

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> April 30, 2015	<b>Agenda Item No.:</b> 4
<b>Project Description:</b> Amendment to a previously-approved Coastal Administrative Permit and Design Approval (PLN130187) to allow the demolition of a 3,464 square foot single family dwelling and associated accessory structures, and the construction of a 5,973 square foot single family dwelling which includes a sub-level second floor with a three-car garage, and associated grading (638 cubic yards cut and fill).	
<b>Project Location:</b> 1145 Spyglass Hill Road, Pebble Beach	<b>APN:</b> 008-012-005-000
<b>Planning File Number:</b> PLN140910	<b>Owner:</b> Kerry Straine & Olivia McLeod <b>Agent:</b> Studio Schicketanz
<b>Planning Area:</b> Del Monte Forest Land Use Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> "LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit with Design Control Overlay (Coastal Zone)]	
<b>CEQA Action:</b> Categorically Exempt	
<b>Department:</b> RMA-Planning	

### RECOMMENDATION:

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

- 1) Find the project categorically exempt per Sections 15303(a) of the CEQA Guidelines; and
- 2) Approve the amendment (PLN140910), based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

### PROJECT OVERVIEW:

The project is an amendment to an approved Coastal Administrative Permit and Design Approval for a new single-family dwelling (Exhibit C). The amendment proposes design changes that include associated grading and the relocation of the second-story to be under the main level of the dwelling requiring approximately 638 cubic yards of cut and fill. The driveway will be modified to accommodate the understory garage. The original project removed three trees (two cypress trees and one Monterey pine) which would be replanted and did not provide a visual buffer or habitat. The amendment proposes to retain the two cypress trees originally approved for removal and the removal of one 18 inch diameter cypress tree, two Japanese pines (non-native) and one eight inch diameter oak tree which was planted. The trees do not provide a visual buffer or habitat to an environmentally sensitive area. Pursuant to the Coastal Implementation Plan, removal of the proposed trees does not require a Coastal Development Permit. The amendment proposes an overall reduction of 114 square feet in building area, and a six foot reduction to the overall height of the dwelling.

The design changes better meet the visual sensitivity policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan – Part 5. The Visual Resources Map within the Del Monte Forest Land Use Plan identifies the property as “viewshed from 17-Mile Drive and vista points”. Development standards for visually sensitive areas require structures to maintain a setback of 50 feet from the 17-Mile Drive and be designed not to distract from the scenic values of the forest, stream courses, ridgelines, or shoreline. As originally approved, the proposed dwelling is setback approximately 100 feet from 17-Mile Drive and has existing vegetation that will minimize visibility of the dwelling. The amendment reduces the height of the dwelling from 27 feet to 21 feet, which minimizes the visibility of the residential development from 17-Mile Drive. The amended design received a recommendation of approval by the Del Monte Forest Land Use Advisory Committee on April 2, 2015 (Exhibit E).

The amendment does not significantly change the dune restoration plan approved as part of the original permit (PLN130187). The originally approved project included 26,843 square feet of restoration to a historic dune system. The biological assessment at the time concluded that, due to the fragmentation of the dune system over the years, there are no remnant native dunes or native habitat on the property. The revised biological assessment (Exhibit F) concludes that the amended design and additional grading does not substantively change the nature and extent of impacts to the dune system on the property. The amended design will allow the 638 cubic yards of excavated soil, if soils are suitable, to assist in the dune restoration plan to reform dune features. The overall design allows an additional 370 square feet of the property to be restored and placed in a Conservation and Scenic Easement, as originally conditioned. The amended project is consistent with Chapter 20.147.040, Environmentally Sensitive Habitat Area Regulations, of the Coastal Implementation Plan.

The amendment, as conditioned, is consistent with the Del Monte Forest Land Use Plan, Coastal Implementation Plan – Part 5 and Monterey County Zoning Ordinance. Therefore, staff recommends that the Zoning Administrator approve the proposed amendment.

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

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

Agencies that submitted comments are noted with a check mark (“✓”). Conditions recommended for the original approval (PLN130187) and this amendment by the Water Resources Agency, RMA - Environmental Services, and Pebble Beach Community Services District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The amendment was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338. On April 2, 2015, the Del Monte Forest recommended approval of the project (Exhibit E).

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



---

Dan Lister, Assistant Planner  
(831) 759-6617, [listerdm@co.monterey.ca.us](mailto:listerdm@co.monterey.ca.us)  
April 6, 2015

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; John Ford, RMA Services Manager; Dan Lister, Project Planner; Kerry Straine & Olivia McLeod, Owner; Jay Auburn – Studio Schicketanz, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN140910.

Attachments: Exhibit A Project Data Sheet  
Exhibit B Draft Resolution, including:  
• Conditions of Approval  
• Site Plan, Floor Plan and Elevations  
Exhibit C Zoning Administrator Resolution No. 14-023 (PLN130187)  
Exhibit D Vicinity Map  
Exhibit E Del Monte Forest Advisory Committee Minutes (LUAC)  
Exhibit F Revised Plan Review – Biological Resource Assessment & Restoration Plan

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





**EXHIBIT A**  
**PROJECT INFORMATION FOR PLN140910**

<b>Project Title:</b> Straine	<b>Primary APN:</b> 008-012-005
<b>Location:</b> 1145 Spyglass Hill Road, Pebble Beach	<b>Coastal Zone:</b> Yes
<b>Applicable Plan:</b> Del Monte Forest LUP	<b>Zoning:</b> LDR/1.5-D(CZ)
<b>Permit Type:</b> Permit Amendment	<b>Plan Designation:</b> Residential
<b>Environmental Status:</b> Cat. Exempt	<b>Final Action Deadline:</b> 5/24/2015
<b>Advisory Committee:</b> Del Monte Forest	

---

**Project Site Data:**

<b>Lot Size:</b> 1.013ac	<b>Coverage Allowed:</b> 15%
<b>Existing Structures:</b> 4,128sf	<b>Coverage Proposed:</b> 10%
<b>Proposed Structures:</b> 5,973sf	<b>Height Allowed:</b> 30'
<b>Total Square Feet:</b> 5,973sf	<b>Height Proposed:</b> 21'
	<b>FAR Allowed:</b> 17.5%
	<b>FAR Proposed:</b> 13.5%

---

**Resource Zones and Reports:**

<b>Environmentally Sensitive Habitat:</b> None	<b>Erosion Hazard Zone:</b> Moderate
<b>Botanical Report #:</b> LIB140091	<b>Geologic Hazard Zone:</b> Undetermined
<b>Archaeological Sensitivity Zone:</b> High	<b>Fire Hazard Zone:</b> Moderate
<b>Archaeological Report #:</b> LIB130115	
<b>Historical Report #:</b> LIB140092	

---

**Other Information:**

<b>Water Source:</b> Water System	<b>Sewage Disposal:</b> Public
<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> 638 cut and fill
<b>Tree Removal (Count/Type):</b> 4 (1 Cypress, 1 Oak, 2 Japanese pines)	



**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:

**STRAINE (PLN140910)**

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

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project categorically exempt per Sections 15303(a) of the CEQA Guidelines; and
- 2) Approving an Amendment to a previously-approved Coastal Administrative Permit and Design Approval (PLN130187) to allow the demolition of a 3,464 square foot single family dwelling and associated accessory structures, and the construction of a 5,973 square foot single family dwelling which includes a sub-level second floor with a three-car garage, and associated grading (638 cubic yards cut and fill). [PLN140910, Straine, 1145 Spyglass Hill Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-012-005-000)]

**The Straine application (PLN140910) came on for public hearing before the Monterey County Zoning Administrator on April 30, 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 an amendment to a previously-approved Coastal Administrative Permit and Design Approval (PLN130187) to allow the demolition of a 3,464 square foot single family dwelling and associated accessory structures, and the construction of a 5,973 square foot single family dwelling which includes a sub-level second floor with a three-car garage, and associated grading (638 cubic yards cut and fill).  
**EVIDENCE:**           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 PLN140910.
2.       **FINDING:**           **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:**   a)   During the course of review of this application, the project has been

reviewed for consistency with the text, policies, and regulations in:

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

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

- b) The property is located at 1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number: 008-012-005-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential ["LDR/1.5-D (CZ)"] which allows residential development. The amendment proposes the relocation of the second-story to be placed under the main level of the dwelling which will require approximately 638 cubic yards of cut and fill. The driveway will be modified to accommodate the understory garage. The amendment proposes a square footage reduction of 114 square feet, and a six foot reduction to the height of the dwelling. The project is consistent with the uses allowed (Section 20.14.040.A, Zoning Ordinance) and site development standards (Section 20.16.060, Zoning Ordinance) of the "LDR" Zoning District. Therefore, the project is an allowed land use for this site.
- c) Tree Removal: Pursuant to the Coastal Implementation Plan, Section 20.147.050.A.1, removal of the trees does not require a Coastal Development Permit because the trees are planted and do not provide a visual buffer or habitat to an environmentally sensitive area. The original project approved removal of three trees (two cypress trees and one Monterey pine). The amendment proposes to retain two cypress trees originally approved for removal and remove one 18 inch DBH cypress tree, two Japanese pines (non-native) and one eight inch DBH oak tree that was planted. Based on the location of the trees, they were planted as landscaping. The location and size of the trees does not provide a visual buffer from 17-Mile Drive. The planted trees do not provide habitat to the historic dune system, nor do the trees provide connection to a forest system. (Section 20.147.050.C.3 and 5, Coastal Implementation Plan). The project will encroach into the critical root zone of three cypress trees at the northern end of the dwelling already affected by the existing dwelling. An assessment by arborist, Frank Ono, concludes that the trees will not be affected subject to recommendation in his assessment which include hand-digging around the root zones, preservation of major roots and proper cover of exposed roots. Said recommendations have been applied to the project as a condition of project approval.
- d) ESHA: The amendment does not significantly change the dune restoration plan approved as part of the original permit (PLN130187). The original project included 26,843 square feet of restoration to an historic dune system. The biological assessment at the time (LIB140910) concluded that, due to the fragmentation of the dune system over the years, there are no remnant native dunes or native habitat on the property. The revised biological assessment concludes that the amended design and additional grading does not substantively change the nature and extent of impacts to the dune system on the property. The amended design will allow the 638

cubic yards of excavated soil, if soils are suitable, to assist in the dune restoration plan to reform dune features. The overall design allows an additional 370 square feet of the property to be restored and placed in a Conservation and Scenic Easement, consistent with Chapter 20.147.040.D.1 of the Coastal Implementation Plan.

- e) Viewshed: The design changes better meet the visual sensitivity policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan – Part 5. The Visual Resources Map within the Del Monte Forest Land Use Plan, Figure No. 3, identifies the property as “viewshed from 17-Mile Drive and vista points”. Development standards for visually sensitive area require the structures maintain a setback of 50 feet from the 17-Mile Drive and be designed not to distract from the scenic values of the forest, stream courses, ridgelines, or shoreline (Section 20.147.070.B 1 and 3, Coastal Implementation Plan). As originally approved, the dwelling is setback approximately 100 feet from 17-Mile Drive and has existing vegetation that will minimize visibility of the dwelling. The amendment reduces the height of the dwelling from 27 feet to 21 feet in height, further minimizing the visibility of the residential development. The proposed amended design received a recommendation of approval by the Del Monte Forest Land Use Advisory Committee on April 2, 2015.
- f) The project planner conducted a site inspection on March 10, 2015 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The amendment was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) 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 requires a public hearing before the Zoning Administrator. On April 2, 2015, the Del Monte Forest recommended approval of the project.
- h) 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 PLN140910.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Pebble Beach Community Services District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) The following reports have been prepared:
    - “Revised Plan Review – Biological Resources Assessment & Restoration Plan” prepared by Zander Associates, San Rafael, CA, dated January 30, 2015, updated March 20, 2015.
    - “Tree Root Zone Protection Plan” prepared by Frank Ono, Pacific Grove, CA, dated February 18, 2015.

The reports, stated above, indicate that there are no physical or



environmental constraints that would make the site unsuitable for the use proposed.

- c) As noted in preceding Findings and Evidence, staff visited the project site on March 10, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140910.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning, Pebble Beach Community Services District, Public Works, Environmental Health Bureau, and Water Resources Agency. The 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 public facilities existing on-site. Wastewater services are provided by the Pebble Beach Community Services District. Water Services are provided by Cal-Am Water through Pebble Beach Company water entitlements.
  - c) As noted in preceding Findings and Evidence, staff visited the project site on March 10, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140910.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and conducted a site inspection. There are no known violations on the subject parcel.
  - b) As noted in preceding Findings and Evidence, staff visited the project site on March 10, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140910.

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) The originally-approved project (PLN130187) was found consistent with Section 15303(a) of the CEQA Guidelines. Section 15303(a) categorically exempts the construction of a single family dwelling.
  - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
  - c) As noted in preceding Findings and Evidence, staff visited the project site on March 10, 2015, and determined that it is suitable for the

proposed use and development. All project-related material is found in Project File PLN140910.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission/Board of Supervisors and the California Coastal Commission
- EVIDENCE:** a) Section 20.86.030.A of the Monterey County Zoning Ordinance (Board of Supervisors).  
b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance (Coastal Commission).

### DECISION

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

1. Find the project the project categorically exempt per Sections 15303(a) of the CEQA Guidelines;
2. Approve an Amendment to a previously-approved Coastal Administrative Permit and Design Approval (PLN130187) to allow the demolition of a 3,464 square foot single family dwelling and associated accessory structures, and the construction of a 5,973 square foot single family dwelling which includes a sub-level second floor with a three-car garage, and associated grading (638 cubic yards cut and fill). The project is in general conformance with the attached plans and subject to the attached conditions all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 30th day of April, 2015.

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

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

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

### NOTES

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

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

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

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



# Monterey County RMA Planning

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

PLN140910

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Permit Amendment (PLN140910) to a previously-approved Coastal Administrative Permit and Design Approval (PLN130187) to allow the demolition of a 3,464 square foot single family dwelling and associated accessory structures, and the construction of a 5,973 square foot single family dwelling which includes a sub-level second floor with a three-car garage, and associated grading (638 cubic yards cut and fill). The property is located at 1145 Spyglass Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Permit Amendment (Resolution Number \*\*\*) was approved by the Zoning Administrator for Assessor's Parcel Number 008-012-005-000 on April 30, 2015. The permit was granted subject to 25 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. 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. 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 (LIB150127), 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 and tree root zone protection measures (LIB150127) are in place through out grading and construction phases.

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

## 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. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of 3 years, to expire on April 30, 2018 unless use of the property or actual construction has begun within this period. (RMA-Planning)

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

## 8. PDSP001: PRE-CONSTRUCTION SURVEY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** As recommended within the project biological assessment ("Biological Resource Assessment" (LIB140091) by Zander Associates, San Rafael, CA, dated February 20, 2014), a pre-construction survey shall be conducted to determine if any active raptor or migratory bird nests occur within the project site. Thirty (30) days prior to the commencement of any demolition/tree removal/construction activities, the pre-construction survey shall be conducted by a qualified professional biologist. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** No more than 30 days prior to demolition, ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit, to the RMA-Planning Department, a nest survey prepared by a County qualified biologist to determine if an active raptor or migratory bird nests occur within the project site or immediate vicinity.

