

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: March 26, 2015	Agenda Item No.: 5
Project Description: Consider a Combined Development Permit including: 1) a Coastal Administrative Permit for a new 7,963 square foot two-story single family dwelling with three-car garage; 2) Coastal Administrative Permit for a 640 square foot accessory dwelling unit; grading of approximately 1,929 cubic yards of cut and 256 cubic yards of fill; 3) Coastal Development Permit for the removal of 25 trees [7 Oak trees 6" to 18" in diameter and 18 Pine trees 7" to 20" in diameter]; and 4) Design Approval.	
Project Location: 1268 Sombria Lane, Pebble Beach	APN: 008-301-008-000
Planning File Number: PLN130708	Owners: Robert J and Christina L Jamison Agent: Eric Miller Architects, Inc.
Planning Area: Del Monte Forest Land Use Plan	Flagged and staked: Yes
Zoning Designation: "LDR/1.5-D (CZ)" [Low Density Residential/1.5 units per acre, Design Control District (Coastal Zone)]	
CEQA Action: Categorically Exempt	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Categorically Exempt per Section 15303 (a) and 15304; and
- 2) Approve project PLN130708, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**);

PROJECT OVERVIEW:

The project proposes the construction of a two story, single family dwelling and accessory dwelling unit. The proposal includes removal of 25 trees [7 Oak trees and 18 Pine trees], and, therefore, requires a Coastal Development Permit. No landmark trees are proposed for removal, and none of the trees proposed for removal constitute environmentally sensitive habitat within the Del Monte Forest Land Use Plan. A biological report has confirmed no evidence of plant or wildlife habitat. The applicant took into consideration of the health condition of the trees with respect to the integrity of the project design. The project design has been modified to reduce tree removal from the original request of 38 trees to 25 trees by connecting and enclosing the structures on the most open area of the lot and siting the walkways in areas not requiring tree removal. The Forest Management Plan confirms the Monterey Pine forest is a noncontiguous and fragmented canopy with a natural process of mature pines at the end of their mortality cycle. Most of the mature trees to be removed are of small diameter class or are in poor condition representing very high risk to the proposed residence on the site and to the surrounding properties. The geotechnical report also identifies loose soils due to free water within the upper soils of the proposed development area, confirming the high risk of unhealthy trees. Based on site visits, review of the reports, and discussions with the Fire district regarding the eminent danger of these trees on site, staff determined the tree removal did not warrant an Initial Study. A Condition of Approval will require the replacement of a 1:1 ratio.

The proposed project is consistent with site development standards of Section 20.14.060 regarding parking, setbacks and building height requirements. The project is not located within the Pescadero Watershed.

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

Jamison (PLN130708)

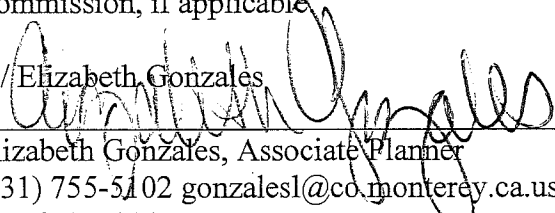
- √ RMA - Public Works Department
- √ Environmental Services
- Environmental Health Bureau
- √ Water Resources Agency
- Pebble Beach Community Services District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Environmental Services, Water Resources Agency, RMA Public Works and RMA – Planning have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

On September 18, 2014, the Del Monte Forest Land Use Advisory Committee unanimously recommended approval of the project, as presented (4-0 vote).

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

/s/ Elizabeth Gonzales


 Elizabeth Gonzales, Associate Planner
 (831) 755-5102 gonzalesl@co.monterey.ca.us
 March 13, 2015

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; John Ford, Planning Services Manager; Elizabeth Gonzales, Project Planner; Robert J and Christina L Jamison, Owners; Eric Miller Architects, Inc., Agent; The Open Monterey Project; LandWatch; Planning File PLN130708

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 LUAC Advisory Committee Minutes

This report was reviewed by John Ford, Planning Services Manager

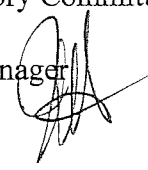


EXHIBIT A

Project Information for PLN130708

Application Name: Jamison Robert J & Christina L
Location: 1268 Sombria Ln, Pebble Beach
Applicable Plan: Del Monte Forest Land Use Plan
Advisory Committee: Del Monte Forest Advisory Committee
Permit Type: Combined Development Permit
Environmental Status: Categorical Exemption
Zoning: LDR/1.5-D (CZ)

Primary APN: 008-301-008-000
Coastal Zone: Yes
Final Action Deadline (884): 4/24/2015
Land Use Designation: Residential

Project Site Data:

Lot Size: 65812
Existing Structures (sf): 0
Proposed Structures (sf): 7273
Total Sq. Ft.: 7273

Coverage Allowed: 15
Coverage Proposed: 14.9
Height Allowed: 30
Height Proposed: 30
FAR Allowed: 17.5
FAR Proposed: 12

Special Setbacks on Parcel:

Resource Zones and Reports:

Seismic Hazard Zone: VI
Erosion Hazard Zone: Low
Fire Hazard Zone: High
Flood Hazard Zone: Low
Archaeological Sensitivity: High
Visual Sensitivity: None

Soils Report #: LIB080413
Biological Report #: LIB070528
Forest Management Rpt. #: LIB140283
Geologic Report #: LIB150089
Archaeological Report #: LIB080409
Traffic Report #:

Other Information:

Water Source: PUBLIC
Water Purveyor: CAL AM
Fire District: Pebble Beach Community Services Dist.
Tree Removal: 25

Grading (cubic yds.): 1672
Sewage Disposal (method): PUBLIC
Sewer District Name: PBCSD

**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:

JAMESON, ROBERT J AND CHRISTINA L (PLN130708)

RESOLUTION NO. ---

Resolution by the Monterey County Hearing Body:

- 1) Categorically Exempting per CEQA Section ;
and
- 2) Approving Combined Development Permit including: 1) a Coastal Administrative Permit for a new 7,963 square foot two-story single family dwelling with three-car garage; 2) Coastal Administrative Permit for a 640 square foot accessory dwelling unit; grading of approximately 1,929 cubic yards of cut and 256 cubic yards of fill; 3) Coastal Development Permit for the removal of 25 trees [7 Oak trees 6" to 18" in diameter and 18 Pine trees 7" to 20" in diameter]); and 4) Design Approval.

[PLN130708, 1268 Sombria Lane, Pebble Beach (APN: 008-301-008-000), Del Monte Forest Land Use Plan]

The Combined Development Permit application (PLN130708) had a public hearing before the Monterey County Zoning Administrator on March 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 Combined Development Permit including: 1) a Coastal Administrative Permit for a new 7,963 square foot two-story single family dwelling with three-car garage; 2) Coastal Administrative Permit for a 640 square foot accessory dwelling unit; grading of approximately 1,929 cubic yards of cut and 256 cubic yards of fill; 3) Coastal Development Permit for the removal of 25 trees [7 Oak trees 6" to 18" in diameter and 18 Pine trees 7" to 20" in diameter]); and 4) Design Approval.

EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN130708.

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 conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents

- b) The property is located at 1268 Sombria Lane, Pebble Beach (Assessor's Parcel Number 008-301-008-000), Del Monte Forest Land Use Plan. The parcel is zoned "LDR/1.5-D (CZ)" [Low Density Residential/1.5 units per acre, Design Control District (Coastal Zone)], which allows for residential development. The proposed project includes the construction of a two-story single family dwelling with a second dwelling unit. Therefore, the project is an allowed land use for this site.
- c) Design Approval Pursuant to Chapter 20.44, Design Control Zoning Districts, zoning for the project requires design review of structures to assure protection of the public viewshed, neighborhood character, and to assure visual integrity. Colors and materials consist of beige stucco, beige/brown clay tiles, Carmel stone veneer, and wood windows which will blend into the site and surroundings.
- d) Tree Removal The proposal includes the removal of 25 trees [7 Oak trees and 18 Pine trees], and, therefore, requires a Coastal Development Permit. No landmark trees are proposed for removal, and none of the trees proposed for removal constitute environmentally sensitive habitat within the Del Monte Forest Land Use Plan. A biological report has confirmed no evidence of plant or wildlife habitat. The applicant took into consideration of the health condition of the trees with respect to the integrity of the project design. The project design has been modified to reduce tree removal from the original request of 38 trees to 25 trees by connecting and enclosing the structures on the most open area of the lot and siting the walkways in areas not requiring tree removal. (See Finding #8)
- e) The project planner conducted a site inspection on June 24, 2014 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The proposed project does not include any development on slopes exceeding 30%, there is no Environmentally Sensitive Habitat Areas (ESHA) located on the site and the parcel is not located within a viewshed. An archaeological report, prepared by Archaeological Consulting, concluded that the project area does not contain surface or subsurface evidence of potentially significant cultural resources, therefore, a standard condition for negative reports has been added as a condition of approval (Condition #3). The proposed project is consistent with site development standards of Section 20.14.060 regarding parking, setbacks and building height requirements.
- g) On September 18, 2014, the Del Monte Forest Land Use Advisory

Committee unanimously recommended approval of the project, as presented (4-0 vote).

- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN130708.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District, Environmental Services, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) The following reports have been prepared for the proposal:
- “Preliminary Cultural Resources Reconnaissance” (LIB080409) prepared by Archaeological Consulting, Salinas CA, dated December, 2001;
 - “Tree Assessment and Forest Management Plan” (LIB140283) prepared by Frank Ono, Urban Forester, Pacific Grove CA, dated July, 2014;
 - “Biological Report” (LIB070528) prepared by Jeffrey B. Froke, Consulting Ecologist, Pebble Beach, CA, October, 2007;
 - “Geotechnical Soils-Foundation and Geoseismic Report” (LIB080413) prepared by Grice Engineering, Salinas, CA, dated August, 2006;
 - “Refraction Seismic Investigation, 1268 Sombria Lane” (LIB150089) prepared by Gasch & Associates, Rancho Cordova, December, 2014.

The above-mentioned technical reports state that there are no physical or environmental constraints that the site is not suitable for the use and development proposed. County staff has independently reviewed these reports and concurs with their conclusions.

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

EVIDENCE: a) The project was reviewed by the RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary facilities will be provided by Cal Am for water service and

- the Pebble Beach Community Services District for sewer service.
- c) See Preceding Findings #1, #2, and #3 and supporting evidences regarding consistency and suitability of the project.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on June 24, 2014 and researched County records to assess if any violation exists on the subject property. No violations were discovered.
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 and location of limited numbers of new small structures, such as one single-family residence, or second dwelling unit in a residential zone (a) and accessory structures including garages (e).
 - b) The project proposes the construction of a new single family dwelling with attached garage and a new second dwelling unit. There are no adverse environmental resources that would be affected by the construction of the single family dwelling or the accessory dwelling unit.
 - c) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts minor public or private alterations in the condition of land, water, and/or vegetation which does not involve removal of healthy, mature, scenic trees. The Forest Management Plan confirms the Monterey Pine forest is a noncontiguous and fragmented canopy with a natural process of mature pines at the end of their mortality cycle. Most of the mature trees to be removed are of small diameter class or are in poor condition representing very high risk to the proposed residence on the site and to the surrounding properties; these are not considered to be healthy scenic trees. A biological report has confirmed no evidence of plant or wildlife habitat. The geotechnical report also identifies loose soils due to free water within the upper soils of the proposed development area, confirming the high risk of unhealthy trees. The Pebble Beach Community Services District confirmed the trees on site pose an eminent danger to the proposed development. Therefore, it was determined the tree removal did not warrant an Initial Study.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not contain any historical resources, is not located within a scenic highway, is not located near any hazardous waste sites and will not have any cumulative impacts. The Forest Management Plan confirms that the trees located on site have negative attributes such as considerable leans, stem defects and pockets of decay.
 - e) See Preceding Findings #1, #2, #3, #4, and #5 and supporting evidence

for CEQA determination.

- 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 PLN130708.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 16 in the Del Monte Forest Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

8. **FINDING:** **TREE REMOVAL** –The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and the associated Coastal Implementation Plan.

- EVIDENCE:**
- a) The proposal includes removal of 25 trees [7 Oak trees 6" to 18" in diameter and 18 Pine trees 7" to 20" in diameter]. The Forest Management Plan confirms the Monterey Pine forest is a noncontiguous and fragmented canopy with a natural process of mature pines at the end of their mortality cycle. Most of the mature trees to be removed are of small diameter class or are in poor condition representing very high risk to the proposed residence on the site and to the surrounding properties.
 - b) Pursuant to 20.147.050.C.3.c of the Del Monte Forest Coastal Implementation Plan, “Native trees that are not ESHA and/or are not part of a forest area considered ESHA may be removed consistent with site and building plans that otherwise comply with LCP requirements if it is not feasible to retain them and removal is consistent with an approved Forest Management Plan. The upper canopy of this site is sparse and what remains is in declining health and has high mortality near the proposed construction. They are in poor condition having negative attributes such as considerable leans, stem defects, pockets of decay (root crown and stem), are rooted poorly in waterlogged soil, or contain a combination of all four. The geotechnical report also identifies loose soils due to free water within the upper soils of the proposed development area, confirming the high risk of unhealthy trees. Therefore, the proposed removal is consistent with this policy.
 - c) Pursuant to Section 20.147.050, Forest Resources, (CIP) a Forest Management Plan shall be required for all projects located in a forested area that require a discretionary permit. A Tree Assessment/Forest Management Plan was prepared by Frank Ono, Urban Forester and ISA Certified Arborist, in July, 2014.
 - d) Pursuant to Section 20.147.050, Forest Resources, (CIP) where removal of native trees is allowed for development, such removal shall be

mitigated through replacing on-site equating to an equal number of trees of the same variety. A Condition of Approval will require the replacement of a 1 to 1 ratio. The Forest Management Plan states the upper portion of the property is the best location for replacement. (Condition #6).

- e) Measures for tree protection during construction have been incorporated as a condition of approval and include establishing tree protection zones, trunk protection, exclusionary fencing, and appropriate sedimentation control measures (Condition #7).
- f) The project has been designed to minimize the removal of protected trees to the greatest extent feasible. The project design has been modified to reduce tree removal from the original request of 38 trees to 25 trees. The second unit was moved closer to the main structure and connected to the proposed walls that will enclose the structures. The development is proposed on the most open area of the lot; siting the walkways and motor court in areas not requiring tree removal. Tree removal will, however, be unavoidable and required for the construction main structure, second dwelling unit and courtyard, as well as due to the degraded site conditions and general poor health of the trees on site. The seedling mortality on this site is low and wind throw hazard is considered severe. Most of the mature trees proposed for removal are in poor condition and represent a high risk to the neighboring residents, proposed residence and surrounding properties. Moreover, construction near any of these trees will affect them negatively when roots are cut during grading and trenching activities.
- g) Staff conducted a site inspection on June 24, 2014 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- h) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130708.

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project includes conditional uses in the underlying zone (Coastal Development Permits), such as tree removal.

DECISION

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

1. Categorically Exempt per CEQA Section 15303 (a) and 15304; and
2. Approve a Combined Development Permit including: 1) a Coastal Administrative Permit for a new 7,963 square foot two-story single family dwelling with three-car garage; 2) Coastal Administrative Permit for a 640 square foot accessory dwelling unit; grading of

approximately 1,929 cubic yards of cut and 256 cubic yards of fill; 3) Coastal Development Permit for the removal of 25 trees [7 Oak trees 6" to 18" in diameter and 18 Pine trees 7" to 20" in diameter]); and 4) Design Approval, in general conformance with the attached site plan and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 26th day of March, 2015 upon motion of:

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 _____.

(Coastal Projects)

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

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

NOTES

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

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

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

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

Form Rev. 11-06-2013

Monterey County RMA Planning

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

PLN130708

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN130708) includes: 1) a Coastal Administrative Permit for a new 7,963 square foot two-story single family dwelling with three-car garage; 2) Coastal Administrative Permit for a 640 square foot accessory dwelling unit; grading of approximately 1,929 cubic yards of cut and 256 cubic yards of fill; 3) Coastal Development Permit for the removal of 25 trees [7 Oak trees 6" to 18" in diameter and 18 Pine trees 7" to 20" in diameter]; and 4) Design Approval. The property is located at 1268 Sombria Lane, Pebble Beach (Assessor's Parcel Number 008-301-008-000), 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 008-301-008-000 on March 26, 2015. The permit was granted subject to 19 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 Prior to the issuance of grading and building permits or commencement of use, the
Action to be Performed: Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.

Action to be Performed: Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact 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. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

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

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

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

5. 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.

6. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The project proposes to remove 25 trees (7 Oak trees and 18 Pine trees). Pursuant to Section 20.147.050, Forest Resources, (CIP) where removal of native trees is allowed for development, such removal shall be mitigated through replacing on-site equating to an equal number of trees of the same variety. The applicant shall replace the trees with a 1 to 1 ratio. The Forest Management Plan states the upper portion of the property is the best location for replacement.

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.

Prior to Final, the applicant shall submit evidence of replacement of a 1 to 1 ratio of the trees removed. Evidence shall be in the form of receipts of purchase and photos of replanting.

7. 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 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.

8. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (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 the RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be 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.

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.

9. 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.

10. 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.

11. 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 Soils-Foundation and Geoseismic 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.

12. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations in the project Geotechnical Soils-Foundation and Geoseismic Report prepared by Grice Engineering, Inc. The Grading Plan shall be reviewed by a licensed practitioner to ensure the Geotechnical Soils-Foundation and Geoseismic Report recommendations have been incorporated in the plan. (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 to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed and approved the Grading Plan.

13. 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.

14. 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.

15. INSPECTION-PRIOR TO LAND DISTURBANCE

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, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

16. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

17. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:
Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

18. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

19. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.

JAMISSON RESIDENCE

1268 SOMBRIA LANE Pebble Beach, California

GENERAL NOTES

- CONTRACTOR LICENSE: The contractor shall provide the work specified by these plans and specifications in accordance with the provisions of the Public Works Law and the provisions of the Public Works Law and the provisions of the Public Works Law.
- PERMITS: The contractor shall provide and pay for all necessary permits for the work specified by these plans and specifications.
- QUALITY CONTROL: It is the express intention of these plans and specifications that the contractor shall be held responsible for the quality of the work and the materials used in the work.
- ADDITIONAL: The contractor shall be held responsible for the quality of the work and the materials used in the work.
- REVISIONS: The contractor shall be held responsible for the quality of the work and the materials used in the work.
- CONTRACTOR'S OBLIGATION: The contractor shall be held responsible for the quality of the work and the materials used in the work.
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PROJECT DATA CONT.

