

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

REVISED
6-7-06

RESOLUTION NO. 06021

A. P. # 008-341-027-000

In the matter of the application of
Sergio & Margaret Alvarez (PLN050686)

FINDINGS AND DECISION

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, an Amendment to a previously approved Combined Development Permit (PLN010577) to include the demolition of an existing single-family dwelling and the construction of a new single-family dwelling and three-car garage on 30 percent slopes, Design Approval and a Variance to exceed the 5,000 square foot structural coverage limit for the Pescadero Watershed. The amendment would increase the size of the approved split-level single-family dwelling from 7,824 square feet to 10,380 square feet, the amount of grading from 750 cu. yds. cut/50 cu. yds. fill, to 1,095 cu. yds. cut/832 cu. yds. fill, and alter the development on slopes greater than 30 percent. The amendment would also alter the approved variance by increasing structural coverage from 4,646 to 5,624 square feet, while decreasing impervious coverage from 2,494 to 1,059 square feet, located at 1488 Bonifacio Road, Pebble Beach, Del Monte Forest Area, Coastal Zone, came on regularly for hearing before the Planning Commission on March 29, 2006.

WHEREAS: Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** – The Project, as conditioned is consistent with applicable plans and policies, the Del Monte Forest Land Use Plan, Coastal Implementation Plan (Part 5), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for residential development.

EVIDENCE: (a) Plan Conformance – PBI staff has reviewed the project as contained in the application and accompanying materials for consistency with the Del Monte Forest Land Use Plan (LUP), Part 5 of the Coastal Implementation Plan (CIP), and Part 6 of the Coastal Implementation Plan (CIP) and for conformity with the Monterey County Zoning Ordinance (Title 20) and have determined that the project is consistent with the Del Monte Forest Land Use Plan which designates this area as appropriate for residential development. Conditions have been incorporated addressing exterior lighting and landscaping requirements. Staff notes are provided in Project File PLN050686.

(b) Land Use – The parcel is zoned Low Density Residential, 1.5 units/acre, Design Control District, Coastal Zone (LDR/1.5-D (CZ)). The uses are allowed per §20.14.040.A for a single family residence. The proposed uses meet all necessary regulations.

(c) Development Standards – The project is in compliance with Site Development Standards for a Low Density Residential District in accordance with §20.14.060. A variance is required to exceed coverage requirements in the Pescadero Watershed (see below).

(d) Floor Area Ratio (FAR) – Development standards for the zoning district limit FAR to 17.5 percent of the property. The project proposes FAR of 15 percent (11,667 square feet).

However, the project includes an additional 1,890 and 750 square feet of located in the basement and lower floor areas (respectively) that is excluded from the FAR calculation. The area excluded from the FAR includes storage rooms, wine room, hallway and bathroom. This is consistent with the definition of Floor Area Ratio in §20.06.564, which states that "areas of enclosed floor space constructed and maintained entirely below ground, including garages, shall not be counted as floor area."

(e) **Site Visit** – The on-site inspection of the parcel by the project planner.

(f) **Project File** – The application, plans, and support materials submitted by the applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN050686.

(g) June 2002 Planning Commission approval for PLN010577 (Hoffman).

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

EVIDENCE: (a) The application and plans submitted for the Amendment in the project file at the Monterey County Planning and Building Inspection Department.

(b) The on-site inspection of the parcel by the project planner.

(c) The project is in a seismic hazard zone "I" (low) as found in the resource maps of the Del Monte Forest Land Use Plan.

(d) The project as proposed is consistent with policies of the Del Monte Forest Land Use Plan dealing with development in archaeologically sensitive areas, evidenced by the archaeological report prepared by Archeological Consulting, dated January 29, 2002, contained in the project file. Condition number 3 has been added to require that work be stopped in the event that any archaeological resources are found on site.

(e) The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, the applicable Fire Department, Public Works Department and Environmental Health Division. There has been no indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.

(f) The subject property is not adjacent to the sea shore and is not described as an area where the Local Coastal Program requires access, according to Sections 20.70.050.B.4.c.i and ii.

(g) June 2002 Planning Commission approval for PLN010577 (Hoffman).

