. Sizes range from 1.5" to 5.5" in height and 4" to 22" in length. Color palette includes grayed greens, antiqued golds, pewter and earthen browns.



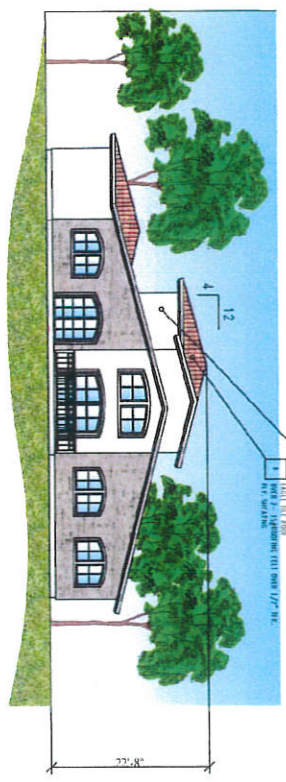
FRONT ELEVATION

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



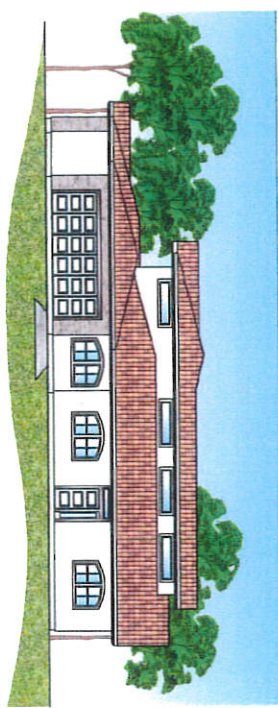
LEFT ELEVATION

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



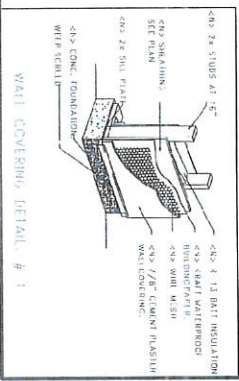
REAR ELEVATION

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



RIGHT ELEVATION

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



**ECKHAUS DESIGNS**  
ARCHITECTURE & INTERIOR DESIGN

2897 17 Mile Dr.  
Pebble Beach, CA 93955  
(831) 000-0000

PHONE: JACOB LU  
ADDRESS: 2897 17 Mile Dr., Pebble Beach, CA 93955  
FAX: (831) 000-0000

EMAIL: jacob@eckhausdesigns.com  
WWW: www.eckhausdesigns.com

PROJECT: 007-201-007-000

DATE: 01/10/10

OWNER: JACOB LU

ARCHITECT: ECKHAUS DESIGNS

INTERIOR DESIGNER: ECKHAUS DESIGNS

CONTRACTOR: [REDACTED]

DATE: 01/10/10

PROJECT: 007-201-007-000

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	01/10/10
2	ISSUED FOR PERMITS	01/10/10
3	ISSUED FOR PERMITS	01/10/10
4	ISSUED FOR PERMITS	01/10/10
5	ISSUED FOR PERMITS	01/10/10
6	ISSUED FOR PERMITS	01/10/10
7	ISSUED FOR PERMITS	01/10/10
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