BUILDING & SITE COVERAGE	
ADDED	4312 SF
REMOVED	4695 SF
TOTAL	4312 SF

INTERIORS COVERAGE	
AREA	1278 SF
COVERED BY STRUCTURE	2345 SF
COVERED BY INTERIORS SURFACE	2345 SF
TOTAL	4623 SF

REMOVE COVERAGE	
AREA	2544 SF
REMOVED	2544 SF
REMOVED	148 SF
REMOVED	2789 SF
REMOVED	300 SF
TOTAL	4465 SF

PROJECT DATA

PROJECT ADDRESS: 1268 SOMBRIA LANE PEBBLE BEACH, CA

PROJECT DESCRIPTION: PROPOSED NEW CONSTRUCTION OF TOTAL 7468 SQ. FT. HOME RESIDENCE WITH STONE SINGLE FAMILY DWELLING WITH AUXILIARY UNIT CONSISTING OF FIRST FLOOR LIVING SPACE 4180 SQ. FT., SECOND FLOOR LIVING SPACE 4180 SQ. FT., SECOND FLOOR LIVING SPACE 2342 SQ. FT., SECOND FLOOR LIVING SPACE 840 SQ. FT.

LOT SIZE: 499,000 SQ. FT.

ZONING: R1-10 (RESIDENTIAL SINGLE-FAMILY)

APPLICABLE ORDINANCES: PE. HARBOR HARBOR/ANADON COMMUNITY DEVELOPMENT DEPARTMENT (MAY 1989)

TYPE OF CONSTRUCTION: N-10

MAX. BUILDING HEIGHT: 35'-0"

PROPOSED PARKING COUNTS: 3 CAR GARAGE

WATER SERVICE PROVIDER: CAL. W.

SEWER SERVICE PROVIDER: PEBBLE BEACH COMM. SERVICE DIST. RETROCK

FRONT SETBACK: 10'-0" | SIDE SETBACK: 20'-0" | REAR SETBACK: 22'-0"

PROJECT TEAM

OWNER:	ROBERT JAMISON 1268 SOMBRIA LANE PEBBLE BEACH, CA 95551
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. P.O. BOX 244 PACIFIC GROVE, CA 95550 PH: 831-752-4410
ANSWER:	FRANK AND PATTI JAMISON PH: 831-752-4410
DISCLOSER:	LUNGER ENGINEERS, INC. SANTA MONICA PH: 831-442-4410
LAND SURVEYOR:	LAND SURVEYORS, INC. 5500 CALIFORNIA CANYON ROAD PH: 831-442-4410
ARCHITECT/ENGINEER CONSULTING:	ARCHITECT/ENGINEER CONSULTING P.O. BOX 244 PACIFIC GROVE, CA 95550 CONTACT: HENRY DOANE
ENGINEER:	CALIFORNIA 3150 BIRD ROCK ROAD P.O. BOX 244 PACIFIC GROVE, CA 95550 CONTACT: JEFFREY B. FROE

SHEET INDEX

A-01	GENERAL SHEET
A-02	FOUNDATION PLAN
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A-99	FOUNDATION PLAN
A-100	FOUNDATION PLAN

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 157 GRAND AVENUE 106 PACIFIC GROVE, CA 93950
 PHONE (831) 752-4410 • FAX (831) 752-7840 • WEB: www.ericmillerarchitects.com

CONSULTANT:

REVISION No.

GRADE QUANTITIES

DIRT TO FILL: 125

DIRT (CUT) / AREA: 250136

DIRT VALUE: 322771 CF, 143248 CY

FILL VALUE: 61204 CF, 25493 CY

FIRST FLOOR AREA

FIRST FLOOR LIVING SPACE: 4180 SF

CL. 2: 48 SF

CL. 3: 83 SF

CL. 4: 440 SF

CL. 5: 576 SF

TOTAL: 5187 SF

SECOND FLOOR AREA

SECOND FLOOR LIVING SPACE: 2342 SF

CL. 6: 40 SF

CL. 7: 232 SF

CL. 8: 232 SF

TOTAL: 5187 SF

THIRD FLOOR AREA

THIRD FLOOR LIVING SPACE: 840 SF

CL. 9: 232 SF

CL. 10: 232 SF

CL. 11: 232 SF

CL. 12: 232 SF

TOTAL: 5187 SF

THIS HAS BECOME A MEMORANDUM TO THE RECORDS OF THE PROJECT. IT IS NOT TO BE REFERRED TO AS A PART OF THE RECORDS.

FLOOR AREA RATIO ALLOWED: 1.0 (1.0)

FLOOR AREA PROVIDED: 16715 SF (1.72X)

FLOOR AREA PROVIDED: 7468 SF (1.22X)

VICINITY MAP

LOCATION MAP

AREA

INSTRUMENT BUILDING COVERAGE: 3781.95

DIRT FILL: 229.95

DIRT FILL: 488.87

DIRT FILL: 644.57

DIRT FILL: 829.95

DIRT FILL: 64.57

DIRT FILL: 252.95

DIRT FILL: 829.95

DIRT FILL: 32.97

DIRT FILL: 32.97

DIRT FILL: 32.97

DIRT FILL: 32.97

TOTAL: 4845 SF

AREA

INSTRUMENT BUILDING COVERAGE: 3781.95

DIRT FILL: 229.95

DIRT FILL: 488.87

DIRT FILL: 644.57

DIRT FILL: 829.95

DIRT FILL: 64.57

DIRT FILL: 252.95

DIRT FILL: 829.95

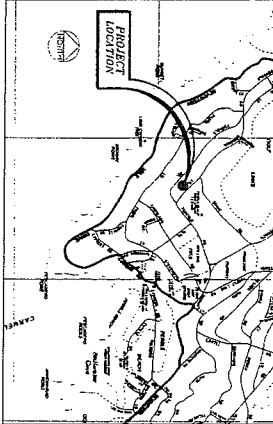
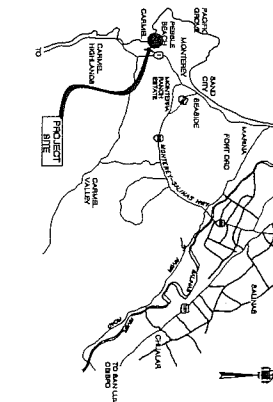
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DIRT FILL: 32.97

TOTAL: 4845 SF



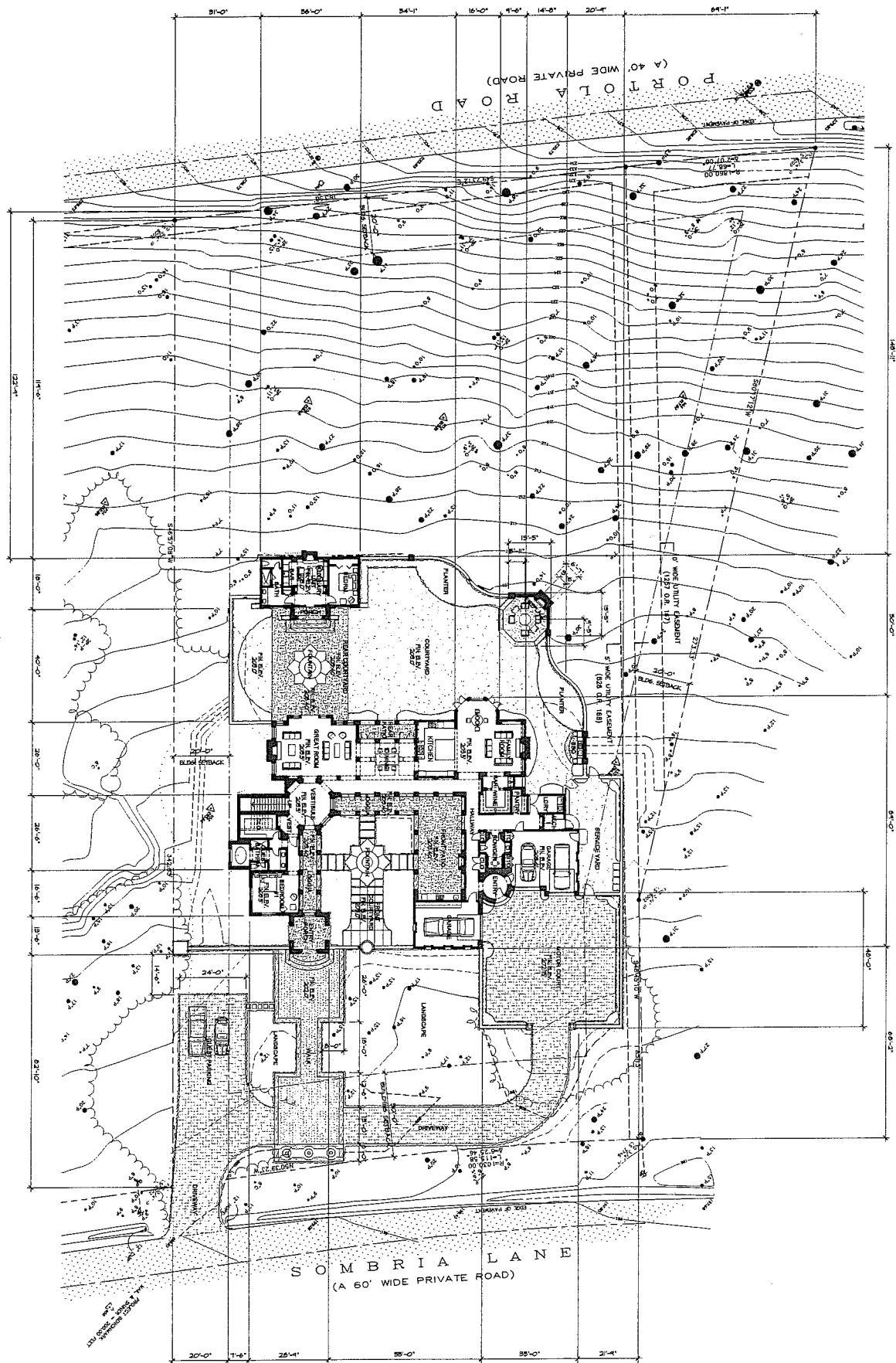
TITLE SHEET
 JOB NAME: **Jamison Residence**
 1268 Sombra Lane
 Pebble Beach, California
 A.P.N. 008-301-008-000

