

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

In the matter of the application of:

Richard & Sandra Pepe (PLN070577)

RESOLUTION NO. 070577

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically Exempt per Section 15301 (l) (1) Class 1 & 15303 (a) Class 3
- 2) Approving a Combined Development Permit consisting of: 1) A Coastal Administrative Permit to allow the demolition of a one story single family dwelling with an attached one-car garage; and 2) a Coastal Administrative Permit to allow the construction of a 7,011 square foot three story single family residence with a 753 square foot below grade attached three car garage; and 3) a Coastal Administrative Permit for the construction of a 573 square foot Caretakers Unit; and 4) a Variance to exceed allowable structural coverage limits in the Pescadero Watershed by increasing structural coverage from 2,607 to 5,515 square feet and to reduce impervious surface coverage from 3,372 square feet to 2,569 square feet for a total of 8,200 square feet; Design Approval; and Grading (Approx, 350 cubic yards of cut and 350 cubic yards of fill).

(PLN070577, Richard & Sandra Pepe, 3908 Ronda Way, Pebble Beach, Del Monte Forest (APN: 008-233-007-000))

The Richard & Sandra Pepe application (PLN070577) came on for public hearing before the Monterey County Zoning Administrator on April 30, 2009. 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: 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, Del Monte Forest Land Use Plan, and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for development.

EVIDENCE: (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course

of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- (b) The property is located at 3908 Ronda Way, Pebble Beach (Assessor's Parcel Number 008-233-007-000), Del Monte Forest area, Coastal Zone. The parcel is zoned: "LDR/1.5-D" (CZ) [Low Density Residential 1.5 unit per acre with a Design Control Overlay (Coastal Zone)].
- (c) Based on information and materials provided, plus Staff site visit conducted in February of 2008, to verify that the project on the subject parcel conforms to the above listed plans.
- (d) The Combined Development Permit application as proposed would allow the demolition of an existing 2,607 square foot one-story single-family dwelling and the construction of a new 7,627 square foot single-family dwelling and 573 square foot Caretakers Unit include:
- Coastal Administrative Permit for the construction of a new three story 8200 square foot residence, per Section 20.14.040 A.;
 - Coastal Administrative Permit for the demolition 2,607 square foot one-story single family dwelling, per Section 20.14.040 A.;
 - A Coastal Development Permit to allow as a conditional use a Caretakers Unit per Stion20.14.050 I.;
 - A Variance to allow the proposed structure to exceed the 5,000 square foot limitation from 2,607 to 5,515 square feet, and reduce the impervious surface coverage from 3,668 square feet to 2,569 square feet keeping the project below the maximum 9,000 square feet at 8,084 square feet total.
- (e) The project for a caretaker's unit is an allowed use, in accordance with Section 20.14.050.I of Title 20.
- (f) The project complies with the regulations for a caretaker's unit in accordance with Section 20.64.030.C of Title 20.
- (g) The proposed project meets all the other necessary site development standards for "LDR/1.5-D" (CZ) [Low Density Residential 1.5 acres per unit]. The project site is located within the Carmel Bay Area of Special Biological Significance (Carmel, ASBS); and subject to Section 20.147.030 (b), CIP, Part 5. Therefore a Variance is required in order to allow the project as proposed to reduce impervious coverage and to allow the increase structural coverage. Based on the application materials and project plans the proposed structure will not exceed the 9,000 square feet combined coverage allowed. The project is consistent with the following site development standards for Low Density Residential Zoning Districts:
- Height Allowed height for both structures is measured from the average natural grade (ANG). The main structure allowed in LDR is 30 feet. The structure measures at 30 feet from ANG. The Caretakers unit is currently proposed to be 15 feet in height and therefore complies.
 - Setbacks The existing structure is located within .92-acre parcel and is conformance with Section 20.14.060. The proposed residence will substantially be located within the same foot print it also conforms to the main structure setbacks. The Caretakers unit is located within the subject property in a manner consistent with site development standards under Section 20.14.060 fort accessory habitable structures.

- Building Site Coverage The project as proposed will increase the site coverage of the existing .92-acre parcel, to 5,515.0 from 2,607 square feet, which is within the 15% allowed maximum at 13.77%.
- (h) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on February 21, 2008. The LUAC recommended approval on a 5-0 vote with no conditions or comments.
- (i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080410.
- (j) Staff reviewed the policies regarding direct driveway access in the Del Monte Forest Land Use Plan (DMF LUP). Per Development Standards (20.147.090 A. 1.) staff confirmed that requiring alternate access to reduce the proposed driveway would not, better, meet the policies for the long term management of the Forest and avoiding development on slopes in excess of 25% as stated in the DMF LUP Development Standards.

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 Community Services 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 by the Pebble Beach Community Services District have been incorporated.

