

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

In the matter of the application of:

POPE, MIKE AND VICKI (PLN090273)

RESOLUTION NO. 10-012

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding PLN090273 categorically exempt per section 15301(e) of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit for a 488 square foot addition which is greater than 10 percent of the floor area of an existing 3,011 square foot single family dwelling; 2) a Coastal Development Permit for development within 100 feet of an environmentally sensitive habitat; and 3) Design Approval.

(PLN090273, Pope, 1110 Spyglass Woods Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-562-015-000

The Pope application (PLN090273) came on for public hearing before the Monterey County Zoning Administrator on February 25, 2010. 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 conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the Monterey County General Plan,
 - Del Monte Forest Land Use Plan,
 - Del Monte Forest Coastal Implementation Plan, Part 5
 - Monterey County Zoning Ordinance (Title 20)No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) The property is located at 1110 Spyglass Woods Drive, Pebble Beach (Assessor's Parcel Number 008-562-015-000, Del Monte Forest Land Use Plan. The parcel is zoned "MDR/4-D(CZ)" [Medium Density Residential, 4 Units per acre with Design Control Overlay in the Coastal Zone], which allows single family residential uses and development within 100 feet of environmentally sensitive habitat subject to the approval of a discretionary permit. Therefore, the project is an allowed land use for this site.

- c) The project planner conducted site inspections on August 12, 2009 and November 19, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- d) Development Standards. The project complies with all of the applicable development standards of Section 20.14.060 of Title 20 including height, setbacks, lot coverage and floor area ratio (FAR). Paragraphs E and F allow maximum Lot Coverage of 35% and FAR of 35%. The parcel is approximately 10,075 square feet which would allow lot coverage and FAR of 3,526 square feet. The project proposes 3,499 square feet of lot coverage (approximately 34.73 percent) and 3,499 square feet of floor area (approximately 34.73 percent FAR).
- e) Special Setbacks. The proposed addition is in conformance with the special building setbacks as found on the subdivision map for Spyglass Woods Unit No. 3 recorded at Volume 12, Page 45 of Cities and Towns at the Monterey County Recorder's office.
- f) Archaeological Resources. The project site is located within an area of high sensitivity for prehistoric cultural resources. An archaeological report prepared for the project by Archaeological Consulting dated July 29, 2009 (LIB090371) concluded that there are no recorded archaeological sites located within 1 kilometer of the project site, that there was no surface evidence of potentially significant resources at the site and that the project should not be delayed for archaeological reasons. Condition No. 4 has been included to ensure that previously unidentified resources are not impacted if they are discovered during construction.
- g) Environmentally Sensitive Habitat. As proposed, the project includes development within 100 feet of an area of Environmentally Sensitive Habitat (Riparian & Wetland Habitat) as shown on Figure 2 in the Del Monte Forest Land Use Plan. The proposed 488 square foot addition will be located on the opposite side of the driveway and approximately 60 feet from the drainage bottom in a previously disturbed and landscaped area. The biological report prepared for the project by Ed Mercurio dated September 14, 2009 (LIB090474) concluded that other than Monterey Pine trees, no sensitive species are present on the project site, that a riparian community structure is not present and that impacts to biological values on the property from the project will be minor if areas of natural habitat on the property are protected from indirect impacts. Standard Conditions (Nos. 6, 8, 9, 11 and 12) have been included to ensure that there will be no impacts to any area outside of the existing developed area.
- h) Forest Resources. One oak tree and one Monterey pine tree are located immediately adjacent to the proposed project site. The Tree Assessment prepared for the project by Frank Ono dated September 14, 2009 found that it is not expected that the 488 square foot addition will have negative impacts on the forested resources on the project site. Condition Nos. 9 and 11 have been added to ensure protection of the trees located in close proximity to the construction.

- i) Pescadero Watershed: The project is located within the Pescadero Watershed, which limits structural coverage to 5,000 square feet and impervious coverage to 4,000 square feet (Section 20.147.030, CIP, Part 5). The proposed 488 square foot addition will increase the amount of structural coverage from 3,011 square feet to 3,499 square feet. The impervious coverage will be reduced by 85 square feet from 2,412 square feet to 2,327 square feet.
- j) Land Use Advisory Committee
The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project includes a Design Approval which is subject to review by the Zoning Administrator. The Del Monte Forest LUAC unanimously recommended approval, without conditions, at a public meeting held on November 19, 2009. There was no public comment at the meeting.
- k) 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 PLN090273.

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 (Fire Protection District), Parks, 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 consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - *“Tree Assessment/Arborist Report” (LIB090475 prepared by Frank Ono, Pacific Grove, California, September 14, 2009).*
 - *“Biological Survey of the Pope Property” (LIB090474 prepared by Ed Mercurio, Salinas, California, September 14, 2009).*
 - *“Geotechnical Report for the Proposed Addition and Remodel, Pope Residence” (LIB090476 by Lawrence E. Grice, P.E., Salinas, California, September 25, 2009).*
 - c) Staff conducted a site inspection on August 12, 2009 and November 19, 2009 to verify that the site is suitable for this use.
 - d) 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 PLN090273.

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

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning Department, Pebble Beach Community Services District (Fire Protection District), Parks, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) That adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health. The property is served by a public water system (Cal Am) and a public sewer system (Pebble Beach Community Services District). The Monterey Peninsula Water Management District Residential Water Release Form and Water Permit Application submitted by the applicant is on file in PLN090273. The Environmental Health Division reviewed the project and did not impose any conditions for project approval.
 - c) The proposed project will result in an increase of 5.7 fixture units (.057 acre feet of water). The applicant has submitted a copy of a Water Use Permit issued by the Monterey Peninsula Water Management District evidencing the purchase of and dedication of .1 acre feet of potable water per year for the benefit of the subject property.
 - d) Preceding findings and supporting evidence for PLN090273.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on August 12, 2009 and November 19, 2009 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
 - e) 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 PLN090273.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(1) categorically exempts additions to existing structures where the addition will not result in an increase of more than 50% of the floor area of the structure before the addition or 2,500 square feet, whichever is less. The proposed 488 square foot addition to the existing 3,011 square foot single family residence is less than 50% of the floor area and is less than 2,500 square feet.
- b) None of the exceptions to categorical exemptions listed in CEQA Guidelines Section 15300.2 applies.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on August 12, 2009 and November 19, 2009.
- d) See preceding and following findings and supporting evidence.
6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:** a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
- b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 16 in the Del Monte Forest 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) 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 PLN090273
- e) The project planner conducted a site inspection on August 12, 2009 and November 19, 2009.
7. **FINDING:** **ESHA** – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.
- EVIDENCE:** a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Del Monte Forest Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
- b) The property is located adjacent to a drainage which is identified on Figure 2 of the Del Monte Forest Land Use Plan as Environmentally Sensitive Habitat.

