

JEFF MAIN  
ZONING ADMINISTRATOR

COUNTY OF MONTEREY  
STATE OF CALIFORNIA

RESOLUTION NO. 060328

A. P. # 008-481-010-000

In the matter of the application of  
**Peter E. & Barbara A. Blackstock (PLN060328)**

**FINDINGS AND DECISION**

for 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 Administrative Permit and Design Approval to allow a 2,889 square foot addition to an existing single family dwelling including modification of the existing driveway and patio areas and the construction of an attached seven (7) foot garden wall (220 linear feet); a Coastal Development Permit to allow the construction of an 850 square foot caretaker's unit and 800 square foot attached garage; a Coastal Administrative Permit to allow the construction of a 425 square foot guest house (grading includes 428 cubic yards cut/80 cubic yards fill); a Coastal Development Permit to allow the removal of eight trees (four Monterey pine, three coast live oak, and one Monterey cypress) trees ranging in size from 6" dbh to 20" dbh; a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; a Coastal Development Permit to allow development within a positive archaeological buffer zone; and Design Approval. The property is located at 1134 Madre Lane, Pebble Beach, Del Monte Forest area, Coastal Zone.

The above description was considered on May 31, 2007, and was partially approved as described below.

**A Combined Development Permit consisting of: a Coastal Development Permit to allow the construction of an 850 square foot caretaker's unit and 800 square foot attached garage; a Coastal Administrative Permit to allow the construction of a 425 square foot guest house (grading includes 138 cubic yards cut/25 cubic yards fill) as well as the extension of the existing driveway to provide sufficient parking, access, and turn around areas for the caretaker unit and guest house; a Coastal Development Permit to allow the removal of four trees ranging in size from 6" dbh to 7" dbh; a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; a Coastal Development Permit to allow development within a positive archaeological buffer zone; and Design Approval. The property is located at 1134 Madre Lane, Pebble Beach, Del Monte Forest Area, Coastal Zone, and came on regularly for meeting before the Zoning Administrator on May 31, 2007.**

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

**FINDINGS OF FACT**

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, the Del Monte Forest Land Use Plan, Title 20 of the Monterey County Code, and the Monterey County Coastal Implementation Plan - Part 5 (Chapter 20.147 MCC).

**EVIDENCE:**

- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of the application. 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 as proposed came before the Zoning Administrator on May 31, 2007. Due to significant issues regarding Monterey cypress habitat, and potential impacts within the critical root zones, the project was granted only partial approval. As designed, the caretaker unit, guest house, and driveway extension are located outside of the cypress critical root zone. Therefore, the Zoning Administrator determined approval of those elements is compatible with the above policies and requirements. A new planning file was subsequently initialized to further review the proposed single family addition, garden wall, and motor court.
- (c) The property is located at 1134 Madre Lane, Pebble Beach (Assessor's Parcel Number 008-481-010-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, 1.5 acres per unit, Design District Overlay, in the Coastal Zone ("LDR/1.5-D (CZ)").
- (d) The parcel is 2.6-acres and has been developed with an existing 5,516 square foot single family home with outdoor patio and terrace areas, and an 8,500 square foot driveway and circular motor court. The proposed project includes the construction of a guesthouse and caretaker unit as well as the extension of the existing driveway to allow access, parking and sufficient turn around areas for the caretaker unit and guesthouse. The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and is therefore suitable for the proposed use.
- (e) This project is in conformance with policies of the Del Monte Forest Land Use Plan (LUP), specifically policy 78a, which encourages "the use of caretakers accommodations as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees." In accordance with information contained in project file PLN060328, due to the owner's extensive travel schedule, the caretaker unit is proposed for security and maintenance purposes. Condition 14 requires the applicant to record a deed restriction that this unit will adhere to all required standards as set forth in Section 20.64.030 of the Monterey County Coastal Implementation Plan (Part 1).
- (f) The property is served by the Pebble Beach Sanitary Sewer District, is not within a planned unit area shown on figure 5 of the Del Monte Forest Land Use Plan and is allowed based on the current dwelling unit/density maximum for the Del Monte Forest Planning area. Staff determined that adequate density exists in the Del Monte Forest Area to allow the caretaker unit based upon review of maximum allowed densities, current zoning designations, total acreages within each zoning classification, number of units allowed, number of buildable lots, number of existing vacant lots, and number of existing caretaker units.
- (g) Consistent with the regulations contained in Section 20.64.020 of the Coastal Implementation Plan (Part 1) the guesthouse is 425 square feet in size, shares the same utilities with the main residence, and is visually consistent and compatible with the main residence on site and other residences in the area. Condition 15 has been included requiring a deed restriction defining the regulations applicable to the guesthouse, including that the guesthouse shall not be separately rented, let or leased from the main residence and shall not have cooking or kitchen facilities.
- (h) Section 20.147.090.A.1. of the Del Monte Forest Coastal Implementation Plan requires new residential driveways and other road surfaces to be of a minimal length and provide direct access. The project includes extending the driveway in order to serve the caretaker