## 9. PDSP002: RESTORATION PLAN

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The Restoration Plan, submitted as part of the project biological assessment ("Biological Resource Assessment" (LIB140091) by Zander Associates, San Rafael, CA, dated February 20, 2014 and revised January 30, 2015 and March 20, 2015), shall be implemented. As part of the implementation, the Owner/Applicant shall hire a qualified coastal biologist to monitor all restoration activities, including three-years of monitoring after restoration work is complete, and ensure the restoration plan is completely implemented. To ensure protection of the restoration in perpetuity, a Conservation and Scenic Easement shall be conveyed to the Del Monte Forest Foundation over the defined restoration area. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Foundation. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to the Director of the RMA - Planning Department for review and approval. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** a) Prior to issuance of grading and building permits, the Owner/Applicant shall submit evidence that a qualified coastal biologist has been contracted to monitor all restoration activities.

b) Prior to issuance of grading and building permits, the Owner/Applicant shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the Del Monte Forest Foundation for review and approval. After the deed is approved by the Del Monte Forest Foundation, the deed shall be submitted to the RMA- Planning Department for review and approval. Once approved, the deed and map showing the approved conservation and scenic easement shall be recorded. Submit a copy of the recorded deed and map to the RMA – Planning Department.

c) After three years of restoration monitoring, the qualified coastal biologist shall submit a monitoring report documenting that the restoration has been complete successfully, or if additional monitoring is required.

## 10. 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.



## 11. 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](http://www.mcwra.co.monterey.ca.us).

## 12. 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.

## 13. 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 Report or Engineering Geology Report. (RMA- Environmental Services)

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

## 14. GRADING PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Grading Plan incorporating recommendations from a Geotechnical Report or Engineering Geology Report, prepared for the project, by a licensed Geotechnical Engineer or Geologist. The applicant shall provide certification from the licensed practitioner that the Grading Plan incorporates their recommendations. (RMA-Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan, Geotechnical Report or Engineering Geology Report, and certification from the licensed practitioner to RMA-Environmental Services for review and approval.

## 15. 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.

## 16. 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.

## 17. 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.

**18. FIRE007 - DRIVEWAYS**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.  
**Responsible Land Use Department:** \_\_\_\_\_ Fire District

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

**19. FIRE008 - GATES**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Pebble Beach Community Services District)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

## 20. FIRE011 - ADDRESSES FOR BUILDINGS

**Responsible Department:** Fire

**Condition/Mitigation  
Monitoring Measure:**

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Services District)

**Compliance or  
Monitoring  
Action to be Performed:**

Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

## 21. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

**Responsible Department:** Fire

**Condition/Mitigation  
Monitoring Measure:**

Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Pebble Beach Community Services District)

**Compliance or  
Monitoring  
Action to be Performed:**

Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.



**22. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Pebble Beach Community Services District)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

**23. FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. (Pebble Beach Community Services District)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permit, Applicant shall print the text of this condition on the construction plans.

Prior to requesting a framing inspection, Applicant shall obtain fire department approval of the fire alarm system plans.

Prior to requesting a final building inspection, Applicant shall complete the installation of the fire alarm system, obtain fire department approval of the fire alarm acceptance test and final fire inspection.

**24. FIRE029 - ROOF CONSTRUCTION - (CYPRESS/PEBBLE BEACH)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Pebble Beach Community Services District)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

**25. FIRE30 - GENERATOR (NON-STANDARD CONDITION)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** Generator panel shut-off requirements and signage. Generator sheet will be obtained from the Fire Department, filled out and submitted to the Fire Department. (Pebble Beach Community Services District)

**Compliance or Monitoring Action to be Performed:**

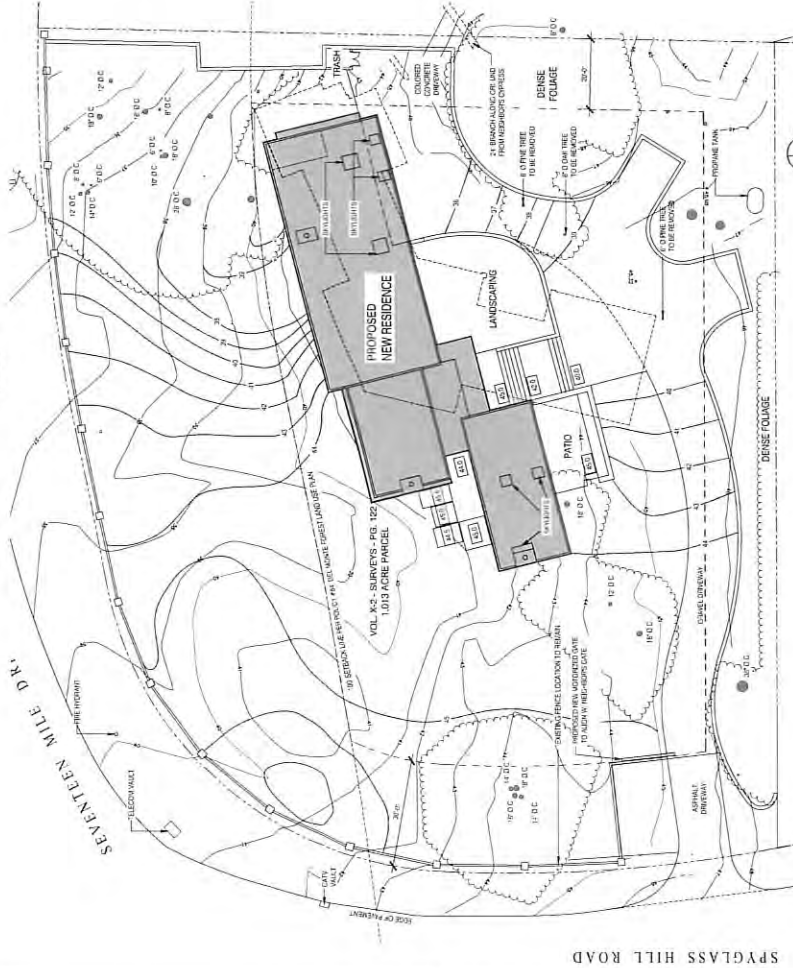
1. Prior to final building inspection, Applicant or owner shall submit the Generator form to the Fire Department.
2. Prior to final building inspection, Applicant or owner shall schedule Fire Department clearance inspection.

**SHEET INDEX**

1. PROJECT DATA, PLOT PLAN, AND VICINITY MAP
2. PROPOSED SITE PLAN
3. PROPOSED GROUND LEVEL FLOOR PLAN
4. PROPOSED MAIN FLOOR PLAN
5. PROPOSED BASES AND SOUTH ELEVATIONS
6. PROPOSED MATERIALS
7. SITE PLAN CALCULATIONS - ELECTRICAL APPROVED PERMIT / PROPOSED

**SCOPE OF WORK**

- DEMOLITION AND REMOVAL OF EXISTING 3.64 SF SINGLE-LEVEL RESIDENCE AND CONCRETE DRIVEWAY AND DRIVEWAY APPROXIMATELY 10' WIDE WITH A PROPOSED APPROVED PERMITTED 10' x 12' DRIVEWAY.
- NEW DRIVEWAY ENTRANCE, DRIVEWAY AND LANDSCAPING AND DRIVE RESTRICTION.
- REMOVAL OF EXISTING UTILITY.
- APPROX. 1.7% CUBIC YARDS OF GRADING (AS PER CITY PERM).
- GRADING CALCULATIONS (ESTIMATED)
  - CUT
  - 631 CUBIC YARDS
  - 638 CUBIC YARDS
  - 2 - FIVE (5) (4' & 7' D)
  - 1 - ONE (1) (6' D)
- TREES TO BE REMOVED:



**PROJECT DATA**

<b>OWNER:</b>	Mark and Dana Strain 50100000000 Inc. 1455 S. GARDEN ST. P.O. Box 2726 Petaluma, CA 94952 Phone (707) 762-0277 Email info@strainshome.com
<b>ARCHITECT:</b>	Strain Architecture Inc. 1455 S. GARDEN ST. Petaluma, CA 94952 Phone (707) 762-0277 Email info@strainshome.com
<b>SUPERVISOR:</b>	David C. Strain David C. Strain Phone (707) 762-0277 Email info@strainshome.com
<b>PROPERTY ADDRESS:</b>	1455 S. GARDEN ST. HILL ROAD PETALUMA, CA 94952
<b>APN:</b>	024125005
<b>LOT SIZE:</b>	1.013 AC. (44,134 SF)
<b>LAND USE:</b>	LOW-DENSITY RESIDENTIAL
<b>ZONING:</b>	LDK-1.0(1) (CZ)
<b>WATER SOURCE:</b>	CALUM
<b>SEWER PROVISION:</b>	PEOPLE REACH COMMUNITY SERVICES DISTRICT
<b>LOT COVERAGE CALCULATIONS:</b>	Allowable (15%) Proposed (10%) Proposed Residence
<b>FLOOR AREA CALCULATIONS:</b>	Level 1: Level Level Level 2: Main Level Total: 5,873 square feet
<b>FLOOR AREA / LOT AREA:</b>	11.5 %
<b>BUILDING HEIGHT:</b>	30'-0" ABOVE AVERAGE NATURAL GRADE
<b>Proposed Residence:</b>	42.26' ELEV. 35'-0" ABOVE AVERAGE NATURAL GRADE 42.26' ELEV. 35'-0" ABOVE AVERAGE NATURAL GRADE
<b>Proposed Height:</b>	30'-0" ABOVE AVERAGE NATURAL GRADE

**SITE PROPERTY PHOTOS**



<b>DATE:</b>	20th January 2014
<b>SCALE:</b>	1/4" = 1'-0"
<b>DRAWN BY:</b>	AS
<b>JOB NUMBER:</b>	1427

**Straine Residence**  
1455 S. Garden Hill Road • Petaluma, CA

PLOT PLAN WITH PROPOSED DEVELOPMENT  
SCALE: 1" = 10'

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION  
STUDIO SCHICKETANZ

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION  
STUDIO SCHICKETANZ

SHEET  
**A1**



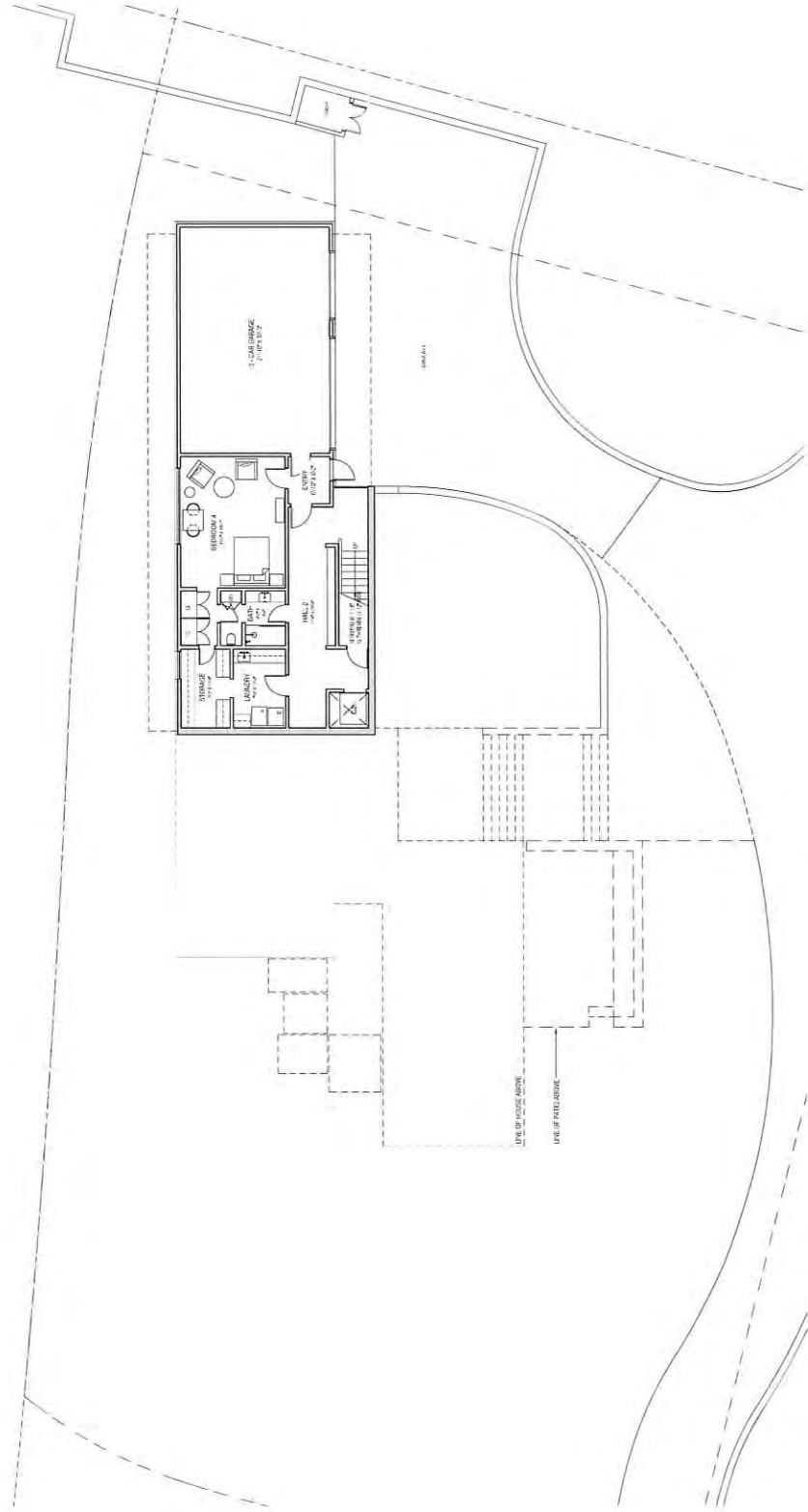




SHEET

A3

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION  
STUDIO SCHICKELTANZ  
Studio Schickelanz Inc.  
Post Office Box 2704, Carmel, CA 93901 USA



