

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

In the matter of the application of:

PELIO (PLN090364)

RESOLUTION NO. 10-037

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically exempt the project pursuant to Sections 15301(d), 15301(e) and 15303 of the CEQA Guidelines; and
- 2) Approving the Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of a new 1,875 square foot second story with a 564.5 square foot sun deck and a 143 square foot breezeway to an existing single story residence, the remodel of an existing storage area for a new elevator and stairs, the remodel of the formal entry, and the reconstruction of a 1,449 square foot detached accessory building for garages and storage; 2) a Coastal Development to allow the construction of a 846 square foot caretaker unit; 3) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 4) a Variance to exceed the Pescadero Watershed coverage limitations of 5,000 square feet structural and 4,000 square feet impervious surface coverage to allow 8,447.3 square feet of structural coverage (7,237.8 square feet existing) and 6,765 square feet impervious surface coverage (12,583.8 square feet existing) resulting in an overall decrease of approximately 4,608 square feet of coverage; and 5) a Design Approval for the proposed project and replacement of an existing 6-foot perimeter and retaining wall with materials and colors consisting of off-white stucco, flat clay tile roofing materials, and wood trim. The project includes associated grading of approximately 150 cubic yards of cut and 400 cubic yards of fill, 11,273.5 square feet of permeable driveway with simple and direct access with the deletion of parking area at the northern portion of the driveway, 2,191 square feet of permeable walkways, approximately 3,178 square feet of permeable parking pavers, a permeable footpath on the western portion of the property to provide access from the designated parking area to the caretaker unit, and an underground cistern and French drain as part of the storm drain system.

The project also includes the option to delete the caretaker unit at its proposed located and the conversion of the existing 2-car garage/storage accessory structure into a caretaker unit, provided it meet all requirements.

(PLN090364, Leslie W. and Idamarie Pelio TRS, 3346 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-423-037-000)

The Pelio application (PLN090364) came on for public hearing before the Monterey County Zoning Administrator on August 26, 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,
 - the Del Monte Forest Land Use Plan,
 - the Del Monte Forest Coastal Implementation Plan, Part 4,
 - Monterey County Zoning Ordinance (Title 20)No conflicts were found to exist. Communications were received by members of the public indicating an inconsistency the project has with the text, policies, and regulations in these documents. These comments are addressed within subsequent Evidence “f” and “g”.
b) The property is located at 3346 17 Mile Drive, Pebble Beach (Assessor’s Parcel Number 008-423-037-000), Del Monte Forest Land Use Plan. The parcel is zoned “LDR/1.5-D (CZ)” [Low Density Residential, 1.5 acres per unit with a Design Control Overlay District (Coastal Zone)], which allows additions to single family dwellings and accessory structures such as caretaker units. Therefore, the project is an allowed land use for this site.
c) The subject property is located within a Design Control district, which provides regulation of the location, size, configuration, materials, and colors of structures and fences. In addition, Section 20.147.070.C.2 of the Del Monte Forest Coastal Implementation Plan requires structures to be subordinate to and blend into the environment. The proposed materials and colors include: cement plaster in “Candlelight” (beige/peach) for the body; cast stone trim in “sandstone” (cream); clad wood framed windows in “white dove” (off-white); reclaimed terracotta roof tiles, and copper gutters; consistent with the requirements of the Del Monte Forest Coastal Implementation Plan.
d) Based on resource information contained within the Monterey County Geographic Information System, the subject property was found to be located within 750 feet of a known archaeological resource. Therefore, pursuant to Section 20.147.080.A.1 of the Del Monte Forest Coastal

- Implementation Plan, a Coastal Development Permit is required for the proposed project. An archaeological report was prepared for the proposed project and the applicant has submitted the report as part of the application. See Finding No. 5, Evidence e for further discussion.
- e) The subject property is located within the Pescadero watershed, which drains into the Carmel Bay Area of Special Biological Significance. In order to insure that the water quality draining into this area is maintained, Section 20.147.030.A.1.b of the Del Monte Forest Coastal Implementation Plan requires that the maximum structural coverage be limited to 5,000 square feet and the maximum impervious surface coverage limited to 4,000 square feet. The existing structures and impervious surface on the subject property currently exceeds the maximum allowed. The applicant requests to create a greater amount of structural coverage and reduce the amount of impervious surface, for an overall reduction of total surface area. However, the resulting amount is in excess of the amount allowed. Therefore, the applicant requests a Variance to the Pescadero watershed limitations. See Finding Nos. 8, 9, 10, and 11 for further discussion.
 - f) Because the proposed project includes a Design Approval subject to the review of the Zoning Administrator, it is subject to the requirements contained in the Board of Supervisor's Resolution No. 08-338. Therefore, the project was referred to the April 15, 2010 Del Monte Forest Land Use Advisory Committee (LUAC) meeting. The LUAC supported the project as proposed with a vote of 4 to 2, with one member absent. Comments made by some committee members, members of the public, a neighboring property owner, and neighboring property owner's representative included concerns of: the reduction of impervious surface, the proposed location the caretaker unit, the height of the proposed caretaker unit, and the project's impact to the views of adjacent property owners. The owner of the property was present at the meeting and stated that gravel will be replacing much of the impervious surface, the Zoning ordinances were the reason for the new location of the caretaker building, and the County requires removal of the caretaker unit from the existing garage as it was never approved (see Evidence g below).
 - g) In 2008, the applicant requested a permit for minor additions and the interior remodel of the existing single family dwelling. The applicant stated that at the time, he was advised by County staff that the existing non-permitted caretaker unit was non-conforming as to the required setback from 17-Mile Drive. Therefore, the applicant proposed the caretaker unit to be located on the southern portion of the parcel, between the single family dwelling and The Pebble Beach Golf Links. This area provides a greater amount of security due to the fact that there is no fence or barrier that prevents the public from accessing the Pelio's property from the golf course. The caretaker unit is proposed 24 feet from the western property line, meeting the required six foot setback and is proposed height is at the 15-foot height limit (Section 20.14.060.C.2, Site Development Standards of Title 20). Additional discussion regarding the proposed caretaker unit can be found in Finding No. 7.