unit and guesthouse. This additional paving is necessary to provide access, parking, and sufficient turn-around areas for the guest house and caretaker unit.

- (i) The project is consistent with the following development standards as required by Section 20.14.060 of the Monterey County Zoning Ordinance (Title 20) for those areas designated Low Density Residential, 1.5 acres per unit.
- Height Allowed height measured from the average natural grade for accessory structures is 15 feet. The proposed caretaker unit is 15 feet and the guesthouse measures a maximum of 12 feet.
  - Setbacks Accessory habitable structures require a minimum of 50 feet (front), 6 feet (side) and 6 feet (rear). The parcel is bordered by both Portola Road and Madre Lane. The accessory structures (guesthouse and caretaker unit) are setback at least 192 feet and 280 feet from the front property lines, 20 feet from the side property line and 28 feet from the rear property line.
  - Floor Area Ratio Maximum floor area ratio (FAR) allowed is 17.5 % while the proposed project maintains a FAR of 6.5 %.
  - Lot Coverage Maximum allowed building site coverage within the LDR zoning designation is 15%, as proposed the project maintains site coverage of 5.6 %.
  - Distance between Structures A 10 foot separation is required between Accessory/Main Structures while a 6 foot separation is required between 2 accessory structures. The caretaker unit is located approximately 26 feet from the single family dwelling while the guesthouse is located approximately 21 feet from the caretaker unit.
- (j) Design Control overlay or "D" zoning requires the design review of structures to assure the protection of the public viewshed, neighborhood character, and the visually integrity of certain developments without imposing undue restrictions on private property. The project design is consistent with the existing residences and neighborhood.
- (k) As proposed, the project includes development within 100-feet of Monterey cypress habitat. In accordance with the biological report completed for the project (LIB070173) the proposed development is sited a minimum of 50 feet from the habitat area and will not directly or indirectly impact the long-term health or maintenance of this habitat area and is therefore consistent with Section 20.147.040 of the Del Monte Forest CIP and Policies 17 and 21 of the Del Monte Forest LUP (See Finding 4).
- (l) While the parcel is located within an archaeological buffer zone, the archaeological report prepared for the project (LIB070095) indicates the site is negative for archaeological resources. Condition 3 has been included to ensure that development activities are halted and that the proper professionals are contacted in the event that archaeological resources are discovered on site.
- (m) The project planner conducted a site inspection on October 11, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
- (n) On October 5, 2006, the Del Monte Forest Land Use Advisory Committee voted 4-0 to recommend approval of the subject Combined Development Permit (PLN060328/Blackstock). The Committee voted to recommend approval with noted concerns regarding the original project description, which did not address the proposed additions or the driveway design. The project description has subsequently been updated to include all aspects of the project and the revised plans address the LUACs concerns.

- (o) The application, plans, and related support materials submitted by the project applicant to the RMA- Planning Department for the proposed development found in Project File PLN060328.

