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

In the matter of the application of:
LYNNE ANNE RADKOWSKI (PLN130456)
RESOLUTION NO. 14-012
Resolution by the Monterey County Hearing Body:
1) Finding the project Categorically Exempt per Section 15301 (e) of the CEQA Guidelines; and
2) Approving Combined Development Permit to allow: 1) a Coastal Administrative Permit for a 2,195.5 square foot two-story addition, 569.5 square foot deck, 1,104 square foot courtyard/terrace and retaining walls (192 linear feet) to an existing 4,160.5 two-story single family dwelling; 2) a Coastal Development Permit to allow the removal of six Monterey Pine trees (13", 2-9", 6" and 2-5" in diameter) and two Oak trees (6" & 5" in diameter); 3) Design Approval and 4) grading (555 cubic yards of cut)

[PLN130456, Lynne Anne Radkowski, 1584 Griffin Road, Pebble Beach (APN: 008-171-039-000), Del Monte Forest Land Use Plan]

The Combined Development Permit application (PLN130456) came on for public hearing before the Monterey County Zoning Administrator on March 13, 2014. 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:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit to allow: 1) a Coastal Administrative Permit for a 2,195.5 square foot two-story addition, 569.5 square foot deck, 1,104 square foot courtyard/terrace and retaining walls (192 linear feet) to an existing 4,160.5 two-story single family dwelling; 2) a Coastal Development Permit to allow the removal of six Monterey Pine trees (13", 2-9", 6" and 2-5" in diameter) and two Oak trees (6" & 5" in diameter); 3) Design Approval and 4) grading (555 cubic yards of cut).

   EVIDENCE: 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 PLN130456.

2. **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 1982 Monterey County General Plan;
   - Del Monte Forest Land Use Plan

- Monterey County 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 1584 Griffin Road, Pebble Beach (Assessor's Parcel Number 008-171-039-000), Del Monte Forest Land Use Plan. The parcel is zoned "LDR/1-D (CZ)" [Low Density Residential/1 unit per acre, Design Control District (Coastal Zone)], which allows for residential development. The proposed project includes a two-story addition to an existing 4,161 square foot two-story single family dwelling to include a new deck, new courtyard/terrace and retaining walls. Therefore, the project is an allowed land use for this site.

c) Design Approval Pursuant to Chapter 20.44, Design Control Zoning Districts, zoning for the project requires design review of structures to make sure they are appropriate to assure protection of the public viewshed, neighborhood character, and assure visual integrity. Colors and materials to match the existing residence that currently include earth tone colors and materials that blend into the site and surroundings; such as brown stucco siding with stone veneer and metal roofing materials.

d) Tree Removal The proposed includes the removal of six Monterey Pine trees (13", 2-9", 6" and 2-5" in diameter) and two Oak trees (6" & 5" in diameter). The Del Monte Forest Land Use Plan requires a permit for Monterey Pine trees that are 12" and above in diameter and Oaks trees that are 6" and above in diameter. A Tree Resource Evaluation, prepared by Maureen Hamb, was performed to assess construction impacts and to provide tree and resource preservation recommendations. The certified arborist confirmed that trees adjacent to the residence are mainly immature, planted pines and oaks and are generally in poor condition. *(See Finding #8)*

e) The project planner conducted a site inspection on July 3, 2013 to verify that the project on the subject parcel conforms to the plans listed above.

f) The proposed project does not include any development on slopes exceeding 30%, there is no ESHA located on the site and the parcel is not located within a viewshed. An archaeological reconnaissance, prepared by Archaeological Consulting, concludes that the project area does not contain surface or subsurface evidence of potentially significant cultural resources. A standard condition for negative reports will be added as a condition of approval (Condition #3). The proposed project is consistent with site development standards of Section 20.14.060 with regard to parking, setbacks and height; and although located within the Pescadero Watershed (Section 20.147.030 CIP), the project meets the 9,000 square foot coverage requirement.

g) On October 17, 2013, the Del Monte Forest Land Use Advisory Committee recommended approval of the project as presented (6-1 vote) with no comments.

h) 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 PLN130456.

3. **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, and Forest Resources. The following reports have been prepared:
- "Preliminary Cultural Resources Reconnaissance" (LIB130328) prepared by Archaeological Consulting, Salinas Ca, dated April 19, 1988;
- "Tree Resource Evaluation" (LIB130327) prepared by Maureen Hamb, Certified Arborist, Santa Cruz, Ca, dated August 12, 2013;
- "Geotechnical Investigation" (LIB130329) prepared by Soil Surveys, Inc., Salinas, CA, dated April 24, 2013.

The above-mentioned 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 has independently reviewed these reports and concurs with their conclusions.

c) Staff conducted a site inspection on July 3, 2013 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 PLN130456.

4. **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, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective 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 existing and will continue to be provided the Cal Am for water and the Pebble Beach Community Services District for sewer

c) See Preceding Findings #1, #2, and #3 and supporting evidences.

d) Staff conducted a site inspection on July 3, 2013 to verify that the site is suitable for this use.

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 PLN130456.

5. **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 July 3, 2013 and researched County records to assess if any violation exists on the subject property.
c) There are no known violations on the subject parcel.
d) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130456.

6. **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 existing structures provided the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less.
b) The project consists of a 2,195.5 square foot two-story addition, a 569.5 square foot deck, 1,104 square foot courtyard/terrace and retaining walls to an existing 4,160.5 two-story single family dwelling. Therefore, the project meets the exemption as the addition is less than 2,500 square feet of floor area.
c) No adverse environmental effects were identified during staff review of the development application during a site visit on July 3, 2013.
d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. 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 or development that would result in a cumulative significant impact.
e) See Preceding Findings #1, #2, #3, and #4 and supporting evidences.
f) Staff conducted a site inspection on July 3, 2013 to verify that the site is suitable for this use.
g) 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 PLN130456.

7. **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 16 in the Del Monte Forest Land Use Plan).

c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130456.

e) The project planner conducted a site inspection on July 3, 2013.

8. **FINDING:** **TREE REMOVAL** –The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and the associated Coastal Implementation Plan.