(b) Technical reports by outside archaeological and arborist consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. Although the project is located within a high archaeological area, the results from the report were negative. However, a condition has been incorporated to require stop work, if during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site. (Condition #3) County staff concurs. The following reports have been prepared:

- "Preliminary Archaeological Reconnaissance" (LIB080173) prepared by Archaeological Consulting, Salinas CA, December 20, 2007.
- "Forest Management Plan prepared by Forest City Consulting, Matt Horowitz (LIB090138) dated May 30, 2008.
- "Geotechnical & Geoseismic Report" (LIB080172) prepared by Grice Engineering and Geology Inc., Salinas CA, January 2008.

(c) Staff conducted a site visit in February of 2008, to verify that the site is suitable for this use.

(d) Materials in Project File PLN080410.

3. FINDING: CEQA (Exempt): - 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 15301 (l) (1), Class 1 & 15303 (a) class 3 categorically exempts the demolition of one single family residence the construction of one single family residence.
- (b) Although the project is located within a high archaeological sensitivity area, the results from the report were negative. A condition has been incorporated to require work to stop if during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site.
- (c) No adverse environmental effects were identified during staff review of the development application during a site visit on February of 2008.
- (d) See preceding and following findings and supporting evidence.

4. FINDING: CARETAKER UNIT – The subject project meets the regulations, standards and circumstances for caretakers units in accordance with the applicable goals, policies, and regulations of the applicable area plan and zoning codes

- EVIDENCE:** (a) That the establishment of the caretaker unit will not, under the circumstances of the particular application, 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.
- (b) All zoning violation abatement costs, if any, have been paid.
- (c) The subject property upon which the caretaker unit is to be built complies with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this Title and meets the requirements set forth under Section 20.64.030.
- Height Allowed height for both structures is measured from the average natural grade (ANG). The main structure allowed in LDR is 30 feet the structure measures at 30 feet from ANG. The Caretakers unit is currently proposed to be 15 feet in height and therefore complies.
 - Setbacks The existing structure is located within .92 acre parcel and is conformance with Section 20.14.060. The Caretakers unit is located within the subject property in a manner consistent with site development standards under Section 20.14.060 for accessory habitable structures.
 - Building Site Coverage The project as proposed will increase the site coverage of the existing .92 acre parcel, to 5,515 from 2,607 square feet, which is within the 15% allowed maximum at 13.77%. The caretakers unit does not exceed the 850 square foot limit.
- (d) That adequate sewage disposal and water supply facilities exist for the proposed caretakers unit which is under the Pebble Beach Community Service District. This application was reviewed and approved by the Director of Environmental Health.
- (e) Caretaker Unit 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” and the Circulation element of the LUP, which encourages the separation of visitor and resident traffic.
- (f) Caretaker Units are considered units of residential development for the purposes of calculating density in areas of new residential land uses

planned in the Del Monte Forest (Table A). Staff has determined that adequate density exists in the Del Monte Forest Area for the proposed project based on staff's 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. The proposed project is outside the areas designated by Table A of the Del Monte Forest LUP for residential planned development densities. A condition requires the applicant to record a deed restriction that this unit will be maintained in accordance with these standards (Condition # 8).

- (g) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN070577

5. FINDING: VARIANCE (SPECIAL CIRCUMSTANCE) – There are special circumstances applicable to the subject property, including size, shape, topography, location or surroundings. As a result, the strict application of site development standards would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. Although it was determined that special, circumstances exist, 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 subject property is located within the Pescadero Watershed. Impervious surface area within the Pescadero Watershed is limited to 5,000 square feet structural coverage and 4,000 square feet impervious surface coverage (20.147.030.A.1.b CIP). Existing impervious area at the site includes a 2,607 square foot single family dwelling and 3,668 square feet of impervious surfaces for a total of 6,275 square feet aggregate.
- (b) The subject property is "trapezium shaped" having a narrow frontage on Ronda Road and extending from there along the front of the lot and side of a neighboring property for the purpose of driveway access closer to the rear of the residence to serve both the caretakers unit and the proposed residence. The Pebble Beach Community Services District (Fire) is requiring pavement for emergency fire access.
- (c) The proposed development will reduce the existing 3,668 square feet of impervious area down to 2,569. The proposed driveway will reduce the existing sloped impervious area from 2,660 to 1,097 square feet (as required by the fire department to maintain hard surface traction on sloped areas). The pervious surface area of the proposed driveway will consist of 1,434 square feet of pavers with a pass through of 50%. The resulting project will reduce the amount of existing impervious surface below the 4,000 maximum. The proposed variance would allow the structure to exceed the 5,000 square foot maximum by 515 square feet but still comply with the 9,000 square foot maximum for a total impervious coverage. The project requires onsite retention and percolation facilities and because of the reduction in existing impervious coverage that the project meets the intent of Del Monte Forest Land Use Plan policies to reduce and minimize site stormwater impacts and protects the resources in the Carmel Bay.
- (d) Application and Materials in Project File No. PLN070577.

6. FINDING: VARIANCE (SPECIAL PRIVILEGE) – The Variance does not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and identical zoning classification in which such property is situated.

