

MIKE NOVO  
ZONING ADMINISTRATOR

COUNTY OF MONTEREY  
STATE OF CALIFORNIA

RESOLUTION NO. 050635

A. P. # 008-171-003-000

In the matter of the application of  
**CHARLIE & KITTS THOMAS (PLN050635)**

**FINDINGS AND DECISION**

to allow a Combined Development Permit in accordance with Title 20 (Zoning) Chapter 20.76 (Combined Development Permits) of the Monterey County Code, consisting of a Coastal Development Permit and Design Approval to allow the construction of an 834 square foot detached Caretakers unit and 627 square foot patio deck; Grading (10 cubic yards of cut/fill), and a Variance to increase the non-conforming structural coverage from 9,500 sq. ft. to 10,962 sq. ft. within the Pescadero Watershed. Total coverage (structural and impervious surface) will decrease from 18,391 sq. ft. to 13,649 sq. ft. The property is located at 4028 Sunridge Road, Pebble Beach, Del Monte Forest Area, and came on regularly for meeting before the Zoning Administrator on June 8, 2006.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

**FINDINGS OF FACT**

**1. FINDING: CONSISTENCY-** The Combined Development Permit and Design Approval (PLN050635), as described in Condition #1, and as conditioned, conforms to the plans, policies, requirements and standards of the Local Coastal Program (LCP). The LCP for this site consists of the Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan (Part 5), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for residential development. Specifically, the proposed Caretaker Unit complies with all applicable requirements of Section 20.64.030. The project further meets the intent of the Pescadero Watershed policy contained in Section 20.147.030 of the Del Monte Forest Coastal Implementation Plan as an overall net reduction in coverage will occur.

**EVIDENCE:** (a) PBI Staff has reviewed the project as contained in the application and accompanying materials for consistency with the LCP. PBI staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 20) including the Variance Justification Letter and Caretaker Justification Letter and have determined that the project is consistent. Staff notes are provided in Project File PLN050635.

(b) The property is located at 4028 Sunridge Road, Pebble Beach, Del Monte Forest area in the Coastal Zone. The parcel is zoned "LDR/1.5-D (CZ)" (Low Density Residential, 1.5 acres per unit, Design Control District, Coastal Zone). (c) The project complies with regulations for caretaker units in accordance with Section 20.64.030C. A condition has been incorporated requiring the applicant to record a caretaker unit deed restriction.

(d) The existing combined coverage (structural and impervious) is considered legal nonconforming at 18,391 sq. ft. Existing impervious surface coverage is 8,891 sq. ft. while existing structural coverage is 9,500 sq. ft. The applicant proposes to remove and modify a significant portion of the existing impervious surface which would result in a net reduction in

total coverage of 4,742 sq. ft. A condition has been incorporated requiring the applicant to record a deed restriction prohibiting the removal of the pervious surfaces.

(e) **LAND USE ADVISORY COMMITTEE:** The Del Monte Forest Land Use Advisory Committee reviewed and recommended approval (4 - 0 vote) of the Combined Development Permit and Design Approval on April 20, 2006. The LUAC commented on the continued allowance of variances; however, due to the size of the parcel (2.5 acres) the committee felt the project would not result in a negative impact to the Pescadero Watershed.

(f) The Archeological Report prepared by Archaeological Consulting, dated March 13, 2006 concludes that there is no evidence of archeological resources on the site.

(g) The applicant provided the Monterey County Planning and Building Inspection Department with a Design Approval Request, drawings, and a statement of materials and colors to be used.

(h) The project planner conducted a site visit on February 24, 2006, to verify that the proposed project complies with the LCP.

**2. FINDING: SITE SUITABILITY-** The site is suitable for the use proposed.

**EVIDENCE:** (a) The project has been reviewed by the Monterey County Planning and Building Inspection Department, Coastal Commission, Pebble Beach Community Services District, Monterey County Water Resources Agency, Monterey County Public Works Department, Monterey County Parks Department, and Monterey County Health Department. There has been no indication from these agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.

(b) Technical reports by outside archaeology consultants indicate there are no physical or environmental constraints that would indicate the site is not suitable for the use proposed. Agency staff concurs. "Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 008-171-003", prepared by Archaeological Consulting, Salinas, CA, March 13, 2006. Report is located in Project File PLN050635.

(c) Staff conducted a site visit on February 24, 2006 to verify that the site is suitable for this use.