DATE: 6/1/14
 SCALE: N.T.S.
 DRAWN: DM
 JOB NUMBER: 19-05

A-0.1



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



N.T.S. ON 8.5 X 11

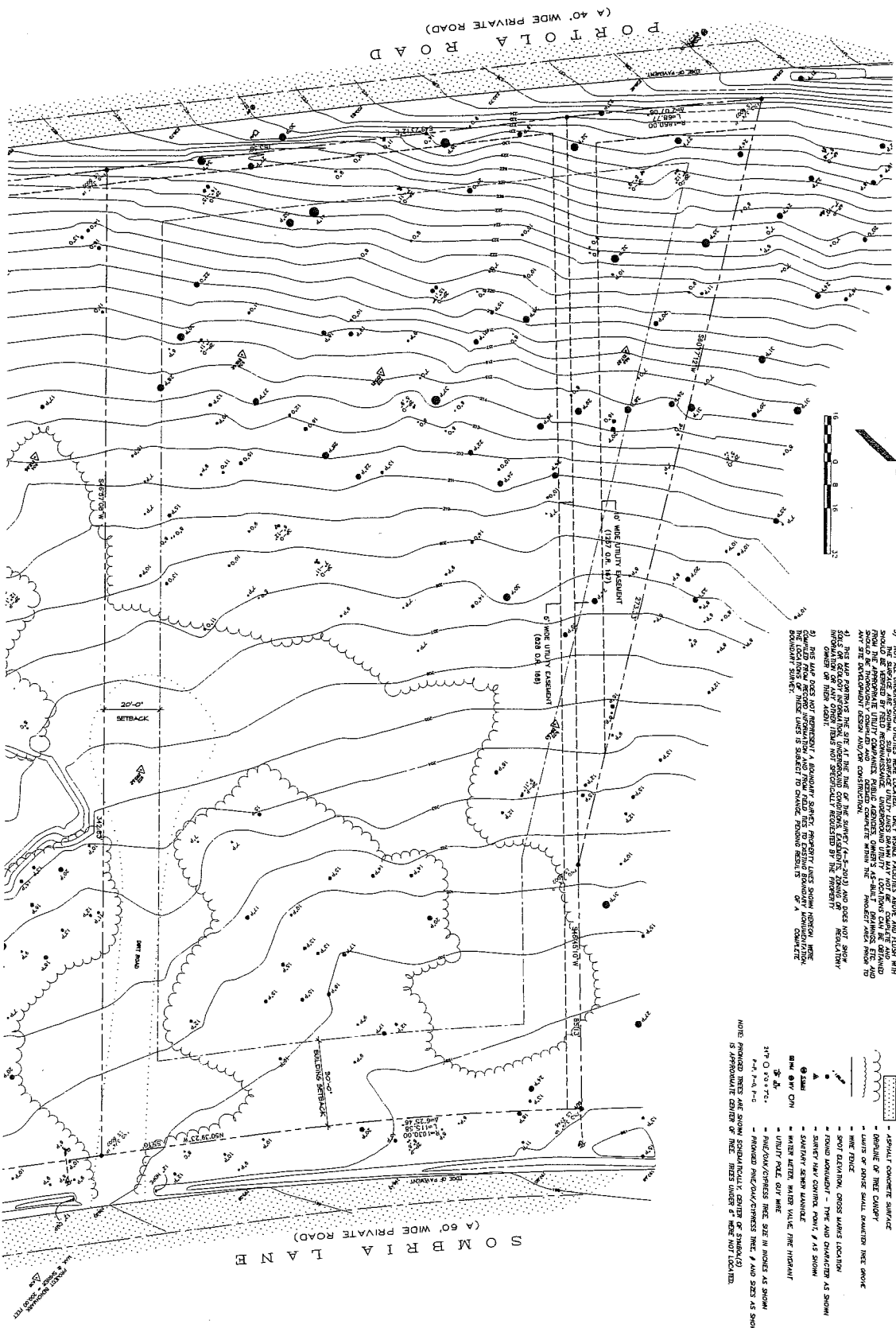
A-1.1	DATE	06/11/14
	SCALE	1/8" = 1'-0"
JOB NUMBER	13-025	DRW
SHEET OF		

PROPOSED SITE PLAN
JOB NAME:
Jamison Residence
1260 Sombria Lane
Pebble Beach, California
A.P.N. 008-301-008-000

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
157 GRAND AVE SUITE 108 PACIFIC GROVE, CA 93950
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

CONSULTANT:	
REVISION	No.

THE USE OF THIS DRAWING AND SPECIFICATIONS IS STRICTLY RESTRICTED TO THE ORIGINAL USER FOR THE PROJECT AND SITE SPECIFIC. NO PART OF THIS DRAWING OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ORIGINAL USER. THIS DRAWING AND SPECIFICATIONS SHALL BE VOID WITHOUT THE ORIGINAL USER'S SIGNATURE AND SEAL. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED AND THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED AND THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED.



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



GENERAL NOTES

- 1) ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BOUNDARIES ARE NOT TO BE CONSIDERED AS BOUNDARIES FOR THE PROPERTY. THE LOCATION OF THE PROPERTY IS SHOWN BY A DOTTED LINE.
- 2) THE PROPERTY BOUNDARY FOR THIS PROJECT IS SHOWN BY A DOTTED LINE. THE PROPERTY BOUNDARY FOR THE ADJACENT PARCELS IS SHOWN BY A DASHED LINE.
- 3) THE USER DOES NOT REPRESENT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN HEREIN ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR ANY LEGAL PURPOSES. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED AND THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED.
- 4) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY UTILITIES LOCATED AND SHOWN ON THIS MAP SHOULD BE CONSIDERED AS LOCATED. UNDERGROUND UTILITY LOCATIONS NOT SHOWN ON THIS MAP SHOULD BE CONSIDERED AS UNKNOWN. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED AND THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED.
- 5) THE USER DOES NOT REPRESENT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN HEREIN ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR ANY LEGAL PURPOSES. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED AND THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED.