EVIDENCE:

a) The project includes application for the removal of six Monterey Pine trees (13", 2-9", 6" and 2-5" in diameter) and two Oak trees (6" & 5" in diameter). Three trees are "planted" pines or oaks that are less than six inches in trunk diameter and only two trees are considered protected trees. 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 criteria to grant said permit have been met.

b) Pursuant to 20.147.050.C.3.c of the Del Monte Forest Coastal Implementation Plan, "Native trees that are not ESHA and/or are not part of a forest area considered ESHA may be removed consistent with site and building plans that otherwise comply with LCP requirements if it is not feasible to retain them and removal is consistent with an approved Forest Management Plan. The trees adjacent to and within the expansion footprint are mainly immature Monterey pine and coast live oak. The smaller trees have been planted in the landscape, the larger trees outside the development area are a component of a native pine forest. Therefore, removal is consistent with this policy.

c) A Tree Resource Evaluation was prepared by Maureen Hamb, Certified Arborist on August 12, 2013.

d) Where removal of native trees is allowed for development, such development shall be mitigated through replacement on-site equating to an equal number of trees of the same variety, provided such replacement will not result in on overcrowded, unhealthy forest environment. (DMF CIP 20.147.050.C.6) (Condition # 8)

e) Measures for tree protection during construction have been incorporated as a condition of approval and include tree protection zones, trunk

protection, exclusionary fencing, and appropriate sedimentation control measures (Condition #5).

f) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. Tree removal is unavoidable for this addition. The arborist confirms that six of the trees proposed for removal are not protected and the stand is mainly immature Monterey pine and coast live oak.

g) Staff conducted a site inspection on July 3, 2013 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.

h) 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 PLN130456.

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

EVIDENCE: a) Section 20.86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project includes conditional uses (Coastal Development Permits) for tree removal.

DECISION

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

1. Find the project Categorically Exempt per Section 15301 (e) of the CEQA Guidelines;
2. Approve a Combined Development Permit to allow: 1) a Coastal Administrative Permit for a 2,195.5 square foot two-story addition, 569.5 square foot deck, 1,104 square foot courtyard/terrace and retaining walls (192 linear feet) to an existing 4,160.5 two-story single family dwelling; 2) a Coastal Development Permit to allow the removal of six Monterey Pine trees (13", 2-9", 6" and 2-5" in diameter) and two Oak trees (6" & 5" in diameter); 3) Design Approval and 4) grading (555 cubic yards of cut), in general conformance with the attached site plan and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of March, 2014 upon motion of:

Jacqueline R. Onciano

Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON MAR 27 2014

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 APR 07 2014

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.

Form Rev. 11-06-2013

Monterey County Planning Department

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN130456

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Combined Development Permit is to allow: 1) a Coastal Administrative Permit for a 2,195.5 square foot two-story addition, 569.5 square foot deck, 1,104 square foot courtyard/terrace and retaining walls (192 linear feet) to an existing 4,160.5 two-story single family dwelling; 2) a Coastal Development Permit to allow the removal of six Monterey Pine trees (13", 2-9", 6" and 2-5" in diameter) and two Oak trees (6" & 5" in diameter); 3) Design Approval and 4) grading (555 cubic yards of cut) The property is located at 1584 Griffin Road, Pebble Beach (APN: 008-171-039-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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 RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 14-012) was approved by the Zoning Administrator for Assessor's Parcel Number 008-171-039-000 on March 13, 2014. The permit was granted subject to 15 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register 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 recovery.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning 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.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its 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 property, filing of the final map, recordation of the certificates of compliance 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)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

6. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If exterior lighting is proposed for the addition of the existing house, 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 lighting source shall be shielded and recessed into the fixture. If there is exterior lighting, the applicant shall submit three (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 RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

7. SPPD001 - WINDOW TREATMENT SHADING (NONSTANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Since the southwest (front) and southeast (side) elevations are made up of mostly glass for the 2,195.5 square foot two-story master bedroom/yoga studio addition, the applicant shall use a non-reflective glass shading treatment to control the lighting from the interior of the structure. (RMA PLanning Department).

Compliance or Monitoring Action to be Performed: Prior to issuance of building/grading permits, the applicant shall submit a glass shading treatment schematic to the RMA Planning Department for review and approval.

8. SPPD002 - REPLACEMENT OF TWO PROTECTED TREES

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Where removal of native trees is allowed for development, such development shall be mitigated through replacement on-site equating to an equal number of trees of the same variety, provided such replacement will not result in on overcrowded, unhealthy forest environment (DMF CIP20.147.050.C.6) A Tree Resource Evaluation was prepared by Maureen Hamb, Certified Arborist on August 12, 2013. The arborist confirms that only two of the trees (one Monterey Pine tree and one Oak tree) proposed for removal are protected. (RMA Planning Department)

Compliance or Monitoring Action to be Performed: Prior to final of building/grading permit, the applicant shall submit evidence of the replacement of two native trees, i.e., one Monterey Pine and one Oak tree.

9. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

10. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at: www.mcwra.co.monterey.ca.us.

11. FIRE007 - DRIVEWAYS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

12. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

13. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

14. FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall print the text of this condition on the construction plans.

Prior to requesting a framing inspection, Applicant shall obtain fire department approval of the fire alarm system plans.

Prior to requesting a final building inspection, Applicant shall complete the installation of the fire alarm system, obtain fire department approval of the fire alarm acceptance test and final fire inspection.

