

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

In the matter of the application of:

SPANOS (PLN090308)

RESOLUTION NO. 10-025

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically exempting PLN090308 per CEQA Guidelines Sections 15301(e) and 15303(e); and
- 2) Approving a Combined Development Permit consisting of 1) a Coastal Administrative Permit for the construction of 25 square feet of additions to an existing 4,751 square foot single family dwelling, the construction of a 788 square foot attached garage, the construction of approximately 400 square feet of outdoor covered entry, and the construction of approximately 275 linear feet of retaining walls; 2) a Coastal Development Permit to allow development of terraces, stairs, and a portion of the garage on approximately 870 square feet of slope greater than 25 percent; 3) a Variance from the Pescadero Watershed structural and impervious surface coverage limitations to allow the conversion of 8,182 square feet of impervious surface coverage (areas of existing driveway and motor-court) to 1,214 square feet of structural coverage and 1,069 square feet of relocated impervious surface coverage (stairs and terraces); resulting in a net reduction of 5,891 square feet from the existing 15,054 square feet to a proposed 9,163 square feet; 4) Design Approval (to match existing colors and materials); and grading consisting of approximately 1,000 cubic yards of cut and 1,000 cubic yards of fill (zero net export).

(PLN090308, Spanos, 1515 Riata Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-341-045-000))

The Spanos application (PLN090308) came on for public hearing before the Monterey County Zoning Administrator on July 29, 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 1515 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-045-000), Del Monte Forest Land Use Plan. The parcel is zoned LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit, with Design Control Overlay (Coastal Zone)], which allows residential additions and accessory structures with approval of a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on September 23, 2009, to verify that the project on the subject parcel conforms to the plans listed above.
- d) Visual Resources: The property is located in the area identified on the Del Monte Forest Land Use Plan (LUP) Visual Resources Map (Figure 2C of the LUP) as visible from the Point Lobos State Reserve. The policies of the Del Monte Forest LUP direct that placement and design of new development not injure the visual integrity of the area. Staff conducted a site visit on September 23, 2009, to assess the potential viewshed impacts of the project from the Point Lobos State Reserve. Based on the site visit, the existing and proposed structures are not and will not be visible from Point Lobos State Reserve due to existing tree screening. Therefore, the project is consistent with the Visual Resource policies of the Del Monte Forest LUP.
- e) Pescadero Watershed: The property 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, Del Monte Forest Coastal Implementation Plan). See Finding Nos. 8, 9, 10, and 11.
- f) Slope: Development on slopes that exceeds 25% is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 25%, or the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives. See Finding No. 7.
- g) Variance: See Finding Nos. 9, 10, and 11.

- h) Archaeological Resources: County records identify the project site is within an area of high sensitivity for prehistoric cultural resources. An archaeological survey prepared for the project site concluded that there is no surface evidence of potentially significant archaeological resources. The potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of the County's standard project condition (Condition No. 3).
- i) 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 it involves a Variance and a Design Approval subject to review by the Zoning Administrator. The Del Monte Forest LUAC, at a public meeting held on June 3, 2010, unanimously voted to support the project with one recommended change to the site plan. The LUAC recommended the site plan reflect that the existing driveway will be converted to pervious surface. The applicant submitted a revised site plan which reflects this change.
- j) 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 PLN090308.

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), Public Works Department, Environmental Health Bureau, 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:
 - Preliminary Archaeological Reconnaissance (LIB090388) prepared by Archaeological Consulting, Salinas, California, September 25, 2008.
 - Geotechnical Engineering Report (LIB100151) prepared by Earth Systems Pacific, Hollister, California, November 19, 2009.
 - c) Staff conducted a site inspection on September 23, 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 PLN090308.

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 the RMA - Planning Department, Pebble Beach Community Services District (Fire Protection District), Public Works Department, Environmental Health Bureau, 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) Necessary public facilities are available. The existing residence has public water and sewer connections (Cal-Am and Pebble Beach Community Services District, respectively). The residence will continue to use these same connections. The Environmental Health Division reviewed the project application, and did not require any conditions.
- c) Preceding findings and supporting evidence for PLN090308.
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 September 23, 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) 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 PLN090308.
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) (Class 1) categorically exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.
- b) California Environmental Quality Act (CEQA) Guidelines Section 15303(e) (Class 3) categorically exempts the construction of new, small

facilities or structures.

- c) The project, as proposed, consists of the construction of approximately 425 square feet of additions to an existing 4,751 square foot single family dwelling and the construction of a 788 square foot accessory structure. Therefore, the project is consistent with both the Class 1 and Class 3 categorical exemptions per Evidences 5a and 5b above. In addition, the project results in a net reduction of the structural and impervious surface coverage on the property, and will reduce runoff into the Carmel Bay Area of Special Biological Significance (ASBS).
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on September 23, 2009.
- e) Exceptions to exemptions listed in Section 15300.2.a-f are inapplicable. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect, development that would result in a cumulatively significant impact, nor development in a particularly sensitive environment.
- f) 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, Shoreline Access, 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 PLN090308.
 - e) The project planner conducted a site inspection on September 23, 2009.

7. **FINDING:** **DEVELOPMENT ON SLOPE** – There is no feasible alternative which would allow development to occur on slopes of less than 25%.

- EVIDENCE:**
- a) 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 project includes application for development on slopes exceeding 25%. The existing residence was built on a man-made fill slope, and there are no alternative building sites on the subject property. The existing slope areas of the property have been previously disturbed by

structural development, retaining walls, terraces, landscaping, driveway, and miscellaneous site improvements.

- c) The project application includes development on slopes exceeding 25%. Section 20.147.060.G directs that development on slopes exceeding 25% shall be prohibited. This restriction may be waived by the Director of Planning upon request if there is no alternative which would allow development to occur on slopes of less than 25%. The topography of the parcel significantly limits the available building area. Staff has reviewed the project plans and visited the site to analyze possible development alternatives. Based on the site topography, there is no feasible alternative which would allow development to occur on slopes of less than 25%. The proposed placement of the new development avoids slopes in excess of 25% as much as possible, adheres to the site development standards, and blends with the surrounding topography and environment.
- d) The Zoning Administrator shall require such conditions and changes in the development as it may deem necessary to assure compliance with Section 20.64.230.E.2 of the Monterey County Zoning Ordinance (Condition Nos. 4 and 5).
- 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 PLN090308.
- f) The project planner conducted a site inspection on September 23, 2009.
- g) The subject project minimizes development on slopes exceeding 25% in accordance with the applicable goals and policies of the applicable area plan and zoning codes.
- h) The applicant submitted a letter of justification for the development on slope. The letter stated that the proposed encroachments into areas of slope are non-native, previously altered slopes. The proposed grading at the rear slope and retaining wall is necessary to create adequate back-up space for the new garage. The proposed grading and site walls in the front slope area are in a man-made fill slope. This existing condition is being altered to create more usable outdoor space adjacent to the residence and to create a better transition to the lower yard area and the lower level floor area.