**3. FINDING: CEQA (Exempt)-**The proposed project will not have a significant environmental impact.

**EVIDENCE:** (a) Section 15303 (a) of the CEQA Guidelines (new construction of a second dwelling unit within a residential zoning district) categorically exempts the proposed development from environmental review

(b) No adverse environmental impacts were identified during staff review of the development application.

(c) The project planner conducted a site visit on February 24, 2006, to verify that no direct environmental impacts will occur as a result of the project.

**4. FINDING: VIOLATIONS-**The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 20. Zoning violation abatement costs, if any, have been paid.

**EVIDENCE:** Staff verification of the Monterey County Planning and Building Inspection Department records indicates that no violations exist on subject property.

**5. FINDING: PUBLIC ACCESS -** The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with

any form of historic public use or trust rights (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

- EVIDENCE**
- (a) The subject property is not described as an area where the Local Coastal Program requires access.
  - (b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 15, the Recreational Facilities Map, and Figure 16, the Shoreline Access Map, of the Del Monte Forest Area Land Use Plan.
  - (c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - (d) Staff site visit on February 24, 2006.

- 6. FINDING: VARIANCE (Special Circumstances)** There are special circumstances applicable to the subject property, including size, shape, topography, location or surroundings. As a result, the strict application of Title 20 for the Pescadero Watershed structural coverage requirement would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. Although special circumstances exist in this case, Variances are granted on a case-by-case basis and the findings and evidence for this project do not necessarily apply to other parcels.

- EVIDENCE**
- (a) The existing structural and impervious coverage are legal non-conforming. The maximum structural coverage allowed within the Pescadero Watershed is 5,000 sq. ft. and the maximum impervious coverage allowed is 4,000 sq. ft. for a combined total of 9,000 sq. ft. Existing impervious surface coverage is 8,891 sq. ft. while existing structural coverage is 9,500 sq. ft; for a combined total of 18,391 sq. ft. Upon approval, combined coverage will decrease from 18,391 sq. ft. to 13,649 sq. ft; a net reduction of 4,742 sq. ft. Specifically, the applicant proposes to reduce impervious surface coverage by increasing the spacing between the slats of the existing 5,124 sq. ft. deck and the proposed 627 sq. ft. deck to a minimum of 3/16" thereby allowing water to drain onsite and percolate more readily into the soils below. The applicant is also replacing the existing 1,080 sq. ft. parking area with approved pervious turf block. Although the structural coverage will increase from 9,500 sq. ft. to 10,962 sq. ft., the reduced impervious coverage will reduce the total coverage thereby decreasing the amount of surface runoff which is the intent of the Pescadero Watershed policy.
  - (b) The application and plans submitted for the Combined Development Permit and Design Approval, including the Variance Justification Letter, in Project File PLN050635 at the Monterey County Planning and Building Inspection Department.
  - (c) Staff conducted a site visit on February 24, 2006 to verify a special circumstance does exist.

- 7. FINDING: VARIANCE (Special Privileges)** Approval of the Combined Development Permit and Design Approval described in Condition #1 does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and identical zoning classification in which such property is situated.

- EVIDENCE:**
- (a) Implementation of the Pescadero Watershed coverage will deprive the property owner of the privilege enjoyed by other Del Monte Forest/Pescadero Watershed area property owners to remodel, modernize, rebuild and add to older residences. Similar residential properties in the Del Monte Forest area of the Coastal Zone have been granted Variances to exceed the Pescadero Watershed structural and impervious surface coverage requirement where a net

reduction in overall combined coverage will occur. These properties, similar to the subject property, are legal nonconforming since existing structural and impervious surface coverage exceed the maximum allowable coverage.

(b) Research of Planning and Building Inspection Department files revealed that similar Variances were granted to Hudson (PLN980337), Keeley (PLN980381) and Schwab (PLN980540) for exceeding the Pescadero Watershed coverage requirement since a net reduction in the existing combined coverage occurred. A net reduction in coverage supports the intent of the Pescadero Watershed policy to limit the amount of runoff into Carmel Bay.

(c) The Board of Supervisor's Resolution 94-149 (Steakley) established the precedent to allow a variance to exceed the 5,000 sq. ft. limitation on structural coverage.

(d) The application and plans submitted for the Combined Development Permit and Design Approval, including the Variance Justification Letter, in Project File PLN050635 at the Monterey County Planning and Building Inspection Department.

**8. FINDING: VARIANCE (Authorized Use)** The Variance does not grant a use or activity that is not otherwise expressly authorized by the zoning regulation governing the parcel of property.

**EVIDENCE:** The use is allowed per Section 20.14.050.I, Conditional Uses Allowed in the Low Density Residential (CZ) zoning district.