- EVIDENCE:** (a) A Variance is requested to exceed the impervious surface area limitations of the Pescadero watershed in order to provide adequate emergency access to the caretakers unit as well as provide access to the front of the residence.
- (b) Other parcels of similar size in the area have been able to reduce impervious surfaces from driveways, walkways, and patios below the required 4,000 square feet in order to allow structural coverage to increase proportionally to maintain the combined maximum of 9,000 square feet of impervious and structural coverage as allowed under Section 20.147.030 A. 1. b). Based on special circumstances, approval of this Combined Development Permit (PLN070577) will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and identical zoning classifications.
- (c) Research of RMA-Planning Department files revealed that similar Variances were granted to:
- McCallister/PLN060156 (Assessor's Parcel Number 008-454-002-000). Approved a Variance for an aggregate impervious area of 15,044 square feet (5,833 square feet of impervious area) which was a net reduction from existing (19,635 square feet).
 - Whitman/PLN060487 (Assessor's Parcel Number 008-401-007-000). Approved a Variance for an aggregate impervious area of 12,664 square feet. Project included an 868 square foot addition to an 8,605 square foot house. Overall impervious area was reduced from existing by converting the driveway to pervious materials.
- (d) Materials in Project File PLN070577.

7. FINDING: VARIANCE (AUTHORIZED USE) – This project will not constitute a grant for an activity or use otherwise not expressly authorized by the zone regulations governing the parcel.

- EVIDENCE:** (a) The proposed project includes a single family dwelling and use which is listed as "Principal Use Allowed" per Section 20.14.040.A in the Low Density Residential Zoning District Title 20.
- (b) The Variance is requested to exceed the structural coverage limitations and a reduction of impervious materials by replacing the existing impervious driveway with pervious materials.
- (c) Materials in Project File PLN070577.

8. 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. 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 in February of 2008.

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

EVIDENCE: (a) See Findings #1, #2, #3 and #4 and supporting evidence.

10. FINDING: NO VIOLATIONS - The subject property complies 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: (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.

11. 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. A of the Monterey County Zoning Ordinance Title 20 (Board of Supervisors)
(b) Section 20.86.080 of the Monterey County Zoning Ordinances Title 20 (Coastal Commission)

DECISION

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

- A) Determine that the project is Categorically Exempt per Section 15301 (l) (1) Class 1 and Section 15303 (a) Class 3 (**Exhibit C**), and
- B) Approves the Combined Development Permit, Variance and Design Approval in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference. as described above, based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions.

PASSED AND ADOPTED this 30th day of April, 2009.



Mike Novo, Zoning Administrator

A COPY OF THIS DECISION MAILED TO APPLICANT ON **MAY 06 2009**

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 **MAY 16 2009**

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

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

NOTES

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

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

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

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

EXHIBIT 1

**Monterey County Resource Management Agency Planning
Department
Condition Compliance and/or Mitigation Monitoring Reporting Plan**

Project Name: Richard & Sandra Pepe ----

File No: PLN070577

APNs: 008-0233-007-000

Approved by: Zoning Administrator **Date:** April 30, 2009

**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>PD001 - SPECIFIC USES ONLY This Combined Development Permit consists of: 1) A Coastal Administrative Permit to allow the demolition of a one story single family dwelling with an attached one-car garage; and 2) Coastal Administrative Permit to allow the construction of a 7,011 square foot three story single family residence with a 753 square foot below grade attached three car garage; and 3) Coastal Administrative Permit for the construction of a 573 square foot Caretakers Unit and grading (Approx, 350 cubic yards of cut and 350 cubic yards of fill); Variance to exceed allowable structural coverage limits in the Pescadero watershed by increasing structural coverage from 2,607 to 5,515 square feet and to reduce impervious surface coverage from 3,372 square feet to 2,569 for a combined total of 8,200 square feet and Design Approval.. The property is located at 3908 Ronda Way, Pebble Beach, Del Monte Forest Lands 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 is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise 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)
2.		<p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A Combined Development Permit and Variance (Resolution 070577) was approved by the Zoning Administrator for Assessor's Parcel Number 008-022-023-000 on April 30, 2009. The Combined Development Permit Design Approval and Variance was granted subject to 20 conditions of approval which run with the land. A copy of the Development Permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)</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 or commencement of use.</p>	
3.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the 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. (RMA - Planning Department)</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 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/ Archaeologist</p>	<p>Ongoing</p>	

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)
4.		<p>PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final/parcel map, whichever occurs first and as applicable	

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5.		<p>PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "Forest management Plan & addendum prepared by Forest City Consulting (LIB090138), dated May 30, 2008. and is on record in the Monterey County RMA - Planning Department, under file number PLN070577. All development shall be in accordance with this report." (RMA – Planning Department)</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>	
6.		<p>PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: Geotechnical Report (LIB080172), dated January, 2008. and is on record in the Monterey County RMA - Planning Department, under file number PLN070577. All development shall be in accordance with this report." (RMA – Planning Department)</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>	

