

**MONTEREY COUNTY ZONING ADMINISTRATOR**

<b>Meeting:</b> April 30, 2015	<b>Agenda Item No.:</b> 1
<b>Project Description:</b> CONTINUED FROM MARCH 26, 2015. Design Approval to allow the construction of a 3,523 square foot one-story single family dwelling. The property is located at 3142 Bird Rock Road, Pebble Beach (Assessor's Parcel Number 007-343-015-000), Greater Monterey Peninsula Area Plan.	
<b>Project Location:</b> 3142 Bird Rock Road, Pebble Beach CA	<b>APN:</b> 007-343-015-000
<b>Planning File Number:</b> PLN150017	<b>Owner:</b> SUPERNOWICZ DANA E & IRVINE SUPERNOWICZ <b>Applicant:</b> Rick Sterses
<b>Planning Area:</b> Greater Monterey Peninsula Area Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> MDR/B-6-D-RES [Medium Density Residential, with Design Control Overlays]	
<b>CEQA Action:</b> Categorically exempt per Section 15303 of the CEQA Guidelines	
<b>Department:</b> RMA-Planning	

**RECOMMENDATION:**

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

- 1) Find the project Categorically exempt per section 15303 of the CEQA Guidelines; and
- 2) Approve the Design Approval (PLN 150017), based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

**PROJECT OVERVIEW:**

The subject project 0.23-acre property is located at 3142 Bird Rock Road, Pebble Beach (Assessor's Parcel Number 007-343-015-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential with a B-6, Design Control and Recreational Equipment Storage zoning overlays (MDR/B-6-D-RES.) Because the project is located within the Monterey Peninsula County Club Subdivision No. 2, it is subject to the Del Monte Forest non-coastal area setbacks per Permit No.00595.

The applicant has applied for a Design Approval to allow the construction of a 3,523 square foot, one-story, single family dwelling. Exterior colors and material for the proposed residence are: cream (body), brown (doors & windows), and brown roofing material (Newcastle slate). The existing 2,680 square foot dwelling on site would be demolished.

The Monterey County Zoning Ordinance [Title 21] requires design review of proposed structures in order to assure the protection of the public view shed, neighborhood character and to assure the visual integrity of development without imposing undue restriction on private property. The proposed structure is not located within a public view shed area. The colors are soft cream and brown colors and natural materials are not visually obtrusive and blend into the neighborhood character. Staff recommends approval of the Design Approval.

The existing residence was built 1972; therefore, there is no loss of a potentially historic resource or any environmental impact.

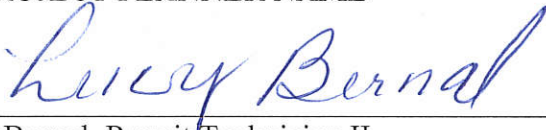
The project as proposed requires the removal of three protected Oak trees. Removal of the three protected oak trees in a one year period requires an Administrative Tree Removal Permit pursuant to Section 21.64.260 of the Monterey County Zoning Ordinance (Title 21). A tree removal permit (PLN150101) was issued on February 4, 2015 for the removal of one 10" and two 15" oak trees.

The project was referred to the Del Monte Forest Advisory Committee (LUAC) on March 12, 2015. The LUAC recommended approval of project subject to the following recommendations: redesigning the front pathway to eliminate the removal of the 10" Oak tree close to the property. **Staff was not present to tell them the 10" Oak tree had already been removed.**

According to the arborist report prepared by Forester, Frank Ono, dated January 5, 2015 (LIB150018), this 10 inch oak tree was deemed hazardous. The subject parcel is composed of smaller oak trees ranging in fair to poor structural condition. The development does not compromise other protected trees within the parcel. The tree loss can be replaced at a 1:1 ratio as recommended by the Forester, Frank Ono. A condition of approval (Condition No. 4) has been recommended accordingly.

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

/S/ PROJECT PLANNER NAME



Lucy Bernal, Permit Technician II  
(831) 755-5235, bernall@co.monterey.ca.us  
February 27, 2015

cc: Front Counter Copy; Zoning Administrator ; Luke Connolly, RMA Services Manager; Lucy Bernal, Project Planner; Supernowicz Dana E & Irvine Supernowicz Barbara J Owner; Rick Steres, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); John; Planning File PLN150017

Attachments:	Exhibit A	Exhibit A
	Exhibit B	Draft Resolution, including:
		• Conditions of Approval
		• Site Plan, Floor Plan and Elevations,
	Exhibit C	Vicinity Map
	Exhibit D	Land Use Advisory Committee Minutes
	Exhibit E	Proposed Colors and Materials
	Exhibit F	Photographs

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



## EXHIBIT A

### Project Information for PLN150017

**Application Name:** Supernowicz Dana E & Irvine Supernowicz Barbara J  
**Location:** 3142 Bird Rock Rd, Pebble Beach  
**Applicable Plan:** Greater Monterey Peninsula  
**Primary APN:** 007-343-015-000  
**Advisory Committee:** Del Monte Forest Advisory Committee  
**Coastal Zone:** No  
**Permit Type:** Design Approval  
**Final Action Deadline (884):** 5/25/2015  
**Environmental Status:** Categorical Exemption  
**Zoning:** MDR/B-6-D-RES  
**Land Use Designation:** RESIDENTIAL 4U/AC

#### Project Site Data:

**Lot Size:** 10089  
**Coverage Allowed:** 35%  
**Coverage Proposed:** 34.6%  
**Existing Structures (sf):** 0  
**Height Allowed:** 30  
**Proposed Structures (sf):** 3523  
**Height Proposed:** 27  
**Total Sq. Ft.:** 10089  
**FAR Allowed:** 35  
**Special Setbacks on Parcel:** Y  
**FAR Proposed:** 34.6

#### Resource Zones and Reports:

**Seismic Hazard Zone:** III|UNDETERMINED  
**Soils Report #:** N/A  
**Erosion Hazard Zone:** Low  
**Biological Report #:** N/A  
**Fire Hazard Zone:** High  
**Forest Management Rpt. #:** LIB150018  
**Flood Hazard Zone:** X (unshaded)  
**Geologic Report #:** N/A  
**Archaeological Sensitivity:** high  
**Archaeological Report #:** N/A  
**Visual Sensitivity:** None  
**Traffic Report #:** N/A

#### Other Information:

**Water Source:** Pebble Beach Company  
**Grading (cubic yds.):** 0  
**Water Purveyor:** Pebble Beach company  
**Sewage Disposal (method):** Pebble Beach company  
**Fire District:** Pebble Beach CSD  
**Sewer District Name:**  
**Tree Removal:** 3

**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:

**SUPERNOWICZ DANA E & IRVINE SUPERNOWICZ BARBARA J (PLN150017)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically exempt per section 15303 of the CEQA Guidelines; and
- 2) Approving the Design Approval Design Approval to allow the construction of a 3,523 square foot one-story single family dwelling.