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 Del Monte Forest Coastal Implementation Plan (CIP) –Part 5 limits development of parcels within the Pescadero Watershed to maximum site coverage of 9,000 square feet. Pursuant to Section 20.147.030 of the Del Monte Forest CIP, structural coverage is limited 5,000 square feet, including main and accessory structures. Separately, additional impervious surfaces (less than 40% water pass through) are limited to 4,000 square feet.

- b) The existing coverage total is approximately 15,100 square feet, which includes approximately 4,000 square feet of structural coverage and approximately 11,100 square feet of impervious surface coverage (driveway, motor-court, and terrace areas). Therefore, the existing development is legal, non-conforming, with regard to Pescadero Watershed coverage limitations.
- c) The project will convert approximately 8,200 square feet of impervious surface coverage (i.e., existing driveway and motor-court) to approximately 1,200 square feet of structural coverage and approximately 1,075 square feet of relocated impervious surface coverage (stairs and terraces), resulting in an approximate net reduction of 5,900 square feet of overall coverage. The remaining areas of the motor-court and driveway will be replaced with pervious pavers. The end totals will be approximately 5,140 square feet of structural coverage and approximately 4,025 square feet of impervious surface coverage, for a proposed overall total of approximately 9,165 square feet. Therefore, the project limits structural and impervious surface coverage in order to reduce runoff into the Carmel Bay Area of Special Biological Significance (ASBS).
- 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 PLN090308.
- e) The project planner conducted a site inspection on September 23, 2009.

9. **FINDING:** **VARIANCE (Authorized Use)** – The Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

- EVIDENCE:**
- a) The property has a zoning designation of LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit, with Design Control Overlay (Coastal Zone)].
 - b) Residential additions and accessory structures are allowed uses within a residential district. The development standards for an LDR zone are identified in Section 20.14 of the Monterey County Zoning Ordinance (Title 20). The project, as proposed, meets all applicable use and site development standards.
 - 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 PLN090308.

10. **FINDING:** **VARIANCE (Special Circumstances)** - Because of special circumstances applicable to the subject property, including the size, shape, topography, location of the lot, or the surrounding area, the strict application of development standards in the Monterey County Codes is found to deprive the subject property of privileges enjoyed by other property owners in the vicinity under identical zoning classification.

- EVIDENCE:**
- a) The Del Monte Forest Coastal Implementation Plan (CIP) limits development of parcels within the Pescadero Watershed to maximum site coverage of 9,000 square feet. Pursuant to Section 20.147.030 of

the Del Monte Forest CIP, structural coverage is limited 5,000 square feet, including main and accessory structures. Separately, additional impervious surfaces (less than 40% water pass through) are limited to 4,000 square feet. The intent of this regulation is to reduce runoff within the Pescadero watershed into the Carmel Bay Area of Special Biological Significance (ASBS) in order to protect an area of marine biological significance.

- b) The LDR zoning classification allows building site coverage of 15 percent, and does not specifically restrict impervious surface coverage. The subject property is 49,005 square feet or approximately 1.125 acres, which would allow building site coverage of approximately 7,351 square feet. Due to the Pescadero Watershed limitations, the property is restricted beyond the limits imposed by the Monterey County Zoning Ordinance (Title 20) on other properties with the same zoning classification.
- c) The existing coverage total is approximately 15,100 square feet, which includes approximately 4,000 square feet of structural coverage and approximately 11,100 square feet of impervious surface coverage (driveway, motor-court, and terrace areas). Therefore, the existing development is legal, non-conforming, with regard to Pescadero Watershed coverage limitations. The project will convert approximately 8,200 square feet of impervious surface coverage (i.e., existing driveway and motor-court) to approximately 1,200 square feet of structural coverage and approximately 1,075 square feet of relocated impervious surface coverage (stairs and terraces), resulting in an approximate net reduction of 5,900 square feet of overall coverage. The remaining areas of the motor-court and driveway will be replaced with pervious pavers. The end totals will be approximately 5,140 square feet of structural coverage and approximately 4,025 square feet of impervious surface coverage, for a proposed overall total of approximately 9,165 square feet. Therefore, the project limits structural and impervious surface coverage in order to reduce runoff into the Carmel Bay Area of Special Biological Significance (ASBS), and meets the intent of the Pescadero Watershed policy.
- d) There are special circumstances on the site that warrant a Variance to allow the conversion of approximately 8,200 square feet of impervious surface coverage (i.e., existing driveway and motor-court) to approximately 1,200 square feet of structural coverage and approximately 1,075 square feet of relocated impervious surface coverage (stairs and terraces), resulting in an approximate net reduction of 5,900 square feet of overall coverage, provided there is no special privilege (Finding No. 11) and it is an authorized use (Finding No. 9). The remaining areas of the motor-court and driveway will be replaced with pervious pavers.
- e) The applicant submitted a letter of justification for the Variance. The project will result in an approximate 39% net reduction of the existing legal, non-conforming site coverage limitations.

- 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 PLN090308.
- g) The project planner conducted a site inspection on September 23, 2009, to verify the circumstances related to the property.

11. **FINDING:** **VARIANCE (Special Privileges)** - The variance shall not constitute a grant of privileges inconsistent with the limitations upon other property owners in the vicinity and zone in which such property is situated.