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7.		<p>PD011 – TREE AND ROOT PROTECTION 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 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. (RMA - Planning Department)</p>	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construction	
			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	

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)
8.		<p>PD018 B – DEED RESTRICTION – CARETAKER UNIT (COASTAL)</p> <p>The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows:</p> <ul style="list-style-type: none"> • Only one caretaker unit per lot shall be allowed. • 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 same ownership. • The minimum lot size for establishment of a caretaker unit in areas not served by sewers shall be two acres. The minimum lot size for establishment of a caretaker unit in the Carmel Planning Area shall be 40 acres. • Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located, except in North County. In North County, caretakers units shall not be permitted on lots less than 5 acres if located in an area not served by public sewer systems. • The maximum floor area for a caretaker unit is 850 square feet. • A minimum of one covered off-street parking space shall be provided for the caretaker unit. • The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect. • Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning. • Caretaker units are not permitted on any lot less than 10 acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to a Coastal Administrative Permit. <p>(RMA – Planning Department)</p>	<p>Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading or building permits</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>
9.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>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. (RMA – Planning Department)</p>	<p>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.</p>	Owner/ Applicant	Prior to the issuance of building permits.	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Ongoing	
10.		<p>PD041 – HEIGHT VERIFICATION</p> <p>The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)</p>	<p>1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	
			<p>2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.</p>	Owner/ Applicant/ Engineer	Prior to the final inspection	

<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>
11.		<p>WR3 - DRAINAGE PLAN - RETENTION 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. (Water Resources Agency)</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	
12.		<p>WR8 - COMPLETION CERTIFICATION 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. (Water Resources Agency)</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 inspection	

<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>
13.		<p>WR40 - WATER CONSERVATION MEASURES 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> <p>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 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 recirculation 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. (Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
14.		<p>WR43 - WATER AVAILABILITY CERTIFICATION 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. (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	

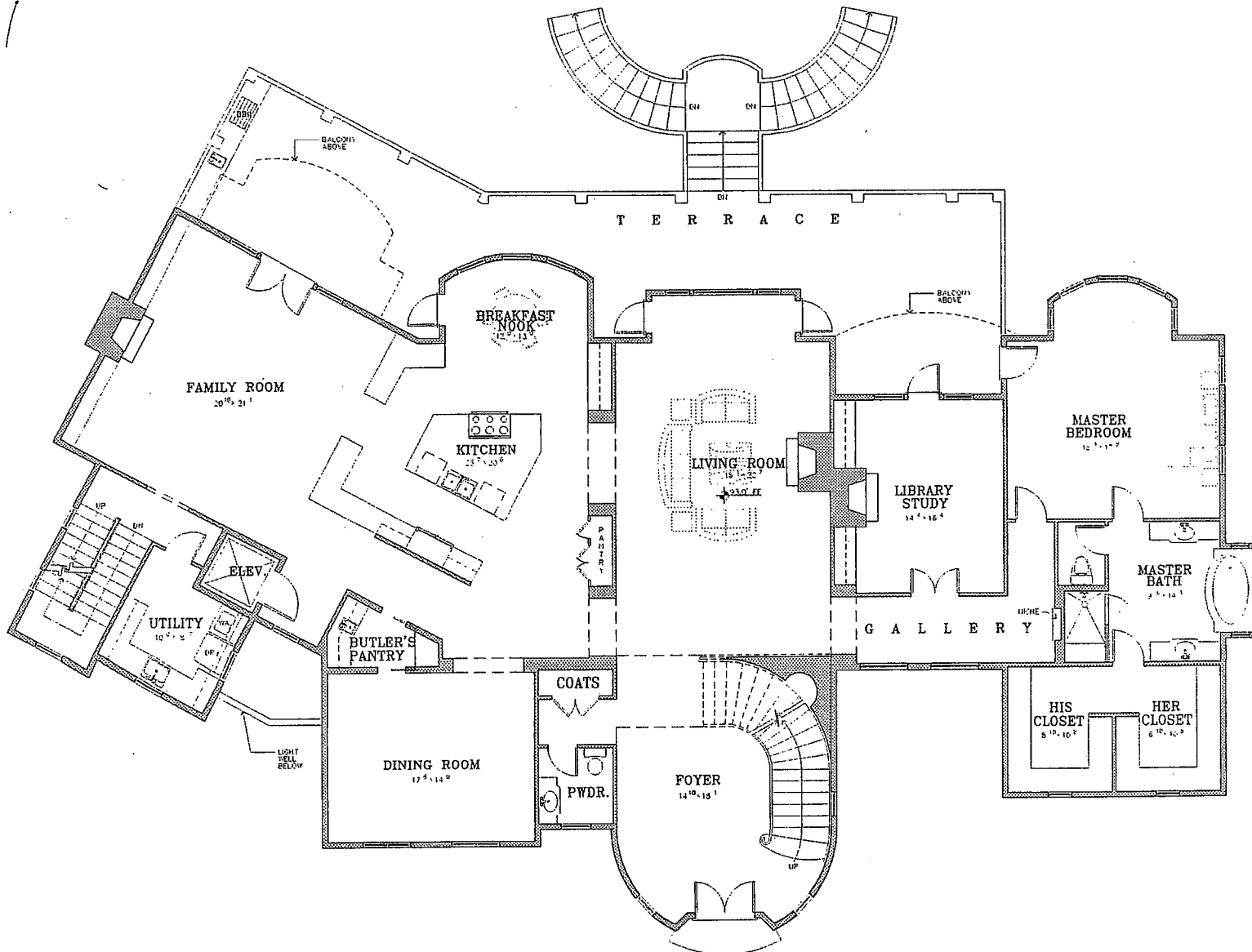
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
15.		<p>FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Pebble Beach Community Service District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p><i>Applicant or owner</i></p>	<p>Prior to issuance of grading and/or building permit.</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>
16.		FIRE016 - SETBACKS All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. (Pebble Beach Community Service District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
17.		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Pebble Beach Community Service District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