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

**EVIDENCE:** Preceding findings and supporting evidence.

**10. FINDING: APPEALABILITY-** The decision on this project is appealable to the Board of Supervisors and the Coastal Commission.

**EVIDENCE:** Sections 20.86.030 and 20.86.080 of the Monterey County Zoning Ordinance (Title 20).

### DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

**PASSED AND ADOPTED** this 8th day of June, 2006.



MIKE NOVO  
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN 13 2006

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 OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUN 23 2006

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, 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 90<sup>th</sup> 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 and Building Inspection Department office in Salinas.

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

<b>Monterey County Planning and Building Inspection</b>  <b>Condition Compliance &amp; Mitigation Monitoring and/or Reporting Plan</b>	<b>Project Name:</b> Thomas	
	<b>File No:</b> PLN050635	<b>APN:</b> 008-171-003-000
	<b>Approval by:</b> Zoning Administrator	<b>Date:</b> June 8, 2006

*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		<p><b>PBD029 - SPECIFIC USES ONLY</b></p> <p>Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the construction of an 834 sq. ft. detached Caretakers Unit and 627 sq. ft. patio deck; Grading (10 cubic yards of cut and fill), and a Variance to exceed the structural coverage limitations within the Pescadero Watershed. The property is located at 4028 Sunridge Road, Pebble Beach (Assessor's Parcel Number 008-171-003-000) Del Monte Forest Area, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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.</p> <p>No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <b>(Planning and Building Inspection)</b></p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

2	<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b>  The applicant shall record a notice which states: "A permit Resolution 050635 was approved by the Zoning Administrator for Assessor's Parcel Number 008-171-003-000 on June 8, 2006. The permit was granted subject to 16 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. <b>(Planning and Building Inspection)</b></p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3	<p><b>PBD018(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)</b>  The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(Planning and Building Inspection)</b></p>	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
		All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
4	<p><b>PBD021 - LIGHTING – EXTERIOR LIGHTING PLAN</b>  All exterior lighting shall be unobtrusive, 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 applicant shall submit 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. <b>(Planning and Building Inspection)</b></p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	

5		<p><b>PBD030 - STOP WORK - RESOURCES FOUND</b>  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 Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery. <b>(Planning and Building Inspection)</b></p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection 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.</p>	<p>Owner/ Applicant</p>	<p>Ongoing</p>	
6		<p><b>PBD032 - TREE PROTECTION</b>  Trees, which are located close to the construction site, shall be protected from inadvertent damage from construction equipment by 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 shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b></p>	<p>Submit evidence of tree protection to PBI for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of grading and building permits</p>	
7		<p><b>PBD034 - UTILITIES - UNDERGROUND</b>  All new utility and distribution lines shall be placed underground. <b>(Planning and Building Inspection; Public Works)</b></p>	<p>None</p>	<p>Owner/ Applicant</p>	<p>Ongoing</p>	

8	<p><b>CU0010 - CARETAKER UNIT - DEED RESTRICTION - COASTAL</b>  The applicant shall record a deed restriction as a condition of project approval, stating that the caretaker unit shall not be separately rented, let, or leased to other than the caretaker whether compensation be direct or indirect. (RMA - Planning Department)</p>	Proof of recordation shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.
9	<p><b>SPACING OF DECK SLATS - NON STANDARD</b>  To create pervious surfaces and allow for adequate drainage, spacing between deck slats shall be maintained at a minimum of 3/16". This includes the existing 5,124 sq. ft. deck as well as the proposed 627 sq. ft. deck. (Planning and Building Inspection Department)</p>	Submit photographic evidence to PBI for review and approval.	Owner/ Applicant/ Contractor	Prior to final building Inspection.
10	<p><b>PERMEABLE STRUCTURES- NON STANDARD</b>  The applicant shall record a deed restriction which states: "The existing and proposed patio decks and the parking pad shall be maintained as pervious material to allow for permeability of stormwater. At no time shall the material be replaced with an impervious material without the authorization and/or permit approval of the Monterey County Planning and Building Inspection Department and the Pebble Beach Community Services District Fire Department". (Planning and Building Inspection Department)</p>	Proof of recordation of this deed restriction shall be furnished to the Director of Planning and Building Inspection.	Owner/ Applicant	Prior to the issuance of building permit.
11	<p><b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS</b>  Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs 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 Service District)</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of grading and/or building permit.
		Applicant shall schedule fire dept. clearance inspection	Owner/ Applicant	Prior to final building inspection.