(PLN150017) The property is located at 3142 Bird Rock Road, Pebble Beach (Assessor's Parcel Number 007-343-015-000), Greater Monterey Peninsula Area Plan.

**The Supernowicz application (PLN150017) came on for public hearing before the Monterey County Zoning Administrator on March 26 and 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 Administrative Design Approval to allow the construction of a 3,523 square foot one-story single family dwelling.  
**EVIDENCE:** a) An application for a Design Approval was submitted on January 9, 2015.  
              b) The property is located at 3142 Bird Rock Road, Pebble Beach (Assessor's Parcel Number 007-343-015-000), Greater Monterey Peninsula Area Plan. The parcel is zoned MDR/B-6-D-RES, which allows for a single family dwelling with the issuance of a Design Approval. Therefore, the project is an allowed land use for this site.  
              c) On March 12, 2015 notices of the pending approval were posted at the project site and were mailed to all parties that the Director has reason to know may be interested in the application.  
              d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150017.
  
2.       **FINDING:**       **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan;
  - Greater Monterey Peninsula Area Plan
  - Monterey County Zoning Ordinance (Title 21);

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

- b) The project was referred to the Del Monte Forest Land Use Advisory Committee on March 19, 2015. They voted to approve the Design Approval with a recommendation to keep the 10" oak tree, however the tree was already removed because it was hazardous.
- c) The project planner conducted a site inspection on January 28, 2015 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150017.

3. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public view shed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- EVIDENCE:** a) The colors and materials consist of cream (body), brown (doors & windows), and brown roofing material (newcastle slate).
- b) Based on the diversity of the surrounding homes, the new residence is compatible with the neighborhood character.
- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN150017.

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

- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts a single family dwelling.
- b) No adverse environmental effects were identified during staff review of the development application during a site visit on January 28, 2015.
- 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. The existing residence was built 1972; therefore, there is no loss of a potentially historic resource or any environmental impact.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150017.

5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the

**EVIDENCE:** Board of Supervisors.  
Section 21.44 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

**DECISION**

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

- 1) Find the project Categorically exempt per section 15303 of the CEQA Guidelines; and
- 2) Approve the Design Approval to allow Design Approval to allow the construction of a 3,523 square foot one-story single family dwelling in general conformance with the attached sketch, colors, and materials and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 30 day of April, 2015 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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

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

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

**NOTES**

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

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


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



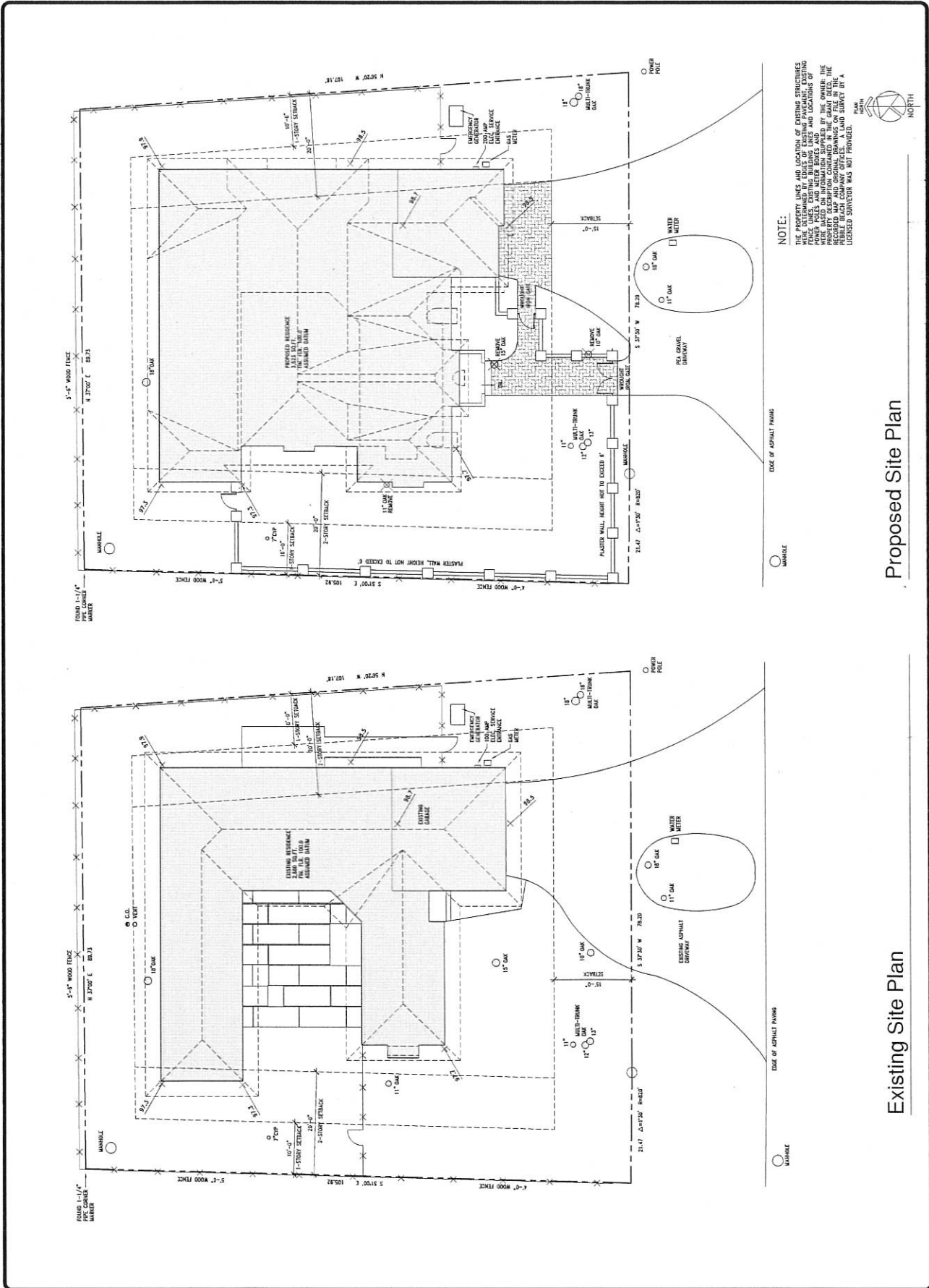
DATE	10/20/2014
JOB NUMBER	17/17-14-C
SCALE	AS SHOWN
C1	

**Site Plan**

Irvine-Supermowicz Residence  
 PROJECT RESIDENCE  
 3142 880 ROCK HOLE, FOUNTAIN HILLS, CA 95033


**Strick Architects**  
 RICHARD B. STRICK  
 230 FOUNTAIN AVENUE SUITE E, FOUNTAIN HILLS, CA 95030  
 PHONE: 925-441-1131  
 EMAIL: RSTRICK@STRICKARCHITECTS.COM

DATE	10/20/2014
JOB NUMBER	17/17-14-C
SCALE	AS SHOWN
C1	



**NOTE:**  
 THE PROPERTY LINES AND LOCATION OF EXISTING STRUCTURES, FENCE LINES, EXISTING BUILDING LINES AND LOCATIONS OF UTILITY LINES ARE SHOWN AS SHOWN. THE INFORMATION SHOWN HEREIN WAS BASED ON INFORMATION SUPPLIED BY THE OWNER. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE RECORD MAP AND ORIGINAL DRAWINGS ON FILE IN THE PUBLIC RECORDS COMPANY OFFICE. A LAND SURVEY BY A LICENSED SURVEYOR HAS NOT PROVIDED.