- c) In accordance with Policy 12 of the Del Monte Forest Land Use Plan and Section 20.147.040.A.2 of the Monterey County Zoning Ordinance, a biological survey was conducted to determine whether or not sensitive habitat or species are present. The report regarding that survey prepared by Ed Mercurio dated September 14, 2009 found that although some isolated riparian plants were observed in the drainage on the adjacent property, riparian community structure was not present in the area adjacent to or within ½ mile downstream of the subject property. Other than Monterey pines, no sensitive plants or animals were found to be present on the Pope property. The report further found that impacts to biological values on the subject property will be minimal as long as areas of natural habitat on the property are protected from indirect impacts.
- d) The proposed addition will be built on an existing landscaped area which is located between the existing home and driveway, approximately 60 feet from the bottom of the drainage. Standard conditions of approval have been incorporated to ensure that there will be no impacts to the drainage area.
- e) The project planner conducted a site inspection on August 12, 2009 and November 19, 2009 to verify ESHA locations and potential project impacts to ESHA.
- f) 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 PLN090273.

8. **FINDING:** **SITE COVERAGE (DEL MONTE FOREST WATERSHEDS)** – The project limits structural and impervious surface coverage in order to reduce runoff within the Pescadero, Seal Rock Creek, and Sawmill Gulch Watersheds and some smaller unnamed watersheds that drain into the Carmel Bay Area of Special Biological Significance (ASBS).

- EVIDENCE:**
- a) The project is located within the Pescadero Watershed, which limits structural coverage to 5,000 square feet and impervious coverage to 4,000 square feet (Section 20.147.030, CIP, Part 5).
 - b) The proposed 488 square foot addition will increase the amount of structural coverage from 3,011 square feet to 3,499 square feet, which is less than the maximum allowed structural coverage of 5,000 square feet. The impervious coverage will be reduced by 85 square feet from 2,412 square feet to 2,327 square feet which is less than the maximum allowed impervious coverage of 4,000 square feet.
 - c) 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 PLN090273.

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

- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance. (Board of Supervisors)
 - b) Section 20.86.080.A.1 and 20.86.080.A.3 of the Monterey County

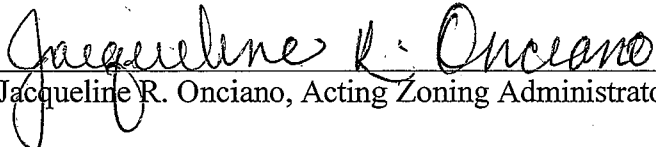
Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because the project is located between the sea and the first through public road paralleling the sea and because development within 100 feet of environmentally sensitive habitat is permitted in the underlying zone as a conditional use

DECISION

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

- A. Categorically exempt PLN090273 per CEQA Guidelines Section 15301(e)(1);
- B. Approve Combined Development Permit PLN090273 consisting of: 1) a Coastal Administrative Permit for a 488 square foot addition which is greater than 10 percent of the floor area of an existing 3,011 square foot single family dwelling; 2) a Coastal Development Permit for development within 100 feet of an environmentally sensitive habitat; and 3) 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.

PASSED AND ADOPTED this 25th day of February, 2010 by


Jacqueline R. Onciano, Acting Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAR 17 2010**

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 **MAR 27 2010**

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.

RESOLUTION 10-012 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Pope

File No: PLN090273

APNs: 008-562-015-000

Approved by: Zoning Administrator

Date: February 25, 2010

**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>
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN090273) allows 1) a Coastal Administrative for a 488 square foot addition which is greater than 10% of the floor area of an existing 3,011 square foot single family dwelling and remodel of the residence to include: a new front door with foyer extension (49 square feet), interior remodel of the existing master bedroom, bedroom, master bathroom and laundry (1,036 square feet), two new skylights, two new sky tubes, a new gate at the service entry, and approximately 10 cubic yards of grading; 2) a Coastal Development Permit for development within 100 feet of an environmentally sensitive habitat; and 3) Design Approval. The property is located at 1110 Spyglass Woods Drive, Pebble Beach (Assessor's Parcel Number 008-562-015-000), 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. 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. (RMA-Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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.</p> <p>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>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA RMA - Planning</p>	<p>Ongoing unless otherwise stated</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>
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 10-012) was approved by the Zoning Administrator for Assessor's Parcel Number 008-562-015-000 on February 25, 2010 . The permit was granted subject to 14 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on February 24, 2013 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		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)	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.	Owner/ Applicant/ Archaeo- logist	Ongoing	

<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>
5.		PD005a – NOTICE OF EXEMPTION Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption.	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	After project approval.	
6.		PD007 - GRADING-WINTER RESTRICTION 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. (RMA – Planning Department and Building Services Department)	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	
7.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
8.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	

<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>
		and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
9.		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)	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	
10.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN 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	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.	Owner/ Applicant	Prior to the issuance of building permits.	