12		<p><b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM</b>  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. <b>(Pebble Beach Community Service District)</b></p>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Owner/ Applicant	Prior to framing inspection.	
			Applicant shall schedule fire dept. final sprinkler inspection	Owner/ Applicant	Prior to final building inspection.	
13		<p><b>WR3 - DRAINAGE PLAN - RETENTION</b>  The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b></p>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits.	
14		<p><b>WR8 - COMPLETION CERTIFICATION</b>  The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. <b>(Water Resources Agency)</b></p>	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final building inspection.	

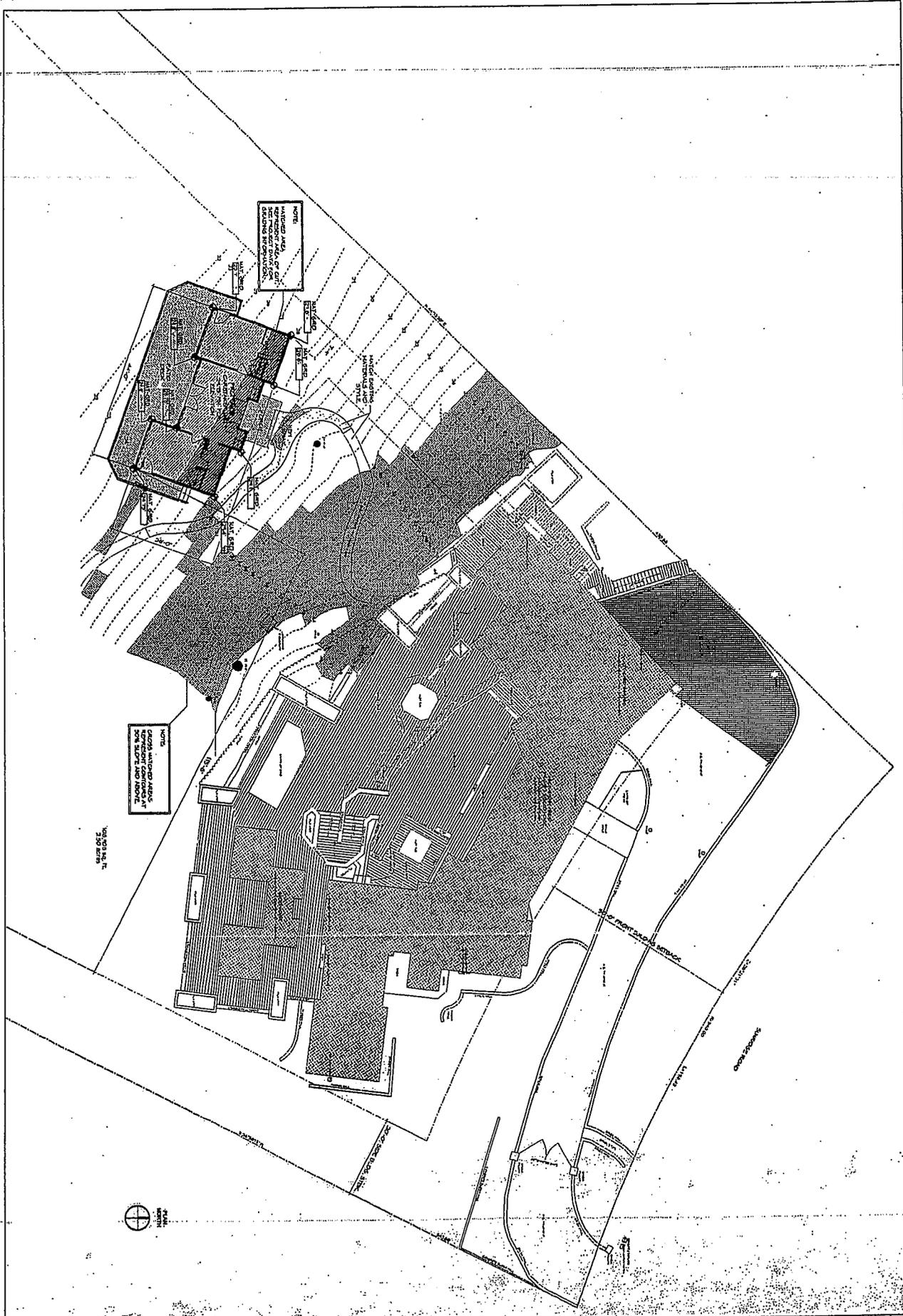
15		<p><b>WR0040 WATER CONSERVATION MEASURES</b>  The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <ol style="list-style-type: none"> <li>1. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</li> <li>2. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b></li> </ol>	Submit evidence of compliance to WRA prior to final building inspection or occupancy.	Applicant	Prior to Final Building Inspection or Occupancy	
16		<p><b>WR43 - WATER AVAILABILITY CERTIFICATION</b>  The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. <b>(Water Resources Agency)</b></p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits.	