**2. 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 Fire Protection District, Public Works, Environmental Health Division, 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) Technical reports by outside biological, forestry, archaeological and geotechnical consultants indicated that there are not physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
- Biological Report of Blackstock Property (LIB070173) prepared by Jeffrey B. Froke, Pebble Beach, CA, March 18, 2007.
  - Geotechnical Investigation Design Phase (LIB070094) prepared by Butano Geotechnical Engineering, Inc, Santa Cruz, CA, August 2006.
  - Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 008-481-010-000 (LIB070095) prepared by R. Paul Hampson and Gary Breschini, Salinas, CA, March 11, 1985.
  - Tree Resource Analysis/Construction Impact Assessment Blackstock Residence Expansion Project (LIB070096) prepared by James P. Allen & Associates, Santa Cruz, CA, September 6, 2006 and subsequently updated February 13, 2007.
- (c) Staff conducted a site inspection on October 11, 2006 to verify that the site is suitable for this use.
- (d) Materials in Project File PLN060328.

**3. FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review.

**EVIDENCE:**

- (a) Section 15303, Class 3 of the CEQA Guidelines (construction and location of limited new small structures) categorically exempts the proposed development from environmental review.
- (b) The 2.6-acre site has existing development of a driveway and single family home. The guesthouse and caretaker unit are defined as accessory structures ancillary to the primary single family dwelling. Construction of these structures is within the maximum allowed under Section 15303 (a), Class 3.
- (c) The parcel is located within the Pebble Beach Planning Area and receives public services from the Pebble Beach Community Services District and Cal American Water.
- (d) While portions of the addition will occur within 100 feet of environmentally sensitive habitat, this habitat area is protected by an existing 1.3 acre *Scenic and Conservation Easement* and according to the biological report (LIB070173) will not be impacted by construction of the project (Finding 4).
- (e) The proposed development is located in previously disturbed areas and complies with policies and regulations of the Del Monte Forest Land Use Plan and Coastal

Implementation Plan. No adverse environmental effects were identified during staff review of the application or during the site visit on October 11, 2006. Technical report by consultants consisting of biological assessment, archaeological assessment, geotechnical study, and tree resource analysis determined that no unusual circumstances exist that would cause a potential significant environmental impact to occur.

- (f) See preceding and following findings and supporting evidence.
- (g) Materials in project file PLN060328.

**4. FINDING: ENVIRONMENTALLY SENSITIVE HABITAT** - The project as designed and conditioned is consistent with policies of the Del Monte Forest Land Use Plan concerning Environmentally Sensitive Habitat Areas.

**EVIDENCE:**

- (a) The parcel contains Monterey cypress forest, an indigenous environmentally sensitive habitat. A *Scenic and Conservation Easement* (Reel 1598, Page 748) was dedicated to the Del Monte Forest Foundation in 1982 and subsequently amended in 1991 as a portion of the easement included the existing single family dwelling. When amended, the property owners granted an additional 3,000 square feet to the easement. In total, the easement includes 1.3 acres of the 2.6 acre parcel.
- (b) In accordance with the Biological Report prepared for the project (LIB070173), while development will occur within 100 feet of environmentally sensitive habitat, the project as proposed will not disrupt the long-term health or maintenance of the habitat area.
- (c) Development will be sited in a previously disturbed area a minimum of 50 feet from cypress habitat and will not impact those areas preserved in the existing Scenic and Conservation Easement.
- (d) Due to the projects proximity to an environmentally sensitive habitat area, Condition 7 has been included to ensure that the site is landscaped using appropriate non-invasive native species.

**5. FINDING: TREE REMOVAL** - The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan (Part 5).

**EVIDENCE:**

- (a) Section 20.147.050.A.1 requires a Coastal Development Permit for the removal of trees and other major vegetation that do not pose an immediate threat to life or structures nor represent a severe or serious infection hazard to the rest of the forest. While the project as a whole includes the removal of four (4) Monterey pine trees, two (2) of the pines are identified as diseased and are exempt from requiring a Coastal Development Permit per Section 20.147.050.A. 1.a. and 20.147.050.A. 1.b.
- (b) Permitted tree removal includes two (2) 6" DBH Monterey pine trees. All removal and replanting of trees will occur in accordance with the updated Tree Resource Analysis/Construction Impact Assessment prepared for the site (Condition 7).
- (c) Tree removal is not proposed within the *Scenic and Conservation Easement* and represents the minimum amount necessary to implement the project.
- (d) Tree removal will not increase the visibility of the development from neighboring properties.
- (e) Measures for tree protection during construction have been incorporated as Condition 6 and include wrapping of trunks with protective materials, the avoidance of fill at the

feeding zone or drip-line of retained trees, and hand cutting of roots greater than two inches in diameter.