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)
18.		<p>FIRE011 - ADDRESSES FOR BUILDINGS 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 all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Pebble Beach Community Service District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</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>
19.		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</p> <p>The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. Pebble Beach Community Service District</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
20.		<p>FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD)</p> <p>All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. Pebble Beach Community Services District</p>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS



MAIN LEVEL PLAN

1/4" = 1'-0"



NO PART OF THIS PLAN OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN AND DOES NOT INCLUDE CONSTRUCTION OF THE PROJECT OR THE QUALITY OF THE WORKMANSHIP OF THE CONTRACTORS.

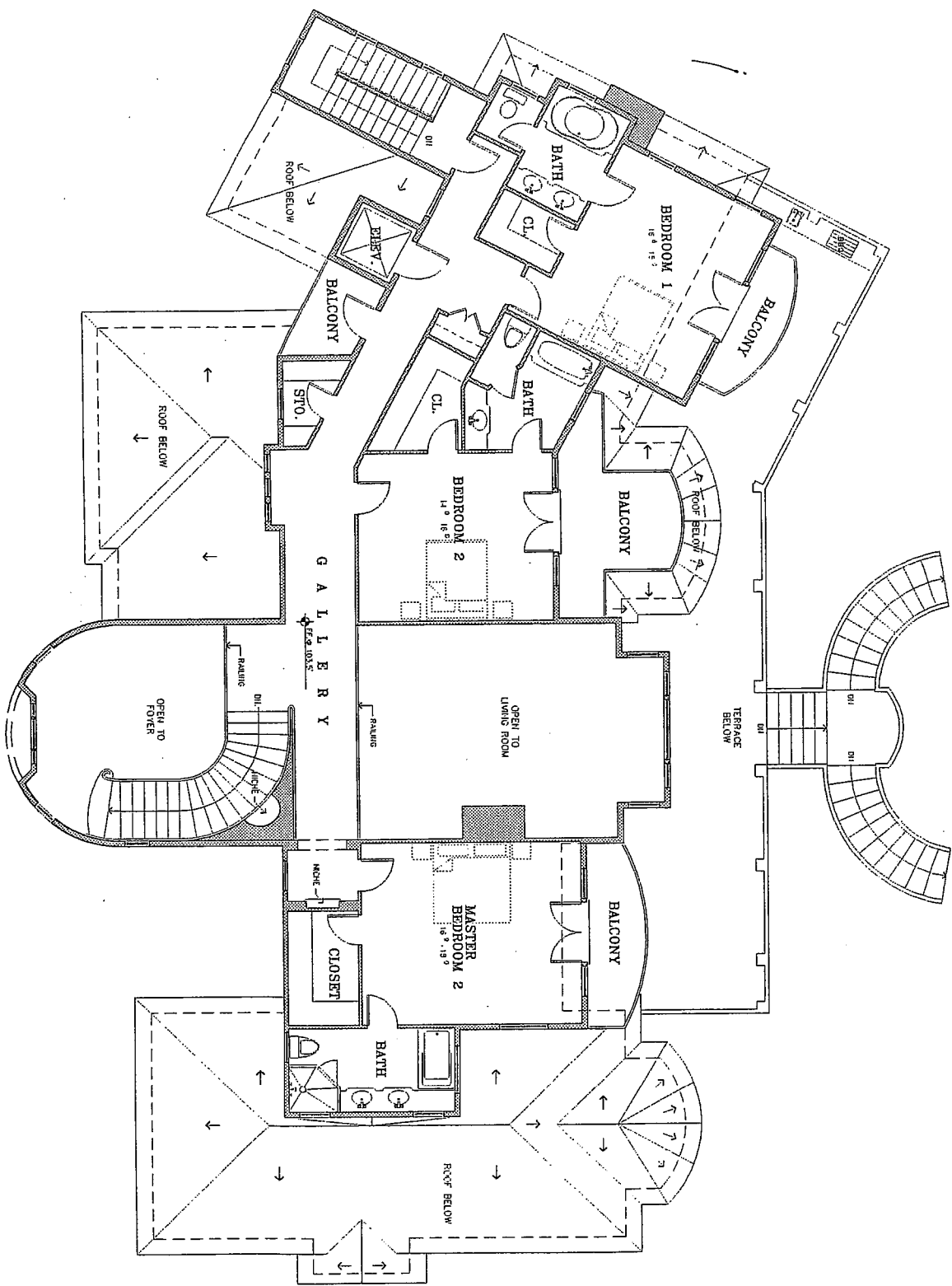
PROPOSED NEW RESIDENCE FOR:
MR. & MRS. RICHARD PEPE
 3908 PEBBLE ROAD
 PEBBLE BEACH, CA

