

MONTEREY COUNTY PLANNING COMMISSION

Meeting: December 10, 2014	Agenda Item No.: 3
Project Description: Consider a Minor and Trivial Amendment to a previously-approved Combined Development Permit (PLN120663) to allow a 201 square foot storage/laundry room addition, an 873 square foot observation deck on the roof and reduction of impervious surface coverage from 13,606 square feet to 12,768 square feet.	
Project Location: 1525 Riata Road, Pebble Beach	APN: 008-341-026-000
Planning File Number: PLN140715	Owner: Christo & Sara Bardis Agent: Tony Lombardo & Associates
Planning Area: Del Monte Forest Land Use Plan	Flagged and staked: Yes
Zoning Designation: LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit with a Design Control Overlay (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15305 (a) of the CEQA Guidelines]	
Department: RMA-Planning	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Find the project Categorically Exempt pursuant to Section 15301(e) of the CEQA Guidelines; and
- 2) Approve PLN140715, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT DISCUSSION:

The project consists of a minor amendment to a previously-approved Combined Development Permit (PLN120663, see Exhibit F). The amendment consists of a 201 square foot storage/laundry room addition, an 873 square foot observation deck to be located on the roof and reduction of impervious surface coverage in the Pescadero watershed from 13,606 square feet to 12,768 square feet. A Stop Work Notice was issued on September 11, 2014 (14CE00267) due to the construction of the roof-deck prior to receiving permit approval. This amendment, with issuance of an associated Construction Permit, will clear the violation. Due to concerns raised by neighbors regarding the roof-deck, the Planning Commission is the appropriate authority to make a determination of what constitutes neighborhood character.

The adjacent neighbor, Ms. Tracy Alford, raised concerns regarding the proposed roof-deck and its potential to create a significant impact to her viewshed and neighborhood character. From Ms. Alford's property, which is located adjacent to and slightly above the Bardis property, the dwelling, including the roof-deck, is highly visible. The design of the roof-deck, which is accessed by an elevator, has the potential of being an entertainment area. Ms. Alford shared her concerns with surrounding neighbors, and since September 22, 2014, RMA – Planning has received 11 letters of opposition from neighbors (See Exhibit E) with concerns that the roof-deck design and size potentially proliferates illegal uses, such as short-term rentals and corporate events, in a residential neighborhood.

The potential issues raised by neighbors regarding the roof-deck include:

- The large, flat, elevated surface design has the potential to accommodate approximately 80-100 people;
- Due to the fact the area is on the roof, impacts from noise (gathering of people, amplified music) and lighting may be greater than a typical deck; and

- Although the owners have expressed no intent of using the roof-deck for entertainment purposes, no regulations are in place to stop future ownership from using the roof-deck for entertainment purposes.

Upon review of the County policies and regulations, there are no regulations or policies that protects private viewsheds, or provisions that prohibit roof-top decks. The property is zoned with a Design Control ("D") Overlay District which provides regulations to assure protection of neighborhood character and visual integrity of development without imposing undue restrictions on private property. The regulations state that the appropriate authority on controversial issues regarding neighborhood character is the Planning Commission. Neighborhood character can be defined as the look and feel of an area, which includes surrounding activities and environment. In this case, the neighborhood character is a relatively quiet residential district which contains a mix of full-time residential use and temporary residential use (second homes) and is used for the private use of the owner for living purposes.

The concern with neighborhood character in this application centers on whether the proposed roof-deck and its use is consistent with the existing residential setting. During the Del Monte Forest Land Use Advisory Committee (LUAC) meeting on October 2, 2014, the LUAC and Margaret Leighton, Manager of the Pebble Beach Company and the Architect Review and Building Inspection, stated that roof-decks and associated designs have been accepted in Del Monte Forest for years. The Pebble Beach residential neighborhood consists of high-end, large, residential dwellings and which have large accessory structures, such as decks, terraces, and balconies. Based on review, a roof-deck is a normal design feature in Pebble Beach. Upon review of the County Permit Database, Accela, staff has found the following approved roof-decks in Pebble Beach:

- 1) 3048 Cormorant Road: 409 square foot roof-deck with elevator (DA80369);
- 2) 1451 Riata Road: 738 square foot roof-deck with dumbwaiter (PLN090227);
- 3) 3379 Avila Lane: 684 square foot roof-deck (PLN130693);
- 4) 1468 Riata Road: 85 square foot roof-deck (PLN020175);
- 5) 1471 Riata Road: 491 square foot roof-deck (DA090220)

The Pebble Beach area is a desirable location and many homes are being rented as corporate retreats or short-term rentals. These uses can include assemblage of people and parties not normally associated in a residential neighborhood. Many people are concerned that short-term rentals have the potential to change residential neighborhoods into commercial districts. The letters of opposition received concur that the proposed 873 square foot roof-deck is viewed as another dwelling being designed with the potential to exacerbate changes occurring in the neighborhood.

If neighborhood character is related to the look and feel of the area, then the question is does the roof-deck have the potential to adversely affect this? Use restrictions cannot be imposed on design approvals so the determination of consistency with neighborhood character must be decided based upon the project, as presented. Given that there have been roof-decks previously approved in the area, it may be that additional roof-decks are desired. The Planning Commission should consider to what extent roof-decks are consistent with neighborhood character in this residential neighborhood.

Based on concerns raised regarding neighborhood consistency, the project was reviewed by the Del Monte Forest Land Use Advisory Committee at a duly noticed meeting on October 2, 2014 (See Exhibit D). During the meeting, property owners, Mr. and Mrs. Bardis, stated that they understand the importance to maintaining the neighborhood character, and assured the LUAC that the deck is proposed for personal enjoyment only. The Bardis' sent a letter to all concern

neighbors addressing their intent (See Exhibit E). It was identified during the meeting that Ms. Alford has been using her house for corporate events and short-term rentals. Ms. Alford seemed unaware that those uses are illegal. During the LUAC meeting, John Bridges, representative of Ms. Alford, presented the following conditions of approval that would satisfy her concerns:

- Provide tree screening on Ms. Alford's property (two (2) 48" box and three (3) 36" box Cypress trees);
- No parties on the deck, no amplified music, and no activity on the deck after 10 P.M.;
- All exterior lighting on the deck must be low-voltage and down-casted;
- No short-term rental uses;
- Roof-deck occupancy limited to elevator capacity;
- Limit noise to 50 dBA at property line

The LUAC approved the project with recommendations that Ms. Alford and the Bardis' find an agreeable solution, which may include the conditions provided by Mr. Bridges. On November 3, 2014, RMA- Planning met with Ms. Alford and her representative, and Mrs. Bardis and her representative, Tony Lombardo, to discuss options that would work for both parties. On December 2, 2014, RMA – Planning received a copy of the private agreement and letter from Ms. Alford's representative withdrawing her concerns regarding the minor amendment (Exhibit G). The agreement allows Ms. Alford passage through the Bardis property to plant trees to create a visual buffer between the residences on the lower portions of Ms. Alford's property. The agreement also requires the Bardis' to request the following conditions of approval be added to the approval of the project: Consistency with County Code Chapter 10.60, Noise Control, and standard exterior lighting which requires lighting to be down-lit and unobtrusive.

Staff recommends that the Planning Commission approve the minor amendment subject to conditions of approval which includes all previously-approved conditions and conditions agreed upon by Ms. Alford and the Bardis'. Based on review of the neighborhood character by staff, the LUAC, and Del Monte Forest Architectural Review Board, roof-decks and similar designs are and have been found as acceptable design features in Pebble Beach. The proposed roof-deck is described and designed as an observation deck for purposes of private enjoyment. There is no evidence that the property owners intend to use it for any other purpose. The concerns that the roof-deck will be used for entertainment purposes are assumptions. County has regulations if the dwelling and/or deck were used for events or short-term rentals. If the deck is ever used for entertainment purposes, Chapter 10.60 of the Monterey County Code provides enforceable noise control regulations for noises that may impair hearing, impedes convalescence, hinders concentrated mental efforts, interferes with relaxation and sleep, depreciates property values, and causes stress and nervous tension and consequent irritability, insomnia, accident proneness and cardiovascular diseases. If the dwelling is used for short-term rentals, the use would be inconsistent with the zoning district and a code violation would be issued which may include fines and penalties. Therefore, the project is consistent with the regulations of the Design Control ("D") Overlay District. The amendment also reduces the overall impervious surface coverage from 13,606 square feet to 12,768 square feet which is consistent with the previously-approved Variance and brings the property closer to compliance with Pascedero watershed impervious surface coverage regulations. Therefore, the amendment is consistent with the Del Monte Forest Land Use Plan, Coastal Implementation Plan – Part 5, and Zoning Ordinance.

If the Planning Commission finds that, after the review of the project, that the design does create an impact to the neighborhood character, the other option is to deny the deck, and require the roof be constructed as previously approved (PLN120663).

OTHER AGENCY INVOLVEMENT: The amendment consists of minor changes to the previously-approved Combined Development Permit that do not require review by other reviewing agencies. RMA – Planning and Pebble Beach Community Services District conditions recommended as part of the previously-approved Combined Development Permit (PLN120663) have been incorporated as conditions of approval of this amendment.

Note: The decision on this project is appealable to the Board of Supervisors and Coastal Commission.



Dan Lister, Assistant Planner
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December 4, 2014

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; John Ford, RMA Services Manager; Dan Lister, Project Planner; Christo & Sara Bardis, Owner; Jun Sillano (International Design Group) Agent; Tony Lombardo & Associates, Representative; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Interested Parties: John Bridges (Fenton & Keller) representing Tracy Alford, neighbor; Beatrice Tagg, neighbor; Paul Pitlyk, neighbor; Wallace & Roberta Barr, neighbor; Joyce Linder, neighbor; Ron Hutton, designer; Jean Lowell, neighbor; Clay McGuire, neighbor; Alfred & Gail Copper, neighbor; Gary Loest, neighbor ; Planning File PLN140715.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Draft Resolution, including: <ul style="list-style-type: none">• Conditions of Approval• Site Plan, Floor Plan and Elevations
	Exhibit C	Vicinity Map
	Exhibit D	Del Monte Forest Advisory Committee Minutes
	Exhibit E	Project Correspondence
	Exhibit F	Resolution No. 13-020, PLN120663
	Exhibit G	Private Agreement and Withdraw Letter


This report was reviewed by John Ford, RMA Services Manager 

EXHIBIT A
PROJECT INFORMATION FOR PLN140715

Project Title: Bardis	Primary APN: 008-341-026
Location: 1525 Riata Road, Pebble Beach	Coastal Zone: Yes
Applicable Plan: Del Monte Forest LUP	Zoning: LDR/1.5-D (CZ)
Permit Type: Minor Amendment	Plan Designation: Residential
Environmental Status: Exempt	Final Action Deadline:
Advisory Committee: Del Monte Forest LUAC	

Project Site Data:

Lot Size: 1.86ac	Coverage Allowed: 17.5%
	Coverage Proposed: 8.3%
Existing Structures (PLN120663): 6,439sf	Height Allowed: 30'
Proposed Structures (PLN140715): 6,732sf	Height Proposed: 30'
	FAR Allowed: 15%
	FAR Proposed: 4.8%

Resource Zones and Reports:

Environmentally Sensitive Habitat: Pine Forest	Erosion Hazard Zone: Moderate
Botanical Report #: LIB130035	Geologic Hazard Zone: I
Forest Mgt. Report #: LIB130033	Geologic Report #: LIB130034
Archaeological Sensitivity Zone: High	
Archaeological Report #: LIB130031	
Fire Hazard Zone: V. High	

Other Information:

Water Source: Public Services	Sewage Disposal: Community Services
Water District/Company: Cal-Am	Sewer District Name: Pebble Beach CSD
Fire District: Pebble Beach CSD	Grading (cubic yards): None
Tree Removal (Count/Type): None	

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

BARDIS (PLN140715)

RESOLUTION NO. _____

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project Categorically Exempt pursuant to Section 15301(e) of the CEQA Guidelines ; and
- 2) Approving a Minor and Trivial Amendment to a previously-approved Combined Development Permit (PLN120663) to allow a 201 square foot storage/laundry room addition, an 873 square foot observation deck on the roof and reduction of impervious surface coverage from 13,606 square feet to 12,768 square feet.

[PLN140715, Bardis, 1525 Riata Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-341-026-000)]

The Bardis application (PLN140715) went for public hearing before the Monterey County Planning Commission on December 10, 2014. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Minor and Trivial Amendment to a previously-approved Combined Development Permit (PLN120663) to allow a 201 square foot storage/laundry room addition, an 873 square foot roof-deck and reduction of impervious surface coverage from 13,606 square feet to 12,768 square feet.
EVIDENCE: a) The previously-approved permit (PLN120663, Resolution No. 13-020) consists of a 361 square foot addition of an existing 4,926 square foot dwelling, a 329 square foot expansion of an existing 823 square foot garage, and the removal of 553 square feet and addition of 466 square feet of an existing 1,294 square foot deck/terrace. The previously-approved permit included a Variance to reduce the existing impervious surface coverage from 17,185 square feet to 14,994 square feet, bringing the impervious surface coverage closer to compliance with the 9,000 square foot maximum.
b) During the construction of the previously-approved project, a Design Approval was applied for and granted to allow a 25 square foot area for an elevator (PLN140059). On August 7, 2014, a Design Approval was

submitted for an observation deck and laundry room addition (PLN140623). The Design Approval was deemed incomplete and a Minor and Trivial Amendment was required. The applicant submitted for the Minor and Trivial Amendment on September 12, 2014.

- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140715.

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);

Communication was received regarding the roof-deck and its inconsistency with neighborhood character. The Design Control (“D”) Overlay District provides regulations which protect neighborhood character (See Finding c for more details).

- b) The property is located at 1525 Riata Road, Pebble Beach (Assessor’s Parcel Number 008-341-026-000), 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 (Coastal Zone)], which allows residential development. The project is an amendment to a previously-approved residential dwelling addition. The amendment includes a laundry room addition and a roof-deck to replace the roof originally approved. The amendment is consistent with the uses and general development standards of the “LDR” Zoning District (Chapter 20.14, Zoning Ordinance). Therefore, the project is an allowed land use for this site.
- c) The property is located in a Design Control (“D”) Zoning Overlay District which provides regulations to protect the neighborhood character and visual integrity through review of project design, siting, colors and materials. (Section 20.44.010, Zoning Ordinance). Since September 22, 2014, RMA – Planning has received 11 letters of concern regarding the roof-deck and its potential to create a significant impact to private viewshed and impact the neighborhood character.
- Private Viewshed. There are no provisions that provided protection of private viewsheds. Chapter 2 of the Del Monte Forest Land Use Plan, Resource Management Element, requires the protection of public views from designated vista points, 17-Mile Drive, and from Point Lobos. Figure 3 of the Del Monte Forest Land Use Plan, Visual Resources identifies the Bardis property as being in a location within the Point Lobos viewshed. Upon review, the project site could not be seen from 17-Mile Drive, designated vista points, or from Point Lobos.
 - Neighborhood character. Neighborhood character can be defined as the look and feel of an area, which includes surrounding

activities and environment. In this case, the neighborhood character is a residential district which contains a mix of full-time residential use and temporary residential use (second homes) and is used for the private use of the owner for living purposes. The Pebble Beach area is a desirable location and many homes are being rented as corporate retreats or short-term rentals. The proposed 873 square foot roof-deck is viewed by opposition as another dwelling being designed with the potential to proliferate illegal uses in the neighborhood. Pursuant to Section 20.44.060.E of the Zoning Ordinance, the project was heard by the Planning Commission at a duly noticed public hearing to consider the project design's consistency with neighborhood character. Based on recommendations by the Del Monte Forest Land Use Advisory Committee and Del Monte Forest Architectural Review Board, the surrounding neighborhood consists of large residential dwellings designed with large walkways, terraces, decks and balconies. Roof-decks are an acceptable design feature in Pebble Beach. The concerns that the roof-deck will be used for entertainment purposes are assumptions.

Therefore, the project is consistent with the regulations of the Design Control ("D") Overlay District.

- d) The project is located within the Pescadero Watershed, which the Monterey County Coastal Implementation Plan for the Del Monte Forest (CIP) limits impervious surfaces coverage to not exceed 9,000 square feet (Section 20.147.030.A.1(b), CIP). The previously-approved Combined Development Permit (PLN120663) included a Variance to reduce the existing impervious surface coverage of 17,185 square feet to 13,606 square feet, which brings the non-conforming coverage closer to compliance. The amendment proposed a reduction of impervious coverage from 13,606 square feet to 12,768 square feet. Therefore, the amendment brings the overall impervious surface coverage closer to compliance, which is consistent with the Variance previously-approved (PLN120663).
- e) The project planner conducted a site inspection on October 10, 2014 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Consistent with the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, the project was reviewed by the Del Monte Forest Land Use Advisory Committee at a duly noticed meeting on October 2, 2014 due to neighborhood consistency concerns regarding the roof-deck. During the meeting, the property owners, the Bardis', assured the LUAC that the deck is proposed for personal enjoyment, not for assemblages or events. The Bardis' sent a letter to all concern neighbors addressing their intent. During the LUAC meeting, John Bridges, representative of Ms. Alford, presented the following conditions of approval that would satisfy her concerns:
 - Provide tree screening on Ms. Alford's property (two (2) 48"

- box and three (3) 36" box Cypress trees);
- No parties on the deck, no amplified music, and no activity on the deck after 10 P.M.;
- All exterior lighting on the deck must be low-voltage and down-casted;
- No short-term rental uses;
- Roof-deck occupancy limited to elevator capacity;
- Limit noise to 50 dBA at property line

The LUAC and Margaret Leighton, Manager of the Pebble Beach Company and the Architect Review and Building Inspection, stated that roof-decks and associated designs have been accepted in Del Monte Forest for years. Therefore, the LUAC approved the project with recommendations that Ms. Alford and the Bardis' find an agreeable solution. On November 3, 2014, RMA- Planning met with adjacent property owner Ms. Alford and her representative, and Mrs. Bardis and her representative, to discuss options that would work for both parties. On December 2, 2014, RMA – Planning received a copy of the private agreement and letter from Ms. Alford's representative withdrawing her concerns regarding the roof-deck. The agreement allows Ms. Alford passage through the Bardis property to plant trees on the lower portions of Ms. Alford's property. The agreement also requires the Bardis' to request that compliance with the noise ordinance regulations and exterior lighting policy be applied as standard conditions. RMA – Planning Ms. Alford submitted a letter withdrawing her concerns regarding the roof-deck.

- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140715.

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 RMA-Planning. The amendment presents changes that do not require review by other reviewing agencies. RMA – Planning and Pebble Beach Community Services District conditions recommended as part of the previously-approved Combined Development Permit (PLN120663) have been incorporated in the approval of this amendment.
 - b) As noted in preceding Findings and Evidence, staff visited the project site on October 10, 2014, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140715.

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, Pebble Beach

Community Services District, Public Works, Environmental Health Bureau, and Water Resources Agency as part of the previously-approved Combined Development Permit (PLN120663). This amendment does not make changes that require review by other reviewing agencies. All conditions applied to the approval of PLN120663 have been applied to the approval of this amendment.

- b) A noise analysis, prepared by Brown-Buntin Associate, Inc, was submitted to RMA - Planning by the opposing neighbor. The report determined the average ambient noise level for the neighborhood to be between 34 to 49 dBA. The report concludes that noise that exceeds 50 dbA has the potential to impact the typical noise level of the neighborhood. It has been determined that noise conditions are not required for the project. Pursuant to the Coastal Implementation Plan for Del Monte Forest (CIP), noise reduction regulations apply to development within Environmentally Sensitive Habitat (Section 20.147.040.C.2, CIP), and when developing an Access Management Plan for areas with Public Access (Section 20.147.130.A.4, CIP), which does not apply to this project. If the property is used for entertainment purpose outside normal residential use, Chapter 10.60 of the Monterey County Code, Noise Control, is enforced by the Monterey County Sheriff's Department which provides regulations for noise that exceeds 85 dBA and impairs hearing, impedes convalescence, hinders concentrated mental efforts, interferes with relaxation and sleep, depreciates property values, and causes stress and nervous tension and consequent irritability, insomnia, accident proneness and cardiovascular diseases (Section 10.60.010, Monterey County Code).
- c) As noted in preceding Findings and Evidence, staff visited the project site on October 10, 2014, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140715.

5. **FINDING:** **CODE VIOLATION** - The subject property has existing violations. The approval of this permit will correct the violations and bring the property into compliance.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is aware of any violations existing on subject property. On September 11, 2014, a Stop-Work Order was issued on the project site due to the roof-deck being constructed without the benefit of an issued Construction Permit (14CE00267). The approval of this amendment, and subsequent issuance of a Construction Permit, will clear said violation.
 - b) As noted in preceding Findings and Evidence, staff visited the project site on October 10, 2014, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140715.

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 of not more than 50% of the

- structure's floor area.
- b) The amendment consists of 210 square feet of laundry addition and a 650 square foot observation deck addition to an existing 5,749 square feet dwelling. The previously-approved Combined Development Permit (PLN120663) consisted of 1,156 square feet additional square feet. The overall square footage, 2,016 square feet, equals 35% of the existing dwelling. No adverse environmental effects were identified during staff review of the development application. Therefore, the amendment is consistent with Section 15301(e) of the CEQA Guidelines.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
- d) As noted in preceding Findings and Evidence, staff visited the project site on October 10, 2014, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140715.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:**
- a) Section 20.83.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project is located between the ocean and first public road.

DECISION

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

1. Find the project Categorically Exempt pursuant to Section 15301(e) of the CEQA Guidelines; and
2. Approve a Minor and Trivial Amendment to a previously-approved Combined Development Permit (PLN120663) to allow a 201 square foot storage/laundry room addition, an 873 square foot observation deck on the roof and reduction of impervious surface coverage from 13,606 square feet to 12,768 square feet. The project is in general conformance with the attached plans and subject to the attached all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of December, 2014, upon motion of _____, seconded by _____, by the following vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT 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 Monterey County RMA-Planning and RMA-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.

Monterey County RMA Planning

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

PLN140715

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Minor and Trivial Amendment (PLN140715) to a previously-approved Combined Development Permit (PLN120663) allows a 201 square foot storage/laundry room addition, an 873 square foot observation deck on the roof and reduction of impervious surface coverage from 13,606 square feet to 12,768 square feet. The property is located at 1525 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-026-000), 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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Minor and Trivial Amendment (Resolution Number ***) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 008-341-026-000 on December 10, 2014. The permit was granted subject to 14 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: RMA-Planning

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)

(Condition No. 3 of Resolution 13-020, PLN120663)

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: RMA-Planning

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. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on December 10, 2017 unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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 Department)

(Condition No. 6 of Resolution No. 13-020, PLN120663)

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 the RMA - Planning Department 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 the RMA-Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

7. PDSP001 - NON- STANDARD IMPERVIOUS SURFACE REDUCTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The paved area between the motor-court and driveway shall be removed and replaced with eco pavers, or other equivalent permeable paving material. This will result in an additional 1,480 square feet of pavement being replaced with permeable paving material. Reducing the impervious paving on site to 12,768 square feet. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permit, the applicant shall submit plans showing impervious paving on site to be 12,768 square feet.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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. 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 final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

9. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services 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 and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/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.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

10. 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

(Condition No. 8 of Resolution No. 13-020, PLN120663)

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.

11. 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

(Condition No. 9 of Resolution No. 13-020, PLN120663)

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.

12. 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

(Condition No. 10 of Resolution No. 13-020, PLN120663)

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.

13. 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.

14. PDSP001 - NOISE CONTROL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All noise-related uses on the property shall be consistent with Chapter 10.60 of the Monterey County Code. (RMA - Planning

Compliance or Monitoring Action to be Performed: On an on-going basis, all noise-related uses on the property shall be consistent with Chapter 10.60 of the Monterey County Code.

EROSION CONTROL RECOMMENDATIONS

1. The erosion control measures shall be installed and maintained in accordance with the following specifications:
2. All erosion control measures shall be installed and maintained in accordance with the following specifications:
3. All erosion control measures shall be installed and maintained in accordance with the following specifications:
4. All erosion control measures shall be installed and maintained in accordance with the following specifications:
5. All erosion control measures shall be installed and maintained in accordance with the following specifications:
6. All erosion control measures shall be installed and maintained in accordance with the following specifications:
7. All erosion control measures shall be installed and maintained in accordance with the following specifications:
8. All erosion control measures shall be installed and maintained in accordance with the following specifications:
9. All erosion control measures shall be installed and maintained in accordance with the following specifications:
10. All erosion control measures shall be installed and maintained in accordance with the following specifications:

GENERAL SITE NOTES

1. General site notes regarding the project location and surrounding area.
2. General site notes regarding the project location and surrounding area.
3. General site notes regarding the project location and surrounding area.
4. General site notes regarding the project location and surrounding area.
5. General site notes regarding the project location and surrounding area.
6. General site notes regarding the project location and surrounding area.
7. General site notes regarding the project location and surrounding area.
8. General site notes regarding the project location and surrounding area.
9. General site notes regarding the project location and surrounding area.
10. General site notes regarding the project location and surrounding area.

KEY NOTES

1. Key note regarding site boundaries and easements.
2. Key note regarding site boundaries and easements.
3. Key note regarding site boundaries and easements.
4. Key note regarding site boundaries and easements.
5. Key note regarding site boundaries and easements.
6. Key note regarding site boundaries and easements.
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9. Key note regarding site boundaries and easements.
10. Key note regarding site boundaries and easements.

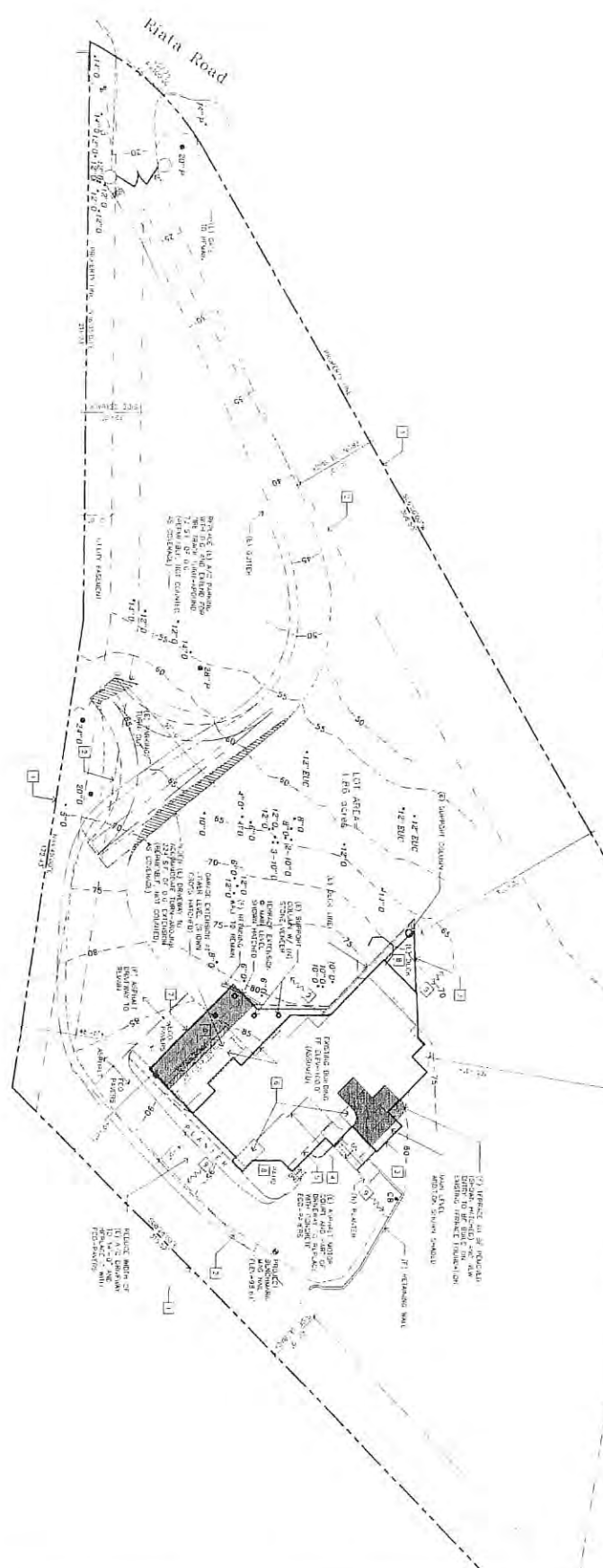
PLANNING INFO

- PROJECT NAME: [Project Name]
- PROJECT LOCATION: [Project Location]
- PROJECT OWNER: [Project Owner]
- PROJECT DATE: [Project Date]
- PROJECT SCALE: [Project Scale]
- PROJECT STATUS: [Project Status]
- PROJECT PHASE: [Project Phase]
- PROJECT BUDGET: [Project Budget]
- PROJECT RISK: [Project Risk]
- PROJECT IMPACT: [Project Impact]
- PROJECT BENEFITS: [Project Benefits]
- PROJECT CHALLENGES: [Project Challenges]
- PROJECT OPPORTUNITIES: [Project Opportunities]
- PROJECT CONSTRAINTS: [Project Constraints]
- PROJECT RISKS: [Project Risks]
- PROJECT MITIGATIONS: [Project Mitigations]
- PROJECT MONITORING: [Project Monitoring]
- PROJECT EVALUATION: [Project Evaluation]
- PROJECT REPORTING: [Project Reporting]
- PROJECT COMMUNICATION: [Project Communication]
- PROJECT COLLABORATION: [Project Collaboration]
- PROJECT INNOVATION: [Project Innovation]
- PROJECT SUSTAINABILITY: [Project Sustainability]
- PROJECT RESILIENCE: [Project Resilience]
- PROJECT ADAPTABILITY: [Project Adaptability]
- PROJECT FLEXIBILITY: [Project Flexibility]
- PROJECT SCALABILITY: [Project Scalability]
- PROJECT SECURITY: [Project Security]
- PROJECT COMPLIANCE: [Project Compliance]
- PROJECT ETHICS: [Project Ethics]
- PROJECT INTEGRITY: [Project Integrity]
- PROJECT TRANSPARENCY: [Project Transparency]
- PROJECT ACCOUNTABILITY: [Project Accountability]
- PROJECT RESPONSIBILITY: [Project Responsibility]
- PROJECT COMMITMENT: [Project Commitment]
- PROJECT PASSION: [Project Passion]
- PROJECT DETERMINATION: [Project Determination]
- PROJECT PERSEVERANCE: [Project Perseverance]
- PROJECT COURAGE: [Project Courage]
- PROJECT BRAVERY: [Project Bravery]
- PROJECT COURTESY: [Project Courtesy]
- PROJECT GRACE: [Project Grace]
- PROJECT KINDNESS: [Project Kindness]
- PROJECT MERCY: [Project Mercy]
- PROJECT PATIENCE: [Project Patience]
- PROJECT HUMILITY: [Project Humility]
- PROJECT MODESTY: [Project Modesty]
- PROJECT SINCERITY: [Project Sincerity]
- PROJECT GENUINITY: [Project Genuinity]
- PROJECT AUTHENTICITY: [Project Authenticity]
- PROJECT REALITY: [Project Reality]
- PROJECT TRUTH: [Project Truth]
- PROJECT JUSTICE: [Project Justice]
- PROJECT FAITH: [Project Faith]
- PROJECT HOPE: [Project Hope]
- PROJECT LOVE: [Project Love]
- PROJECT PEACE: [Project Peace]
- PROJECT HAPPINESS: [Project Happiness]
- PROJECT WELL-BEING: [Project Well-being]
- PROJECT SUCCESS: [Project Success]
- PROJECT PROGRESS: [Project Progress]
- PROJECT GROWTH: [Project Growth]
- PROJECT DEVELOPMENT: [Project Development]
- PROJECT INNOVATION: [Project Innovation]
- PROJECT CREATIVITY: [Project Creativity]
- PROJECT IMAGINATION: [Project Imagination]
- PROJECT INSPIRATION: [Project Inspiration]
- PROJECT MOTIVATION: [Project Motivation]
- PROJECT ENTHUSIASM: [Project Enthusiasm]
- PROJECT ENERGY: [Project Energy]
- PROJECT PASSION: [Project Passion]
- PROJECT COMMITMENT: [Project Commitment]
- PROJECT DEDICATION: [Project Dedication]
- PROJECT DEVOTION: [Project Devotion]
- PROJECT SACRIFICE: [Project Sacrifice]
- PROJECT SERVICE: [Project Service]
- PROJECT GIVING: [Project Giving]
- PROJECT HELPING: [Project Helping]
- PROJECT SUPPORTING: [Project Supporting]
- PROJECT ENCOURAGING: [Project Encouraging]
- PROJECT UPLIFTING: [Project Uplifting]
- PROJECT INSPIRING: [Project Inspiring]
- PROJECT MOTIVATING: [Project Motivating]
- PROJECT EMPOWERING: [Project Empowering]
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- PROJECT RESTORING: [Project Restoring]
- PROJECT REPAIRING: [Project Repairing]
- PROJECT REBUILDING: [Project Rebuilding]
- PROJECT REFORMING: [Project Reforming]
- PROJECT REGENERATING: [Project Regenerating]
- PROJECT RECREATING: [Project Recreating]
- PROJECT REINVENTING: [Project Reinventing]
- PROJECT REPAIRING: [Project Repairing]
- PROJECT REBUILDING: [Project Rebuilding]
- PROJECT REFORMING: [Project Reforming]
- PROJECT REGENERATING: [Project Regenerating]
- PROJECT RECREATING: [Project Recreating]
- PROJECT REINVENTING: [Project Reinventing]

PLOT PLAN



VICINITY MAP



SITE PLAN

1/8" = 1'-0"



MR. & MRS. CHRIS JARDIS

1525 BIATA ROAD, PERBEE BEACH, CA

APN: 038-231-026

JUN A. SILAND, AIA

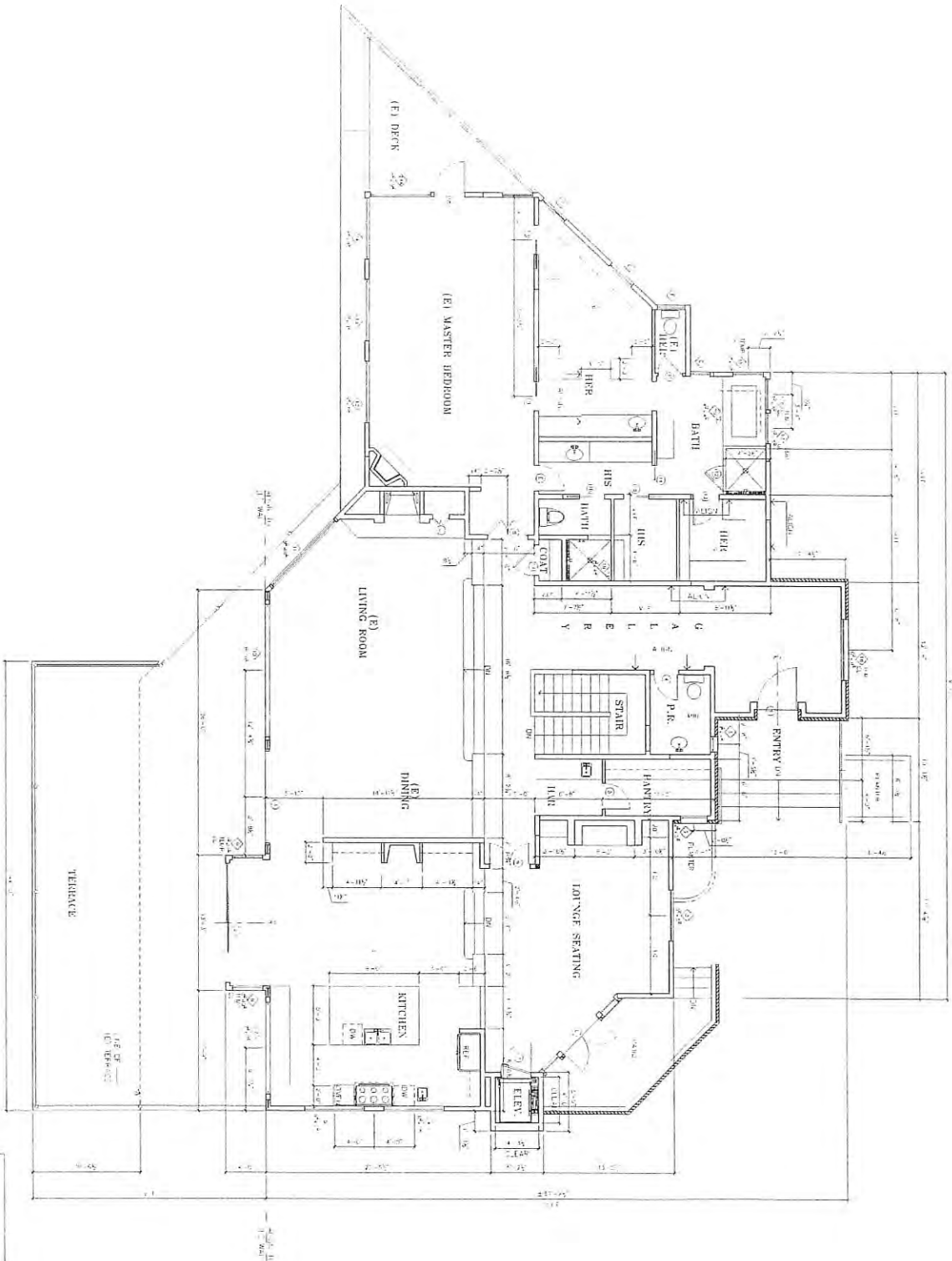
110G

JOHN E. MATTHEWS

SITE PLAN

A1.0

DATE: 08/14/2024



MAIN LEVEL DIMENSION PLAN



DOOR/WINDOW LEGEND

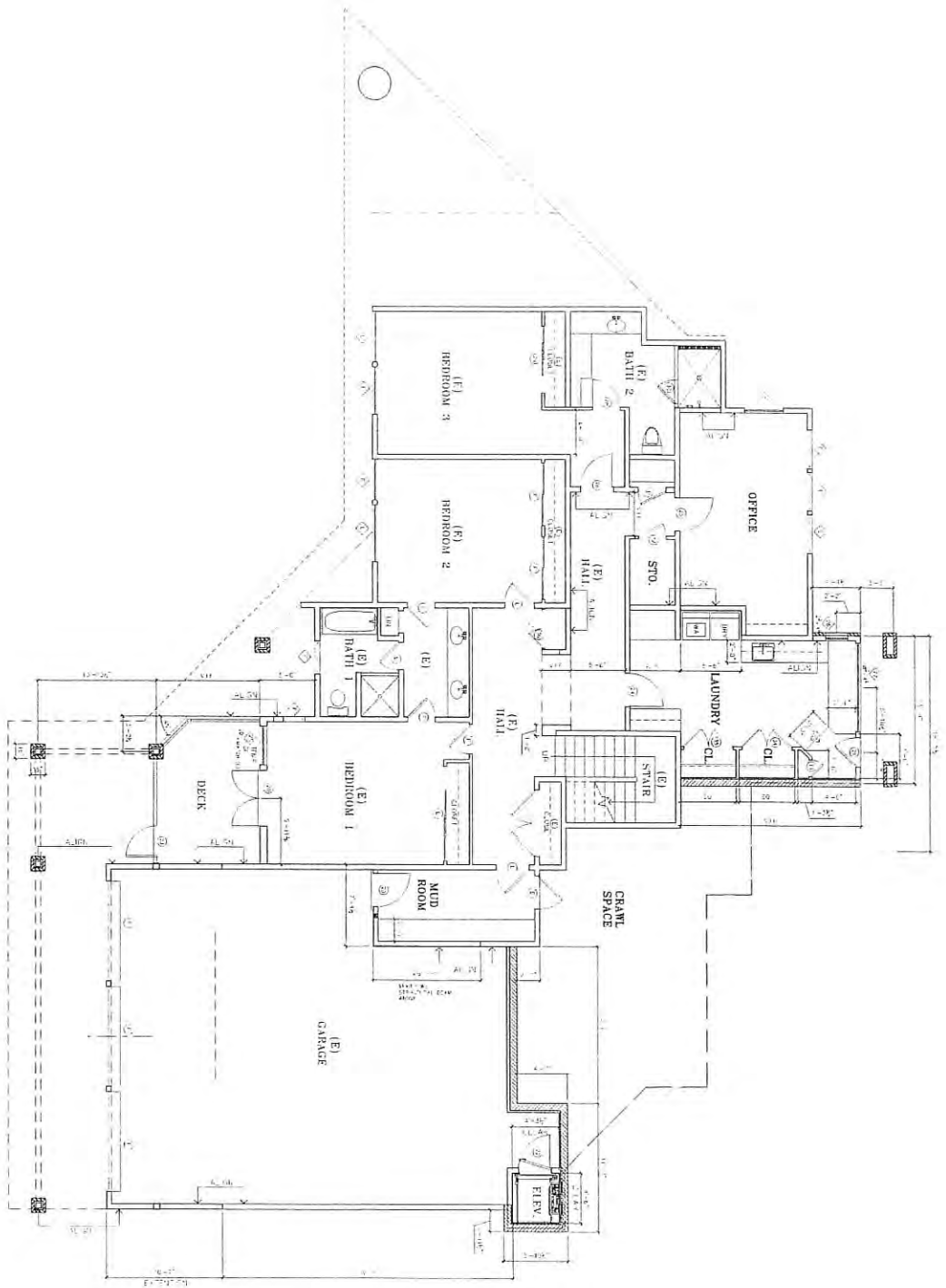
(Symbol)	DOOR
(Symbol)	WINDOW
(Symbol)	GLASS DOOR
(Symbol)	GLASS WINDOW

NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE.