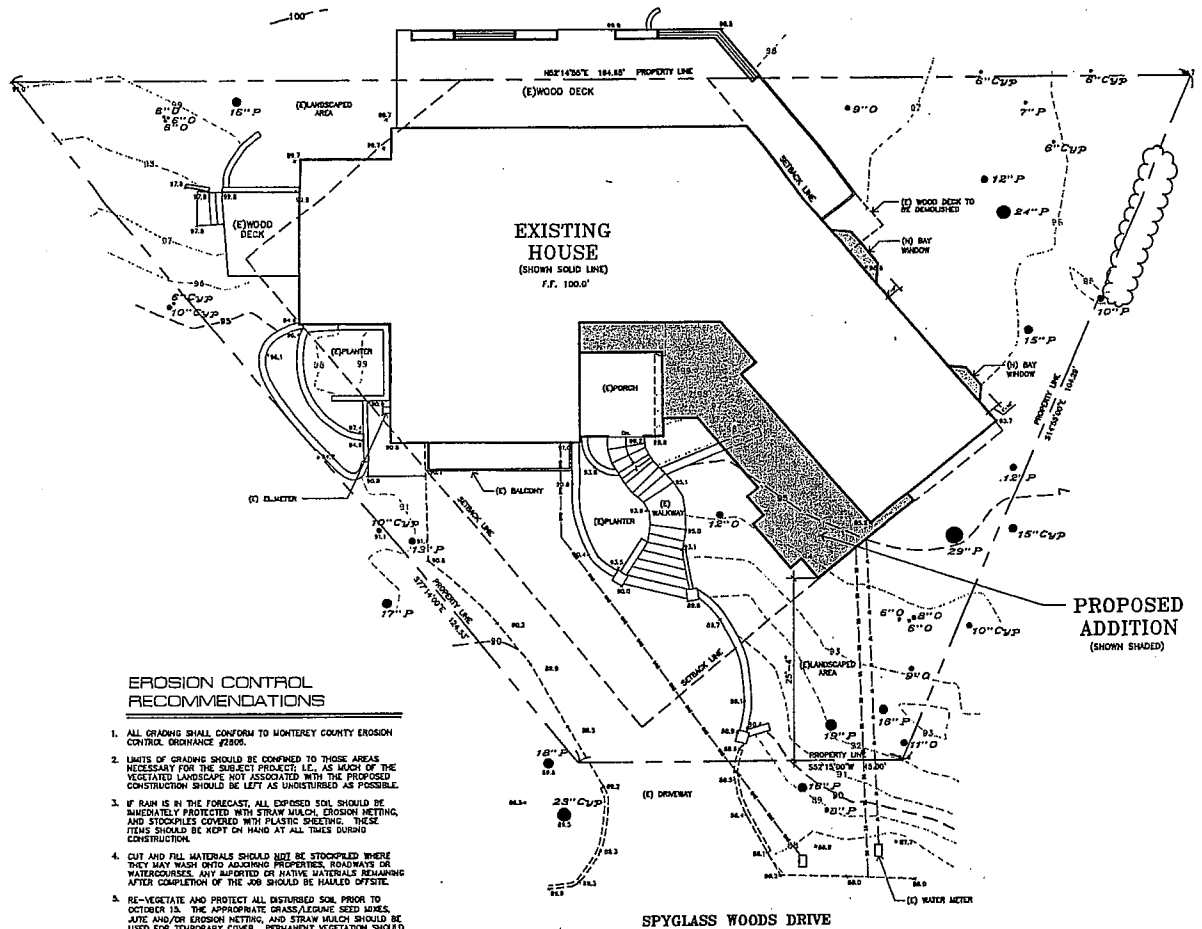
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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)	The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
11.		PDSP01 - TREE PROTECTION (NON-STANDARD CONDITION) All of the recommendations for tree protection contained in the tree assessment prepared for the project by Frank Ono dated October September 14, 2009 (LIB090475) shall be followed, including but not limited to: 1. All construction managers, heavy equipment operators and tree service operators or vegetation managers will be trained in tree protection procedures prior to the start of construction. Training shall be conducted by a qualified arborist or forester. 2. All trenching, grading or any other digging or soil removal that is expected to encounter tree roots shall be monitored by a qualified arborist or forester to ensure against drilling or cutting through major roots. (RMA-Planning Department)	Submit copy of contract for with a qualified arborist or forester to provide the required training and monitoring services to the RMA-Planning Department prior to issuance of Grading or Building Permits. After construction is complete, submit report from qualified arborist documenting that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant Owner/ Applicant	Prior to Issuance of Building or Grading Permits Prior to final inspection	
12.		PDSP02 - CONSTRUCTION MANAGEMENT PLAN (NON-STANDARD CONDITION) Prior to issuance of Grading or Building Permits, the applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department for review and approval. The CMP shall include measures to minimize traffic and construction impacts during the construction/grading phase of the project and shall	Applicant shall prepare a CMP and shall implement approved measures during the construction/grading phase of the project.	Owner/ Applicant/ Contractor	Prior to issuance of the Grading Permit or Building Permit	

<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>
		provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck routes, number of construction workers, parking areas for both equipment and workers, locations of truck staging areas and locations for storage of construction materials. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (RMA-Planning Department)	Submit a construction activity report including photographs and activity logs where applicable that document how Best Management Practices were implemented and followed during construction and grading activities.	Owner/ Applicant/ Contractor	Prior to occupancy or final inspection	
Monterey County Water Resources Agency						
13.		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)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
14.		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: 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 recirculating system. 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)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

END OF CONDITIONS

Michael C. Pope (PLN090273)

Page 14 of 14



EROSION CONTROL RECOMMENDATIONS

1. ALL GRADING SHALL CONFORM TO MONTEREY COUNTY EROSION CONTROL ORDINANCE 2208.
2. LIMITS OF GRADING SHOULD BE CONFINED TO THOSE AREAS NECESSARY FOR THE SUBJECT PROJECT, I.E., AS MUCH OF THE VEGETATED LANDSCAPE NOT ASSOCIATED WITH THE PROPOSED CONSTRUCTION SHOULD BE LEFT AS UNDISTURBED AS POSSIBLE.
3. IF RAIN IS IN THE FORECAST, ALL EXPOSED SOIL SHOULD BE IMMEDIATELY PROTECTED WITH STRAW MULCH, EROSION NETTING, AND STOCKPILES COVERED WITH PLASTIC SHEETING. THESE ITEMS SHOULD BE KEPT ON HAND AT ALL TIMES DURING CONSTRUCTION.
4. CUT AND FILL MATERIALS SHOULD NOT BE STOCKPILED WHERE THEY MAY WASH ONTO ADJACING PROPERTIES, ROADWAYS OR WATERBODIES. ANY IMPACTED OR HAZARDOUS MATERIALS REMAINING AFTER COMPLETION OF THE JOB SHOULD BE HAULED OFFSITE.
5. RE-VEGETATE AND PROTECT ALL DISTURBED SOIL PRIOR TO OCTOBER 15. THE APPROPRIATE GRASS/LEGUME SEED MIXES, APPLICATOR AND EROSION NETTING, AND STRAW MULCH SHOULD BE USED FOR TEMPORARY COVER. PERMANENT VEGETATION SHOULD INCLUDE NATIVE AND DROUGHT RESISTANT PLANTS.
6. EROSION ACTIVITIES AT THE SITE SHOULD ALWAYS BE DONE IN A CONTROLLED AND REASONABLE MANNER. PLANTER AREAS SHOULD NOT BE SITED ADJACENT TO BUILDING WALLS. OTHERWISE, MEASURES SHOULD BE IMPLEMENTED TO CONTAIN IRRIGATION WATER AND PREVENT IT FROM SEEPING INTO WALLS AND UNDER FOUNDATIONS.
7. RAIN GUTTERS SHOULD BE INSTALLED ON ALL ROOF EAVES AND BE CONNECTED VIA DOWNSPOUT TO PERIMETER STORM DRAIN LINES WHICH ARE ROUTED OR DISPERSED IN A COUNTY APPROVED MANNER.

SITE PLAN

1/8"=1'-0"



PLANNING INFO.

- PROPERTY OWNER:
MIKE & MCKI POPE
1110 SPYGLASS WOODS DR.
PEBBLE BEACH, CA. 93953
PH. (408) 723-1849
- PROJECT ADDRESS:
1110 SPYGLASS WOODS DR.
PEBBLE BEACH, CA. 93953
- PROJECT SCOPE:
ADDITION OF A NEW BEDROOM, NEW OFFICE, AND BATHROOM (439 S.F.) TO EXISTING SINGLE FAMILY RESIDENCE. NEW FRONT DOOR WITH FOYER EXTENSION (40 S.F.), INTERIOR REMODEL OF (E) MASTER BEDROOM, BEDROOM, MASTER BATHROOM, AND LAUNDRY (1,036 S.F.), TWO NEW SKYLIGHTS AND TWO SKY TUBES
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 008-562-015-000
- LEGAL DESC: LOT; BLOCK
- ZONE: MDR/A-(C2)
- STORIES: 1 STORY
- MAX BLDG. HT: 27 FT ALLOWED, 19 FT EXISTING, 15 FT PROPOSED
- GRADING: 10 CY CUT FOR FOUNDATION
NO CHANGES TO EXISTING GRADING AND DRAINAGE
- TREE REMOVAL: NONE
- TOPOGRAPHY: SLOPE
- PROJECT CODE COMPLIANCE:
1. 2007 CBC, CHS, CFC, CFC, CEC, & T-24 CALIFORNIA ENERGY CODE
- ENERGY METHOD: MICROPAS V7.1, ENERGY PRO 4.0
- LOT AREA: 10,075 S.F. (0.231 Ac.)
- LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
STRUCTURAL	3,011	488	0	3,499
IMPERVIOUS				
DRYWAY, STAIR, AND PORCH	1,467	0	48	1,418
DECKS	848	0	36	884
TOTAL IMPERVIOUS	2,412	0	85	2,327

TOTAL
■ STRUCTURAL 3,499 SF
■ IMPERVIOUS 2,327 SF

■ PASCADERO COVERAGE LIMITATIONS
STRUCTURAL 5,000 SQ. FT.
IMPERVIOUS 4,000 SQ. FT.