DATE: 2/26 January 2015

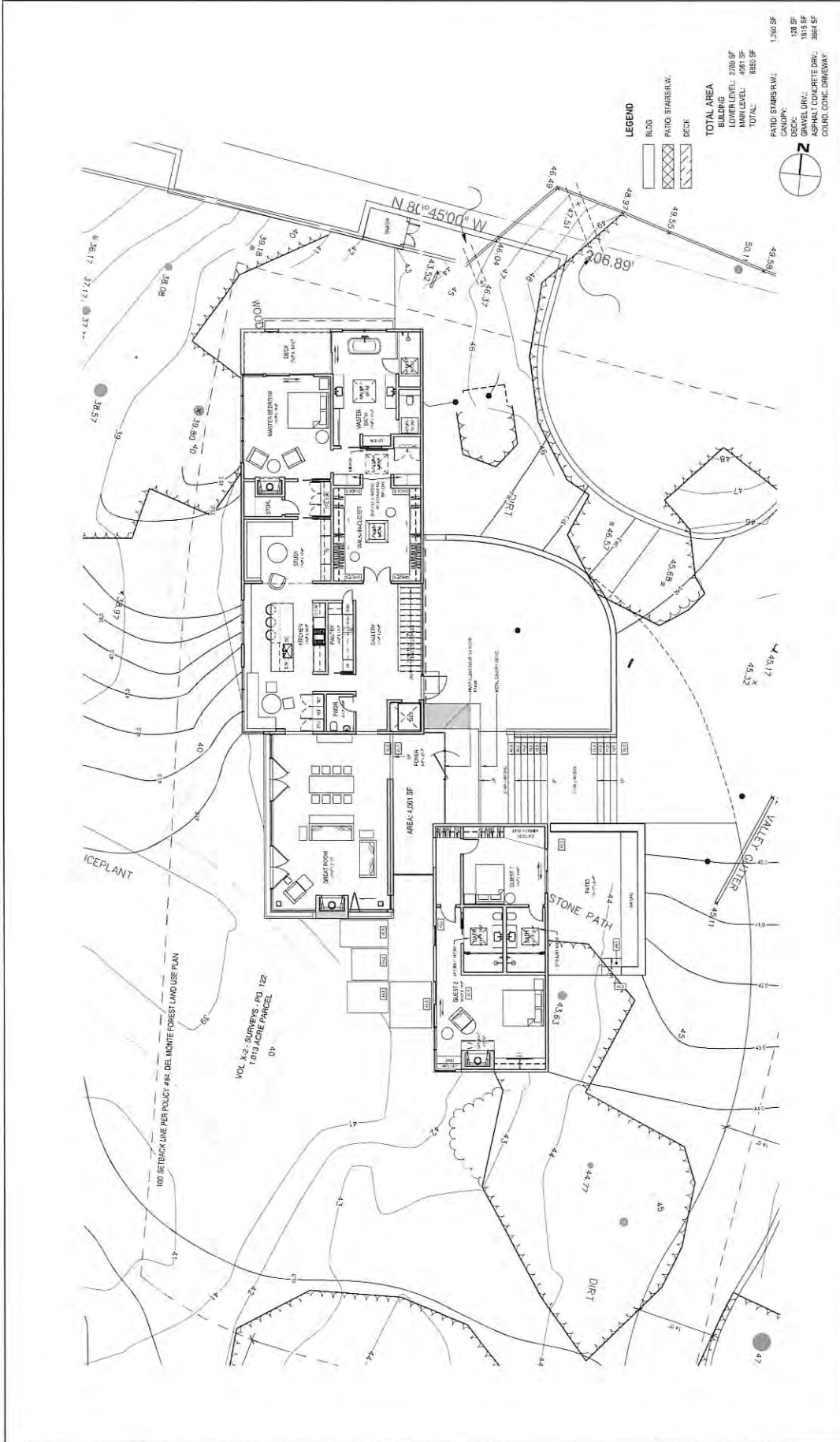
SCALE: 1/8" = 1'-0"

DRAWN BY: JS

JOB NUMBER: 1501

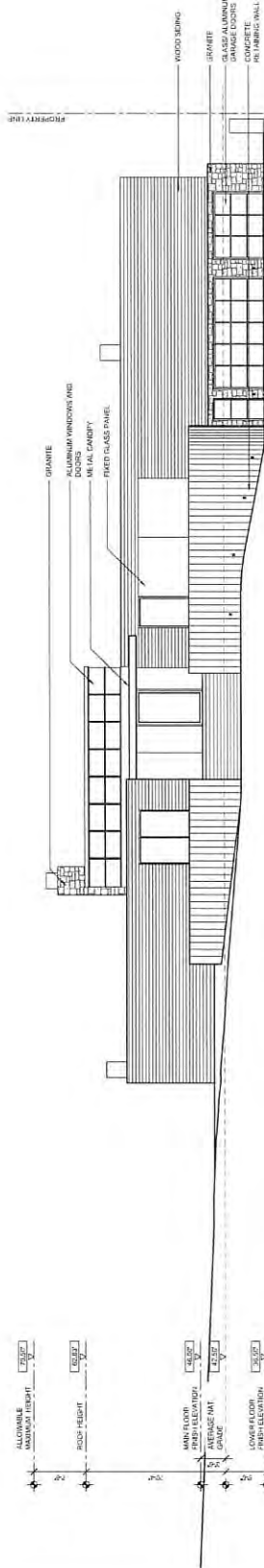
TITLE: FLOOR PLAN - LOWER LEVEL

**Straine Residence**  
1145 Sycamore Hill Road • Pacific Beach, CA

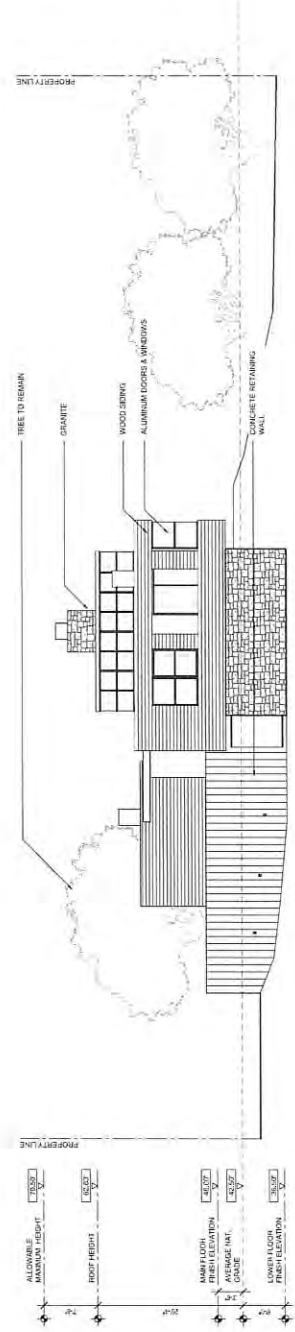


DATE: 2010-09-20	TITLE: FLOOR PLAN - MAIN LEVEL	<b>PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION</b> <b>STUDIO SCHICKETANZ</b> <small>Studio Schicketzanz Inc.        Four Oaks Plaza 270A, Carmel, CA 95001 USA</small>	<b>A4</b> <small>SHEET</small>
SCALE: 1/8"=1'-0"	DRAWN BY: JS JOHN HANMER 10/01		

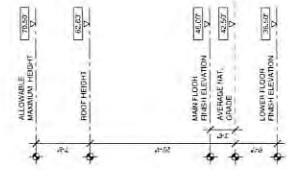
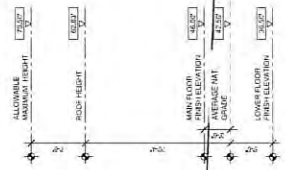
**Straine Residence**



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



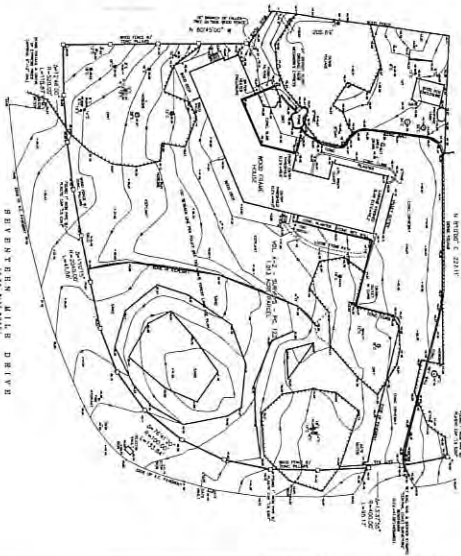
2 ELEVATION - NORTH  
SCALE: 1/8"=1'-0"



DATE: 20th January 2015		TITLE: EAST AND NORTH ELEVATION	
SCALE: 1/8"=1'-0"		SHEET: A5	
DRAWN BY: JB		PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION	
JOB NUMBER: 1421		STUDIO SCHICKETANZ	
		Shale Schickelanz Inc. Post Office Box 2754, Cummins, CA, 93031, USA	
Straine Residence		1445 Springdale Hill Road • Pucallá, Blooms, CA	







**SITE PLAN - EXISTING**

AREA SUMMARY:

BUILDING AREA	3,484.0 SF
DRIVEWAY	321.5 SF
RESIDENCE	3,864.0 SF
ACCESSORY	621.0 SF
DECKS	4,120.4 SF
TOTAL	12,411.0 SF

BUILDING COVERAGE

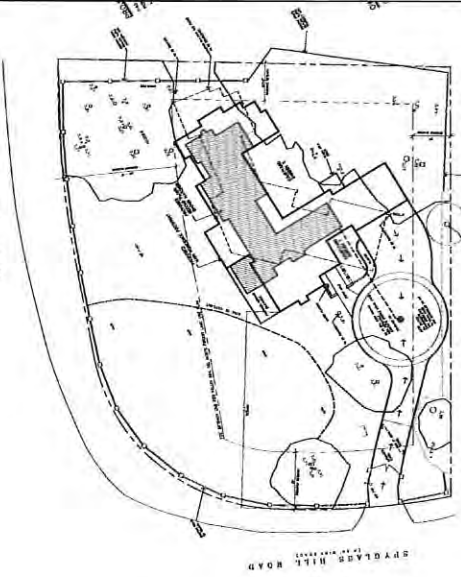
DRIVEWAY	321.5 SF
RESIDENCE	3,864.0 SF
ACCESSORY	621.0 SF
DECKS	4,120.4 SF
TOTAL	8,926.9 SF

HARDSCAPE COVERAGE

DRIVEWAY	321.5 SF
RESIDENCE	3,864.0 SF
ACCESSORY	621.0 SF
DECKS	4,120.4 SF
TOTAL	8,926.9 SF

RESTORED AREA

TREE CANOPY	13,167.0 SF
BUILDING COVERAGE	4,120.0 SF
HARDSCAPE	6,481.0 SF
MIXED LANDSCAPING AND ICE PLANT	19,760.0 SF
DENSE FOLIAGE	677.0 SF
TOTAL LOT SIZE	44,195.0 SF



**SITE PLAN - APPROVED PERMIT**

AREA SUMMARY:

BUILDING AREA	4,558 SF
FIRST FLOOR	2,438 SF
SECOND FLOOR	2,120 SF
GARAGE	751 SF
TOTAL	7,774 SF

BUILDING COVERAGE

FIRST FLOOR	2,438 SF
ELEVATED DECK	410 SF
SECOND FLOOR	2,120 SF
TOTAL	4,968 SF

HARDSCAPE COVERAGE

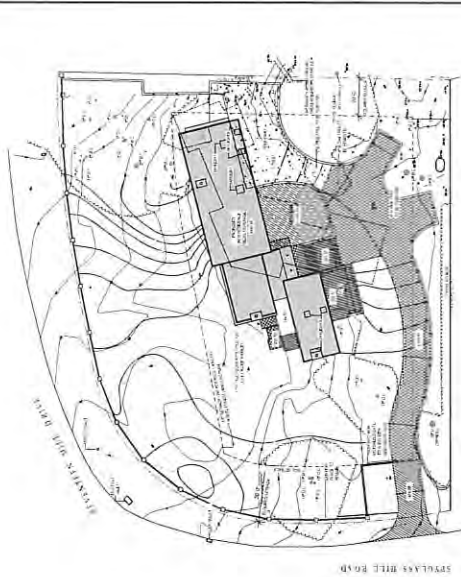
DRIVEWAY	3,000.0 SF
FRONT WALK	153.0 SF
REAR TRASH	87.0 SF
TOTAL	3,240.0 SF

RESTORATION AREA

ON-SITE RESTORATION	19,018 SF
TREE CANOPY	12,645 SF
BUILDING COVERAGE	5,918 SF
HARDSCAPE	4,319 SF
MIXED LANDSCAPE	1,897 SF
DENSE FOLIAGE	415 SF
TOTAL LOT SIZE	41,132 SF

ON-SITE RESTORATION

ON-SITE RESTORATION	19,018 SF
OFF-SITE RESTORATION	7,852 SF
TOTAL RESTORATION AREA	26,845 SF = 65.3%



**SITE PLAN - PROPOSED**

AREA SUMMARY:

BUILDING AREA	1,312 SF
LOWER FLOOR	3,281 SF
MAIN FLOOR	5,973 SF
TOTAL	10,566 SF

BUILDING COVERAGE

TOTAL BUILDING COVERAGE	4,440 SF
-------------------------	----------

HARDSCAPE COVERAGE

PATIO AND FOOTPATH	1,000 SF
DRIVEWAY - ASPHALT	416 SF
DRIVEWAY - CONCRETE	1,733 SF
TOTAL	3,149 SF

RESTORATION AREA

ON-SITE RESTORATION	19,201 SF
OFF-SITE RESTORATION	13,824 SF
BUILDING COVERAGE	4,440 SF
HARDSCAPE	3,199 SF
MIXED LANDSCAPE	1,033 SF
GRAVEL	3,845 SF
DENSE FOLIAGE	481 SF
TOTAL	45,213 SF
ON-LOT LOTS	11,124 SF
TOTAL LOT SIZE	44,130 SF

ON-SITE RESTORATION

ON-SITE RESTORATION	19,201 SF
OFF-SITE RESTORATION	7,852 SF
TOTAL RESTORATION AREA	27,015 SF = 61.7%

**LEGEND**

- [Pattern] PATIO AND FOOTPATH
- [Pattern] DRIVEWAY - ASPHALT
- [Pattern] DRIVEWAY COLORED CONCRETE
- [Pattern] GRAVEL DRIVEWAY
- [Pattern] LANDSCAPE
- [Pattern] BUILDING COVERAGE

DATE: 20th January 2016 TITLE: SITE PLAN CALCULATIONS - EXISTING / APPROVED PERMIT / PROPOSED

SCALE: 1" = 30'  
DRAWN BY: J.S.  
JOB NUMBER: 1501

**Straine Residence**  
1140 Spingale Hill Road • Folsom, CA



PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

STUDIO SCHICKLETANZ

Studio Schickletanz, LLC  
10000 Elysian Way, Carmel, CA 95018 USA

A8

SHEET

SEE COVER SHEET FOR ADDITIONAL INFORMATION

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

In the matter of the application of:

**Straine (PLN130187)**

**RESOLUTION NO. 14-023**

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 Coastal Administrative Permit and Design Approval to allow the demolition of a 3,464 square foot, single family dwelling and associated accessory structures, and the construction of a 6,964 square foot, two-story, single family dwelling with a 760 square attached garage.

[PLN130187, Straine, 1145 Spyglass Hill Road,  
Pebble Beach, Del Monte Forest Land Use Plan  
(APN: 008-012-005-000)]

**The Straine application (PLN130187) came on for public hearing before the Monterey County Zoning Administrator on June 26, 2014. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1.       **FINDING:**           **PROJECT DESCRIPTION** – The project is a Coastal Administrative Permit and Design Approval to allow: 1) the demolition and removal of a 3,464 square foot one-story, single family dwelling with attached garage; 32 square foot non-habitable accessory structure; and 632 square feet of deck area, approximately 6,312 square feet of hardscape (driveway, patios, and walkways) and, 2) the construction of: a 6,964 square foot, two-story, single family dwelling with a 760 square foot attached garage; 419 square feet of attached deck area; approximately 4,513 square feet of hardscape (driveway, patios, and walkways). The project includes a Coastal Waiver for the removal of three trees (two Monterey Cypress, one Monterey Pine), and 26,843 square feet of restoration to a no longer viable historic dune system.  
  