	MR. & MRS. CHRIS BARDS 1025 RIATA ROAD, PEBBLE BEACH, CA ARCH. 008-344-028	JUN A. SILAND, AIA JOHN E. MATHAMS
	MAIN LEVEL DIMENSION PLAN A3.0	JUN 11, 2008 JUN 11, 2008 JUN 11, 2008

LOWER LEVEL DIMENSION PLAN

1/2" = 1'-0"



DOOR/WINDOW LEGEND

- ① DOOR
- ② WINDOW
- ③ DOOR/WINDOW

NOTES:
1. ALL DOORS & WINDOWS TO BE 1 1/2" MIN. THICKNESS.
2. ALL DOORS & WINDOWS TO BE 1 1/2" MIN. THICKNESS.

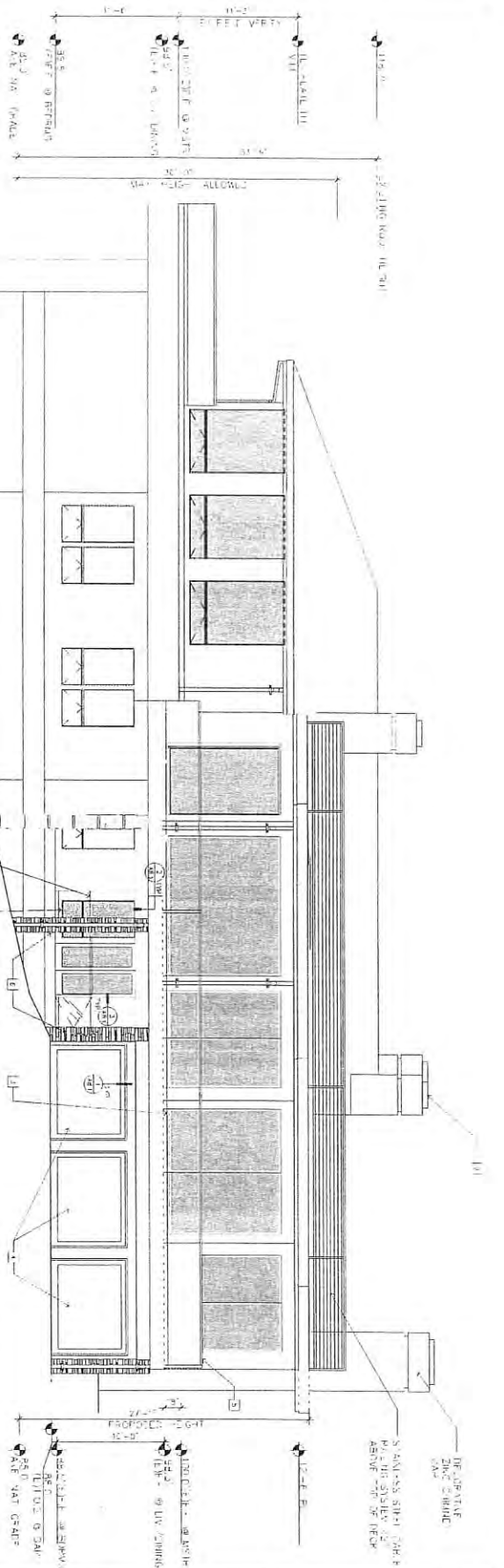
LOWER LEVEL
DIMENSION PLAN

A3.1

JUN A. BILLING, AIA
IDG
 JOHN E. MATTHEWS

1525 BATA ROAD, PEBBLE BEACH, CA
 404 369-241-026

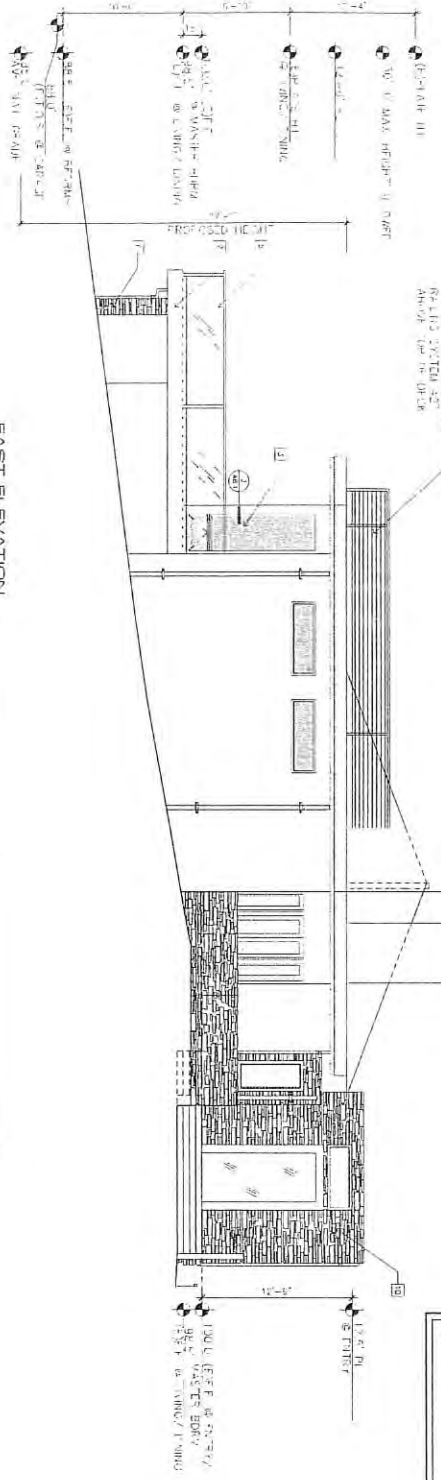




SOUTH ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH LEGEND	
1	HARDWARE SHIRT ROOFING
2	STAINLESS STEEL 2-200E PANEL SYSTEM
3	ALUMINUM CLAD COOR AND WINDOWS
4	RE-OPERATIVE ZINC CHIMNEY CAP
5	PAINTED MASONRY
6	ZINC CHIMNEY CAP
7	PAINTED MASONRY
8	ZINC CHIMNEY CAP
9	STAINLESS STEEL 2-200E PANEL SYSTEM
10	RE-OPERATIVE ZINC CAP



EAST ELEVATION

1/4" = 1'-0"

JUN A. SILLAND, AIA

IDG

JOHN E. MATTHEWS

ARCHITECTS

1526 RIATA ROAD, PEBBLE BEACH, CA

MR. & MRS. CHRIS BARDIS

PHOTO: GREGORY HEYER

DATE: 11/10/05

PROJECT: 05-03-05-01

1526 RIATA ROAD, PEBBLE BEACH, CA

PHOTO: GREGORY HEYER

ELEVATIONS

NO. 1

NO. 2

NO. 3

NO. 4

NO. 5

NO. 6

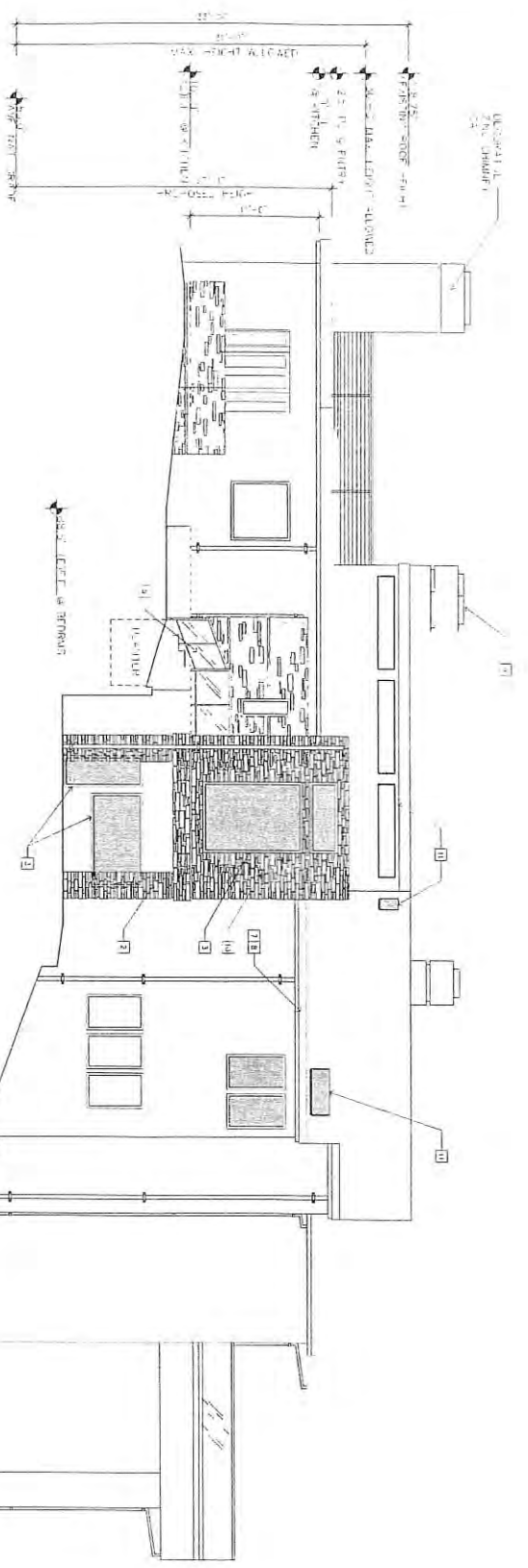
NO. 7

NO. 8

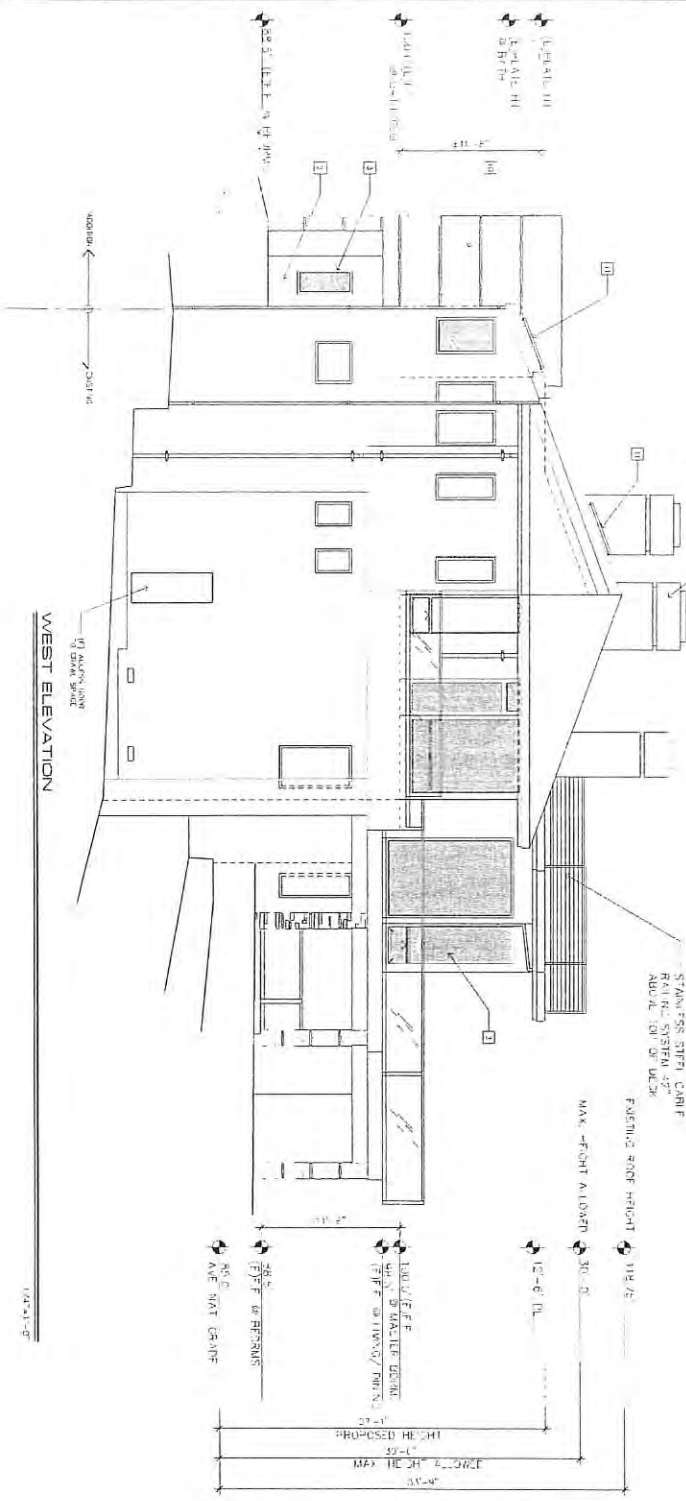
NO. 9

NO. 10

A6.0



NORTH ELEVATION



WEST ELEVATION

EXTERIOR FINISH LEGEND

- 1 MARBLED STAIR ROOFING
- 2 MATCH EXTERIOR
- 3 SAME FLIGHT EXTERIOR FINISH AS STAIR
- 4 1/2" x 1/2" x 1/2" BRICK AND WINDOWS
- 5 MATCH EXTERIOR
- 6 (3) TANKING PARKING GARAGE COIN TO BE IN DOWN AND MATERIAL 10'
- 7 BRICK AND GLASS PANELS, MATCH
- 8 BRICK COULDS, MATCH EXTERIOR
- 9 PAINTED GALV. SH. METAL GUTTER
- 10 1/2" x 1/2" x 1/2" BRICK AND WINDOWS
- 11 ZINC CHIMNEY CAP
- 12 STONE COVER EXTERIOR FINISH PER ARCHITECT
- 13 SCHEDULE SEE DETAIL 4/16/2

JUN A. BILLARD, AIA
IDA
 JOHN E. MATHIAS

15329 RIATA ROAD, PEBBLE BEACH, CA
 408-241-025

MR. & MRS. CHRIS BARDIS

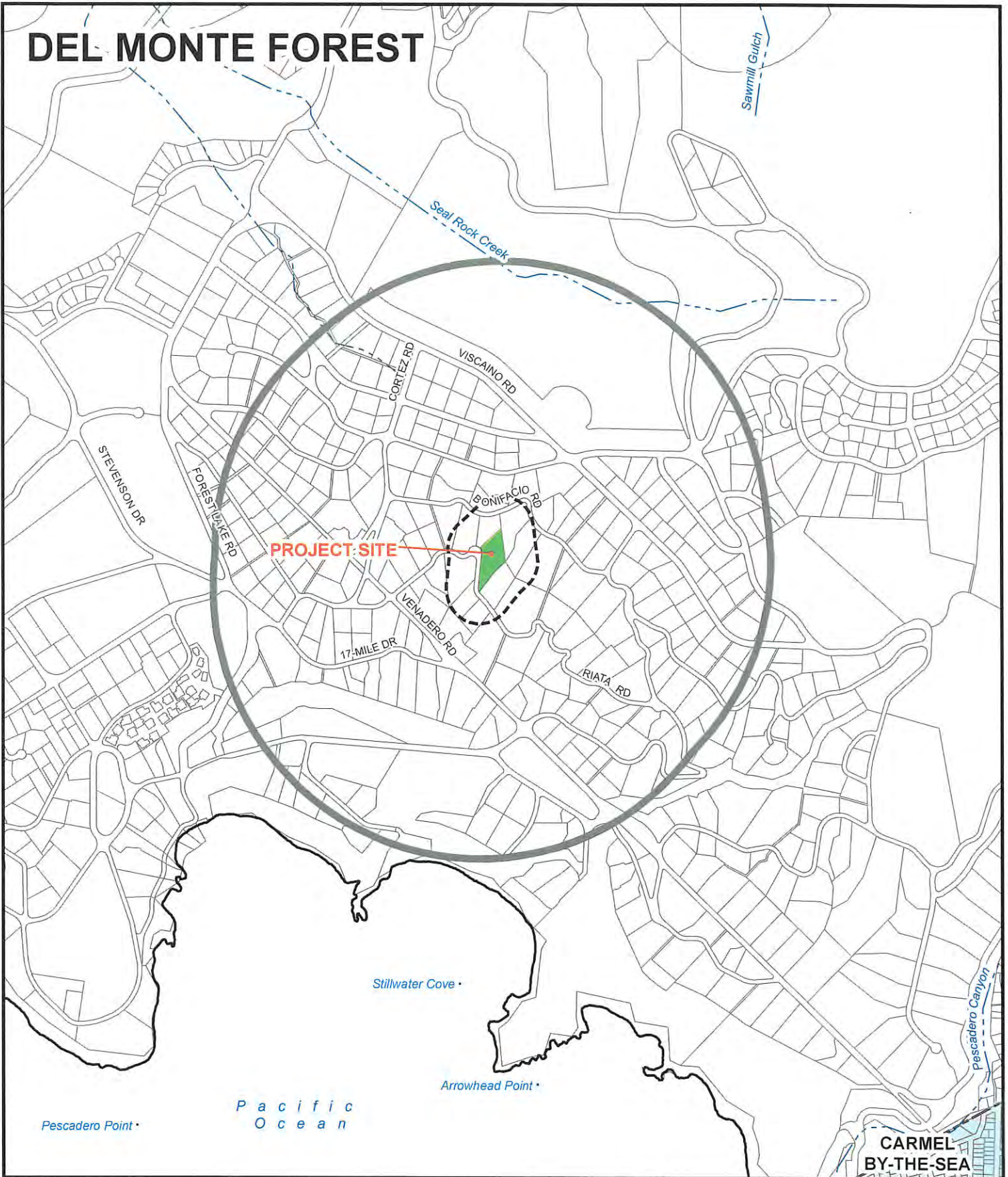
15329 RIATA ROAD, PEBBLE BEACH, CA
 408-241-025

DATE: 08-14-11
 SHEET: 16 OF 16

ELEVATIONS

WEST NO. **A6.1**

DEL MONTE FOREST



APPLICANT: BARDIS

APN: 008-341-026-000

FILE # PLN140715

2500' Limit 300' Limit Water City Limits

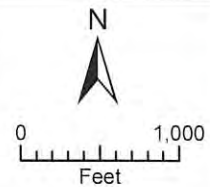


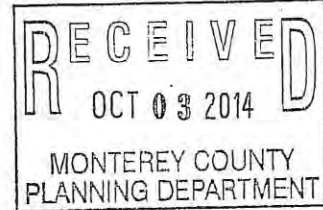
EXHIBIT C

PLANNER: LOPEZ

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Planning Department
 168 W Alisal St 2nd Floor
 Salinas CA 93901
 (831) 755-5025



Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **October 2, 2014**

Project Title: BARDIS CHRISTO & SARA

File Number: PLN140715

File Type: ZA

Planner: LOPEZ

Location: 1525 RIATA RD PEBBLE BEACH

Project Description:

Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN120663) to allow exterior changes to existing single family dwelling as follows: an 873 square foot observation deck on the roof of second floor; and reduction of impervious surface coverage to 12,768 square feet. The property is located at 1525 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-026-000), Del Monte Forest Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____

Jun Sillano, architect

Was a County Staff/Representative present at meeting? Liz Gonzales (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
John Bridges		X	Representing adjoining neighbors - current construction does not represent current permit, add mitigation measures possible
Tracy Alford	X		(1496 Bonafacio Rd.) Setting precedent
Beatrice Tagg	X		(1525 Riata Road) Worried about applicant selling house and new neighbor not representing
Christo Bardis - (applicant)			NO parties, bright lights anticipated, with use of rooftop deck; Presented book of photos of neighbors' homes and tree

Jerry Baker

Exhibit P

Page 1 of 61 Pages

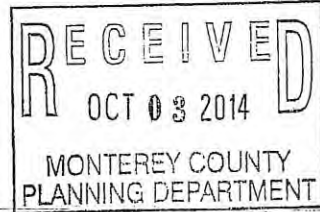
(over)

(1504 Bonafacio Rd.) Has been good neighbors and no concerns over the project.

Ron Huttar (not site neighbor) - interior designer
for Mrs. Alford

Concerns: building without proper permits

Sarah Bardis (applicant) - trying to work with neighbors



Faint, illegible text, possibly a signature or name.

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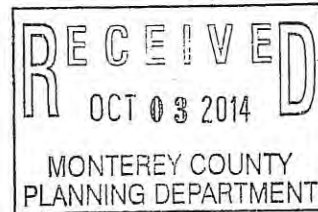
Faint, illegible text, possibly a name or address.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
What is "minor and trivial"?		Liz Gonzalez explained not a major change in construction.

ADDITIONAL LUAC COMMENTS

-(Concern)- try to work out with neighbors and adopt the mitigations suggested by John Bridges (Fenton & Keller).



RECOMMENDATION:

Motion by Rod Dewar (LUAC Member's Name)

Second by Sandy Getreu (LUAC Member's Name)

Support Project as proposed

Support Project with changes County consider mitigation measures suggested at this meeting

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Ce (Dewar, Getreu, Lietzke, Stock, Verbanec, Stock.)

NOES: 0

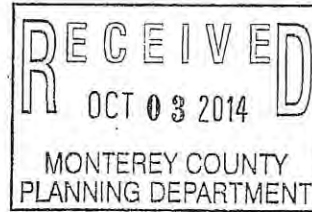
ABSENT: 1 (Joella Szabo)

ABSTAIN: 0

Received at
WJC meeting
10/2/14

Kristie M. Campbell

Subject: FW: 1525 Riata Road, Pebble Beach, CA



From: Clay McGuire <clay@dcmcg.com>
Date: October 2, 2014 at 12:40:57 PM PDT
To: novom@co.monterey.ca.us
Subject: 1525 Riata Road, Pebble Beach, CA

Dear Mr Novo,

It has come to my attention that a roof top entertainment area is being proposed at the above address.

Because of the general quiet of our neighborhood, and the slope of our hill the noise and lights will significantly affect every home. For example when the golf tournaments are in Pebble Beach, we can hear the roar of the crowds. When the food and wine affair is here we can see the lights. These events down at the lodge are far enough away, and only once a year for each event, to be insignificant to our personal enjoyment of peace and quiet. But if one street down from us (we live at 1507 Bonifacio), people in the 1525 Riata house are entertaining on the top of their house, on what is now a roof, the noise and lights will significantly affect us all.

Please consider if this project is allowed, it would be a precedent which would change neighborhoods forever in a very negative way.

I will be going to a meeting this afternoon here in Pebble Beach in the hope that this development can be stopped.

Perhaps you already know that the Bardis's are developers who have built several homes in Pebble Beach that they then sold, and moved on to the next development project.

Sincerely,

Clay McGuire
1507 Bonifacio Road
Pebble Beach, CA 93953

Received at
meetings
10/2/14
LWAC
Kristie M. Campbell

Kristie M. Campbell

Subject: FW: Construction at 1525 Riata Road.

RECEIVED
OCT 03 2014
MONTEREY COUNTY
PLANNING DEPARTMENT

From: alfred cooper [mailto:alfredcooper@comcast.net]
Sent: Thursday, October 02, 2014 12:32 AM
To: Lister, Daniel M. x6617
Cc: golfrgr1@cox.net; alfred Cooper
Subject: Construction at 1525 Riata Road.

To Mr. Dan Lister
Assistant Planner,
Monterey Regional Management Agency.

Dear Mr. Lister,
My wife and I have resided here in Pebble Beach since we bought our home on Ronda Road more than fifty years ago, where we raised our family in this quiet neighborhood of single family houses. We and a number of our neighbors have recently become aware of developments with the potential to affect the neighborhood environment very adversely. We understand that plans are underway to construct a flat roof top, "party deck", or nearly 900 square feet, with full size elevator, in a project at 1525 Riata Rd. We are extremely concerned that this project is incompatible with the quiet single-family nature of the area, and that if permitted it has the potential to do grievous damage to our way of life in this residential area. Please do not permit this project to downgrade the quality of life of the residents in our vicinity.

Sincerely,
Alfred W. and Gail N. Cooper,
3934 Ronda Road,
Pebble Beach.

Received at LUAC meeting 10/2/14

1525 Riata Rd.

RECEIVED
OCT 01 2014
MONTEREY COUNTY
PLANNING DEPARTMENT

MARK A. CAMERON
JOHN S. BRIDGES
DENNIS G. MCCARTHY
CHRISTOPHER E. PANETTA
DAVID C. SWEIGERT
SARA B. BOYNS
BRIAN D. CALL
TROY A. KINGSHAVEN
JOHN E. KESECKER
SHARILYN R. PAYNE
CAROL S. HILBURN
ELIZABETH R. LEITZINGER
CHRISTINA J. BAGGETT
DOMINICK A. SEVERANCE
ELIAS E. SALAMEH
KENNETH S. KLEINKOPF
DERRIC G. OLIVER

FENTON & KELLER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
2801 MONTEREY-SALINAS HIGHWAY
POST OFFICE BOX 791
MONTEREY, CALIFORNIA 93942-0791
TELEPHONE (831) 373-1241
FACSIMILE (831) 373-7219
www.FentonKeller.com

LEWIS L. FENTON
1925-2005

OF COUNSEL
CHARLES R. KELLER
THOMAS H. JAMISON

JOHN S. BRIDGES

October 1, 2014

JBridges@FentonKeller.com
ext. 238

VIA EMAIL (friedrichm@co.monterev.ca.us)

Del Monte Forest LUAC
c/o Michele Friedrich
168 W. Alisal Street
Salinas, CA 93901

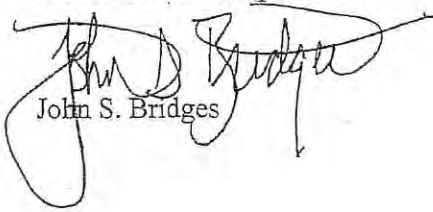
Re: Bardis Application (PLN140715)
Our File: 34238.32387

Dear LUAC Members:

As you consider the above referenced matter on October 2 (Agenda Item 3), please consider that the 873 square foot open-air entertainment space proposed (and illegally already under construction) on the roof of the house (Attachment A) is opposed by many members of the neighborhood (Attachment B). The project is also fraught with numerous legal infirmities (Attachment C) and as proposed the project will have potentially significant adverse impacts on the local neighborhood environment and should therefore be subject to review under CEQA (Attachment D). Thank you for your consideration of these factors.

Very truly yours,

FENTON & KELLER
A Professional Corporation



John S. Bridges

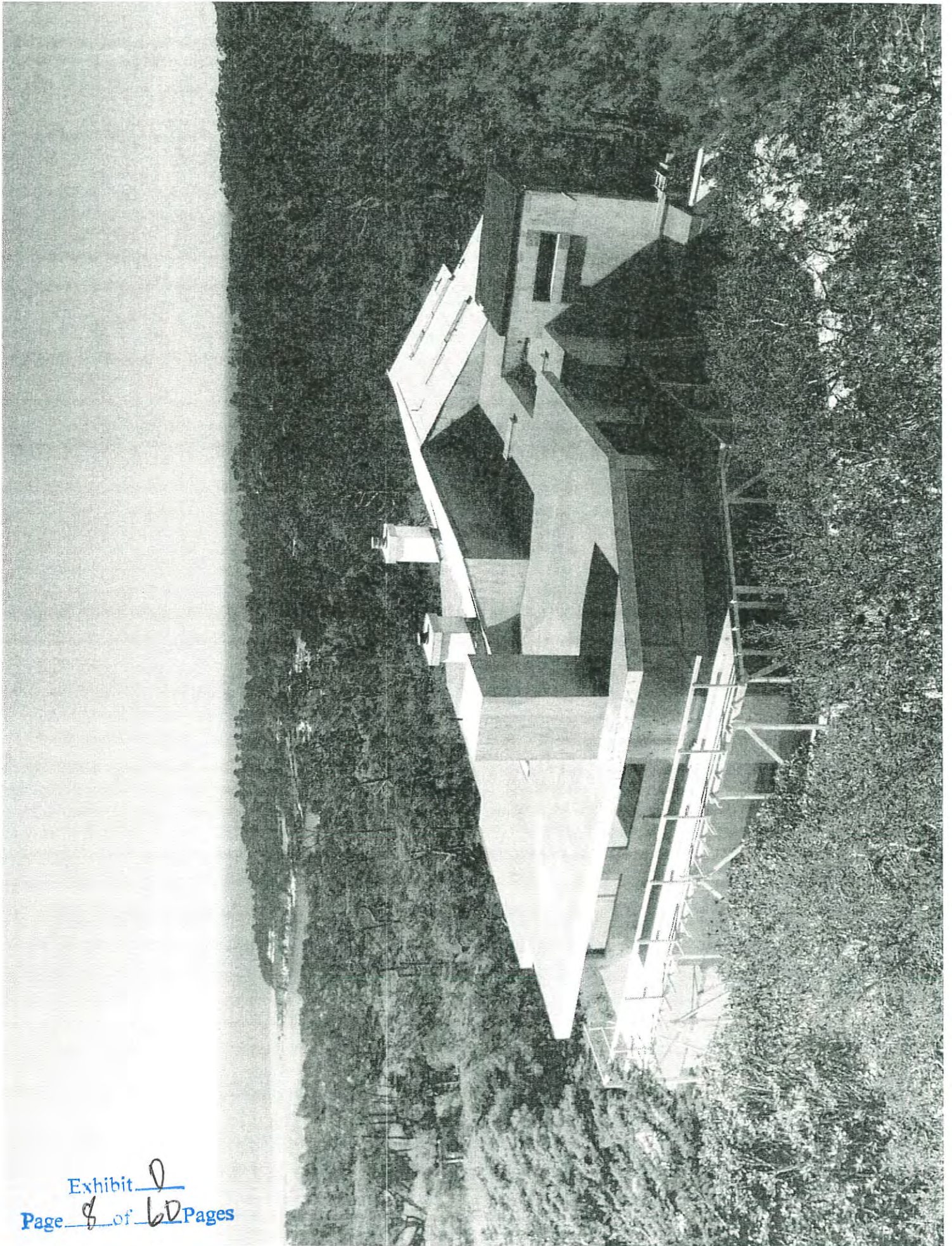
JSB:kmc
Enclosures

cc: Dan Lister (via email)

{JSB-412979;1}

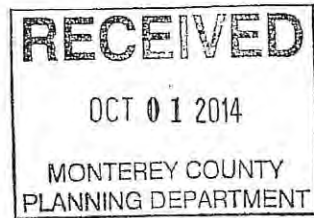
Exhibit D
Page 6 of 60 Pages

ATTACHMENT A



ATTACHMENT B

FROM THE DESK OF
BEATRICE TAGG



September 25, 2014

Mr. Mike Novo, Director of Planning
RMA Planning Department
168 West Alisal Street, Second floor
Salinas, CA. 93901

Dear Mr. Novo,

1525 Riata Road in Pebble Beach is being remodeled. I understand that changes have been made to the original plan, which I have heard nothing about until last week, when we received notice that a meeting was being held to discuss these changes on October second. The original plan was of course approved, but we had no notification of changes, which I understand include an open-air entertainment space of almost 900 square feet, that if used as a party space will have the impact of change on a very quiet and peaceful area.

We, on Riata Road, have already been subjected to an illegal party house which had its own web page advertising party rentals for \$8000 a night. The noise, which lasted up until four in that morning, was unbearable, and the parking was impossible. Riata Road is in the Coastal Zone, and no loud noises are to be tolerated after ten in the evening.