- EVIDENCE:**
- a) The Del Monte Forest Coastal Implementation Plan (CIP) limits development of parcels within the Pescadero Watershed to maximum site coverage of 9,000 square feet. Pursuant to Section 20.147.030 of the Del Monte Forest CIP, structural coverage is limited 5,000 square feet, including main and accessory structures. Separately, additional impervious surfaces (less than 40% water pass through) are limited to 4,000 square feet. The intent of this regulation is to reduce runoff within the Pescadero watershed into the Carmel Bay Area of Special Biological Significance (ASBS) in order to protect an area of marine biological significance.
 - b) Other property owners in the vicinity and under identical zoning classification have been afforded the same privilege sought by the property owner of this application. The Steakley project (PC93167) established the precedence to allow a Variance for a developed parcel to exceed the Pescadero Watershed 9,000 square foot combined coverage limitation where a net reduction in the existing combined coverage will occur. Within the Pescadero Watershed area, several residential projects have been granted similar variances. For PLN980384 (Rachleff), PLN020361 (Griggs), PLN980540 (Schwab), and PLN090061 (Rachleff) the Zoning Administrator approved Variances to exceed the structural and impervious coverage limitations in the Pescadero Watershed, and allowed an increase to structural coverage, based on a reduction of impervious surface coverage, and an overall net reduction in total coverage.
 - 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 PLN090308.
 - d) The project planner conducted a site inspection on September 23, 2009, to identify circumstances related to other property in the vicinity and in the same zoning district.

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

- EVIDENCE:**
- a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission: Sections 20.86.080.A.1 and A.3 of the Monterey County Zoning Ordinance (Title 20). The project is subject

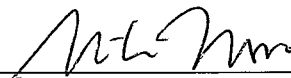
to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea, and it involves development allowed in the underlying zone as a conditional use.

DECISION

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

- A. Categorically Exempt PLN090308 per CEQA Guidelines Sections 15301(e) and 15303(e); and
- B. Approve a Combined Development Permit consisting of 1) a Coastal Administrative Permit for the construction of 25 square feet of additions to an existing 4,751 square foot single family dwelling, the construction of a 788 square foot attached garage, the construction of approximately 400 square feet of outdoor covered entry, and the construction of approximately 275 linear feet of retaining walls; 2) a Coastal Development Permit to allow development of terraces, stairs, and a portion of the garage on approximately 870 square feet of slope greater than 25 percent; 3) a Variance from the Pescadero Watershed structural and impervious surface coverage limitations to allow the conversion of 8,182 square feet of impervious surface coverage (areas of existing driveway and motor-court) to 1,214 square feet of structural coverage and 1,069 square feet of relocated impervious surface coverage (stairs and terraces), resulting in a net reduction of 5,891 square feet from the existing 15,054 square feet to a proposed 9,163 square feet; 4) Design Approval (to match existing colors and materials); and grading consisting of approximately 1,000 cubic yards of cut and 1,000 cubic yards of fill (zero net export), in general conformance with the attached sketch and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 29th day of July, 2010.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **AUG 04 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 **AUG 14 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,

Michael Spanos (PLN090308)

Page 10 of 15

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 10-025 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: MICHAEL SPANOS

File No: PLN090308

APN: 008-341-045-000

Approved by: Zoning Administrator

Date: July 29, 2010

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

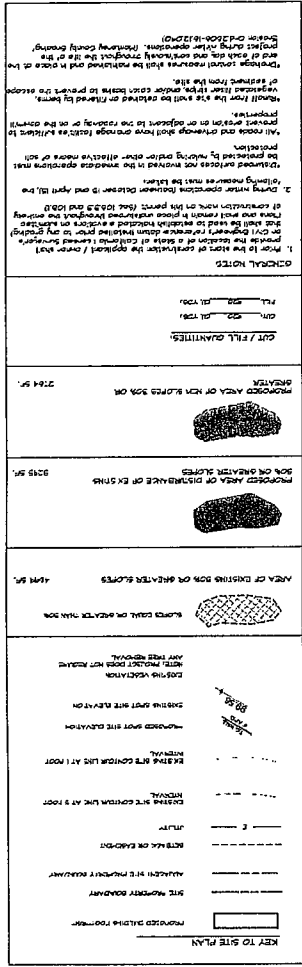
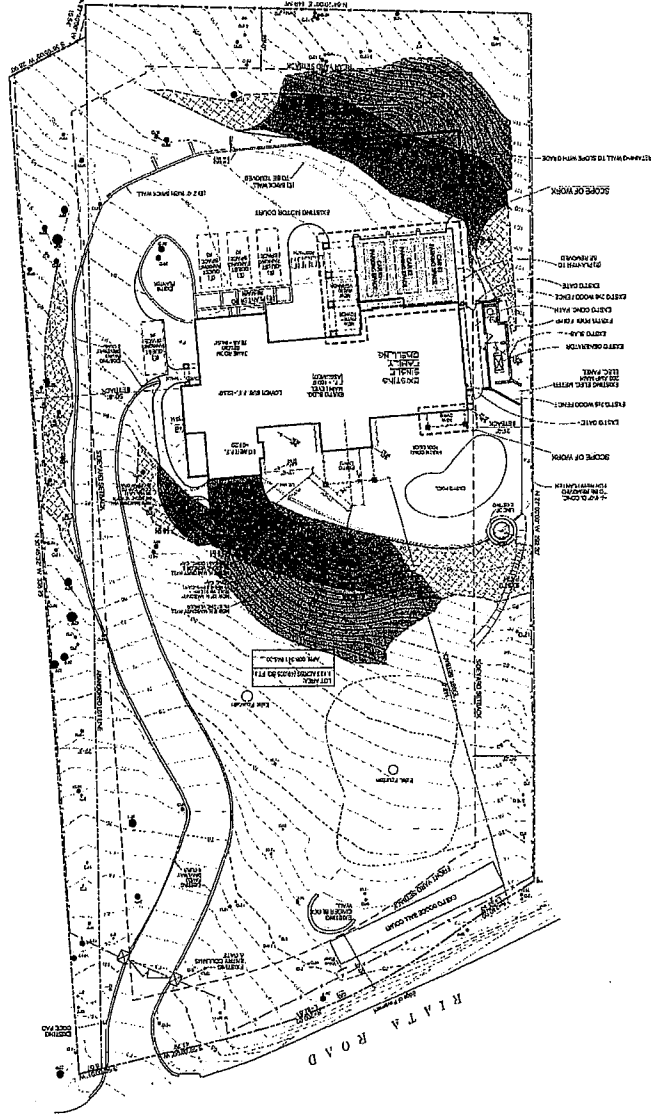
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN090308) allows 1) a Coastal Administrative Permit for the construction of 25 square feet of additions to an existing 4,751 square foot single family dwelling, the construction of a 788 square foot attached garage, the construction of approximately 400 square feet of outdoor covered entry, and the construction of approximately 275 linear feet of retaining walls, 2) a Coastal Development Permit to allow development of terraces, stairs, and a portion of the garage on approximately 870 square feet of slope greater than 25 percent, 3) a Variance from the Pescadero Watershed structural and impervious surface coverage limitations to allow the conversion of 8,182 square feet of impervious surface coverage (areas of existing driveway and motor-court) to 1,214 square feet of structural coverage and 1,069 square feet of relocated impervious surface coverage (stairs and terraces), resulting in a net reduction of 5,891 square feet from the existing 15,054 square feet to a proposed 9,163 square feet, 4) Design Approval (to match existing colors and materials), and grading consisting of approximately 1,000 cubic yards of cut and 1,000 cubic yards of fill (zero net export).	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated.	
			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.	RMA - Planning		
			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.	WRA RMA - Planning		