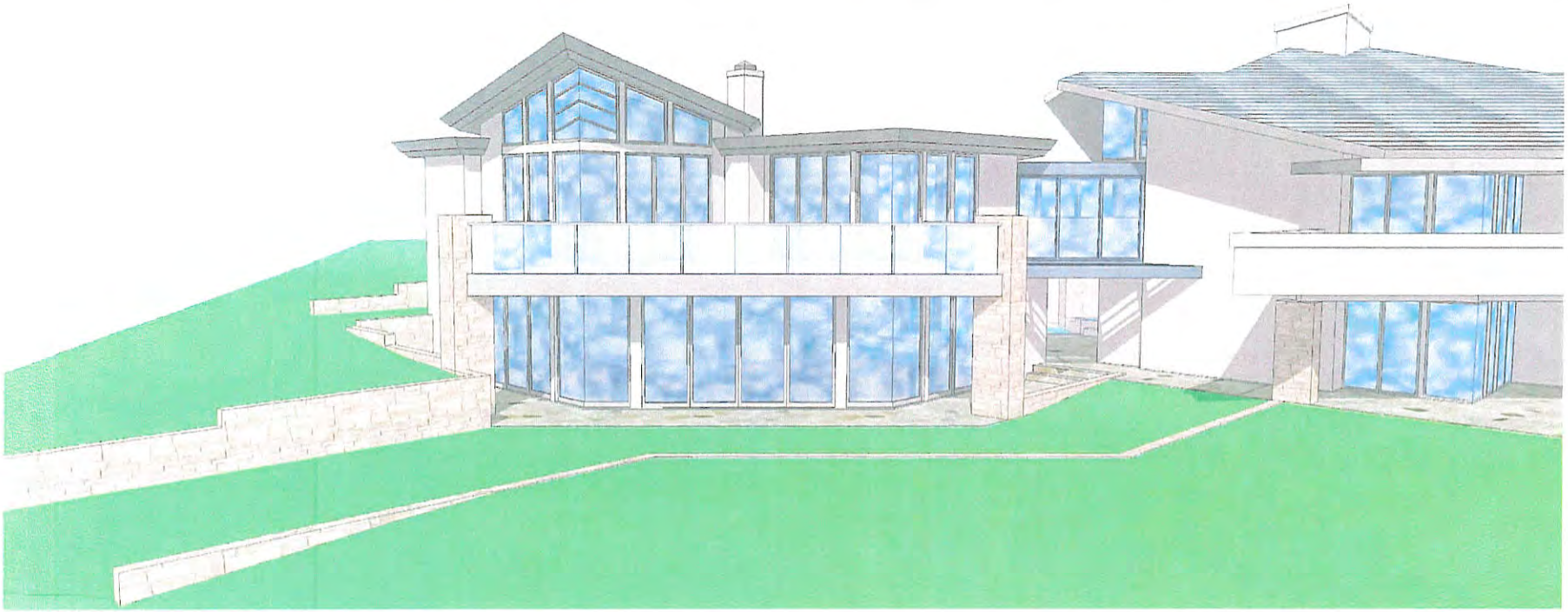
15. FIRE029 - ROOF CONSTRUCTION - (CYPRESS/PEBBLE BEACH)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction
(Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

THE GOESE RESIDENCE



PROJECT DATA

PROPERTY OWNER: MYRNA GOESE
13480 WILDCREST DR.
LOS ALTOS HILLS, CA. 94022
PH: (650) 948-8556

PROJECT ADDRESS: 1584 GRIFFIN ROAD
PEBBLE BEACH, CA. 93953

APPLICANT: CHRIS BOQUA
STOCKER & ALLAIRE, INC.
21B MANDEVILLE CT.
MONTEREY, CA. 93940
PH: (831) 375-1850

A.P.#: 008-171-039

ZONING: RC-D(CZ)
LDR/1-D(CZ)

PROJECT CODE COMPLIANCE: 2010 CBC, CRC, CPC, CEC, CMC, CFC,
CALIFORNIA ENERGY CODE,
& GREEN BUILDING CODE

OCCUPANCY GROUP: R-3

CONSTRUCTION TYPE: V

TOPOGRAPHY: GENTLY SLOPING TO SOUTHWEST

MAX BUILDING HEIGHT: 30 FT.

TREE REMOVAL: (6) PINE TREES: 13", (2) 9", 6", & (2) 5"
(2) OAK TREES: 6", & 5"

GRADING: FOUNDATION = 333 CY CUT
SITE = 267 CY CUT

LOT SIZE: 43,569 SQ. FT. (1 AC.)

FLOOR AREA ALLOWED:
43,569.0 SF
x 20.0 %
8,717.8 SF

FLOOR AREA EXISTING:
(E) RESIDENCE
MAIN LEVEL = 1,853.5 SF
LOWER LEVEL = 1,494.5 SF
GARAGE = 812.5 SF
(E) SHED = 151.0 SF
TOTAL = 4,311.5 SF

FLOOR AREA PROPOSED:
(E) RESIDENCE
(E) MAIN LEVEL = 1,853.5 SF
+ADDITION = 1,118.5 SF
(E) LOWER LEVEL = 1,494.5 SF
+ADDITION = 1,677.0 SF
(E) GARAGE = 812.5 SF
(E) SHED = 151.0 SF
TOTAL = 6,507.0 SF

SITE COVERAGE ALLOWED:
43,569.0 SF
x 15.0 %
6,538.4 SF

SITE COVERAGE EXISTING:
RESIDENCE = 1,853.5 SF
DECK = 569.5 SF
GARAGE = 812.5 SF
SHED = 151.0 SF
TOTAL = 3,386.5 SF

SITE COVERAGE PROPOSED:
RESIDENCE = 1,853.5 SF
DECK = 569.5 SF
GARAGE = 812.5 SF
+ADDITION = 1,158.5 SF
+DECK = 278.5 SF
SHED = 151.0 SF
TOTAL = 4,823.5 SF

COVERAGE ALLOWED: (PESCADERO) 9,000.0 SF

COVERAGE EXISTING: (PESCADERO)
BUILDINGS = 2,846.0 SF
PATIOS/WALKS = 1,095.0 SF
WALLS = 153.0 SF
DRIVEWAY = 3,526.0 SF
SERVICE YARD = 820.5 SF
TOTAL = 8,442.5 SF