One more thing, and perhaps the most important, is the fact that Pebble Beach is in a forest. In many years, as is this one, we are in a draught, which makes the forest a danger of fire hazard. It is a concern that an elevator bringing guests to a rooftop party might not be able to handle an immediate exit in case of fire.

Because the view from this roof top will undoubtedly be the finest in all of Pebble Beach, this facility could become the most popular "Point of View" in the area. It is my hope that problems with noise, traffic, and fire safety will not make unfavorable impact on the residents.

Sincerely yours,

A handwritten signature in cursive script that reads "Beatrice D. Tagg".

Beatrice Tagg

1528 Riata Road

Pebble Beach, CA. 93953

Monterey County Planning Department

168 W Alisal St. 2nd. Floor

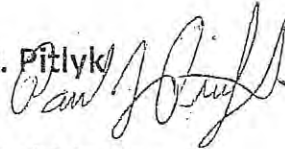
Salinas CA 93901

Sept. 25, 2014

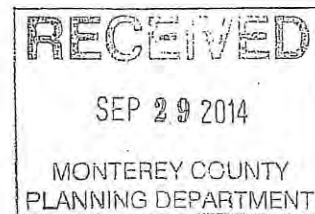
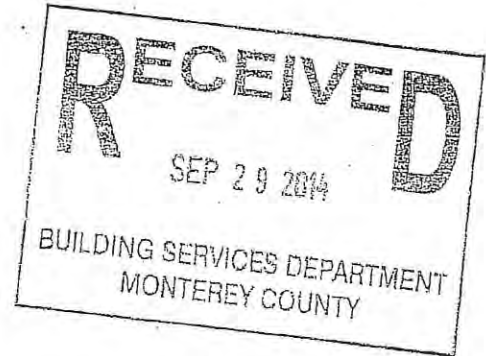
Dear Sirs:

I am writing relative to Permit (PLN120663). The owner intends to add a roof top observation deck above the second floor and apparently there is a plan to include an elevator. I was advised that this addition would facilitate organized entertainment including possibly offensive noise, lighting and commotion which is not conducive to the accepted serene environs of this neighborhood. Such would be most objectionable to my family.

Sincerely Paul J. Fitzlyk



1484 Bonifacio Pebble Beach



WALLACE AND ROBERTA BARR

POST OFFICE BOX 51 PEBBLE BEACH, CALIFORNIA

 COPY

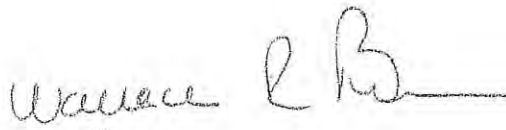

DEAR MR. FORD

WE ARE RESIDENTS OF PEBBLE BEACH AT 1525 VENADERO ROAD AND IT HAS COME TO OUR ATTENTION THAT THERE IS A HOME BEING REMODELED AT 1525 RIATA IN PEBBLE BEACH.

THE OWNER'S OF THE ABOVE MENTIONED PROPERTY HAVE PROPOSED BUILDING AN OUTDOOR PARTY PATIO "ON TOP" OF THEIR HOME THAT IS CURRENTLY UNDER CONSTRUCTION. THIS MODIFICATION WAS NOT IN THE PLAN ORIGINALLY APPROVED BY THE COUNTY AND SURROUNDING NEIGHBORS HAVE HAD NO NOTICE OF THIS CHANGE LET ALONE A CHANCE TO COMMENT.

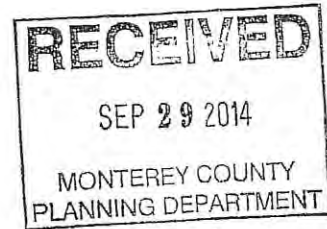
WE ARE VERY CONCERNED ABOUT AN OPEN-AIR ENTERTAINMENT SPACE OF NEARLY 900 SQUARE FEET AND THE IMPACT NOISE, LIGHTING AND LATE NIGHT ACTIVITY HOURS ON A VERY PEACEFUL AREA IN THE DEL MONTE FOREST. APPROVING A PERMIT LIKE THIS WOULD SET A PRECEDENT AND THE POTENTIAL FOR NOISE IN AN OTHERWISE QUIET AREA WOULD BE VERY UNDESIRABLE.

AT THE VERY LEAST, A REVIEW BY THE PEBBLE BEACH LAND USE ADVISORY COMMITTEE SHOULD BE SCHEDULED TO ALLOW NEIGHBORS TO VOICE THEIR CONCERNS.

September 26, 2014

Dear Land Use Advisory Committee,



Although I never received notice from the town, it has come to my attention that there is a home being remodeled at 1525 Riata Road in Pebble Beach. They have proposed building an outdoor party patio "on the roof" of their home. I just returned to Pebble Beach and I see that it is already under construction. I do not think the plan originally approved by the County included such construction.

We initially came here because of the natural beauty and peacefulness the area offered. Over time that has started to disintegrate. We were denied a room over our garage in back of the house with was already established as a two story home. The home across the street was knocked down and rebuilt twice and from a ranch which allowed us to have a white water view, we now have a multi- story home which was built well above the approved orange tape. The county did not care.

It is most disturbing to even think of the potential noise that could emanate from this new home on Riata Road, especially during large events in the community.

Please do not approve this permit. Pebble Beach is not a contest for Architectural Digest features stories or Architect Awards for the unusual. For most of us it is just a wonderful place to live the perfect life.

Sincerely,

Joyce Lender
 1503 Bonifacio Road
 Pebble Beach, CA 93953

PO BOX 193

PEBBLE BEACH CA 93953

RECEIVED

SEP 25 2014

MONTEREY COUNTY
PLANNING DEPARTMENT

September 24, 2014

Dear Mr. Novo,

I wish to express my concerns about a proposed project change at 1525 Riata. I understand the County may have approved the original project design but what is now being constructed is very different and poses a real threat to the peace and well-being of this Pebble Beach neighborhood.

The owners, Mr. and Mrs. Bardis, are now constructing a 870+ sq. ft. open-air entertainment space on their roof top (eliminating the pitched roof line and making the entire top of the house a flat patio). This party space will be accessed by a full size elevator (the height of which exceeds the zoning height limits and thus would need a zoning variance). As an Interior Designer in the Monterey Peninsula Area, all improvements requiring a permit and inspections have been stringently followed. Even the removal of one single dead tree required an arborist inspection and report. Followed by replanting five additional trees on the property. How does someone submit plans for improvements, and build something else? This is not right, when all property owners in the Del Monte Forest adhere to all requirements and these people do not. Many people that I have talked to are extremely upset by this blatant disregard to building regulations. This proposed party space and its noise and light pollution possibilities affects the property values of surrounding homes. I hope that the County will not approve it.

Please take the neighborhood's peace and quiet and all property owners who do adhere to the requirements into account. If allowed this could also create a precedent for everyone in Pebble Beach to build as they like without required approval.

Sincerely



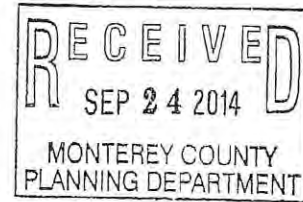
Ron Hutton, ASID
Ferris Design
456 Laine Street
Monterey, CA 93940

Jean Walker Lowell

1176 Arroyo

Pebble Beach, CA 93953

jeanwlowell@gmail.com



September 21, 2014

*Mr. John Ford, Service Manager
RMA Planning Department
168 W. Alisal Street
Salinas, CA 93901*

Dear Mr. Ford:

I'm writing to you in reference to a home that is being remodeled at 1525 Riata Toad in Pebble Beach. The owners, Chris and Sara Bardis, are requesting a permit for a large roof top deck (nearly 900 sq. ft.) which is already under construction..

As I understand, this addition was not approved by the county.

An open-air entertainment space of this size would have an adverse impact on a very peaceful area in the Del Monte forest. In addition, approving this permit would set a precedent. The potential noise in such a quiet neighborhood would be very undesirable.

Roof top party decks have no place in this area and would greatly detract from the serenity that the residents of the Del Monte Forest currently enjoy and have come to expect for years to come.

Sincerely,

A handwritten signature in cursive script that reads "Jean Walker Lowell".

Jean Walker Lowell

ATTACHMENT C

FENTON & KELLER

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

2801 MONTEREY-SALINAS HIGHWAY

POST OFFICE BOX 791

MONTEREY, CALIFORNIA 93942-0791

TELEPHONE (831) 373-1241

FACSIMILE (831) 373-7219

www.FentonKeller.com

LEWIS L. FENTON
1925-2005

OF COUNSEL
CHARLES R. KELLER
THOMAS H. JAMISON

MARK A. CAMERON
JOHN S. BRIDGES
DENNIS G. MCCARTHY
CHRISTOPHER E. PANETTA
DAVID C. SWEIGERT
SARA B. BOYNS
BRIAN D. CALL
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CAROL S. HILBURN
ELIZABETH R. LEITZINGER
CHRISTINA J. DAGGETT
DOMINICK A. SEVERANCE
ELIAS E. SALAMEH
KENNETH S. KLEINKOPF

JOHN S. BRIDGES

September 10, 2014

JBridges@FentonKeller.com
ext. 238

VIA EMAIL (lopezmd@co.monterey.ca.us)

Monterey County Planning Department
Attn: Maria Lopez
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Re: Bardis (PLN140623/13CP00559)
Our File: 34238.32387

Dear Ms. Lopez:

This office represents Ms. Tracy Alford who is the immediately adjoining neighbor to the north of the Bardis property (APN 008-341-026) which is the subject of the above referenced permits. Ms. Alford has been diligently trying to work with Mr. and Mrs. Bardis to address her and other neighbor's concerns about the Bardis' evolving project and intend to continue doing so, but given that applications for further changes have recently been filed and may be moving forward in the process, we felt it necessary at this time to register the following objections for the record.

1. The project has been and is being piecemealed to contravene CEQA review. The original design approval (PLN 120663) was relatively innocuous in terms of potential impacts to the neighborhood and thus was allowed to be processed as a Categorical Exemption. However, since approval of the initial design the project has been changed twice. The combination of these strategically planned serial changes has given rise to potentially significant impacts to the neighborhood character, aesthetic, peace, and general welfare due to the unique circumstance of the location of the property relative to the neighbors (e.g. below and fully exposed from both a light and noise perspective). An initial study must be prepared and circulated to assess and mitigate these impacts to the neighborhood.

2. The new application for an 873 square foot roof top open air entertainment/party space requires a public hearing before the Planning Commission (which we hereby request) due to significant issues relative to changes in the nature of the area regarding privacy, light, peace,

Monterey County Planning Department

September 10, 2014

Page 2

and general welfare. The latest application also raises the policy issue of whether such large roof top open air entertainment/party spaces should even be allowed in areas of the Del Monte Forest where the topography enhances dispersal, for great distances, of light and noise (including from public viewing areas). It should be noted that such spaces are discouraged in the neighboring jurisdiction of Carmel.

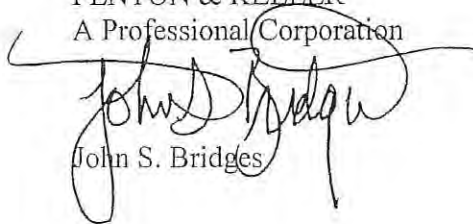
3. The roof top elevator room, although previously "design" approved (PLN140059), was not presented to the public in the context of the dramatic roof line change and has not been permitted with the required Coastal Development Permit/variance necessary for an expansion/intensification of non-conforming structural height (ref. Title 20 Chs. 20.68 and 20.78). Accordingly, neither of the above referenced pending applications can be approved until such a CDP/variance is obtained.

4. The construction work currently under way at the property is very different than what is allowed under the approved planning and building permits. Lest the owner think they can build whatever they want now and then later seek permits to conform to an "already constructed" project, the County Code Enforcement Officer should intervene.

Please provide my office with copies of all correspondence received about any matter pertaining to this property as well as copies of all County analyses and reports regarding the same. We will continue to endeavor to resolve these concerns directly with the applicant but if that becomes impossible we will appreciate your close attention to the above.

Very truly yours,

FENTON & KELLER
A Professional Corporation



John S. Bridges

JSB:kmc

cc: Tracy Alford
John Ford
Mike Novo

ATTACHMENT D



September 30, 2014

Mr. John S. Bridges
FENTON & KELLER
P.O. Box 791
Monterey, California 93942

RE: 1496 BONAFACIO ROAD IN PEBBLE BEACH

Dear Mr. Bridges:

As requested, Brown-Buntin Associates, Inc. (BBA) has conducted an analysis of the existing acoustical environment in the neighborhood of 1496 Bonafacio Road (Alford residence) in Pebble Beach. The purpose of the analysis was to determine if there is a potential for noise intrusions in this neighborhood due to the use of a rooftop deck that is currently under construction at 1525 Riata Road. Following is a summary of our findings and recommendations

Based upon Google Maps, the Alford residence is the closest property to the rooftop deck under construction. The deck is located approximately 80 feet southwest of the upper deck of the Alford residence. The elevation of the rooftop deck is approximately 30 feet lower than the elevation of the upper deck of the Alford residence and there is a clear view of the rooftop deck from the Alford residence.

Continuous ambient noise level measurements were conducted at the Alford residence for a twenty-four-hour period starting at 2:00 p.m. on September 20, 2014. The Alford residence was selected for noise monitoring because it is representative of existing properties located near the rooftop construction site. Noise monitoring was conducted using a Larson-Davis Laboratories Model LDL 820 sound level meter equipped with a Bruel & Kjaer (B&K) Type 4176 ½ inch microphone. The instrumentation was calibrated on-site with a B&K Type 4230 acoustic calibrator to ensure the accuracy of the measurements. The instrumentation complies with applicable ANSI specifications for Type 1 (precision) sound level meters. The microphone was situated on a tripod at five (5) feet above the floor elevation of the eastern end of the upper deck of the Alford residence. Weather conditions during the noise monitoring period consisted of temperatures in the range of 55-70° F., moderate humidity, overcast skies and relatively calm winds.

Analysis of the noise monitoring data indicated that existing ambient noise levels at the Alford residence and in the surrounding neighborhood are very low with hourly minimum noise levels ranging from 31 to 38 dBA during the 24-hour measurement period. Hourly median noise levels, as defined by the L₅₀ statistical descriptor (level exceeded 50% of the time), ranged from 34 to 41 dBA. Typical hourly maximum noise levels, as defined by the L₂ statistical descriptor (level exceeded 2% of the time), ranged from 35 to 49 dBA. Measured hourly noise levels are summarized in the attached graph.

Mr. John S. Bridges
FENTON & KELLER
September 30, 2014
Page 2

Due to the very quiet existing noise environment at the Alford residence and surrounding neighborhood, it is likely that future activities on the rooftop deck could be distinctly audible at nearby properties and thus result in potentially significant adverse impacts. The propagation and transmission of sound from activities on the rooftop deck could be further enhanced by the cool moist air that is common in the Pebble Beach area and potential reflections of sound from hard surfaces within the rooftop deck area.

Potential sound intrusions at nearby existing properties resulting from activities on the new rooftop deck could be reduced by the following mitigation measures. The hours during which sound generating activities could occur on the deck could be restricted so that they do not occur later than 10:00 p.m. Amplified music could also be restricted or prohibited on the deck. Adoption of a reasonable sound level performance standard at common property lines would also be effective. The standard should be low (restrictive) enough to minimize the audibility of sound generated by activities on the rooftop but high (permissive) enough to allow reasonable use of the deck, including normal conversation.

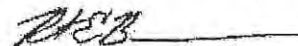
Typical conversational voice sound levels are in the range of 55-65 dBA at a distance of six feet from the source. Based upon the normal attenuation of sound over distance from a point source, conversational voice levels would be expected to be in the range of 37-47 dBA at a distance of 50 feet from the source. Adoption of a 50 dBA noise standard at common property lines would allow normal conversations to occur while minimizing the potential for annoyance in this otherwise quiet acoustical environment. If a more technical definition is required, I would suggest a 50 dBA standard as defined by the L_2 statistical noise level descriptor. The L_2 is used by some noise ordinances to define "typical" maximum noise levels.

If all of the above mitigation measures are applied, the potential impacts of the rooftop deck project on the surrounding neighborhood should be reduced to a less than significant level.

Please contact me at 559-627-4923 or rbrown@brown-buntin.com if there are questions or additional information is required.

Respectfully submitted,

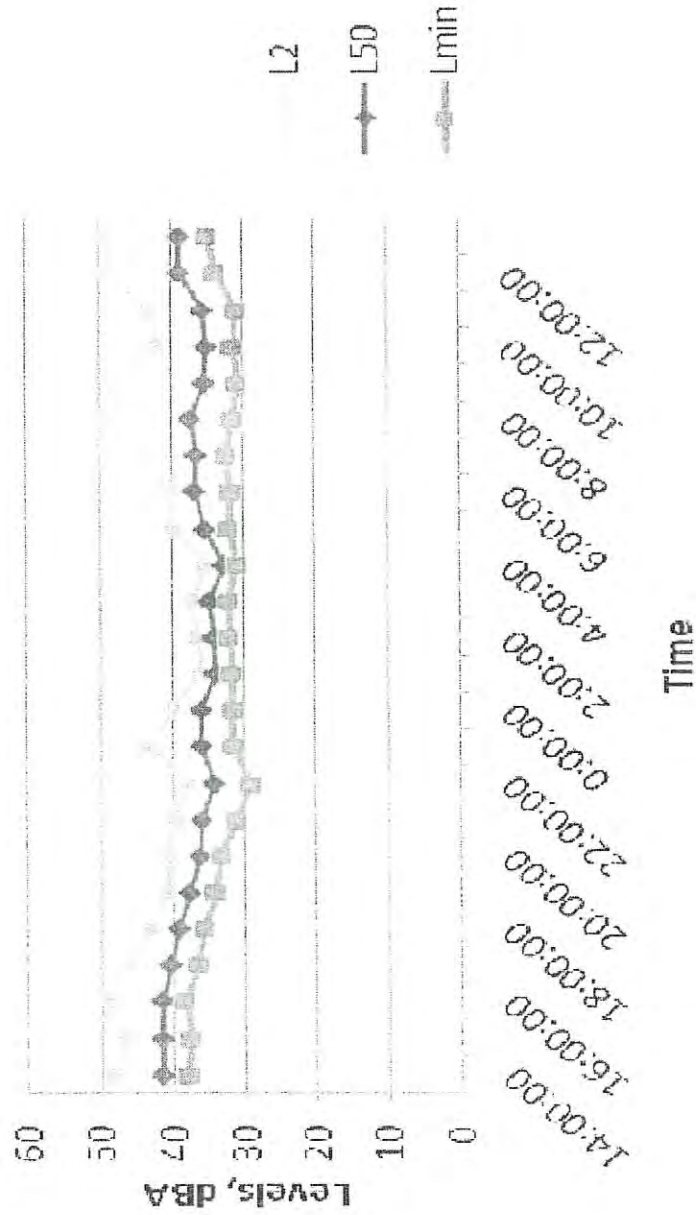
BROWN-BUNTIN ASSOCIATES, INC.



Robert E. Brown
President

REB:reb
Attachment

Measured Hourly Noise Levels
September 20-21, 2014



Received at LWAC meeting 10/2/14

1525 Riata Rd.

FROM THE DESK OF
BEATRICE TAGG

RECEIVED
OCT 01 2014
MONTEREY COUNTY
PLANNING DEPARTMENT

September 25, 2014

RMA Planning Department
168 West Alisal Street, Second floor
Salinas, CA. 93901

Dear Land Use Advisory Committee,

1525 Riata Road in Pebble Beach is being remodeled. I understand that changes have been made to the original plan, which I have heard nothing about until last week, when we received notice that a meeting was being held to discuss these changes on October second. The original plan was of course approved, but we had no notification of changes, which I understand include an open-air entertainment space of almost 900 square feet, that if used as a party space will have the impact of change on a very quiet and peaceful area.

We, on Riata Road, have already been subjected to an illegal party house which had its own web page advertising party rentals for \$8000 a night. The noise, which lasted up until four in that morning, was unbearable, and the parking was impossible. Riata Road is in the Coastal Zone, and no loud noises are to be tolerated after ten in the evening.

One more thing, and perhaps the most important, is the fact that Pebble Beach is in a forest. In many years, as is this one, we are in a draught, which makes the forest a danger of fire hazard. It is a concern that an elevator bringing guests to a rooftop party might not be able to handle an immediate exit in case of fire.

Because the view from this roof top will undoubtedly be the finest in all of Pebble Beach, this facility could become the most popular "Point of View" in the area. It is my hope that problems with noise, traffic, and fire safety will not make unfavorable impact on the residents.

Sincerely yours,

Beatrice Tagg

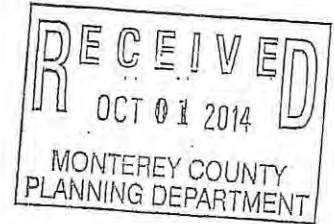
1528 Riata Road

Pebble Beach, CA. 93953

PO BOX 754
PEBBLE BEACH 93953

Received at LUAC
meeting 10/2/14

Christo and Sara Bardis
1525 Riata Road
P.O. Box 1648
Pebble Beach, California
93953



Dear Neighbor,

We are writing regarding our property located at 1525 Riata Road.

We decided to move to Pebble Beach and live here full time in 1993. At that time we enrolled our daughter in All Saints Episcopal Day School and subsequently Santa Catalina Upper School. During the 20 plus years we have lived here we never have had a complaint from anyone in the community, more importantly, any of our neighbors.

We have been living at 1502 Bonifacio Road for the last six years. In June of 2012 we acquired the 1525 Riata Road property. We received our building permit for remodeling our home in 2013. While under construction we received approval from the building department to add an elevator. We also made other minor changes on the north side of the house which conformed the house to a more contemporary look, resulting in a partially flat roof, which we've chosen to access. We submitted plans to Monterey County and Pebble Beach and the County was about to issue the necessary permits, having described the modifications requested as "minor and trivial".

A complaint was filed resulting in the discontinuation of work thereby putting nine individuals out of work who may have to file for unemployment, and our subcontractors were put on hold.

The County of Monterey is now processing our plans. We expect that we will be delayed for 90 days or however long it takes to process the minor changes. The county was gracious in allowing us to apply a temporary roof sealant so that the house would not sustain significant damage. We expect delivery of windows and cabinets any day. The windows, which range in size up to 11' x 12' are of particular importance and should be installed as soon as possible.

Some of our neighbors have been lobbied and received communications from the individual who has caused these delays. We have tried to reach an agreement but have concluded that it will not happen. There is a simple solution to the complaint which was recommended by her arborist -- the planting of five trees which would block her view of our house/roof deck and not affect her ocean view.

We do hope that you as a neighbor are not affected by the construction of our home. If you are, or if you have any complaints we would appreciate hearing from you. Having

lived in this immediate neighborhood at 1502 Bonifacio Road we have never had any complaints or problems with our neighbors, with the exception of the existing complaint.

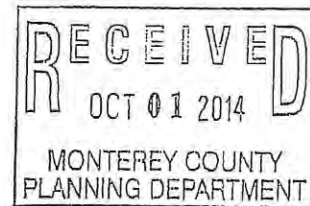
We enjoy living here full time. We have never vacation rented our home and don't plan to do so now or in the future, nor will we have corporate parties. We have always been concerned about noise and traffic in the neighborhood and are appreciative of the natural beauty and quiet of our area. The complainants concerns regarding unreasonable noise are unfounded as we will be abiding by the current residential noise restrictions in place under Monterey County ordinance 10.60.010 as we always have done and are all expected to do.

This has been a frustrating process for us as we have been asked to make what we feel are unreasonable concessions by our neighbor. Would you as a property owner allow veto power over your property regarding house colors, tree trimming, creating a perpetual easement that runs with the land, or never being able to effectively use a portion of your property?

We would appreciate hearing from you should you have any concerns about the project.

Sincerely,

Chris and Sara Bardis
Sbardi2@aol.com
(831)915-1983



Received at LWAC meeting 10/2/14

1525 Riata Rd.

PLN140715

September 26, 2014

RECEIVED
SEP 29 2014
MONTEREY COUNTY
PLANNING DEPARTMENT

Dear Land Use Advisory Committee,

Although I never received notice from the town, it has come to my attention that there is a home being remodeled at 1525 Riata Road in Pebble Beach. They have proposed building an outdoor party patio "on the roof" of their home. I just returned to Pebble Beach and I see that it is already under construction. I do not think the plan originally approved by the County included such construction.

We initially came here because of the natural beauty and peacefulness the area offered. Over time that has started to disintegrate. We were denied a room over our garage in back of the house with was already established as a two story home. The home across the street was knocked down and rebuilt twice and from a ranch which allowed us to have a white water view, we now have a multi-story home which was built well above the approved orange tapé. The county did not care.

It is most disturbing to even think of the potential noise that could emanate from this new home on Riata Road, especially during large events in the community.

Please do not approve this permit. Pebble Beach is not a contest for Architectural Digest features stories or Architect Awards for the unusual. For most of us it is just a wonderful place to live the perfect life.

Sincerely,

Joyce Lender
1503 Bonifacio Road
Pebble Beach, CA 93953

PO BOX 193
PEBBLE BEACH CA 93953

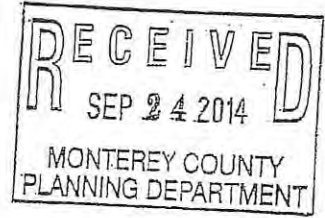
PLN140715

Jean Walker Lowell

1176 Arroyo

Pebble Beach, CA 93953

jeanwlowell@gmail.com



September 21, 2014

RMA Planning Department
Attention: Del Monte Forest LUAC
168 W. Alisal Street
Salinas, CA 93901

Re: 1525 Riata Road

I'm writing to you in reference to a home that is being remodeled at 1525 Riata Road in Pebble Beach. The owners, Chris and Sara Bardis, are requesting a permit for a large rooftop deck (nearly 900 sq. ft.) which is already under construction.

As I understand, this addition was not approved by the county.

An open-air entertainment space of this size would have an adverse impact on a very peaceful area in the Del Monte forest. In addition, approving this permit would set a precedent. The potential noise in such a quiet neighborhood would be very undesirable.

Rooftop party decks have no place in this area and would greatly detract from the serenity that the residents of the Del Monte Forest currently enjoy and have come to expect for years to come.

Sincerely,

Jean Walker Lowell
Jean Walker Lowell

*Christo and Sara Bardis
1525 Riata Road
P.O. Box 1648
Pebble Beach, California
93953*

Dear Neighbor,

We are writing regarding our property located at 1525 Riata Road.

We decided to move to Pebble Beach and live here full time in 1993. At that time we enrolled our daughter in All Saints Episcopal Day School and subsequently Santa Catalina Upper School. During the 20 plus years we have lived here we never have had a complaint from anyone in the community, more importantly, any of our neighbors.

We have been living at 1502 Bonifacio Road for the last six years. In June of 2012 we acquired the 1525 Riata Road property. We received our building permit for remodeling our home in 2013. While under construction we received approval from the building department to add an elevator. We also made other minor changes on the north side of the house which conformed the house to a more contemporary look, resulting in a partially flat roof, which we've chosen to access. We submitted plans to Monterey County and Pebble Beach and the County was about to issue the necessary permits, having described the modifications requested as "minor and trivial".

A complaint was filed resulting in the discontinuation of work thereby putting nine individuals out of work who may have to file for unemployment, and our subcontractors were put on hold.

The County of Monterey is now processing our plans. We expect that we will be delayed for 90 days or however long it takes to process the minor changes. The county was gracious in allowing us to apply a temporary roof sealant so that the house would not sustain significant damage. We expect delivery of windows and cabinets any day. The windows, which range in size up to 11' x 12' are of particular importance and should be installed as soon as possible.

Some of our neighbors have been lobbied and received communications from the individual who has caused these delays. We have tried to reach an agreement but have concluded that it will not happen. There is a simple solution to the complaint which was recommended by her arborist -- the planting of five trees which would block her view of our house/roof deck and not affect her ocean view.

We do hope that you as a neighbor are not affected by the construction of our home. If you are, or if you have any complaints we would appreciate hearing from you. Having

lived in this immediate neighborhood at 1502 Bonifacio Road we have never had any complaints or problems with our neighbors, with the exception of the existing complaint.

We enjoy living here full time. We have never vacation rented our home and don't plan to do so now or in the future, nor will we have corporate parties. We have always been concerned about noise and traffic in the neighborhood and are appreciative of the natural beauty and quiet of our area. The complainants concerns regarding unreasonable noise are unfounded as we will be abiding by the current residential noise restrictions in place under Monterey County ordinance 10.60.010 as we always have done and are all expected to do.

This has been a frustrating process for us as we have been asked to make what we feel are unreasonable concessions by our neighbor. Would you as a property owner allow veto power over your property regarding house colors, tree trimming, creating a perpetual easement that runs with the land, or never being able to effectively use a portion of your property?

We would appreciate hearing from you should you have any concerns about the project.

Sincerely,

Chris and Sara Bardis
Sbardi2@aol.com
(831)915-1983



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

JUN A SILLAND, AIA
IDG
 JOHN E. MATTHEWS
 JUNIOR ARCHITECTS, INC.
 1000 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW: WWW.IDGARCHITECTS.COM

CHIMNEY NOTES

1. CHIMNEY TO BE SUBMITTED FOR APPROVAL TO THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION.
2. CHIMNEY TO BE SUBMITTED FOR APPROVAL TO THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION.
3. CHIMNEY TO BE SUBMITTED FOR APPROVAL TO THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION.
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6. CHIMNEY TO BE SUBMITTED FOR APPROVAL TO THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION.
7. CHIMNEY TO BE SUBMITTED FOR APPROVAL TO THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION.

CHIMNEY VENT CALC.

ROOF AREA	333.5
CHIMNEY AREA	238.5
CHIMNEY PERIMETER	15.5
CHIMNEY HEIGHT	29.5
CHIMNEY VENT AREA	29.5

POOF VENT CALC.

ROOF VENT CALC.

ROOF AREA	333.5
CHIMNEY AREA	238.5
CHIMNEY PERIMETER	15.5
CHIMNEY HEIGHT	29.5
CHIMNEY VENT AREA	29.5

KEY NOTES

1. SEE PLAN FOR CHIMNEY LOCATION.
2. SEE PLAN FOR CHIMNEY LOCATION.
3. SEE PLAN FOR CHIMNEY LOCATION.
4. SEE PLAN FOR CHIMNEY LOCATION.
5. SEE PLAN FOR CHIMNEY LOCATION.
6. SEE PLAN FOR CHIMNEY LOCATION.
7. SEE PLAN FOR CHIMNEY LOCATION.
8. SEE PLAN FOR CHIMNEY LOCATION.
9. SEE PLAN FOR CHIMNEY LOCATION.
10. SEE PLAN FOR CHIMNEY LOCATION.

GENERAL ROOF NOTES

GENERAL ROOF NOTES

1. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

2. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

3. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

JUN A. SILLAND, AIA
IDA
 JOHN E. MATTHEWS

1525 RAATA ROAD, PERLE BEACH, CA

MR. & MRS. CHRIS BARRIS

DATE: 09-12-11

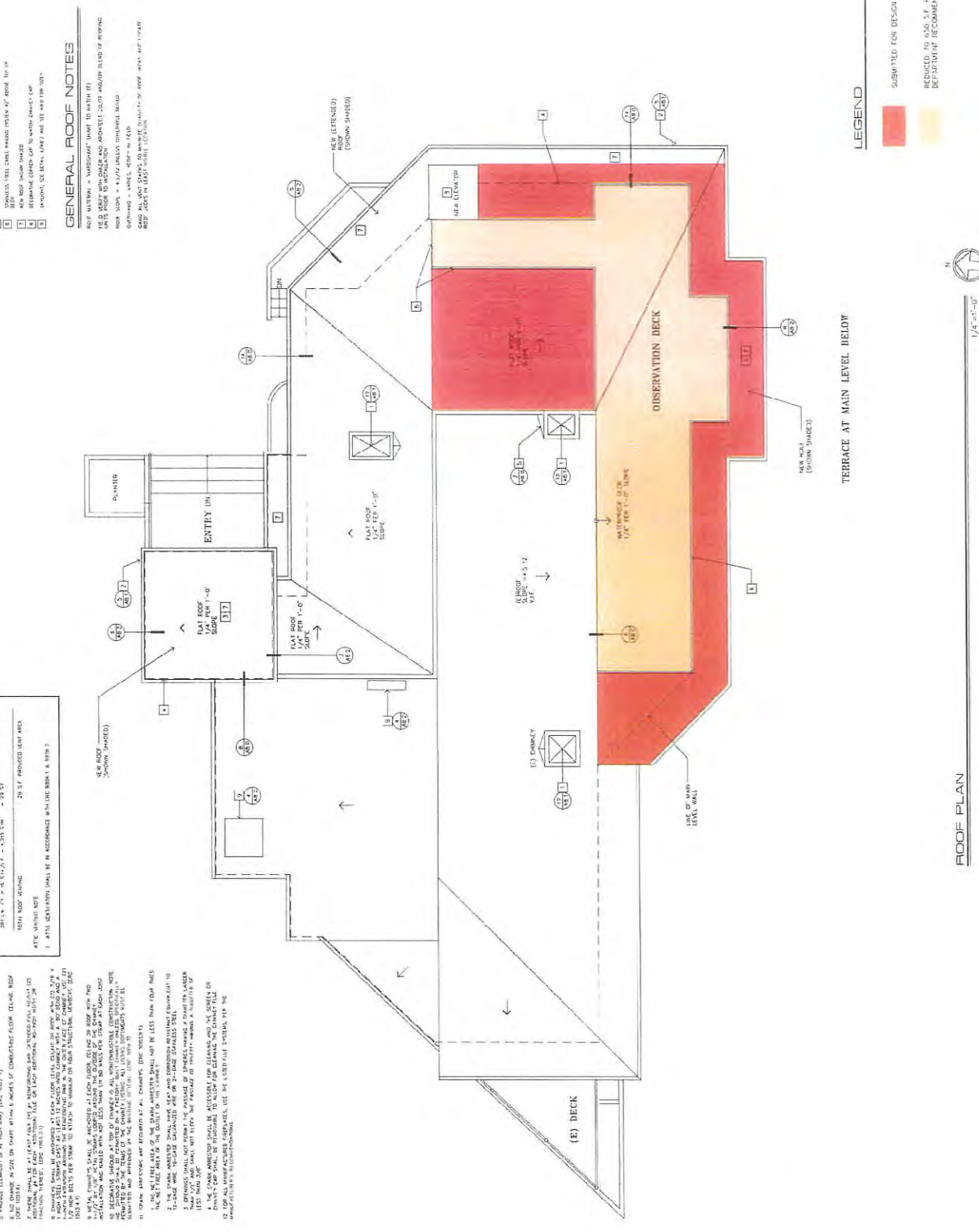
PROJECT: 1525 RAATA ROAD, PERLE BEACH, CA