<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>
		The property is located at 1515 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-045-000), 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)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 10-025) was approved by the Zoning Administrator for Assessor's Parcel Number 008-341-045-000 on July 29, 2010. The permit was granted subject to eight (8) 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.		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	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 /Archaeologist	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>
		resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)				
4.		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	
5.		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 / Geo-technical Consultant	Prior to final inspection.	
6.		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 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)	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 issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner / Applicant	Prior to occupancy. Ongoing	
7.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on July 29, 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.	

<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>
Fire Agency - Pebble Beach Community Services District						
8.		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.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant / Owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection.	Applicant / Owner	Prior to final building inspection.	
		(Pebble Beach Community Services District)				

END OF CONDITIONS



h
architect
1000 Broadway
New York, NY 10018
Tel: 212 679 3000
Fax: 212 679 3001
www.harchitect.com

☒ NOT FOR CONSTRUCTION

☐ Concept;
☐ Feasibility
☐ Design Dev.
☒ Review
☐ Bid
☐ Other

☐ FOR CONSTRUCTION

☐ Non Cash
☐ Construction
☐ Other

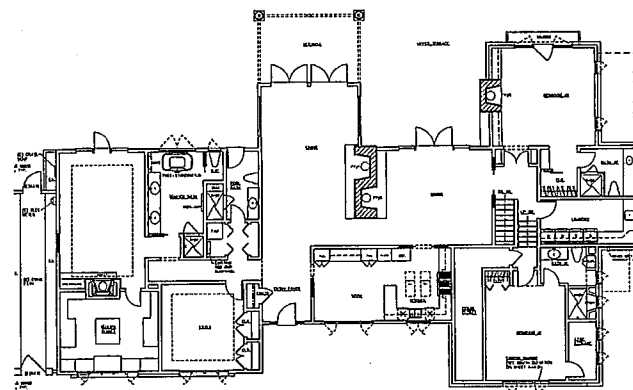
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hayer
architecture

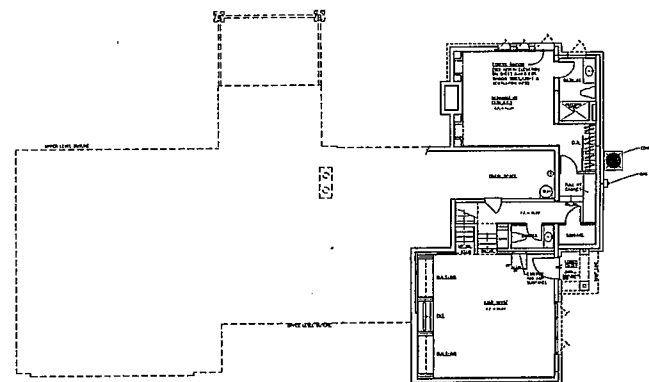
955 Columbia Drive
Suite 200
Daly City, CA 94014
415.762.2800
415.762.2828
arch@hayerarchitecture.com

h

REGISTERED ARCHITECT
STATE OF CALIFORNIA
No. 41862
Exp. 12/31/2011
Daly City, CA



EXIST. UPPER LEVEL FLOOR PLAN



EXIST. LOWER LEVEL PLAN



+ project +
M. Spanos
 Proposed
 Residence
 Addition
Mr. Michael Spanos
 1515 Rista Rd.
 Petaluma Beach, CA
 93953

+	leave able	+
03-29-10	Review	
04-14-10	Review	
04-28-10	Review	
05-11-10	JOX Slopes	
05-17-10	Sq. Ft. clarification	

☒ **NOT FOR CONSTRUCTION**

☐ Concept

☐ Preliminary

☐ Design Dev.

☒ Review

☐ Bid

☐ Other

☐ **FOR CONSTRUCTION**

☐ Plan Check

☐ Construction

☐ Other

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EXISTING PLANS

EXA1.0

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[illegible]

+

03-29-10	Review
04-16-10	Review
04-28-10	Review
05-11-10	30% Slopes
05-17-10	Sq. Ft. clarification

☒ NOT FOR CONSTRUCTION

☐ Concept

☐ Preliminary

☐ Design Dev.