Proposed Site Plan

Existing Site Plan




DATE	
DESCRIPTION	

**Irvine-Supernowicz Residence**

REMODEL RESIDENCE

2142 BRD ROCK ROAD, IRVINE, CALIF. 92614

C 14191



**Richard B. Steves**

Architect

200 Foothill Avenue Suite B, Foothill, CA 92303

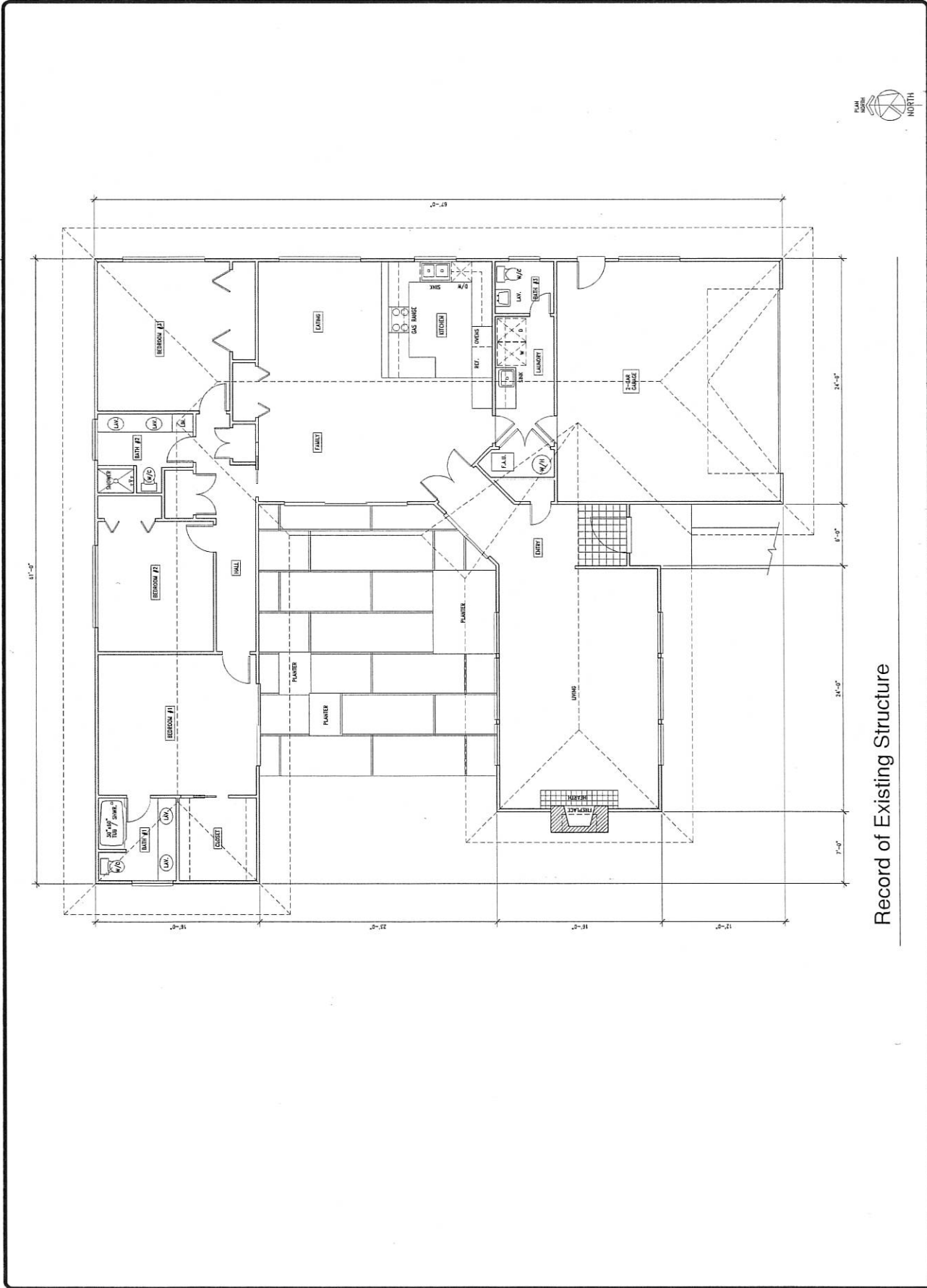
PH: 951-766-1151

EMAIL: rbs@rbsarchitect.com

DATE	
DESCRIPTION	

A1

OF 18 SHEETS



Record of Existing Structure

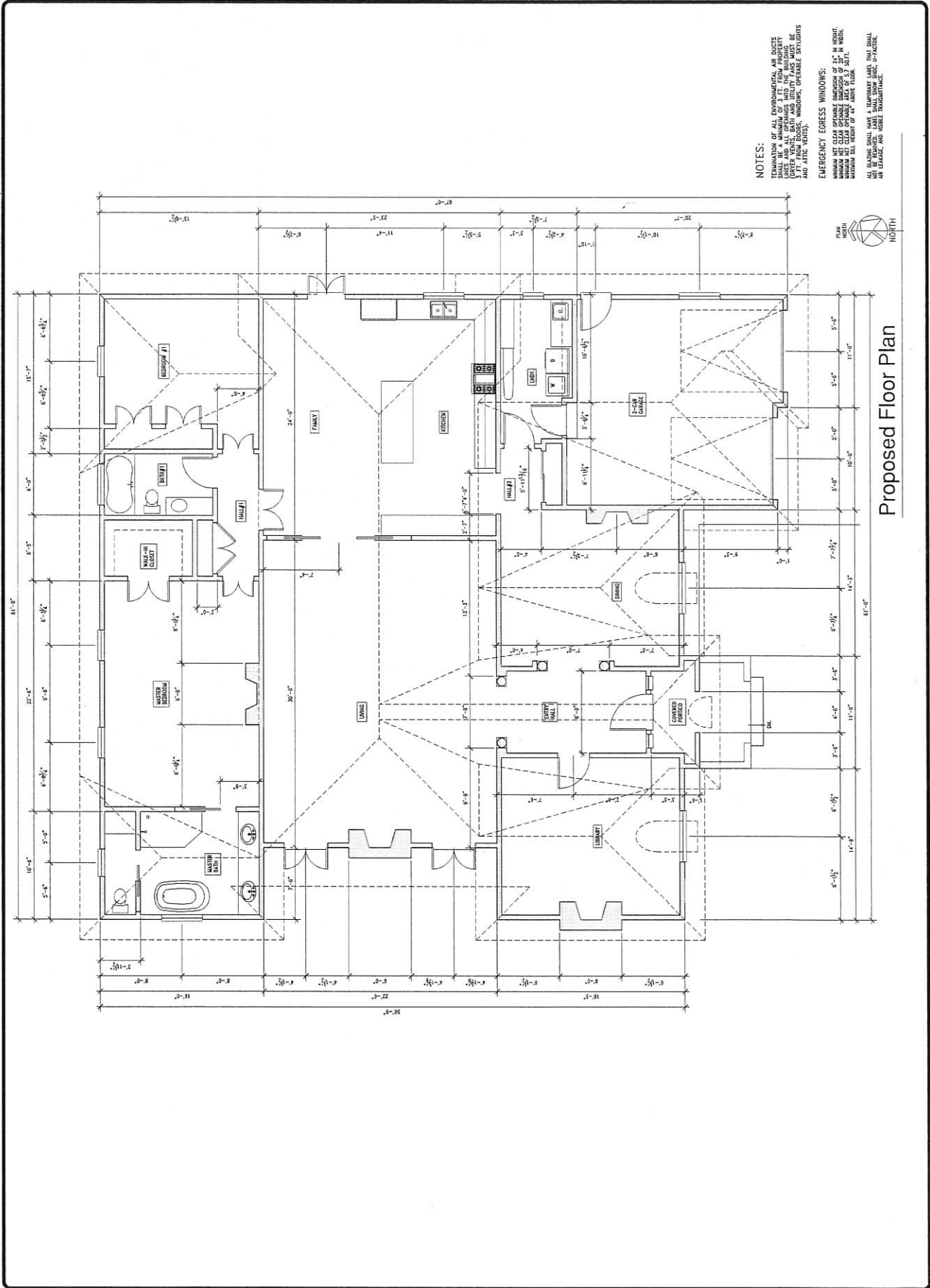
NO.	DATE	DESCRIPTION

**Irvine-Supermowic Residence**  
FLOOR PLAN

PROJECT NO. 17142  
17142 RED ROCK ROAD, MIRAGE BEACH, CA 92653

ARCHITECT: **THOMAS STEVENS ARCHITECTS**  
16191 C 14191  