INTERNATIONAL DESIGN GROUP
 ARCHITECTURE INTERIOR DESIGN
 JOHN E. HATTHAKE
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DATE: 01-15-05
 DESIGN APPROVAL

MAIN LEVEL PLAN
 SHEET NO. **A2.0**

UPPER LEVEL PLAN



1/4" = 1'-0"



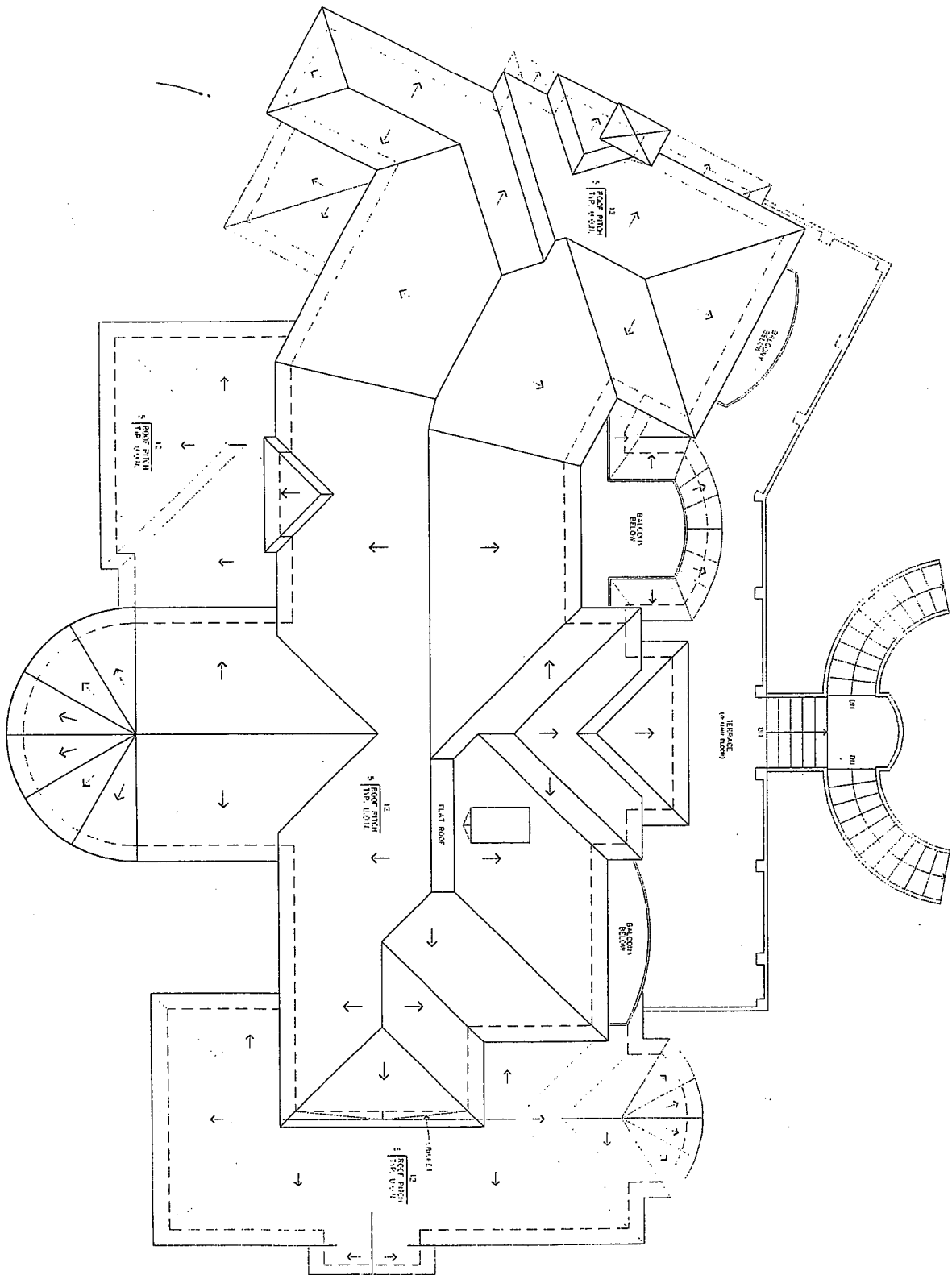
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PROPOSED NEW RESIDENCE FOR:
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 3905 RONDA ROAD PEBBLE BEACH, CA