- h) Per the Monterey County Assessor's Office records, the detached garage and storage (referenced as the un-permitted caretaker unit) was placed on the property in 1966 as "servant's quarters" and converted into storage in 1977. Subsequently (the date is unknown), the storage area was converted back into living space which included a kitchen, bathroom, bedroom, and living room. The applicant requests to reconstruct the structures as a two car garage with finished storage space with an additional attached one car garage. The structures will be building within the existing footprint, utilizing the existing slab foundation and retaining walls. The proposed structures are setback 15 feet from the western property line, meeting the required 6-foot setback. Policy 84 of the Del Monte Forest Land Use Plan requires new development fronting on 17-Mile Drive to be setback a minimum of 100 feet from the centerline of the road, unless otherwise protected by terrain. The structures are setback 43 feet from the property line. However, there is a 10-foot elevation difference between the ground where the structures are and the edge of pavement of 17-Mile Drive. This is consistent with the policy as the structure is protected by the existing terrain, screening the development from motorists. In addition to the Del Monte Forest Land Use Plan Policy, Section 20.14.060.C.3.a, Site Development Standards for Non-Habitable Accessory Structures, of Title 20 requires the structures to be setback at least 50 feet from the front property line. However, Section 20.62.040.N, Setback Exceptions, of Title 20 allows garages to encroach into the front yard setback requirement up to 5 feet from the front line of the lot if there is a 7 foot elevation difference between the grade of the centerline of the traveled roadway and elevation of the front half of the lot at a point 50 feet from the centerline. The proposed project meets this exception and therefore is consistent with the setback requirements of Title 20.
- i) The project planner conducted a site inspection on March 18, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- 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 PLN090364.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health 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) Staff identified potential impacts to Archaeological Resources, Soils, and the permeability of the proposed ground surfaces. Pursuant to the Policies of the Del Monte Forest Land Use Plan, an archaeological report, geotechnical report, and proof of permeability were required to

be submitted by the applicant. The 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:

- *"Geotechnical Investigation" (LIB100097) prepared by United Soil Engineering, Inc., Santa Clara, CA, January 2009.*
 - *"Preliminary Archaeological Reconnaissance" (LIB100221) prepared by Archaeological Consulting, Salinas, CA, March 18, 2010.*
 - *"Driveway Recommendations" for pervious surfaces (LIB100220) prepared by United Soil Engineering, Inc., Santa Clara, CA, May 20, 2010.*
- c) Staff conducted a site inspection on March 18, 2010 to verify that the site is suitable for this use.
 - d) Although the project includes modification to a single family dwelling older than 50 years, a historical report was not required. See Finding No. 5, Evidence d.
 - e) 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 PLN090364.

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 Pebble Beach Community Services District, Public Works, 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 structures on the property were inspected by the Monterey Peninsula Water Management District and it was found that there is an existing 37.2 fixture units available on the property. Subsequently, the applicant has purchased an additional 12 fixture units from the Pebble Beach Company. The applicant proposes to use up to 49.2 fixture units which is in compliance with what is available onsite. The sewer purveyor for the property is the Pebble Beach Community Services District and staff received no communication indicating that the proposed project can not be served or that it will impact the facility.
 - c) Preceding findings and supporting evidence for PLN090364.

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 aware of an un-permitted caretaker unit on the property (see Finding No. 1, Evidence g). Although a Notice of Violation has not been filed by the County, the applicant requests to convert the un-permitted unit back into a garage and storage area. This action is consistent with the County's requirement of restoration to remedy a violation.
 - b) Staff conducted a site inspection on March 18, 2010 and researched County records to assess if any other violations exist on the subject property.
 - 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 PLN090364.

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) categorically exempts additions to single family dwellings.
 - b) California Environmental Quality Act (CEQA) Guidelines Section 15301(d) categorically exempts the restoration or rehabilitation of damaged structures such as the reconstruction of the detached garage and storage structures.
 - c) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of small accessory structures such as caretaker units.
 - d) The structures on the subject property were built in the 1960s. As normal County practice, a historical report is required for any modification to structures 50 years or older in order to determine if that structure has any historical significance. The applicant consulted with Historian, Kent Seavey and County Parks Department staff, Meg Clovis and it was determined that no historical report would be required due to the extensive modifications to the structures.
 - e) The Monterey County Geographic Information System indicates that the subject property is located within 750 feet of a known archaeological resource. The applicant has submitted an Archaeological report (see Finding No. 2, Evidence b) in accordance with the regulations of the Del Monte Forest Implementation Plan. The archaeological report concludes that although the "main deposit of the nearest (archeological) site" is within 400 feet of the project area, no background records have been found for the subject property and no evidence of potentially significant archeological resources were found during the site reconnaissance. Therefore the archeologist concludes that the project not be delayed for archaeological reasons. However, it is recommended that all work halt should human remains be accidentally discovered during construction. A standard condition of approval has been incorporated with the project to assure this

recommendation occurs.

- f) No adverse environmental effects were identified during staff review of the development application during a site visit on March 18, 2010.
- g) Section 15300.2 of the CEQA Guidelines list exceptions to the exemptions, were projects normally found to be exempt from CEQA may require an environmental review. These exceptions include: project location, cumulative impact, significant effect, scenic highways, hazardous waste sites, or historical resources. The subject property is not located within an officially designated state scenic highway, it is not listed on the Cortese List (for hazardous materials sites) from the Department of Toxic Substances Control (DTSC), nor are there any historic resources located on the site. No environmental resource of hazardous or critical concern was found on the property and no unusual circumstance exists where the project will have a significant effect on the environment. Construction impacts will be temporary; however, the project as proposed and conditioned will not create a significant impact on the environment and cumulative impacts were not identified.
- h) 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 20.70.050.B.4.c 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 15 the Recreational Facilities Map and Figure 16, the Shoreline Access Map of 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 PLN090364.
 - e) The project planner conducted a site inspection on March 18, 2010.

7. **FINDING:** **CARETAKER UNIT** – The subject project meets the regulations, standards and circumstances for caretaker units in accordance with the applicable goals, policies, and regulations of the applicable land use plan and zoning codes.

- EVIDENCE:**
- a) That the establishment of the caretaker unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 3).
 - b) All zoning violation abatement costs, if any, have been paid (see Finding No. 4).

- c) The subject property upon which the caretaker unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this Title. The existing single family dwelling and accessory structures meet the required setback, lot coverage, and floor area ratio as required by the Development Standards of the Low Density Residential zoning district. However, the structural and impervious surface coverage on the parcel exceeds the required amount listed within the Del Monte Forest Coastal Implementation Plan. Although the applicant proposed to reduce the overall amount of impermeable surface on the property, it is still over the allowed limit and therefore the applicant requests a Variance (see Finding Nos. 8, 9, 10, and 11).
- d) That adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health. California American Water Company is the water purveyor and the Pebble Beach Community Services District is the sewer purveyor for the subject property. See Finding No. 3, Evidence b for further discussion.
- e) That the proposed caretaker unit will not adversely impact traffic conditions in the area. The proposed project has been reviewed by the Public Works Department and there has been no indication that the proposed caretaker unit will adversely affect traffic in the area.
- 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 PLN090364.
- g) Caretaker units shall be subject to the overall buildout in Del Monte Forest as defined by Table A found in the Del Monte Forest Area Land Use Plan. Out of the 1,067 new residential dwellings allowed until buildout, 779 are remaining. Therefore, staff has determined that adequate density exists in the Del Monte Forest area.
- h) The applicant justifies the need for a caretaker unit due to an absentee ownership. The subject property is not the owner's primary residence; therefore, there is a need for full time supervision of the property. The applicant requests the unit to allow a caretaker to remain onsite without living in the main house. See Exhibit F of the August 26, 2010 Zoning Administrator staff report.
- i) During the August 26, 2010 Zoning Administrator hearing, it was decided that the applicant be made available the option to abandon the proposed location of the caretaker unit, and convert the existing 2-car garage/storage area into a caretaker unit. The location of the 2-car garage/storage meets the required setbacks of a habitable accessory structure (see Finding No. 1, Exhibit h).