17142 RED ROCK ROAD, MIRAGE BEACH, CA 92653  
PHONE: 949-453-1131  
FAX: 949-453-1131  
WWW.TSARCHITECTS.COM

DATE	1/1/17
DESIGNED BY	THOMAS STEVENS
DRAWN BY	THOMAS STEVENS
CHECKED BY	THOMAS STEVENS
SCALE	1/4" = 1'-0"
PROJECT NO.	17142
PROJECT NAME	IRVINE-SUPERMOWIC RESIDENCE
DATE	1/1/17
BY	THOMAS STEVENS
CHECKED	THOMAS STEVENS
SCALE	1/4" = 1'-0"
PROJECT NO.	17142
PROJECT NAME	IRVINE-SUPERMOWIC RESIDENCE



Proposed Floor Plan



DATE	
DRAWN BY	
CHECKED BY	
DATE	
NO.	

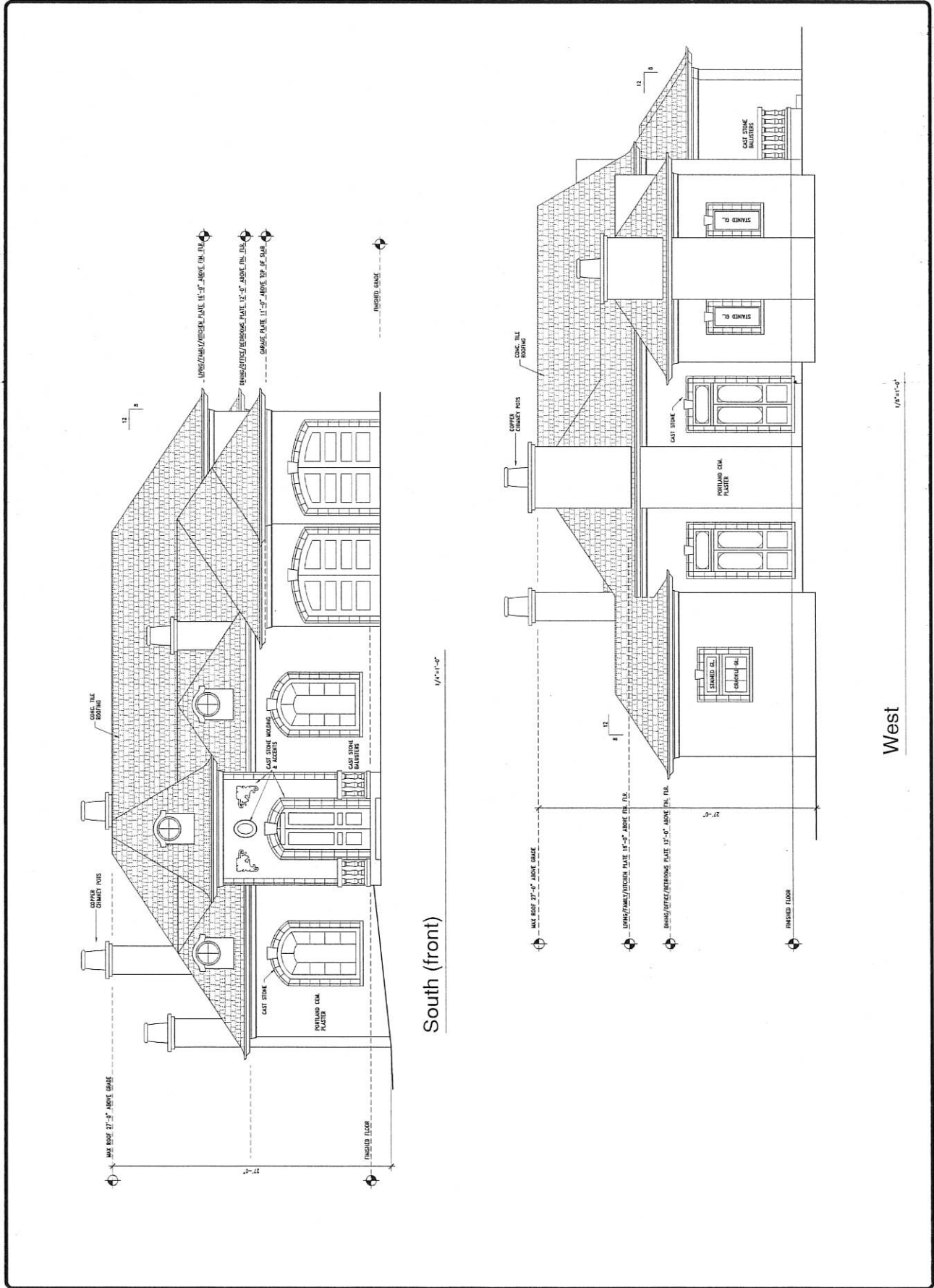
**Jim Glick Architects**  
 7000 E. 1st Ave.  
 250 Fremont Avenue South E, Fourth Floor, CA 94305  
 (415) 444-1151  
 jim@jimglick.com