**END OF CONDITIONS**

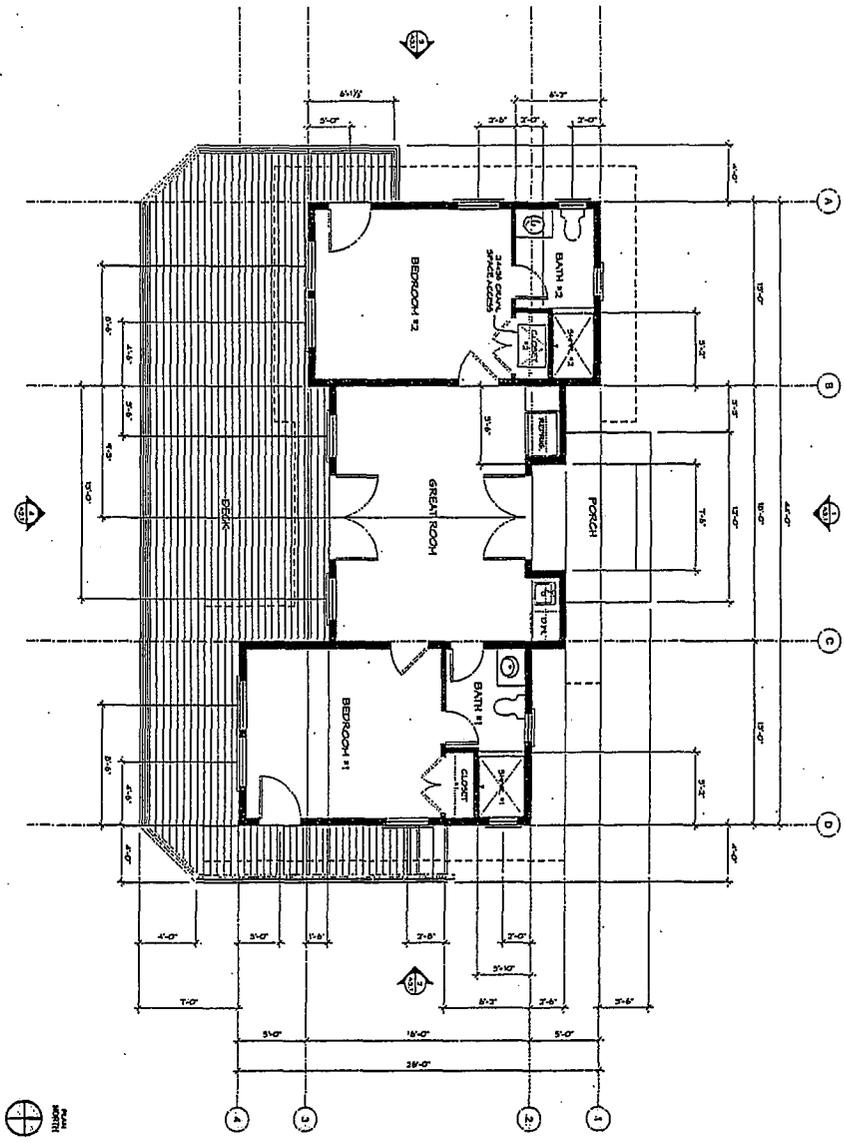




PLAN 0504035



A1.2	PROPOSED SITE PLAN	 <b>HOLDREN, LIETZKE ARCHITECTURE</b>	DATE: 05/04/03
	SCHMIDT/THOMAS RESIDENCE CARETAKER UNIT 4028 SUNRIDGE ROAD PEBBLE BEACH, CA 93953 A.P.N. 008-171-003		SCALE: 1" = 30'-0" DRAWN BY: ALF CHECKED BY: JAL PROJECT NO.: 0504035