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 –Part 4 limits development of parcels within the Pescadero Watershed to a maximum

site coverage of 9,000 square feet. Pursuant to Section 20.147.030.A.1.b of the Del Monte Forest Coastal Implementation Plan, 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 structural coverage on the subject property is 7,237.8 square feet which consists of the 4,820.8 square foot single family dwelling, 968 square feet of covered porches, 760.1 square feet of garages, and the 688.9 square foot storage area. The existing impervious surface coverage is 12,583.8 square feet and consists of a 10,674 square foot driveway, 618 square feet of patios, stairs, terraces, and walkways, a 1,227.8 square foot courtyard, and a 64 square foot metal tank.
- c) The applicant requests additional structural coverage consisting of: a 845.9 square foot caretaker unit, a minor addition of 29.6 square feet to the single family dwelling, and an additional 250 square feet of covered porches; totaling to 8,447.3 square feet of structural coverage which is an increase of 1,209.5 square feet. The applicant has proposed to modify the impervious surfaces by reducing the driveway to approximately 814.5 square feet (with 11,273.5 square feet of driveway to be permeable and 3,718 square feet of permeable pavers for parking areas), increase 3,493.4 square feet square feet of patios, stairs, terraces, and walkways, and an increase 105.8 square feet to the courtyard. As a result of the modification, the impervious surface coverage will be reduced to approximately 6,765 square feet, resulting in a decrease of approximately 5,158 square feet.
- d) Based on the increase in structural coverage and decrease of impervious surface coverage, the project will result in an overall decrease of 4,608 square feet. In addition, the applicant proposes a drainage system which will capture and retain stormwater runoff, allowing it to percolate through the ground and into the ground water. Although the project meets the intent of the Water and Marine Resources Development Standards of the Del Monte Forest Land Use Plan as it insures that the water quality draining into the Carmel Bay Area of Special Biological Significance is maintained, the total amount of surface area exceeds the total 9,000 square feet allowed. Therefore, the project requires a Variance (see Finding Nos. 9, 10, and 11).
- 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 PLN090364.

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 a Design Control Overlay District (Coastal Zone)].
 - b) The proposed caretaker unit is an allowed use under the property’s Low Density Residential zoning designation pursuant to Section 20.14.050.I of the Monterey County Zoning Ordinance (Title 20).

- 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 PLN090364.

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 intent of the Pescadero watershed coverage limitations (Section 20.147.030.A.1.b of the Monterey County Coastal Implementation Plan, Part 5) is to limit the amount of storm water runoff into Carmel Bay, thereby protecting an area of biological significance. Although the proposed project exceeds the amount of structural coverage and impervious surface coverage limitation of 9,000 square feet, the applicant proposed to reduce the overall amount of surface coverage by approximately 4,608 square feet. With the reduction of the overall surface area and the installation of a storm drain retention facility, the project will meet the intent of the Pescadero Watershed policy. In addition, the project meets all other zoning requirements regarding size and bulk (i.e. Floor Area Ratio), lot coverage and setbacks.
 - b) Board of Supervisors' resolution 94-149 (Steakley) allowed a Variance to exceed the 5,000 square foot limit on structural coverage as long as storm water runoff was controlled on site. The Board recognized that retaining storm water on site and maintaining the combined structural and impervious surface coverage under the 9,000 square foot limit supported the intent of Section 20.147.030.A.1.b of the certified Monterey County Coastal Implementation Plan, Part 5 regarding impervious coverage in the Pescadero Watershed. The proposed project does not meet the total surface coverage; however, the overall surface coverage has been reduced and the project meets the intent of the section.
 - c) Other property owners in the vicinity and under identical zoning classification have been afforded the same privileges sought by the property owner of this application (see Finding No. 11).
 - d) The Water Resources Agency has required, as a condition of approval, the submittal and approval of a final drainage plan in order to conform to policies 1, 2, & 6 of the Del Monte Forest Land Use Plan, relating to drainage issues and addressing on-site and off-site impacts and retention facilities. The drainage plan requires that storm water be retained onsite and percolate through the ground into the groundwater. This allows the project to further meet the intent of the Pescadero Watershed Policy as it insures that the water quality draining into the Carmel Bay Area of Special Biological Significance is maintained.
 - 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 PLN090364.
 - f) The project planner conducted a site inspection on March 18, 2010 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) Although the applicant requests a variance to exceed the structural coverage limitations of the Pescadero Watershed, the project complies with the intent of the Pescadero Watershed limitation policy and therefore does not request a grant of special privilege.
- b) 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 PLN090364.
- c) The project planner conducted a site inspection on March 18, 2010 to identify circumstances related to other property in the vicinity and in the same zoning district.
- d) There are three Variances to the Pescadero Watershed limitations granted within 300 feet of the subject property: PLN980020 Luke which allowed a single family dwelling addition exceeding the coverage requirements by 1,618 square feet; PLN980469 McKiernan which allowed the demolition of a single family dwelling and guesthouse and the construction of a new single family dwelling and caretaker unit; and PLN040614 Mac Donnell which allowed the replacement of a pedestrian foot bridge with a larger bridge and the increase of coverage to 10,711 square feet. In addition, there are at least 12 Variances¹ granted where there was an overall reduction on surface area, but the net coverage was still in excess of the 9,000 square foot limit. Therefore, granting of this Variance would not grant special privilege.
12. **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 allows an appeal 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) Section 20.86.080 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the subject property is located between the sea and the first through public road and development within 750-feet of a known archaeological resource and the construction of a caretaker unit is a conditional use.

DECISION

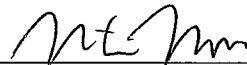
NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Categorically exempt the project pursuant to Sections 15301(d), 15301(e) and 15303 of the CEQA Guidelines; and

¹ PLN000051 Reitz, PLN0000454 Gambord, PLN020361 Griggs, PLN030096 Heinrichs, PLN030568 Kent, PLN050554 Jordan, PLN050635 Thomas, PLN060156 Mc Callister, PLN060268 Hevrdejs, PLN060729 McDowell, PLN080523 Piccinini, and PLN090061 Rachleff.