**South & West Elevations**  
 Irvine-Supernowicz Residence  
 3742 BIRD ROCK ROAD, FERRIS HILLS, CA 94935

DATE	
DRAWN BY	
CHECKED BY	
DATE	
NO.	

**A4**  
OF 13 SHEETS



DATE	
SCALE	
JOB NUMBER	
SHEET	
OF 10 SHEETS	

**Irvine-Supernowicz Residence**

Schedules, Bldg. Sections, Roof & Ctg. Plans

RWOOD RESIDENCE  
3142 RED ROCK ROAD, REDDLE BEACH, CA 94923

Rick Steves  
Architect

230 Foothill Avenue Suite 6, Redds Creek, CA 94520  
RICKSTEVEARCHITECT.COM  
PH: 530.444.1151

REGISTERED ARCHITECT  
C 14191  
BOARD 8 10/93

DATE	
SCALE	
JOB NUMBER	
SHEET	
OF 10 SHEETS	

### Door Schedule

DOOR NUMBER	DOOR TYPE	DOOR SIZE (width x ht.)	THICKNESS	UNDERCUT	FRAME TYPE	FINISH	HARDWARE GROUP	HEAD	JAMB	JAMB	THRESHOLD	REMARKS
1	A	36" x 80"	1-3/4"		W6							
2	A	36" x 80"	1-3/4"		W6							
3	A	36" x 80"	1-3/4"		W6							
4	A	36" x 80"	1-3/4"		W6							
5	A	36" x 80"	1-3/4"		W6							
6	A	36" x 80"	1-3/4"		W6							
7	A	36" x 80"	1-3/4"		W6							
8	A	36" x 80"	1-3/4"		W6							
9	A	36" x 80"	1-3/4"		W6							
10	A	36" x 80"	1-3/4"		W6							
11	A	36" x 80"	1-3/4"		W6							
12	A	36" x 80"	1-3/4"		W6							
13	A	36" x 80"	1-3/4"		W6							
14	A	36" x 80"	1-3/4"		W6							
15	A	36" x 80"	1-3/4"		W6							

### Door Types

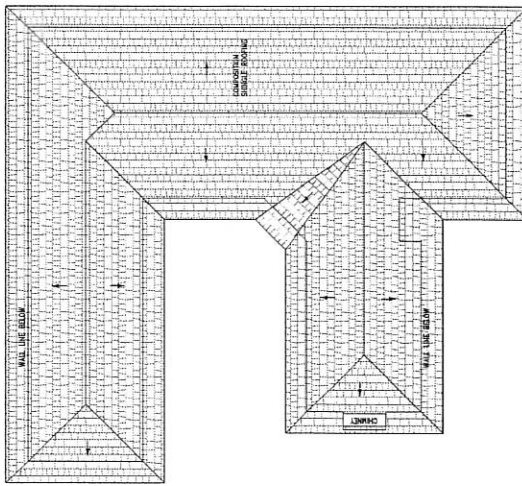
DOOR NUMBER	DOOR TYPE	DOOR SIZE (width x ht.)	THICKNESS	UNDERCUT	FRAME TYPE	FINISH	HARDWARE GROUP	HEAD	JAMB	JAMB	THRESHOLD	REMARKS
1	A	36" x 80"	1-3/4"		W6							
2	A	36" x 80"	1-3/4"		W6							
3	A	36" x 80"	1-3/4"		W6							
4	A	36" x 80"	1-3/4"		W6							
5	A	36" x 80"	1-3/4"		W6							
6	A	36" x 80"	1-3/4"		W6							
7	A	36" x 80"	1-3/4"		W6							
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9	A	36" x 80"	1-3/4"		W6							
10	A	36" x 80"	1-3/4"		W6							
11	A	36" x 80"	1-3/4"		W6							
12	A	36" x 80"	1-3/4"		W6							
13	A	36" x 80"	1-3/4"		W6							
14	A	36" x 80"	1-3/4"		W6							
15	A	36" x 80"	1-3/4"		W6							

### Window Schedule

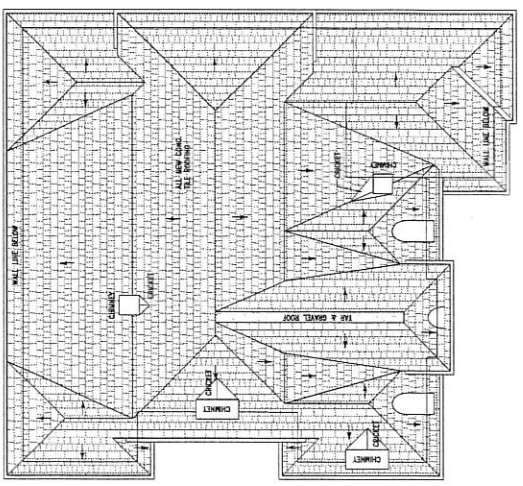
WINDOW NUMBER	WINDOW TYPE	WINDOW SIZE (width x ht.)	FRAME TYPE	GLASS	REMARKS
1	A	24" x 48"	WOOD	TW	SHUT
2	A	24" x 48"	WOOD	TW	SHUT
3	A	24" x 48"	WOOD	TW	SHUT
4	A	24" x 48"	WOOD	TW	SHUT
5	A	24" x 48"	WOOD	TW	SHUT
6	A	24" x 48"	WOOD	TW	SHUT
7	A	24" x 48"	WOOD	TW	SHUT
8	A	24" x 48"	WOOD	TW	SHUT
9	A	24" x 48"	WOOD	TW	SHUT
10	A	24" x 48"	WOOD	TW	SHUT
11	A	24" x 48"	WOOD	TW	SHUT
12	A	24" x 48"	WOOD	TW	SHUT
13	A	24" x 48"	WOOD	TW	SHUT
14	A	24" x 48"	WOOD	TW	SHUT
15	A	24" x 48"	WOOD	TW	SHUT