PLAN 050635

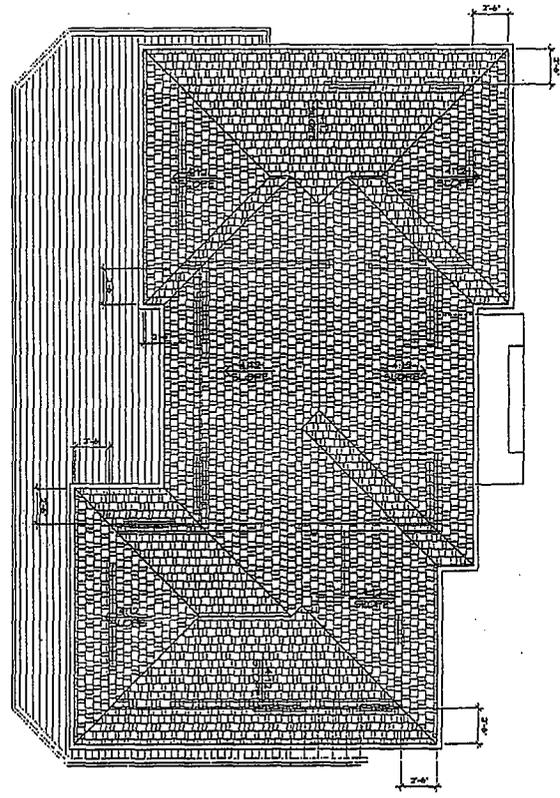
A2.1

PROPOSED FLOOR PLAN  
 SCHMIDT/THOMAS RESIDENCE CARETAKER UNIT  
 4028 SUNRISE ROAD  
 PEBBLE BEACH, CA. 93955  
 A.P.N. 008-171-003

**HOLDREN, LIETZKE  
 ARCHITECTURE**  
 404 ALVARADO ST., SUITE B  
 HUNTEREY, CA 94040  
 PH: 925.444.0001  
 FAX: 925.444.0003

DATE	05/05/03
SCALE	1/4" = 1'-0"
DRAWN	ASH
2ND CHECKED	ASH
PROJECT	050635
REVISED	

PLU 050635



A2.2

PROPOSED ROOF PLAN  
SCHMIDT/THOMAS RESIDENCE CARETAKER UNIT  
4026 SUNRIDGE ROAD  
PEBBLE BEACH, CA 94955  
A.P.N. 008-171-003

**HÖLDREN, LIETZKE**  
ARCHITECTURE

494 ALVARADO ST., SUITE 2  
MONTREY, CA 94040 Ph: 651-644001  
Fax: 651-644009

DATE	1/4/14	1/4/14
SCALE	1/4" = 1'-0"	1/4" = 1'-0"
PROJECT	SCHMIDT/THOMAS RESIDENCE CARETAKER UNIT	
DRWING	AL	
DATE	02/11	

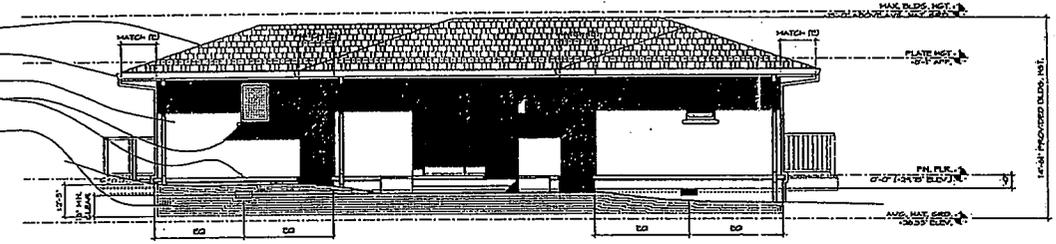
DATE: 09/06/06  
 SCALE: 1/4" = 1'-0"  
 DRAWN: A.P.  
 JOB NUMBER: 05.31  
 REVISION:

**HOLDREN, LIETZKE  
 ARCHITECTURE**  
 1015 W. 11th Street  
 Hayward, CA 94541  
 (415) 881-1111

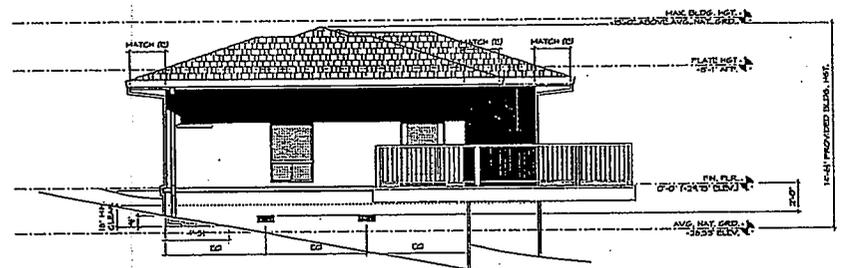
WOOD SHINGLES ROOFING, TO MATCH EXISTING RESIDENCE ROOF SHINGLES  
 STYLE AND MATERIAL. MATCH EXISTING RESIDENCE ROOF SLOPE.  
 PAINTED GALV. METL. GUTTERS AND DOWNSPOUTS, MATCH STYLE, SIZE AND  
 POSITION AT EXISTING RESIDENCE.  
 PORTLAND CEMENT PLASTER WITH ACRYLIC FINISH COAT, MATCH COLOR AND  
 TEXTURE OF EXISTING RESIDENCE.  
 PLASTERED FOAM SHAPE TO MATCH PROFILE AT EXISTING RESIDENCE.  
 MATCHED AREA REPRESENTS DEPTH OF CUT TO PROVIDE 3/4" MIN. CLEAR AT  
 GRAIN SPACE DECKS. SEE SITE PLAN AND PROJECT DATA FOR ADDITIONAL  
 GRADING INFORMATION.

GRAIN SPACE VENTILATION CALCULATIONS:  
 CARETAKER UNIT GRAIN SPACE AREA = 654.3 SQ. FT.  
 VENTILATION REQUIRED FOR 50 FT. OF AREA = 1 SQ. FT. FOR 150 SQ. FT. AREA.  
 TOTAL VENTILATION REQUIRED = 894.5/150 = 5.96 SQ. FT.  
 VENTILATION PROVIDED FOR UNDER FLOOR VENTILATION VENTS = 2.66 SQ. FT.  
 TOTAL VENTILATION PROVIDED = 402.66 = 3.10 SQ. FT.

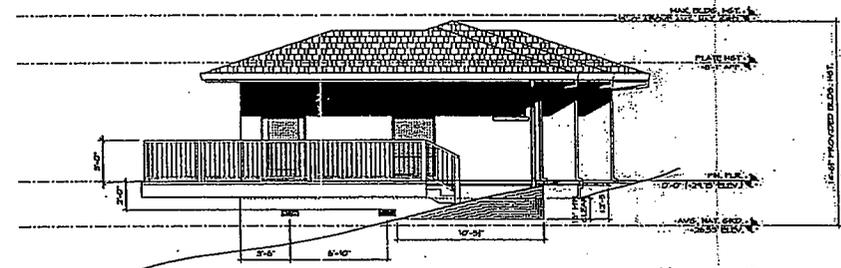
FOR UNDER FLOOR VENTILATION VENTS USE #4 1/8" OPENINGS COVERED WITH  
 CORROSION-RESISTANT FINE MESH WITH MESH OPENINGS OF MAX. 1/8". INSTALL  
 UNDER FLOOR VENTILATION VENTS PER AS NOTATED.



**NORTH ELEVATION ①**  
 SCALE: 1/4" = 1'-0"

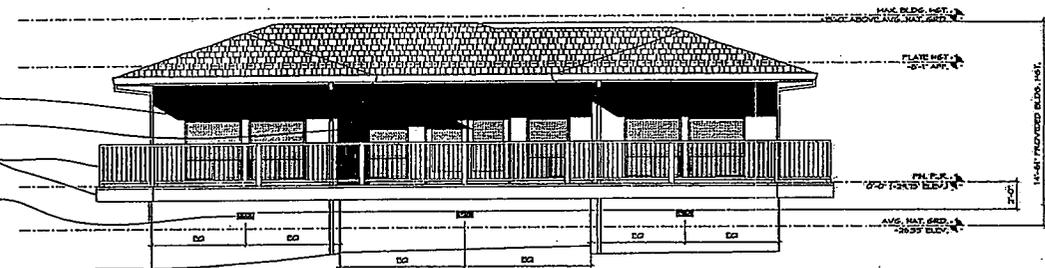


**WEST ELEVATION ③**  
 SCALE: 1/4" = 1'-0"



**EAST ELEVATION ②**  
 SCALE: 1/4" = 1'-0"

ALUMINUM WINDOWS, TO MATCH EXISTING STYLE.  
 PAINTED WOOD SLING FRENCH DOORS, TO  
 MATCH EXISTING STYLE AND COLOR.  
 WOOD DECK, DECKING BOARDS, GUARDRAILS  
 AND POSTS TO MATCH EXISTING DECK STYLE  
 AND COLOR.  
 1/4" UNDER FLOOR VENTILATION VENTS  
 COVERED WITH CORROSION RESISTANT FINE  
 MESH, PAINT FINE MESH TO MATCH PLASTER  
 COLOR.