          **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 found in Project File PLN130187.
  
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 2;
- 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 1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, 1.5 acres per unit with Design Control Overlay in the Coastal Zone ("LDR/1.5-D (CZ)"), which allows the construction of a single family dwelling with a Coastal Development Permit (Section 20.14.040.A, Monterey County Zoning Ordinance). Therefore, the project is an allowed land use for this site. The project consists of the demolition of an existing dwelling and the construction of a, two-story, single family dwelling on a legal lot of record.
- c) The project is located within a Design Control ("D") Overlay District which regulates the siting and design of a structure to ensure the protection of neighborhood character and visual integrity. The project consists of colors and material consistent with the neighborhood character. The project proposes a two-story dwelling, which is consistent with the scale and building massing of the existing two-story dwellings along 17 Mile Drive. Therefore, the project is consistent with the Design Control Overlay District.
- d) The project planner conducted a site inspection on March 20, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project includes 26,843 square feet of restoration to an historic dune system. Due to fragmentation by sand mining, the construction of roads, golf courses, houses and other development over the years, the dune system has been significantly degraded. The biological assessment, prepared by Zander Associates on February 20, 2014 (LIB140091), concludes that there are no viable native dunes or other native habitat on the property. Dune plant species known to occur in the vicinity or any other special status plants were not found during a spring survey in 2013. Conditions are included requiring a preconstruction raptor and nesting survey, and dune restoration which includes a Scenic and Conservation Easement to be recorded on the restoration area. The project, including restoration, is consistent with Chapter 20.147.040 of the Coastal Implementation Plan.
- f) 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. On March 20, 2014, the LUAC reviewed the project, but the item was continued by request of the applicant. On April 3, 2014, the item returned to the LUAC for review. The LUAC unanimously recommended approval of the project (7-0 vote), subject to the following conditions: 1) a certified arborist shall provide recommendations to protect the existing hedge, on the eastern-side of the property, for the development of the driveway, and 2) plant a native



tree near the north-eastern corner of the property, along the existing hedge to provide visual screen for neighbor. The plans indicate that the existing hedges are to remain and a Monterey Cypress tree will be planted for extra screening. A standard tree and root protection condition has been applied, which includes the existing hedges.

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, 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 were prepared for the property and the specific proposal:
    - “Preliminary Cultural Resources Reconnaissance” (LIB130115) prepared by Archaeological Consulting, Salinas, Ca, dated April 8, 1988;
    - “Biological Resources Assessment” (LIB140091) prepared by Zander Associates, San Rafael, CA, dated February 20, 2014; and
    - “Historic Significance Review” (LIB140092) prepared by Kent Seavey, Pacific Grove, CA, dated November 15, 2012;The reports by indicate that there are no physical or environmental constraints that would make that the site unsuitable for the use proposed.

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 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) All necessary public facilities and services are available. Water is provided by Cal-Am through the Pebble Beach Community Services District. Wastewater services are provided by the Pebble Beach Community Services District. The project was reviewed by the Monterey County Environmental Health Bureau and Water Resources Agency. No discrepancies were found regarding public facilities for the project.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning, subdivision, and all 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) There are no known violations on the subject parcel.

6. **FINDING:** **VIEWSHED** – The subject project minimizes development within the viewshed in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) The project is located within a sensitive viewshed. In accordance with the applicable policies of the Del Monte Forest Land Use Plan and the Monterey County Coastal Implementation Plan (Part 5), the project is required to meet development standards within a visually sensitive area.
  - b) The project is located along 17-Mile Drive, which is an identified visual corridor (Figure 3 of the Del Monte Forest Plan). The viewshed along 17-Mile Drive is protected by policies within the Del Monte Forest Plan which require development to minimize potential visual impacts along visual corridors. Visual reduction includes scenic easement in highly visible areas, 100 foot setback from 17-Mile Drive, and screening by use of vegetation (Policy 47, 48, 51, 52, 53, 54, and 56, Del Monte Forest Land Use Plan, and Section 20.147.070.B of the Coastal Implementation Plan).
  - c) The project will maintain a 100 foot setback from 17-Mile Drive. Majority of the front portion of the property will be restored to dune habitat and placed in a scenic and conservation easement. The property is located on the eastside of 17-Mile Drive and will not impact public viewshed of the ocean. The dwelling is sited at the rear of the property where existing vegetation will reduce visibility of the dwelling. Therefore, the project is consistent with viewshed protection policies within the Del Monte Forest Land Use Plan and Coastal Implementation Plan.
  - d) The project as proposed is consistent with policies of the Del Monte Forest Land Use Plan dealing with visual resources and will not have a significant impact on the visually sensitive viewshed.

7. **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) The California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of a single family dwelling. The project consists for demolition of an existing dwelling and the construction of a new dwelling. The California Environmental Quality Act (CEQA) Guidelines Section 15333 categorically exempts small habitat restoration projects on areas less than five acres. The project proposes 26,843 square feet of dune habitat restoration as part of the project proposal.
  - b) The existing structure, to be demolished, is over 50 years in age; therefore, a Historical Assessment was prepared by historian, Kent Seavey, on November 15, 2012 (LIB140092). Based on the report's findings, the existing dwelling lacks historic significance, and is



ineligible for historic listing under CEQA.

- 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.

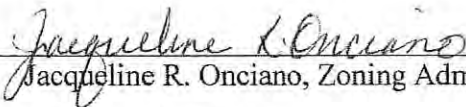
8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance (Board of Supervisors).
  - b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance (Coastal Commission).

### DECISION

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

1. Find the project categorically exempt per Section 15303(a) of the CEQA Guidelines; and
2. Approve a Coastal Administrative Permit and Design Approval to allow the demolition of a 3,464 square foot, single family dwelling and associated accessory structures, and the construction of a 6,964 square foot, two-story, single family dwelling with a 760 square attached garage. The project is in general conformance with the attached sketch, and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 26th day of June, 2014.

  
Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JUL 14 2014

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 JUL 24 2014

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

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

NOTES

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

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

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

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



# Monterey County RMA Planning

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

PLN130187

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Administrative Permit and Design Approval (PLN130187) allows the demolition of a 3,464 square foot, single family dwelling and associated accessory structures, and the construction of a 6,964 square foot, two-story, single family dwelling with a 760 square attached garage. The property is located at 1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. 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 Department)

**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 Coastal Administrative Permit (Resolution Number 14-023) was approved by the Zoning Administrator for Assessor's Parcel Number 008-012-005-000 on June 26, 2014. The permit was granted subject to 20 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."

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

(RMA - Planning Department)

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 Department.

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. The Monterey County RMA - Planning Department 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 Department)

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 the Monterey County RMA - Planning Department 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 Department)

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 Department for review and signature by the County.

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



5. PD010 - EROSION CONTROL PLAN

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of RMA - Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to RMA - Planning and RMA - Building Services for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and the Director of RMA - Building Services.

Prior to final inspection, the Owner/Applicant shall provide evidence of compliance with the Implementation Schedule to RMA - Planning Department and RMA - Building Services.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation  
Monitoring Measure:

Trees, and existing hedges located on the eastern edge of the property, 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. 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, including existing hedges, 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.

7. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation  
Monitoring Measure:

All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit two (2) 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 two copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

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



8. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on June 26, 2017 unless use of the property or actual construction has begun within this period. (RMA-Planning)

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

9. PDSP001: PRE-CONSTRUCTION SURVEY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: As recommended within the project biological assessment ("Biological Resource Assessment" (LIB140091) by Zander Associates, San Rafael, CA, dated February 20, 2014), a pre-construction survey shall be conducted to determine if any active raptor or migratory bird nests occur within the project site. Thrity (30) days prior to the commencement of any demolition/tree removal/construction activities, the pre-construction survey shall be conducted by a qualified professional biologist. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to demolition, ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit, to the RMA-Planning Department, a nest survey prepare by a County qualified biologist to determine if an active raptor or migratory bird nests occur within the project site or immediate vicinity.

## 10. PDSP002: RESTORATION PLAN

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The Restoration Plan, submitted as part of the project biological assessment ("Biological Resource Assessment" (LIB140091) by Zander Associates, San Rafael, CA, dated February 20, 2014), shall be implemented. As part of the implementation, the Owner/Applicant shall hire a qualified coastal biologist to monitor all restoration activities, including three-years of monitoring after restoration work is complete, and ensure the restoration plan is completely implemented. To ensure protection of the restoration in perpetuity, a Conservation and Scenic Easement shall be conveyed to the Del Monte Forest Foundation over the defined restoration area. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Foundation. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to the Director of the RMA - Planning Department for review and approval. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:**

a) Prior to issuance of grading and building permits, the Owner/Applicant shall submit evidence that a qualified coastal biologist has been contracted to monitor all restoration activities.

b) Prior to issuance of grading and building permits, the Owner/Applicant shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the Del Monte Forest Foundation for review and approval. After the deed is approved by the Del Monte Forest Foundation, the deed shall be submitted to the RMA- Planning Department for review and approval. Once approved, the deed and map showing the approved conservation and scenic easement shall be recorded. Submit a copy of the recorded deed and map to the RMA – Planning Department.

c) After three years of restoration monitoring, the qualified coastal arborist shall submit a monitoring report documenting that the restoration has been complete successfully, or if additional monitoring is required.

## 11. 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.



12. 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](http://www.mcwra.co.monterey.ca.us).

13. FIRE007 - DRIVEWAYS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

**14. FIRE008 - GATES**

**Responsible Department:** Fire

**Condition/Mitigation  
Monitoring Measure:**

All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Pebble Beach Community Services District)

**Compliance or  
Monitoring  
Action to be Performed:**

Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

**15. FIRE011 - ADDRESSES FOR BUILDINGS**

**Responsible Department:** Fire

**Condition/Mitigation  
Monitoring Measure:**

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Services District)

**Compliance or  
Monitoring  
Action to be Performed:**

Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.



16. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

17. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.



18. FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

Responsible Department: Fire

**Condition/Mitigation Monitoring Measure:** The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. (Pebble Beach Community Services District)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permit, Applicant shall print the text of this condition on the construction plans.

Prior to requesting a framing inspection, Applicant shall obtain fire department approval of the fire alarm system plans.

Prior to requesting a final building inspection, Applicant shall complete the installation of the fire alarm system, obtain fire department approval of the fire alarm acceptance test and final fire inspection.

19. FIRE029 - ROOF CONSTRUCTION - (CYPRESS/PEBBLE BEACH)

Responsible Department: Fire

**Condition/Mitigation Monitoring Measure:** All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Pebble Beach Community Services District)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

20. FIRE030 - GENERATOR (NON-STANDARD CONDITION)

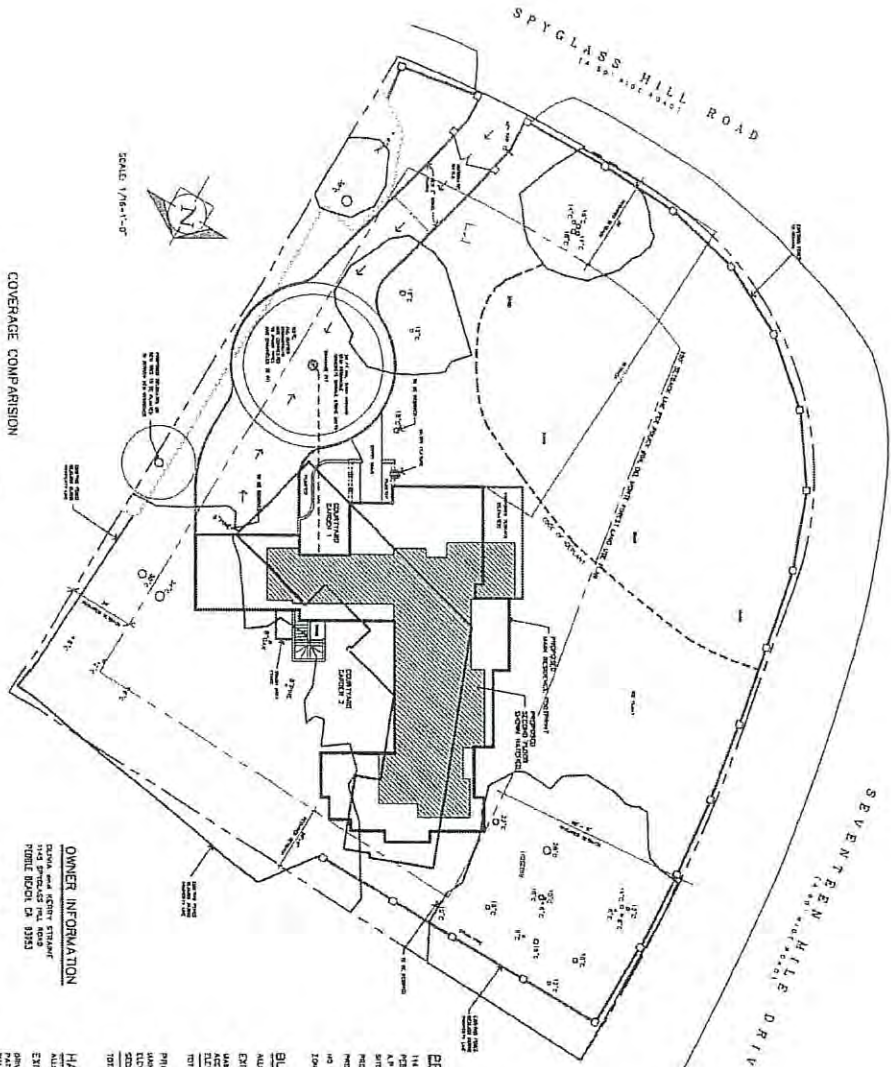
Responsible Department: Fire

**Condition/Mitigation Monitoring Measure:** Generator panel shut-off requirements and signage. Generator sheet will be obtained from the Fire Department, filled out and submitted to the Fire Department. (Pebble Beach Community Services District)

**Compliance or Monitoring Action to be Performed:** 1. Prior to final building inspection, Applicant or owner shall submit the Generator form to the Fire Department.