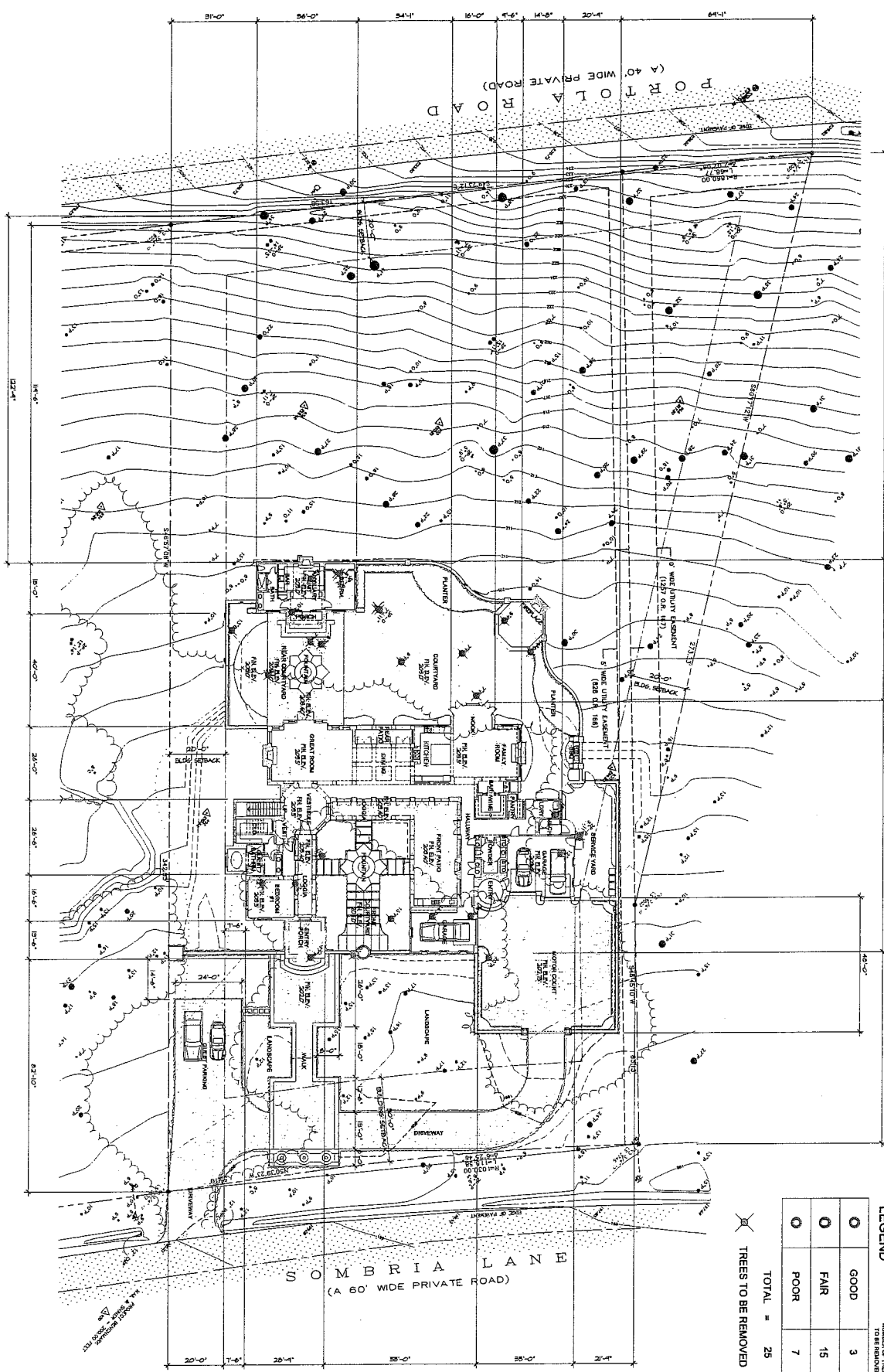
LEGEND

- 10' --- 20' --- 30' --- 40' --- 50' --- 60' --- 70' --- 80' --- 90' --- 100' --- 110' --- 120' --- 130' --- 140' --- 150' --- 160' --- 170' --- 180' --- 190' --- 200' --- 210' --- 220' --- 230' --- 240' --- 250' --- 260' --- 270' --- 280' --- 290' --- 300' --- 310' --- 320' --- 330' --- 340' --- 350' --- 360' --- 370' --- 380' --- 390' --- 400' --- 410' --- 420' --- 430' --- 440' --- 450' --- 460' --- 470' --- 480' --- 490' --- 500' --- 510' --- 520' --- 530' --- 540' --- 550' --- 560' --- 570' --- 580' --- 590' --- 600' --- 610' --- 620' --- 630' --- 640' --- 650' --- 660' --- 670' --- 680' --- 690' --- 700' --- 710' --- 720' --- 730' --- 740' --- 750' --- 760' --- 770' --- 780' --- 790' --- 800' --- 810' --- 820' --- 830' --- 840' --- 850' --- 860' --- 870' --- 880' --- 890' --- 900' --- 910' --- 920' --- 930' --- 940' --- 950' --- 960' --- 970' --- 980' --- 990' --- 1000'
- - - - - PROPERTY BOUNDARY
- 10' --- 20' --- 30' --- 40' --- 50' --- 60' --- 70' --- 80' --- 90' --- 100' --- 110' --- 120' --- 130' --- 140' --- 150' --- 160' --- 170' --- 180' --- 190' --- 200' --- 210' --- 220' --- 230' --- 240' --- 250' --- 260' --- 270' --- 280' --- 290' --- 300' --- 310' --- 320' --- 330' --- 340' --- 350' --- 360' --- 370' --- 380' --- 390' --- 400' --- 410' --- 420' --- 430' --- 440' --- 450' --- 460' --- 470' --- 480' --- 490' --- 500' --- 510' --- 520' --- 530' --- 540' --- 550' --- 560' --- 570' --- 580' --- 590' --- 600' --- 610' --- 620' --- 630' --- 640' --- 650' --- 660' --- 670' --- 680' --- 690' --- 700' --- 710' --- 720' --- 730' --- 740' --- 750' --- 760' --- 770' --- 780' --- 790' --- 800' --- 810' --- 820' --- 830' --- 840' --- 850' --- 860' --- 870' --- 880' --- 890' --- 900' --- 910' --- 920' --- 930' --- 940' --- 950' --- 960' --- 970' --- 980' --- 990' --- 1000'
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DATE	BY	REVISION

<p>TOPOGRAPHIC MAP OF LOT 1 VOL. 23 OF "PARCEL MAPS" AT PAGE 23 PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA FOR ROBERT & CHRISTINA JAMISON</p>	<p>LANDSET ENGINEERS, INC. ENGINEERING - LAND PLANNING SURVEYING - ENVIRONMENTAL CONSULTING 520-B CRAZY HORSE CANYON ROAD, SALINAS, CA 93907</p>	<p>APPROVED BY: GUY R. GIRAUDO P.L.S. No. 8703</p>										
<p>TOPOGRAPHIC SURVEY JOB NAME: Jamison Residence 1269 Sombria Lane Pebble Beach, California A.P.N. 008-301-008-000</p>	<p>ARCHITECT ERIC MILLER ARCHITECTS, INC. 157 GRAND ST. #1108 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com</p>	<p>CONSULTANT:</p> <table border="1" style="width: 100%;"> <tr> <th>PERSON</th> <th>No.</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	PERSON	No.								
PERSON	No.											
<p>SHEET 1 OF 1 SHEETS</p> <p>SCALE: 1" = 1'-0"</p> <p>DATE: 8/1/14</p> <p>JOB NO.: 1269-01</p> <p>JOB NAME: JAMISON RESIDENCE</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 8/1/14</p> <p>JOB NO.: 1269-01</p> <p>JOB NAME: JAMISON RESIDENCE</p>		<p>A-1.0</p>										

N.T.S. ON 8.5x11



PROPOSED TREE REMOVAL
SCALE: 1/8" = 1'-0"

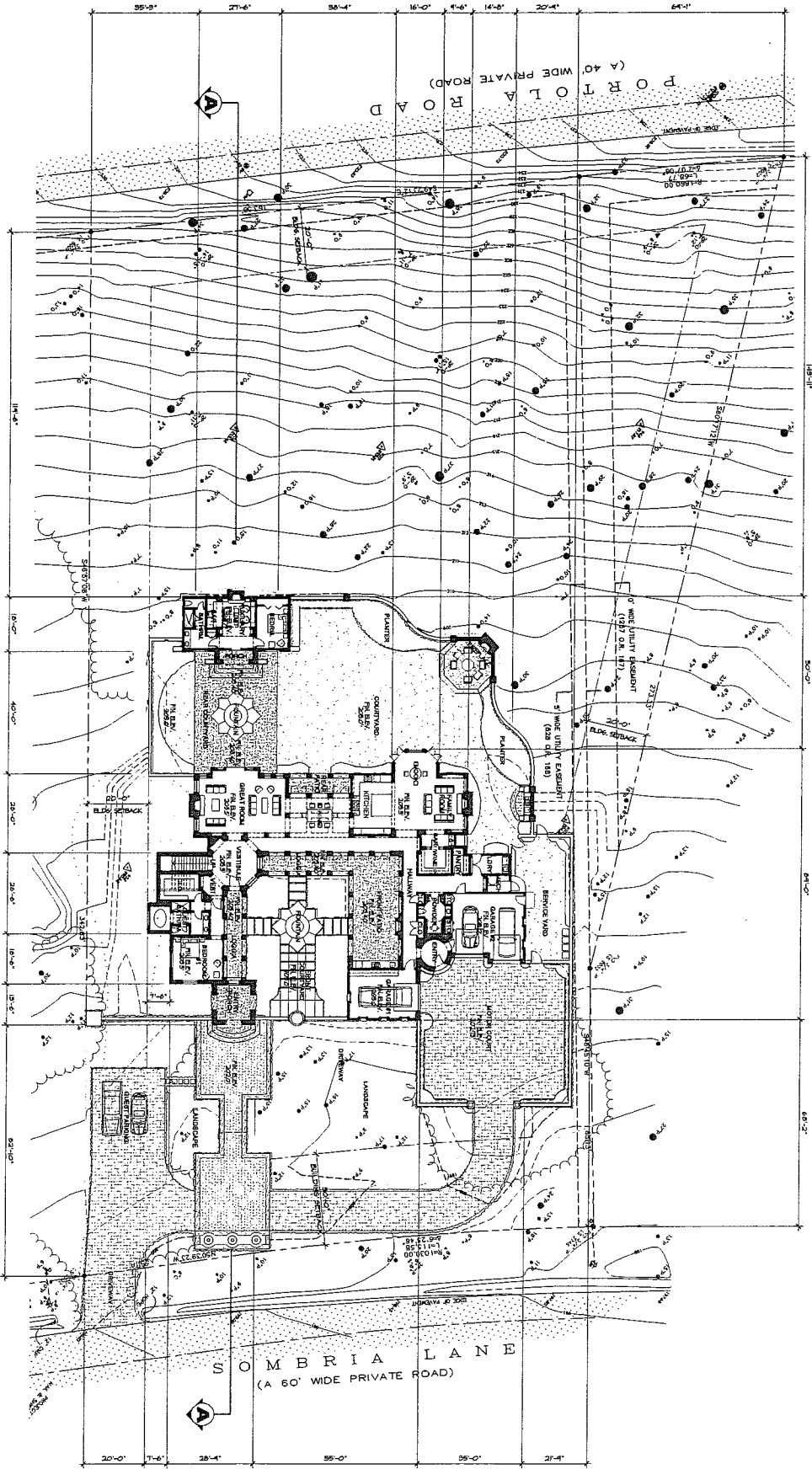
LEGEND

Symbol	Condition	Number of Trees
○	GOOD	3
◐	FAIR	15
◑	POOR	7
		TOTAL = 25

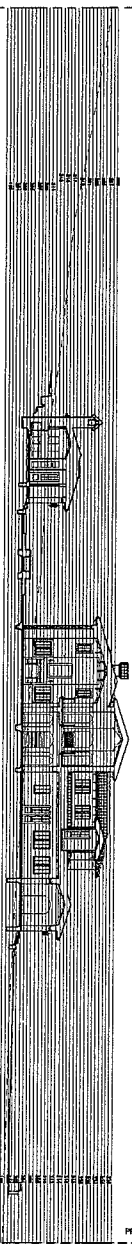
○ TREES TO BE REMOVED

<p>A-1.2</p> <p>SHEET OF</p>	<p>PROPOSED TREE REMOVAL</p> <p>DATE: 8/1/14</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DRAWN: EJM</p> <p>JOB NUMBER: 13-09</p>	<p>ARCHITECT:</p> <p>ERIC MILLER ARCHITECTS, INC.</p> <p>157 GRAND SUITE 106 PACIFIC GROVE, CA 93950</p> <p>PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</p>	<p>CONSULTANT:</p>	<table border="1"> <tr> <th>REVISION</th> <th>NO.</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISION	NO.				
	REVISION	NO.								
<p>JOB NAME: Jamison Residence</p> <p>1268 Sombria Lane</p> <p>Petaluma Beach, California</p> <p>A.P.N. 008-301-008-000</p>	<p>N.T.S. ON 8.5 X 11</p>									