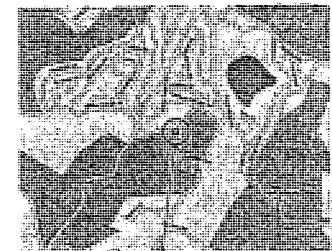
■ F.A.R. CALCULATIONS

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING	3,011	488	0	3,499 S.F.
GARAGE (BELOW GROUND NOT COUNTED)	540	0	0	540 S.F.
TOTAL (COUNTABLE)	3,011	488	0	3,499 S.F.

■ F.A.R. ALLOWED: 3,528 SF (35%)
■ F.A.R. PROPOSED: 3,499 SF (34.7%)

VICINITY MAP

N.T.S.



PROJECT SITE

PROPOSED ADDITION & REMODEL FOR:

THE POPE RESIDENCE

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN



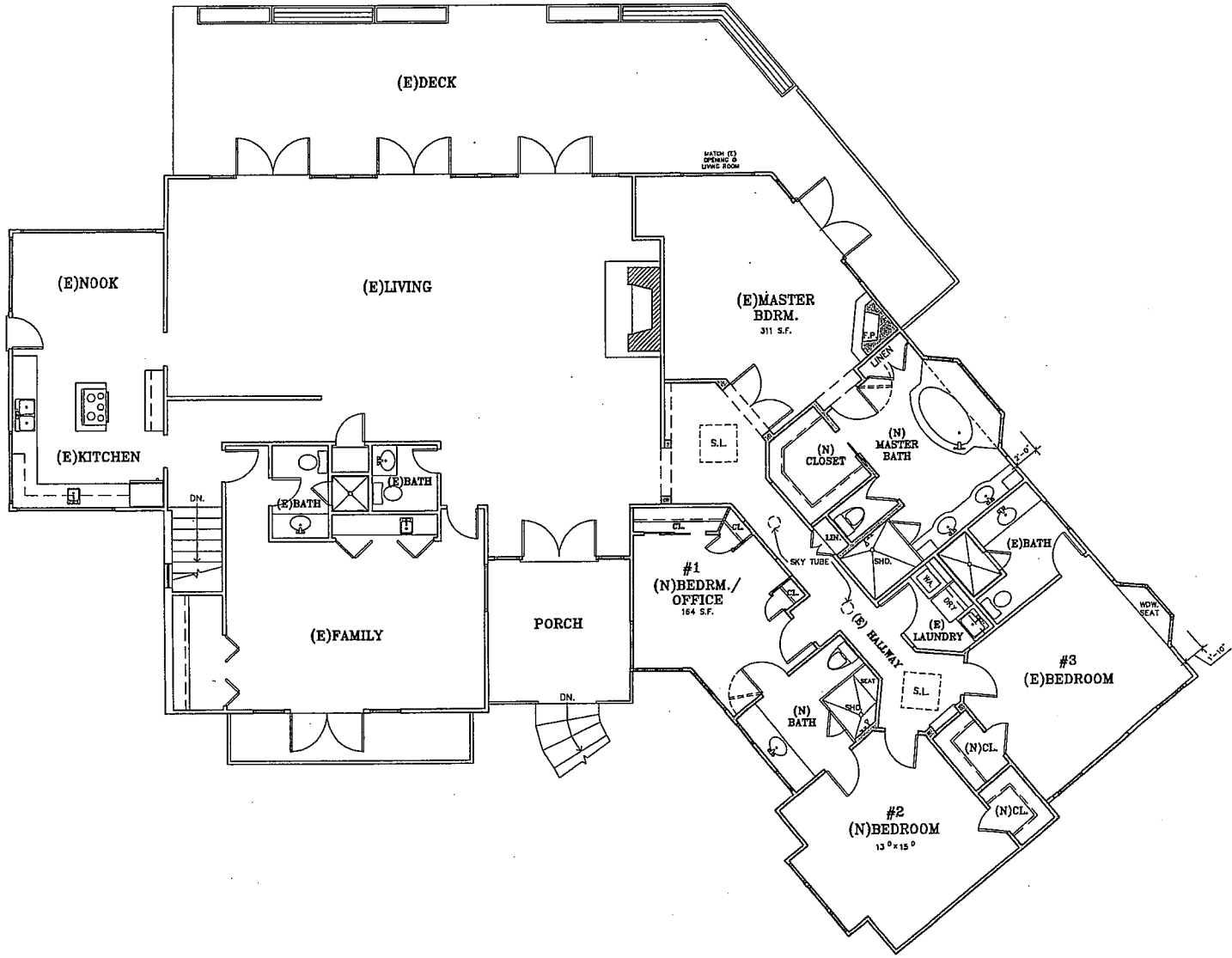
SITE P

DATE: 10-3
DESIGN AP

REVISIONS:
▲
▲
▲
▲

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

A1.



FLOOR PLAN

1/4"=1'-0"



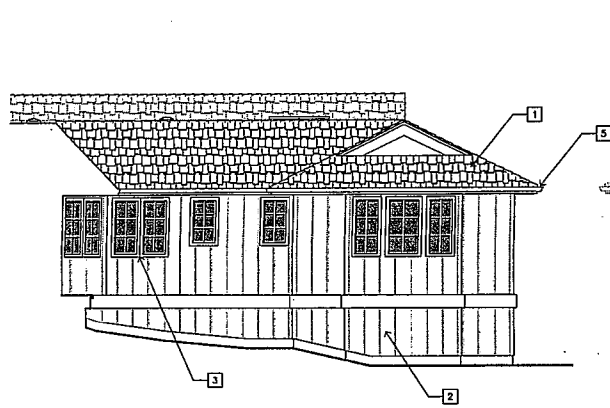
WALL LEGEND
 ——— 2X EXISTING WALL TO REMAIN
 = = = 2X STUD FRAMED WALL

ALL WORK, MATERIALS AND METHODS TO BE SHOWN ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS OF THE CITY OF PEPPER HARBOR, CALIFORNIA. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEPPER HARBOR, CALIFORNIA. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEPPER HARBOR, CALIFORNIA. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEPPER HARBOR, CALIFORNIA.