APN: 000-341-020

DATE: 09-12-11
 PROJECT: 1525 RAATA ROAD, PERLE BEACH, CA
 APN: 000-341-020

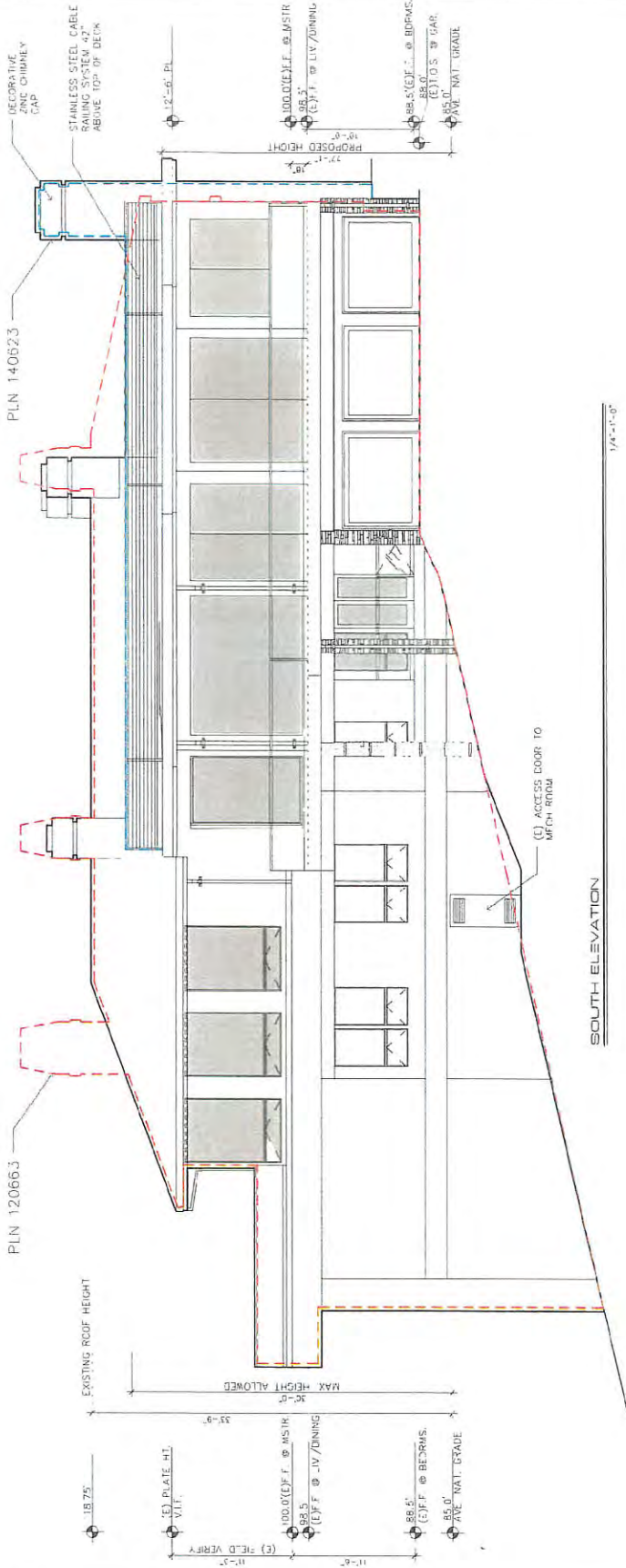
LEGEND

- SUBMITTED FOR DESIGN APPROVAL
- REDUCED TO 0.50 S.F. PER PLANNING DEPARTMENT RECOMMENDATION

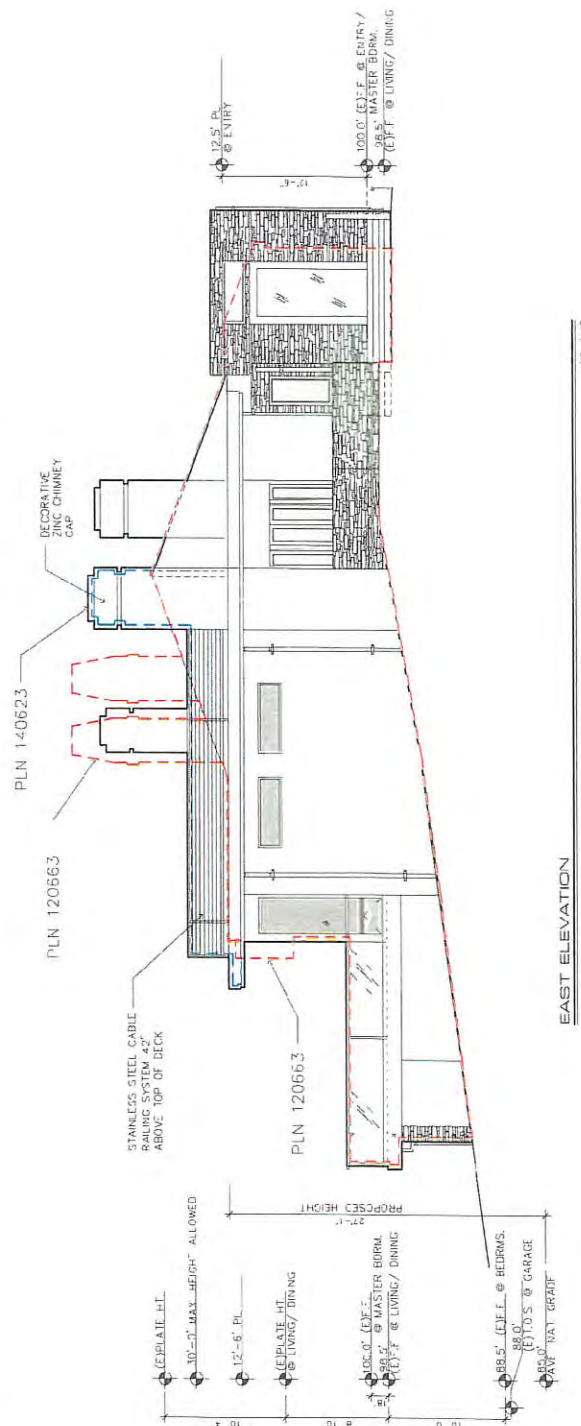


ROOF PLAN

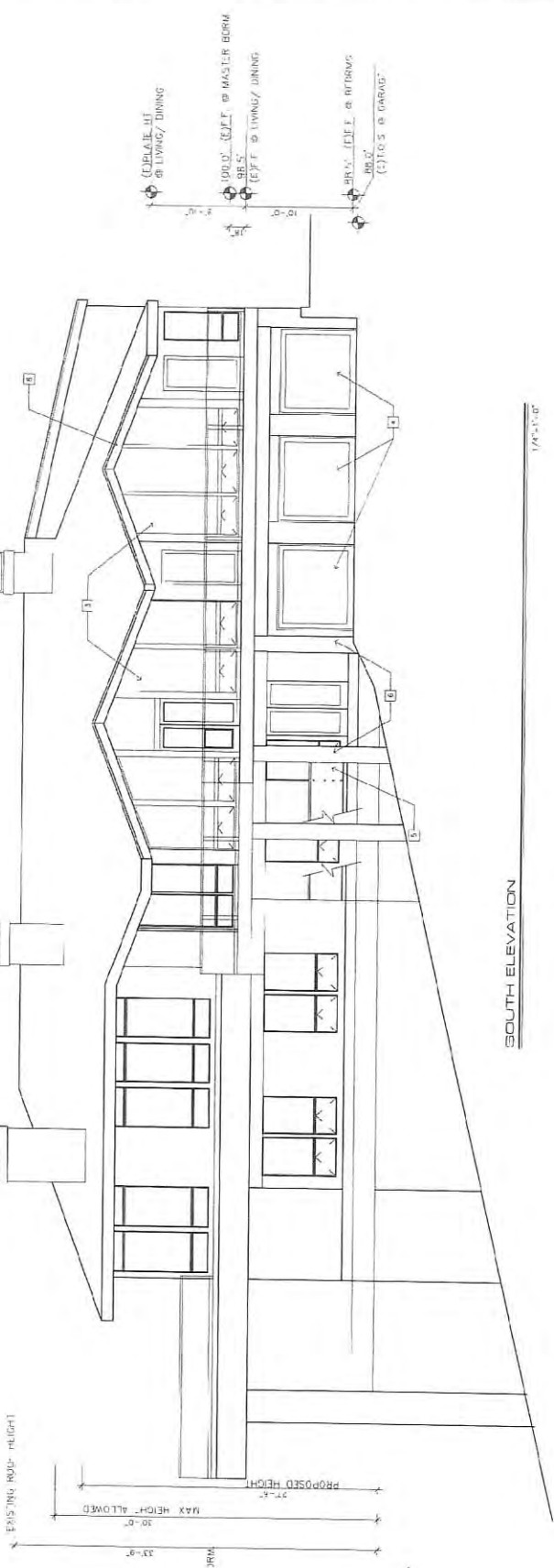
1/4" = 1'-0"



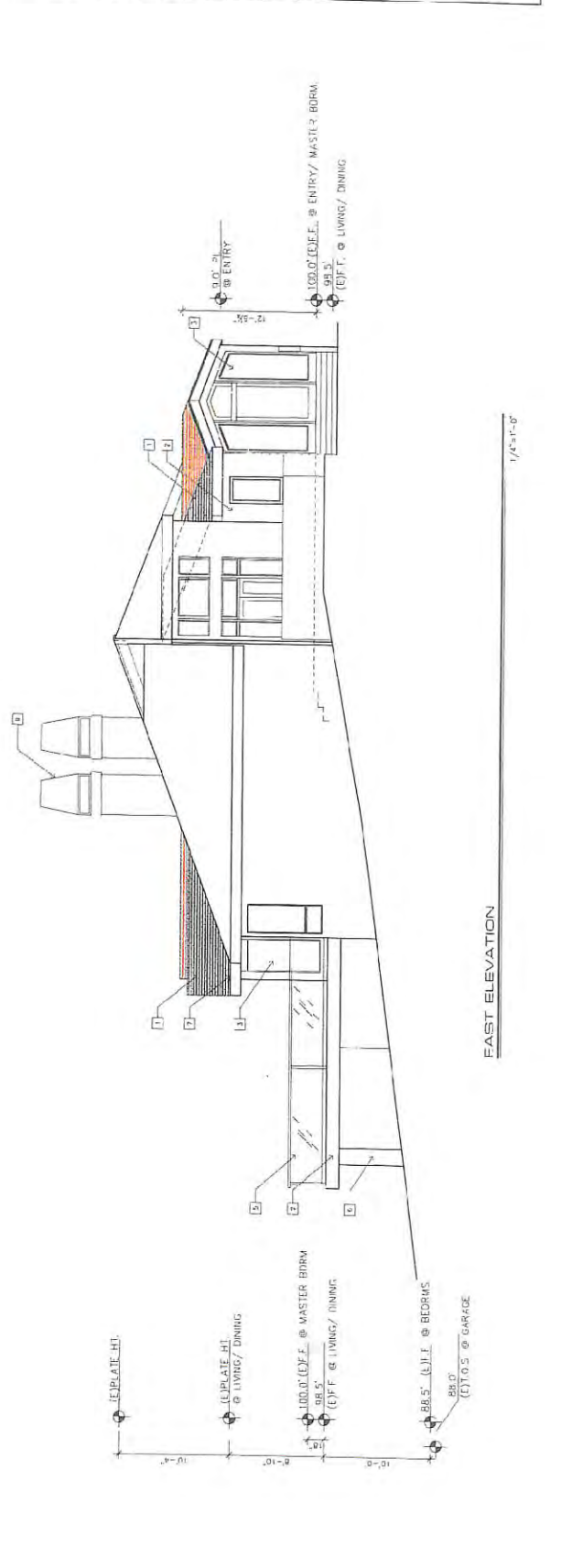
SOUTH ELEVATION



EAST ELEVATION



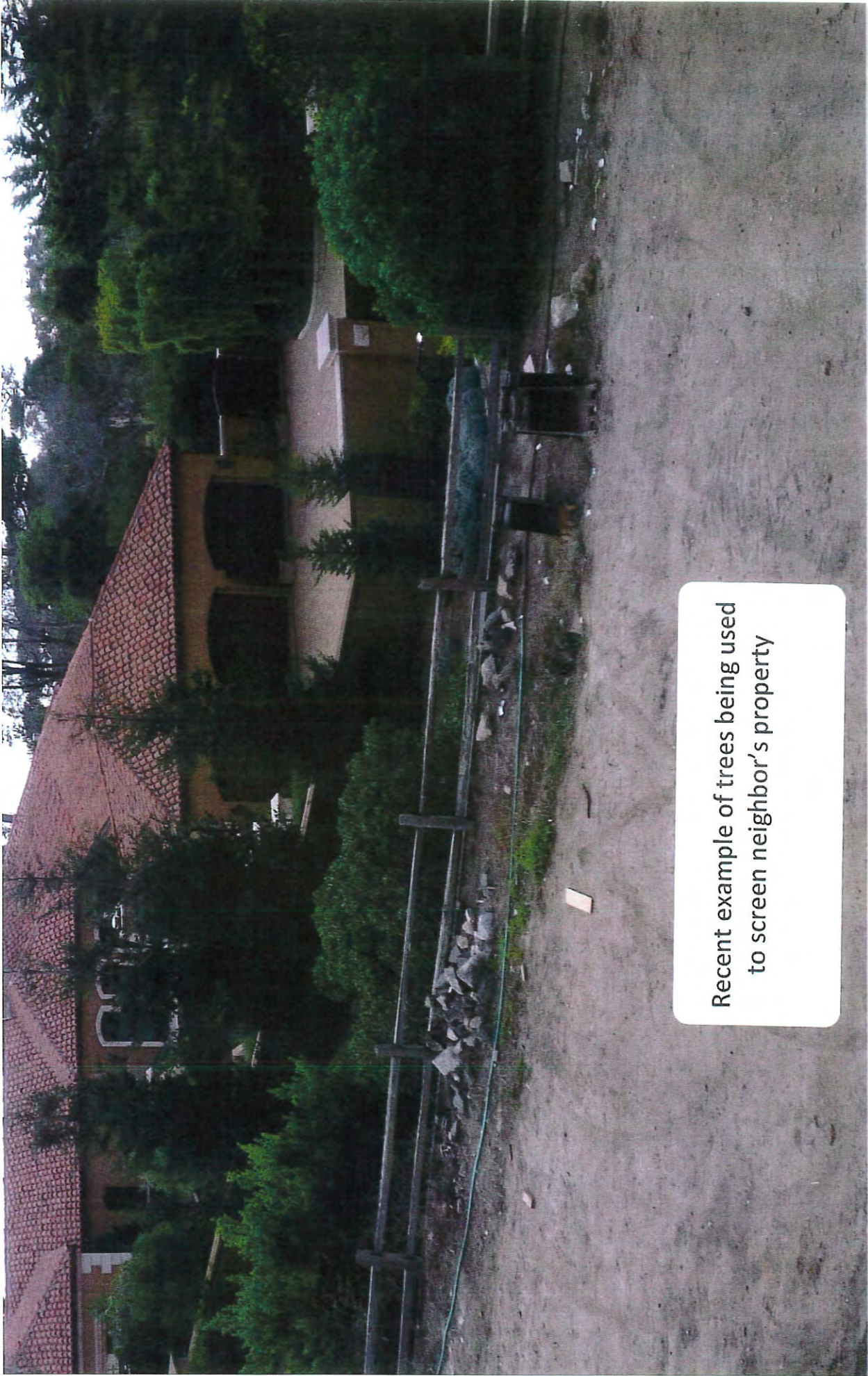
SOUTH ELEVATION



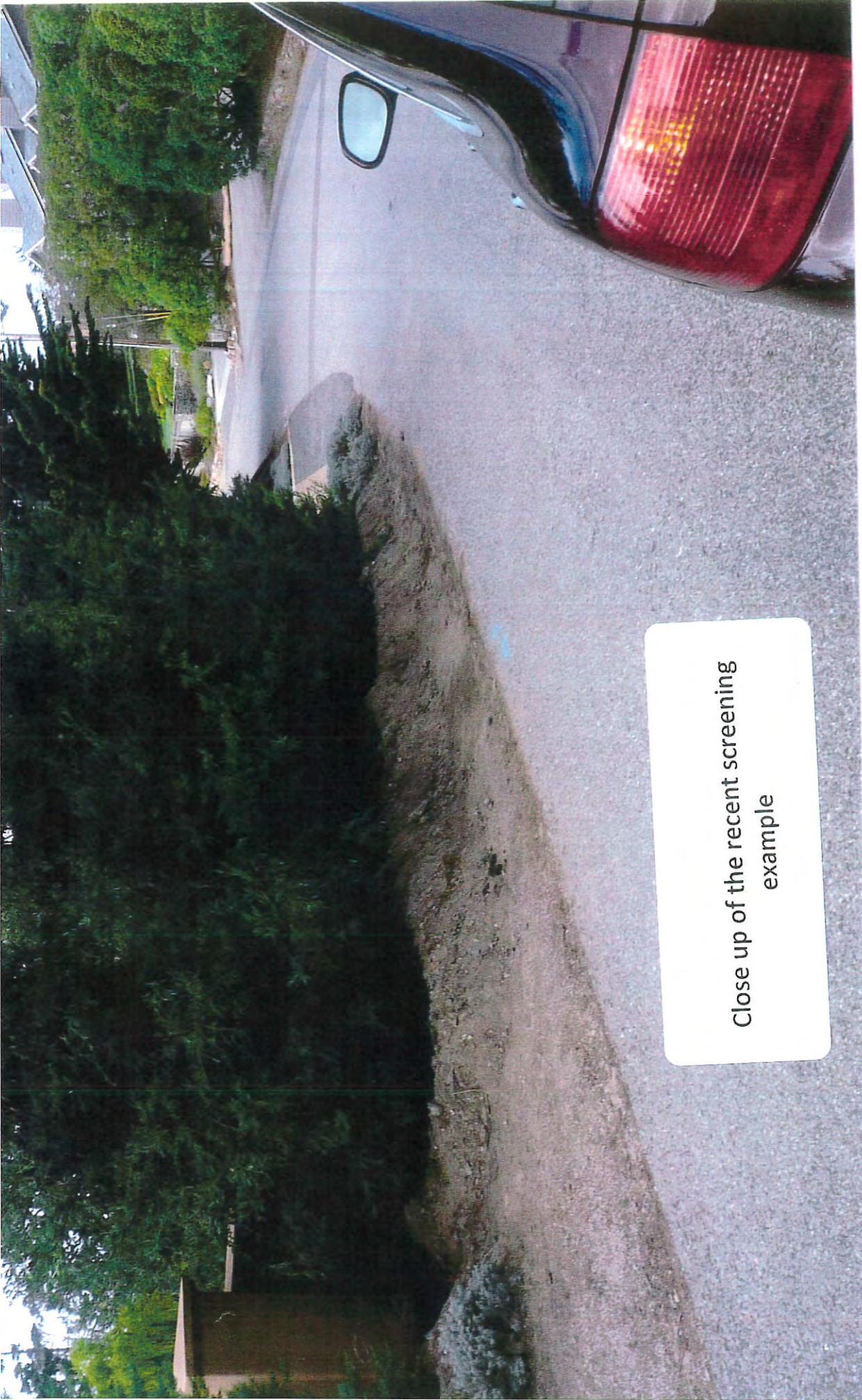
EAST ELEVATION







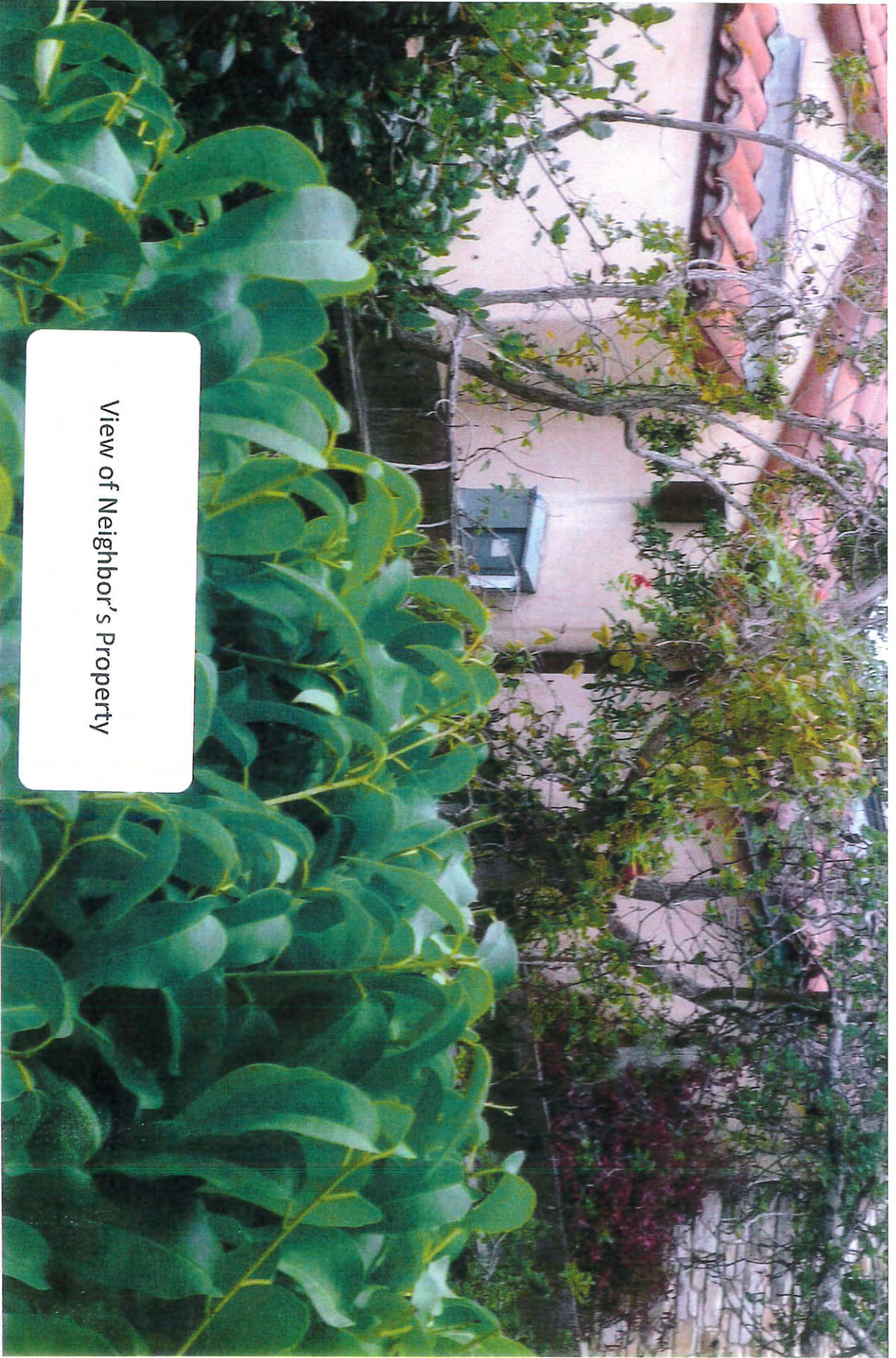
Recent example of trees being used
to screen neighbor's property



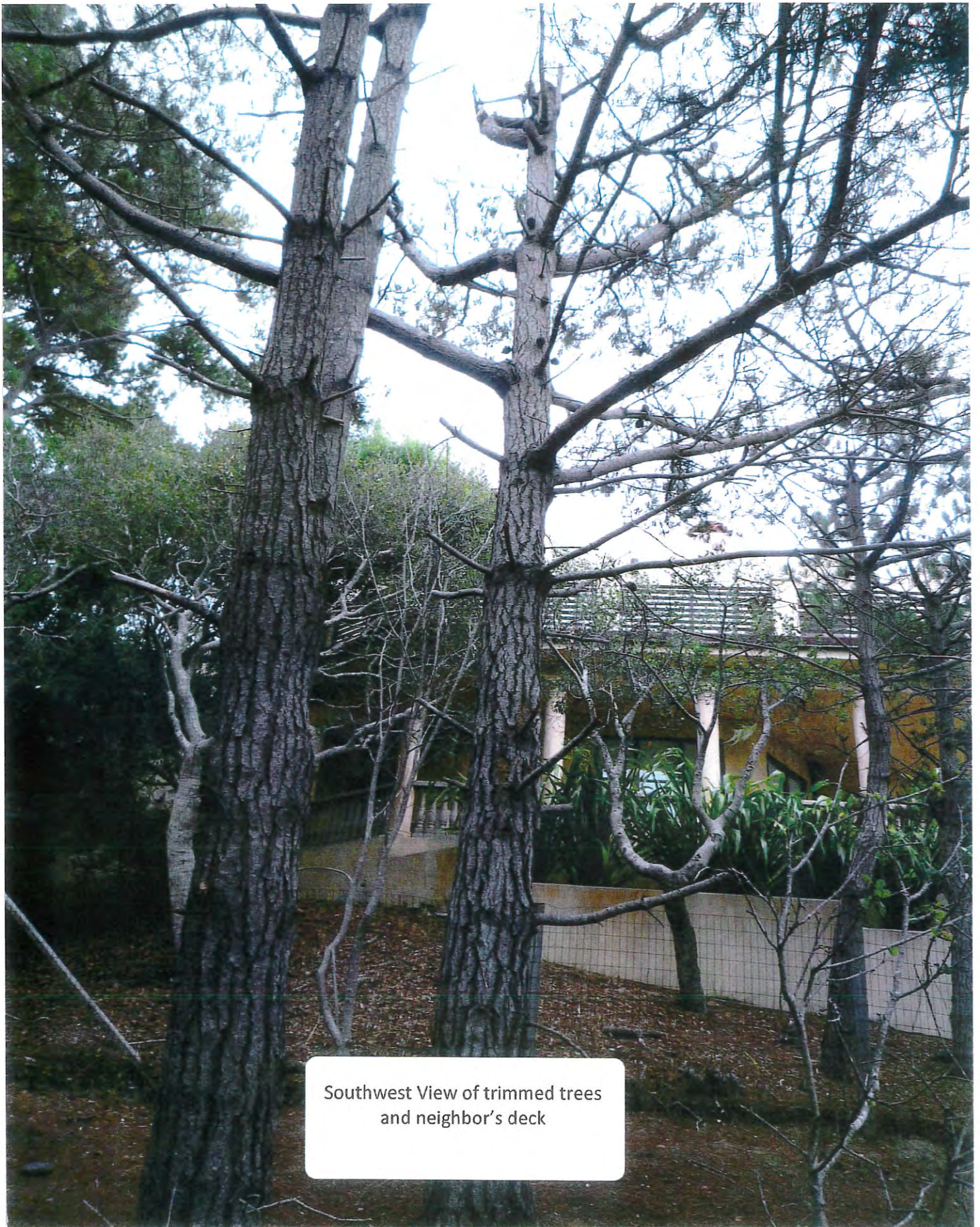
Close up of the recent screening
example



View of East side of Neighbor's Property from Bardis' back yard.
**Notice the large deck



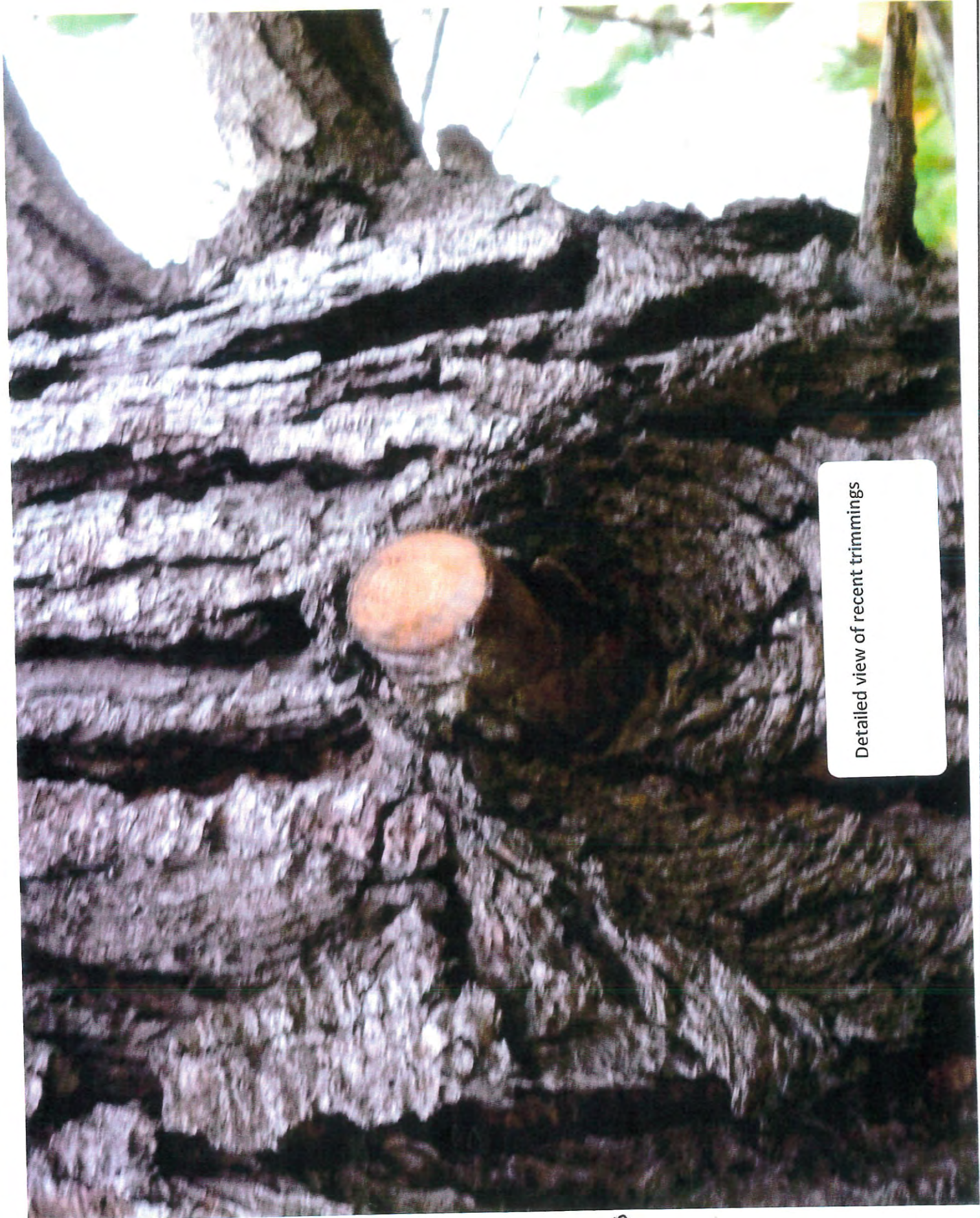
View of Neighbor's Property



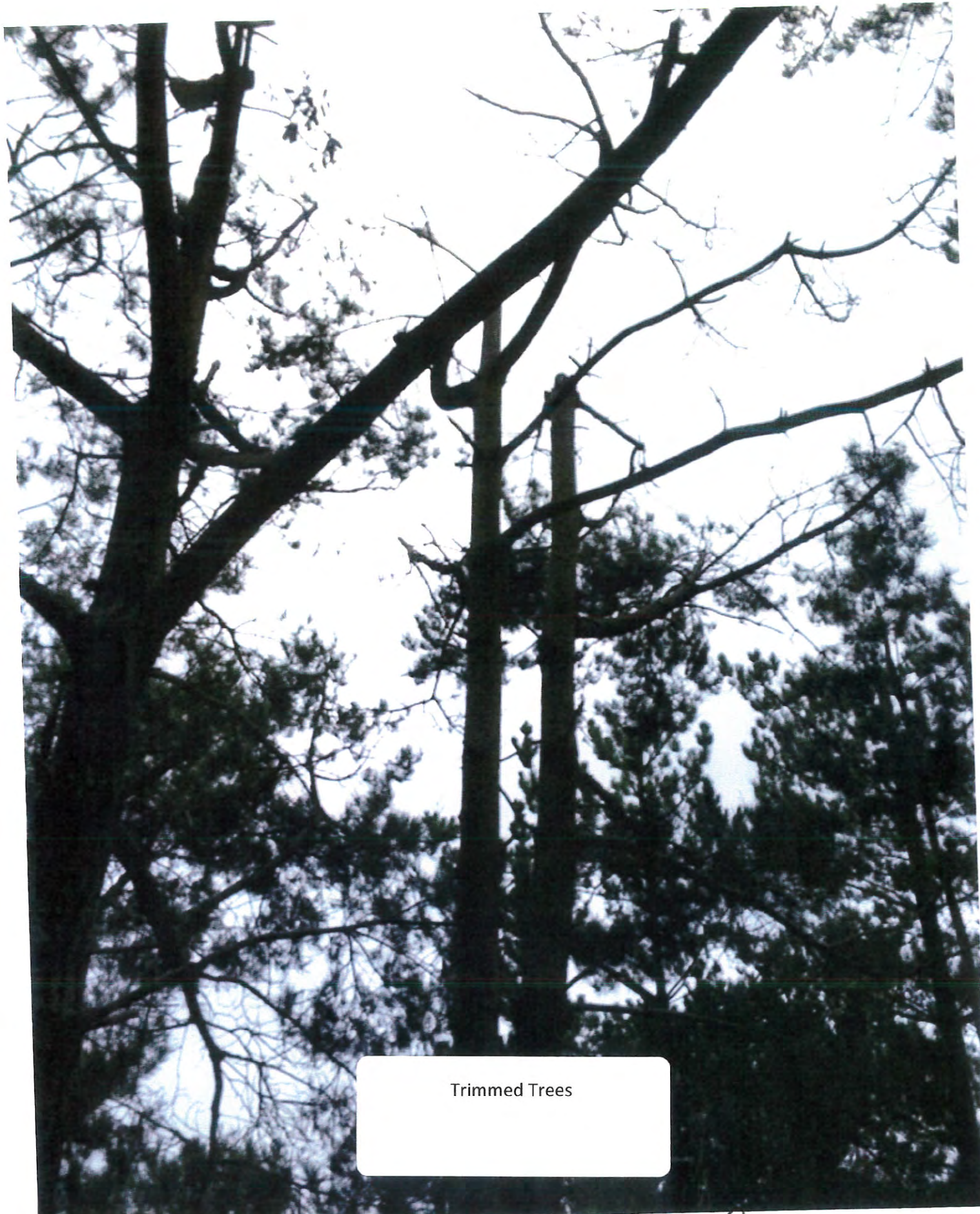
Southwest View of trimmed trees
and neighbor's deck



Trees trimmed at Top



Detailed view of recent trimmings



Trimmed Trees



Flagging for new trees from East
Side of Bardis Property



View of tree stumps and flagging for new trees from East side of Bardis property



View of West side of Neighbor's
Property from Bardis' kitchen
window



Entrance to
1496 Bonifacio Road Rental

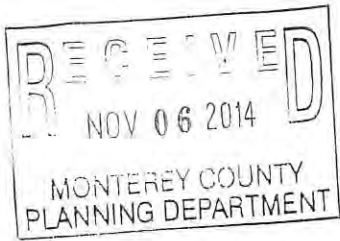




1502

7000

Exhibit 1



*Christo and Sara Bardis
1525 Riata Road
P.O. Box 1648
Pebble Beach, California
93953*

Dear Neighbor,

We are writing regarding our property located at 1525 Riata Road.

We decided to move to Pebble Beach and live here full time in 1993. At that time we enrolled our daughter in All Saints Episcopal Day School and subsequently Santa Catalina Upper School. During the 20 plus years we have lived here we never have had a complaint from anyone in the community, more importantly, any of our neighbors.

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We do hope that you as a neighbor are not affected by the construction of our home. If you are, or if you have any complaints we would appreciate hearing from you. Having

lived in this immediate neighborhood at 1502 Bonifacio Road we have never had any complaints or problems with our neighbors, with the exception of the existing complaint.

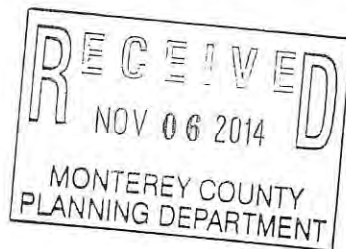
We enjoy living here full time. We have never vacation rented our home and don't plan to do so now or in the future, nor will we have corporate parties. We have always been concerned about noise and traffic in the neighborhood and are appreciative of the natural beauty and quiet of our area. The complainants concerns regarding unreasonable noise are unfounded as we will be abiding by the current residential noise restrictions in place under Monterey County ordinance 10.60.010 as we always have done and are all expected to do.

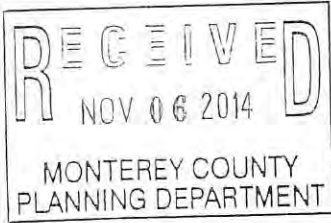
This has been a frustrating process for us as we have been asked to make what we feel are unreasonable concessions by our neighbor. Would you as a property owner allow veto power over your property regarding house colors, tree trimming, creating a perpetual easement that runs with the land, or never being able to effectively use a portion of your property?

We would appreciate hearing from you should you have any concerns about the project.