☒ Review

☐ Bid

☐ Other

☐ FOR CONSTRUCTION

☐ Plan Check

☐ Construction

☐ Other

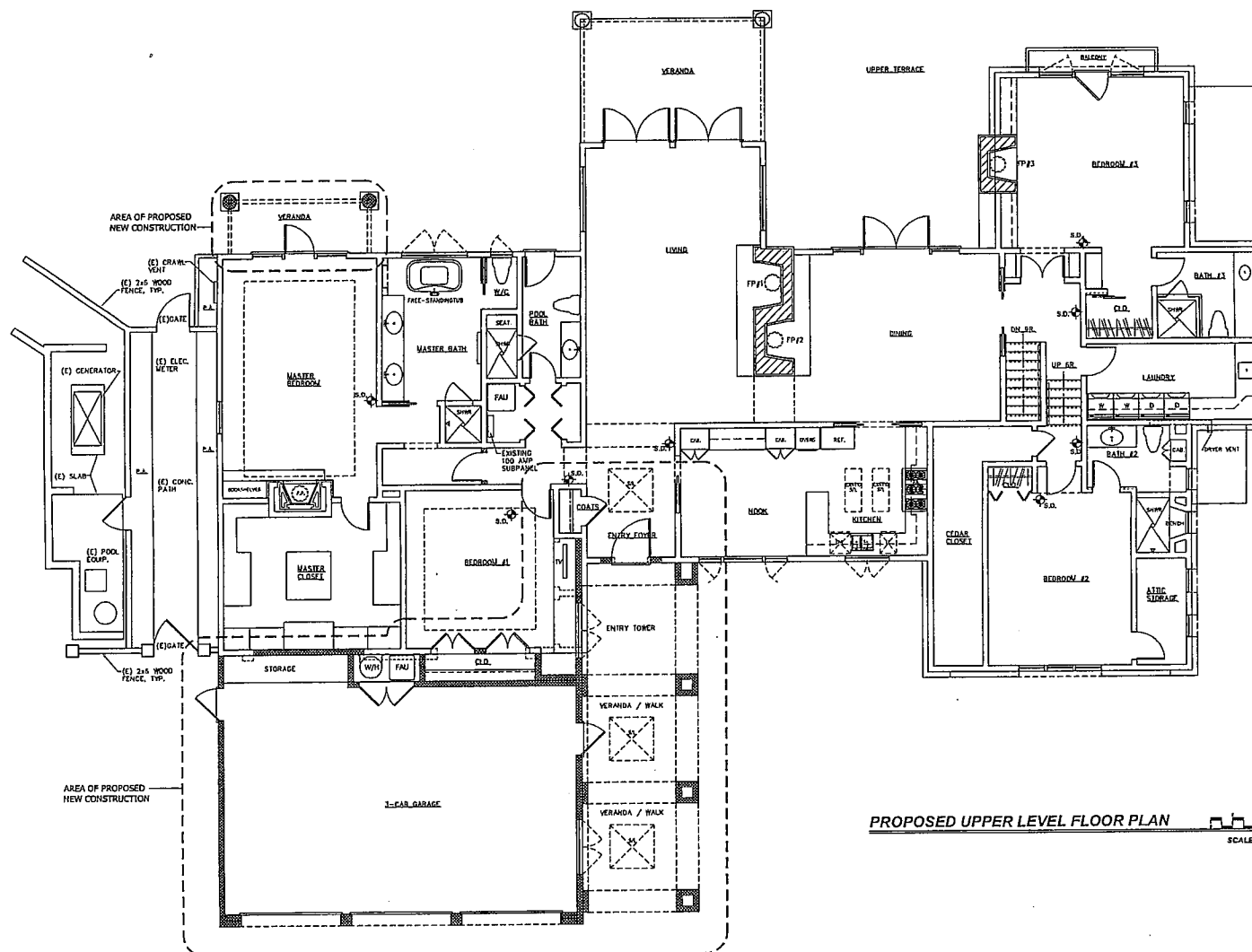
+ try map + +

+ street sign + +

UPPER LEVEL FLOOR PLAN

+ street + +

A2.0



PROPOSED UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



■ NOT FOR CONSTRUCTION

☐ Concept
☐ Preliminary
☐ Design Dev.
☒ Review
☐ Bid
☐ Other

☐ FOR CONSTRUCTION

☐ Plan Check

☐ Construction

☐ Other

† *My* 100 † †

UPPER LEVEL FLOOR PLAN

A2.0

$$+ \text{H}^+ \quad + \quad + \text{H}^+$$

01-21-10
01-21-10
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01-21-10
01-21-10

hayer
architecture
101 Camino Del Mar
Suite 101
San Marcos, CA 92069
760.735.3000
www.hayerarchitecture.com



+ project +

M. Spanos
Proposed
Residence
Addition
At: Michael Spanos
1515 Rapa Rd.
Pebble Beach, CA
93953

+ sheet info +
01-21-10 Review
01-21-10 Review
01-21-10 Review
01-21-10 Review
01-21-10 Review

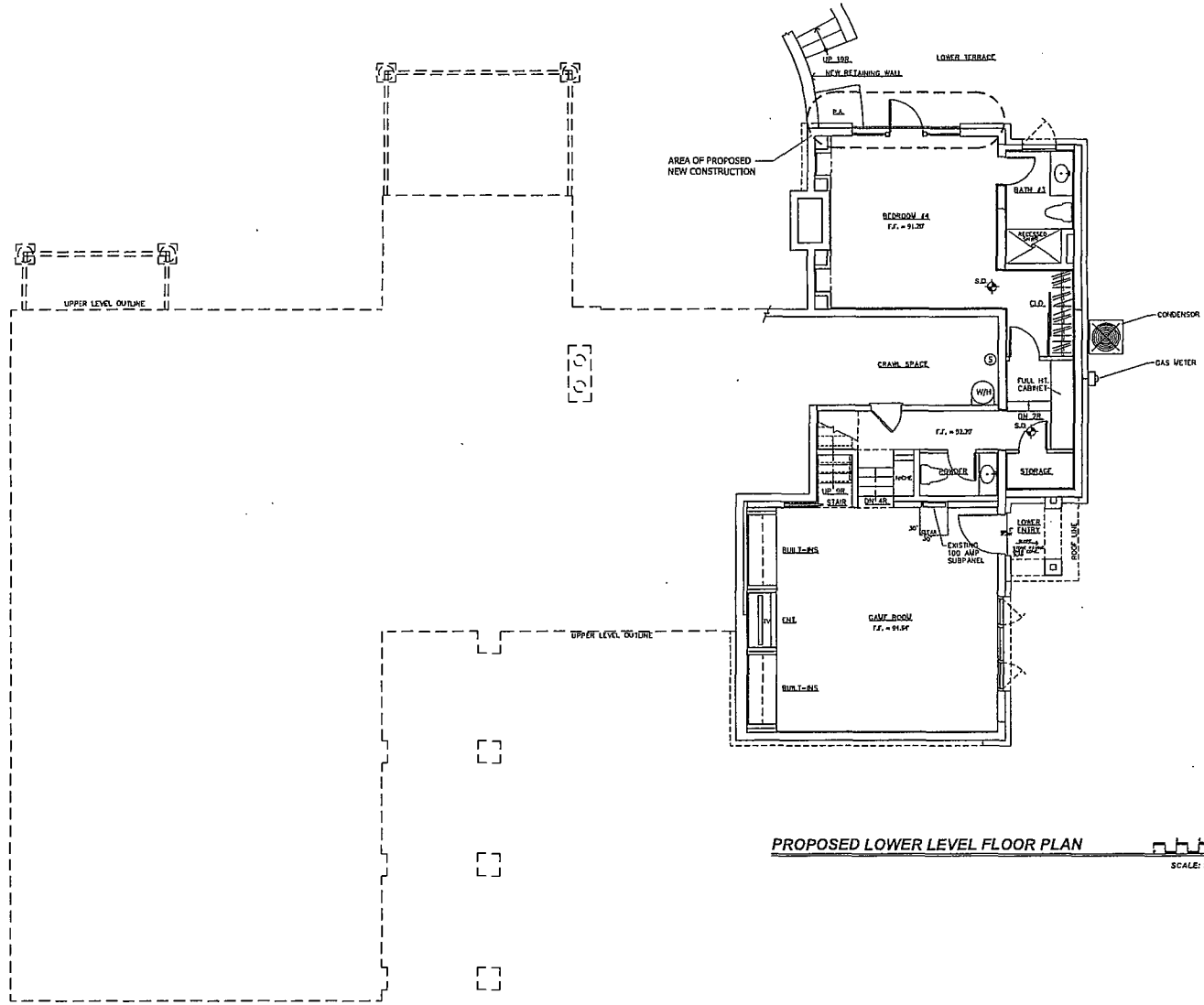
■ NOT FOR CONSTRUCTION
□ Concept
□ Preliminary
□ Design Dev.
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□ Bid
□ Other
□ FOR CONSTRUCTION
□ Plan Check
□ Construction
□ Other