PROPOSED ADDITION & REMODEL FOR:
THE POPE RESIDENCE
 1110 SPYGLASS WOODS DRIVE PEPPER BEACH, CA.

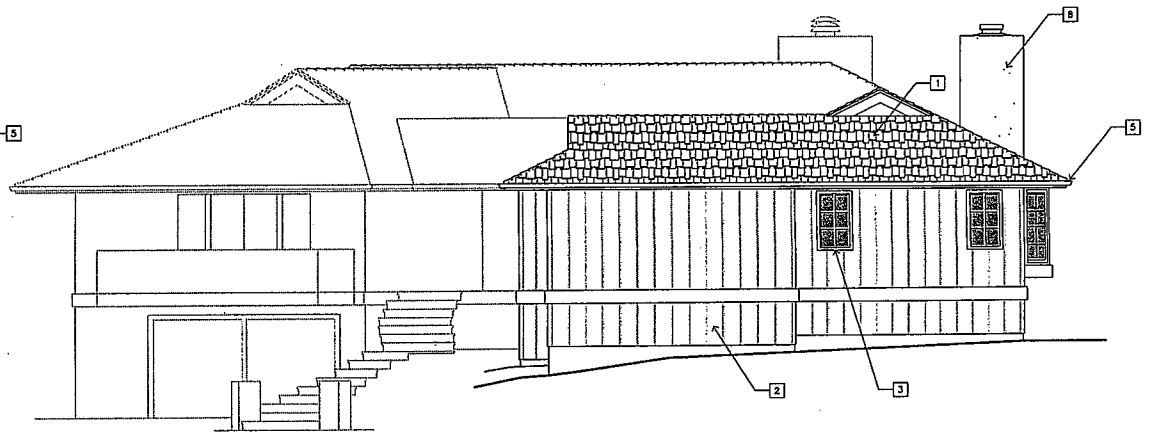
INTERNATIONAL DESIGN GROUP
 ARCHITECTURE ■ INTERIOR DESIGN
 721 LIGHTHOUSE AVE ■ PACIFIC GROVE, CA ■ 93950
 PH: (805) 464-1281 ■ FAX: (805) 464-1282 ■ E-MAIL: info@idggroup.com

FLOOR PLAN
 DATE: 10-30-08
 DESIGN APPROVAL
 REVISIONS:
 △
 △
 △
 △
 SHEET NO.
A2.0



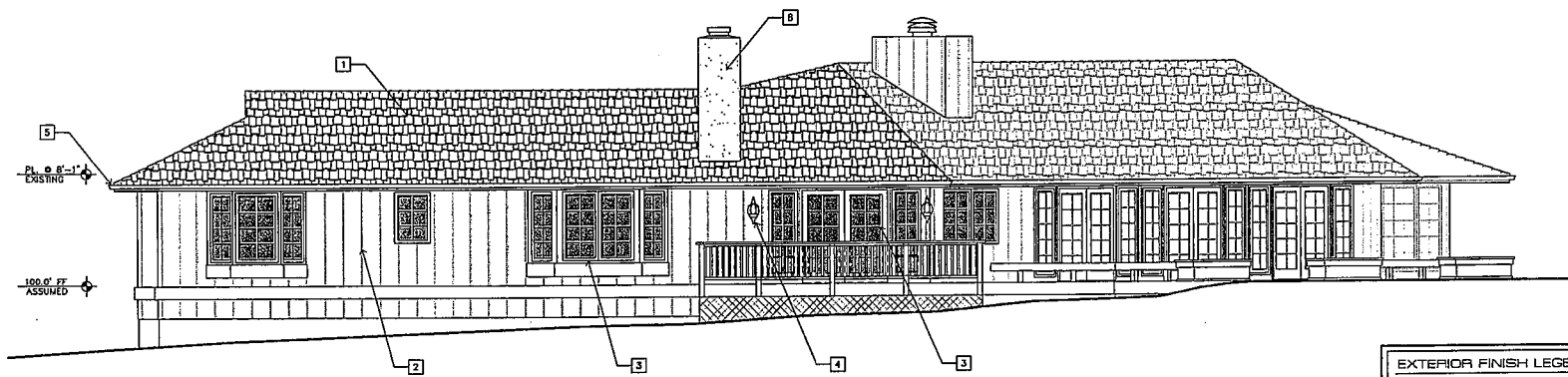
PARTIAL NORTH ELEVATION

1/4"=1'-0"



PARTIAL WEST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND	
1	CLASS 'A'-WOOD SHINGLES TO MATCH EXISTING
2	PAINTED T-11 SIDING TO MATCH EXISTING
3	METAL CLAD WOOD DOORS & WINDOWS TO MATCH EXISTING
4	LIGHT FIXTURES TO MATCH EXISTING
5	GALV. PAINTED OUTLET & DOWNSPOUT TO MATCH EXISTING
6	STONE VENEER
7	DECORATIVE WROUGHT IRON RAILINGS
8	STUCCO CHIMNEY

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PROPOSED ADDITION & REMODEL FOR:
THE POPE RESIDENCE
 1110 SPYGLASS WOODS DRIVE PEBBLE BEACH, CA.