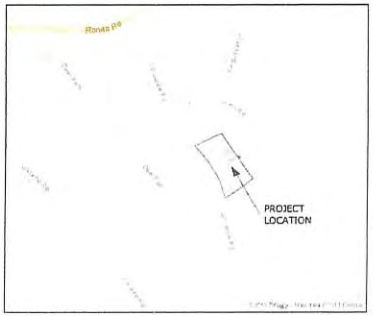
COVERAGE PROPOSED: (PESCADERO)
BUILDINGS = 2,846.0 SF
+ADDITION = 1,158.5 SF
PATIOS/WALKS = 1,095.0 SF
+ADDITION = 1,104.0 SF
WALLS = 153.0 SF
+ADDITION = 185.0 SF
DRIVEWAY = 3,526.0 SF
-REMOVAL = (1,890.0)SF
(REPLACE WITH PERMEABLE PAVERS)
SERVICE YARD = 820.5 SF
TOTAL = 9,000.0 SF

DESCRIPTION

CONSTRUCTION OF A NEW 2,195.5 sf ADDITION TO AN EXISTING 4,160.5 sf RESIDENCE WHICH INCLUDES:
- 569.5 sf DECK
- 1,104.0 sf COURTYARD & TERRACE
- 192.0 lf OF RETAINING WALLS
- REMOVAL OF 8 TREES
- 600.0 CY OF GRADING

- MATERIALS
  ROOFING: COPPER STANDING SEAM
  SIDING: PAINTED STUCCO
  WINDOWS: PAINTED WOOD
  RAILINGS: GLASS & BRONZE
  TRELLIS: METAL
  CLADDING: NATURAL STONE