+ sheet title +

Proposed Lower Level Floor Plan

A2.1

+ sheet +



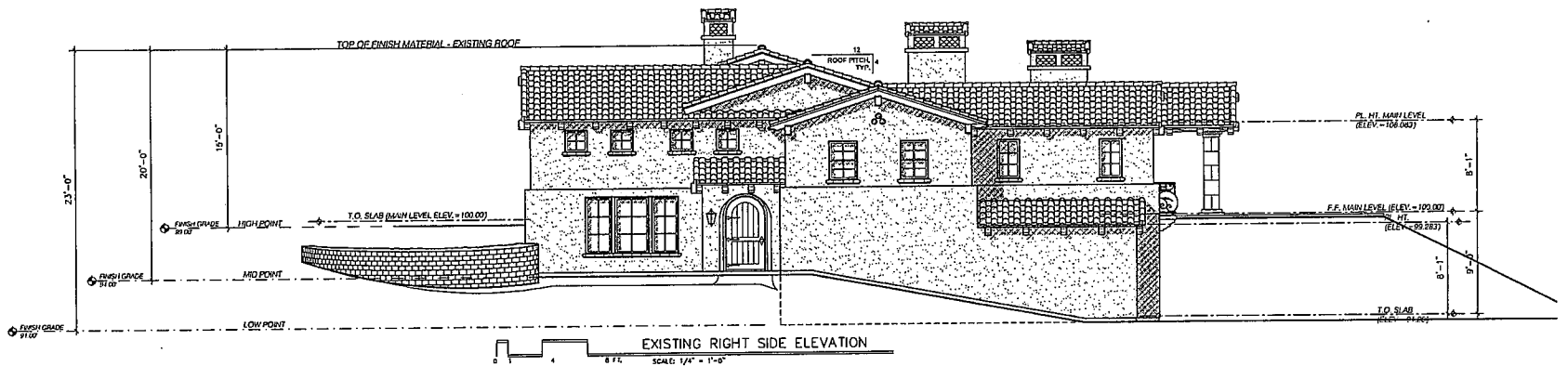
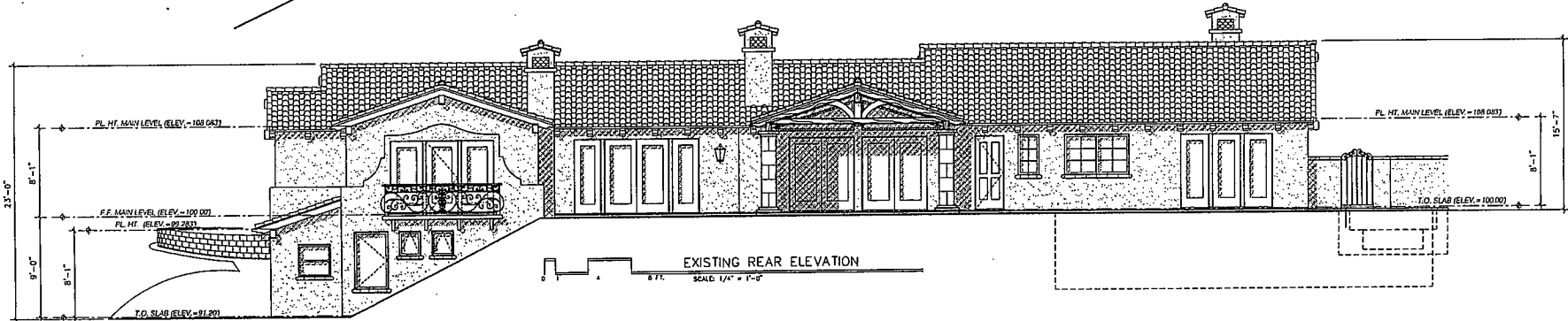
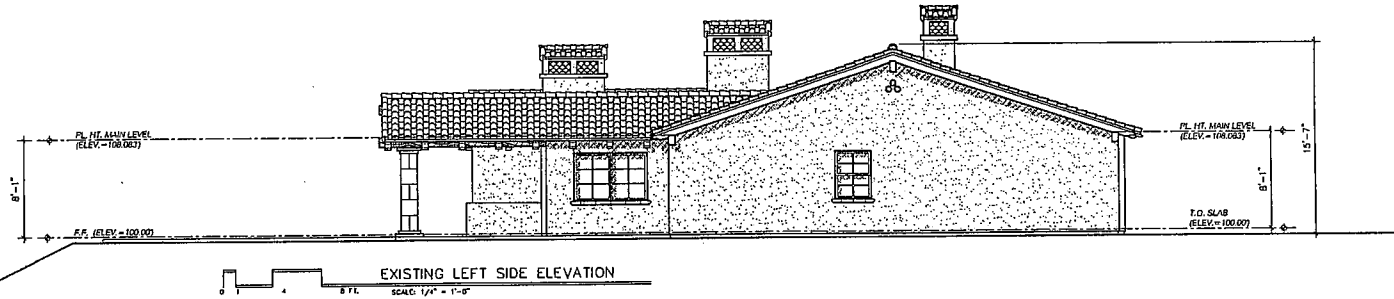
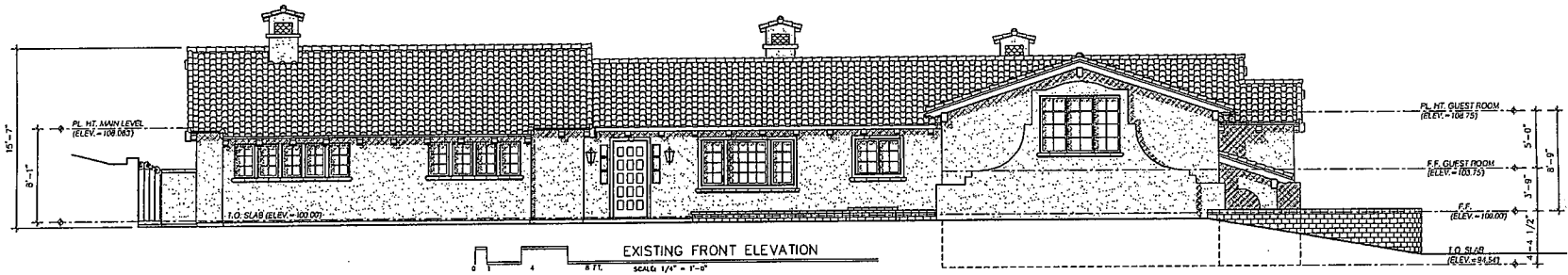
PROPOSED LOWER LEVEL FLOOR PLAN