- B. Approve the Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of a new 1,875 square foot second story with a 564.5 square foot sun deck and a 143 square foot breezeway to an existing single story residence, the remodel of an existing storage area for a new elevator and stairs, the remodel of the formal entry, and the reconstruction of a 1,449 square foot detached accessory building for garages and storage; 2) a Coastal Development to allow the construction of a 846 square foot caretaker unit; 3) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 4) a Variance to exceed the Pescadero Watershed coverage limitations of 5,000 square feet structural and 4,000 square feet impervious surface coverage to allow 8,447.3 square feet of structural coverage (7,237.8 square feet existing) and approximately 6,765 impervious surface coverage (12,583.8 square feet existing) resulting in an overall decrease of approximately 4,608 square feet of coverage; and 5) a Design Approval for the proposed project and replacement of an existing 6-foot perimeter and retaining wall with materials and colors consisting of off-white stucco, flat clay tile roofing materials, and wood trim. The project includes associated grading of approximately 150 cubic yards of cut and 400 cubic yards of fill, 11,273.5 square feet of permeable driveway with simple and direct access with the deletion of parking area at the northern portion of the driveway, 2,191 square feet of permeable walkways, approximately 3,178 square feet of permeable parking pavers, a permeable footpath on the western portion of the property to provide access from the designated parking area to the caretaker unit, and an underground cistern and French drain as part of the storm drain system. The project also includes the option to delete the caretaker unit at its proposed located and the conversion of the existing 2-car garage/storage accessory structure into a caretaker unit, provided it meet all requirements, 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 26th day of August, 2010 by:



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **SEP 09 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~~ **SEP 19 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 10-037 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Pelio

File No: PLN090364

APNs: 008-423-037-000

Approved by: Zoning Administrator

Date: August 26, 2010

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN0900364) allows: 1) a Coastal Administrative Permit to allow the construction of a new 1,875 square foot second story with a 564.5 square foot sun deck and a 143 square foot breezeway to an existing single story residence, the remodel of an existing storage area for a new elevator and stairs, the remodel of the formal entry, and the reconstruction of a 1,449 square foot detached accessory building for garages and storage; 2) a Coastal Development to allow the construction of a 846 square foot caretaker unit; 3) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 4) a Variance to exceed the Pescadero Watershed coverage limitations of 5,000 square feet structural and 4,000 square feet impervious surface coverage to allow 8,447.3 square feet of structural coverage (7,237.8 square feet existing) and approximately 6,765 impervious surface coverage (12,583.8 square feet existing) resulting in an overall decrease of approximately 4,608 square feet of coverage; and 5) a Design Approval for the proposed project and replacement of an existing 6-foot perimeter and retaining wall with materials and colors consisting	Adhere to conditions and uses specified in the permit. 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. 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.	Owner/ Applicant RMA - Planning WRA RMA - Planning	Ongoing unless otherwise stated	

<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>
		of off-white stucco, flat clay tile roofing materials, and wood trim. The project includes associated grading of approximately 150 cubic yards of cut and 400 cubic yards of fill, 11,273.5 square feet of permeable driveway with simple and direct access with the deletion of parking area at the northern portion of the driveway, 2,191 square feet of permeable walkways, approximately 3,178 square feet of permeable parking pavers, a permeable footpath on the western portion of the property to provide access from the designated parking area to the caretaker unit, and an underground cistern and French drain as part of the storm drain system. The project also includes the option to delete the caretaker unit at its proposed located and the conversion of the existing 2-car garage/storage accessory structure into a caretaker unit provided it meet all requirements. The property is located at 3346 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-423-037-000), 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 10-037) was approved by the Zoning Administrator for Assessor's Parcel Number 008-423-037-000 on August 26, 2010. The permit was granted subject to 21 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (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.	

<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>
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on August 26, 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/ Archaeologist	Ongoing	
5.		PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, whichever	

<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>
		Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)			occurs first and as applicable	
6.		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	
7.		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	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	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>
		include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during 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)	RMA - Building Services.			
			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	
8.		PD012(F) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			Landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
9.		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	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>
		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)	The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
10.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical Investigation has been prepared for this parcel by United Soil Engineering, Inc, dated January 2009 and is on record in the Monterey County RMA - Planning Department, Library No. LIB100097. All development shall be in accordance with this report." "An Archaeological Report has been prepared for this parcel by United Soil Engineering, Inc, dated March 18, 2010 and is on record in the Monterey County RMA - Planning Department, Library No. LIB100221. All development shall be in accordance with this report." "A Driveway Recommendation for pervious surface has been prepared for this parcel by United Soil Engineering, Inc, dated May 20, 2010 and is on record in the Monterey County RMA - Planning Department, Library No. LIB1000220. All development shall be in accordance with this report." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
			Submit proof that all development has been implemented in accordance with the report to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to Occupancy	
11.		PD018 B – DEED RESTRICTION – CARETAKER UNIT (COASTAL)	Submit signed and notarized document to the Director of RMA – Planning	Owner/ Applicant	Prior to the issuance of	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows:</p> <ul style="list-style-type: none"> • Only one caretaker unit per lot shall be allowed. • The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership. • The minimum lot size for establishment of a caretaker unit in areas not served by sewers shall be two acres. The minimum lot size for establishment of a caretaker unit in the Carmel Planning Area shall be 40 acres. • Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located, except in North County. In North County, caretakers units shall not be permitted on lots less than 5 acres if located in an area not served by public sewer systems. • The maximum floor area for a caretaker unit is 850 square feet. • A minimum of one covered off-street parking space shall be provided for the caretaker unit. • The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect. • Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning. • Caretaker units are not permitted on any lot less than 10 acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to a Coastal Administrative Permit. <p>(RMA – Planning Department)</p>	<p>Department for review and signature by the County.</p> <p>Proof of recordation of the document shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	<p>grading or building permits</p> <p>Prior to occupancy or commencement of use</p>	