VICINITY MAP

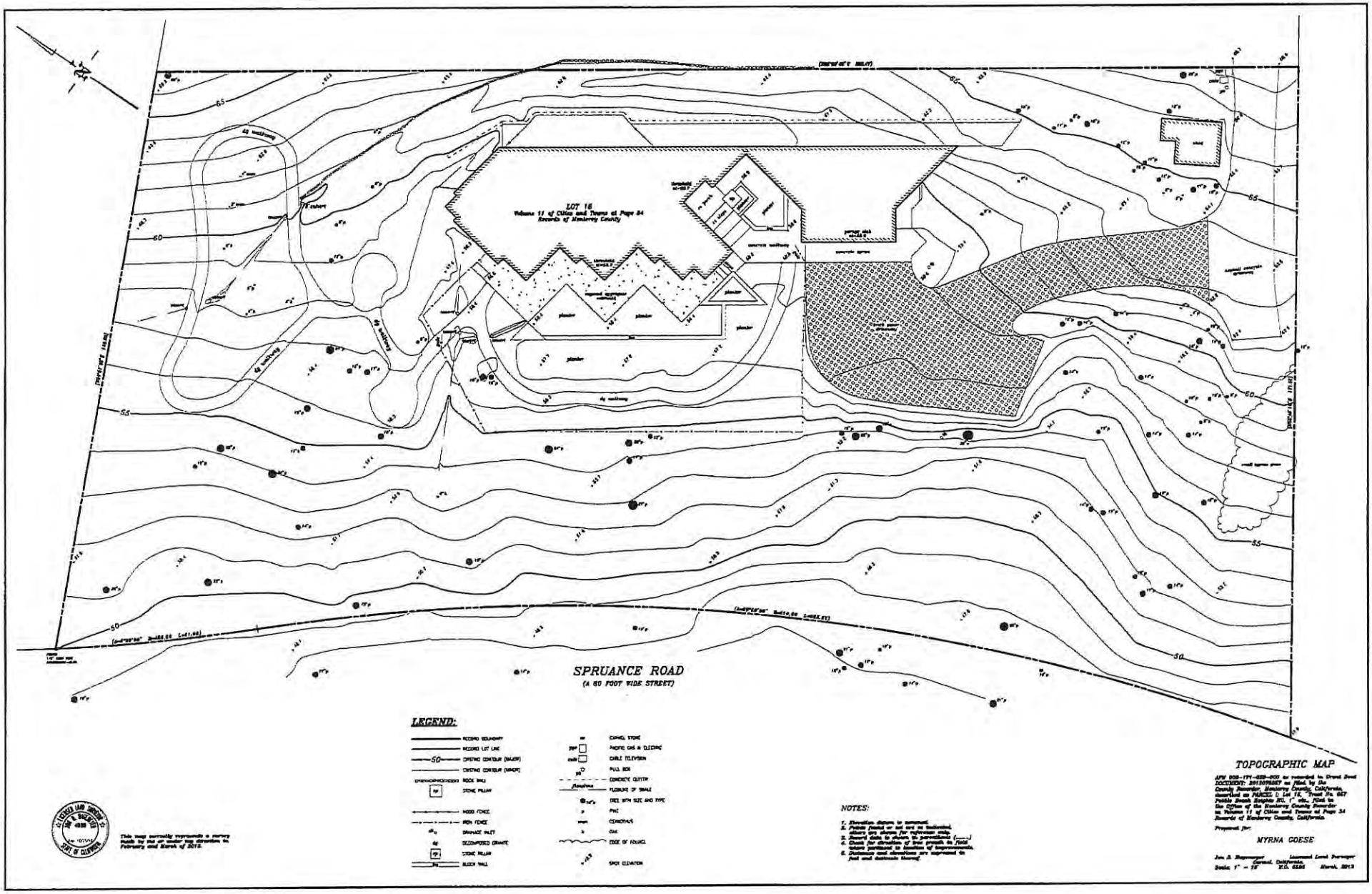


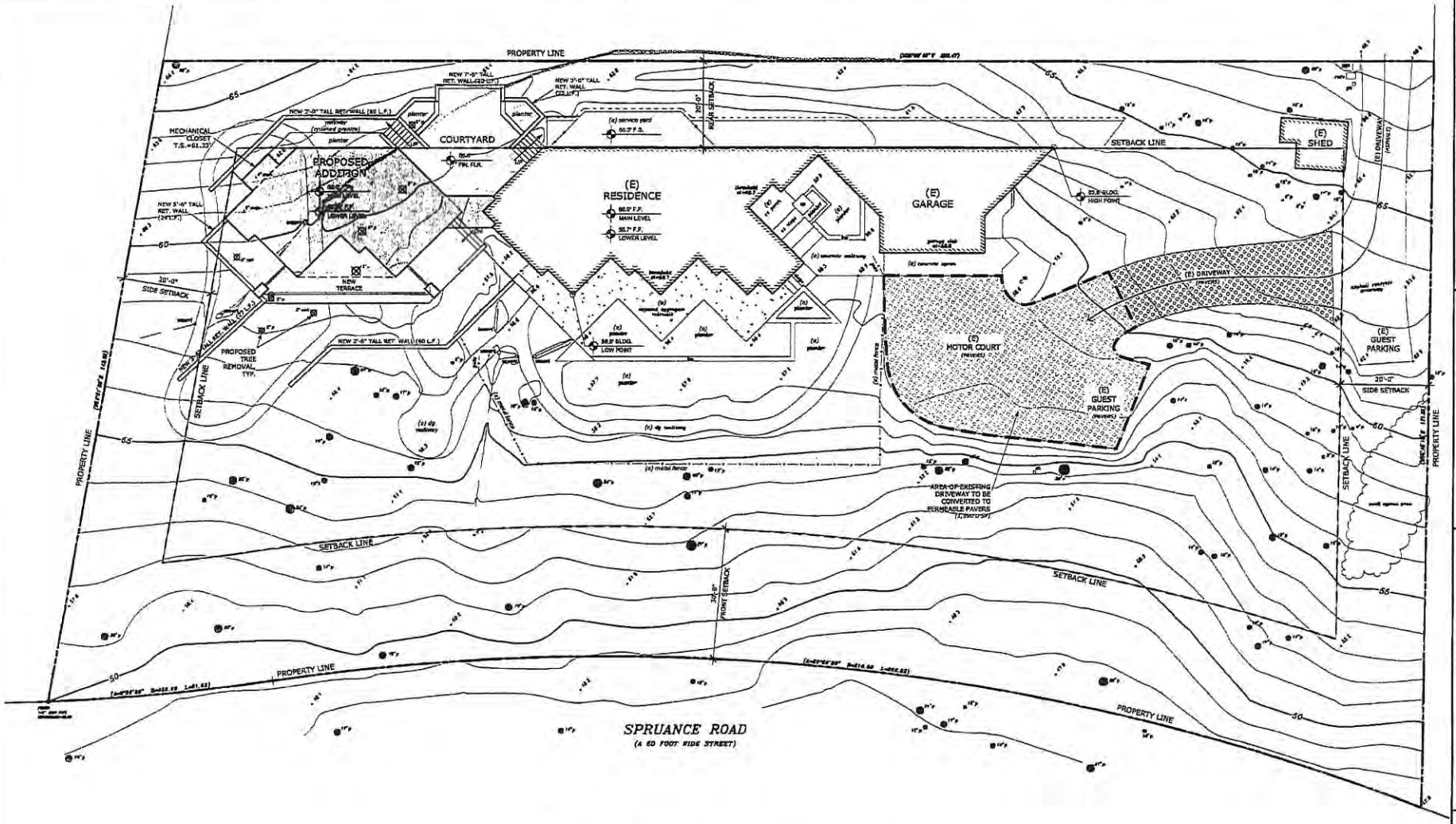
Stocker & Allaire
General Contractors, Inc.
Lic # 534797
21 Mandeville Court Monterey, CA 93940
831 375 1850 Fax 831 375 1460

1584 GRIFFIN ROAD
PEBBLE BEACH, CA.
June 14, 2013
APN: 008-171-039

GOESE RESIDENCE
COVER SHEET & PROJECT DATA

Revisions:
8/23/13 - Plng & ARB Sub.


LOT 16
Volume 11 of Cities and Towns at Page 34
Records of Monterey County
SPRUANCE ROAD
(A 60 FOOT WIDE STREET)
LEGEND:
RECORD BOUNDARY
RECORD LOT LINE
CRISTINO CONTOUR (MAJOR)
CRISTINO CONTOUR (MINOR)
ROCK WALL
STONE PILLAR
WOOD FENCE
IRON FENCE
DRAINAGE INLET
DECOMPOSED GRANITE
STONE PILLAR
BLOCK WALL
EXPANSION STONE
PACIFIC GAS & ELECTRIC
CABLE TELEVISION
PULL BOX
CONCRETE CLUTTER
FLOWLINE OF SWALE
TREE WITH SIZE AND TYPE
PINE
CEANOTHUS
OAK
EDGE OF FOLIAGE
SPOT ELEVATION
NOTES:
TOPOGRAPHIC MAP
MYRNA GOESE
This map correctly represents a survey made by me or under my direction in February and March of 2013.



SITE PLAN

scale: 1"=10'-0"

N

Stocker & Allaire
General Contractors, Inc.
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831.375.1800 Fax 831.375.1430

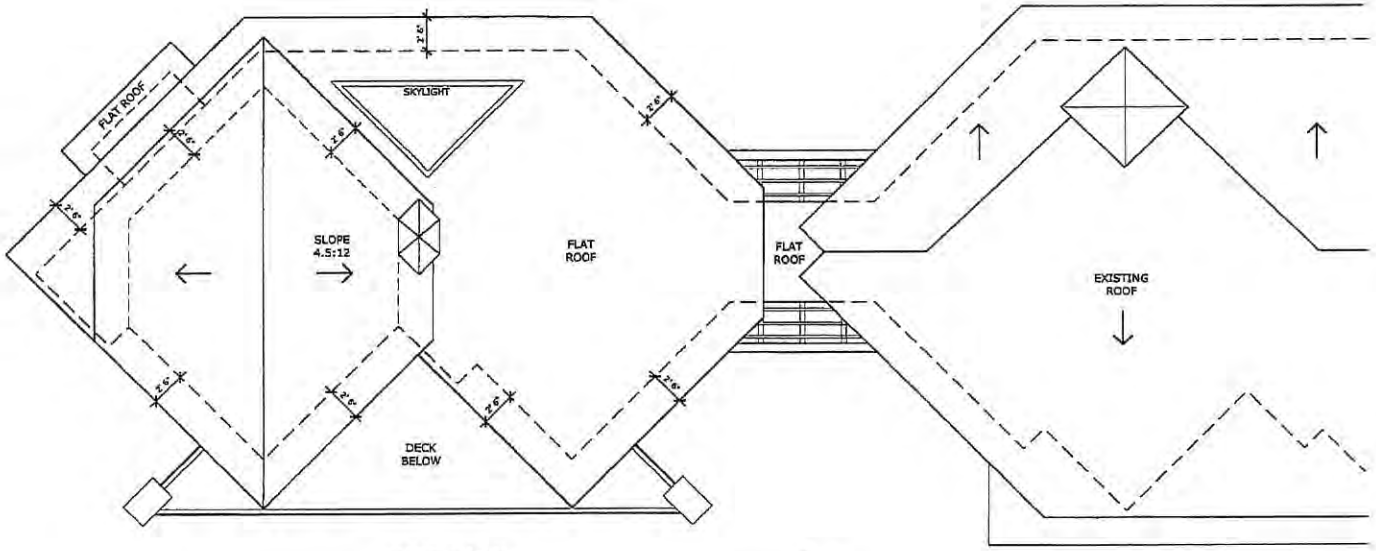
1584 GRIFFIN ROAD
PEBBLE BEACH, CA.