Sincerely,

Chris and Sara Bardis
Sbardi2@aol.com
(831)915-1983





Chris and Sara Bardis
P.O. Box 1648
Pebble Beach, CA 93953
(831)915-1983

October 8, 2014

Mr. Clay McGuire
P.O. Box 1358
Pebble Beach, CA 93953
Emailed to: clay@dcmcg.com

Dear Mr. McGuire

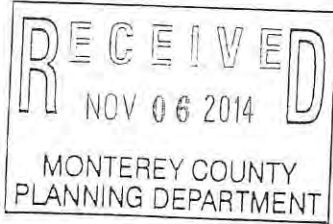
I was disappointed to learn that you oppose our house remodel at 1525 Riata Road. Unfortunately, I believe that you have been misinformed. Please allow me to clarify some misconceptions:

1. We are not proposing an entertainment center. A portion of our roof top is simply a deck for the enjoyment of my wife and I. I am 78 years of age and would not mind having a cocktail with my wife and the occasional visiting friend on the deck in question.
2. We have no influence on what takes place during the golf tournament or the food and wine affair or the location of its lights outside of our property. There are provisions in the code sections that deal with noise and lights:
 - a. All deck lighting shall be down loaded;
 - b. No noise allowed after 10:00pm;
3. Regarding my background as a builder I have previously been involved in two remodels in Pebble Beach -- the first home was on Cormorant which we loved; the second house on Del Ciervo was an upgrade from our first home and but for the disastrous economic situation that swept the Country in 2007 we would still be living there. Unfortunately we lost that home and are now recovering and remodeling our new home at 1525 Riata. The only other house that I built was in Carmel Valley where I purchased the land and built a magnificent house as a gift to All Saints Day School. I am in the development business in Sacramento and Reno and have not built any home in Pebble Beach that I did not occupy, nor do I intend to.

I apologize for not notifying you when a complaint was filed. We did send out the enclosed letter to homes that might be remotely affected. I would hope that you would reconsider your opposition which in all probability came from the inflammatory information being disseminated. I would be happy to meet with you to discuss this matter and afford you the opportunity to view the site and house. I also want to point out that the Del Monte Forest Land Use Committee unanimously approved the project and the county has now allowed us to continue building while we sort out the roof issue. You should also know that I believe that Ms. Alford is renting her home illegally for commercial purposes. I am enclosing photos that were taken by a neighbor of her house. Note that our front gate became a parking lot as a result of her rental.

I do hope you will take me up on my offer of getting together. I look forward to visiting with you.

Sincerely,
Chris Bardis
(831)915-1983



Chris and Sara Bardis
P.O. Box 1648
Pebble Beach, CA 93953
(831)915-1983

October 8, 2014

Emailed to: alfredcooper@comcast.net

Dear Mr. Cooper

I am enclosing a letter that my wife and I sent to our immediate neighbors that explains our home remodel project at 1525 Riata Road.

I can assure you that our deck is not going to be a "party deck". We have a lower deck that has access to our kitchen, living and dining rooms and bathroom which we will be using when we have guests over. The term "party deck" has been presented by our neighbor and her attorney in an attempt to incite the neighborhood.

The project was unanimously approved by the Del Monte Forest Land Use Committee at their meeting on October 2nd and testimony was offered that it will be approved by Pebble Beach.

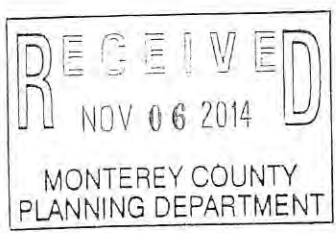
If you would like to receive a full understanding of the project we would be willing to arrange a site viewing for you so that you can discuss your concerns with us to see if we might be able to mitigate those concerns.

We look forward to hearing from you.

Chris and Sara Bardis
(831)915-1983

Completed ✓

Chris and Sara Bardis
P.O. Box 1648
Pebble Beach, CA 93953
(831)915-1983



October 7, 2014

Jean Walker Lowell
1176 Arroyo
Pebble Beach, CA 93953

Emailed to: jeanwlowell@gmail.com

Dear Ms. Lowell:

I received a copy of your letter addressed to RMA Planning Department regarding our home remodel at 1525 Riata Road.

It's hard to imagine that activities at 1525 Riata would affect you at 1176 Arroyo. However, I want to assure you that whatever deck is permitted at our house will not have bright lights or loud noises. It will not be an open air entertainment center or impact the peaceful environment nor will we be having rooftop parties.

We do have a deck at a lower elevation that we would occasionally have visitors on and entertain. That deck has access to a kitchen, living room and dining room which facilities are not available on the proposed upper deck.

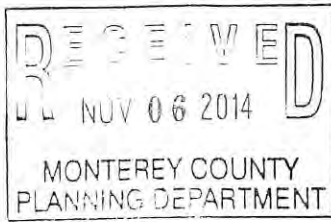
You are welcome to visit the site and we will try to mitigate your concerns should they still exist once you've seen the site.

Please contact us at (831)915-1983 to arrange for a viewing.

Thank you,

Chris and Sara Bardis
(831)915-1983

Chris and Sara Bardis
P.O. Box 1648
Pebble Beach, CA 93953
(831)915-1983



October 7, 2014

Joyce Lender
P.O. Box 193
Pebble Beach, CA 93953

Dear Ms. Lender:

I have reviewed your letter of September 26th addressed to Mr. Lopez regarding our home remodel at 1525 Riata Road.

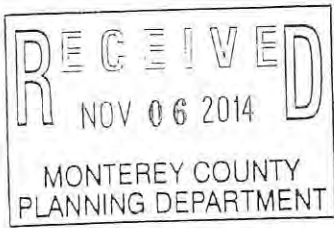
Please be assured that we are not building a party patio on our roof. We have been your neighbor for six years and have not received any negative comments. In fact we have not received any complaints from any neighbors while residing in Pebble Beach for over 20 years. We realize that you have received inflammatory information on this subject matter that may have left you with the wrong impression.

We would appreciate your viewing of the site to better understand our house remodel. I hope that you would afford us that opportunity. In the event you find anything objectionable we are more than willing to discuss the issues with you.

Thank you for your consideration. We look forward to hearing from you.

Chris and Sara Bardis
Sbardi2@aol.com
(831)915-1983

Matthew 10/8/14



Chris and Sara Bardis
P.O. Box 1648
Pebble Beach, CA 93953
(831)915-1983

October 7, 2014

Emailed To: garyloest@aol.com

Dear Mr. Loest:

I appreciate your concerns addressed in your letter to Daniel Lister. There is a simple solution for both properties -- the planting of trees on either property will screen the visual intrusion of the 1496 Bonifacio property looking at our house and our house looking at the Bonifacio property.

I suspect that the 1525 Riata property was constructed prior to the Bonifacio remodel. The Riata property was constructed about 20 years ago. I also believe the Bonifacio property was purchased about seven years ago.

People have been comparing the roof deck to an entertainment deck. When we entertain it will be on the lower deck which has bathroom, living room, dining room and kitchen access. The upper deck is not being built for entertaining.

I would like to invite you to visit our property which hopefully will put your mind at ease regarding what we are doing. I am enclosing an enhanced photo indicating the solution to one of the problems as well as a photo of where trees once existed and stakes for a new location for trees to screen the Alford property from the Bardis property

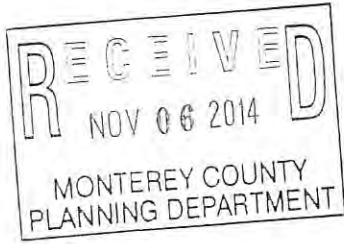
I sincerely hope you will accept my invitation and call us to arrange a time to see our property.

Thank you,

Chris Bardis
cbardis@artisan-homes.us
sbardi2@aol.com
(831)915/1983

M/10/14

Chris and Sara Bardis
P.O. Box 1648
Pebble Beach, CA 93953
(831)915-1983



October 7, 2014

Wallace and Roberta Barr
P.O. Box 51
Pebble Beach, CA 93953

Dear Mr. and Mrs. Barr:

I have reviewed a copy of your letter written to the RMA Planning Department.

I want to invite you to visit our home at 1525 Riata Road. We believe that if you were to visit the site you would understand that we are not building an outdoor party patio, but are simply building a viewing deck. We have a lower deck that will occasionally be used by guests. That deck has direct access to the bathrooms, kitchen, dining and living room. The upper viewing area has no such facilities.

For your information the Del Monte Forest Land Use Advisory Committee met on October 2nd and unanimously approved the plan.

I hope you will accept our invitation to visit our site. We are open minded to any suggestions.

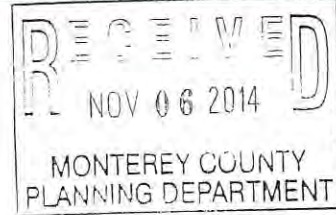
Please contact us at (831)915-1983 to arrange for a viewing.

Thank you,

Chris and Sara Bardis
(831)915-1983

Chris Bardis

From: GARY LOEST <garyloest@aol.com>
Sent: Wednesday, October 08, 2014 3:25 PM
To: Chris Bardis
Subject: Re: 1525 Riata Road, Pebble Beach, CA



Dear Chris

As your neighbor, I hope the resolution of the concerns of both parties are resolved to everyone's satisfaction. I do not think a third party's (such as mine) opinion should be the final arbiter of such subjective issues, but usually the best solutions are through negotiation.

Unfortunately, the decisions are often made by a mediator that is incapable of understanding the emotional thought processes of the two opposing sides, and the decision then becomes arbitrary. I am unaware of the regulations or laws that are in play, but if there are issues in this regard, then the laws should prevail.... as we all make some very important decisions when depending upon the strength of the law.

If at all possible, I suggest a compromise that works for all parties, as this is always the desired resolution. Sometimes the worst results are through the interpretation of "fairness" that is derived from government official decision making processes. The other way to sometimes resolve a dispute of this nature is to weigh the balance of benefit versus damage, and by this method, each party tries to put themselves in the opposing party's position to determine the level of benefit gained against the level of damage caused by the action.

Somewhere in the analysis of all emotional thoughts there usually is a middle ground that is close to the satisfaction of both parties, but this is only found through negotiation.

My letter to Mr. Lister was made solely upon my observations, and an assessment of my thoughts if I had purchased the property, and it was not meant to take sides in a dispute between two neighbors. My sincere hope is that a satisfactory resolution is consummated, as I believe an arbitrary decision is not desirable by either party.

Sincerely,

Gary Loest

Subject: 1525 Riata Road, Pebble Beach, CA

Dear Mr. Loest:

I appreciate your concerns addressed in your letter to Daniel Lister. There is a simple solution for both properties -- the planting of trees on either property will screen the visual intrusion of the 1496 Bonifacio property looking at our house and our house looking at the Bonifacio property.

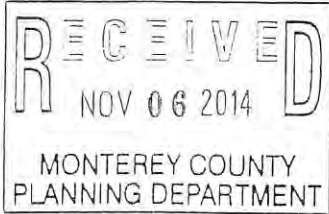
I suspect that the 1525 Riata property was constructed prior to the Bonifacio remodel. The Riata property was constructed about 20 years ago. I also believe the Bonifacio property was purchased about seven years ago.

People have been comparing the roof deck to an entertainment deck. When we entertain it will be on the lower deck which has bathroom, living room, dining room and kitchen access. The upper deck is not being built for entertaining.

I would like to invite you to visit our property which hopefully will put your mind at ease regarding what we are doing. I am attaching an enhanced photo indicating the solution to one of the problems as well as a photo of where trees once existed and stakes for a new location for trees to screen the Alford property from the Bardis property

I sincerely hope you will accept my invitation and call us to arrange a time to see our property.

Thank you,



Christo & Sara Bardis
P.O. Box 1648
Pebble Beach, CA 93953
(831)915-1983

October 23, 2014

CADG Pebble Beach, LLC
1221 N Interstate 35 E, Ste. 200
Carrollton, TX 75006

Re: Riata Road, Pebble Beach

Hi Neighbor,

I am the owner of 1525 Riata Road, in Pebble Beach – the property immediately to the south of your recent magnificent purchase at 1531 Riata Road.

We are in the process of remodeling our house which is behind your home. The neighbor to the north of us has complained about our plans to have a deck on our roof. The deck is for personal use and we do not intend to use the deck for anything unreasonable. We have a main deck over the garage that will be used if and when we entertain. That deck is adjacent to the bar, kitchen and restrooms that are not accessible from the roof deck. I doubt that the roof deck is even viewable from your house. Your neighbors across the street have no problems with our home. We are having a hearing with the Planning Commission on December 10th regarding the deck and elevations. I am enclosing a house plan so you can better understand what we are doing. I hope that my wife and I will have your support. We would be happy to show you around our house when you are in Pebble Beach.

As part of our construction we intend to underground the PG&E lines that run north and south through our property. You might have some interest in doing the same thing on your property. If you have any interest in doing so the undergrounding will be considerably less expensive if done in conjunction with our work. Having suggested this, the benefit to you is significantly less than the benefit we receive by removing the lines on our property which are very visible, but I wanted to make you aware of our plans should you be interested.

I look forward to hearing from you and visiting with you in Pebble Beach.

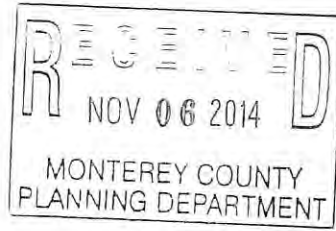
Sincerely,

A handwritten signature in black ink, appearing to read "Chris Bardis".

Chris Bardis
(916)798-5999

Chris and Sara Bardis

(831)915-1983



-----Original Message-----

From: Jonathan Rosenberg <jonathan@google.com>

To: Sbardi2 <Sbardi2@aol.com>

Sent: Tue, Oct 7, 2014 11:56 pm

Subject: house

Chris and Sara,

I own the property at 1492 Bonifacio as well as the lot at 1488 Bonifacio. I was notified by our mutual neighbor about their concerns regarding your plans and I did ask the town informally via email to keep me informed about what was going on because we pretty rarely visit our home there and I had not had a chance to see the plans for myself.

Subsequently I had our house manager take some pictures from my balcony and concluded that the plans do not affect me in a material fashion. I would prefer to stay out of the dynamics between you and the neighbor who does have concerns but I hope you are able to resolve them and enjoy whatever renovations you hope to complete in a timely fashion.

Good luck and I hope to meet you some time when I'm in the area.

Jonathan Rosenberg

Jonathan@JonathanRosenberg.com

RECEIVED
SEP 22 2014
MONTEREY COUNTY
PLANNING DEPARTMENT

WALLACE AND ROBERTA BARR

POST OFFICE BOX 51 PEBBLE BEACH, CALIFORNIA

DEAR MR. FORD

WE ARE RESIDENTS OF PEBBLE BEACH AT 1525 VENADERO ROAD AND IT HAS COME TO OUR ATTENTION THAT THERE IS A HOME BEING REMODELED AT 1525 RIATA IN PEBBLE BEACH.

THE OWNER'S OF THE ABOVE MENTIONED PROPERTY HAVE PROPOSED BUILDING AN OUTDOOR PARTY PATIO "ON TOP" OF THEIR HOME THAT IS CURRENTLY UNDER CONSTRUCTION. THIS MODIFICATION WAS NOT IN THE PLAN ORIGINALLY APPROVED BY THE COUNTY AND SURROUNDING NEIGHBORS HAVE HAD NO NOTICE OF THIS CHANGE LET ALONE A CHANCE TO COMMENT.

WE ARE VERY CONCERNED ABOUT AN OPEN-AIR ENTERTAINMENT SPACE OF NEARLY 900 SQUARE FEET AND THE IMPACT NOISE, LIGHTING AND LATE NIGHT ACTIVITY HOURS ON A VERY PEACEFUL AREA IN THE DEL MONTE FOREST. APPROVING A PERMIT LIKE THIS WOULD SET A PRECEDENT AND THE POTENTIAL FOR NOISE IN AN OTHERWISE QUIET AREA WOULD BE VERY UNDESIRABLE.

AT THE VERY LEAST, A REVIEW BY THE PEBBLE BEACH LAND USE ADVISORY COMMITTEE SHOULD BE SCHEDULED TO ALLOW NEIGHBORS TO VOICE THEIR CONCERNS.

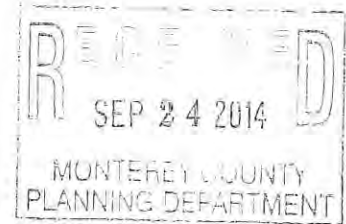
Wallace R Barr
Roberta G Barr

Jean Walker Lowell

1176 Arroyo

Pebble Beach, CA 93953

jeanwlowell@gmail.com



September 21, 2014

*Mr. John Ford, Service Manager
RMA Planning Department
168 W. Alisal Street
Salinas, CA 93901*

Dear Mr. Ford:

I'm writing to you in reference to a home that is being remodeled at 1525 Riata Toad in Pebble Beach. The owners, Chris and Sara Bardis, are requesting a permit for a large roof top deck (nearly 900 sq. ft.) which is already under construction..

As I understand, this addition was not approved by the county.

An open-air entertainment space of this size would have an adverse impact on a very peaceful area in the Del Monte forest. In addition, approving this permit would set a precedent. The potential noise in such a quiet neighborhood would be very undesirable.

Roof top party decks have no place in this area and would greatly detract from the serenity that the residents of the Del Monte Forest currently enjoy and have come to expect for years to come.

Sincerely,

A handwritten signature in cursive script that reads "Jean Walker Lowell".

Jean Walker Lowell



September 24, 2014

Dear Mr. Novo,

I wish to express my concerns about a proposed project change at 1525 Riata. I understand the County may have approved the original project design but what is now being constructed is very different and poses a real threat to the peace and well-being of this Pebble Beach neighborhood.

The owners, Mr. and Mrs. Bardis, are now constructing a 870+ sq. ft. open-air entertainment space on their roof top (eliminating the pitched roof line and making the entire top of the house a flat patio). This party space will be accessed by a full size elevator (the height of which exceeds the zoning height limits and thus would need a zoning variance). As an Interior Designer in the Monterey Peninsula Area, all improvements requiring a permit and inspections have been stringently followed. Even the removal of one single dead tree required an arborist inspection and report. Followed by replanting five additional trees on the property. How does someone submit plans for improvements, and build something else? This is not right, when all property owners in the Del Monte Forest adhere to all requirements and these people do not. Many people that I have talked to are extremely upset by this blatant disregard to building regulations. This proposed party space and its noise and light pollution possibilities affects the property values of surrounding homes. I hope that the County will not approve it.

Please take the neighborhood's peace and quiet and all property owners who do adhere to the requirements into account. If allowed this could also create a precedent for everyone in Pebble Beach to build as they like without required approval.

Sincerely

A handwritten signature in black ink, appearing to read "Ron Hutton".

Ron Hutton, ASID
Ferris Design
456 Laine Street
Monterey, CA 93940

Monterey County Planning Department

168 W Alisal St. 2nd. Floor

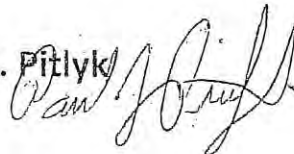
Salinas CA 93901

Sept. 25, 2014

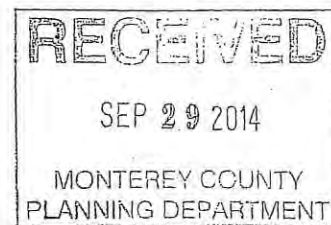
Dear Sirs:

I am writing relative to Permit (PLN120663). The owner intends to add a roof top observation deck above the second floor and apparently there is a plan to include an elevator. I was advised that this addition would facilitate organized entertainment including possibly offensive noise, lighting and commotion which is not conducive to the accepted serene environs of this neighborhood. Such would be most objectionable to my family.

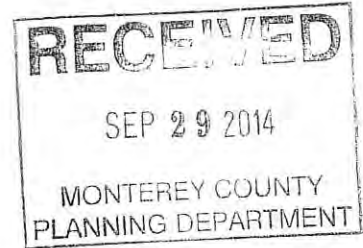
Sincerely Paul J. Pitlyk



1484 Bonifacio Pebble Beach



September 26, 2014



Dear Land Use Advisory Committee,

Although I never received notice from the town, it has come to my attention that there is a home being remodeled at 1525 Riata Road in Pebble Beach. They have proposed building an outdoor party patio "on the roof" of their home. I just returned to Pebble Beach and I see that it is already under construction. I do not think the plan originally approved by the County included such construction.

We initially came here because of the natural beauty and peacefulness the area offered. Over time that has started to disintegrate. We were denied a room over our garage in back of the house with was already established as a two story home. The home across the street was knocked down and rebuilt twice and from a ranch which allowed us to have a white water view, we now have a multi- story home which was built well above the approved orange tape. The county did not care.

It is most disturbing to even think of the potential noise that could emanate from this new home on Riata Road, especially during large events in the community.

Please do not approve this permit. Pebble Beach is not a contest for Architectural Digest features stories or Architect Awards for the unusual. For most of us it is just a wonderful place to live the perfect life.

Sincerely,

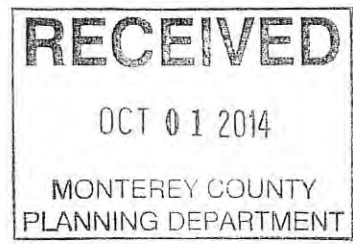
Joyce Linder
1503 Bonifacio Road
Pebble Beach, CA 93953

PO BOX 193

PEBBLE BEACH CA 93953

1125 -
PLAN 40715

FROM THE DESK OF
BEATRICE TAGG



September 25, 2014

RMA Planning Department
168 West Alisal Street, Second floor
Salinas, CA, 93901

Dear Land Use Advisory Committee,

1525 Riata Road in Pebble Beach is being remodeled. I understand that changes have been made to the original plan, which I have heard nothing about until last week, when we received notice that a meeting was being held to discuss these changes on October second. The original plan was of course approved, but we had no notification of changes, which I understand include an open-air entertainment space of almost 900 square feet, that if used as a party space will have the impact of change on a very quiet and peaceful area.

We, on Riata Road, have already been subjected to an illegal party house which had its own web page advertising party rentals for \$8000 a night. The noise, which lasted up until four in that morning, was unbearable, and the parking was impossible. Riata Road is in the Coastal Zone, and no loud noises are to be tolerated after ten in the evening.

One more thing, and perhaps the most important, is the fact that Pebble Beach is in a forest. In many years, as is this one, we are in a draught, which makes the forest a danger of fire hazard. It is a concern that an elevator bringing guests to a rooftop party might not be able to handle an immediate exit in case of fire.

Because the view from this roof top will undoubtedly be the finest in all of Pebble Beach, this facility could become the most popular "Point of View" in the area. It is my hope that problems with noise, traffic, and fire safety will not make unfavorable impact on the residents.

Sincerely yours,

Beatrice S. Tagg

Beatrice Tagg

1528 Riata Road

Pebble Beach, CA, 93953

PO BOX 754
PEBBLE BEACH 93953

Lister, Daniel M. x6617

From: John S. Bridges [jbridges@fentonkeller.com]
Sent: Monday, September 29, 2014 5:28 PM
To: Lopez Chavarin, Maria x5239
Cc: Lister, Daniel M. x6617; Tracy Alford <Golfrgrl1@cox.net>; Kristie M. Campbell
Subject: Re: Bardis

Thanks for the reply.

With respect, I doubt the height of the elevator was even considered (there are no findings regarding height) and if it was, it was not properly considered. This was clearly an expansion/intensification of a height non-conformity and a full size elevator room on top of a roof is not, by any reasonable measure, cannot be dismissed as simply a "mechanical appurtenance".

I will address further with Dan and the appropriate authorities as this matter proceeds.

John

Sent from my iPhone

> On Sep 29, 2014, at 4:13 PM, Lopez Chavarin, Maria x5239
<LopezMD@co.monterey.ca.us> wrote:

>

> John -

>

> To answer your question below, it is normal to schedule the application before the LUAC prior to deeming the application complete. As per the elevator it was approved under a separate permit (PLN140059), and its height was treated as a mechanical appurtenance per Section 20.62.030 (Height) of the Monterey County Zoning Ordinance (Title 20). Also, this application has been reassigned to Assistant Planner, Dan Lister. You may contact Dan at 759-6617.

>

> Thank you,

> Maria Lopez, Permit Technician II

> Monterey County Resource Management Agency Planning Department

> (831) 755-5025

> (831) 757-9516 Fax

> lopezmd@co.monterey.ca.us

>

> For your convenience you may now look up permit status on line by login in to the following link:

> <https://aca.accela.com/monterey/Default.aspx>

>

>

>

> -----Original Message-----

> From: John S. Bridges [mailto:jbridges@fentonkeller.com]

> Sent: Monday, September 22, 2014 3:47 PM

> To: Lopez Chavarin, Maria x5239

> Cc: Tracy Alford <Golfrgrl1@cox.net>; Kristie M. Campbell

> Subject: Bardis

Exhibit E
Page 7 of 36 Pages

>

> Maria: Is it normal to schedule LUAC review before an application is deemed complete? Also, I note the application does not include a height variance request for the elevator room. Shouldn't that also be considered by the LUAC?

>

> Sent from my iPhone

Lister, Daniel M. x6617

From: Anatoly Ostretsov [anatoly@jemidg.com]
Sent: Wednesday, October 01, 2014 3:35 PM
To: Jun Sillano; Lister, Daniel M. x6617
Subject: RE: Bardis (PLN140715)
Attachments: A1.0.pdf; A5.0 Roof.pdf; A0.0 Cover.pdf; Saper A5.pdf

Dan,

Attached are pdf files with different projects with decks on roof designed by IDG. I am sure there are much more existing in Pebble Beach. I just don't have all the information.

I hope it helps

1. Abelman deck and elevator above garage (APN 007-303-011)
2. Halla roof deck (APN 008-331-018)
3. Saper rof deck (APN 008-422-004, BP 033151, DA 050452)

Thank you
Anatoly

Anatoly Ostretsov
Project Manager
International Design Group
721 Lighthouse Avenue
Pacific Grove, CA 93950
Phone (831) 646-1261(+206)
Fax (831) 646-1290
anatoly@jemidg.com
www.jemidg.com

From: Jun Sillano
Sent: Wednesday, October 01, 2014 2:57 PM
To: Lister, Daniel M. x6617
Cc: Anatoly Ostretsov
Subject: Re: Bardis (PLN140715)

Dan,

We will do our research on roof decks.

Regards,

Jun
Sent from my iPhone

On Oct 1, 2014, at 2:51 PM, Lister, Daniel M. x6617 <listerdm@co.monterey.ca.us> wrote:

Jun,

Exhibit E
Page 9 of 36 Pages

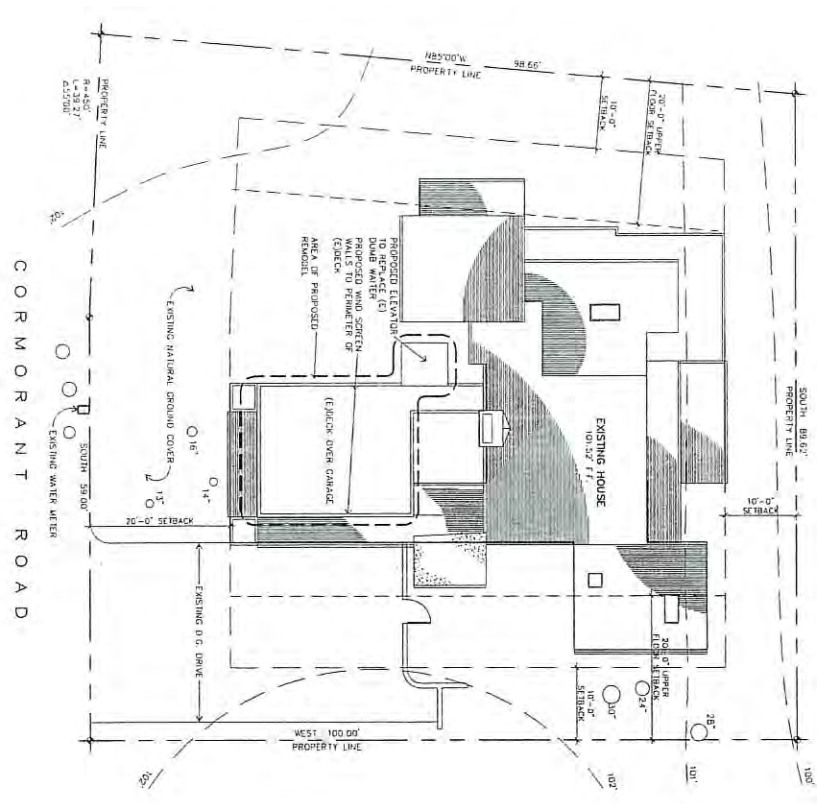
You mentioned that you know of several other approved roof decks in the area. If you have the PLN or APN to those approvals, please provide them. I would like to have that for the record when preparing the report for the minor and trivial amendment. I only know of two: 1) PLN130693 (Ackley), and 2) PLN090277 (Meyer).

Thank you -Dan

Dan Lister - Assistant Planner
RMA - Planning Department
(831) 759-6617
listerdm@co.monterey.ca.us

SITE PLAN

1/8" = 1'-0"



PLANNING INFO.

- PROPERTY OWNER: MR. & MRS. R. A. ABELMANN
242 ST. PAUL DRIVE
PEBBLE BEACH, CA 93953-2666
- PROJECT ADDRESS: 3048 CORMORANT ROAD
PEBBLE BEACH, CA 93953
- PROJECT: SCANDINAVIAN WALLS TO EXISTING TERRACE
REPLACE EXISTING DUMP WATER WITH NEW ELEVATOR
REPLACE EXISTING DUMP WATER AND DRAINAGE
- OCCUPANCY: 3 U/I
- CONST. TYPE: V, NH
- A.F.N.: 007-303-011
- LEGAL DESC.: LOT: BLOOM;
- ZONE: MDP/B-4 D-4E5
- MAX. BLDG. HT.: 30 FT.
- GRADING: NONE
- TREE REMOVAL: NO TREES TO BE REMOVED
- TOPOGRAPHY: FLAT
- PROJECT CODE COMPLIANCE:
I, 2007 CAL. CBC, CFC, CFC, CEC, &
CALIFORNIA ENERGY CODE
- LOT AREA: 9395 S.F. (22 ACRS)
- SETBACKS: FRONT: 20', SIDE: 10'/70', REAR: 10'
- SITE COVERAGE: 35% MAX.
- F.A.R.: 30% MAX.
- LOT COVERAGE CALCULATIONS:

EXISTING	PROPOSED	PROPOSED	PROPOSED
BUILDINGS	ADDITION	REMOVAL	TOTAL
7709	X	X	1728
409	X	X	409
520	X	X	178
TERRACES	X	X	178
TOTAL	2188	15	2183

- LOT COVERAGE ALLOWED: 3286 SF (34%)
 - LOT COVERAGE PROPOSED: 2453 SF (29%)
 - F.A.R. CALCULATIONS
- | MAIN BUILDING | EXISTING | PROPOSED | PROPOSED | PROPOSED |
|---------------|----------|----------|----------|----------|
| | ADDITION | REMOVAL | TOTAL | |
| MAIN FLOOR | 1,709 | X | X | 1,709 |
| UPPER FLOOR | 1,195 | X | X | 1,195 |
| GARAGE | 409 | X | X | 409 |
| TOTAL | 3313 | X | X | 3313 |
- F.A.R. ALLOWED: 3286 SF (34%)
 - F.A.R. EXISTING: 3283 SF (34.8%)

NOTES:

1. NO CHANGES TO EXISTING GRADING, DRAINAGE, AND LANDSCAPING
2. CONTRACTOR TO VERIFY SLOPE @ EXISTING PATIO (NEXT TO PROPOSED ELEVATOR) TO COMPLY WITH 1/4" PER FOOT SLOPE AWAY FROM STRUCTURE REQUIREMENT

Exhibit E
Page 11 of 36 Pages

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

701 115th Street, Suite 400, Westport, CA 94093
Tel: 415.831.1234 Fax: 415.831.1235



PROPOSED UPPER DECK WIND SCREEN FENCE FOR
MR. AND MRS. RONALD A. ABELMANN

3048 CORMORANT ROAD PEBBLE BEACH, CA 93953

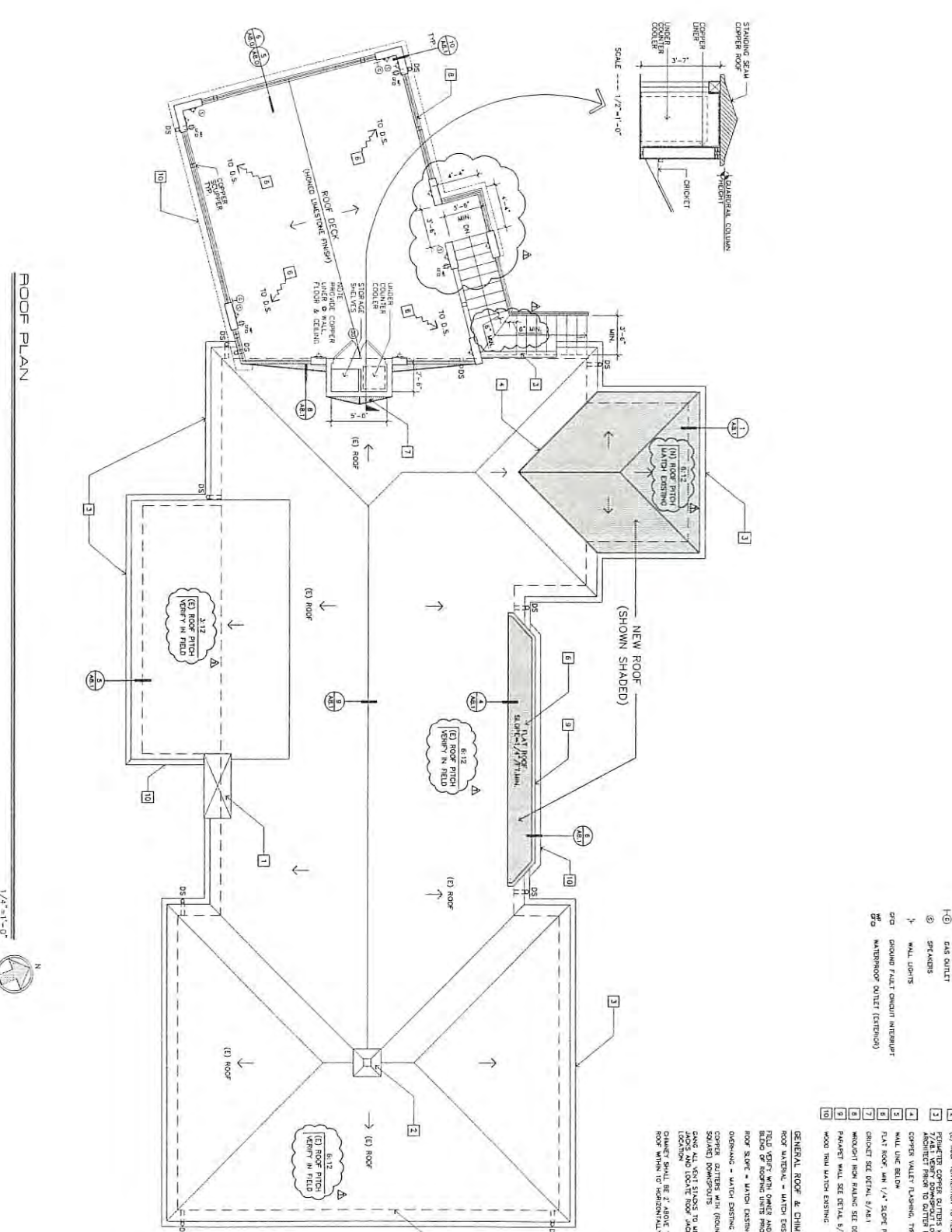
SITE PLAN

DATE: 02-28-09
BY: [Signature]

SCALE: AS SHOWN

PROJECT NO: A1.0

THE CITY ENGINEER HAS REVIEWED THIS PLAN AND APPROVES IT FOR THE CITY OF PEBBLE BEACH. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.