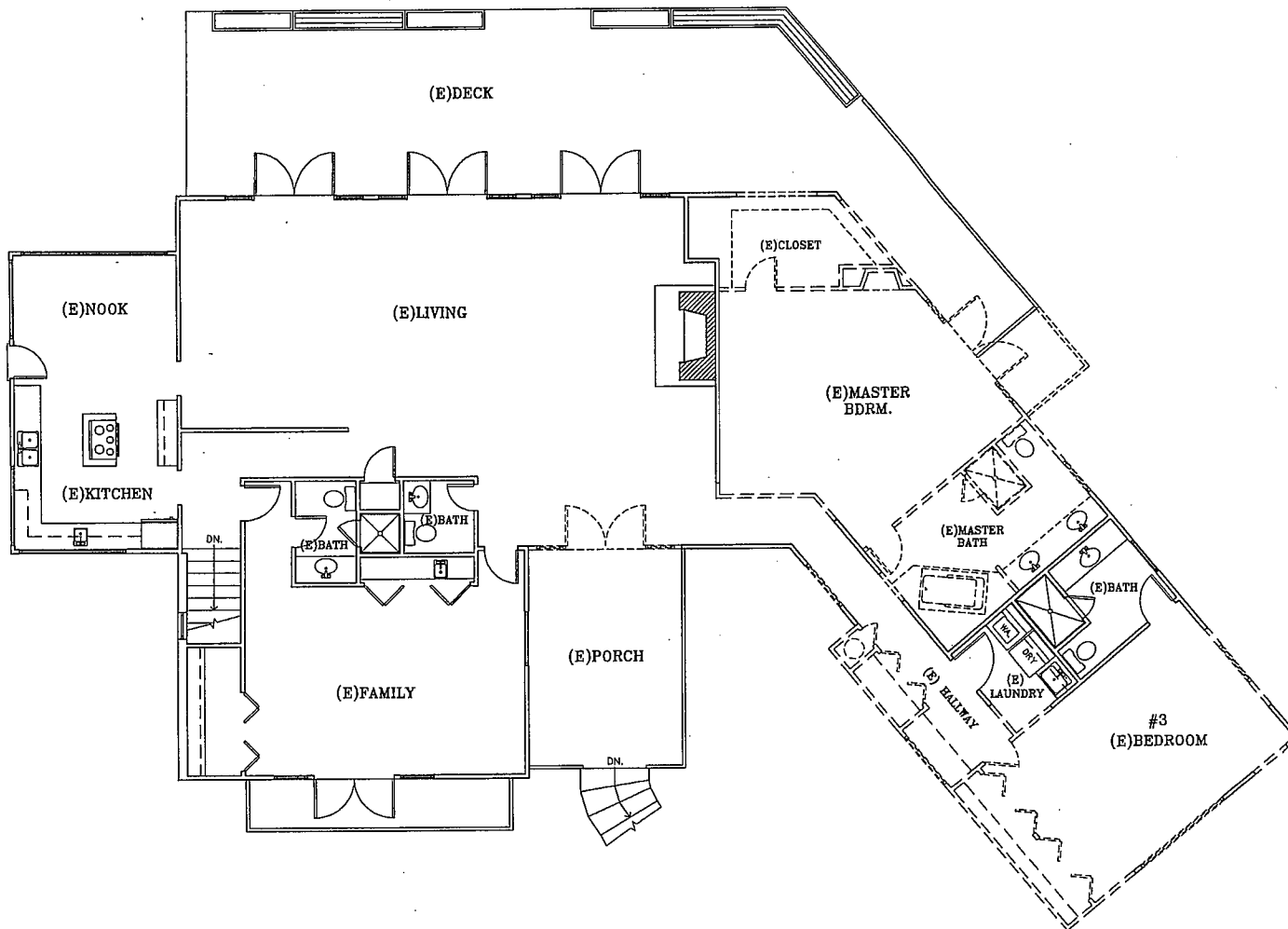
INTERNATIONAL DESIGN GROUP
 ARCHITECTURE ■ INTERIOR DESIGN
 724 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950
 TEL: (805) 461-1111 ■ FAX: (805) 461-1111

ELEVATIONS

DATE: 10-30-09
 DESIGN APPROVAL

REVISIONS:
 Δ 02.22.09
 RAY WINDOWS

DECT NO. **A6.1**



MAIN LEVEL EXISTING-DEMOLITION PLAN

1/4"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- - - (E) DDDR OR WINDOW TO BE REMOVED
- - - 2X EXISTING WALL TO BE REMOVED

ALL WALLS, WINDOWS, DOORS, AND CEILING SHALL BE DEMOLISHED TO EXISTING FINISHES. ALL DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO ORDINANCES AND THE TEXAS CONSTRUCTION CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEMOLITION DEBRIS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEMOLITION DEBRIS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION.

PROPOSED ADDITION & REMODEL FOR:
THE POPE RESIDENCE
 1110 SPYGLASS WOODS DRIVE FEBBLE BEACH, CA

INTERNATIONAL DESIGN GROUP
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 720 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950
 TEL: (805) 898-1281 ■ FAX: (805) 898-1280 ■ E-MAIL: info@idgdesign.com

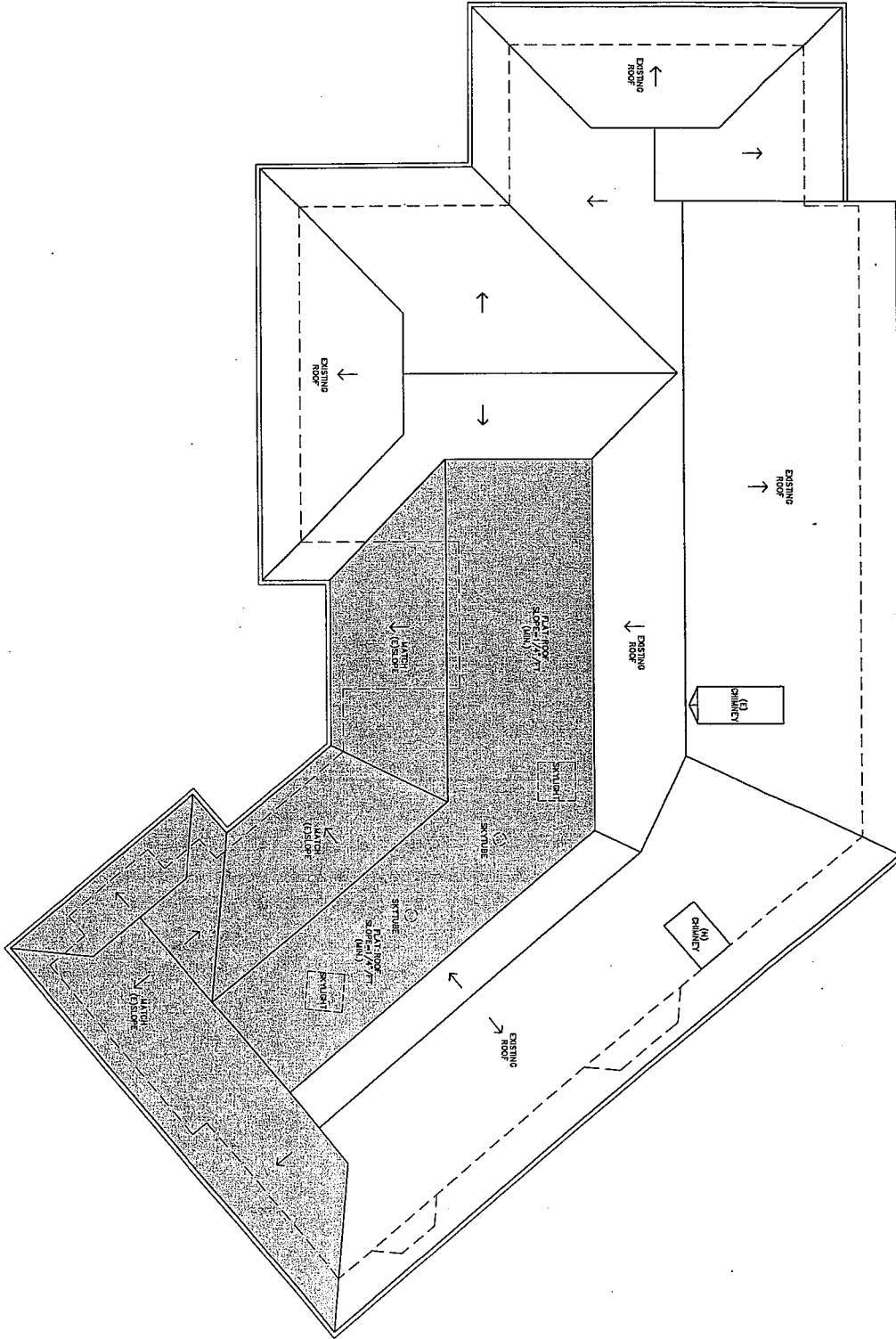
MAIN LEVEL
 EXIST/DEM
 DATE: 10-30-09
 DESIGN APPROVAL

REVISIONS:
 Δ _____
 Δ _____
 Δ _____
 Δ _____

SHEET NO.
D1.0

ROOF PLAN

1/4"=1'-0"