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ROOF PLAN

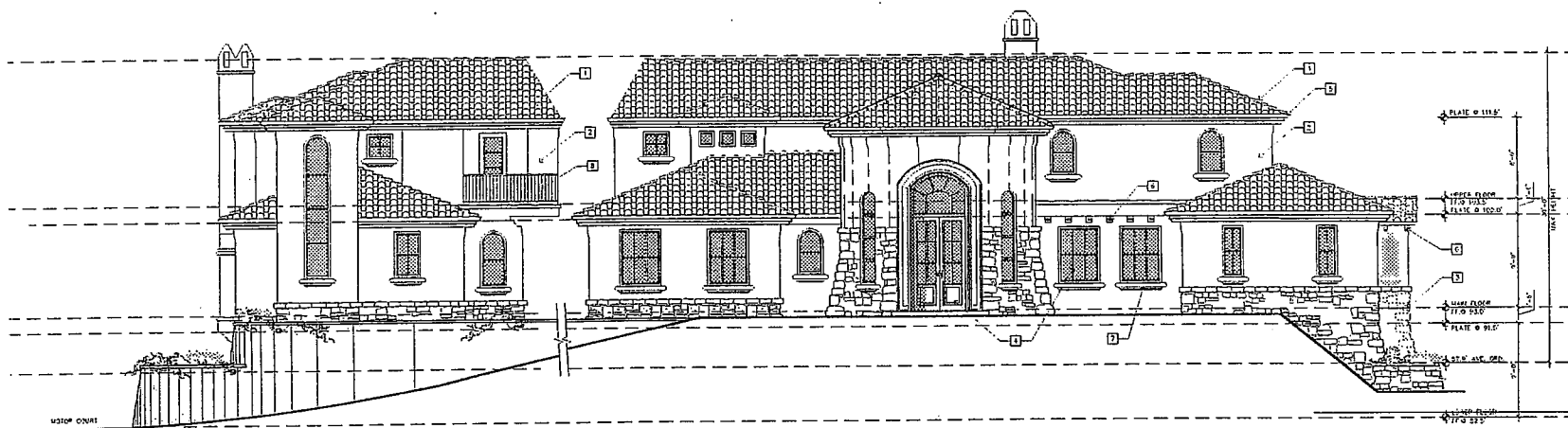


DATE: 08/11/08	ROOF PLAN
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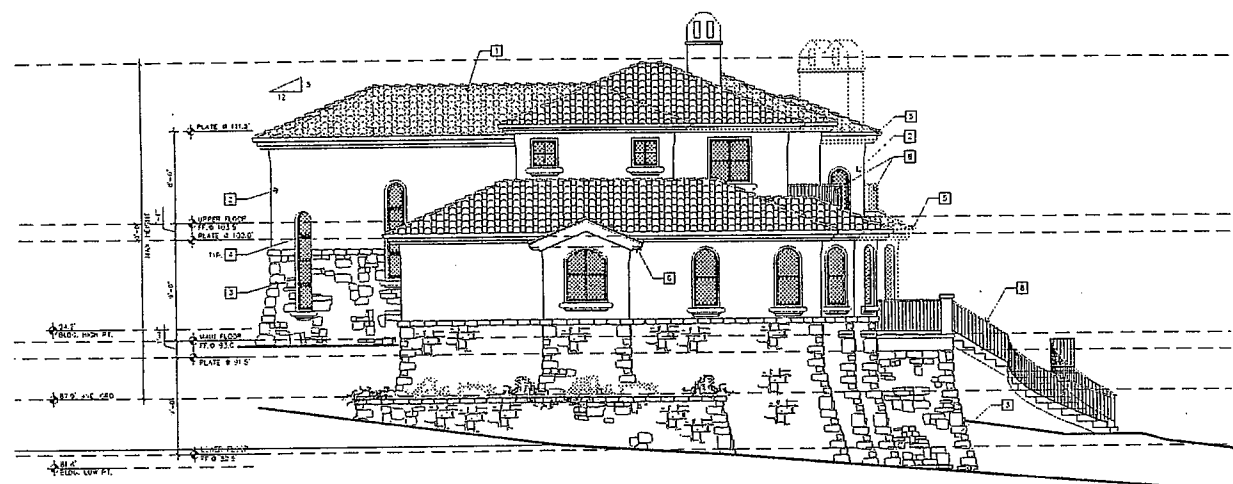
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 3705 FONDA ROAD PEBBLE BEACH, CA

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NORTH ELEVATION

3/16"=1'-0"



WEST ELEVATION

3/16"=1'-0"