ROOF PLAN

1/4" = 1'-0"



LEGEND

- 1 RIBBED STONE VOWER ON (E) BRICK CHIMNEY
- 2 SET DETAIL S/VA1 AND DETAILS
- 3 ROOF VENTILATION TO REMAIN
- 4 PREPARE COPPER COLLARS WITH DOMESHADES SEE DETAIL ARCHITECT FIRM TO OBTAIN FABRICATION
- 5 COPPER VALLEY FLASHING, TP
- 6 WALL LIGHTS
- 7 GROUND FULT CRACK INTERMPT
- 8 WATERPROOF OUTLET (EXTENS)

KEY NOTES

- 1 REMOVE STONE VOWER ON (E) BRICK CHIMNEY
- 2 SET DETAIL S/VA1 AND DETAILS
- 3 ROOF VENTILATION TO REMAIN
- 4 PREPARE COPPER COLLARS WITH DOMESHADES SEE DETAIL ARCHITECT FIRM TO OBTAIN FABRICATION
- 5 COPPER VALLEY FLASHING, TP
- 6 WALL LIGHTS
- 7 GROUND FULT CRACK INTERMPT
- 8 WATERPROOF OUTLET (EXTENS)
- 9 PALMIST WALL SEE DETAIL S/VA1
- 10 NEW TRU MATCH EXISTING

GENERAL ROOF & CHIMNEY NOTES

ROOF MATERIAL - MATCH EXISTING
 ROOF VENTS WITH GAINS AND JOISTETS COIN AND/OR KIND OF ROOFING UNITS FROM TO INSTALLATION
 ROOF SLOPE - MATCH EXISTING UNLESS OTHERWISE NOTED
 OVERLAP - MATCH EXISTING UNLESS OTHERWISE NOTED
 COPPER COLLARS WITH ROUND OR SQUARE DOMESHADES
 COPPER COLLARS WITH ROUND OR SQUARE DOMESHADES TO MATCH QUANTITY OF ROOF JOISTS AND LOCATE ROOF JOISTS IN EXACT VISUAL LOCATION
 GABLETS SHALL BE 2" ABOVE THE HIGHEST POINT OF THE ROOF WHICH TO DISCREPANTLY

Exhibit 8
 Page 12 of 26 Pages

DATE: 08-20-08	REVISIONS:
BY: [Signature]	1. [Signature]
CHECKED: [Signature]	2. [Signature]
APP. [Signature]	3. [Signature]
SCALE: AS.0	

INTERNATIONAL DESIGN GROUP
 ARCHITECTURE • INTERIOR DESIGN

721 LIGHTHOUSE AVE • PACIFIC GROVE, CA • 93950
 TEL: 805.433.1001 • FAX: 805.433.1002 • WWW.IDGARCHITECT.COM

JOHN WATTHANS
 LICENSED ARCHITECT

PROPOSED REMODEL AND ADDITION FOR
MR. AND MRS. BRIAN HALLA
 1471 RIATA RD. PEBBLE BEACH, CA

THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF INTERNATIONAL DESIGN GROUP AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND CONDITIONS OF THE PROJECT SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE APPROPRIATE AGENCIES.

MRS. & MRS. BRIAN HALLA

1471 RIATA ROAD

PEBBLE BEACH, CA.

GENERAL NOTES & CONDITIONS

1. EXAMINATION OF THE SITE AND RECORDS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE BY THE CONTRACTOR PRIOR TO THE START OF WORK. HE SHALL NOT BE RESPONSIBLE FOR THE LOCATION OF LOCATIONS OF THE EXISTING UTILITIES AND EQUIPMENT WHICH MAY AFFECT HIS WORK.
2. CONTRACTOR SHALL PROVIDE THE ARCHITECT (INTERNATIONAL DESIGN GROUP) AND OWNER (MR. & MRS. BRIAN HALLA) WITH A COMPLETE LIST OF THE EXISTING UTILITIES AND EQUIPMENT WHICH MAY AFFECT HIS WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS, INSPECTIONS, CONTRACTS AND FEES. HE SHALL ALSO BE RESPONSIBLE FOR OBTAINING AND APPLYING FOR PERMITS AND PLAN CHECK APPROVAL AS NECESSARY. (THIS SECTION SUBJECT TO OWNER'S REVIEW AND APPROVAL.)
4. CONTRACTOR SHALL PROTECT OWNER'S AREA, NEW AND/OR EXISTING UTILITIES AND FINISHES FROM DAMAGE DURING THE PERIOD OF CONSTRUCTION, DURING THE PERIOD OF CONSTRUCTION AND AFTER COMPLETION OF THE WORK. HE SHALL ALSO BE RESPONSIBLE FOR OBTAINING AND APPLYING FOR PERMITS AND PLAN CHECK APPROVAL AS NECESSARY. (THIS SECTION SUBJECT TO OWNER'S REVIEW AND APPROVAL.)
5. MATERIALS THAT ARE SPECIFIED BY THEIR BRAND NAMES SHALL COMPLY WITH THE QUALITY AND PERFORMANCE CHARACTERISTICS OF THE BRAND NAME AND SHALL NOT BE REPLACED OR SUBSTITUTED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT AND OWNER. ALL NON-SPECIFIED MATERIALS SHALL COMPLY WITH THE QUALITY AND PERFORMANCE CHARACTERISTICS OF THE BRAND NAME AND SHALL NOT BE REPLACED OR SUBSTITUTED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT AND OWNER. ALL MATERIALS SHALL BE NEW AND UNLESS OTHERWISE SPECIFICALLY NOTED AND BE OF A QUALITY ACCEPTABLE BY THE ARCHITECT AND OWNER.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS TO FACE SHALL BE MEASURED TO THE CENTER LINE OF WALL, PARTITION OR COLUMN (F.O.C.) UNLESS OTHERWISE NOTED TO BE THE CENTER LINE OF WALL, PARTITION OR COLUMN, ETC.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS TO FACE SHALL BE MEASURED TO THE CENTER LINE OF WALL, PARTITION OR COLUMN (F.O.C.) UNLESS OTHERWISE NOTED TO BE THE CENTER LINE OF WALL, PARTITION OR COLUMN, ETC.
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SYMBOLS

- ⊕ WALL LINE
 ⊕ LINES WITHIN WALL LINE
 ⊕ DIMENSIONS
 ⊕ WINDOW/DOOR/SCREEN
 ⊕ DETAIL
 ⊕ SECTION
 ⊕ FINISH
 ⊕ FINISH WHERE SECTION IS DRAWN
 ⊕ FINISH WHERE ELEVATION IS DRAWN
 ⊕ FINISH WHERE DETAIL IS DRAWN
 ⊕ FINISH WHERE ELEVATION IS DRAWN
 ⊕ FINISH WHERE DETAIL IS DRAWN

ABBREVIATIONS

AC	CONCRETE	AC	CONCRETE
AD	ALUMINUM	AD	ALUMINUM
AL	ALUMINUM	AL	ALUMINUM
AS	ASBESTOS	AS	ASBESTOS
BR	BRASS	BR	BRASS
BU	BUFF	BU	BUFF
CB	CERAMIC TILE	CB	CERAMIC TILE
CG	CONCRETE	CG	CONCRETE
CL	CALUMINATED IRON	CL	CALUMINATED IRON
CM	CONCRETE MASONRY	CM	CONCRETE MASONRY
CS	CORROSION RESISTANT STEEL	CS	CORROSION RESISTANT STEEL
CU	COPPER	CU	COPPER
D	DRY WALL	D	DRY WALL
DR	DRY WALL	DR	DRY WALL
EP	EPOXY	EP	EPOXY
ES	EXTERIOR STAINLESS STEEL	ES	EXTERIOR STAINLESS STEEL
F	FLOOR	F	FLOOR
FI	FINISH	FI	FINISH
FL	FLUORESCENT LIGHTING	FL	FLUORESCENT LIGHTING
FM	FIBERGLASS MAT	FM	FIBERGLASS MAT
G	GYPSONUM BOARD	G	GYPSONUM BOARD
H	HARDWOOD	H	HARDWOOD
HT	HIGH TENSILE	HT	HIGH TENSILE
IC	INSULATED CONCRETE	IC	INSULATED CONCRETE
IS	INSULATED STEEL	IS	INSULATED STEEL
J	JANETRY	J	JANETRY
K	KITCHEN	K	KITCHEN
L	LEAD	L	LEAD
M	MASONRY	M	MASONRY
MB	MASONRY BLOCK	MB	MASONRY BLOCK
ML	METAL LATH	ML	METAL LATH
MP	MASONRY PATTERN	MP	MASONRY PATTERN
N	NOBLE	N	NOBLE
NS	NON-SLIP	NS	NON-SLIP
O	ONION SKIN	O	ONION SKIN
OP	OUTDOOR	OP	OUTDOOR
P	PAINT	P	PAINT
PL	PLYWOOD	PL	PLYWOOD
PO	POLYURETHANE	PO	POLYURETHANE
PR	PRECAST	PR	PRECAST
PS	PREPARED SURFACE	PS	PREPARED SURFACE
PT	PETROGLASS	PT	PETROGLASS
R	ROOF	R	ROOF
RF	REFLECTED CEILING	RF	REFLECTED CEILING
RH	REINFORCING	RH	REINFORCING
RJ	ROOF JOINT	RJ	ROOF JOINT
RI	REFLECTED CEILING	RI	REFLECTED CEILING
RN	REFLECTED CEILING	RN	REFLECTED CEILING
RS	REFLECTED CEILING	RS	REFLECTED CEILING
RT	REFLECTED CEILING	RT	REFLECTED CEILING
S	STEEL	S	STEEL
SB	STEEL BRACKET	SB	STEEL BRACKET
SD	STEEL DOWEL	SD	STEEL DOWEL
SH	SHOWER	SH	SHOWER
SL	STAINLESS STEEL	SL	STAINLESS STEEL
SM	STEEL MESH	SM	STEEL MESH
SP	SPRAYED CONCRETE	SP	SPRAYED CONCRETE
SS	STAINLESS STEEL	SS	STAINLESS STEEL
ST	STRUCTURAL STEEL	ST	STRUCTURAL STEEL
TV	TELEVISION	TV	TELEVISION
W	WOOD	W	WOOD
WB	WOOD BLOCK	WB	WOOD BLOCK
WC	WOOD CORNER	WC	WOOD CORNER
WD	WOOD DOOR	WD	WOOD DOOR
WF	WOOD FLOOR	WF	WOOD FLOOR
WH	WOOD HINGE	WH	WOOD HINGE
WI	WOOD INSET	WI	WOOD INSET
WM	WOOD MOLDING	WM	WOOD MOLDING
WS	WOOD SCREW	WS	WOOD SCREW
WT	WOOD TRIM	WT	WOOD TRIM
X	EXTERIOR	X	EXTERIOR
Y	YARD	Y	YARD
Z	ZINC PLATE	Z	ZINC PLATE

BUILDING DEPARTMENT NOTES

1. NO PERSON MAY TAKE ANY ACTION THAT WILL IMPAIR THE SAFETY OF THE BUILDING OR THE WELL-BEING OF THE COMMUNITY UNTIL THE BUILDING DEPARTMENT HAS BEEN NOTIFIED BY THE ARCHITECT AND THE OWNER OF ANY SUCH ACTION.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING DEPARTMENT REGULATIONS AND THE BUILDING CODE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING DEPARTMENT REGULATIONS AND THE BUILDING CODE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING DEPARTMENT REGULATIONS AND THE BUILDING CODE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING DEPARTMENT REGULATIONS AND THE BUILDING CODE.

DEFERRED SUBMITTALS

1. FINISH SCHEDULES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ANY FINISH INSTALLATION.
2. FINISH SCHEDULES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ANY FINISH INSTALLATION.
3. FINISH SCHEDULES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ANY FINISH INSTALLATION.

SPECIAL INSPECTIONS

1. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE EXCAVATION AND FOUNDATION EXCAVATIONS BEFORE BACKFILLING, AND SHALL SUBMIT WRITTEN APPROVAL TO THE BUILDING DEPARTMENT BEFORE PROCEEDING WITH FOUNDATION CONSTRUCTION AND POURING OF CONCRETE.
2. THE STRUCTURAL ENGINEER SHALL INSPECT THE FOUNDATION SHALL SUBMIT WRITTEN APPROVAL OF THE FOUNDATION SYSTEM INSTALLATION TO THE BUILDING DEPARTMENT.

DRAWINGS INDEX

SHEET NO.	DESCRIPTION
AD0	ARCHITECTURAL
AD1	CORNER SHEET
AD2	GENERAL CONDITIONS
AD3	SITE PLAN
AD4	CONSTRUCTION NOTES & POWER PLAN
AD5	FOUNDATION
AD6	REFLECTED CEILING & LIGHTING PLAN
AD7	EXTENSION ELEVATIONS
AD8	DETAILS
AD9	MECHANICAL
AD10	MECHANICAL

PLANNING INFO

PROPERTY OWNER: MR. & MRS. BRIAN HALLA
 12500 FARM ROAD COURT
 SAN ANTONIO, CA 78230
 PROJECT ADDRESS: 1471 RIATA ROAD, PEBBLE BEACH, CA 92051
 PROJECT ARCHITECT: INTERNATIONAL DESIGN GROUP
 PROJECT ENGINEER: STRUCTURAL ENGINEER
 PROJECT SITE: 1471 RIATA ROAD, PEBBLE BEACH, CA 92051
 PROJECT DATE: 08-20-00
 PROJECT NUMBER: 08-20-00-01
 PROJECT DESCRIPTION: REMODEL AND ADDITION FOR MR. & MRS. BRIAN HALLA
 PROJECT COORDINATOR: JANE HALLA
 PROJECT CONTACT: JANE HALLA
 PROJECT PHONE: (415) 575-1010
 PROJECT FAX: (415) 575-1010

PROJECT DIRECTORY

ARCHITECT: INTERNATIONAL DESIGN GROUP
 7721 CEDARHURST AVE
 FORTY-FIVE (45) SHERWAY
 SAN ANTONIO, TEXAS 78238
 TEL: (415) 575-1010
 FAX: (415) 575-1010
 PROJECT ENGINEER: STRUCTURAL ENGINEER
 5500 MIDWAY ROAD SUITE #1
 SAN DIEGO, CA 92121
 TEL: (619) 526-1200
 FAX: (619) 526-1200
 ARCHITECT: INTERNATIONAL DESIGN GROUP
 7721 CEDARHURST AVE
 FORTY-FIVE (45) SHERWAY
 SAN ANTONIO, TEXAS 78238
 TEL: (415) 575-1010
 FAX: (415) 575-1010

MECHANICAL

NO.	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
1-1	ENERGY COMPLIANCE			
2-1	MECHANICAL			
3-1	MECHANICAL			
4-1	MECHANICAL			
5-1	MECHANICAL			
6-1	MECHANICAL			
7-1	MECHANICAL			
8-1	MECHANICAL			
9-1	MECHANICAL			
10-1	MECHANICAL			
11-1	MECHANICAL			
12-1	MECHANICAL			
13-1	MECHANICAL			
14-1	MECHANICAL			
15-1	MECHANICAL			
16-1	MECHANICAL			
17-1	MECHANICAL			
18-1	MECHANICAL			
19-1	MECHANICAL			
20-1	MECHANICAL			



PROPOSED REMODEL AND ADDITION FOR
MR. AND MRS. BRIAN HALLA
 1471 RIATA RD. PEBBLE BEACH, CA

INTERNATIONAL DESIGN GROUP
 ARCHITECTURE • INTERIOR DESIGN
 7271 LIGHTHOUSE AVE • PACIFIC GROVE, CA 93950
 TEL: (415) 575-1010



SHEET
 TOWER
 SHEET
 A0.0

ROOF PLAN

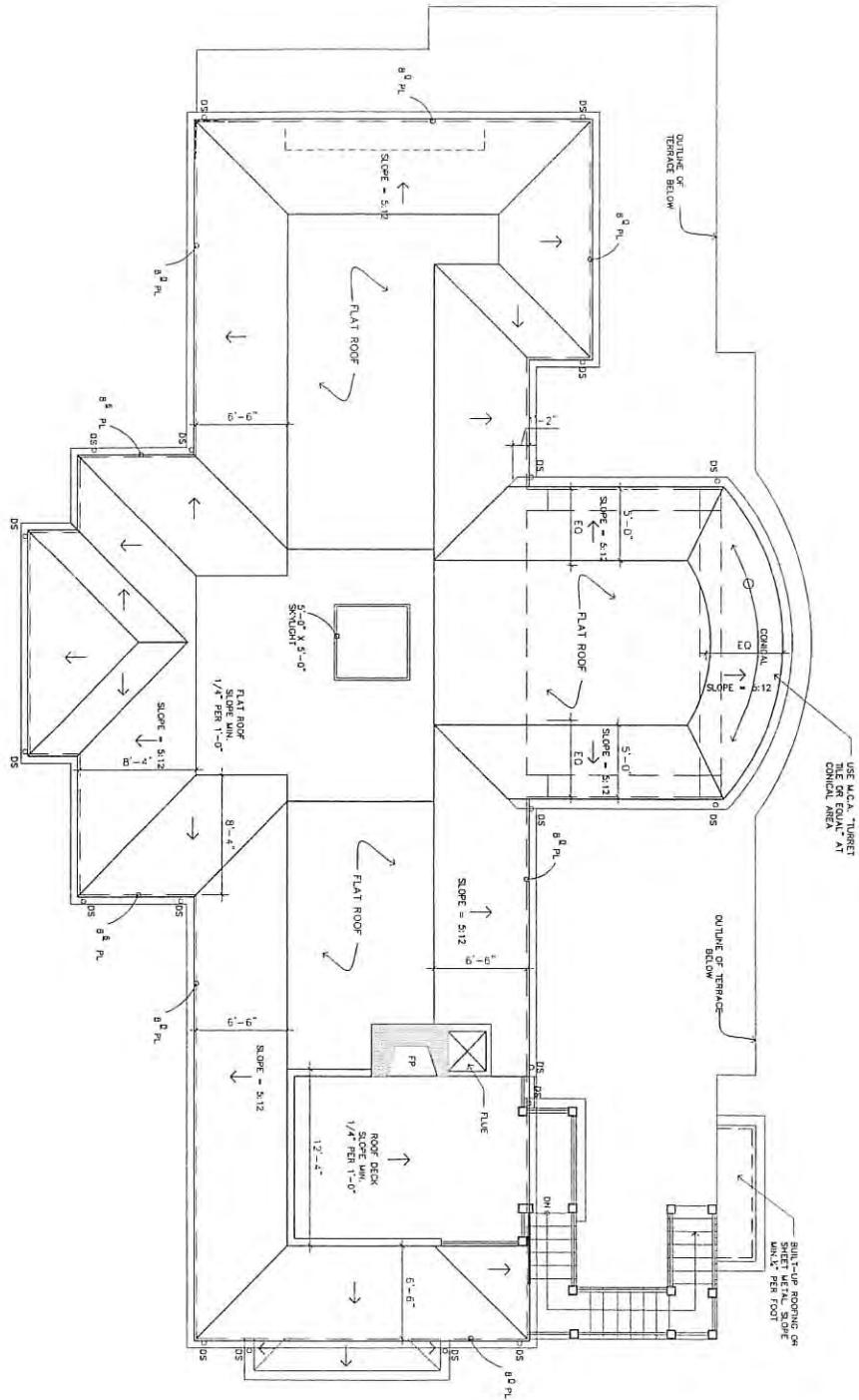
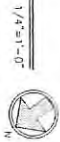


Exhibit E
 Page 14 of 36 Pages

PROJECT NO.	A5.0
DATE	11-19-03
BY	J.M.M.
CHECKED BY	J.M.M.
DATE	11-19-03
SCALE	AS SHOWN

JOHN E. MATTHEWS
INTERNATIONAL DESIGN GROUP
 JUN A. SILLAND, e.i.a.
 721 LIGHTHOUSE AVE PACIFIC GROVE CA 93950
 PH: (831) 646-1261 FAX: (831) 646-1290 E-MAIL: jemm@idmg.com

PROPOSED ADDITION & REMODEL FOR
MR. & MRS. SAPER
 1468 RIATA ROAD PEBBLE BEACH, CA.

ALL ROOF COVERINGS, MEMBRANES AND FLASHINGS SHOWN ON THIS PLAN ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

Kristie M. Campbell

Subject: FW: Construction at 1525 Riata Road.

From: alfred cooper [mailto:alfredcooper@comcast.net]
Sent: Thursday, October 02, 2014 12:32 AM
To: Lister, Daniel M. x6617
Cc: golfrgrl1@cox.net; alfred Cooper
Subject: Construction at 1525 Riata Road.

To Mr. Dan Lister
Assistant Planner,
Monterey Regional Management Agency.

Dear Mr. Lister,
My wife and I have resided here in Pebble Beach since we bought our home on Ronda Road more than fifty years ago, where we raised our family in this quiet neighborhood of single family houses. We and a number of our neighbors have recently become aware of developments with the potential to affect the neighborhood environment very adversely. We understand that plans are underway to construct a flat roof top, "party deck", or nearly 900 square feet, with full size elevator, in a project at 1525 Riata Rd. We are extremely concerned that this project is incompatible with the quiet single-family nature of the area, and that if permitted it has the potential to do grievous damage to our way of life in this residential area. Please do not permit this project to downgrade the quality of life of the residents in our vicinity.

Sincerely,
Alfred W. and Gail N. Cooper,
3934 Ronda Road,
Pebble Beach.

Lister, Daniel M. x6617

From: GARY LOEST [garyloest@aol.com]
Sent: Thursday, October 02, 2014 11:35 PM
To: Lister, Daniel M. x6617
Subject: 1525 Riata Road, Pebble Beach, CA - Permit Application

Dear Mr Lister:

I am a neighbor of both the owners of the Riata property, as well as the owner of the property adjacent to the Riata property at 1496 Bonifacio Rd.(Alford property).

As you might surmise, it is difficult to get between two neighbors that have differing views, however I have chosen to offer an opinion that may be of relevance to the Planning Department, while making a decision related to the approval of the deck on the rooftop of the Riata home.

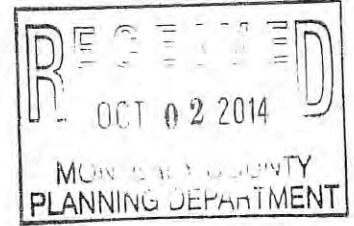
A few years ago, I was in the market for a home to purchase on Bonifacio Rd, and viewed the property at 1496 Bonifacio Rd when it was for sale. I loved the ambiance, privacy and quiet setting of the home, however I passed on the opportunity to purchase the property because of the very close proximity of the home built in clear view, and very close to the windows facing South and West, of the Bonifacio property. This is the home at 1525 Riata Road. I believe it was odd that the home on Riata was permitted for a location so close to the Bonifacio property, and in fact diminished substantially the value of the property on Bonifacio.

By adding a large entertaining deck on the rooftop would only compound earlier mistakes that were made when the home on Riata was built. As one who came close to purchasing the property, I, for the reasons mentioned, would be very disappointed if I were in the Alford's position. I hope the owners of the Riata property are able to find an alternative location for a deck that does not have the negative impact of the planned rooftop deck as proposed.

G.E.Loest

Lister, Daniel M. x6617

From: alfred cooper [alfredcooper@comcast.net]
Sent: Thursday, October 02, 2014 12:32 AM
To: Lister, Daniel M. x6617
Cc: golfrgrl1@cox.net; alfred Cooper
Subject: Construction at 1525 Riata Road.



To Mr. Dan Lister
Assistant Planner,
Monterey Regional Management Agency.

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Sincerely,

Alfred W. and Gail N. Cooper,
3934 Ronda Road,
Pebble Beach.

10/07/14

Sirs:

I am in receipt of a letter from Tracy Alford the owner of a home at 1496 Bonifacio Rd. Pebble Beach. In the letter she is critical of a construction project adjacent to her property (1525 Riata Rd.) Specifically, her concern focuses on a planned observation deck on the roof. Her concern as stated is that this observation deck will be used as a live entertainment focus with implied noise and abrasive lighting and no restriction on activity hours in this quiet serene neighborhood. A 90 day hold was placed on the project pending review by the "Forest Land Use Advisory Committee".

Having no previous knowledge or interactions with either Mrs. Alford or the owners of 1525 Riata Rd. (Mr. & Mrs. Bardis), I chose to investigate following receipt of letters from both parties. The Bardis couple presently live in the neighborhood (Bonifacio) since 1993 and raised one daughter there. Tracy Alford lives in Oklahoma while a renter occupies her house at 1496 Bonifacio Rd. Pebble Beach.

On Oct 4, 2014 I contacted Mr. and Mrs. Bardis and asked if I might see their construction project and discuss their planned use of the observation deck. They agreed. I found the project partially completed including a flat deck 30 feet square at the ground level and at another one above the main level. A one story elevator is under construction

to provide transportation to the roof top deck. I was shown the architect's drawing of the anticipated house. This project is built on a steep lot overlooking Carmel Bay, the attractive hills to the south Point Lobos and partial ocean view Tracy Alford's house is located about 60 plus feet higher and seemingly directly above the new project on a Mesa at the top of this steep sloop. Her house too has an unobstructed view of Carmel Bay, the hills to the south, Point Lobos and ocean exposure. Indeed view is not an issue in this dispute.

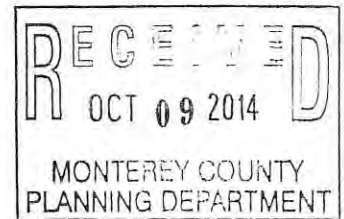
I asked Mr. and Mrs. Bardis if they have plans to host live entertainment on the upper deck. Their response was negative. They noted that they were aware and supported Monterey County Ordinance 10.60.010 regarding residential noise restrictions. Curiously the observation deck on the main level has not been challenged. I fail to see the validity of Tracy Alford's concern.

Paul J. Pitlyk
1484 Bonifacio Rd.
Pebble Beach Ca



2820 Mariposa Dr.
Burlingame Ca. 94010

pitlyk@comcast.net
650-773-0112



Lister, Daniel M. x6617

From: Lori Rispoli [Lrispoli@artisan-homes.us] on behalf of Chris Bardis [cbardis@artisan-homes.us]
Sent: Wednesday, October 15, 2014 3:16 PM
To: Lister, Daniel M. x6617
Subject: RE: Bardis (PLN140715): Project Status
Attachments: Postmaster_20141015_154935.pdf; Fwd house

Dan,

Thank you for promptly setting the date of the hearing for my property at 1525 Riata Road. In an effort to provide some background information I am attaching a communication from Mr. Rosenberg, who lives at 1492 Bonifacio and also owns 1488 Bonifacio. I have responded to his email and am pleased that he too offers no objection.

For your information I am also enclosing an email received on August 5th from Tracy Alford which explains her demands. I tried to settle this matter but she is unreasonable and I do not intend to continue any discussions with her. I am not receptive to what I feel is extortion based on the enclosed email and other inflammatory correspondence she sent to our neighbors in an effort to extract concessions from me.

Regarding Tracy Alford's letter, I do not feel it necessary to:

1. Plant trees on my property or let her dictate the number and size;
2. Let her dictate the color and material treatment of our chimney, elevator shaft, or roof top patio surface nor the surrounding railing;
3. Submit any property decisions for her approval;
4. Provide her with an easement over any portion of our property;
5. Provide a view and privacy easement to ensure no future development occurs;
6. Limit the lighting and noise, as I will conform with County regulations and ordinances;

I appreciate the hard work of you and your staff in bringing this matter to a conclusion. I look forward to the hearing on November 13th.

Very truly yours,
Chris Bardis
(916)798-5999

From: Lister, Daniel M. x6617 [<mailto:listerdm@co.monterey.ca.us>]
Sent: Thursday, October 09, 2014 4:51 PM
To: 'Anatoly Ostretsov'
Cc: Chris Bardis
Subject: Bardis (PLN140715): Project Status

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Benny J. Young, Director
Carl P. Holm, AICP, Deputy Director



From: Tracy Alford <golfrgrl1@cox.net>

To: Sarah Bardis <sbardi2@aol.com>

Subject: Fwd: Our homes

Date: Thu, Aug 7, 2014 4:12 pm

Begin forwarded message:

From: Tracy Alford <golfrgrl1@cox.net>

Subject: **Our homes**

Date: August 5, 2014 at 1:02:49 PM CDT

To: sbardi2@aol.com

Mr. and Mrs. Bardis:

Thank you for meeting me at my home on July 25 to see the impact your new house design will have on my property. As we stood there together looking down on your project from my home all agreed the impacts were significant and certainly something that needed to be addressed. I appreciate your willingness to take my concerns seriously and your offer to resolve them.

My attorney has explained to me that what is presently under construction has not been properly permitted by the County. He informed me that not only has your building permit not been amended to reflect the "new" project, but also your discretionary permits from the Planning Dept. do not allow what is being built.

Specifically, he said your roof top patio (which you described as being intended for entertaining and other regular activities) was not properly identified in the "amendment" you obtained for the elevator and is therefore not part of the amended permit. He also explained to me that the elevator itself, though perhaps "design" approved is not legal under the zoning ordinance height restrictions without obtaining a special Coastal Use Permit.

Because of the serious impacts on my privacy and peace, I would vigorously object to your design but for your willingness to address my concerns. I am glad we can work together as neighbors to avoid a protracted dispute over your project.

To summarize what we discussed during our visit at my home, I understand: 1) you are willing to plant and establish (with appropriate irrigation) an immediate and substantial tree screen along our common property boundary subject to a plan my arborist prepares (which will define number/type/size of trees and precisely where and how they should be planted). I expect to have that plan available to share with you sometime next week; 2) you are willing to provide color and materials treatments to the chimneys, elevator shaft and the roof top patio surface and surrounding safety railing so that, combined with the tree screen, all will to my satisfaction, effectively disappear from my perspectives.

While I trust post construction issues would not arise due to our relationship, the reality is that you might sell your house someday to a less neighborly person. So, in addition to the above items, it will also be necessary to: 1) provide an easement over the portion of your property along our common boundary where the screening trees will be planted in order for me to care for and maintain them in the future to my satisfaction (this will include the right to trim and shape the trees); 2) provide a view and privacy easement over your property to ensure that no future development occurs that will effect my privacy or peace and that limits time, noise, and lighting associated with any activities on your roof top patio.

I will pay for the cost of my attorney's time to prepare these documents.

I think the sooner we get all of this in writing the better so I can have peace of mind and you can proceed with your project without appeal from me.

I'll look forward to hearing back from you so we can iron out further details and timing of the above.

Regards,

Tracy Alford
(405) 816-1805
golfrqr1@cox.net

Lister, Daniel M. x6617

From: John S. Bridges [jbridges@fentonkeller.com]
Sent: Tuesday, October 21, 2014 12:55 PM
To: Lister, Daniel M. x6617
Cc: Tracy Alford <Golfrgrl1@cox.net> (Golfrgrl1@cox.net); Kristie M. Campbell
Subject: Bardis (1525 Riata)

Dan: Good to talk this morning. Glad to hear you will consider conditioning the project as the LUAC asked. FYI...the list of conditions presented at the LUAC meeting looks like this:

Conditions volunteered/suggested by applicant Bardis and/or his architect:

1. reduce deck area to 650 s.f.
2. provide tree screen on Alford property as shown on photo presented (which was later defined as being two 48" box and three 36" box cypress trees). (As I mentioned, Ms. Alford is willing to plant the trees but she needs simple access through the Bardis property in order to do so and Bardis has refused).
3. No parties on the deck
4. all lighting will be low voltage and downcast
5. no activity on roof after 10 p.m.
6. no short term rental of the house

Conditions suggested by the public :

7. roof top occupancy be limited by elevator capacity

Conditions suggested by the noise expert:

3. no sound generating activities after 10 p.m.
9. 50 dBA noise limit at property line before 10 p.m.
10. prohibit amplified music on the deck
11. tree screen suggested by Bardis' architect

Important statements made by LUAC members include:

- a. regardless of Bardis promises, conditions must be considered to address "successor owners"
- b. must look "prospectively" at future owners
- c. all suggested conditions should be considered
- d. support code enforcement
- e. parties should work to resolve their differences (Ms. Alford has tried but the Bardis' have refused)

I'll look forward to reviewing the files you mentioned re other roof top decks in Pebble Beach.

Thanks...JOHN

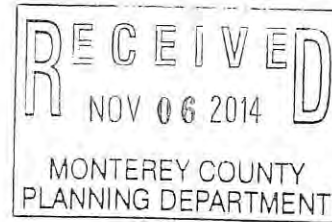
John S. Bridges
FENTON & KELLER
Post Office Box 791
Monterey, CA 93942-0791
831-373-1241, ext. 238
831-373-7219 (fax)
jbridges@fentonkeller.com
www.FentonKeller.com

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Chris Bardis

From: Chris Bardis
Sent: Wednesday, October 08, 2014 4:59 PM
To: Chris Bardis
Subject: Fwd: 1525 Riata Road, Pebble Beach



Sent from my iPhone

Begin forwarded message:

From: "alfred cooper" <alfredcooper@comcast.net>
Date: October 8, 2014 at 4:38:01 PM PDT
To: "Chris Bardis" <cbardis@artisan-homes.us>
Subject: RE: 1525 Riata Road, Pebble Beach

Thank you for your explanatory letter referring to the remodel of your house.

My wife and I live on Ronda Road, and have for more than fifty years. We have excellent friendly neighbors, with whom we have cooperated in preserving the coastal view. The notice of the review board hearing on your project obviously drew our attention, so we attended the meeting. What we heard allayed any fears we might have had. Your house is not the most obtrusive one on that street, and to me does not appear intrusive in the scene.

I believe it is incumbent on us all to do what we can to preserve the natural beauty of the area in which we are blessed to live.

We wish you luck with your project.

Alf and Gail Cooper

From: Lori Rispoli [<mailto:lrисpoli@artisan-homes.us>] **On Behalf Of** Chris Bardis
Sent: Wednesday, October 08, 2014 1:48 PM
To: alfredcooper@comcast.net
Subject: 1525 Riata Road, Pebble Beach

Dear Mr. Cooper

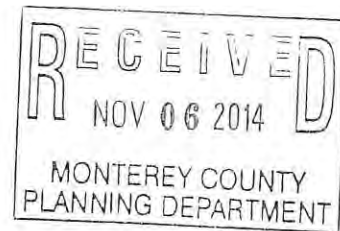
I have reviewed your email to MRMA dated 10/2/14. I am attaching a letter that my wife and I sent to our immediate neighbors last week that explains our home remodel project at 1525 Riata Road.

I can assure you that our deck is not going to be a "party deck". We have a lower deck that has access to our kitchen, living and dining rooms and bathroom which we will be using when we have guests over. The term "party deck" has been presented by our neighbor and her attorney in an attempt to incite the neighborhood.

The project was unanimously approved by the Del Monte Forest Land Use Committee at their meeting on October 2nd and testimony was offered that it will be approved by Pebble Beach.

Chris Bardis

From: Sara Bardis <sbardi2@aol.com>
Sent: Sunday, October 05, 2014 12:44 PM
To: Chris Bardis
Subject: Fwd: Update



—Original Message—

From: Christine Baker <tansy1@pacbell.net>
To: Sara Bardis <sbardi2@aol.com>
Sent: Sun, Oct 5, 2014 11:23 am
Subject: Re: Update

That is GREAT news, congratulations!

Please keep us posted on the next step in terms of a hearing, etc. If Tracy continues to escalate the issue we would like to help. First, we're drafting a letter to neighbors from us, addressing the first letter that riled up the neighborhood - we would only send after you both reviewed and approved, and Tony too, and timing it right before a hearing is key. Second, if there is another hearing we would like to be there and speak up on your behalf, with strategic talking points - again with your prior consent.

It will be interesting to hear what Tony Lombardo has to say about the situation next time you meet with him.

Keeping our fingers crossed for a speedy resolution to your stalemate.

chris

Sent from my iPad

On Oct 5, 2014, at 10:36 AM, Sara Bardis <sbardi2@aol.com> wrote:

Hi Chris and Jerry,

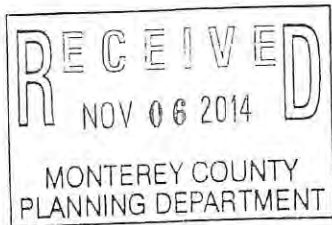
Thank you again for your help. I believe that speaking about your decks and it doesn't matter if it is on the roof or some place else, made a huge difference.

We have not heard from Tracy, saw her on her deck on Friday and just a wave. Here is the good part! Chris and Richard went to the Building Dept early on Friday. They wanted to say Thank You to Liz who was at the LUAC meeting, which they did, then they were able to speak with the planner, Dan Lister. They wanted to know if we could work outside or inside and not touch the roof. So the planner then checked with the Code Enforcer, who said NO PROBLEM!! So we are back building on Monday, just nothing to do with the roof!!!

I am sure on Monday, Tracy's "team" will really have a problem.

Thank you! To be continued.

Sara



*Chris and Sara Bardis
P.O. Box 1648
Pebble Beach, California
93953
(831)915-1983*

November 5, 2014

John Ford
Monterey County Planning Department
168 W. Alisail Street, 2nd Floor
Salinas, CA 93901

Re: 1525 Riata Road

Dear Mr. Ford,

I apologize for not being available for your meeting on November 2nd due to pressing issues in Sacramento.

I do want you to know that we have been reaching out to the neighborhood. We have extended the surrounding homeowners an invitation to visit our site for a private viewing. We have also responded to those property owners who wrote letters about their concerns to various staff personnel. Those owners who have responded have offered support of our application. We will continue to reach out to the neighborhood – see enclosed letters.