June 14, 2013 APN: 008-171-039

GOESE RESIDENCE

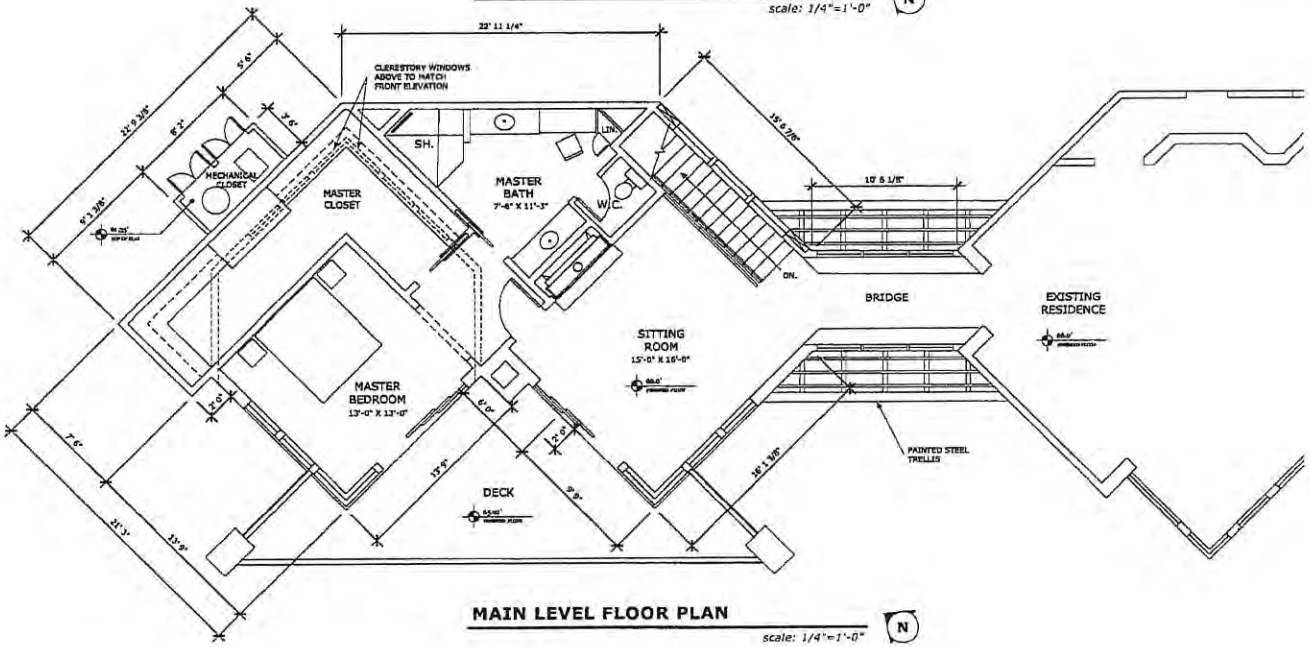
SITE PLAN

Revisions:
8/23/13 - Plng & ARB Sub.



ROOF PLAN

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



MAIN LEVEL FLOOR PLAN

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

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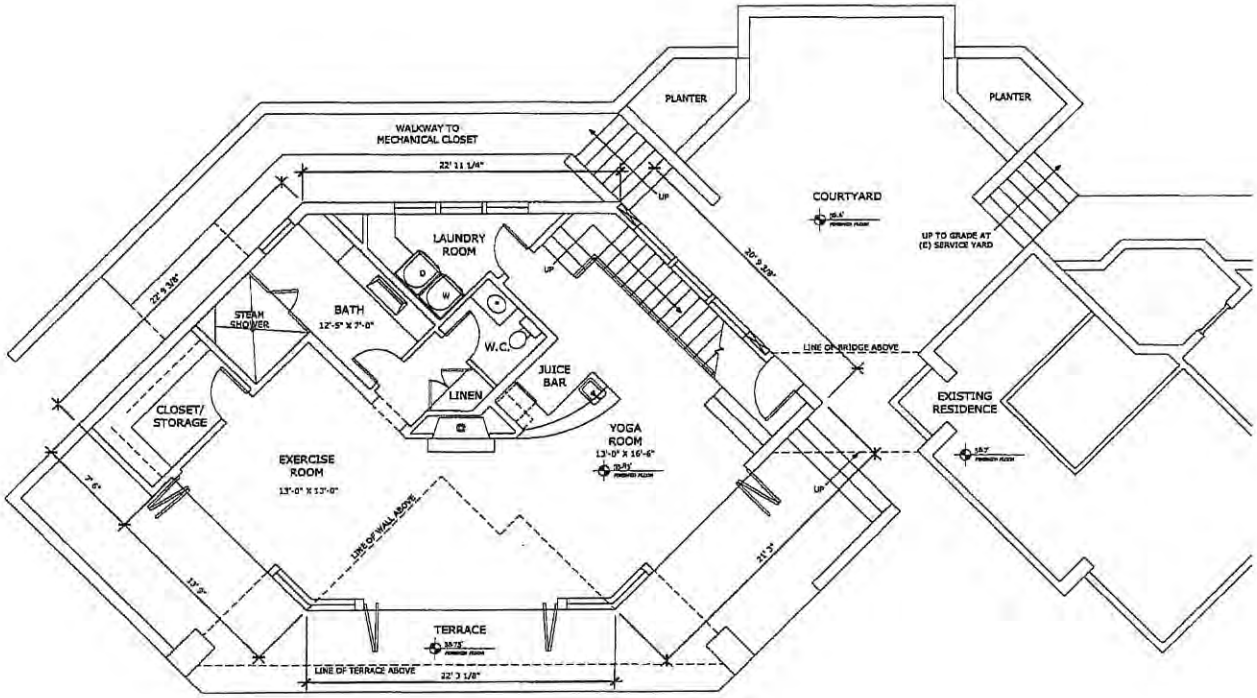
1584 GRIFFIN ROAD
PEBBLE BEACH, CA.