2. Prior to final building inspection, Applicant or owner shall schedule Fire Department clearance inspection.

# PROPOSED STRAINE RESIDENCE



SCALE: 1/4"=1'-0"

**COVERAGES COMPARISON**

EXISTING	PROPOSED	
RETAINING WALL	0.00 SF	0.00 SF
ROOFING	1,128 SF	1,128 SF
PAVING	1,128 SF	1,128 SF
LANDSCAPE	1,128 SF	1,128 SF
CONCRETE	1,128 SF	1,128 SF
WOOD	1,128 SF	1,128 SF
STEEL	1,128 SF	1,128 SF
GLASS	1,128 SF	1,128 SF
OTHER	1,128 SF	1,128 SF
<b>TOTAL</b>	<b>11,280 SF</b>	<b>11,280 SF</b>

**OWNER INFORMATION**

OWNER	1145 SPYGLASS HILL ROAD
ADDRESS	1145 SPYGLASS HILL ROAD
CITY	SPYGLASS HILL, VA
STATE	VA
ZIP	22150
PHONE	540-345-1234
EMAIL	straine@spyglasshillva.gov

**FLOOR AREA**

EXISTING	11,280 SF
PROPOSED	11,280 SF
<b>TOTAL</b>	<b>22,560 SF</b>

**HARDSCAPE COVERAGE**

EXISTING	1,128 SF
PROPOSED	1,128 SF
<b>TOTAL</b>	<b>2,256 SF</b>

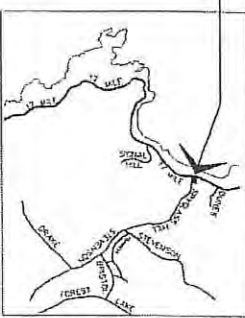
**BUILDING COVERAGE**

EXISTING	1,128 SF
PROPOSED	1,128 SF
<b>TOTAL</b>	<b>2,256 SF</b>

**PROJECT INFORMATION**

PROJECT NAME	STRATTON RESIDENCE
PROJECT NUMBER	1214
PROJECT DATE	02-19-14
PROJECT LOCATION	1145 SPYGLASS HILL ROAD, SPYGLASS HILL, VA 22150

## SITE



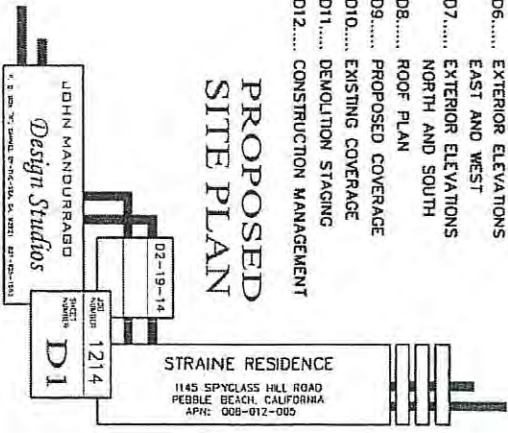
### VICINITY MAP

NO SCALE

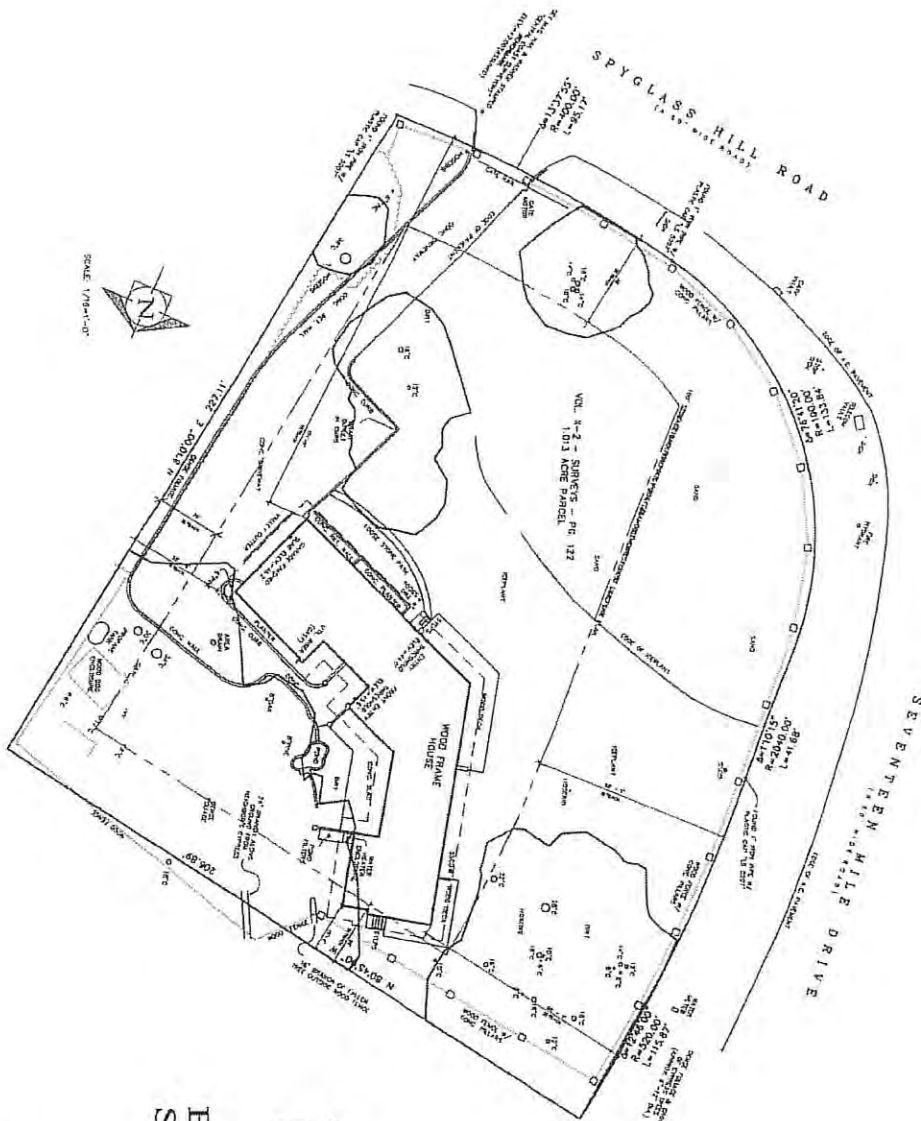
### SHEET INDEX:

- D1..... PROPOSED SITE PLAN
- D2..... EXISTING SITE PLAN
- D3..... SURVEY
- D4..... FIRST FLOOR PLAN
- D4A..... FIRST FLOOR PLAN DIMENSIONED
- D5..... SECOND FLOOR PLAN
- D5A..... SECOND FLOOR PLAN DIMENSIONED
- D6..... EXTERIOR ELEVATIONS EAST AND WEST
- D7..... EXTERIOR ELEVATIONS NORTH AND SOUTH
- D8..... ROOF PLAN
- D9..... PROPOSED COVERAGE
- D10..... EXISTING COVERAGE
- D11..... DEMOLITION STAGING
- D12..... CONSTRUCTION MANAGEMENT

## PROPOSED SITE PLAN







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

**EXISTING  
SITE PLAN**

EXISTING	
WOOD FRAME HOUSE	1,111 SF
WOOD FRAME PORCH	1,111 SF
WOOD FRAME GARAGE	1,111 SF
WOOD FRAME SHED	1,111 SF
TOTAL EXISTING	4,444 SF