### Window Types

WINDOW NUMBER	WINDOW TYPE	WINDOW SIZE (width x ht.)	FRAME TYPE	GLASS	REMARKS
1	A	24" x 48"	WOOD	TW	SHUT
2	A	24" x 48"	WOOD	TW	SHUT
3	A	24" x 48"	WOOD	TW	SHUT
4	A	24" x 48"	WOOD	TW	SHUT
5	A	24" x 48"	WOOD	TW	SHUT
6	A	24" x 48"	WOOD	TW	SHUT
7	A	24" x 48"	WOOD	TW	SHUT
8	A	24" x 48"	WOOD	TW	SHUT
9	A	24" x 48"	WOOD	TW	SHUT
10	A	24" x 48"	WOOD	TW	SHUT
11	A	24" x 48"	WOOD	TW	SHUT
12	A	24" x 48"	WOOD	TW	SHUT
13	A	24" x 48"	WOOD	TW	SHUT
14	A	24" x 48"	WOOD	TW	SHUT
15	A	24" x 48"	WOOD	TW	SHUT



Existing Roof Plan

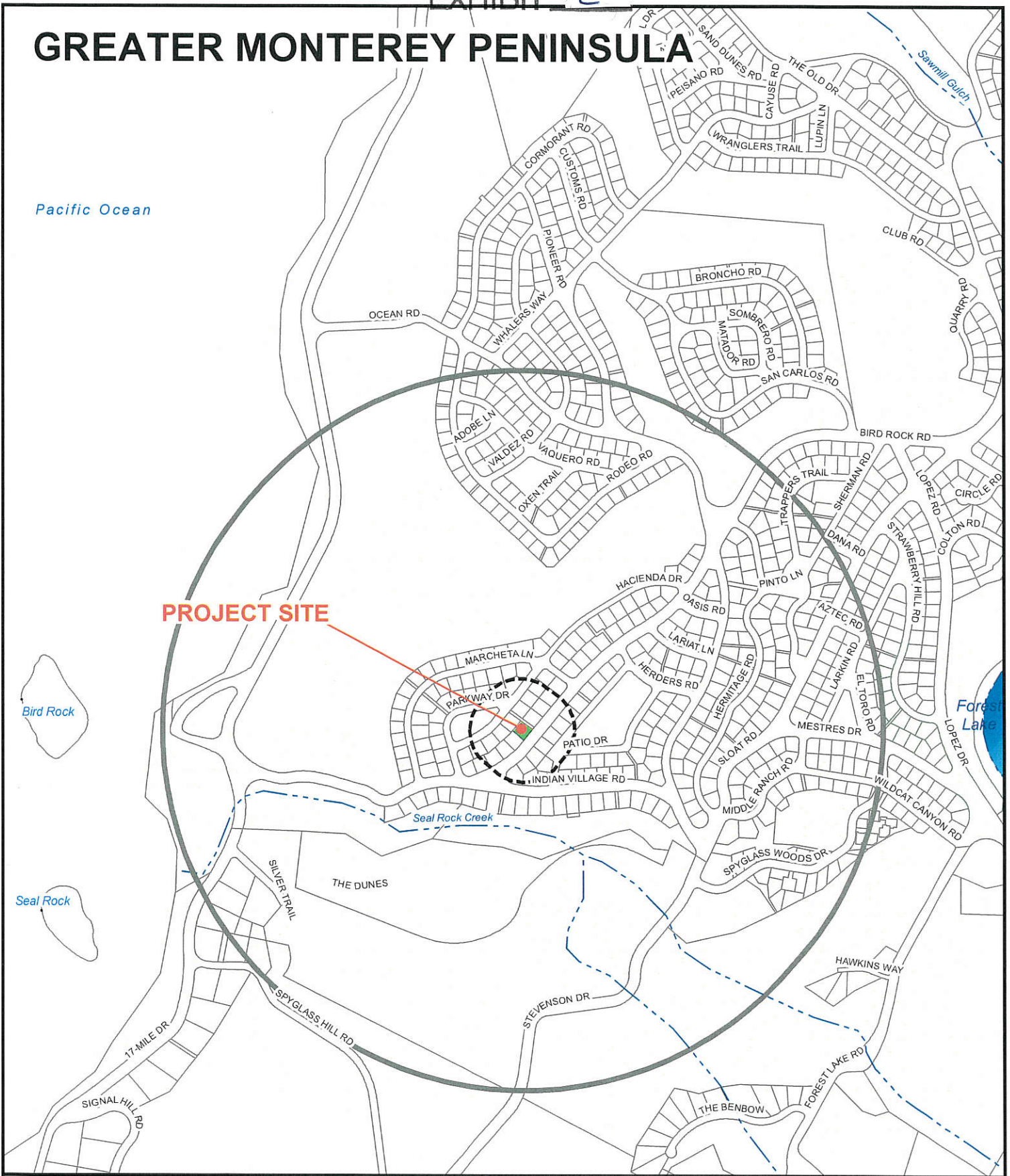


Proposed Roof Plan

A Building Section

1/4"=1'-0"

# GREATER MONTEREY PENINSULA



APPLICANT: SUPERNOWICZ

APN: 007-343-015-000 FILE # PLN150017

2500' Limit
  300' Limit
 ~ ~ ~ Water

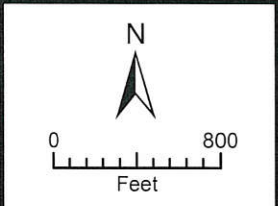


EXHIBIT D MINUTES

Del Monte Forest Land Use Advisory Committee  
Thursday, March 19, 2015

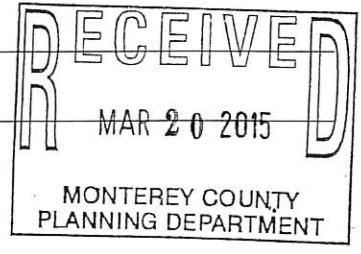
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PLN 150017

1. Meeting called to order by Lori Lietzke at 3 pm

2. Roll Call

Members Present: Lori Lietzke, Joella Szabo, Rod Dewar, June Stock, Kim Caneer, Rick Verbanec (6)

Members Absent: Sandy Getreu (1)



3. Approval of Minutes:

A. February 19, 2015 minutes

Motion: Rick Verbanec (LUAC Member's Name)

Second: June Stock (LUAC Member's Name)

Ayes: 6

Noes: 0

Absent: 1 (Getreu)