June 14, 2013 APN: 008-171-039

GOESE RESIDENCE

ROOF PLAN &
MAIN LEVEL FLOOR PLAN

Revisions:
8/23/13 - Plng & ARB Sub.



LOWER LEVEL FLOOR PLAN

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

N

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General Contractors, Inc.
Lic. # 604797
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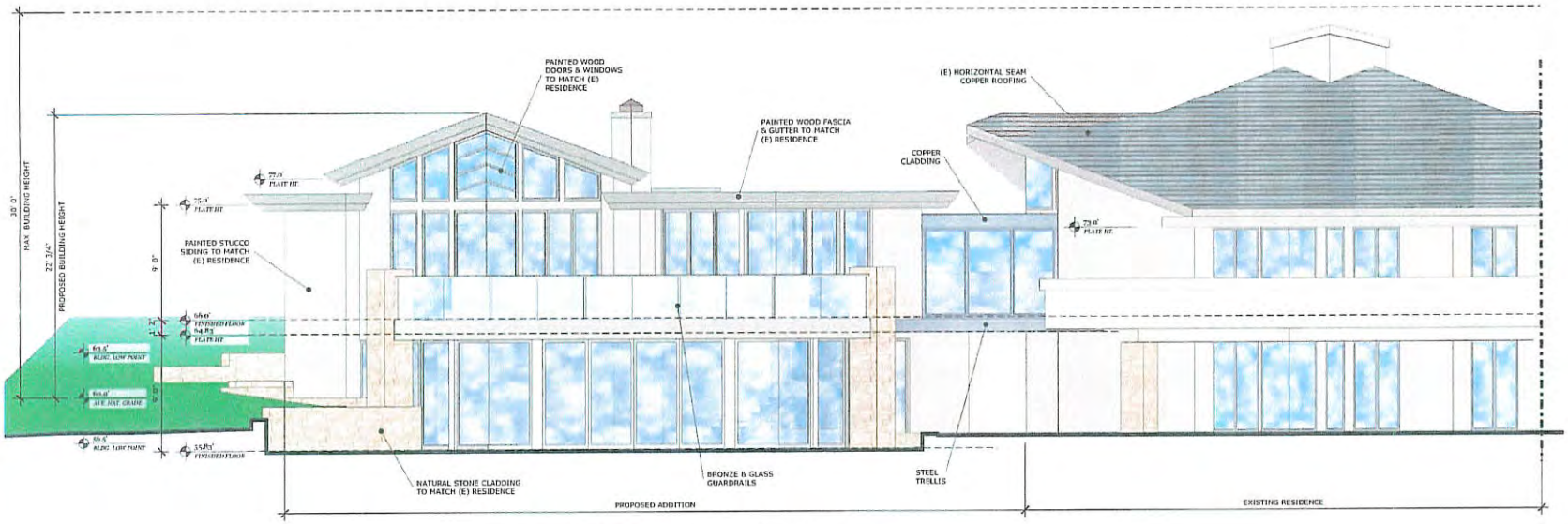
1584 GRIFFIN ROAD
PEBBLE BEACH, CA.

June 14, 2013 APN: 008-171-039

GOESE RESIDENCE

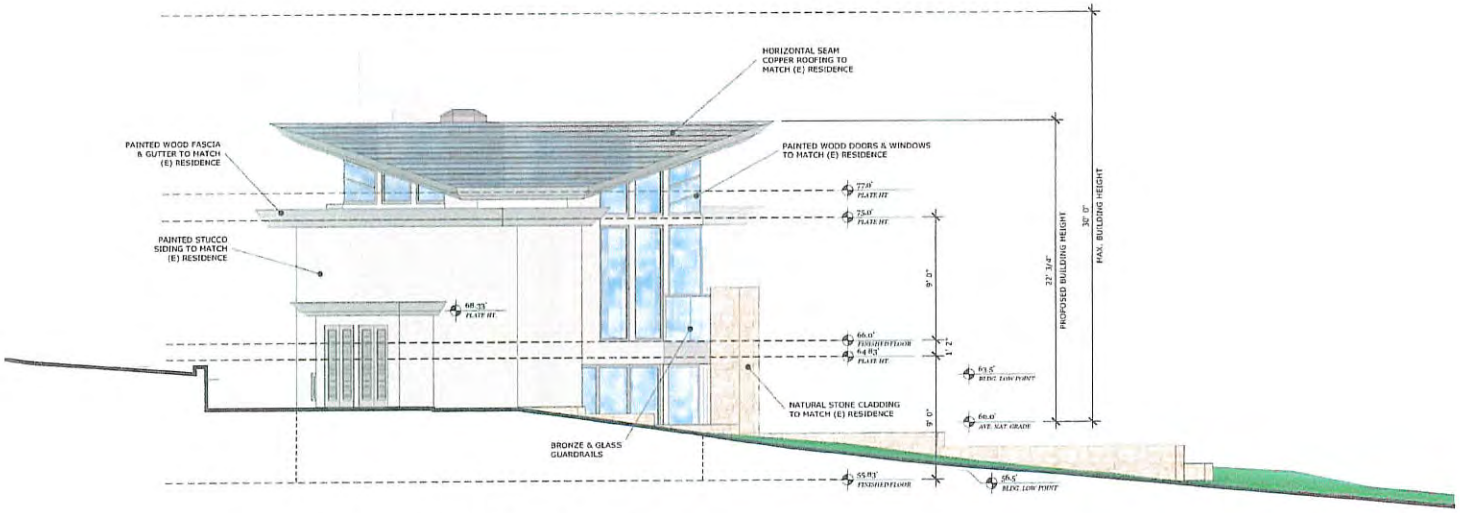
FLOOR PLANS

Revisions:
8/23/13 - Plng & ARB Sub.