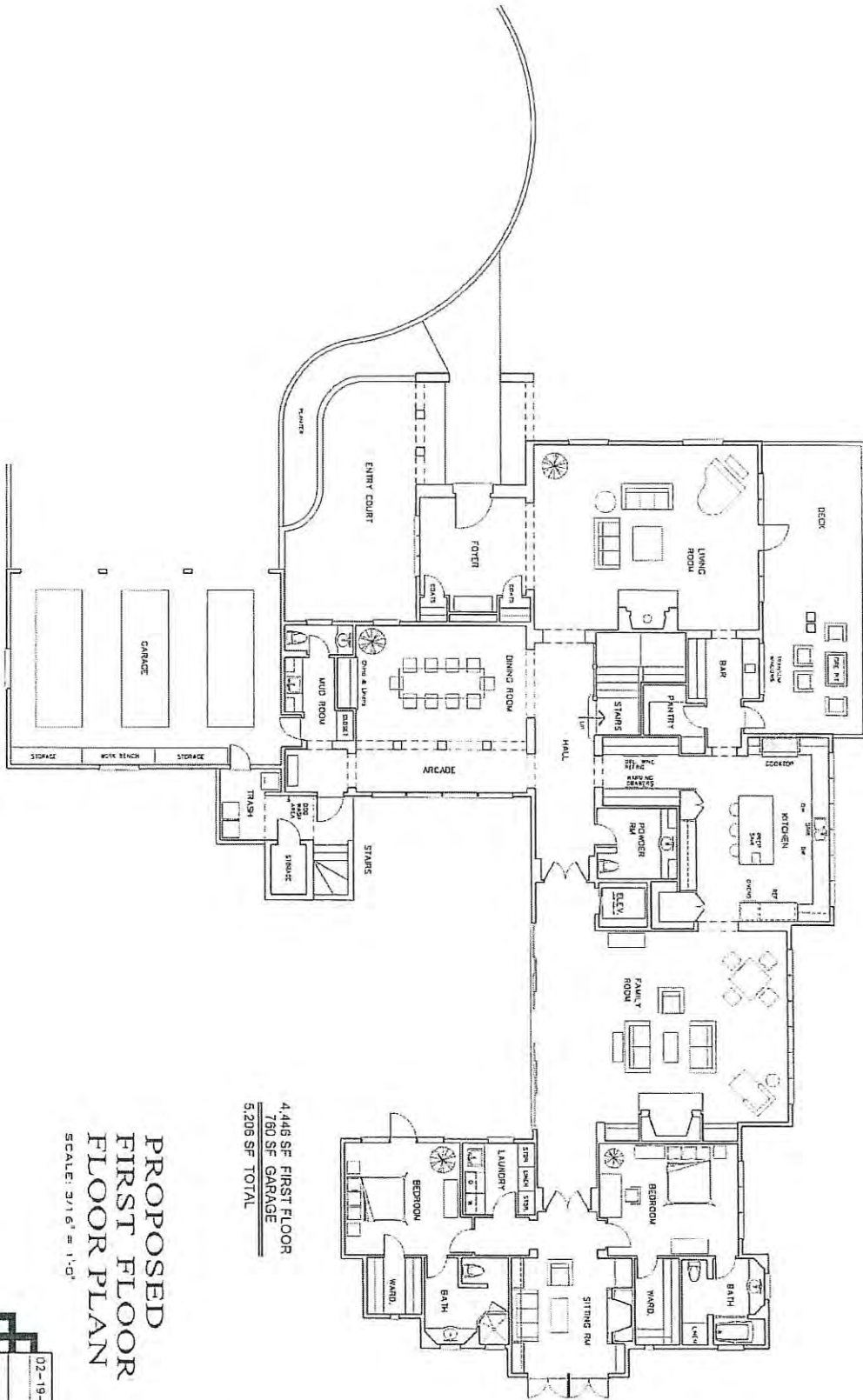
**JOHN MANDURRAGO**  
*Design Studios*

02-19-14

PROJECT NUMBER: 1214

**D2**

**STRAINE RESIDENCE**  
1145 SPYGLASS HILL ROAD  
PEBBLE BEACH, CALIFORNIA  
APN: G08-012-005



4,446 SF FIRST FLOOR  
 760 SF GARAGE  
 5,206 SF TOTAL

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

02-19-14

200 SQUARE FEET  
 1214

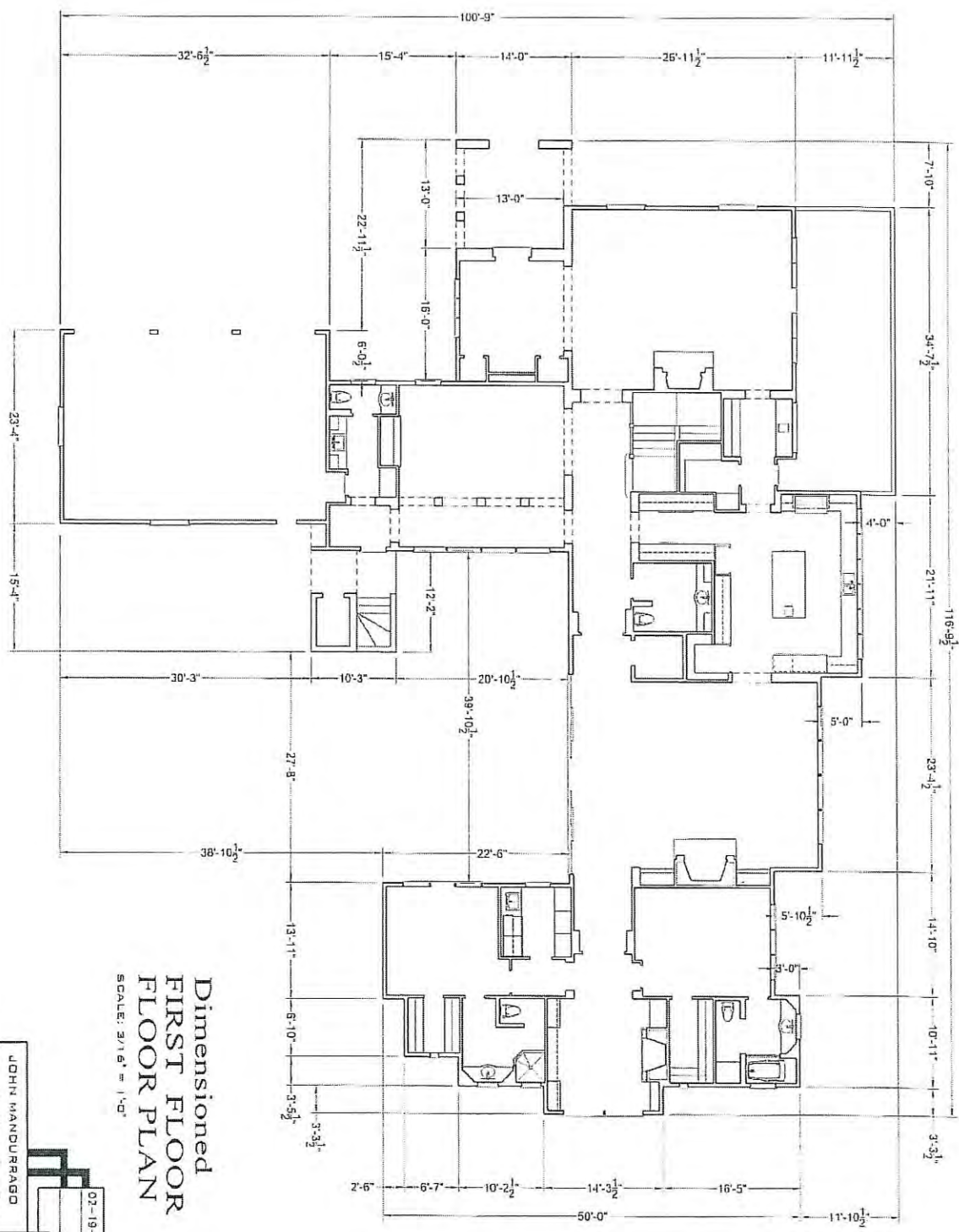
2000  
 2000  
 2000

JOHN MANDURRAGO  
*Design Studios*

1145 SPYGLASS HILL ROAD  
 PEBBLE BEACH, CALIFORNIA  
 4PM: 659-612-005

**D4**





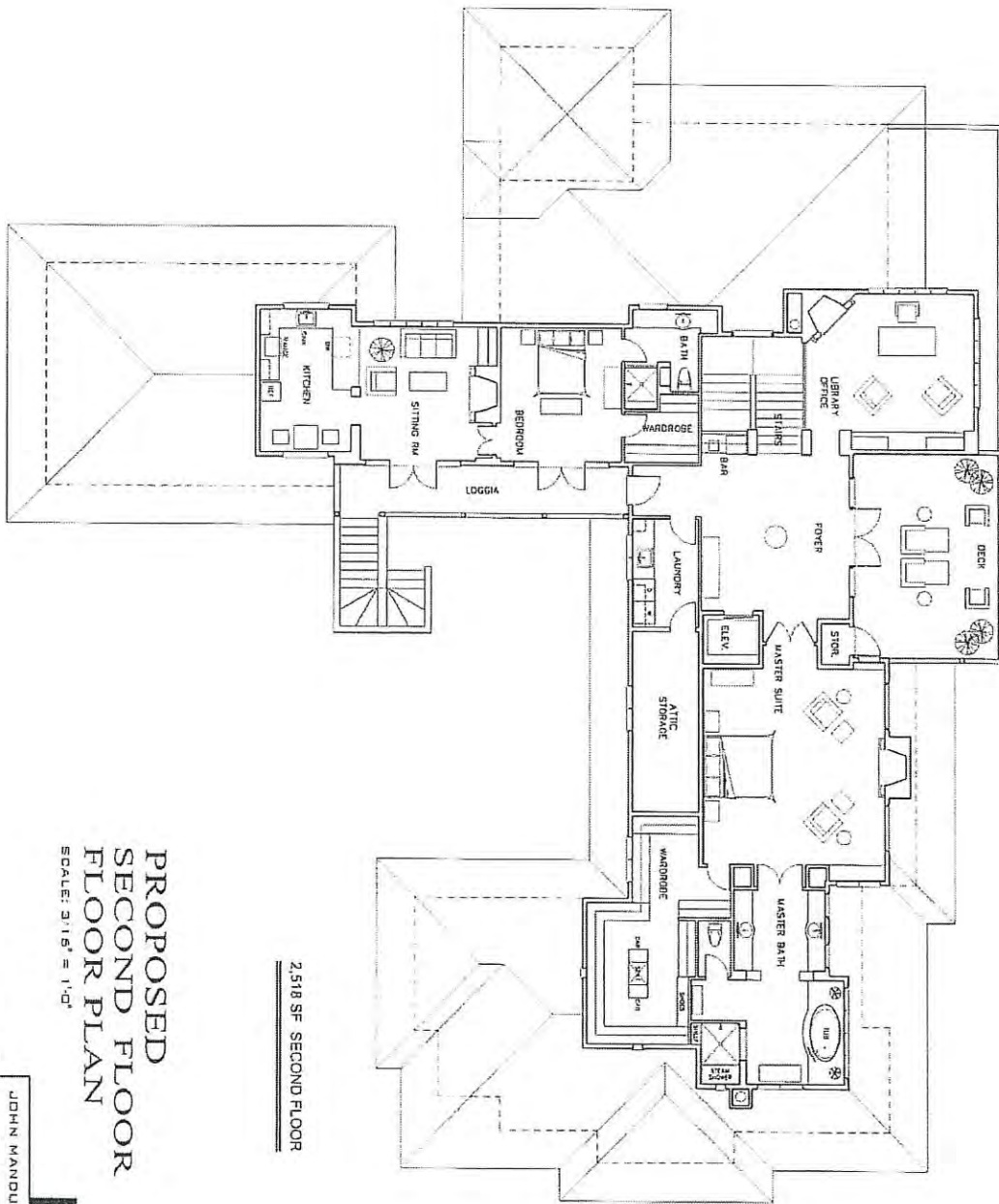
Dimensioned  
FIRST FLOOR  
FLOOR PLAN

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

JOHN MANDURRAGO  
Design Studios

1214  
VICI WAY  
D4A

STRaine RESIDENCE  
1145 SPYGLASS HILL ROAD  
PEBBLE BEACH, CALIFORNIA  
APR 008-012-005



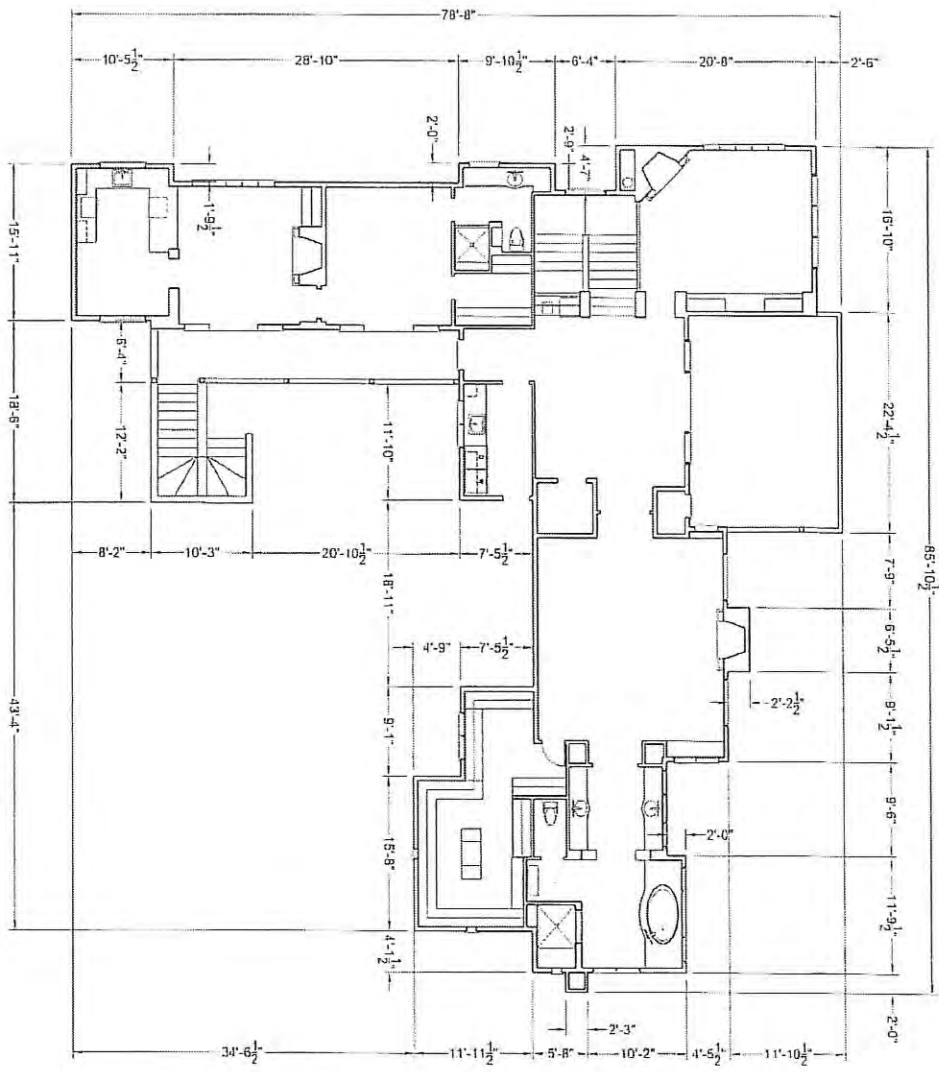
2,518 SF SECOND FLOOR

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

JOHN MANDURPANO  
*Design Studios*

DATE: 02-19-14  
SHEET: 1214  
DS

STRAINE RESIDENCE  
1145 SPYGLASS HILL ROAD  
PEBBLE BEACH, CALIFORNIA  
APN: 008-012-005



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

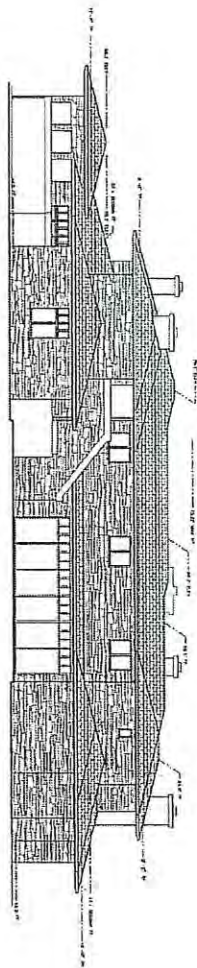
JOHN MANDURRAGO  
*Design Studios*  
12301 W. SHAW BLVD., SUITE 100, WESTLAKE, CA 91361

DATE: 02-19-14  
JOB NUMBER: 1214

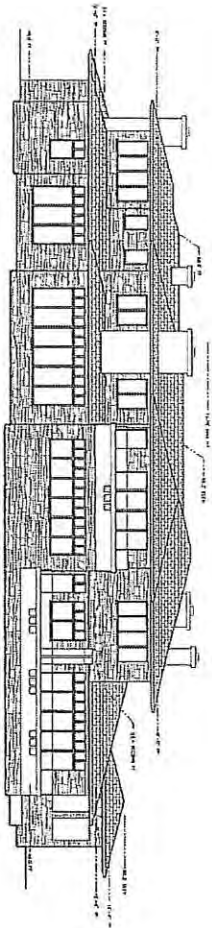
**DSA**

**STRAINE RESIDENCE**  
1145 SPYGLASS HILL ROAD  
FEBILE BEACH, CALIFORNIA  
APN: 008-012-009





EAST ELEVATION

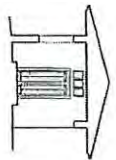


WEST ELEVATION  
17 MILE DRIVE ELEVATION

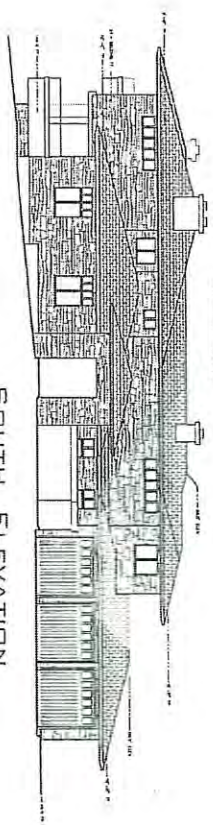
PROPOSED  
EXTERIOR ELEVATIONS

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

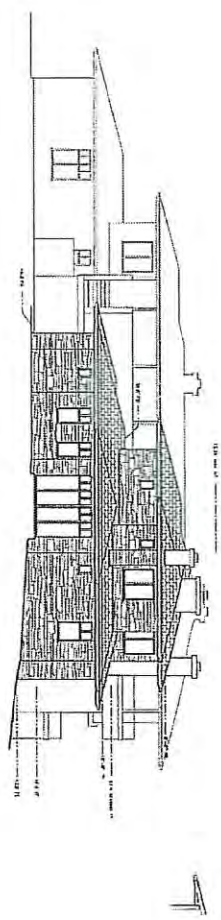
JOHN MANDURRABO <i>Design Studios</i>	02-19-14	STRAINE RESIDENCE 1140 SPYGLASS HILL ROAD PEBBLE BEACH, CALIFORNIA APN: 009-012-005
	1214	
D6		



SOUTH ELEVATION  
SPYGLASS ROAD ELEVATION



NORTH ELEVATION



PROPOSED  
EXTERIOR ELEVATIONS

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

STRaine RESIDENCE  
 1145 SPYGLASS HILL ROAD  
 REDDING BEACH, CALIFORNIA  
 APN: 068-012-005

02-19-14

1214

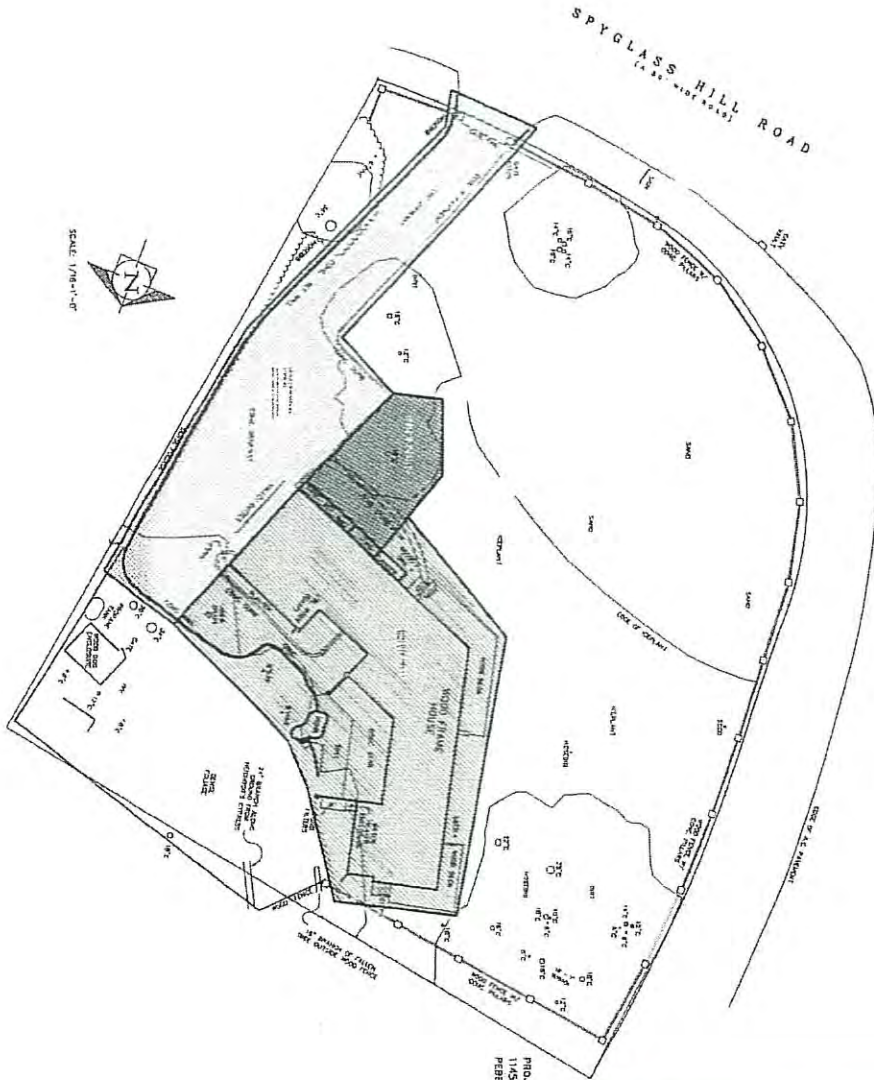
JOHN NANGOURRABO  
 Design Studios

D7









PROJECT SITE  
1145 SPYGLASS HILL ROAD  
PEBBLE BEACH, CALIFORNIA



REGIONAL LOCATING PLAN

ROUTE 101 DRIVE SITE  
SOUTHWEST ON SPYGLASS HILL ROAD  
R-ON STEVENSON DRIVE  
L-ON 17 HEE DRIVE  
R-ON DEL MONTE BLVD  
R-ON DEL MONTE BLVD. EXIT  
R-ON DEL MONTE BLVD.  
CABREL  
WASTE MANAGEMENT LANDFILL  
14201 DEL MONTE BOULEVARD, WARREN,  
CA. 95033

NO.	SECTION	DATE	DESCRIPTION
1	1	02-19-14	ISSUE FOR PERMITS
2	2	02-19-14	ISSUE FOR PERMITS
3	3	02-19-14	ISSUE FOR PERMITS
4	4	02-19-14	ISSUE FOR PERMITS
5	5	02-19-14	ISSUE FOR PERMITS

# DEMOLITION STAGING PLAN

JOHN MANDURRAGO  
Design Studios  
4.0 800 N. ESMITH, PEPPERVINE, CA 92378 951-251-1533

DATE: 02-19-14  
SHEET NO.: 1214  
PROJECT NO.: D11

STRAINE RESIDENCE  
1145 SPYGLASS HILL ROAD  
PEBBLE BEACH, CALIFORNIA  
APH: 009-012-005







# DEL MONTE FOREST

Pacific Ocean



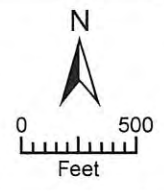
PROJECT SITE

FILE # PLN140910

APPLICANT: STRAINE & MCLEON

APN: 008-012-005-000

2500' Limit 300' Limit Water

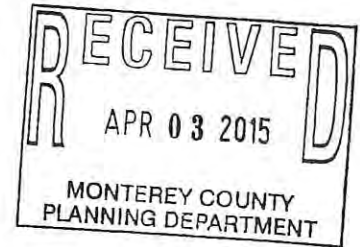


PLANNER: LISTER

Exhibit D

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Plannin  
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: **April 2, 2015**

**Project Title:** STRAINE KERRY KEVIN & MCLEON OLIVIA DEE TRS  
**File Number:** PLN140910  
**File Type:** ZA  
**Planner:** LISTER  
**Location:** 1145 SPYGLASS HILL RD PEBBLE BEACH  
**Project Description:**

Amendment to a previously approved Combined Development Permit (PLN130187) consisting of a redesign of the approved single family dwelling, reducing the size from 6,850 square feet to 5,973 square feet. The second story portion of the dwelling is proposed to be located below the main level, which requires grading not anticipated in the original approval (Cut: 638 cubic yards; Fill: 1,022 cubic yards). The property is located at 1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

*Mary Ann Gabrielle*

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

PUBLIC COMMENT: *none*

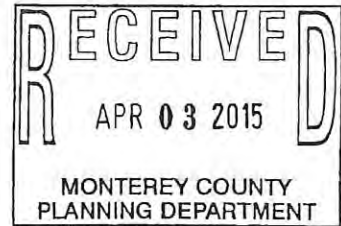
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Kevin + Marlene Dunwoodie</i>	<i>X</i>		<i>none</i>

**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 Kim Career (LUAC Member's Name)

Second by Joella Szabo (LUAC Member's Name)

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

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

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

AYES: 07

NOES: 0

ABSENT: 0

ABSTAIN: 0



# ZANDER ASSOCIATES

*Environmental Consultants*

January 30, 2015

Olivia Straine  
838 University Ave.  
Sacramento, CA 95825

**Revised Plan Review  
Biological Resource Assessment & Restoration Plan  
1145 Spyglass Hill Road  
Pebble Beach, Monterey County, California**

Dear Olivia:

Zander Associates reviewed a revised plan dated January 28, 2015, prepared by Studio Schicketanz, for a new residence on your property located at 1145 Spyglass Hill Road at Pebble Beach (Figures 1 & 2). We reviewed the revised plan to evaluate whether it created any significant changes in our earlier biological resource assessment of the previous plan (Mandurrigo, February 19, 2014), which was approved by Monterey County. Specifically, we evaluated the new development footprint of the revised plan against the footprint of the previously approved plan to compare impacts to vegetation types and opportunities for restoration on the property (Figure 3). In addition, we evaluated the potential for dune habitat restoration using soil material excavated from under the building and driveway footprints of the proposed residence.