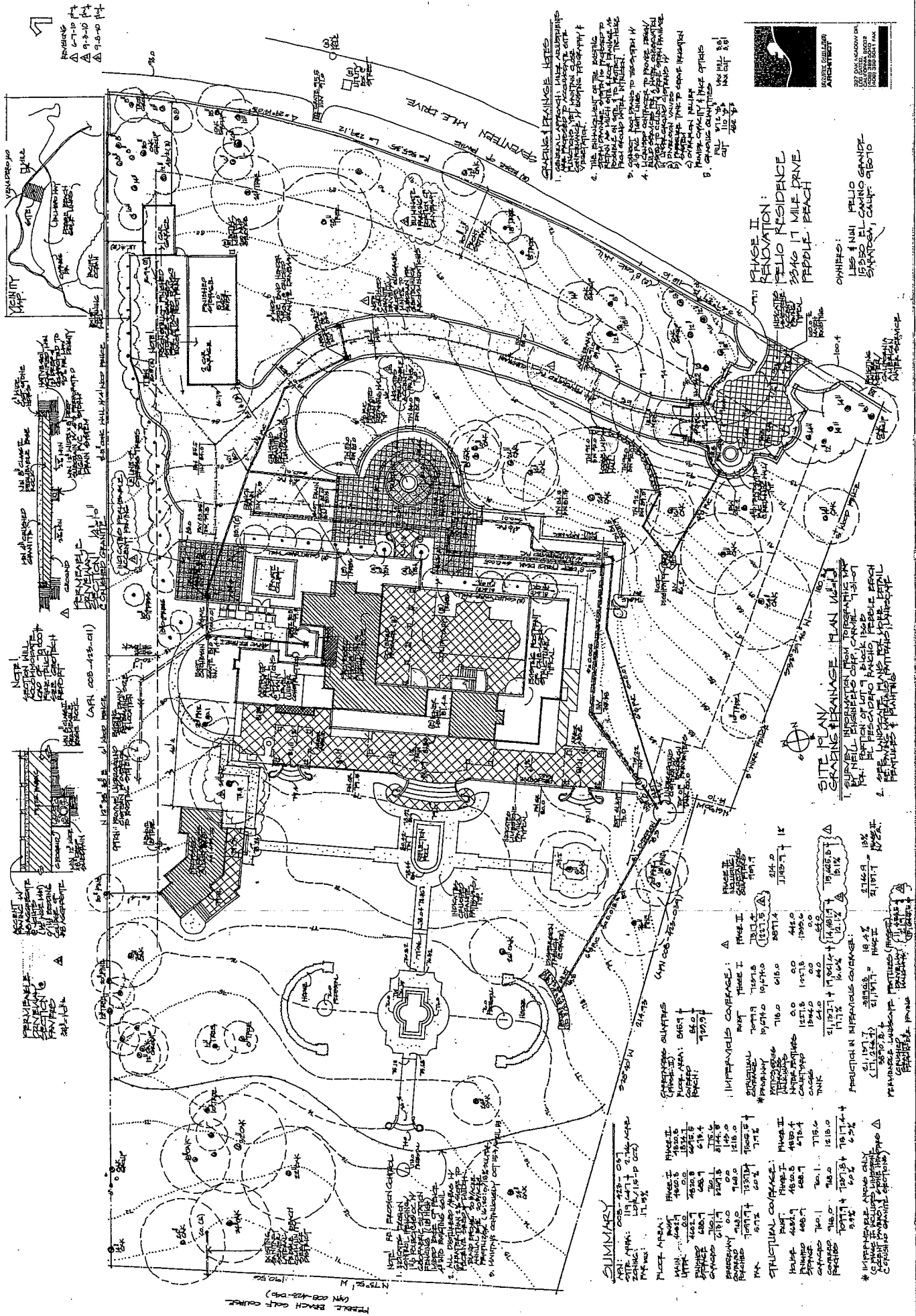
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
12.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
13.		PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection	Owner/ Applicant	Prior to the issuance of grading or building permits	
			2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant	Prior to the foundation pre-pour inspection	
			3) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant/ Engineer	Prior to the final inspection	
14.		PDSP001 – DEMOLITION/DECONSTRUCTION OF SINGLE FAMILY DWELLING BUILT PRIOR TO 1978 - EPA RULE 40 CFR PART 745 (NON-STANDARD) In accordance with Environmental Protection Agency (EPA) Rule 40 CFR Part 745, demolition and/or construction plans shall include "Renovation, Repair, and Painting" notes that lists the EPA approved work practice for renovation as well as incorporate the following: 1. Individuals and firms that perform lead-based	Prior to the issuance of demolition and/or building permits, the applicant shall submit demolition and/or construction plans to the RMA- Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of demolition and/or building permits	
			Prior to the issuance of demolition and/or building permits, the applicant or contractor shall submit documentation of certification of all	Owner/ Applicant/ Contractor	Prior to the issuance of demolition and/or	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>paint abatement shall be certified by the EPA;</p> <p>2. All demolition shall occur in compliance with the regulations set forth in Rule 40 CFR Part 745.</p> <p>All work performed shall be in accordance with the regulations set forth in the EPA's Renovation, Repair, and Painting Program. (RMA – Planning Department)</p>	workers to perform renovations to the RMA-Planning Department for review and/or approval.		building permits	
RMA – Public Works Department						
15.		<p>PW0043 – REGIONAL DEVELOPMENT IMPACT FEE</p> <p>Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. (Public Works)</p>	Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.	Owner/ Applicant	Prior to issuance of Building Permits	
16.		<p>PW0044 – CONSTRUCTION MANAGEMENT PLAN</p> <p>The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)</p>	Applicant shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.	Owner/ Applicant/ Contractor	Prior to issuance of the Grading Permit or Building Permit.	
			The approved measures shall be implemented during the construction/grading phase of the project.	Owner/ Applicant/ Contractor	On-going through construction phases	

<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>
Monterey County Water Resources Agency						
17.		WR3 - DRAINAGE PLAN - RETENTION The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	
18.		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
19.		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	
Pebble Beach Community Services District						
20.		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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Pebble Beach Community Services District)				
21.		FIRE030 - FIRE SPRINKLER SYSTEM (NON-STANDARD) The second floor and caretaker unit shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Pebble Beach Community Services District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	

END OF CONDITIONS



4. $\frac{1}{2} \times 100 = 50$

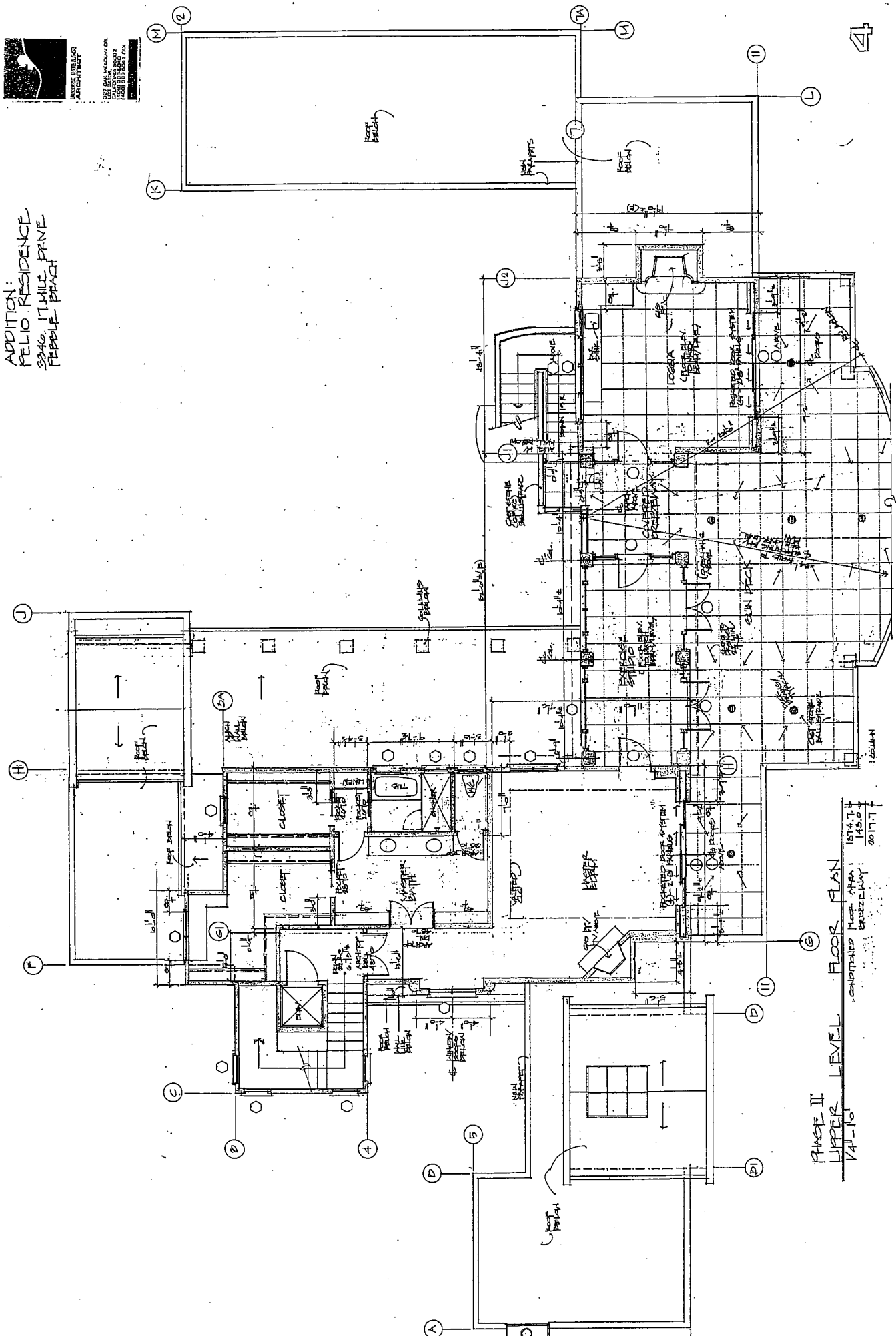
PHASE II
IMPROVEMENTS & LOWER LEVEL
Vall=10" (16 repetitions)