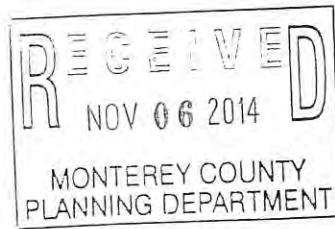
Much of the concerns of the neighborhood were caused by inflammatory comments made by one individual, Tracy Alford. The following excerpt is indicative of such inflammatory conduct as taken from her letter September 13, 2014 to a nearby resident:

“Can you imagine the potential chaos if during one of the big Pebble Beach events (such as the recent Concours or the AT&T golf tournament) some corporate group rented this house and held an all night, no holds barred party on this 873 sq. ft roof top?”

Ms. Alford’s comments above are ironic, as she has rented her house out on a regular basis to PAGANI, an organization who conducted parties and sold cars at the location during the very events that she complains about in the excerpt above (see photos).

As to the trees, I will allow Ms. Alford a one-time access through my property to plant trees on her property in order to screen her view of our house when she stops complaining and inflaming the neighborhood and these issues are resolved without further undo delays caused by her.

Page two
John Ford
November 5, 2014



All of the issues raised by Mr. Bridges in his email are regulated by Governmental authority with the exception of the tree planting issue.

I hope you understand my position and concerns.

Thank you for your efforts,

Very truly yours,

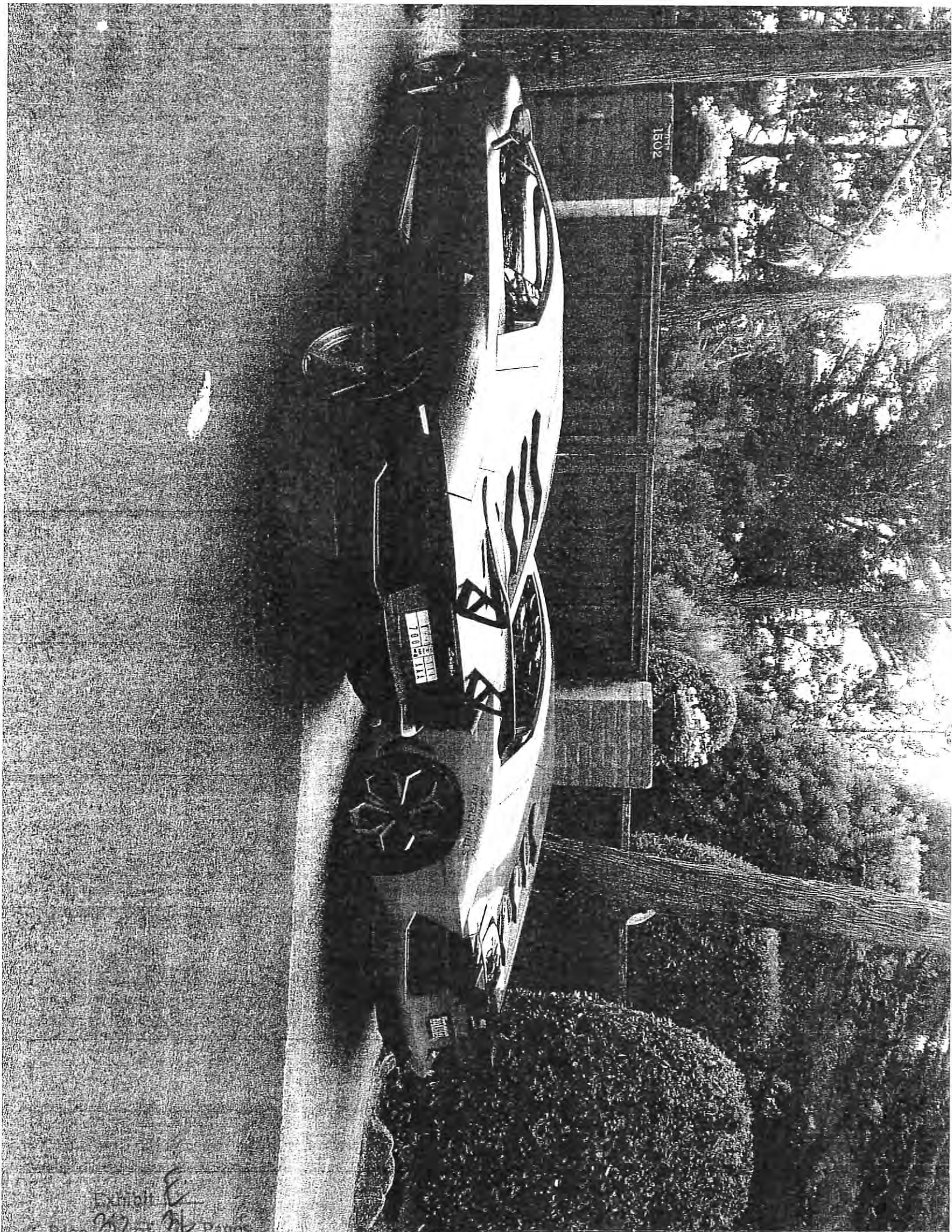

Chris Bardis
(916)313-3006

cc: Dan Lister ↙
Mike Novo

Entrance to
1496 Bonifacio Road Rental
Tracy Alford's Residence

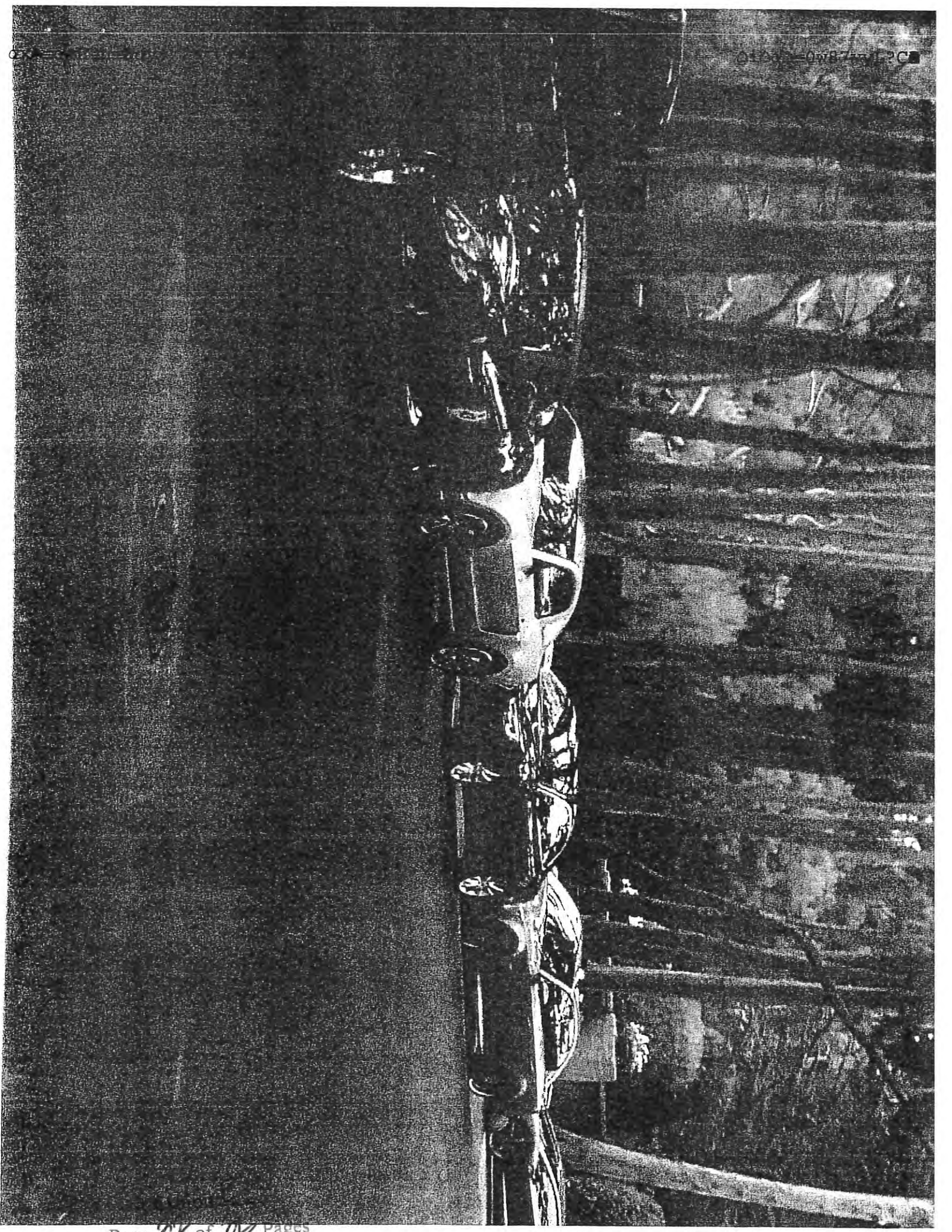


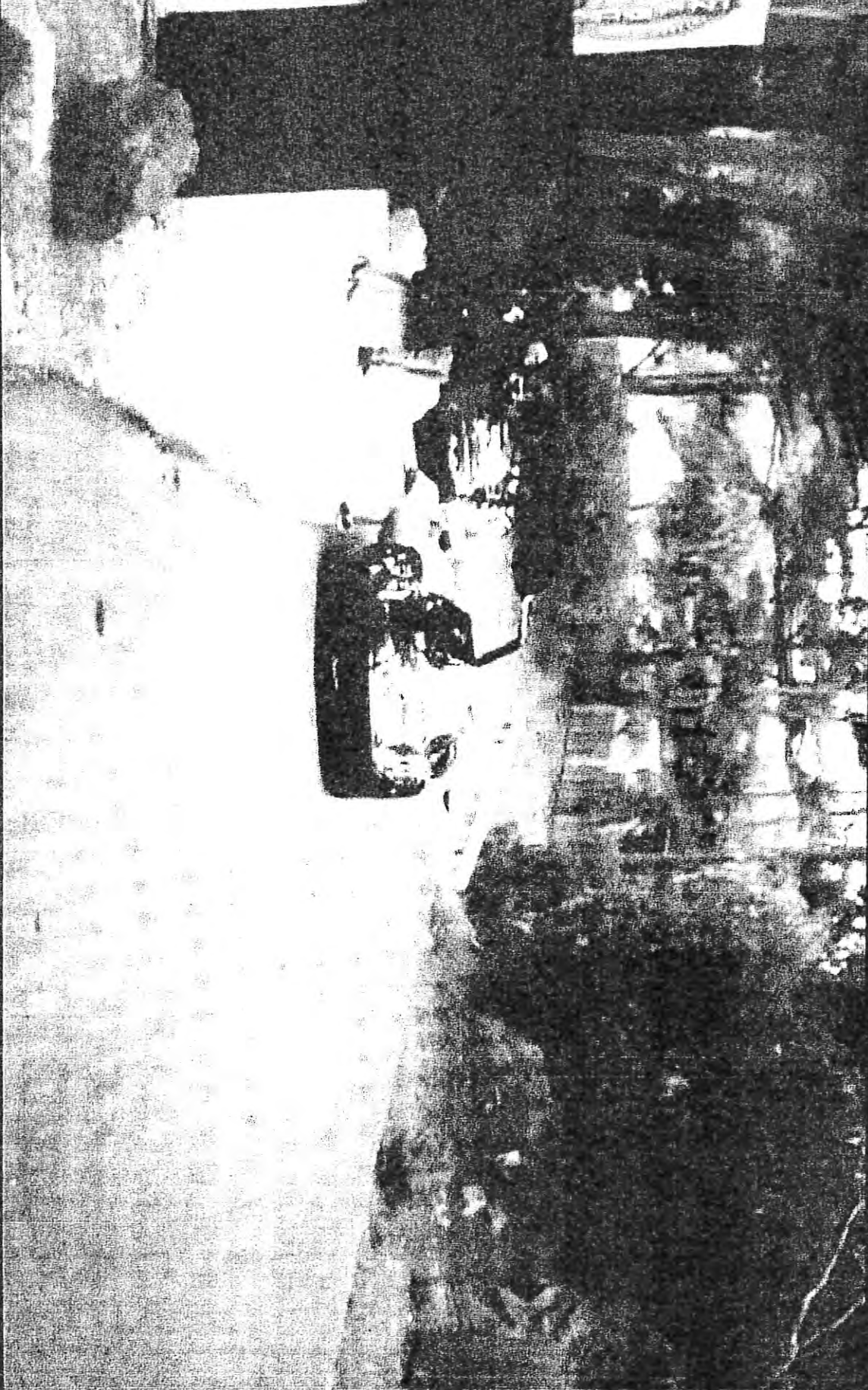






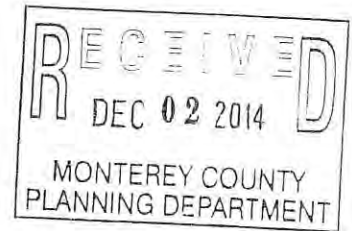
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Chris and Sara Bardis
1525 Riata Road
Pebble Beach, CA.
93953



Dear Mr. Ford and Mr. Lister,

We appreciate your efforts in trying to mediate the dispute with Mrs. Alford. We believe an agreement has been reached on all issues and you should be receiving confirmation shortly from the attorneys of both parties.

We wanted you to know that we have reached out to our neighbors, submitting to them plans, and elevations, as well as a description of our intended use. Enclosed is an assessors parcel map identifying our efforts.

PINK is Mrs. Alford's residence

BLUE is the Bardis residence

YELLOW are the neighbors who have responded positively to our pending application.

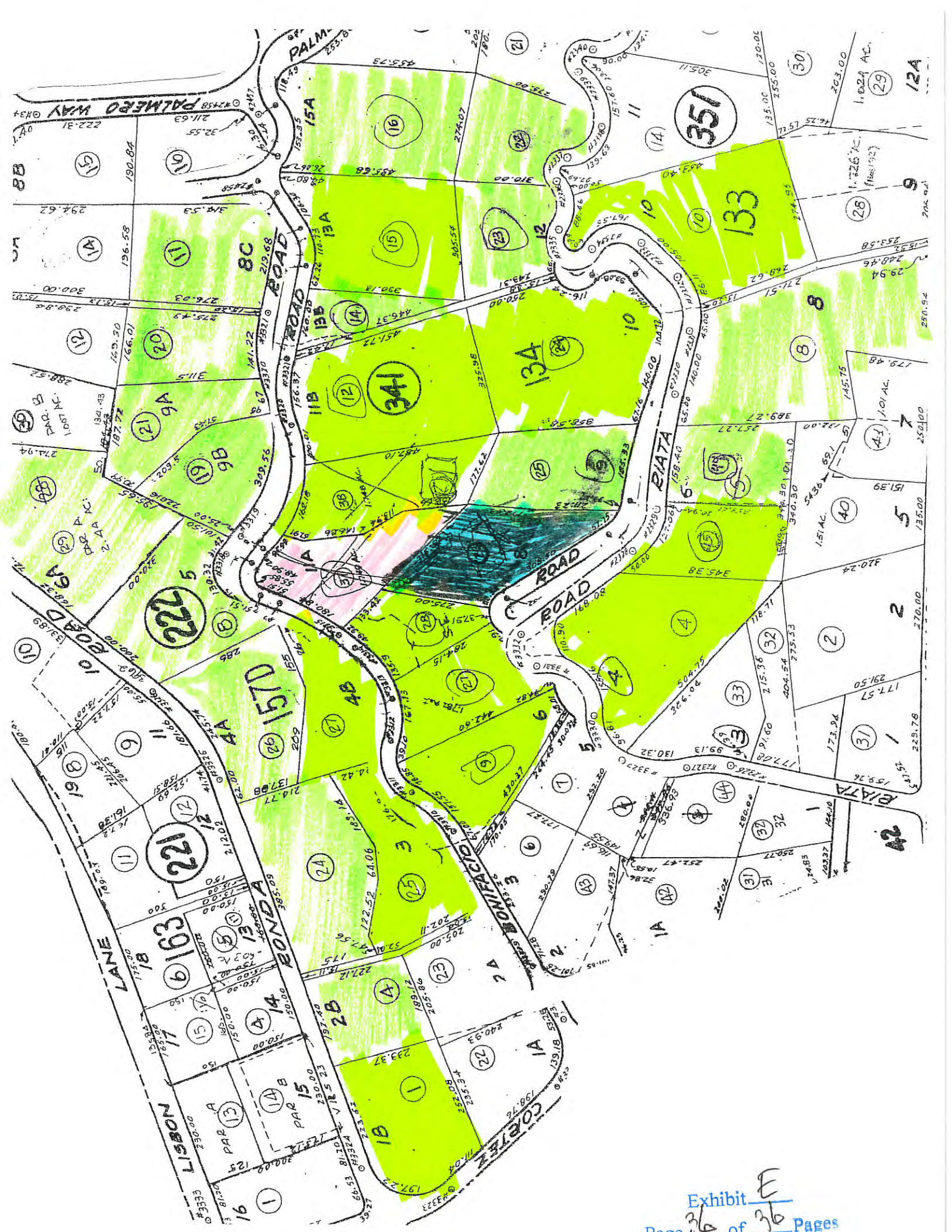
LIME are the neighbors who have received information but have not responded. We invited them to a viewing and do not feel it is appropriate to seek further approval from those neighbors.

A number of the neighbors have offered to attend the hearing and testify. We have informed them that the settlement addresses all issues raised by Mrs. Alford, thus their attendance and letters on our behalf are not necessary. They do have serious concerns about Mrs. Alford's short term rentals, and hope the commission will formally address this issue.

Thank you for your consideration,

Chris Bardis
Sara Bardis

Chris and Sara Bardis



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

In the matter of the application of:

Sara and Christo Bardis (PLN120663)

RESOLUTION NO. 13-020

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorically Exempt per Section 15301 (e); and
- 2) Approving a Combined Development Permit including: 1) a Coastal Administrative Permit to allow a 344 square foot main floor addition (new entry), a 329 square foot garage expansion, a 17 square foot bedroom addition at lower level, and a 466 square foot extension to the main level terrace to an existing 5,749 square foot two-story single family dwelling with a 8,614 square foot driveway; 2) a Variance to exceed the 9,000 square foot Pescadero Watershed impervious coverage limitation to allow 13,514 square feet of impervious surface and; 3) Design Approval.

Materials and colors to match the existing. Grading of approximately 50 cubic yards of cut.

[PLN120663, Sara and Christo Bardis, 1525 Riata Road, Pebble Beach, Ca, Del Monte Forest Land Use Plan (APN: 008-341-026-000)]

The Sara and Christo Bardis application (PLN120663) came on for public hearing before the Monterey County Zoning Administrator on May 30, 2013. 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 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 1525 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-026-000), Del Monte Forest Land Use Plan. The parcel is zoned LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit with Design Control, in the Coastal Zone], which allows additions to single family dwellings. Therefore, the project is an allowed land use for this site.

Exhibit r

- c) Archaeological Resources. Based on information contained within the Monterey County Geographic Information System, the subject property is located within a high sensitivity area for archaeological resources. Therefore, pursuant to Section 20.147.080.B.1 of the CIP, an archaeological report was prepared by Mary Doane (LIB130031) for the project (See Finding 2, Evidence b). This report concluded that the project area does not contain surface evidence of potentially significant cultural resources. There is an archeological site to the east of the property line, but the project is over 750 feet from the recorded boundary of the site. The archaeologist has determined that this project would not have any impacts on archaeological resources. The potential for inadvertent impacts to cultural resources is limited and will be controlled by the imposition of the County's standard condition of approval for protection of archaeological resources (Condition No. 3).
- d) Variance. The subject property is located within the Pescadero watershed, which drains into the Carmel Bay Area of Special Biological Significance. In order to ensure 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 impervious surface coverage be limited to 9,000 square feet.
- e) The subject property is located within a Design Control district, which regulates the location, size, configuration, materials and colors of structures and fences. In addition, CIP Section 20.147.070.C.2 requires structures to be subordinate to and blend into the environment. The proposed materials and colors will match the existing single family dwelling of light beige siding, trim of off white.
- f) Legal non-conforming. The existing single family dwelling was built in 1989 at 33 feet in height whereas the district height limit is 30 feet. The design of the building including the height was approved in 1987 prior to the adoption of the Del Monte Forest Land Use Plan. The structure is legal non-conforming as to height regulations. Any enlargement, extension, reconstruction or structural alteration of the nonconforming structure may be permitted if the enlargement, extension, reconstruction or structural alteration conforms to all the regulations of the district in which they are located. Structural alterations are defined as any change or rearrangement of the supporting members of an existing structure. In this case, there will be no changes to the "supporting members" of the second floor of the structure.
- g) The project planner conducted a site inspection on October 25, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- h) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on February 12, 2013. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application warranted referral to the LUAC because the proposed project includes a Variance and Design Approval subject to the review of the Zoning Administrator. The LUAC supported the project as proposed with a vote of 5 to 0. The committee members had no further comments regarding the project.
- i) The application, project plans, and related support materials submitted

by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120663.

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 Service District, Parks, 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 Biological Resources, Tree Resources, Archaeological Resources, Soil/Slope Stability. The following reports have been prepared:
 - “Preliminary Archaeologist Assessment of Assessor’s Parcel Number 008-341-026-000” (LIB130031) prepared by Mary Doane, Salinas, CA, December 11, 2012;
 - “Tree Assessment/Forest Management Plan” (LIB130033) prepared by Frank Ono, Pacific Grove, CA, January 15, 2013;
 - “Biological Report” (LIB130035) prepared by Scott Hennessey, Salinas, CA, December 15, 2012;
 - “Geotechnical Report” (LIB130034) prepared by Grice Engineering, Salinas, CA, January 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 October 25, 2012 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 PLN120663.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by RMA - Planning Department, Pebble Beach Community Service District, Parks, 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 single family dwelling is serviced by California American Water for water and Pebble Beach Community Services District for sewage.
- c) Staff conducted a site inspection on October 25, 2012 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 PLN120663

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on October 25, 2012 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120663.

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 of not more than 50% of the structure's floor area.
 - b) The project will involve the addition of a 517 square foot addition to the main house, a 329 square foot garage expansion and a 466 square foot terrace addition is less than 20% of the total floor area. The existing single family dwelling is 5,749 square feet and the additions are less than 20% of the existing residence.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 25, 2012.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
 - e) Staff conducted a site inspection on October 25, 2012 to verify that the site is suitable for this use.
 - f) 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 PLN120663.

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 PLN120663.
 - e) The project planner conducted a site inspection on October 25, 2012.

7. **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 5 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 (Adopted 2012), impervious surface (structural and site improvements) coverage for residential development shall be limited to a maximum of 9,000 square feet
 - b) The existing impervious coverage is 17,185 square feet and the applicant will be converting approximately 3,265 square feet of the existing impervious coverage to pervious bringing the impervious coverage to 13,514 square feet. Currently the existing driveway is approximately 8,614 linear square feet.
 - c) The site is currently non-conforming with respect to impervious coverage requirements in the Pescadero Watershed. The replacement of 1,723 square feet of asphalt driveway with pervious pavers and removal of a 553 square foot terrace will not bring the property into compliance but it will make the property more conforming than before the project. As a condition of approval, the applicant will be required to submit a site plan which depicts a total reduction of impervious coverage to 21%. Granting a variance for a 517 square foot addition and 466 square foot terrace extension (329 square foot garage extension is below) will increase structural coverage, however the reduction in impervious surfaces improves a non-conforming condition. This action brings the site more into conformance with the Pescadero Watershed Policies, than no project.
 - d) Although the project meets the intent of the Water and Marine Resources Development Standards of the Del Monte Forest Land Use Plan by reducing the total amount of combined structural and

impervious coverage, it will still exceed the both the maximum structural and impervious surface coverage allowed. Therefore, the project requires a Variance (see Finding No. 8).

- 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 PLN120663.

8. **FINDING:**

VARIANCE – Variances shall only be granted based upon the following Findings:

1. That because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings, the strict application of development standards in the Monterey County Codes is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under and under identical zoning classification;
 2. That the variance shall not constitute a grant of privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated;
 3. A 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.
- a) The Del Monte Forest Coastal Implementation Plan – Part 5 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 (Adopted 2012), impervious surface (structural and site improvements) coverage for residential development shall be limited to a maximum of 9,000 square feet.
- b) The addition to an existing single family dwelling is an allowed use in the LDR zoning district.
- c) Other property owners in the vicinity and under identical zoning classification has been afforded the same privileges sought by the property owner of this application. Several variances granted within the Pescadero Watershed have been granted and the average reduction is approximately 19%.
- ± PLN120534 (Paul) allowed the conversion of an existing 711 square foot garage to an accessory dwelling unit and a 14 square foot addition by reducing impervious area from 23,458 square feet to 15,996 square feet (32% reduction);
 - ± PLN090364 (Pelio) allowed a 1,209 square foot addition in structural coverage by decreasing impervious surface coverage from 12,583 to 9,943 square feet (21% reduction);
 - ± PLN010230 (Fitzpatrick) allowed the addition of a 1,360 square foot addition to an existing single family dwelling by reducing impervious area from 20,512 square feet to 16,276 square feet (21% reduction);
 - ± PLN100550 (Old Forest Investments LLC.) allowed a hall/gallery/library addition of 1,457 square feet and a 536 square foot bedroom on second floor by reducing impervious area from 18,441 square feet to 17,121 square feet (reduction of 11%);

- ⊕ PLN980610 (Goldberg) allowed the addition of 91 square feet to an existing single family dwelling by reducing impervious coverage from 13,018 square feet to 12,709 square feet (3% reduction);
 - ⊕ PLN100551 (Blossom Cove) allowed a 7,059 square foot dwelling and remodel of a 792 square foot Caretakers Unit by reducing impervious coverage from 10,341 square feet to 8,880 square feet (15% reduction);
 - ⊕ PLN080523 (Piccinini) allowed the addition of a 523 square foot exercise room by reducing impervious coverage from 11,771 square feet to 8,014 square feet (14% reduction);
 - ⊕ PLN110174 (Hoffman) allowed a 1,109 square foot addition to an existing single family dwelling for an impervious coverage reduction from 11,801 to 7,521 square feet (36% reduction);
 - ⊕ PLN090231 (PB Cypress) allowed a partial demolition of an existing single family dwelling and a 489 square foot addition for a reduced impervious coverage from 11,205 to 7,234 square feet (30% reduction).
- d) Staff conducted a site inspection on October 25, 2012 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 PLN120663.

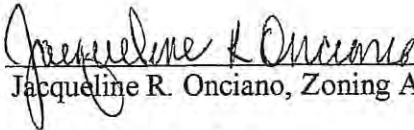
9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:**
- a) Board of Supervisors. Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is appealable to the Board of Supervisors.
 - b) California Coastal Commission. Section 20.86.080.A.1 and A.3 of the Monterey County Zoning Ordinance (Tile 20) states that the proposed project is subject to appeal to the Coastal Commission because it involves development between the first through road paralleling the sea.

DECISION

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

1. Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15301(e) and;
2. Approve Combined Development Permit including: 1) a Coastal Administrative Permit to allow a 344 square foot main floor addition (new entry), a 329 square foot garage expansion, a 17 square foot bedroom addition at lower level, and a 466 square foot extension to the main level terrace to an existing 5,749 square foot two-story single family dwelling with a 8,614 square foot driveway; 2) a Variance to exceed the 9,000 square foot Pescadero Watershed impervious coverage limitation to allow 13,514 square feet of impervious surface and; 3) Design Approval. Materials and colors to match the existing. Grading of approximately 50 cubic yards of cut, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference; and

PASSED AND ADOPTED this 30th day of May, 2013


Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN 10 2013

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

JUN 20 2013

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.

Monterey County Planning Department
Condition of Approval Implementation Plan/Mitigation
Monitoring Reporting Plan

PLN120663

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This permit consists of a Combined Development Permit including: 1) a Coastal Administrative Permit to allow a 344 square foot main floor addition (new entry), a 329 square foot garage expansion, a 17 square foot bedroom addition at lower level, and a 466 square foot extension to the main level terrace to an existing 5,749 square foot two-story single family dwelling with a 8,614 square foot driveway; 2) a Variance to exceed the 9,000 square foot Pescadero Watershed impervious coverage limitation to allow 13,514 square feet of impervious surface and; 3) Design Approval. Materials and colors to match the existing. Grading of approximately 50 cubic yards of cut. 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 the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)

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 13-020) was approved by the Zoning Administrator for Assessor's Parcel Number 008-341-026-000 on May 30, 2013. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

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 Department.

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. The Monterey County RMA - Planning Department 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 Department)

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 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.

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 Department)

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 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.

5. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on May 30, 2016 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/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.

6. 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 Department)

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 the RMA - Planning Department 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 the RMA-Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

7. PD01 - NON- STANDARD IMPERVIOUS SURFACE REDUCTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The paved area between the motorcort and driveway shall be removed and replaced with eco pavers, or other equivalent permeable paving material. This will result in an additional 1,480 square feet of pavement being replaced with permeable paving material. Reducing the impervious paving on site to 13,514 square feet.

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permit, the applicant shall submit plans showing impervious paving on site to be 13,514 square feet.

8. 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.

9. 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.

10. 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.

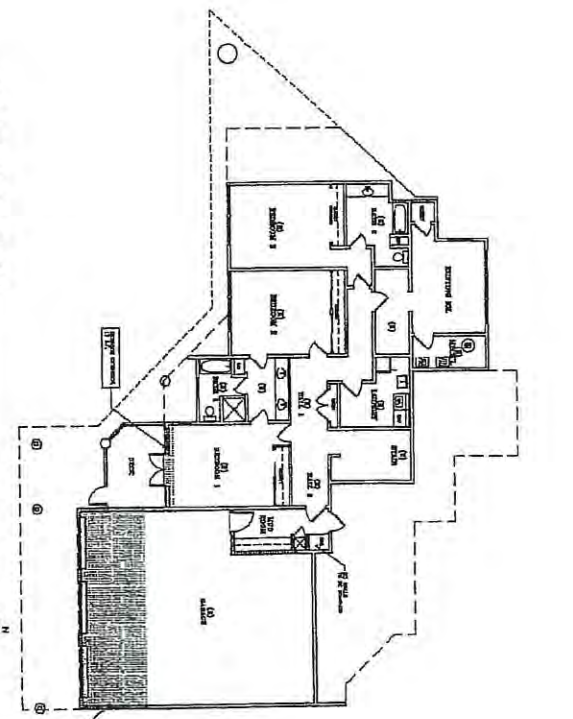
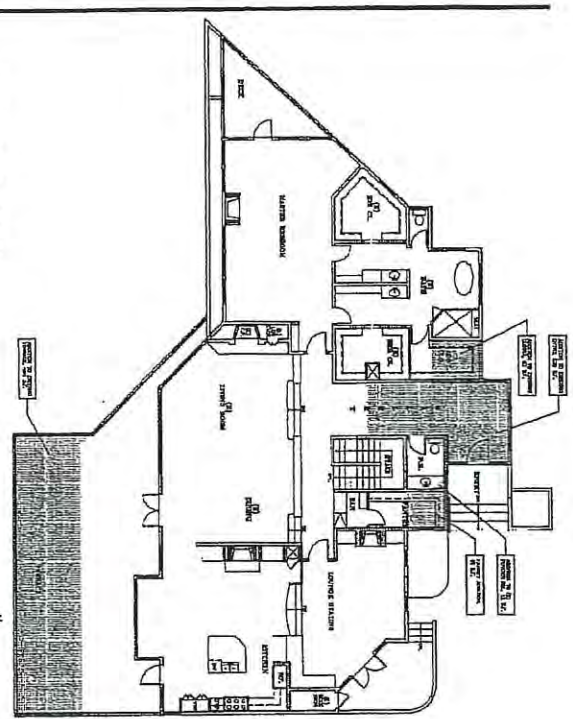
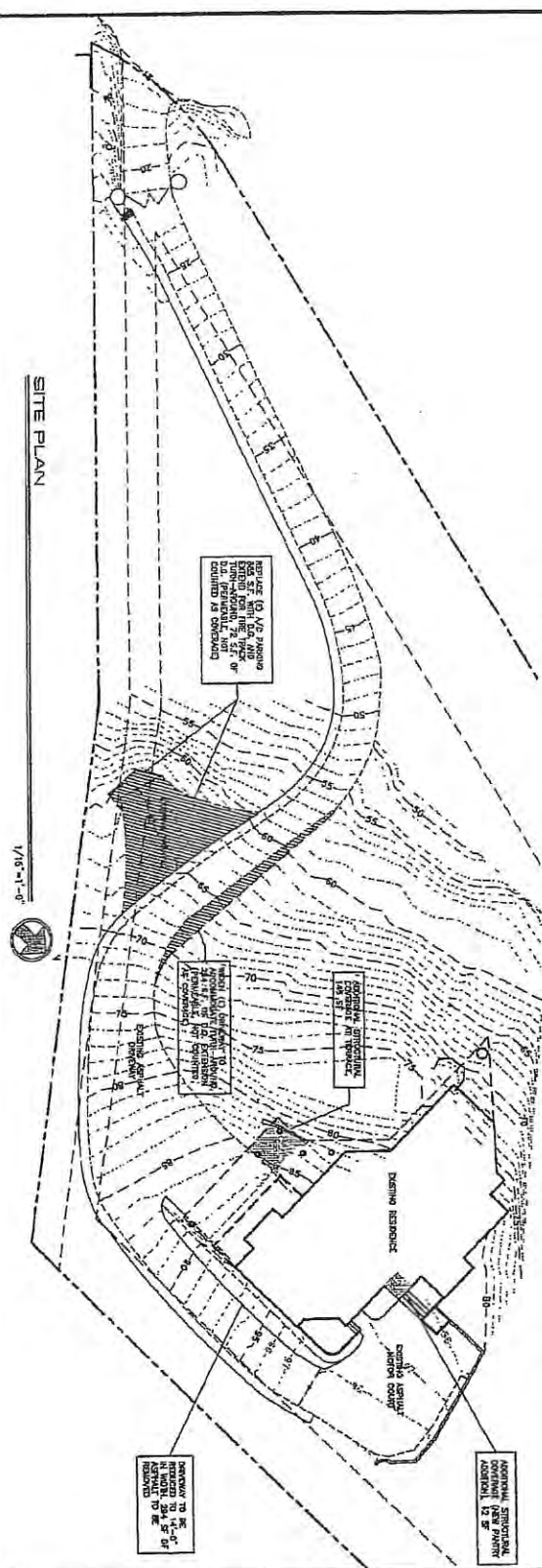
Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