02-22-18
02-14-18
02-14-18
02-14-18
02-14-18
02-14-18

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1 800 762 8875
arch@hayerarchitecture.com



M. Spanos
Proposed
Residence
Addition

Mr. Michael Spanos
1515 Plaza Rd.
Petaluma, CA
94953

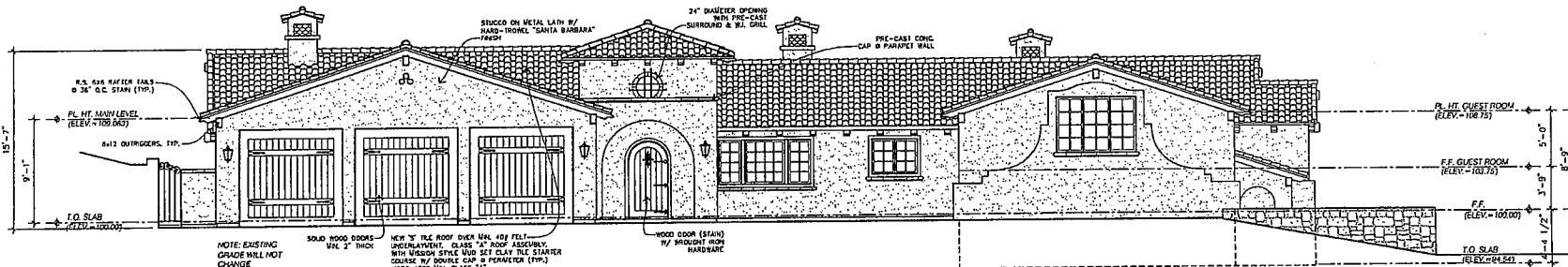
02-22-18 Review
02-14-18 Review
02-14-18 Review
02-14-18 Review
02-14-18 Review
02-14-18 Review

- NOT FOR CONSTRUCTION
 - Concept
 - Preliminary
 - Design Dev.
 - Review
 - Final
 - Other
- FOR CONSTRUCTION
 - Plan Check
 - Construction
 - Other

sheet title
EXISTING ELEVATIONS

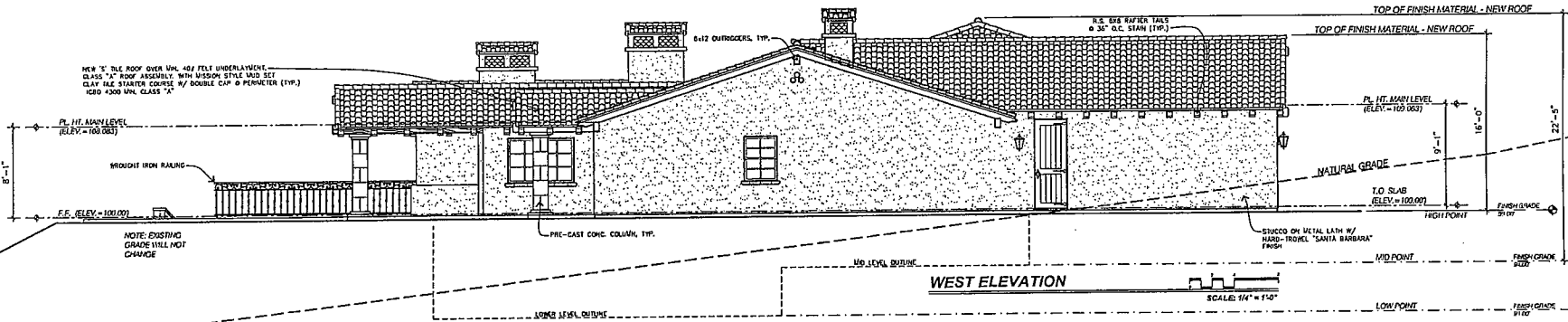
EXA2.0

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10-17-10
10-17-10
10-17-10



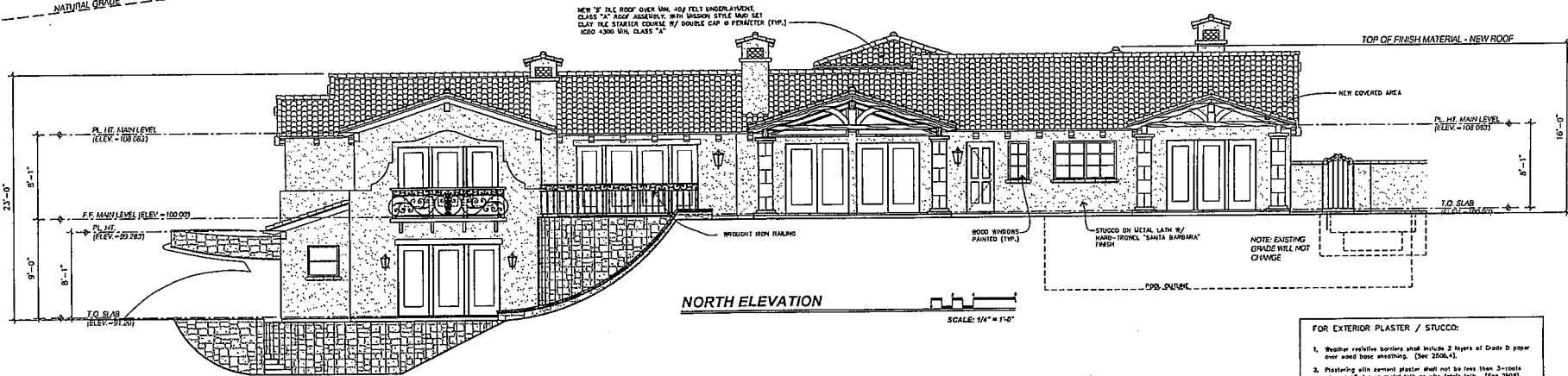
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