1000 1/2 S. W. 10TH AVE.
MIAMI, FL 33135
TEL: 305-371-1111
FAX: 305-371-1112

ADDITION:
PELO. RESIDENCE
3346 17 MILE PINE
PINEAPPLE BEACH



PAGE II
UPPER LEVEL FLOOR PLAN
1/4-10
ORIGINALS
DATE: 10/14/71
BY: J. L. J.
CHECKED: 10/15/71
BY: J. L. J.



EXTERIOR FINISHES

WUWS:
3-CONT C/Patient Puqpra
W/ITteal cod/

Walls:
3-CONT CLAYST PURP
W/INTSPT-CLAY

Bill Arnold NY
100 Bergen Boulevard 5-67

1. Chlorophyll
 2. Carotenoids
 3. Xanthophyll

color: brown (brown)
to keep willow clumps

APPROPRIATE PARTS
OF APPROVED BOLT

[illegible]

and color: 1 can
Pittman will be 100% 00-17

WITTE BOE /
LORD OF APPALO
BOY

CUTPAC: CAPPK

[illegible]



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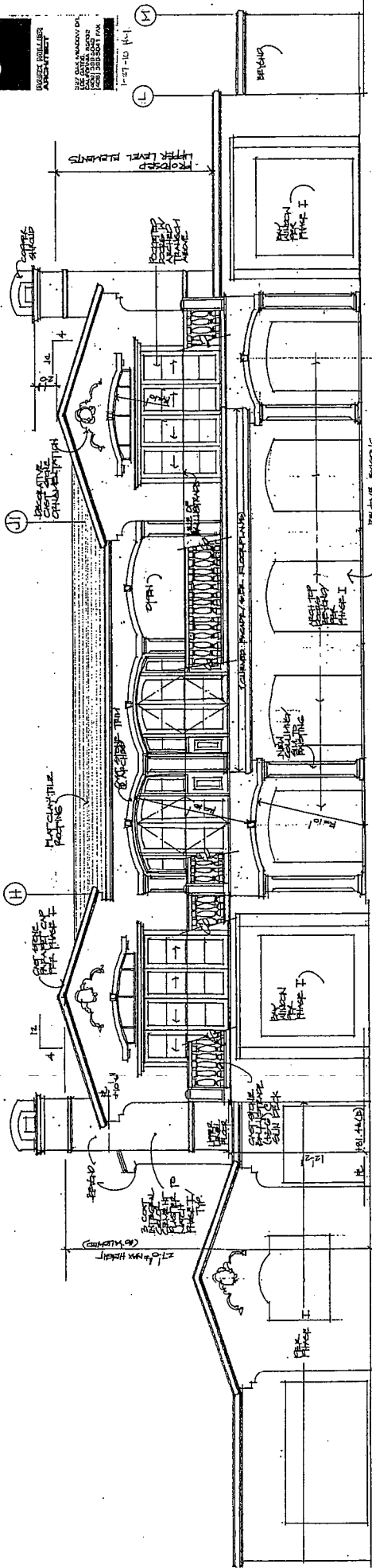
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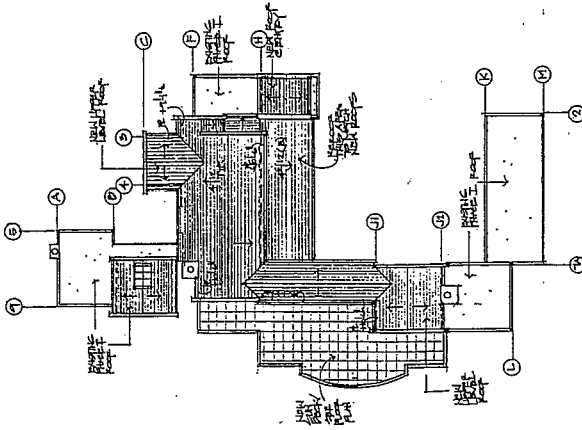
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BLUO RESIDENCE/ PHASE II