<p>DATE: 10-30-09 DESIGN APPROVAL</p>	<p>ROOF PLAN</p>
<p>REVISIONS</p> <p>△</p> <p>△</p> <p>△</p> <p>△</p> <p>△</p>	<p>AS.0</p>

INTERNATIONAL DESIGN GROUP
 ARCHITECTURE • INTERIOR DESIGN

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 PH: (831) 846-1261 • FAX: (831) 846-1260 • EMAIL: info@idggroup.com

PROPOSED ADDITION & REMODEL FOR:

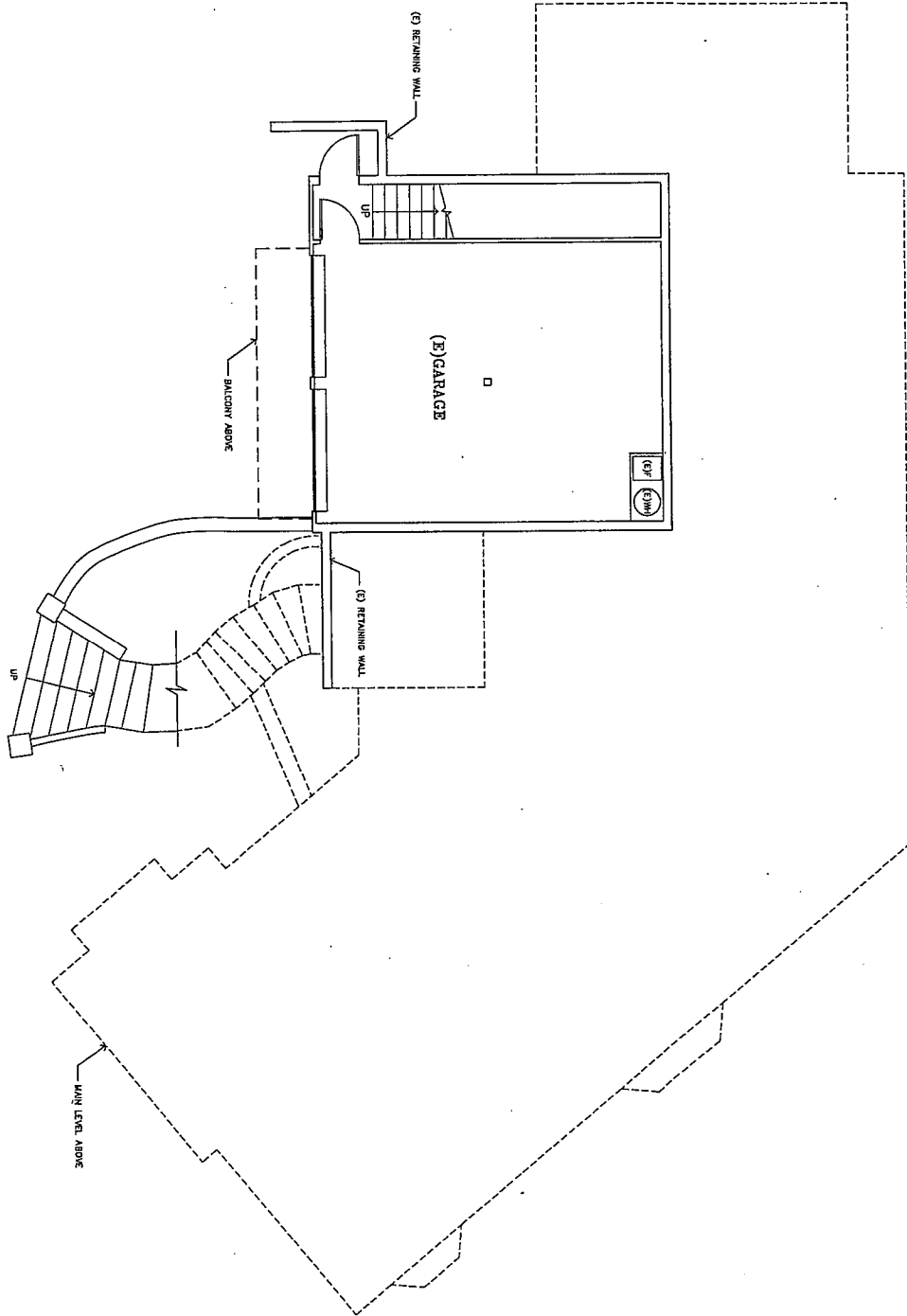
THE POPE RESIDENCE

1110 SPYGLASS WOODS DRIVE PEBBLE BEACH, CA

<p>DATE: 10-30-09 DESIGN APPROVAL</p>
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LOWER LEVEL PLAN

1/4"=1'-0"



NOTE:
NO CHANGES TO EXISTING
LOWER LEVEL (BASEMENT)