Abstain: 0

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

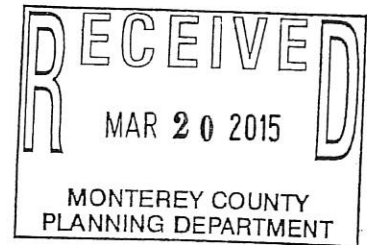
none

5. **Scheduled Item(s)**

6. **Other Items:**

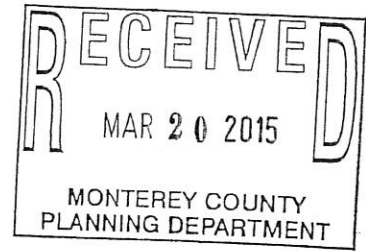
- A) Receive a report on the status of the Coastal Housing Ordinance (REF100044/REF140049) including:
1. Amendments to the County of Monterey's certified Local Coastal Program, specifically the Big Sur Land Use Plan, the North County Land Use Plan, the Del Monte Forest Land Use Plan, and the Carmel Area Land Use Plan, to replace the term "Caretaker" housing with "Accessory Dwelling Unit" and to add new language that will allow the granting of Density Bonus; and
  2. Amendments to the Monterey County Coastal Implementation Plan, (Title 20 of the Monterey County Code), including: Part 1 (Zoning Ordinance); Part 2 (North County Land Use Plan Area Implementation Plan); Part 3 (Big Sur Coast Implementation Plan); and Part 4 (Carmel Area Implementation Plan) to review and update definitions of terms and provide regulations and development standards for 1) Residential Care Facilities; 2) Transitional Housing or Transitional Housing Development; 3) Supportive Housing; 4) Agricultural Employee Housing; 5) Employee Housing; 6) Single Room Occupancy Facilities; 7) Homeless Shelter; 8) Accessory Dwelling Units; 9) Reasonable Accommodation; and 10) Density Bonus and Incentives.

*see attached page*



B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None



C) Announcements

None

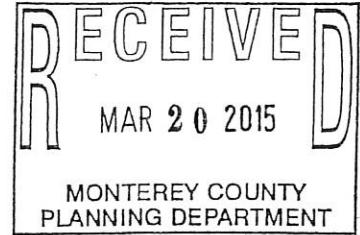
7. Meeting Adjourned: 4:30 pm

Minutes taken by: Kimberly Caneer, Rec Secretary



# 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: **March 19, 2015**

**Project Title:** SUPERNOWICZ DANA E & IRVINE SUPERNOWICZ BARBARA J Item rescheduled from 3/5/15 meeting

**File Number:** PLN150017

**File Type:** ZA

**Planner:** BERNAL

**Location:** 3142 BIRD ROCK RD PEBBLE BEACH

**Project Description:**

Design Approval to allow the demolition of an existing 2,680 square foot residence and the construction of a 3,576 square foot one-story single family dwelling. Colors and materials consist of: Maison Blache (body color), macha cream (doors & windows), and Newcastle slate (roof). The property is located at 3142 Bird Rock Road, Pebble Beach (Assessor's Parcel Number 007-343-015-000), Greater Monterey Peninsula Area Plan.

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

*greg steres, architect*

*Steve Mason, Craig Spencer*

Was a County Staff/Representative present at meeting? ~~THOMAS GIBSON~~ \_\_\_\_\_ (Name)

PUBLIC COMMENT: *none*

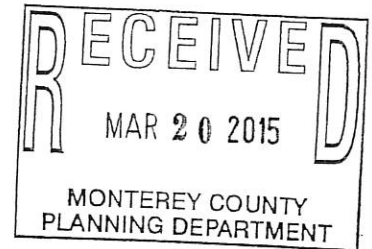
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Look into redesign of front pathway to eliminate removal of a 10" oak closest to property line		

ADDITIONAL LUAC COMMENTS

None



RECOMMENDATION:

Motion by Roderick Dewar (LUAC Member's Name)

Second by Rick Verbanec (LUAC Member's Name)

Support Project as proposed

Support Project with changes see above LUAC areas of concern

Continue the Item

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

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

AYES: 6

NOES: 0

ABSENT: 1

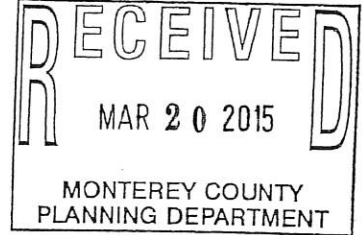
ABSTAIN: 0

# 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: **March 19, 2015**



**Project Title:** BLOCK STEVEN J & BLOCK MELANIE A

**File Number:** PLN140444

**File Type:** ZA

**Planner:** MASON

**Location:** 1552 VISCAINO RD PEBBLE BEACH

**Project Description:**

Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the remodel and expansion of an existing 4,557 square foot single family dwelling with 1,038 square foot attached garage to include 169 square foot entry level addition, 983 square foot upper level addition and 5 square foot lower level addition to result in a 6,752 square foot single family residence and garage. Project to also include new elevator, 811 square foot covered entry patio; and, 2) Coastal Development Permit for reduction of impervious surface area within the Pescadero Watershed from 9,071 square feet to 8,689 square feet. The property is located at 1552 Viscaino Road, Pebble Beach (Assessor's Parcel Number 008-213-016-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

*Melanie Block (owner); Harlan Bradley (builder)  
Wendy Posard (architect)*

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

**PUBLIC COMMENT:** none

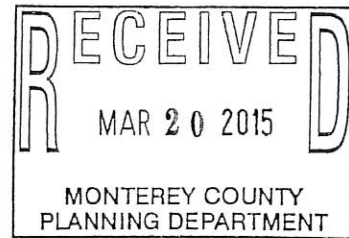
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

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

ADDITIONAL LUAC COMMENTS

*None*



RECOMMENDATION:

Motion by Rod Dewar (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: 6

NOES: 0

ABSENT: 1

ABSTAIN: 0

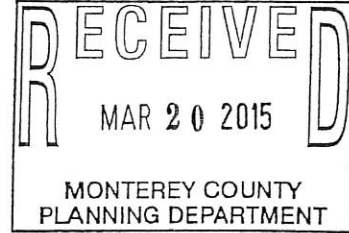
# Action by Land Use Advisory Committee Project Referral Sheet

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: **March 19, 2015**

**Project Title:** W&SMITH CA INC  
**File Number:** PLN140689  
**File Type:** DIRECTOR OF RMA PLANNING  
**Planner:** MONTANO  
**Location:** 3105 17 MILE DR PEBBLE BEACH



**Project Description:**

Minor Trivial Amendment and three-year extension of the previous approved permit, (PLN110242) [Resolution No. 11-029], consisting of a Coastal Administrative Permit to allow 1,663.6 square feet of additions and an interior remodel of an existing two-story single family dwelling. The Minor and Trivial Amendment will reduce the second story addition from 1,006 to 953 square feet and increase the second story addition from 663 square feet to 1,026 square feet total square footage of project as approved under PLN110242 to remain at 7,370 square feet; 2 new second story balcony's and new outdoor fire place attached to main structure, remove existing outdoor fireplace and perimeter wall approximately 78 feet in length; and Design Approval with colors and materials to match the existing structure. The property is located at 3105 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-012-007-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

*Cindy Scarlett-Ramsey*

Was a County Staff/Representative present at meeting? *Steve Mason,* \_\_\_\_\_ (Name)

*Craig Spencer, Ramon Montano*

**PUBLIC COMMENT:**

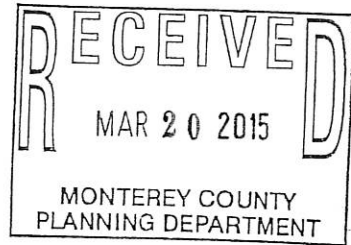
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

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

ADDITIONAL LUAC COMMENTS

~~Revised~~ Continue project due to lack of netting, flagging and staking for neighbor(s)' review of roof height.