THE USE OF FACE BRACKETS AND PROJECTIONS IS SOLELY INTENDED TO BE USED FOR THE PURPOSE OF IDENTIFYING THE LOCATION OF A FACE BRACKET OR PROJECTION ON A DRAWING. THE LOCATION OF A FACE BRACKET OR PROJECTION IS NOT TO BE DETERMINED BY THE LOCATION OF A FACE BRACKET OR PROJECTION ON A DRAWING. THE LOCATION OF A FACE BRACKET OR PROJECTION IS NOT TO BE DETERMINED BY THE LOCATION OF A FACE BRACKET OR PROJECTION ON A DRAWING.



SITE PLAN
SCALE: 1/16" = 1'-0"

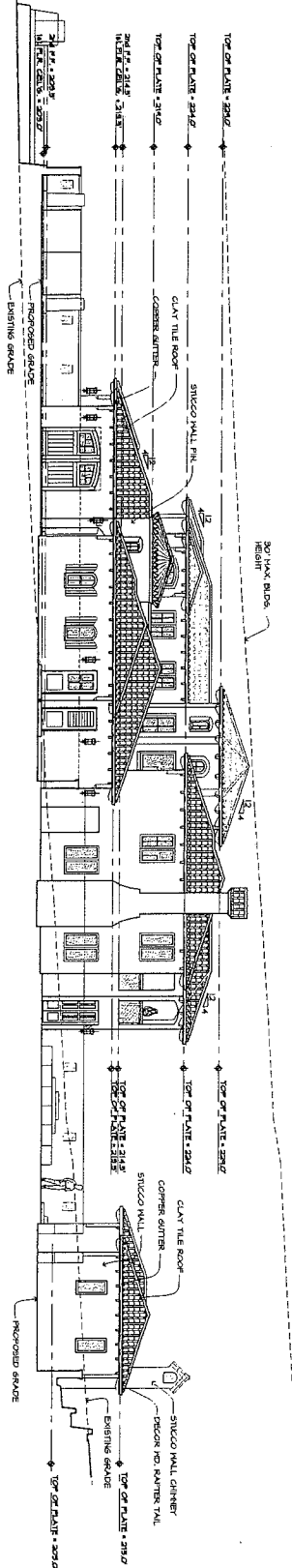


SITE SECTION "A-A"
SCALE: 1/16" = 1'-0"

A-1.3 SHEET OF	SITE SECTION DATE: 5/1/14 SCALE: 1/16" = 1'-0" DRAWN: DM	ARCHITECT ERIC MILLER ARCHITECTS, INC. 157 GRAND AVENUE 108 PACIFIC GROVE, CA 93950 PHONE (831) 572-0410 • FAX (831) 572-7940 • WEB: www.ericmillerarchitects.com	CONSULTANT:	REVISION No.
	JOB NAME: Jamison Residence 1268 Sombria Lane Pebble Beach, California A.P.N. 008-301-008-000	JOB NUMBER: 1509	CONSULTANT:	REVISION:

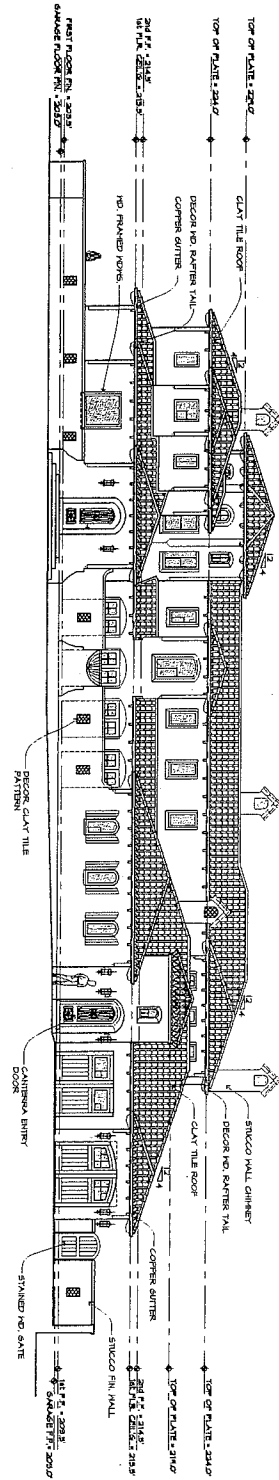
N.T.S. ON 8.5 X 11

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. ANY OTHER USE, REPRODUCTION OR PLAGIARISM BY ANY OTHER PARTY IS STRICTLY PROHIBITED. DUE TO THE NATURE OF THESE DRAWINGS AND SPECIFICATIONS SOME MINOR REVISIONS MAY BE NECESSARY. THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE THE ENTIRE AGREEMENT BETWEEN THE ARCHITECT AND THE CLIENT. ANY CHANGES TO THESE DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY THE ARCHITECT AND SHALL BE SUBJECT TO THE SIGNATURE OF THE ARCHITECT.



RIGHT SIDE ELEVATION (EAST)

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



FRONT ELEVATION (NORTH)

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

A-3.1

DATE: 01/14
 SCALE: 1/8" = 1'-0"
 SHEET NO.: 214
 JOB NUMBER: 1922

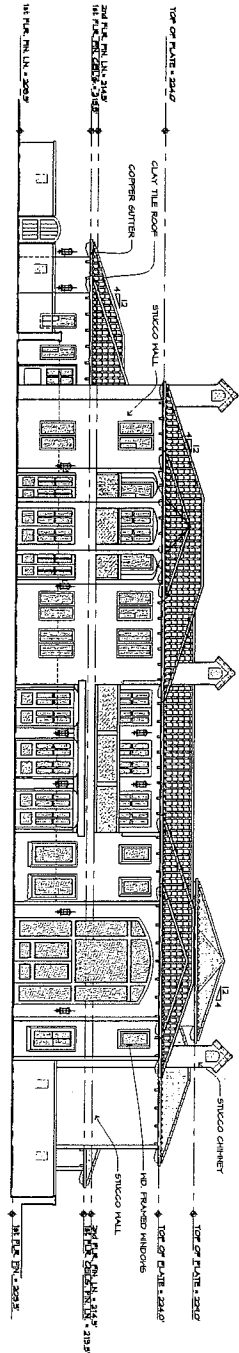
EXTERIOR ELEVATIONS

JOB NAME:
Jamison Residence
 12585 Scripps Vista Lane
 Pebble Beach, California
 A.P.N. 008-301-008-000

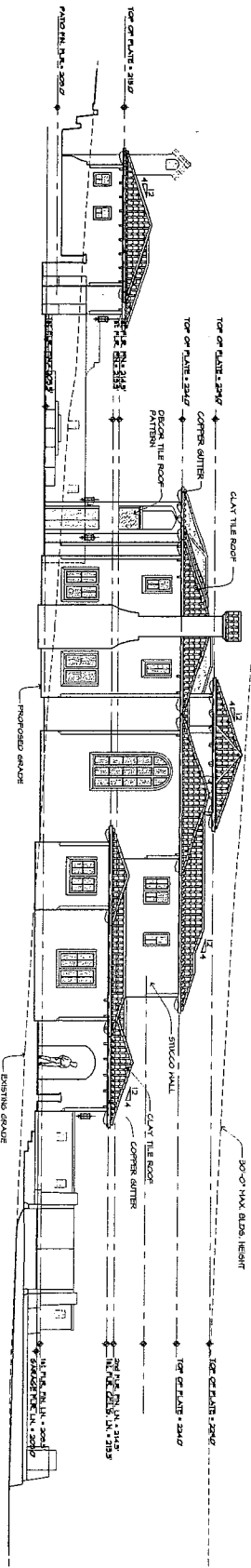
ARCHITECT:
ERIC MILLER ARCHITECTS, INC.

157 GRAND 106 PACIFIC GROVE, CA 93950
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

REVISION	NO.