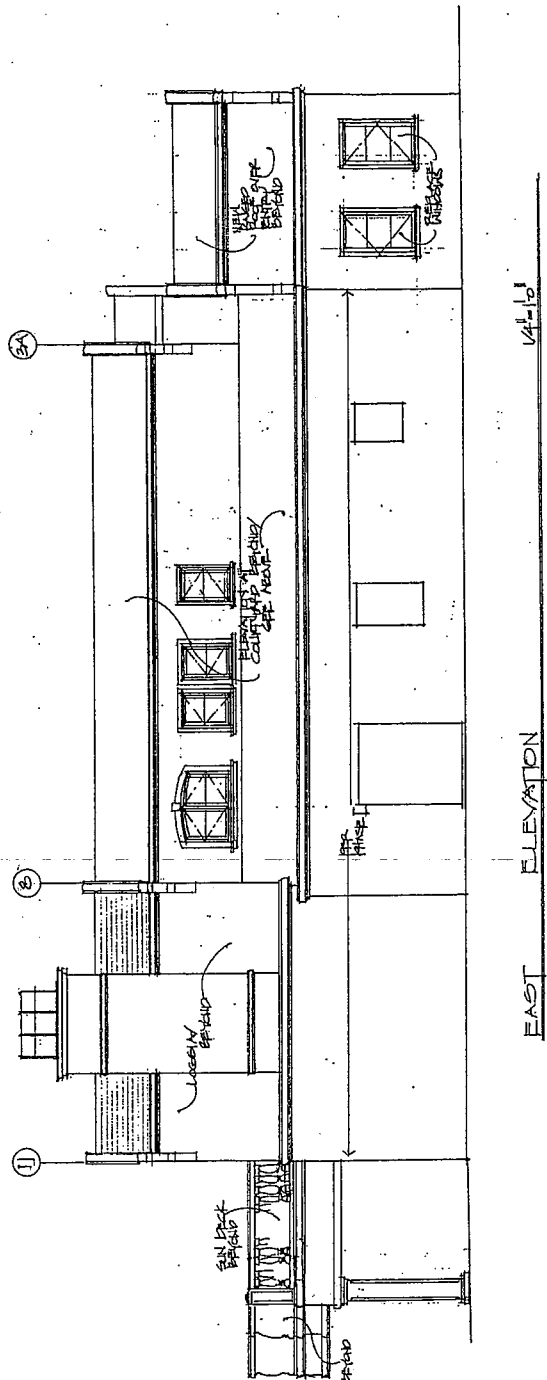
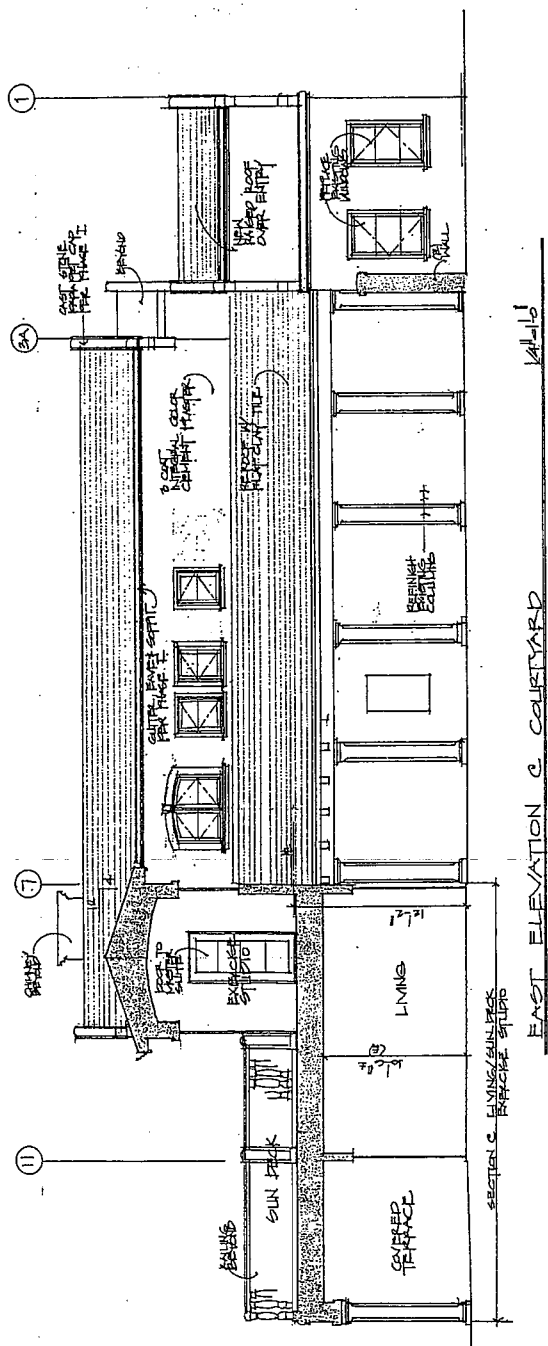
SOUTH ELEVATION (PHASE II)



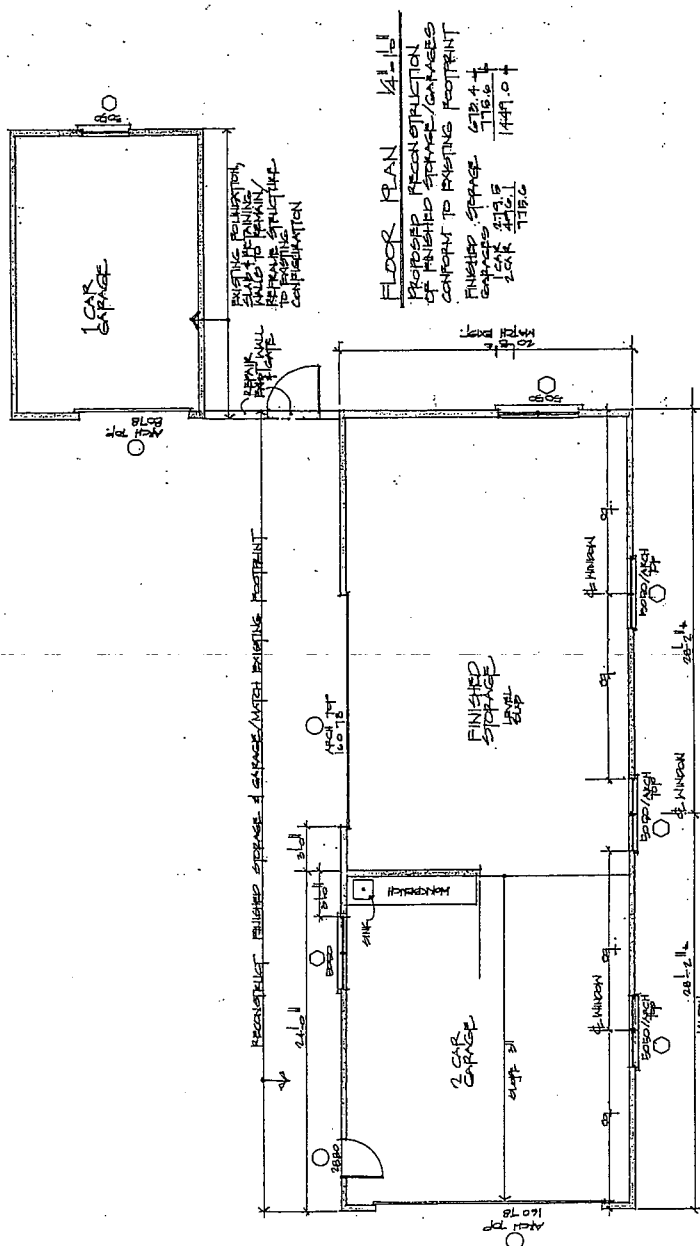
WEST ELEVATION (PHASE II)

ROOF PLAN 1/4\"/>

1. NEW ROOF, NEW FLOOR, NEW WALL, NEW DOOR, NEW WINDOW, NEW PORCH, NEW STAIRS, NEW RAILING, NEW LIGHTING, NEW PLANTING, NEW FURNITURE, NEW DECOR, NEW PAINT, NEW FINISH, NEW MATERIAL, NEW COLOR, NEW TEXTURE, NEW SOUND, NEW SMELL, NEW TASTE, NEW FEEL, NEW THINK, NEW BEHAVE, NEW BELIEVE, NEW FEELING, NEW MIND, NEW HEART, NEW SOUL, NEW SPIRIT, NEW BODY.
2. OUTLINE, ROOF, FLOOR, WALL, DOOR, WINDOW, PORCH, STAIRS, RAILING, LIGHTING, PLANTING, FURNITURE, DECOR, PAINT, FINISH, MATERIAL, COLOR, TEXTURE, SOUND, SMELL, TASTE, FEEL, THINK, BEHAVE, BELIEVE, FEELING, MIND, HEART, SOUL, SPIRIT, BODY.