RECOMMENDATION:

Motion by Rick Verbanec (LUAC Member's Name)

Second by June Stock (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: see above

Continued to what date: TBD

AYES: 0

NOES: 0

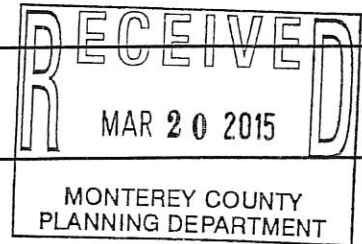
ABSENT: 1

ABSTAIN: 0

ADDITIONAL PAGE FOR ITEM #: A / Scheduled

Craig Spencer made presentation of  
the Housing Element Ordinance to LUAC/  
Pebble Beach members.

Anyone interested in additional information  
or questions should direct them to Craig  
Spencer at Monterey County Planning,  
831-755-5233, email: spencerc@co.monterey.ca.us





n.c.a.r.b.

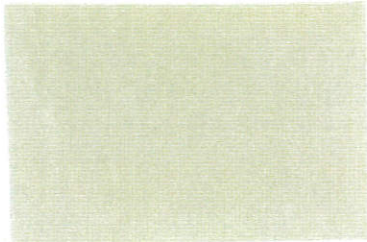
September 23, 2014

Re: Irvine-Supernowicz Residence, 3142 Bird Rock Road, Pebble Beach CA 93953

EXTERIOR COLOR SCHEDULE



Sherwin-Williams SW 7526 "Maison Blanche" Body Color



Doors & Windows: Jeld-Wen Alum.Clad Wood Color: "Mocha Cream"



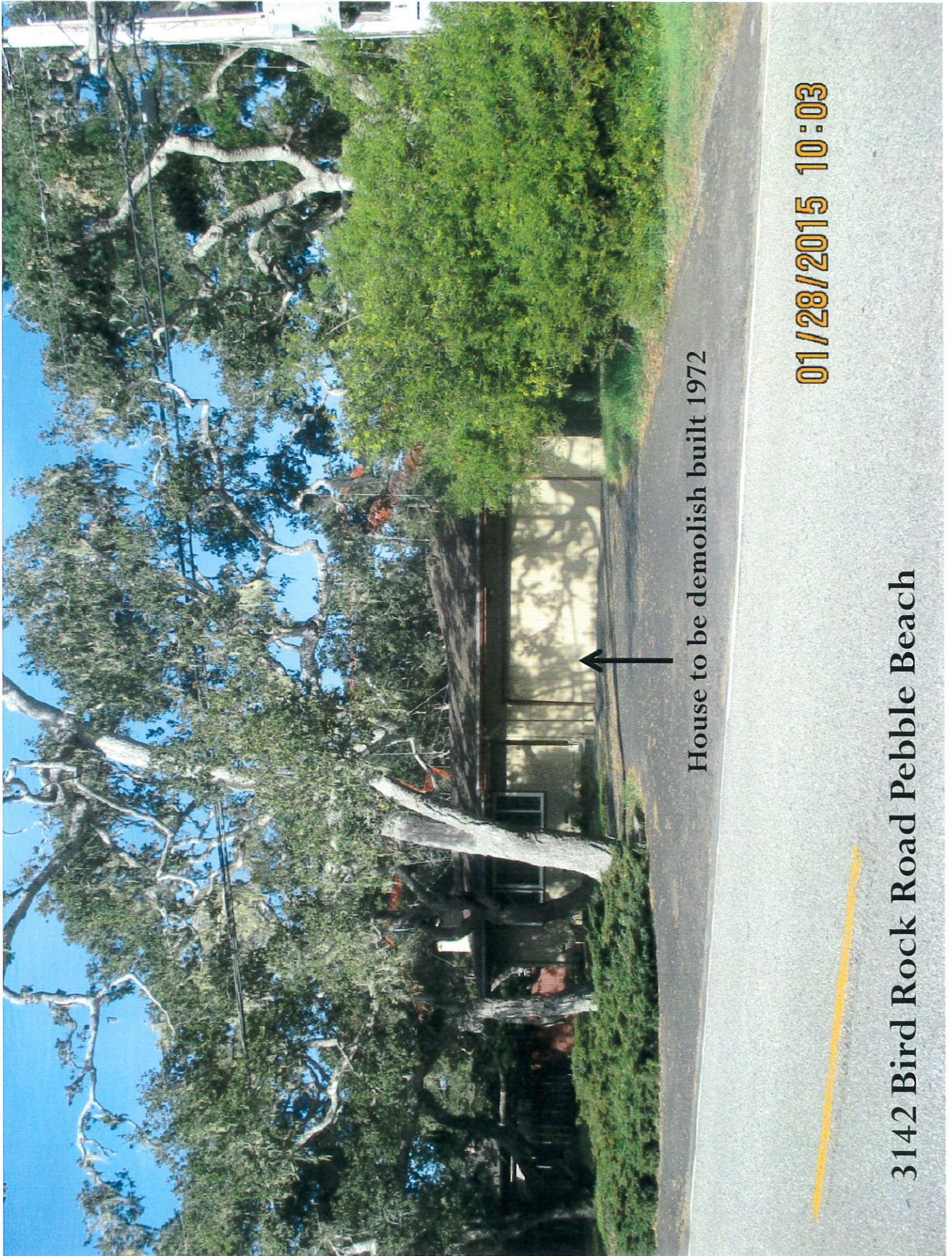
Cast Stone Door & Window Surrounds: Architectural Facades Color: "Sand Dune" in Sandstone Finish Texture



Roofing: Bartile Conc. Roof Tile "Hartford Blend - Newcastle Slate"

230 Fountain Avenue, Suite 6, Pacific Grove, CA. 93950  
Phone & Fax: 831-646-1131 / email: [ricksteres@hotmail.com](mailto:ricksteres@hotmail.com)  
web site: [ricksteresarchitect.com](http://ricksteresarchitect.com)





House to be demolished built 1972

01/28/2015 10:03

3142 Bird Rock Road Pebble Beach



11" Oak tree to be remove located at the side

01/28/2015 10:01