- FOR EXTERIOR PLASTER / STUCCO:
- Weather resistive barriers shall include 2 layers of Grade D paper over wood base sheathing. (See 2506.4).
 - Plastering shall consist of plaster shall not be less than 3-coats even applied over metal lath or wire fabric lath. (See 2505).
 - A minimum 20psi, galvanized corrosion-resistant wire mesh shall be used.
 - A minimum vertical placement range of 3-1/2 inches provided at or below the foundation plate line at all exterior walls.
 - The mesh shall be placed a minimum of 4 inches above earth or 2 inches above paved area. (See Section 1506.3)

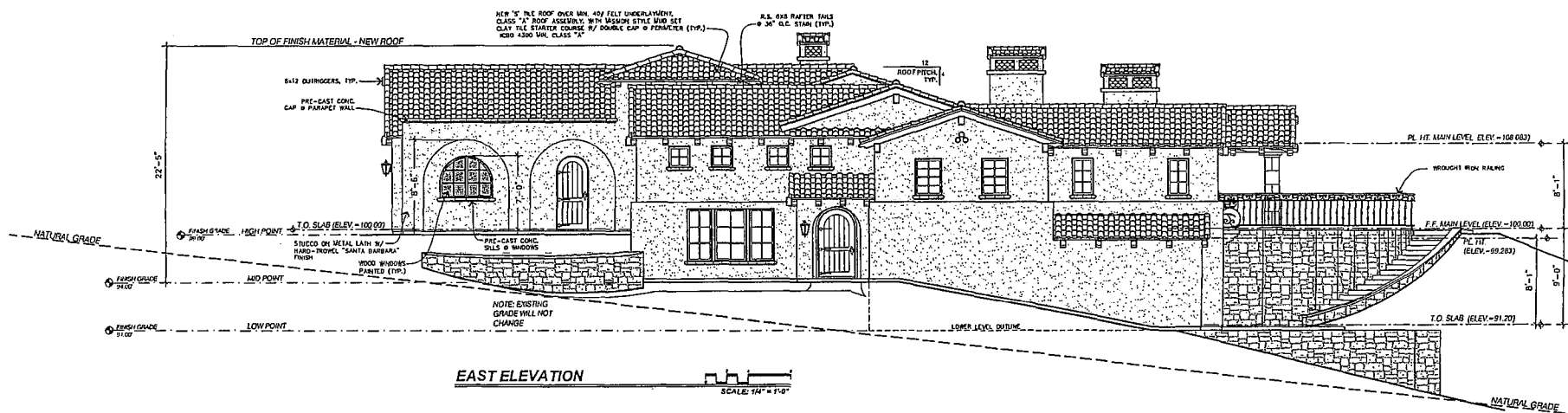
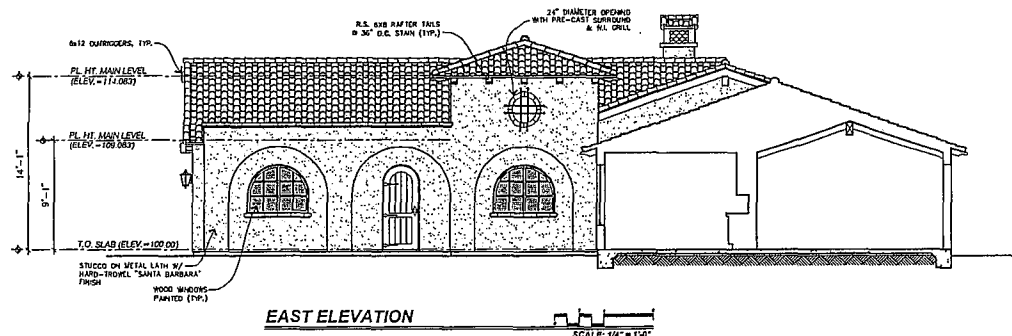
M. Spanos
Proposed
Residence
Addition

Mt. Michael Spanos
1515 Flora Rd.
Petaluma Beach, CA
93953

10-17-10
10-17-10
10-17-10
10-17-10
10-17-10

- NOT FOR CONSTRUCTION
- Concept
 - Preliminary
 - Design Dev.
 - Permit
 - As-Built
 - Other
- FOR CONSTRUCTION
- Plan Check
 - Construction
 - Other

01-21-10
01-21-10
01-21-10
01-21-10
01-21-10



M. Spanos
Proposed
Residence
Addition
Mr. Michael Spanos
1515 Flata Rd.
Pebble Beach, CA
93953

NOT FOR CONSTRUCTION

Concept

Preliminary

Design Dev.

Review

Red

Other

FOR CONSTRUCTION

Plan Check

Construction

Other

FOR EXTERIOR PLASTER / STUCCO:

1. Weather resistant barriers shall include 2 layers of Grade D paper over wood base sheathing. (See 2006.4).

2. Mortaring with cement plaster shall not be less than 3-coats when applied over metal lath or wire lath. (See 2006.5).

3. A minimum 20ga. galvanized corrosion-resistant mesh shall be provided at or below the foundation plate line at all exterior walls.

4. The mesh shall be placed a minimum of 4 inches above earth or 2 inches above paved area. (See Section 2506.5).

sheet 20 of 20
EXTERIOR ELEVATIONS

sheet 1 of 1

A5.0

DEL MONTE FOREST



APPLICANT: SPANOS

APN: 008-341-045-000

FILE # PLN090308

Water



2500' Limit



300' Limit



City Limits



0 1,000
Feet