(f) Staff site visit on October 11, 2006.

(g) Photos and materials contained in planning project file PLN060328.

6. **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 requiring shoreline access as identified in Figure 16 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 October 11, 2006.

7. **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. Zoning violation abatement costs, if any, have been paid.

**EVIDENCE:** Staff reviewed RMA- Planning Department and RMA-Building Services records and is not aware of any violations existing on subject property.

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

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

**EVIDENCE:**

- (a) Section 20.86.030 of the Monterey County Zoning Ordinance.
- (b) The application includes development that is permitted in the underlying zone as a conditional use (Coastal Development Permits for a caretaker unit, tree removal, positive archaeological buffer, and development within 100 feet of ESHA). In addition, the property is located between the sea and the first through public road paralleling the sea (Highway 1).

## 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 31st day of May, 2007.

  
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JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN 21 2007

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 JUL - 1 2007

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.

**Resource Management Agency - Planning Department  
Condition Compliance & Mitigation Monitoring and  
Reporting Plan**

**Project Name:** Peter and Barbara Blackstock

**File No:** PLN060328

**APN:** 008-481-010-000

**Approval by:** Zoning Administrator

**Date:** May 31, 2007

*\*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>PD001 - SPECIFIC USES ONLY</b>            This <i>Combined Development Permit (PLN060328)</i> allows the construction of: (1) an 850 square foot Caretaker's Unit and 800 square foot attached garage, and (2) a 425 square foot guesthouse (grading includes 138 cubic yards of cut and 25 cubic yards fill), the removal of four (4) Monterey pines ranging in size from 6" DBH to 7" DBH as well as the extension of the existing driveway to provide sufficient parking, access, and turn around areas for the caretaker unit and guesthouse; development within 100 feet of environmentally sensitive habitat, and development within a positive archaeological buffer zone. The property is located at 1134 Madre Lane (Assessor's Parcel Number 008-481-010-000), Pebble Beach, Del Monte Forest Land Use Plan. 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 the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	



Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land-Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>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.</p> <p><b>(RMA - Planning Department)</b></p>				
2.		<p><b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "<i>A permit (Resolution 060328) was approved by the Zoning Administrator for Assessor's Parcel Number 008-481-010-000 on May 31, 2007. The permit was granted subject to 21 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department.</i>" 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.</p> <p><b>(RMA - Planning Department)</b></p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and building permits.</p>	
3.		<p><b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</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 RMA - Planning</p>	<p>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</p>	<p>Owner/ Applicant/ Archaeologist</p>	<p>Ongoing</p>	

<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>
		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>(RMA - Planning Department)</b>	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.		<b>PD007 - GRADING-WINTER RESTRICTION</b> No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. <b>(RMA - Planning Department and Building Services Department)</b>	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
5.		<b>PD009 - GEOTECHNICAL CERTIFICATION</b> Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. <b>(RMA - Planning Department and Building Services Department)</b>	Submit certification by the geotechnical consultant to the RMA - Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotech- nical Consultant	Prior to final inspection	
6.		<b>PD011 - TREE AND ROOT PROTECTION</b> Trees which are located close to the 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 a certified arborist, shall be demonstrated prior to issuance of building permits subject to the	Submit evidence of tree protection to the RMA - Planning Department for review and approval.  Tree protection measures shall be noted on building and grading plans. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant  Owner/ Applicant/ Arborist	Prior to the issuance of grading and/or building permits  During Constructi on	