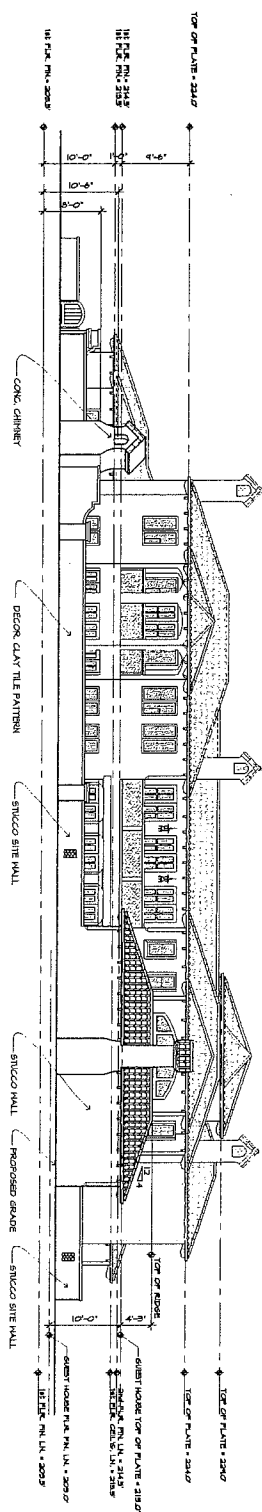


REAR ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

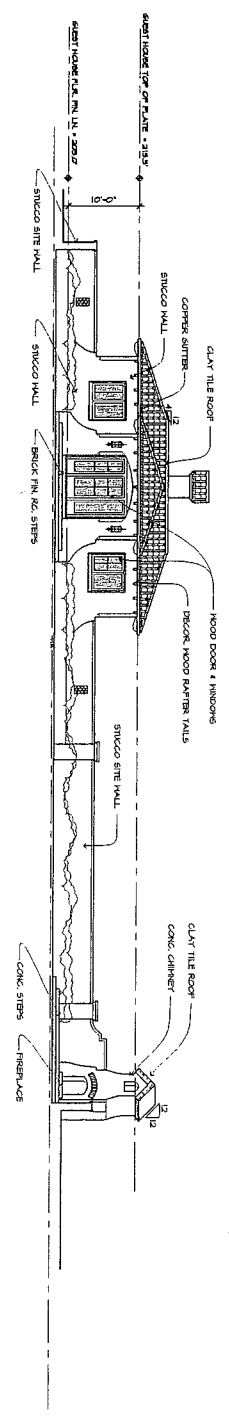


LEFT SIDE ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

REVISION	No.									
<p>ARCHITECT: ERIC MILLER ARCHITECTS, INC. 157 GRAND SUITE 106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</p>										
<p>CONSULTANT:</p>										
<p>EXTERIOR ELEVATIONS</p>										
<p>JOB NAME: Jamison Residence 1268 Sombria Lane Pebble Beach, California A.P.N. 008-301-008-000</p>										
DATE:	01/14									
SCALE:	1/8" = 1'-0"									
DRAWN:	DM									
CDS NUMBER:	1505									
<p>A-3.2</p>										
<p>SHEET OF</p>										



GUEST HOUSE REAR ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



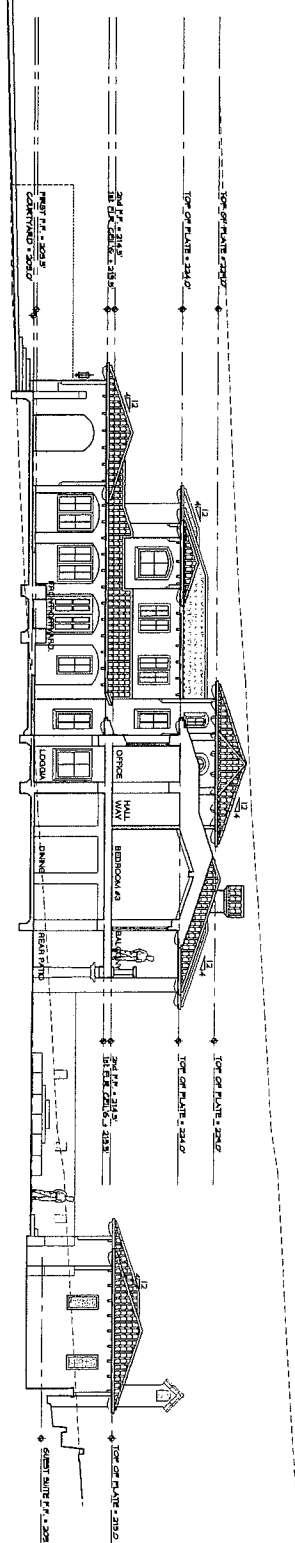
GUEST HOUSE FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

N.T.S. on 8.5 x 11

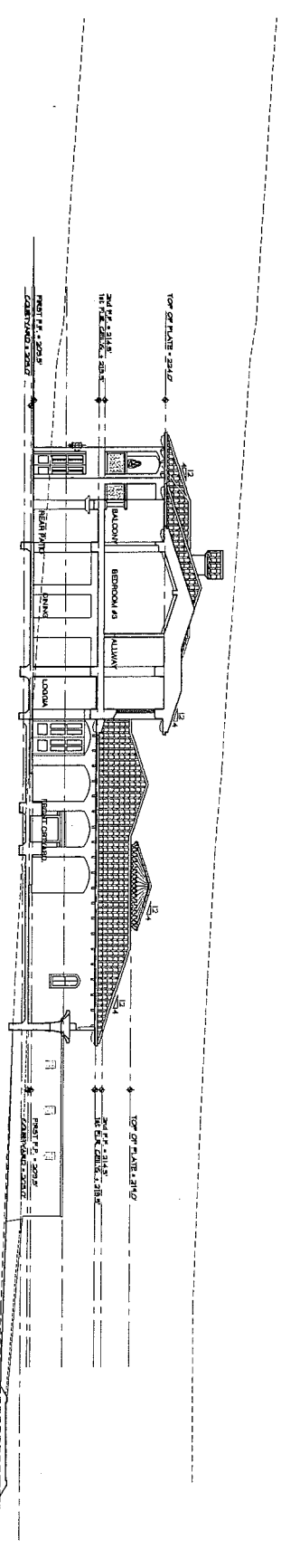
A-3.3 SHEET 1	EXTERIOR ELEVATIONS	
	DATE: 8/1/14	SCALE: 1/8" = 1'-0"
DESIGNER: DM	JOB NUMBER: 15-05	
JOB NAME: Lamison Residence 1268 Sombría Lane Pebble Beach, California A.P.N. 008-301-008-000		

ARCHITECT:	CONSULTANT:
ERIC MILLER ARCHITECTS, INC.	
157 GRAND #106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	

REVISION	No.



COURTYARD ELEVATION / SECTION 'A'
SCALE: 1/8" = 1'-0"



COURTYARD ELEVATION / SECTION 'B'
SCALE: 1/8" = 1'-0"

PERSON NO.	CONSULTANT:	
	ARCHITECT ERIC MILLER ARCHITECTS, INC.	
157 GRAND AVE #106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7960 • WEB: www.ericmillerarchitects.com		
JOB NAME: Jamison Residence 1268 Somaria Lane Pebble Beach, California A.P.N. 008-301-008-000		
DATE: 8/11/14	SCALE: 1/8" = 1'-0"	DRAWN: DM
JOB NUMBER: 15-008	SHEET A-3.4 OF	

DEL MONTE FOREST

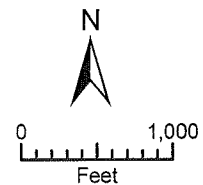


APPLICANT: JAMISON

APN: 008-301-008-000

FILE # PLN130708

 2500' Limit  300' Limit  Water



PLANNER: GONZALES

MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, September 18, 2014

1. Meeting called to order by Caneer at 3 pm

2. Roll Call

Members Present: Kim Caneer, Sandy Getren, Jori Lietzke, Joella Szabo

Members Absent: Rod Dewar, June Stock, Rick Verbanec

3. Approval of Minutes:

A. August 21, 2014 minutes

Motion: Lietzke (LUAC Member's Name)

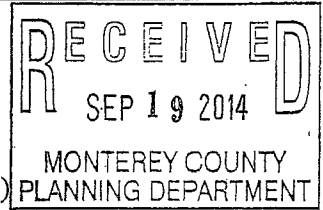
Second: Getren (LUAC Member's Name)

Ayes: Caneer, Getren, Lietzke

Noes: none

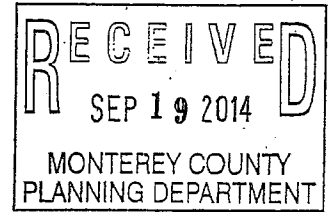
Absent: Stock, Verbanec, Dewar

Abstain: Szabo



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.

N/A



5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

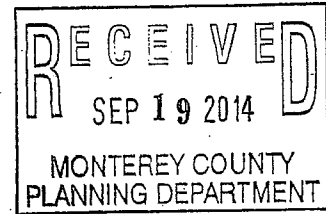
None

7. Meeting Adjourned: 3:40 pm

Minutes taken by: Lietzke

Action by Land Use Advisory Committee Project Referral Sheet

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



Advisory Committee: Del Monte Forest

Please submit your recommendations for this application by: September ¹⁸~~4~~, 2014

Project Title: H & C VENTURES LTD
File Number: PLN140486
File Type: DIRECTOR OF RMA PLANNING
Planner: LISTER
Location: 2849 SLOAT RD PEBBLE BEACH
Project Description:

Item continued from 8/21/14 meeting

Administrative Permit to allow the short-term transient use rental of an existing single family dwelling. The property is located at 2849 Sloat Road, Pebble Beach (Assessor's Parcel Number 007-191-009-000), Greater Monterey Peninsula Area Plan.