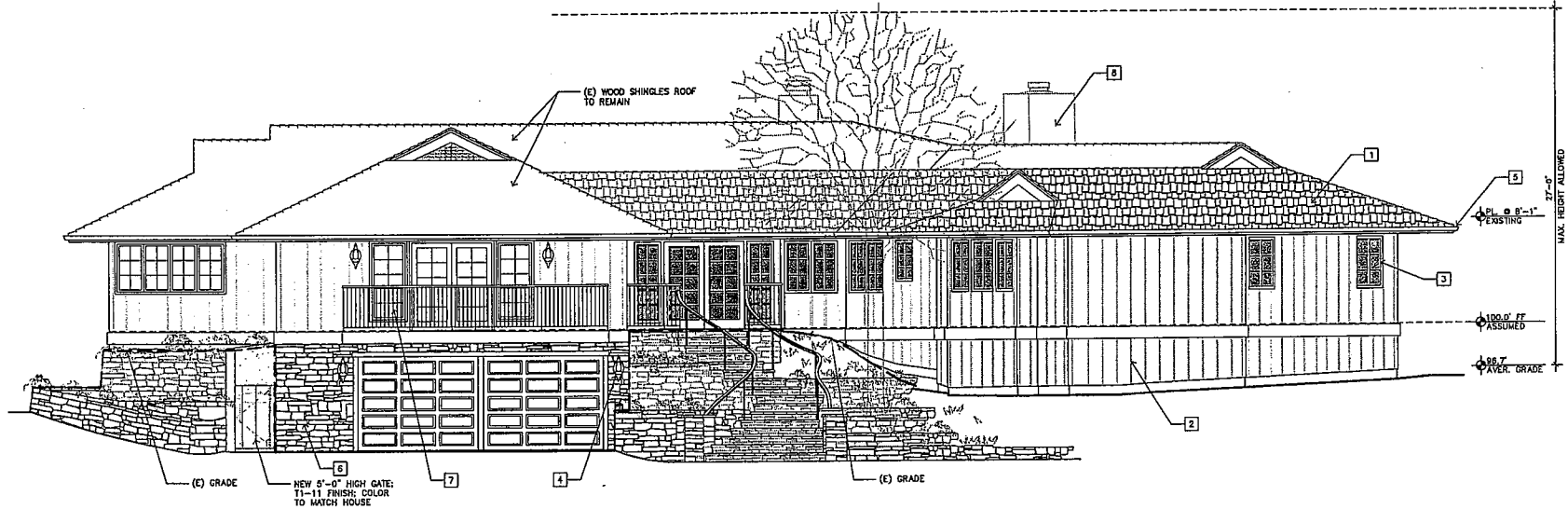
SCALE	A3.0
REVISIONS	
DATE	10-20-09
DESIGN APPROVAL	
LOWER LEVEL PLAN	

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950
PH: (831) 649-1251 ■ FAX: (831) 649-1200 ■ EMAIL: info@idg.com

PROPOSED ADDITION & REMODEL FOR:
THE POPE RESIDENCE
1110 SPYGLASS WOODS DRIVE PEBBLE BEACH, CA.

<p>DATE: 10-20-09 DRAWN BY: [unclear] CHECKED BY: [unclear] PROJECT NO: [unclear] SHEET NO: [unclear]</p>



NORTH-WEST ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND	
1	CLASS 'A'-WOOD SHINGLES TO MATCH EXISTING
2	PAINTED T1-11 SIDING TO MATCH EXISTING
3	METAL CLAD WOOD DOORS & WINDOWS TO MATCH EXISTING
4	LIGHT FIXTURES TO MATCH EXISTING
5	GALV. PAINTED CUTTER & DOWNSPOUT TO MATCH EXISTING
6	STONE VENEER
7	DECORATIVE WROUGHT IRON RAILINGS
8	STUCCO CHIMNEY

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE WORK SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD CONDITIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INTERFERENCE WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INTERFERENCE WITH THE WORK.

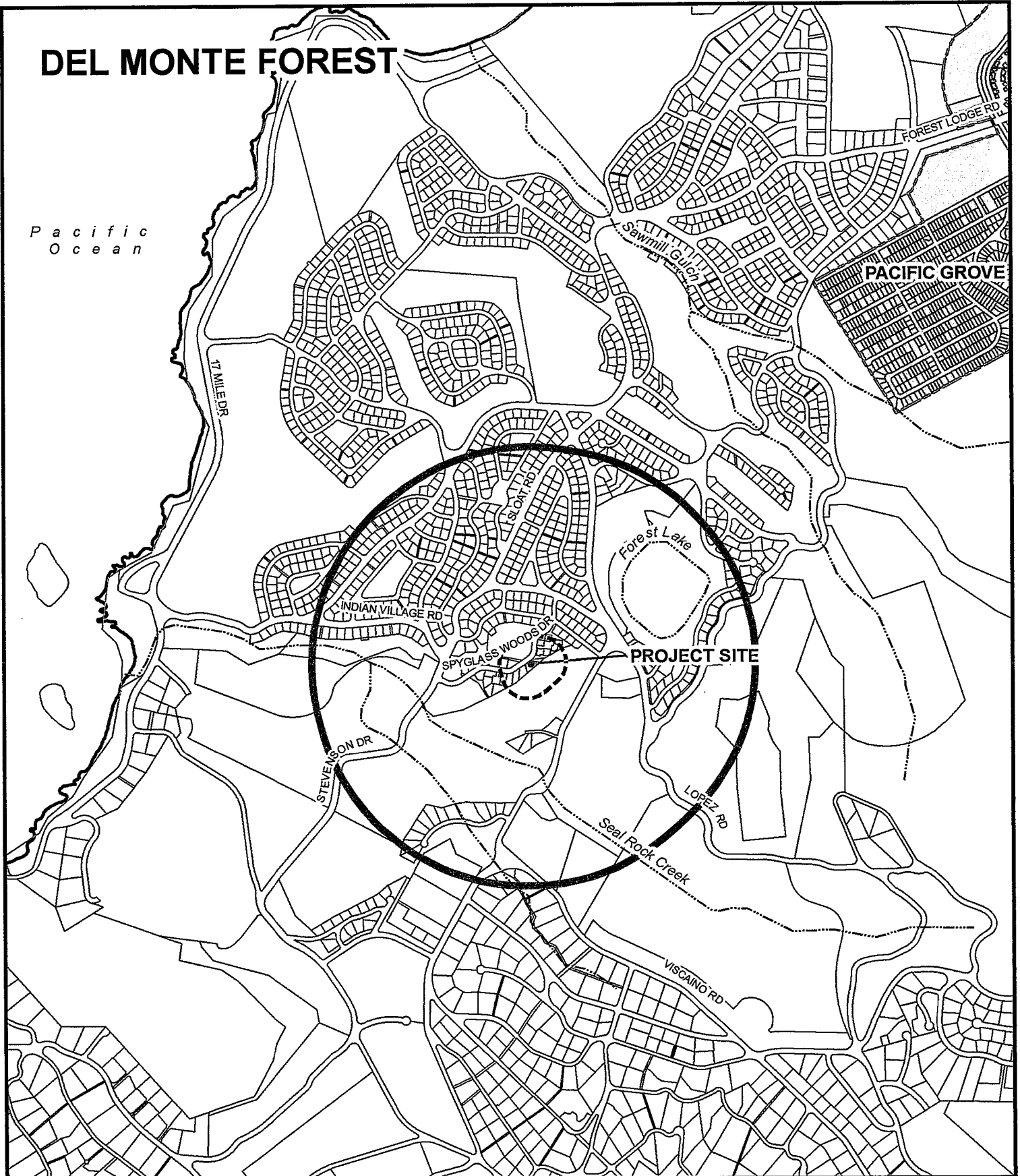
PROPOSED ADDITION & REMODEL FOR:
THE POPE RESIDENCE
 1110 SPYGLASS WOODS DRIVE PEBBLE BEACH, CA

INTERNATIONAL DESIGN GROUP
 ARCHITECTURE ■ INTERIOR DESIGN
 721 LIGHTHOUSE AVE ■ PACIFIC GROVE, CA ■ 93950
 PH: (805) 646-1981 ■ FAX: (805) 646-1980 ■ E: I.D.G. @ I.D.G. ARCHITECTS.COM

ELEVATIONS
 DATE: 10-30-09
 DESIGN APPROVAL
 REVISIONS:
 △
 △
 △
 △
 SHEET NO. **A6.0**

DEL MONTE FOREST

Pacific Ocean



APPLICANT: POPE

APN: 008-562-015-000

FILE # PLN090273

 300' Limit  2500' Limit  City Limits  Water