FRONT (SOUTHWEST) ELEVATION

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



SIDE (NORTHWEST) ELEVATION

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

Stocker & Allaire
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Lic. # 594797
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1584 GRIFFIN ROAD
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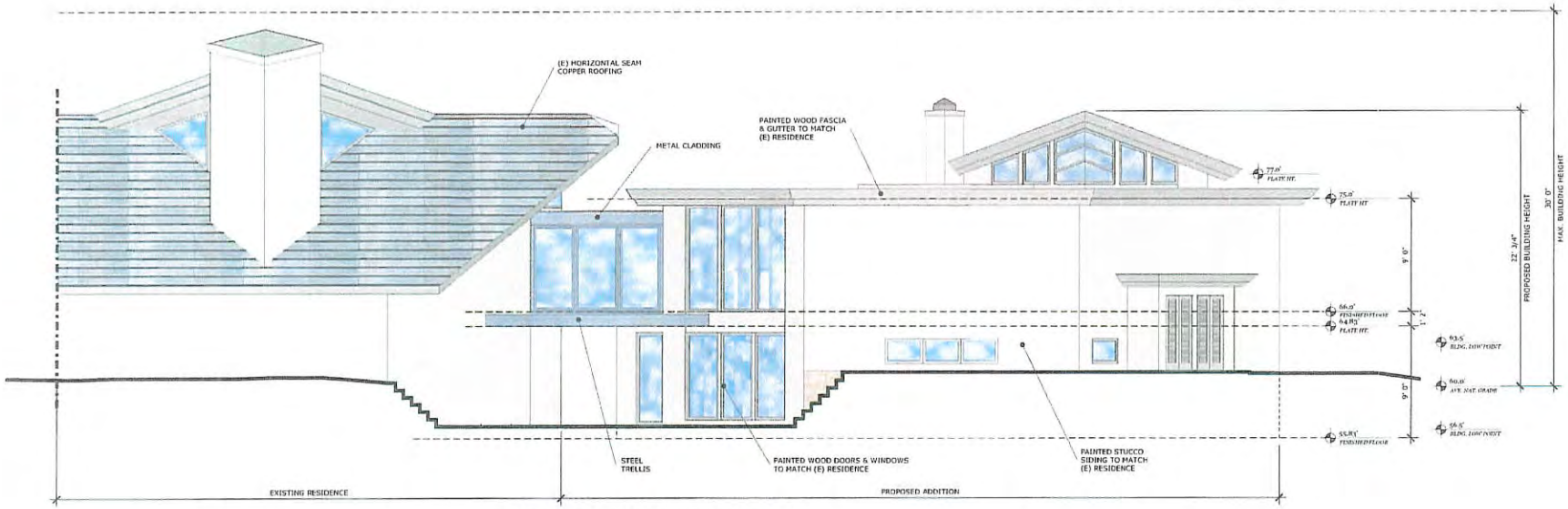
June 14, 2013 APN: 008-171-039

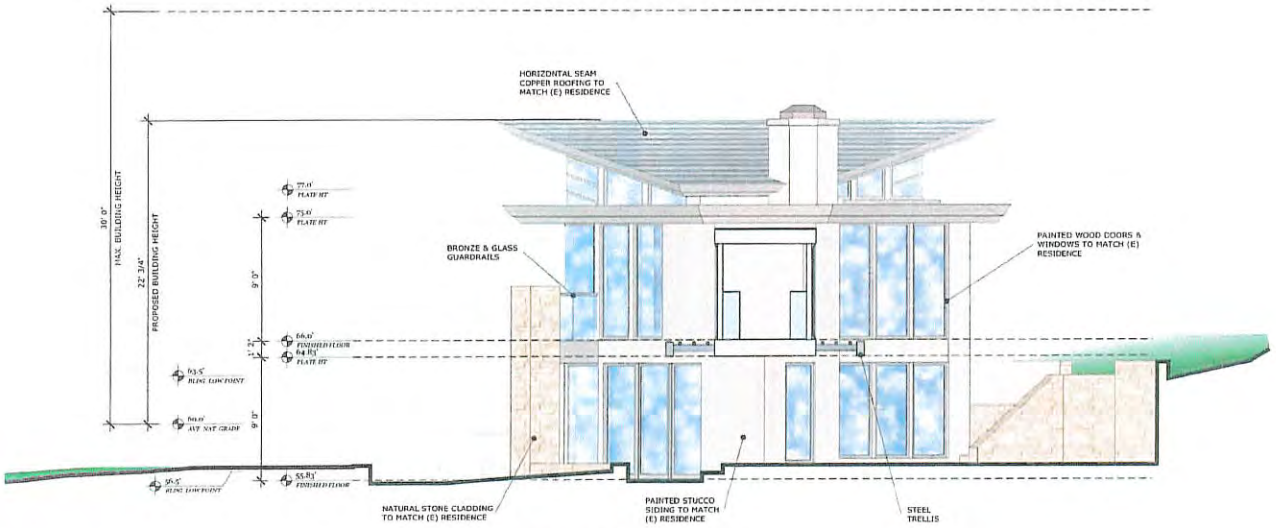
GOESE RESIDENCE
ELEVATIONS

Revisions:
8/23/13 - Plng & ARB Sub.



REAR (NORTHEAST) ELEVATION

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



SIDE (SOUTHEAST) ELEVATION

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

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June 14, 2013 APN: 008-171-039

GOESE RESIDENCE

ELEVATIONS

Revisions:
8/23/13 - Plng & ARB Sub.