<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>
		approval of the 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 a 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. <b>(RMA - Planning Department)</b>	Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
7.		<b>PDSP-001-ARBORIST CERTIFICATION (NON-STANDARD)</b> The Arborist shall provide certification that the recommended tree preservation procedures, and tree replacement have been implemented in accordance with the Tree Resource Analysis/Construction Impact Assessment (LIB070096).	Submit certification from the Arborist to the RMA - Planning Department showing project's compliance with the Tree Resource Analysis/Construction Impact Assessment.	Owner/ Applicant/ Arborist	Prior to the issuance of building/grading permits  Prior to final inspection	
8.		<b>PDSP-002 LANDSCAPE PLAN (NON-STANDARD)</b> The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. 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 and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. Landscaping shall be comprised of non-invasive native species. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.  All landscaped areas and fences shall be continuously maintained by the applicant; all plant material	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect  Owner/ Applicant	At least three (3) weeks prior to final inspection or occupancy	

<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>
		a litter-free, weed-free, healthy, growing condition. <b>(RMA – Planning Department)</b>	shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.		Ongoing	
9.		<b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b> 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 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 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 the RMA - Planning Department, prior to the issuance of building permits. <b>RMA – Planning Department)</b>	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.  Lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant   Owner/ Applicant	Prior to the issuance of building permits.   Ongoing	
10.		<b>PD016 – NOTICE OF REPORT (GEOTECHNICAL)</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: " <i>A Geotechnical report has been prepared for this parcel by Butano Incorporated, dated August 2006 and is on record in the Monterey County RMA - Planning Department , Library No. 070094.</i> All development shall be in accordance with this report." <b>(RMA – Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
11.		<b>PD016 – NOTICE OF REPORT (FOREST)</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: " <i>A Tree Resource Analysis/ Construction Impact Assessment has been prepared for this parcel by</i>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building	

<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>
		<i>James P. Allen &amp; Associates, dated February 13, 2007 and is on record in the Monterey County RMA - Planning Department, Library No. 070096. All development shall be in accordance with this report.</i> <b>(RMA – Planning Department)</b>			permits.	
12.		<b>PD016 – NOTICE OF REPORT (ARCHAEOLOGY)</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: " <i>A(n) Archaeological report has been prepared for this parcel by R. Paul Hampson and Gary Breschini, dated March 11, 1985 and is on record in the Monterey County RMA - Planning Department, Library No. 070093. All development shall be in accordance with this report.</i> " <b>(RMA – Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
13.		<b>PD016 – NOTICE OF REPORT (BIOLOGY)</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: " <i>A Biological report has been prepared for this parcel by Jeffrey B. Froke dated March 18, 2007 and is on record in the Monterey County RMA - Planning Department, Library No. 070173. All development shall be in accordance with this report.</i> " <b>(RMA – Planning Department)</b>				
14.		<b>PDSP-002– DEED RESTRICTION – CARETAKER UNIT</b> The applicant shall record a deed restriction stating the regulations applicable to the caretaker unit as follows: • Only one caretaker unit shall be allowed per lot.	Submit signed and notarized Deed Restriction to the Director of RMA – Planning Department for review and signature by the County.	Owner/ Applicant	Prior to the issuance of grading or building	

<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>
		<ul style="list-style-type: none"> <li>The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under the same ownership.</li> <li>The caretaker unit shall not exceed 850 square feet.</li> <li>A minimum of 1 covered off-street parking space shall be provided for the caretaker unit.</li> <li>The caretaker unit shall not be separately rented, let or leased to other than the caretaker whether compensation be direct or indirect.</li> </ul> <p><b>(RMA – Planning Department)</b></p>	Proof of recordation of the Deed Restriction shall be submitted to the RMA – Planning Department.		permits	
15.		<p><b>PD019(B) – DEED RESTRICTION – GUESTHOUSE (COASTAL)</b></p> <p>The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows:</p> <ul style="list-style-type: none"> <li>Only one guesthouse shall be allowed per lot.</li> <li>Detached guesthouses shall be located in close proximity to the principal residence.</li> <li>Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.</li> <li>The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens</li> <li>The guesthouse shall have a maximum of six (6) linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight (8) square feet of cabinet space, excluding clothes closets</li> <li>The guesthouse shall not exceed 425 square feet of livable floor area</li> <li>The guesthouse shall not be separately rented, let or leased from the main residence whether compensation</li> </ul>	<p>Submit signed and notarized Deed Restriction to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Deed Restriction shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	