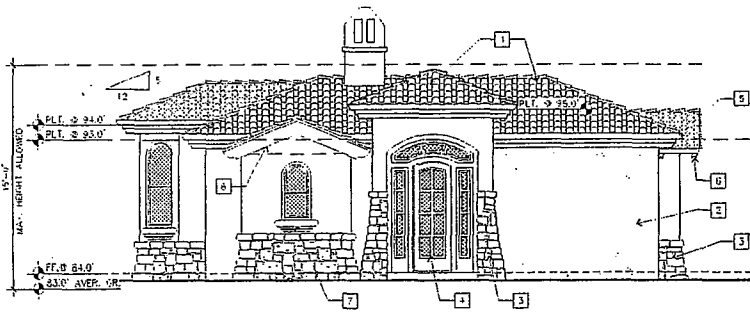
EXTERIOR FINISH LEGEND	
1	CLASS "A" CLAY TILE ROOF
2	EXTERIOR STUCCO
3	PANED STONE VENEER-CHARREL STONE
4	CLAD WOOD EXTERIOR DOORS & WINDOWS-GLAZE/MOLE OF EQUAL
5	COPPER GUTTER & DOWNSPOUT
6	4x4 WOOD BEAMS, CORBELS AND PATTERN TAILS
7	STUCCO MOLDING
8	TRUSSWOOD IMIT. HANDIC

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PROPOSED NEW RESIDENCE FOR:
MR. & MRS. RICHARD PEPE
 3008 PRIMA ROAD
 REBEL BEACH, CA

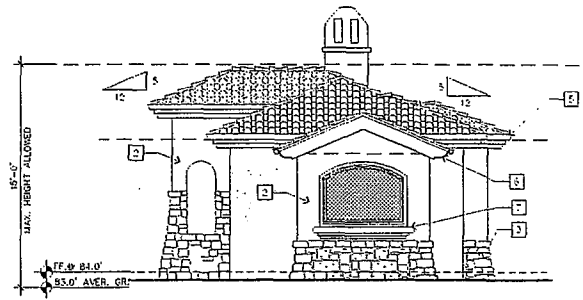
INTERNATIONAL DESIGN GROUP
 ARCHITECTURE • INTERIOR DESIGN
 JUN A. BILLAND, AIA
 JONIE HATTIAYR
 225 LIGHTHOUSE AVE • PACIFIC GROVE, CA • 93950
 TEL: (805) 849-3800 • FAX: (805) 849-3800 • WWW.IDGARCH.COM

ELEVATIONS
 DATE: 01-15-08
 DESIGN APPROVAL:
 CHECKED:
 SHEET NO.:
A6.0



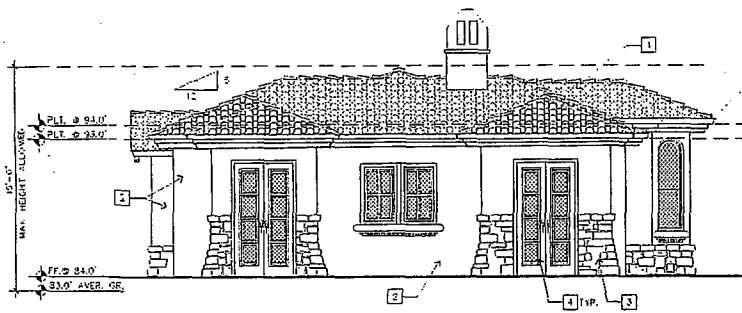
NORTH ELEVATION

1/4"=1'-0"



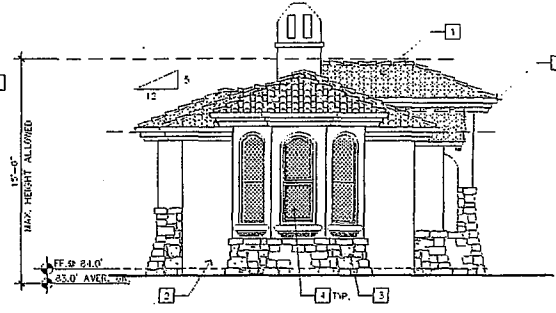
WEST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND	
1	CLASS 'A' CLAY TILE ROOF
2	EXTERIOR STUCCO
3	REVIEW STONE VENEER-CASHEL STONE
4	SLAT WOOD EXTERIOR DOORS IN WINDOWS-DOUBLE SLICE OF DOOR
5	COPPER GUTTER & DOWNSPOUT
6	4" WOOD BEAMS, CORBELS AND PATTER TAIL
7	SPACED MOLDING
8	WROUGHT IRON RAILING

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF CALIFORNIA. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES.

PROPOSED NEW RESIDENCE P.F.F.
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CRAFTSMAN ELEVATIONS

DATE: 09-15-08
 DESIGN APPROVAL

REVISIONS:
 1
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Exhibit D



APPLICANT: PEPE	
APN: 008-233-007-000	FILE # PLN070577
300' Limit	2500' Limit
City Limits	