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

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

PUBLIC COMMENT:

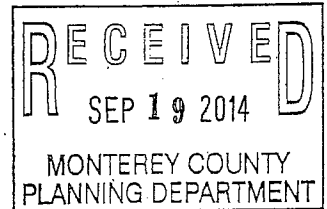
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Peter Boulais 1025 Los Baranco Rd.	X		- Requested definition of short term rental would be opposed
Michael Logan Bird Rock Rd.	X		- opposed
Douglas Bardenquest 3029 Cormorant Rd.	X		- opposed
Kathy Bardenquest 3029 Cormorant Rd.	X		- opposed

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

- Code enforcement would be difficult.
- Attached letter written by Rich Verbanec.



RECOMMENDATION:

Motion by Szabo (LUAC Member's Name)

Second by Getreu (LUAC Member's Name)

Support Project as proposed Recommend Denial

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Letzke, Szabo, Getreu, Caneer (4)

NOES: none

ABSENT: Verbanec, Stock, Dewar (3)

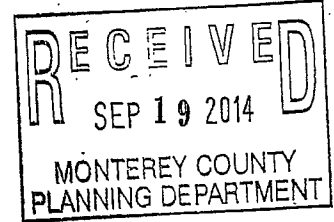
ABSTAIN: none

Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: ¹⁸September 4, 2014



Project Title: JAMISON ROBERT J & CHRISTINA L

File Number: PLN130708

File Type: ZA

Planner: GONZALES

Location: 1264 SOMBRIA LN PEBBLE BEACH

Project Description:

Combined Development Permit including: 1) a Coastal Administrative Permit for a new 7,963 square foot two-story single family dwelling with three-car garage; 2) Coastal Administrative Permit for a 640 square foot accessory dwelling unit; grading of approximately 1,929 cubic yards of cut and 256 cubic yards of fill; 3) Coastal Development Permit for the removal of 25 trees [7 Oak trees 6" to 18" in diameter and 18 Pine trees 7" to 20" in diameter]; and 4) Design Approval. The property is located at 1264 Sombria Lane, Pebble Beach (Assessor's Parcel Number 008-301-008-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

Architect: Eric Miller

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

PUBLIC COMMENT:

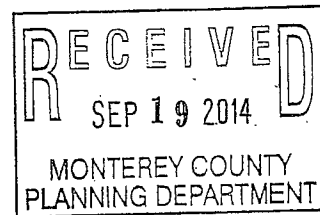
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Kathy Bargenquest</i>	<i>x</i>		<i>What are the heat properties of a titanium Roof?</i>
<i>Douglas Bargenquest</i>	<i>x</i>		
<i>Eric Miller</i>		<i>x</i>	<i>Fence aluminium will be painted</i>

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

None



RECOMMENDATION:

Motion by *Lietzke* (LUAC Member's Name)

Second by *Getren* (LUAC Member's Name)

Support Project as proposed, *contingent on County verifying F.A.R numbers are correct*

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: *Caneer, Getren, Lietzke, Syabo (4)*

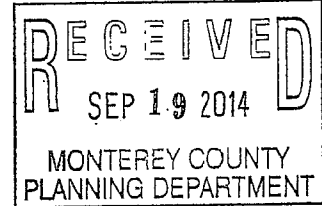
NOES: *none*

ABSENT: *Dewar, Stock, Verbanec (3)*

ABSTAIN: *none*

Action by Land Use Advisory Committee Project Referral Sheet

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



Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **September 18, 2014**

Project Title: MENLO CAPITAL HOLDINGS LLC
File Number: PLN130907
File Type: ZA
Planner: NAKAMURA
Location: 3032 CORMORANT RD PEBBLE BEACH

Project Description:

Design Approval for the demolition of a single family residence; and the construction of a single family residence consisting of a 3,675 square foot first floor with an attached garage, a 2,709 square foot basement with a garage, site walls and fences, removal of three Oak trees ranging from 6"-10" in diameter, and related grading. The property is located at 3032 Cormorant Road, Pebble Beach (Assessor's Parcel Number 007-303-006-000), Greater Monterey Peninsula Area Plan.

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

Architect, Eric Miller

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

PUBLIC COMMENT: *NONE*

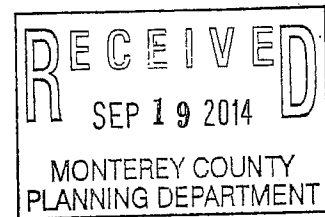
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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

NONE



RECOMMENDATION:

Motion by Joella Szabo (LUAC Member's Name)

Second by Sandy Getren (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 4 (Caneer, Getren, Lietzke, Szabo)

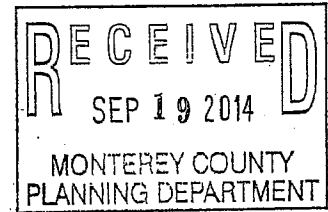
NOES: 0

ABSENT: 3 (Dewar, Stock, Verbancec)

ABSTAIN: 0

Action by Land Use Advisory Committee Project Referral Sheet

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



Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **September 18, 2014**

Project Title: FLORES ANDRES J & FLORES LESLIE P

File Number: PLN140554

File Type: ZA

Planner: MACK

Location: 4134 SUNRIDGE RD PEBBLE BEACH

Project Description:

Combined Development Permit to allow: 1) a Coastal Administrative Permit to construct a 4,061 square foot two-story single family residence; 2) Coastal Development Permit to consider the removal of 36 Monterey Pine trees; and 3) Design Approval. The project includes approximately 560 cubic yards of cut and fill. The property is located at 4134 Sunridge Road, Pebble Beach (Assessor's Parcel Number 008-072-001-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

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

PUBLIC COMMENT: *NONE*

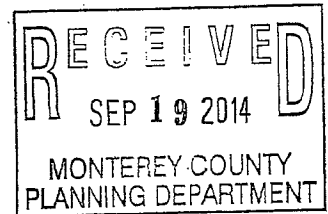
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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)
Please check FAR numbers, And appear to be over the allowed 35%.	35% FAR / No	

ADDITIONAL LUAC COMMENTS

None



RECOMMENDATION:

Motion by Szabo Caneer (LUAC Member's Name)

Second by Caneer Szabo (LUAC Member's Name)

Support Project as proposed, ~~contingent on County verifying numbers are correct.~~

Support Project with changes

Continue the Item

Reason for Continuance: Applicant not present

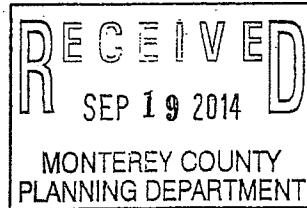
Continued to what date: _____

AYES: Caneer, Szabo, Getreu, Lietzke

NOES: none

ABSENT: Stock, Dawar, Verbanec

ABSTAIN: none



18 September 2014

To: DMFLUAC
From: Rick Verbanec

Re: Short Term Rentals in Del Monte Forest

Short term rentals (STRs) have been an issue in the Country Club Area of Del Monte Forest for at least the 15 years I've lived here. Many homes are rented without permits through internet sites and without paying Transient Occupancy Tax. Most of them don't normally cause significant problems and stay "under the radar" by screening for good renters. However, there are occasions in which renters behave in a stereotypical fashion which everyone abhors; treating the rental as if it were a hotel, showing little or no regard for neighborhood tranquility or character, and other rude behavior. The complaints are usually for trash left out, late night noise and lights, too many cars for the available parking, etc. While occasional disruptions in any suburban neighborhood are inevitable, the turnover resulting from short term rentals is liable to increase the frequency of neighborhood conflict, despite the best efforts of property managers, accessible points of contact, etc.

The Del Monte Forest Property Owners tried in the mid-2000's to have the County enforce an ordinance limiting the number of STRs (7-30 days) at a property in any given year to limit the problem. It was structured in a way so as not to hamstring owners wanting to rent during special events in the Forest. Unfortunately, it never was enforced, to my knowledge, because the Coastal Commission would not approve it in the Coastal Zone and the County was reluctant to enforce it in the non-Coastal Zone, not wanting to risk a potential violation of the equal protection clause of the Constitution. (As related to me, this opinion was attributed to Charles McKee.) The muddy situation has not, to date, been cleared up.

The status of STR regulation may be about to change since the issue has surfaced again, particularly in Big Sur. There is a draft ordinance under consideration that will more strictly limit STRs in both Coastal and non-Coastal Zones and impose significant fees and tax collection responsibilities, but I am not aware of the specific provisions at this time.

It is rational to recognize that good renters do not cause problems and bring economic benefit to the area. It is also understandable that, countywide, some rental of residential property may be necessary for some owners to keep their property. But some means of protecting neighbors from bad renters is also necessary. Most property owners bought their property under the reasonable expectation that their neighbors would also be owners (behaving with the long term economic incentive of the property in mind). Temporary variances for occasional rentals, vacation swaps, and the like might also be reasonable, but an action which advances a change from a neighborhood of owners to a neighborhood of renters is unreasonable. Currently, County staff has indicated STR permits legally "run with the land," on a permanent basis rather than being tied to specific owners or specific time periods, thus permitting undesirable neighborhood character change over time as requests accumulate.

Unless and until the irreversible nature of the permitting changes, I believe it is inappropriate to allow STRs in the Country Club Area residential neighborhoods. It institutionalizes neighborhood character creep away from residential use and flies in the face of the planning objective of protecting neighborhood integrity. Residential and commercial are two different land uses and, in my opinion, should be physically separated as the baseline land use approach as a matter of fairness to the many neighbors who bought homes expecting residential conditions to prevail.

RD Verbanec

*Received by
DMFLUAC
11/8/14
at meeting*