**Plan Overview**

The revised plan (like the previously approved plan) proposes complete demolition of the existing 3,464 square foot residence and construction of a new residence on the site, primarily within the footprint of the demolished structure. However, the revised plan proposes construction of a 5,973 square foot multilevel residence instead of a 6,964 square foot single level residence as previously approved. Building coverage for the revised plan would be 4,440 square feet compared with 5,618 square feet in the approved plan. With hardscape, a reconfigured gravel drive (see below), and new landscaping, the areal coverage of the new building and associated amenities on the site would be about 12,517 square feet or about 0.29-acre. Approximately 0.72-acre (31,622 square feet) of the lot would remain undeveloped after construction of the new residence.

Following demolition of the existing structure, approximately 638 cubic yards of soil material within the former building footprint and along the driveway would be excavated to create a below grade entrance into a new, lower level garage and lower floor of the new residence. If the excavated material contains a high percentage of dune sand, it would be placed within the

4460 Redwood Hwy, Suite 16-240, San Rafael, CA  
94903

Telephone: (415) 897-8781  
Fax: (415) 814-4125

proposed restoration areas on site, contoured into dune forms and revegetated with appropriate native dune plant species. The revised plan would also reconfigure the driveway alignment and entrance at Spyglass Hill Road by removing remaining paved areas and replacing most of the paved driveway with a smaller and more pervious gravel surface.

### **Biological Resource Impacts**

Like the earlier approved plan, the revised plan would use the area currently occupied by the existing house and driveway, but would expand the development footprint both north and south of the existing footprint (see Figure 4). The more northerly expansion would occur in an area currently occupied by hardscape (e.g. patio area), landscaping and mixed Monterey cypress canopy.<sup>1</sup> Three trees in this canopy, a six-inch diameter pine, an eight-inch diameter pine and an eight-inch diameter oak would be removed as part of this expansion, resulting in an approximately 407 square foot reduction in canopy cover. Most of this expanded area would require grading (cut) for a new driveway and construction of a retaining wall, probably encroaching into the root zone of the adjacent cypress, but not requiring additional tree removal or further affecting canopy cover. No native (or even feasibly restorable) habitat would be lost as a result of this expansion.<sup>2</sup>

Site construction would also encroach by about 1,627 square feet into the iceplant mat area south and west of the existing house (Figure 4). A boardwalk style deck and pathway feature would extend into the ice plant area on the site, but would also create a 144 square foot open rectangle with potential for restoration (see Figures 4 & 5). An approximately 270 square foot area within the footprint of the existing house on the north would also become available for restoration following demolition and new construction.

Removal of the existing paved driveway, realignment and replacement with a smaller gravel surface would create additional new opportunities for restoration on the site. Approximately 2,250 square feet of formerly paved area along both sides of the new driveway could potentially be restored to dune or coastal scrub habitat, depending on the nature of the underlying substrates once the paving is removed (see Figures 4 & 5). A small landscaped area on the east side of the new driveway could also be restored. Creating a semi-permeable gravel drive in place of pavement could also allow better infiltration of stormwater and reduce site runoff.

The 638 cubic yards of excavated material could be placed at depths of up to six or seven feet above existing grade in the restoration areas south and west of the house and contoured to create dune forms. Since the undeveloped parts of the lot have been completely landscaped in the past, soil (sand) deposition and contouring would not displace any remnant native dune habitat. Rather, if the excavated soil material is sufficiently sandy, it could improve opportunities for dune habitat restoration by increasing depths of sand and adding variation in aspect, exposure and other factors. However, deposition of heavier soils could affect the character of underlying

---

<sup>1</sup> We characterized vegetation cover types and other existing biological resource conditions on the site in our February 20, 2014 *Biological Resource Assessment*, which is incorporated herein by reference.

<sup>2</sup> The cypress canopy consists of trees planted as landscape features.



substrates for dune habitat restoration purposes. If the excavated soils prove to be unsuitable for dune habitat restoration, they may be exported and disposed offsite.<sup>3</sup>

Following construction of the new residence, approximately 0.44-acre (19,391 square feet) of the lot would be available for habitat restoration.<sup>4</sup> Implementation of a restoration program over these areas could introduce native species and allow for expansion of dune and coastal scrub habitat characteristics on the site, virtually up to the foundation of the new residence (Figure 5). In addition, Pebble Beach Company has agreed to allow restoration into its right of way along 17 Mile Drive and Spyglass Hill Road up to the edge of pavement, potentially adding approximately 0.18-acre (7825 square feet) to the restored area. A restoration plan for the property was prepared for the previous project as part of Zander Associates February 20, 2014 *Biological Resource Assessment* (incorporated by reference here). Updates to that plan to address changes required by the new project are discussed below.

### Restoration Plan Update

Some of the restoration procedures we originally prescribed for the site would need to be modified slightly to accommodate the new plan. The proposed use of 638 cubic yards of excavated soil material to create dune forms and restore dune habitat would require evaluation of those soils prior to deposition. While our preliminary evaluation of the soils underlying the iceplant mat and other landscaped areas on the property indicated that dune habitat restoration using existing substrates was feasible in those areas, no evaluation of the soils underlying the existing house or driveway has been completed. Because Narlon soils can have a high clay content near the surface, it is possible that the foundation of the existing house penetrated that clay layer so that excavated material from beneath it may not contain enough of a sand fraction to be suitable for dune habitat restoration. An evaluation by a qualified soil scientist of the excavated soils would be critical to determine the feasibility of using those soils for dune habitat restoration. In the event that the excavated soils are unsuitable for dune habitat restoration, they would be exported and disposed offsite. Dune habitat restoration would then proceed as originally proposed without the creation of new landforms in the restoration area.

If the excavated material is suitably sandy, further survey work and more thorough site preparation would be necessary in the proposed sand placement and recontoured dune area. Prior to placement, another spring plant survey should be completed to confirm that conditions have not changed (i.e. no special status plants have become established) in the two years since our previous work. Although there is very limited potential for the presence of legless lizards on the site, a pre-construction search effort for this species within the sand placement area by a qualified biologist should also be conducted. In the event that legless lizards are found, their relocation would reduce potential impacts from sand placement. Following these surveys, all vegetation (both native and non-native) would need to be cleared within the footprint of the recontoured dune instead of leaving some of the existing native dune and coastal scrub plants in

---

<sup>3</sup> The Natural Resources Conservation Service (NRCS) soils map for the property identifies Narlon loamy fine sand over the entire site. Narlon soils occur on lower marine terraces with clayey marine deposits derived from sedimentary rock as parent material. They are somewhat poorly drained with a clay layer typically at 13 inches below grade.

<sup>4</sup> Over 1/3 of the undeveloped area on the site would likely remain in planted cypress canopy and unavailable for restoration.



the landscape (e.g. mock heather, sandmat manzanita, coyote brush) as previously proposed. No further surveys would be necessary if the excavated material is deemed unsuitable for dune habitat restoration and no material is deposited in the restoration area.

The recontoured dune area may also require more active plant establishment and maintenance techniques than anticipated by the previous restoration plan. Dune stabilization techniques (e.g. straw crimping, low profile snow fencing) may be necessary, especially because the deposited sands should not be compacted after placement. Supplemental irrigation, fertilization or other relatively high maintenance plant establishment techniques may also be necessary to assure revegetation success on newly created substrates.

Restoration of the previously paved and compacted surface of the areas of removed driveway would also need further evaluation. Soil treatment (e.g. deep tilling/scarification/soil amendments) in these areas may be necessary, depending on the nature of the underlying substrates once the paving is removed. For the revised restoration plan, we have assumed that the restored paved areas would be better suited to coastal scrub habitat restoration than to sand dune habitat restoration (see Figure 5)

The originally proposed implementation schedule for restoration related activities would need to be updated for 2015, but could maintain the same sequencing assuming that project approval is obtained prior to April 2015 and demolition/construction commence shortly thereafter.<sup>5</sup>

### **Comparison with Approved Plan**

The revised plan does not substantively change the nature and extent of impacts to vegetation types; they remain less than significant. However, the plan reconfigures the development footprint to include a larger area of iceplant removal on the south side of the existing residence and an extended area into the mixed cypress canopy on the north (see Figure 3). Iceplant removal from the new building footprint is 1,627 square feet compared to 1,140 square feet with the approved plan, resulting in a difference of potentially restorable sand dune habitat (i.e. an area with presumed sandy soils at 30 inches) of approximately 487 square feet. Removal of approximately 407 square feet of the mixed cypress canopy (and three relatively small trees) north of the house would not affect native or potentially restorable habitat (see discussion above). Three trees would be removed with both plans, but two cypress (10-inch & 18-inch) proposed for removal with the previous plan would remain with the revised plan, maintaining cypress canopy cover that would otherwise have been lost.

The revised plan also eliminates an approximately 2,250 square foot area of existing paved driveway, making it available for restoration, and replaces most of the paved driveway with a smaller and more pervious gravel surface. As noted above, restoration of the previously paved and compacted surface of the area of removed driveway could require soil treatment depending on the nature of the underlying substrates once the paving is removed. However, pioneer species like coyote brush and other elements of coastal scrub vegetation are adaptable to less sandy soils and would likely work well for restoration of this area.

---

<sup>5</sup> If approvals are granted later and demolition/construction commences in spring or summer 2015, parts of the schedule can be adjusted accordingly. However collection and propagation of some local plant materials will require a 6-12 month lead time prior to installation.

Perhaps the most prominent difference between the two plans is the excavation of 638 cubic yards of soil material to create a lower level for the new residence and placement of this material in the restoration area to create new dune landforms. As discussed above, this new project component could benefit the dune habitat restoration program, depending primarily on the nature of the excavated materials. The previous plan assumed existing sand depths of at least 30 inches in the dune habitat restoration area, but still required a pre-restoration evaluation to determine appropriate boundaries for dune habitat restoration versus coastal scrub restoration. Assessment of the excavated materials associated with the new plan prior to their placement in the restoration area would be critical to the success of dune habitat restoration. In the event that they are unsuitable, export and disposal offsite could be necessary.

While increased canopy cover (by retaining two cypress trees) limits opportunities for restoration in some areas, removal of sections of the existing driveway opens up areas for restoration that were not anticipated in the previous plan. With pavement removal and reduced building coverage for the revised plan (4,440 square feet compared with 5,618 square feet in the approved plan), the total area available for habitat restoration (dune plus coastal scrub habitats) slightly exceeds the total restoration area of the previously approved plan (19,391 sq. ft. vs. 19,018 sq. ft. respectively).

### **Conclusion**

The relatively minor changes in the development footprint of the revised plan do not require any significant modifications to the conclusions of our previous biological resource assessment. Impacts of the project remain less than significant while the size of the potential restoration area on the site increases by over 370 square feet. The new grading element of the project presents a potential new opportunity for the restoration program; if the excavated material is sufficiently sandy, new dune landforms could be created that could enhance the ultimate outcome of the dune habitat restoration project. However, a higher clay content in the material could require trucking it offsite, resulting in dune habitat restoration as originally proposed without the creation of new landforms in the restoration area.

We trust that this assessment will assist you in your application process with Monterey County. Please call or email ([mzander@zanderassociates.com](mailto:mzander@zanderassociates.com)) me if you have any questions.

Sincerely,



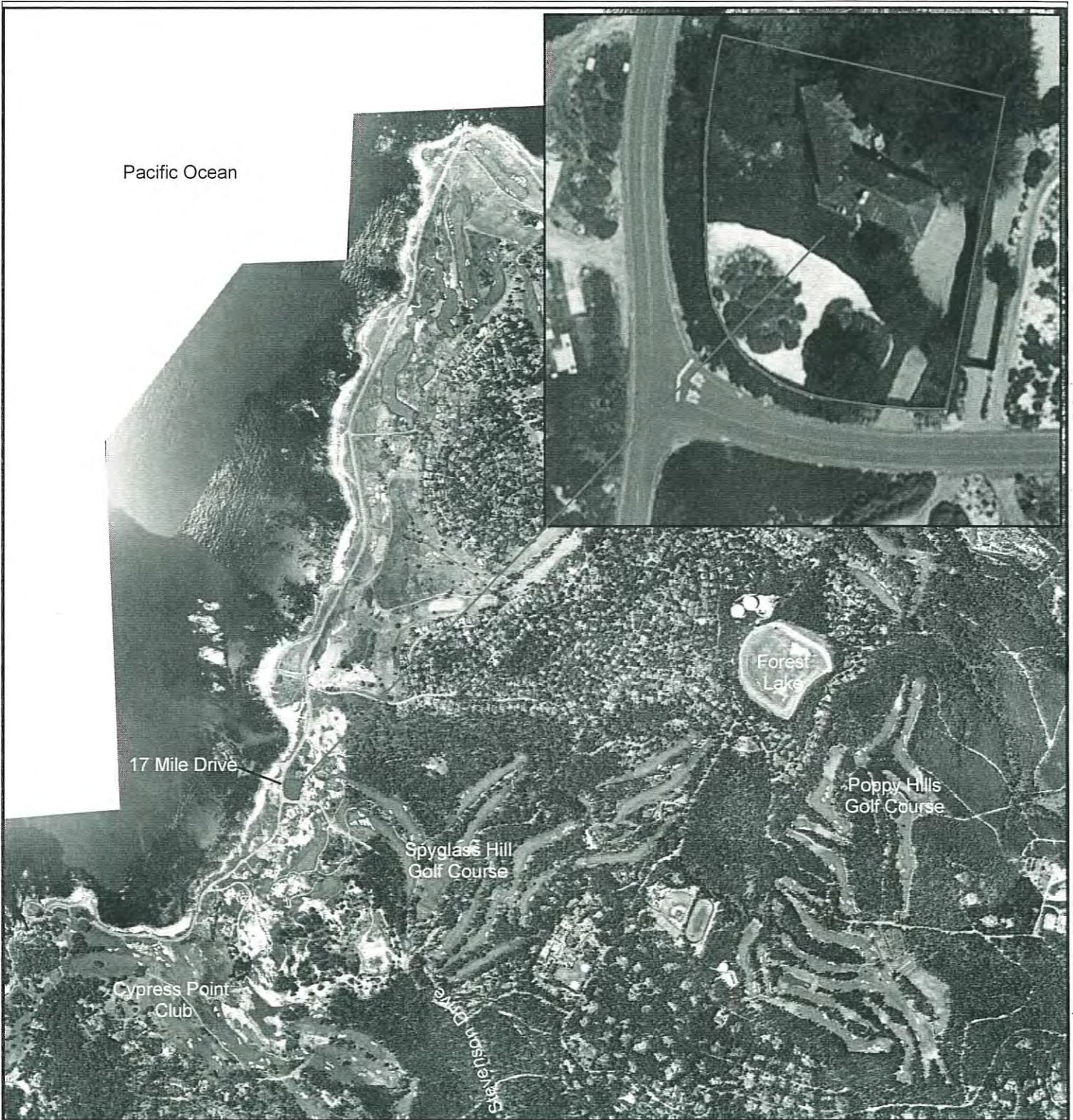
Michael Zander  
Principal




Attachments:       Figure 1: Site Location  
                          Figure 2: Revised Plan  
                          Figure 3: Approved vs. Revised Development Footprint  
                          Figure 4: Areas of Gain & Loss with Revised Footprint  
                          Figure 5: Restoration Plan