<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>
		<p>be direct or indirect</p> <ul style="list-style-type: none"> <li>• Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.</li> <li>• The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.</li> <li>• The guesthouse height shall not exceed 12 feet nor be more than one story.</li> </ul> <p><b>(RMA – Planning Department)</b></p>				
16.		<p><b>PD035 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. <b>(RMA - Planning Department; Public Works)</b></p>	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
17.		<p><b>PD043 – GRADING PERMITS REQUIRED</b> A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. <b>(RMA – Planning Department and Building Services Department)</b></p>	If applicable, apply and receive the appropriate grading permit from Monterey County RMA – Building Services Department.	Owner/ Applicant/ Engineer	Prior to the issuance of grading or building permits	
18.		<p><b>WR40 - 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: a. 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</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ occupancy	

<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>
		<p>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.</p> <p>b. 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.</p> <p>(Water Resources Agency)</p>				
19.		<p><b>WR43 - WATER AVAILABILITY CERTIFICATION</b></p> <p>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.</p> <p>(Water Resources Agency)</p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
20.		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b></p> <p>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 and visible from both directions of travel along the road. In</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or Owner</p>	<p>Prior to issuance of building permit.</p> <p>Prior to final building inspection</p>	



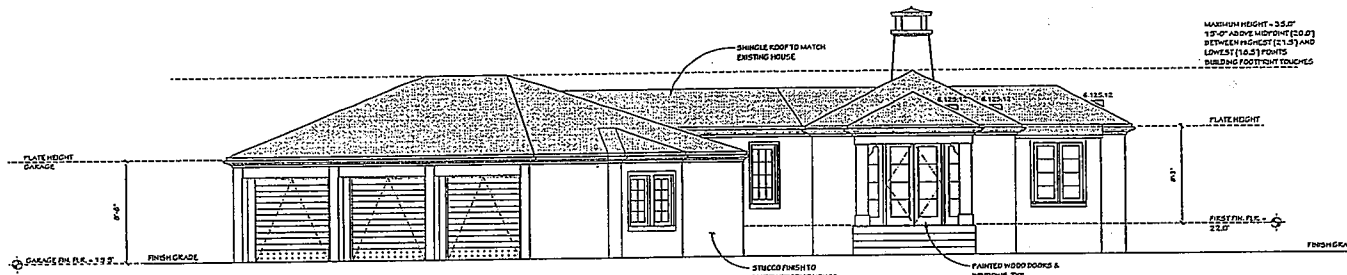
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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. <b>(Pebble Beach Fire Protection District)</b>				
21.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</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 Fire Protection District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.  Applicant shall schedule fire department rough sprinkler inspection.  Applicant shall schedule fire department final sprinkler inspection	<i>Applicant or owner</i>  <i>Applicant or Owner</i>  <i>Applicant or Owner</i>	Prior to issuance of building permit.  Prior to framing inspection  Prior to final building inspection	