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

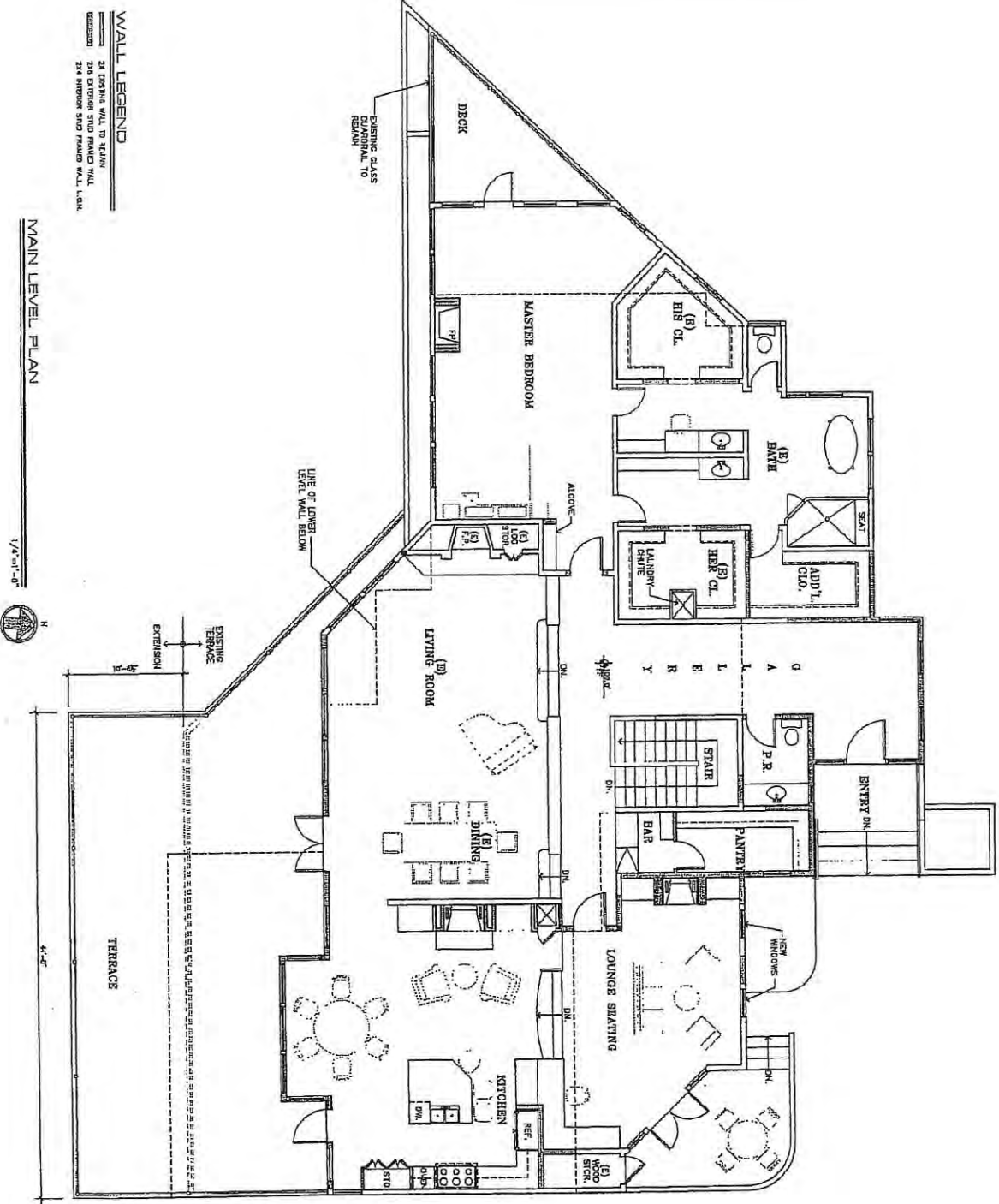
Responsible Department: Fire

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

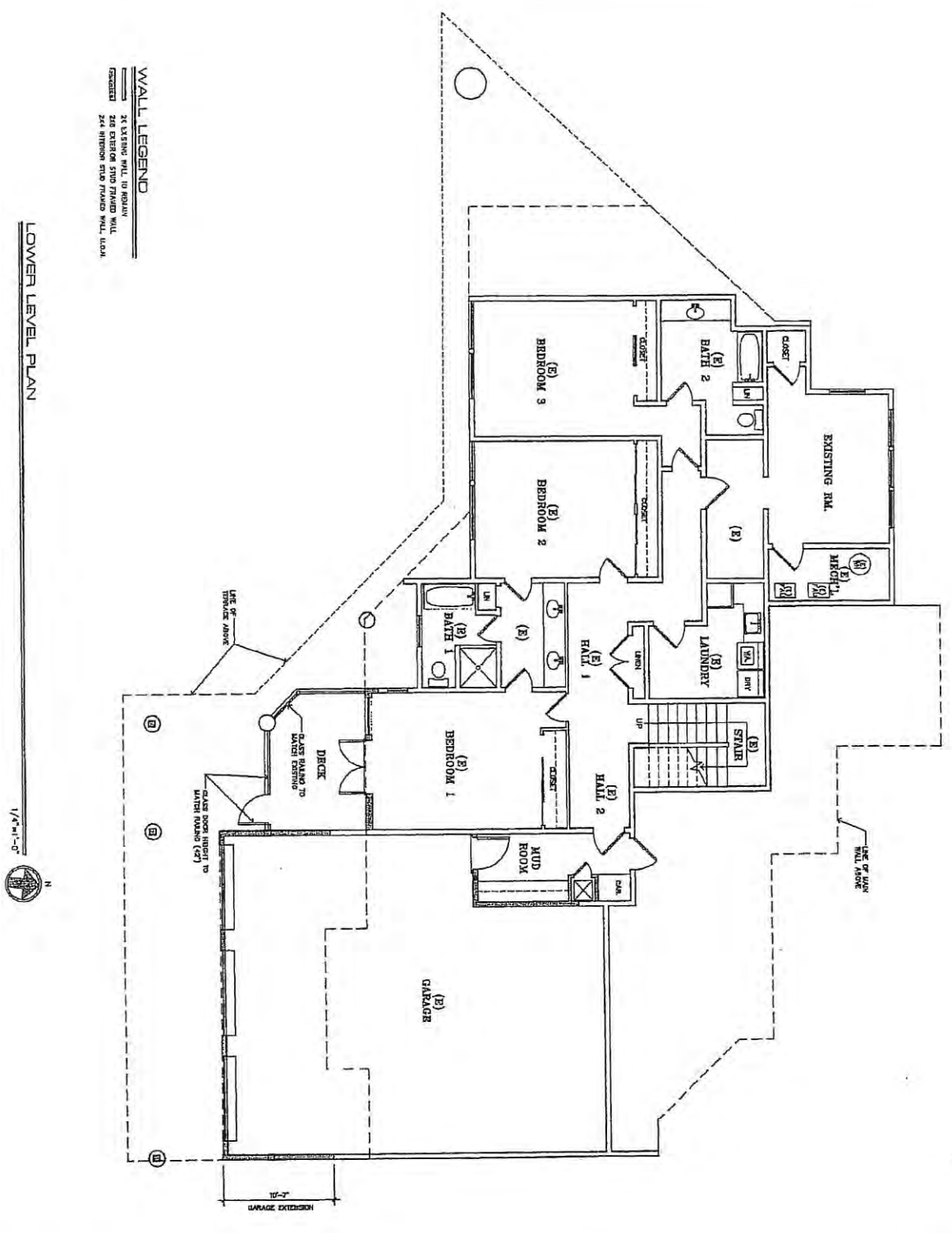
Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.



JAN A. SILVANO, AIA IDA REGISTERED ARCHITECT AND LANDSCAPE ARCHITECT JOHN E. MATTHEWS REGISTERED ARCHITECT AND LANDSCAPE ARCHITECT 781 LOSTWOOD AVE PASADENA, CALIFORNIA 91106 TEL: 818-796-1000 FAX: 818-796-1001 WWW: www.jasid.com	
CLIENT: MR. & MRS. CHRIS BARDS PROJECT ADDRESS: 1525 PLATA ROAD PEBBLE BEACH, CA. APR. 08 - JUL. 08	
DATE: 07-11-02 SCALE: ARCHITECTURAL REVISIONS: A: FINISH SUBMIT B: FINISH SUBMIT C: FINISH SUBMIT D: FINISH SUBMIT E: FINISH SUBMIT F: FINISH SUBMIT G: FINISH SUBMIT H: FINISH SUBMIT I: FINISH SUBMIT J: FINISH SUBMIT K: FINISH SUBMIT L: FINISH SUBMIT M: FINISH SUBMIT N: FINISH SUBMIT O: FINISH SUBMIT P: FINISH SUBMIT Q: FINISH SUBMIT R: FINISH SUBMIT S: FINISH SUBMIT T: FINISH SUBMIT U: FINISH SUBMIT V: FINISH SUBMIT W: FINISH SUBMIT X: FINISH SUBMIT Y: FINISH SUBMIT Z: FINISH SUBMIT	
SHEET NO. A1.1 ARBA CALCULATION	



IAN A. SILLARD, AIA IDA REGISTERED ARCHITECT & INTERIOR DESIGNER JOHN E. MANTHAKAS REGISTERED ARCHITECT & INTERIOR DESIGNER 751 LANTANA AVE. PACIFIC GROVE, CA 95026 (805) 996-1811 (805) 996-1840 Fax: (805) 996-1840 Email: ian@illard.com	PROJECT/CLIENT MR. & MRS. CHRIS BARDS
	PROJECT ADDRESS 1525 BLAYA ROAD, PEBBLE BEACH, CA. PHN. 008-311-028
DATE 0-1-0-13 RECORD APPROVAL	REVISIONS A. WINDOW SEATING A. ENTRY SEATING A. KITCHEN SEATING A. LIVING ROOM SEATING
SHEET NO. A2.0	MAIN LEVEL PLAN



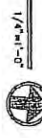
WALL LEGEND

24" EXISTING WALL TO REMAIN

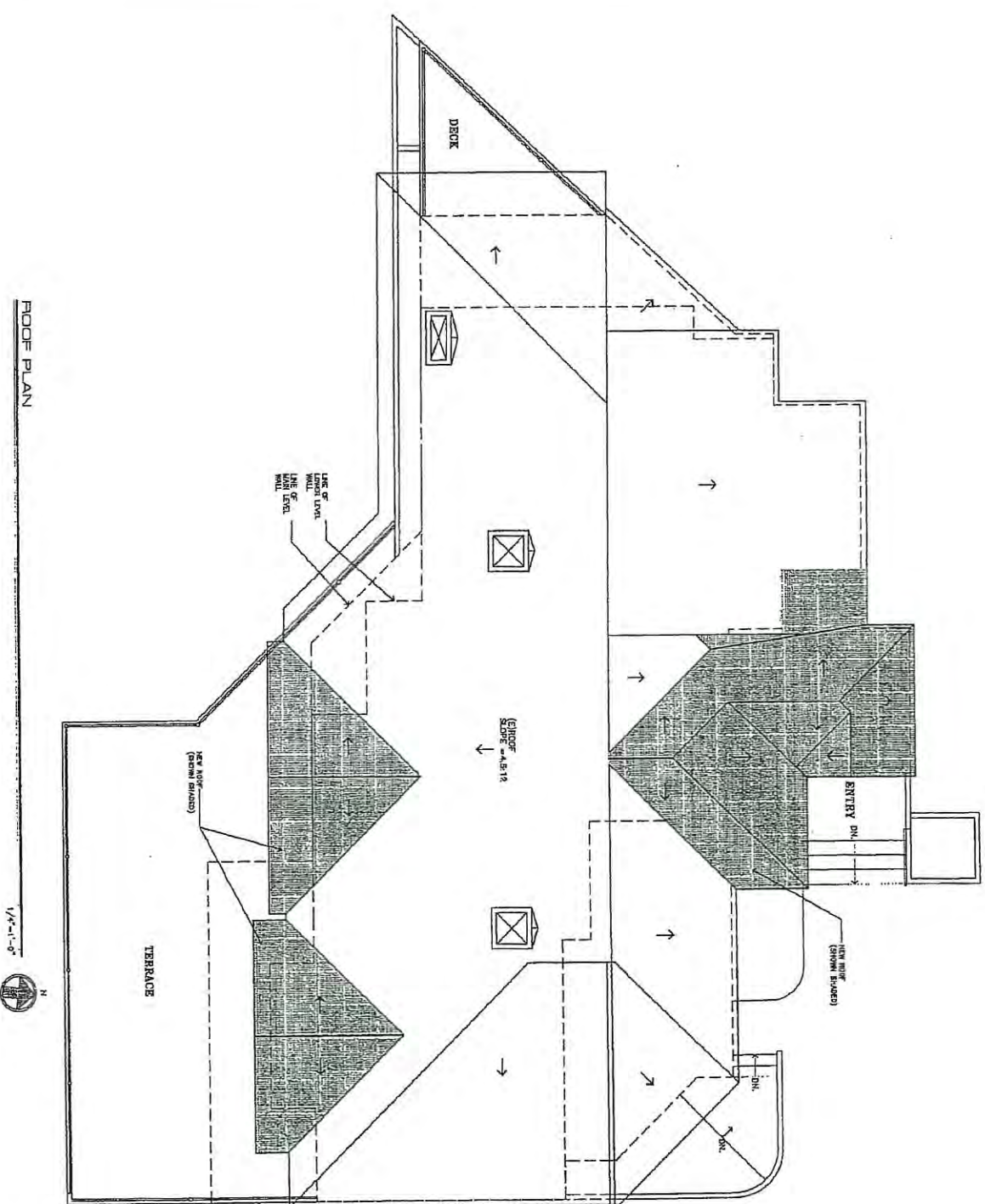
24" EXISTING STUD FRAMED WALL

24" NEW STUD FRAMED WALL, CLAD

LOWER LEVEL PLAN



<p>JAN A. BILLARD, AIA IDA ARCHITECTS & INTERIORS 701 LYON-COURT AVE PACIFIC GROVE, CA</p>		<p>PROJECT/OWNER MR. & MRS. CHRIS BARDIS</p>																
<p>PROJECT ADDRESS 1526 PLATA ROAD, PEBBLE BEACH, CA.</p>		<p>DATE APR. 08 - 3-11-08</p>																
<p>DESCRIPTION LOWER LEVEL PLAN</p>																		
<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>03/11/08</td> <td>ISSUE FOR PERMITS</td> </tr> <tr> <td>2</td> <td>03/11/08</td> <td>ISSUE FOR PERMITS</td> </tr> <tr> <td>3</td> <td>03/11/08</td> <td>ISSUE FOR PERMITS</td> </tr> <tr> <td>4</td> <td>03/11/08</td> <td>ISSUE FOR PERMITS</td> </tr> </table>				NO.	DATE	DESCRIPTION	1	03/11/08	ISSUE FOR PERMITS	2	03/11/08	ISSUE FOR PERMITS	3	03/11/08	ISSUE FOR PERMITS	4	03/11/08	ISSUE FOR PERMITS
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3	03/11/08	ISSUE FOR PERMITS																
4	03/11/08	ISSUE FOR PERMITS																
<p>NOTES</p> <ol style="list-style-type: none"> 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL, ELECTRICAL AND PLUMBING CODES AND ALL APPLICABLE LOCAL ORDINANCES. 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE AND SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES. 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENERGY CODES AND ALL APPLICABLE LOCAL ORDINANCES. 																		
<p>DATE 03-11-08</p> <p>DESIGN APPROVAL</p>		<p>DATE 03-11-08</p> <p>CONSTRUCTION APPROVAL</p>																
<p>LOWER LEVEL PLAN</p> <p>SECTION NO. A4.0</p>																		



JUN A. BILLARD, AIA
IDA G
 JUNIOR ARCHITECTS
 781 LYBON-GARDNER AVE
 PACIFIC GROVE, CA
 JOHN E. WATTS/ARCHITECT

PROJECT NO. 020111020
 DATE 02-11-02
 DRAWN BY JAW
 CHECKED BY JAW
 SCALE 1/4"=1'-0"

PROJECT/OWNER
 MR. & MRS.
 CHRIS BARDIS

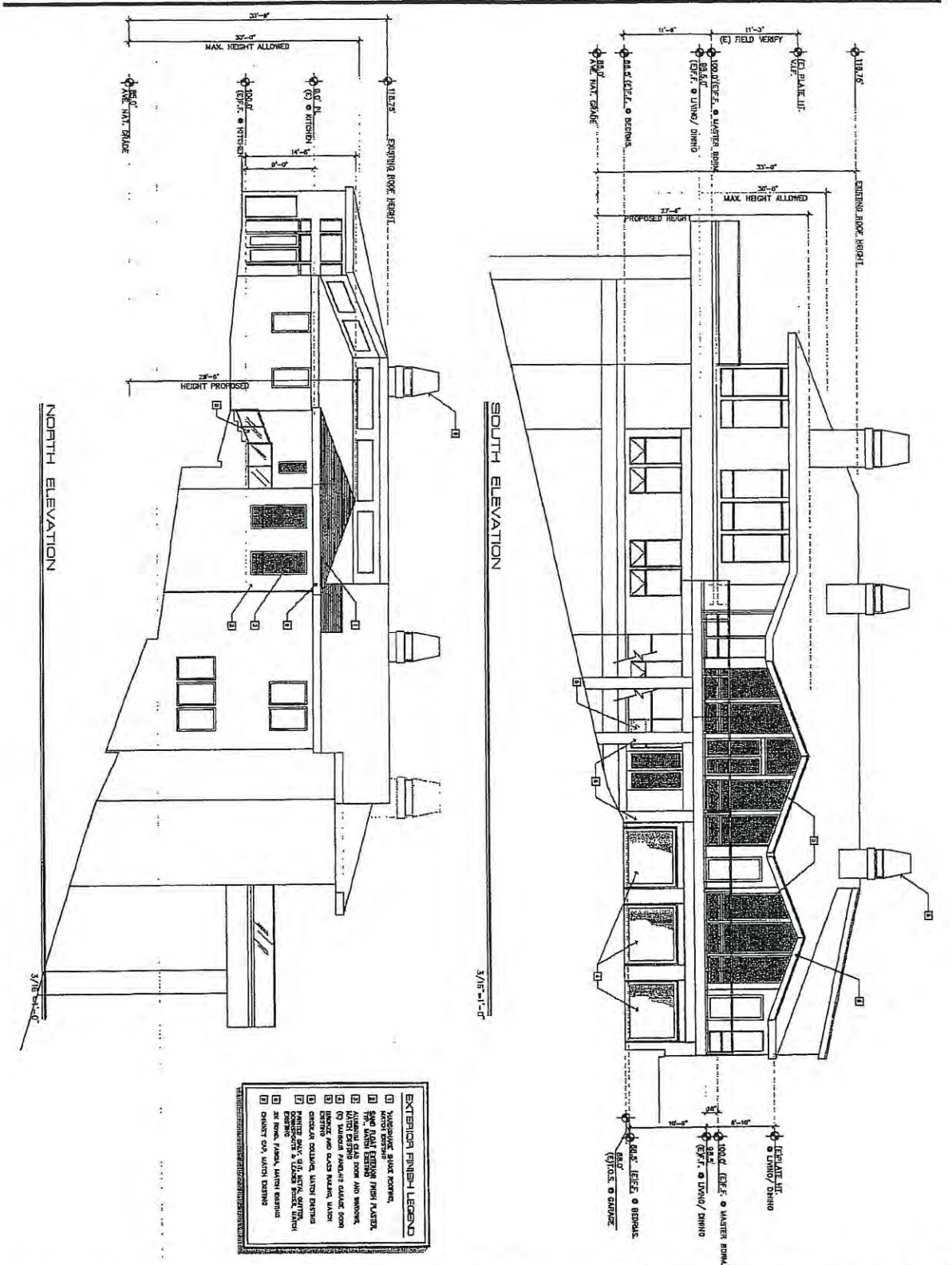
PROJECT ADDRESS
 1525 KIATA
 ROAD, PEBBLES
 BEACH, CA.
 APN: 008-34-028

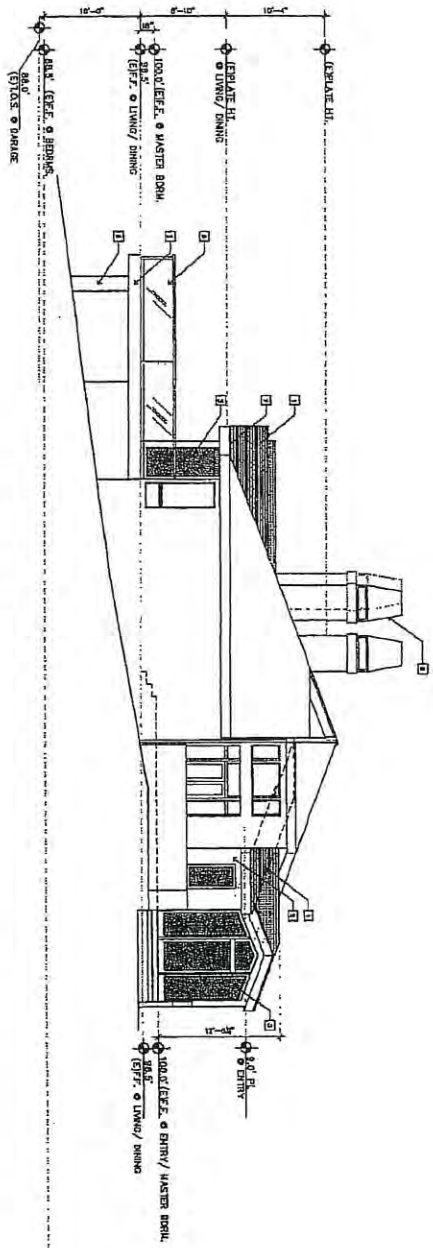
DATE: 02-11-02
 CLIENT APPROVAL

REVISIONS

NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
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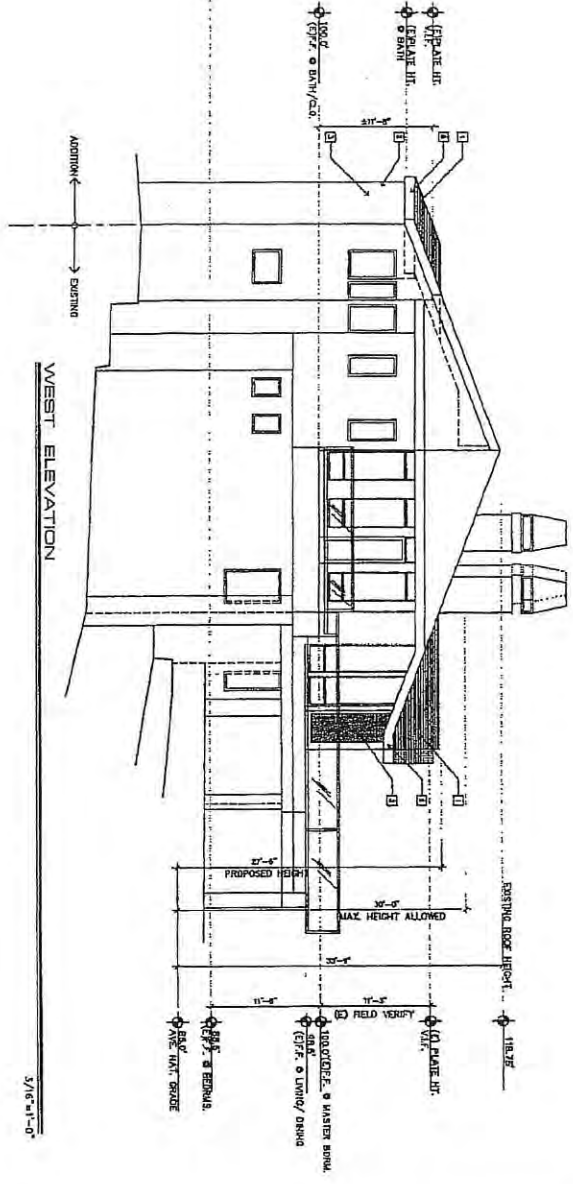
ROOF PLAN
 PLAN
 SHEET NO. A5.0





EAST ELEVATION

1/16"=1'-0"



WEST ELEVATION

1/16"=1'-0"

EXTERIOR FINISH LEGEND

- 1. HORIZONTAL SLATE ROOFING, MATCH EXISTING
- 2. 3/4" ASPHALT/FLY ASH GYPSUM FINISH PLASTER, MATCH EXISTING
- 3. 1/2" EXTERIOR POLYURETHANE INSULATION MATCH EXISTING
- 4. 1/2" EXTERIOR POLYURETHANE INSULATION MATCH EXISTING
- 5. 1/2" EXTERIOR POLYURETHANE INSULATION MATCH EXISTING
- 6. 1/2" EXTERIOR POLYURETHANE INSULATION MATCH EXISTING
- 7. 1/2" EXTERIOR POLYURETHANE INSULATION MATCH EXISTING
- 8. 1/2" EXTERIOR POLYURETHANE INSULATION MATCH EXISTING
- 9. 1/2" EXTERIOR POLYURETHANE INSULATION MATCH EXISTING
- 10. 1/2" EXTERIOR POLYURETHANE INSULATION MATCH EXISTING

<p>JUN A. BILLARD, AIA JDG JUNIOR ARCHITECTS & DESIGNERS 751 URBAN SQUARE AVE SUITE 200 SAN JOSE, CA 95128 TEL: 408/291-1811 FAX: 408/291-1812 WWW: www.junard.com</p>		<p>PROJECT ADDRESS MR. & MRS. CHRIS BARDIS 1525 RAYLA ROAD/PISDIE BRANCH, CA. A/N: 008-341-028</p>	
<p>DATE: 10-10-11 DESIGN APPROVAL: JUN A. BILLARD JUNIOR ARCHITECTS & DESIGNERS</p>		<p>PROJECT NO: A6.1</p>	

FENTON & KELLER

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

2801 MONTEREY-SALINAS HIGHWAY

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DENNIS G. MCCARTHY
CHRISTOPHER E. PANETTA
DAVID C. SWEIGERT
SARA B. BOYNS
BRIAN D. CALL
TROY A. KINGSHAVEN
JOHN E. KESECKER
SHARILYN R. PAYNE
CAROL S. HILBURN
ELIZABETH R. LEITZINGER
CHRISTINA J. BAGGETT
DOMINICK A. SEVERANCE
ELIAS E. SALAMEH
KENNETH S. KLEINKOPF
DERRIC G. OLIVER

JOHN S. BRIDGES

December 2, 2014

JBridges@FentonKeller.com
ext. 238

VIA EMAIL (listerdm@co.monterey.ca.us)

Monterey County Planning Department
Attn: Dan Lister
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Re: PLN140715 (Bardis)
Our File: 34238.32387

Dear Dan:

Per my November 25 email, Mr. & Mrs. Bardis and Tracy Alford have reached agreement regarding the Bardis project (PLN140715). A copy of the signed Settlement Agreement between the parties is attached for your file. In accordance with paragraph 1 of said Agreement, Ms. Alford hereby withdraws all opposition/complaints to the proposed construction on the Bardis property (PLN140715) including the rooftop deck. Ms. Alford requests that the County reflect this withdrawal in the staff report prepared for the Bardis project.

Please also note paragraphs 6 and 7 regarding conditions we understand the Bardis's will request that Monterey County include in the conditions of approval for their project.

Very truly yours,

FENTON & KELLER
A Professional Corporation

John S. Bridges by *KMC*
John S. Bridges

JSB:kmc

Enclosure

cc: Tony Lombardo/Kelly Sutherland (w/encl.)
John Ford (w/encl.)
Tracy Alford (w/encl.)

{JSB-427935;1}

Exhibit G

Page 1 of 5 Pages

SETTLEMENT AGREEMENT

This Settlement Agreement ("Agreement") is entered into as of the last signature date below ("Effective Date") by and between Chris and Sara Bardis (hereafter collectively referred to as "Bardis") and Tracy Alford ("Alford"). Bardis and Alford are sometimes individually referred to herein as a "Party" and collectively herein as the "Parties".

RECITALS

WHEREAS, disputes have arisen between Bardis and Alford regarding Bardis' proposed construction on 1525 Riata Road in Pebble Beach (the "Property").

WHEREAS, Alford owns that certain real property adjacent to the Property (the "Alford Property"), and Alford submitted opposition/complaints to the Monterey County Planning Department regarding Bardis' proposed construction on the Property.

WHEREAS, the Parties wish to fully, finally, and completely resolve the issues between them regarding the proposed construction on the Property.

TERMS

NOW THEREFORE, in consideration of the foregoing facts, and the terms and conditions set forth herein, the sufficiency of which is hereby acknowledged, the Parties agree to settle their disputes regarding the above-referenced matters on the following terms:

1. **WITHDRAWAL OF OPPOSITION.** Within two days of the Effective Date, Alford shall deliver a written notice to the Monterey County Planning Department withdrawing all of Alford opposition/complaints to the proposed construction on the Property (PLN 140623), including the rooftop deck (the "Bardis Project"). Alford shall request the County reflect her withdrawal in the staff report prepared for the Bardis Project.

40215
CB AB TA

2. **BARDIS' CONDITION PRECEDENT.** Bardis' further obligations under this Agreement are conditioned upon Monterey County Planning Department receiving the above described withdrawal from Alford.

3. **LICENSE.** Bardis hereby grants to Alford a nonexclusive, irrevocable license (the "License") over the driveway and turnaround portion of the Property (the "Licensed Premises").

4. **TERM OF LICENSE.** The License shall expire five (5) years after the Effective Date, and Alford shall have no right to use the Licensed Premises for any purpose after the License expires.

5. **USE OF LICENSED PREMISES.** Alford may use the License to access the Licensed Premises to plant trees on the Alford Property to screen development on the Property from the Alford Property on a mutually agreed upon day or days. Prior to that mutually agreed upon day or days, Bardis shall remove the fence between the Property and the Alford Property so

that Alford (or Alford's arborist, invitees, or licensed contractors) can drive a crane across the Licensed Premises to plant the trees. Thereafter, Bardis shall reinstall the fence between the Property and the Alford Property. In the event that any of the trees planted on that mutually agreed upon day or days fail and/or Alford determines additional trees or vegetation are necessary to screen development on the Property from the Alford Property, the Parties shall agree upon another mutually agreed upon day or days for further plantings to occur.

6. **NOISE.** Bardis shall request that Monterey County include in the conditions of approval for the Bardis Project a requirement that Bardis comply with the Monterey County noise standards.

7. **LIGHTING.** Bardis shall request that Monterey County include in the conditions of approval for the Bardis Project a requirement that Bardis install all lighting for the Bardis Project so that the light is downcast.

8. **SOLAR PANELS.** Bardis agrees not to place solar panels or other appurtenances (except, as shown on application plans, the following: the elevator room, chimneys, handrails, and skylights) on the roof of the house on the Bardis Property until such time as the screening vegetation planted by Alford would block the view of those panels or other appurtenances from the Alford Property.

9. **GENERATOR.** Bardis shall place the generator on the west side of the Bardis Property as depicted in Exhibit A.

10. **ATTORNEYS' FEES.** In the event that an action is brought by any Party hereto to interpret or enforce this Agreement, the prevailing Party shall be entitled to reasonable attorneys' fees and costs related directly to such interpretation or enforcement in addition to all other relief to which that Party or those Parties may be entitled.

11. **ENTIRE AGREEMENT; MODIFICATION.** This Agreement represents the entire agreement between the Parties regarding the subject matter hereof and supersedes all prior negotiations, representations, or agreements between the Parties, either written or oral, in respect of such subject matter. This Agreement may be amended only by an agreement in writing signed by all Parties to this Agreement, which makes specific reference to this Agreement.

12. **ADVICE OF COUNSEL; AMBIGUITIES; VOLUNTARY EXECUTION.** The Parties affirm and acknowledge that they have read this Agreement, have been given the opportunity to consult with their attorneys regarding its terms, and fully understand the meaning of its terms. Any rule or law or any legal decision that would require the interpretation of any claimed ambiguities in this Agreement against the party that drafted it has no application and is expressly waived by the Parties. The Parties represent that they did in fact carefully read this Agreement and thoroughly discuss all aspects of this Agreement with their respective counsel; and that they have freely and voluntarily entered into it.

13. **COUNTERPARTS.** Delivery of executed signature pages in one or more counterparts shall be sufficient to render this Agreement effective in accordance with its terms. Each counterpart shall be deemed an original, but all counterparts collectively shall constitute only one instrument.

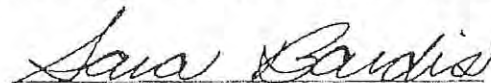
14. **WARRANTIES.** Each of the signatories hereto warrants and represents that he or she is competent and authorized to enter into this Agreement on behalf of the Party for whom he or she purports to sign. Each of the Parties warrants that they have not transferred or assigned any interests in any claim which is included in this settlement or in the cases.

15. **BINDING EFFECT.** This Agreement shall be binding upon and inure to the benefit of the Parties' heirs, successors, assigns and representatives.


16. **VENUE; JURISDICTION.** This Agreement shall be governed by the laws of the State of California. All disputes arising out of this Agreement shall be subject to the exclusive jurisdiction and venue of the California State courts of Monterey County, California, (or, if there is exclusive federal jurisdiction, the United States District Court for the Northern District of California) and the Parties consent to the personal and exclusive jurisdiction and venue of these courts.

WHEREFORE, the Parties have signed this Agreement on the dates indicated below.

Dated: December 1, 2014


Sara Bardis

Dated: December 1, 2014


Chris Bardis

Dated: December 1, 2014

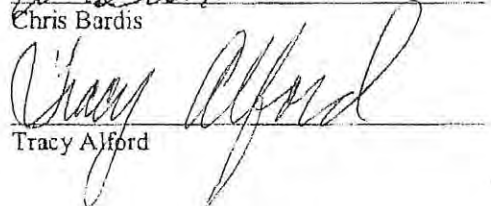

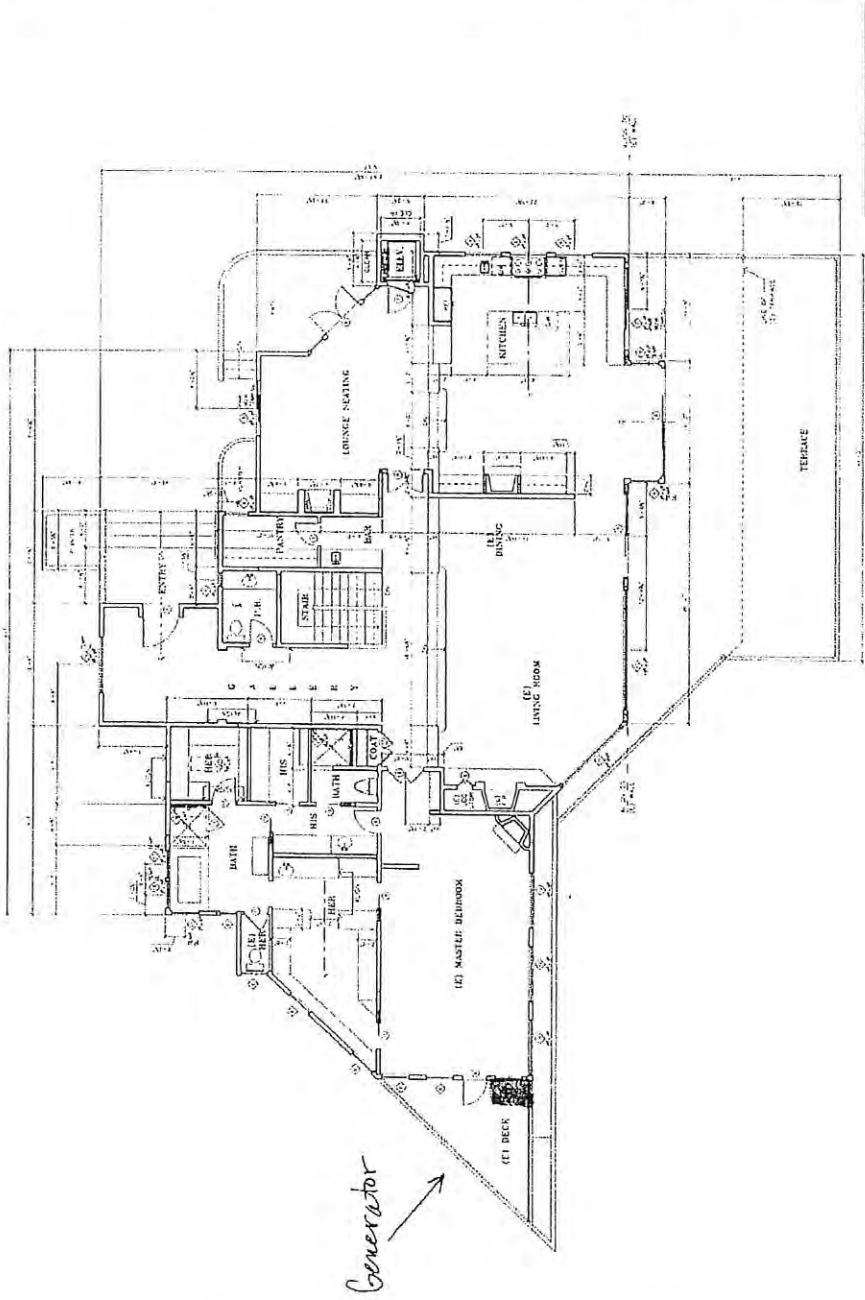

Tracy Alford

EXHIBIT A

JON A. BLAND, AIA IDA INTERIOR DESIGN ASSOCIATES 1500 W. 10TH AVENUE SUITE 100 DENVER, CO 80202 TEL: 303.733.1100 FAX: 303.733.1101 WWW.IDA-DENVER.COM	PROJECT NO. 15-001 SHEET NO. 15-001-01	MR. & MRS. CHRIS BARDIS 1525 BATA ROAD, PEBBLE BEACH, CA 94967-2424		DATE: 11/15/15 SCALE: AS SHOWN DRAWN BY: JAB CHECKED BY: JAB
	TITLE: MAIN LEVEL DIMENSION PLAN			



DOOR AND WINDOW LEGEND

	DOOR
	WINDOW
	DOOR WITH TRANSOM
	WINDOW WITH TRANSOM
	DOOR WITH TRANSOM AND LOUVER
	WINDOW WITH TRANSOM AND LOUVER

MAIN LEVEL DIMENSION PLAN