**SOUTH ELEVATION ④**  
 SCALE: 1/4" = 1'-0"

PROPOSED BUILDING ELEVATIONS  
 SCHMIDT/THOMAS RESIDENCE CARETAKER UNIT  
 1015 W. 11th Street  
 Hayward, CA 94541  
 A.P. N. 008-171-003

A3.1

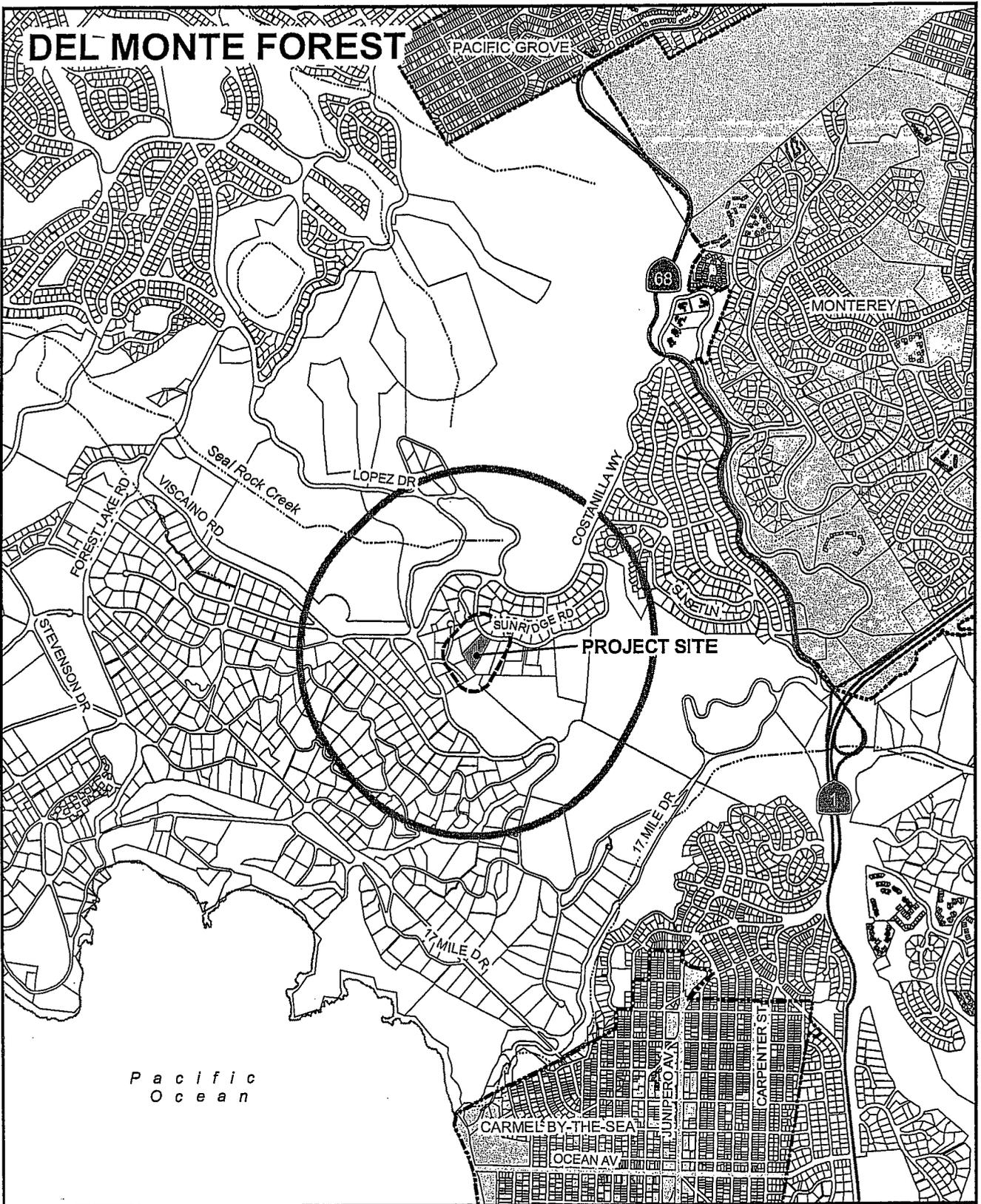
PLAN 050635

# DEL MONTE FOREST

PACIFIC GROVE

MONTEREY

CARMEL BY-THE-SEA



APPLICANT: THOMAS

APN: 008-171-003-000

FILE # PLN050635

 300' Limit  2500' Limit  City Limits



PLANNER: FRANK