END OF CONDITIONS

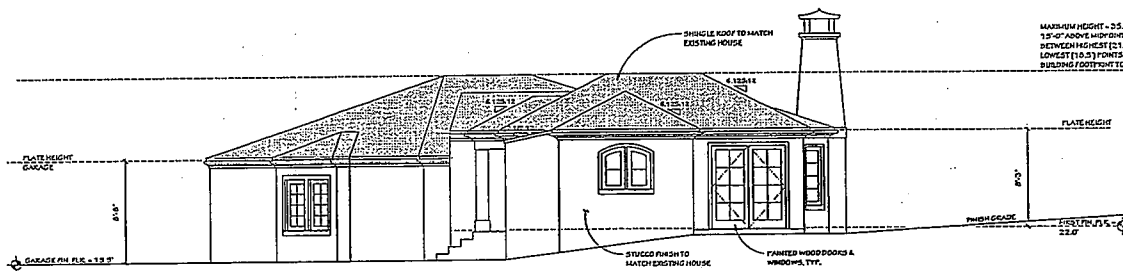




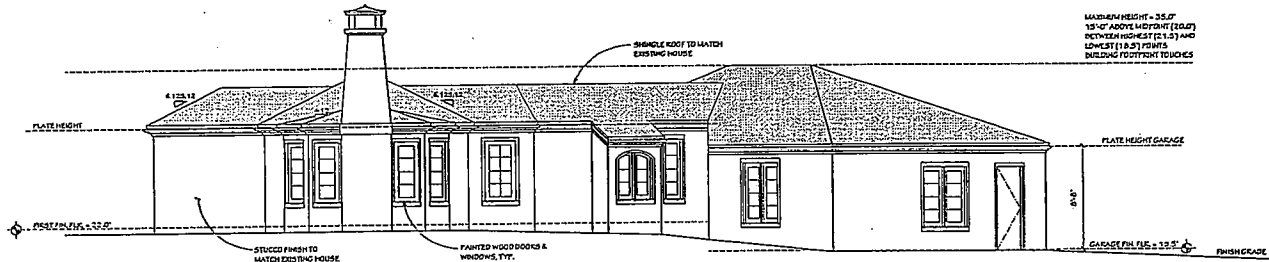




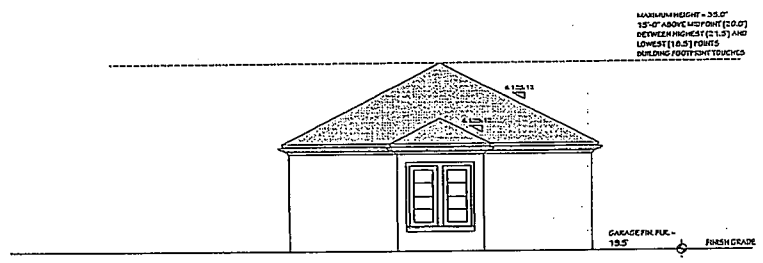
CARETAKER'S UNIT NORTH ELEVATION 1



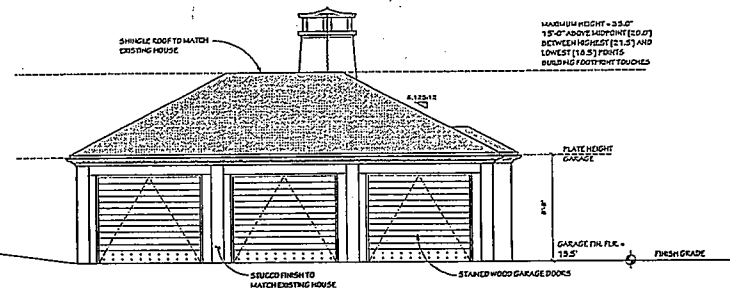
CARETAKER'S UNIT WEST ELEVATION 2



CARETAKER'S UNIT SOUTH ELEVATION 3



CARETAKER'S UNIT (GARAGE) NORTHWEST ELEVATION 5



CARETAKER'S UNIT NORTHEAST ELEVATION 4

Project No.	CU.3.1
Revision	
Author	
Checker	
Date	1/23/97
Scale	1/4" = 1'-0"
Sheet	006-01
Job	006-01
<p>FOR THE ARCHITECT:</p> <p>PROJECT ARCHITECT:</p> <p>BOB BILLORETT</p> <p>1130 S. ALHAMBRA</p> <p>PALM BEACH, FL 33480</p> <p>FOR THE OWNER:</p> <p>THE DISTRICT OF COLUMBIA</p> <p>1130 S. ALHAMBRA</p> <p>PALM BEACH, CA 93503</p>	
<p>CARETAKER'S UNIT</p> <p>EXTERIOR ELEVATIONS</p>	
<p>CU.3.1</p>	

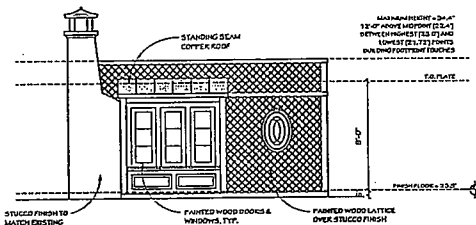
*Handwritten signature: D. N. [unclear]*