FILED / PAGE II
PROPOSED
RECONSTRUCTION OF
FINISHED STAGE/
GARAGES
3346 17 MILE PRIME
PEOPLE BEACH



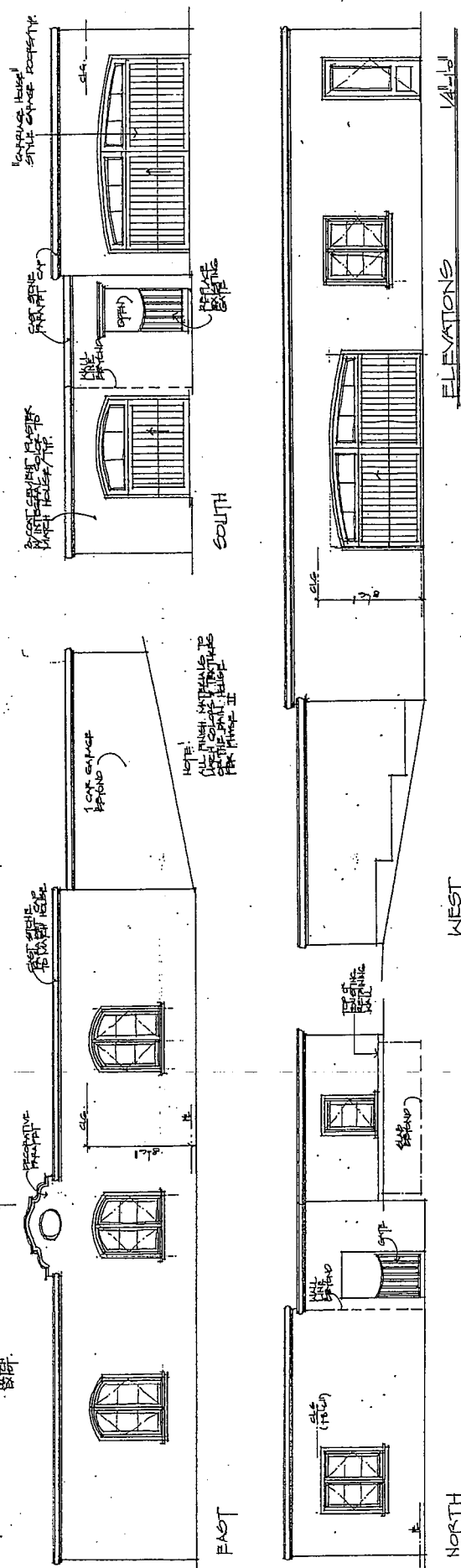
FLOOR PLAN 4-10

PROPOSED RECONSTRUCTION
OF FINISHED STAIRS/GARAGES
CONFORM TO EXISTING FOOTPRINT

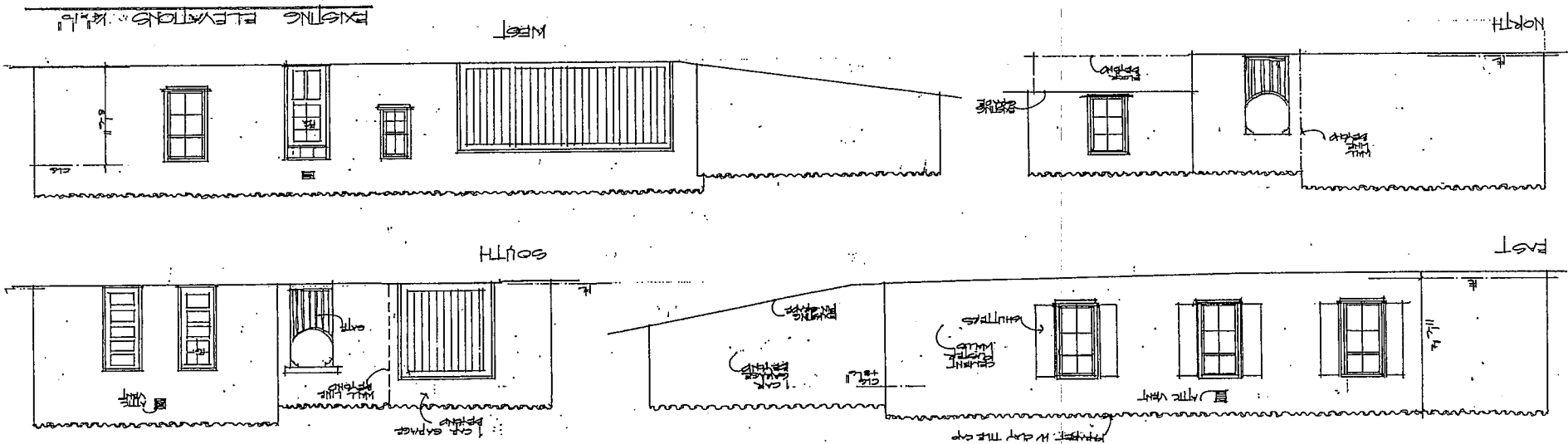
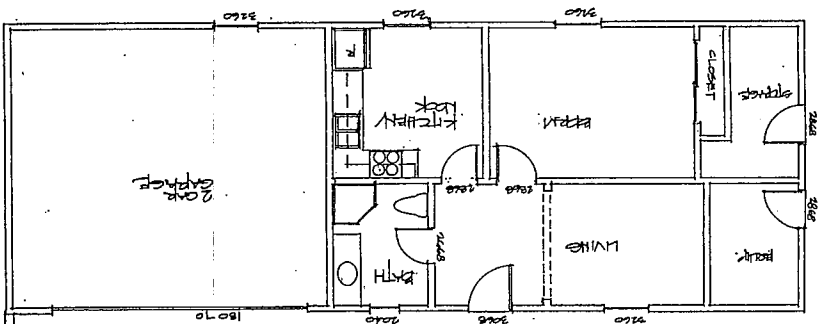
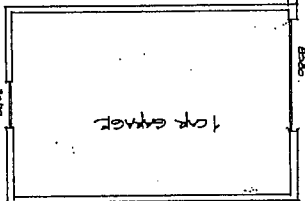
FINISHED STAIRS
GARAGES

672.4 - 1
1716.0 - 1
1449.0 - 1

204.4 - 1
204.4 - 1
211.6 - 1



EXISTING FLOOR PLAN 4-15



DEL MONTE FOREST



Pacific
Ocean

CARMEL

APPLICANT: PELIO

APN: 008-423-037-000

FILE # PLN100145



300' Limit



2500' Limit



City Limits



Water



0 1,000
Feet