Copies (via email)   John Bridges  
                          Mary Ann Schicketanz  
                          Jay Auburn





**Legend**

 Property Boundary

0      0.25      0.5 Miles



Zander Associates  
 Environmental Consultants  
 4460 Redwood Hwy, Suite 16-240  
 San Rafael, CA 94903

Site Location  
 Straine Property  
 Pebble Beach, California

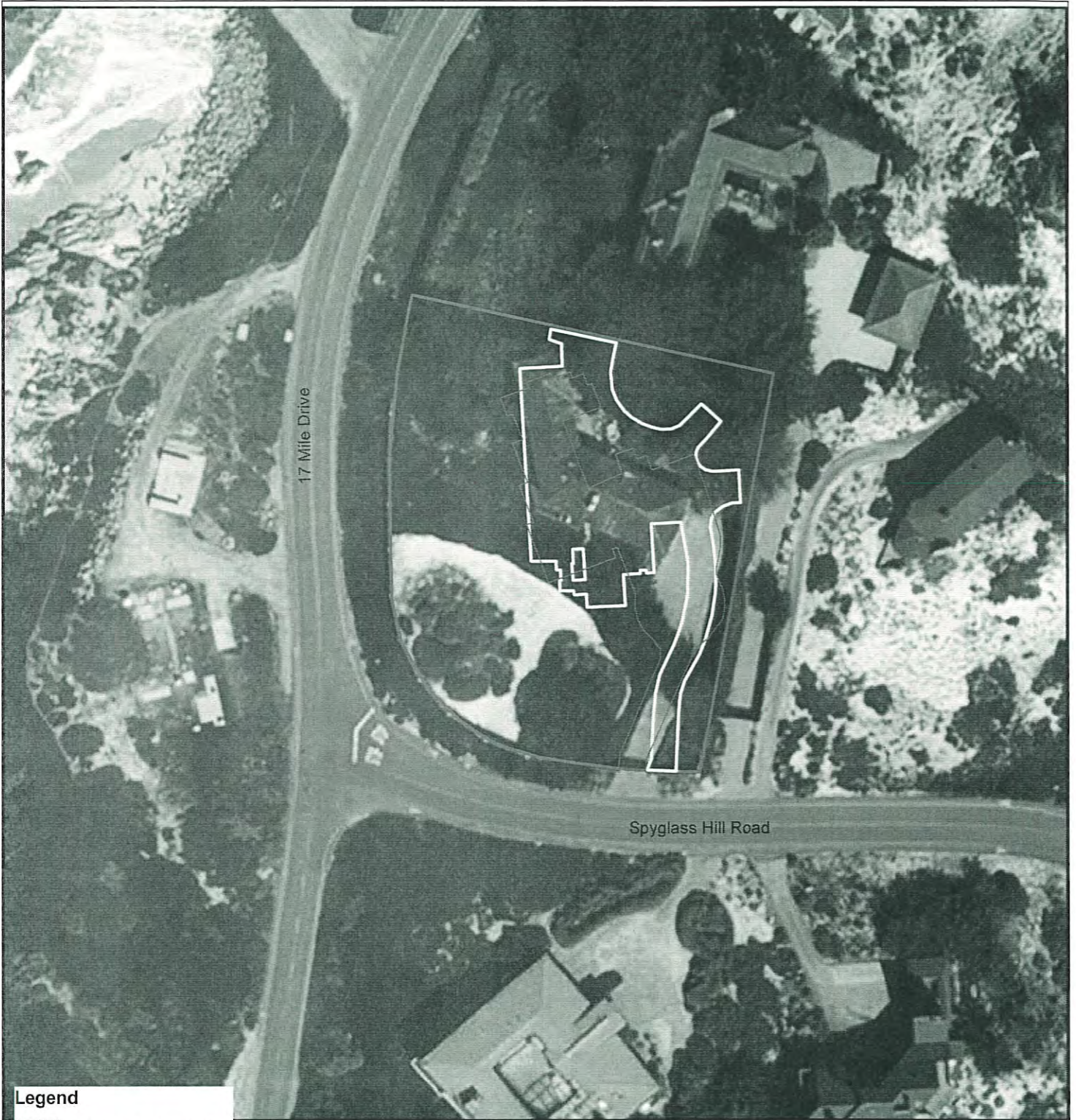
Date: 1/15      Exhibit F

Figure  
 1









**Legend**

-  Approved Footprint
-  Revised Footprint
-  Property Boundary

0 50 100 Feet

Aerial Photograph: Terraserver, October 2010



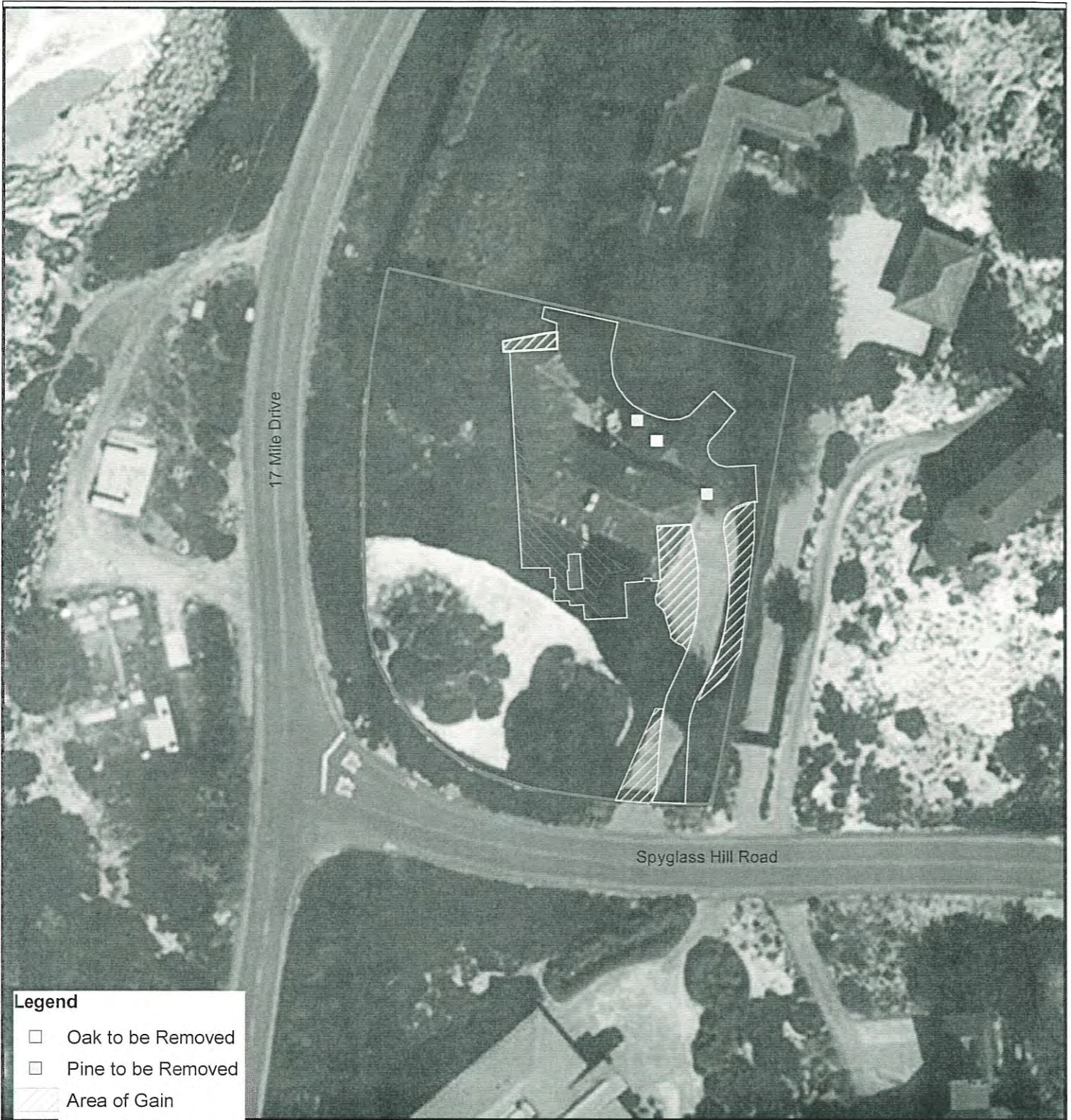
Zander Associates  
 Environmental Consultants  
 4460 Redwood Hwy, Suite 16-240  
 San Rafael, CA 94903

Approved vs. Revised Development Footprint  
 Straine Property  
 Pebble Beach, California

Figure  
 3

Date: 1/15





- Legend**
- Oak to be Removed
  - Pine to be Removed
  - Area of Gain
  - Area of Iceplant Loss
  - Revised Footprint
  - Property Boundary

0 50 100 Feet

Aerial Photograph: Terraserver, October 2010



Zander Associates  
 Environmental Consultants  
 4460 Redwood Hwy, Suite 16-240  
 San Rafael, CA 94903

Areas of Gain and Loss with Revised Footprint  
 Straine Property  
 Pebble Beach, California

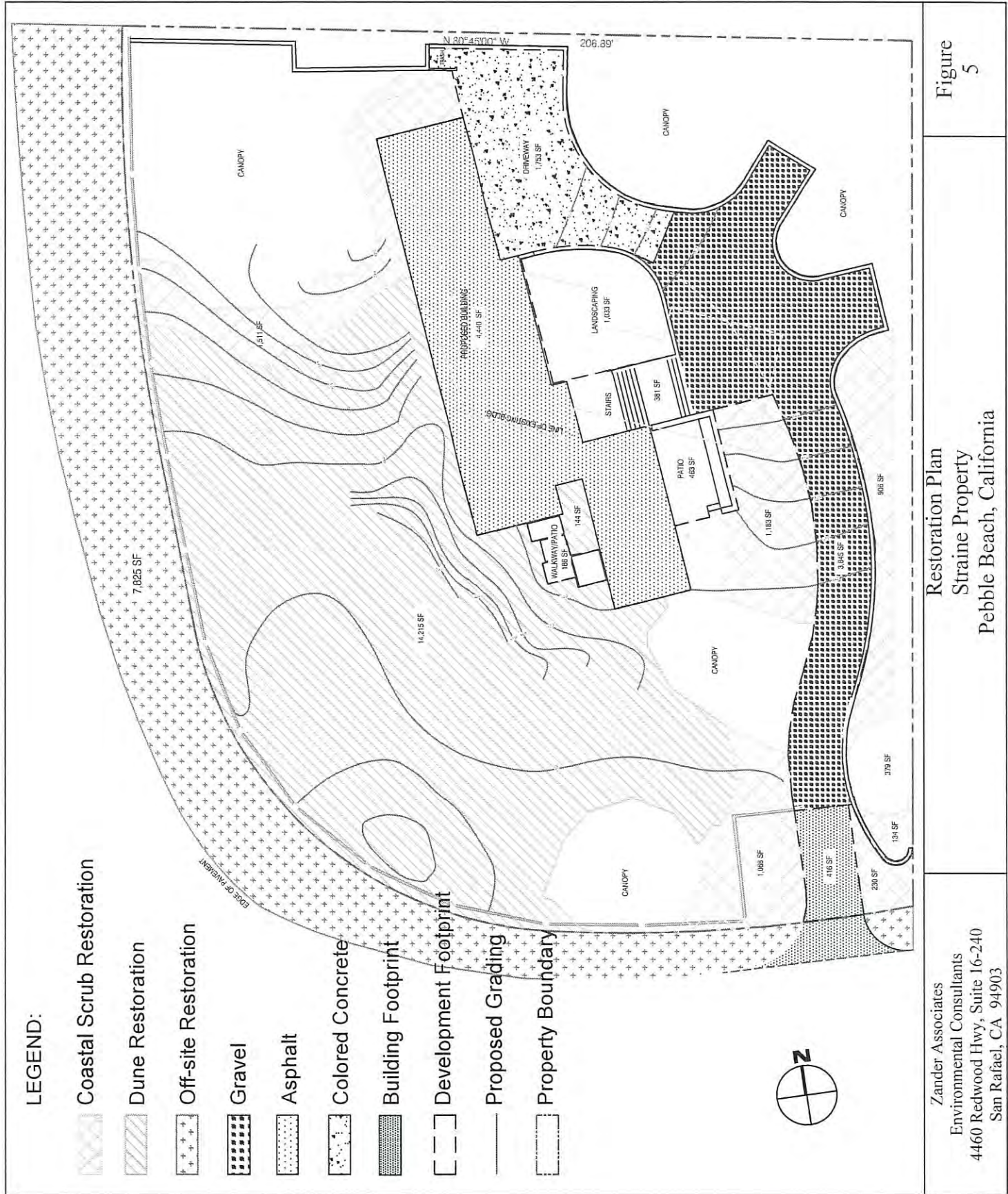
Figure  
 4

Date: 1/15

Exhibit E

Page 10 of 12 Pages





# ZANDER ASSOCIATES

*Environmental Consultants*

March 20, 2015

John Bridges  
Fenton & Keller  
Post Office Box 791  
Monterey, CA 93942-0791

**Restoration Plan**  
**1145 Spyglass Hill Road**  
**Pebble Beach, Monterey County, California**

Dear John:

As noted in my January 30, 2015 letter to Ms. Olivia Straine (*Revised Plan Review Biological Resource Assessment & Restoration Plan*), the restoration plan we originally proposed for her property at 1145 Spyglass Hill Road in Pebble Beach will need to be modified slightly to accommodate the revised design for her new residence. Specifically, soil materials excavated to accommodate the revised project design will require evaluation by a qualified soil scientist prior to their use in dune restoration (see page 3 of my January 30<sup>th</sup> letter). Excavated soils will only be used to create dune forms and restore dune habitat on the site if they are determined appropriate for such use. Assuming the evaluation by the soil scientist determines that the soils are suitably sandy, I will then certify to the County that the materials are appropriate from a biological perspective before using them for onsite restoration.

Please contact me by telephone at (415) 897-8781 or email ([mzander@zanderassociates.com](mailto:mzander@zanderassociates.com)) if you have any questions.

Sincerely,



Michael Zander  
Principal

cc: Olivia Straine