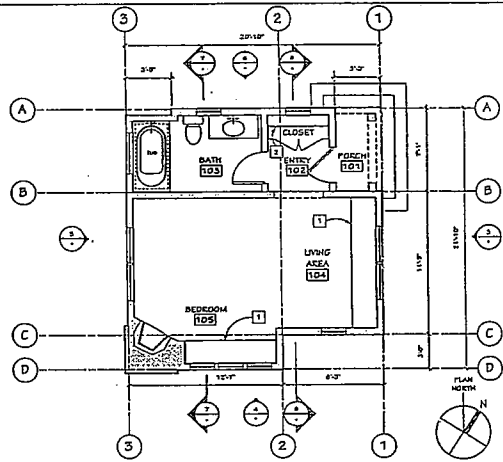




SECTION 7



SOUTH EXTERIOR ELEVATION 4



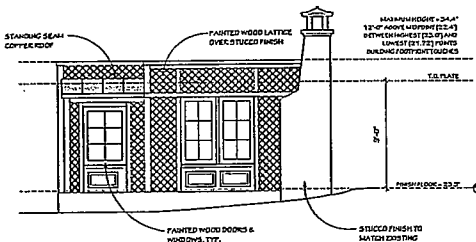
FIRST FLOOR PLAN 1

KEYNOTES

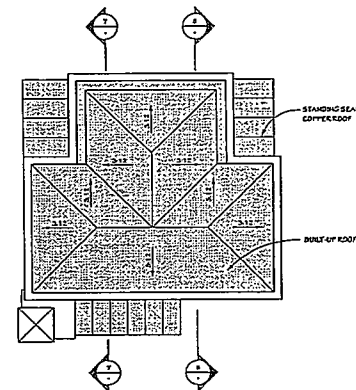
- 1 WINDOW SILL
- 2 ROOF 1/2" RAMP AND FLOOR



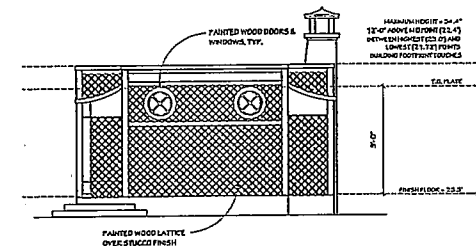
SECTION 8



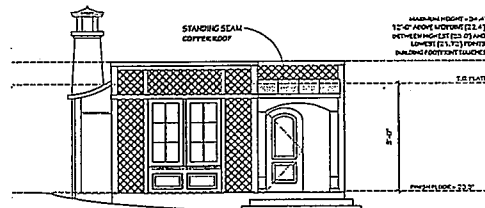
WEST EXTERIOR ELEVATION 5



ROOF PLAN 2



NORTH EXTERIOR ELEVATION 5



EAST EXTERIOR ELEVATION 3

AREA OF GUESTHOUSE

FIRST FLOOR CO-ORDINATED 400 SQ. FT.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.D.
2. ALL INTERIOR FINISHING TO BE 2" - 5" STUD, U.N.D.

LEGEND:

- 2x6 - 2x4 FEASING
- 2x6 FINISH
- 2x4 FINISH
- WOODWORK ON CONCRETE - SEE STRUCTURAL
- HOSE END
- THERMOSTAT
- SMOKE DETECTOR ABOVE
- EXPOSED SPRINKLER HEAD ABOVE
- CONCEALED SPRINKLER HEAD ABOVE

NO.	DATE	BY	CHKD.

THE BLACKSAC RESIDENCE  
1134 MADRA LANE  
PUEBLO BEACH, CA 92965

THE BLACKSAC RESIDENCE  
1134 MADRA LANE  
PUEBLO BEACH, CA 92965

The Blacksac Residence  
1134 Madra Lane  
Pueblo Beach, CA 92965

GUESTHOUSE FLOOR & ROOF PLAN,  
ELEVATIONS & SECTIONS

Scale	1/2" = 1'-0"
Scale	1/4" = 1'-0"
Sheet	94
Date	0500 D1

GH2.1

*DLN 10/00/2019*