3. FINDING: PESCADERO WATERSHED POLICY – The project is not consistent with §20.147.030.A.1 limiting structural coverage to 5,000 square feet, including main and accessory structures, but is consistent with the limitation of additional impervious surface coverage up to 4,000 square feet. It also meets the total limitation of 9,000 square feet for the Pescadero, Seal Rock Creek and Sawmill Gulch watersheds and the smaller unnamed watersheds which drain into the Carmel Bay Area of Special Biological Significance. Therefore a variance is required – See Variance findings and evidence below.

EVIDENCE: (a) The project application, including the site plan, contained in file PLN050686 proposes structural coverage of 7,764 sq. ft. and impervious surface coverage of 1,059 sq. ft. for a total of 8,823 sq. ft.

4. FINDING: VARIANCE (Special Circumstances) – Because of special circumstances applicable to the subject property, including the size, shape, topography, location of the lot, or the surrounding area, the strict application of Section 20.147.030.A.1.b of the Monterey County Coastal

Implementation Plan would deprive the subject property of privileges enjoyed by other property owners in the vicinity under the identical zoning classification.

EVIDENCE:

(a) The intent of the 9,000 square foot Pescadero Watershed coverage is to limit the amount of stormwater runoff into Carmel Bay, thereby protecting an area of biological significance. Although, the proposed project exceeds the 5,000 square foot limit for structural coverage, the proposed impervious surface coverage is below the allowable 4,000 square foot limit. The project will not exceed the 9,000 square foot combined structural and impervious surface coverage limit, therefore implementing the intent of the Pescadero Watershed impervious coverage policy.

(b) The Board of Supervisors' resolution 94-149 (Steakley) established the precedent to allow a variance to exceed the 5,000 square foot limit on structural coverage as long as stormwater runoff was controlled on site. Retaining stormwater on site and maintaining the combined structural and impervious surface coverage under the 9,000 square foot limit supports the intent of Section 20.147.030.A.1.b of the certified Monterey County Coastal Implementation Plan (Part 5) regarding impervious coverage in the Pescadero Watershed.

(c) Similar residential properties in the Del Monte Forest area of the Coastal Zone have been granted variances to exceed the Pescadero Watershed structural and impervious surface coverage limitations.

- 5. FINDING: VARIANCE (Special Privileges)** – The variance to exceed the allowable Pescadero Watershed structural and impervious surface coverage shall not constitute a grant of privileges inconsistent with the limitations upon other property owners in the vicinity and zone in which such property is situated.

EVIDENCE:

(a) Prior to issuance of grading or building permits, the applicant will prepare a drainage plan addressing on-site and off-site stormwater impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff, thereby meeting the intent of Section 20.147.030.A.1.b.

(b) Approximately 40 property owners in the vicinity and under identical zoning classification have been afforded the same privileges sought by the property owner of this application.

(c) Monterey County Board of Supervisors Resolution No. 94-149 granting the appeal of John and Danielle Steakley from a decision by the Planning Commission relating to the 5,000 square foot limitation to structural coverage in the Del Monte Forest Area. The Board's decision effectively granted the applicant a variance to exceed the aforementioned 5,000 square foot structural coverage limitation.

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

EVIDENCE: (a) The proposed project is allowed under the zoning classification.

(b) Materials and document in Planning File No. PLN050683.

- 7. FINDING: SLOPE WAIVER** – The request for the proposed development to be partially located on slopes exceeding 30 percent is consistent with Section 20.147.060.G.1.a of the Regulations for Development in the Del Monte Land Use Plan Area since alternative building sites would entail development, as proposed, to occur on slopes equal or greater than 30 percent.

The request for the proposed development to be partially located on slopes exceeding 30 percent is consistent with Section 20.147.060.G.1.b of the Regulations for Development in the Del Monte Land Use Plan Area as the proposed development site better achieves the resource protection objectives and policies of the Del Monte Forest Land Use Plan by avoiding native tree removal and minimizing grading on currently undisturbed areas.

EVIDENCE: (a) Slope analysis map prepared by International Design Group, which shows all slopes exceeding 30 percent.

(b) Site plan contained in file PLN050686 indicating forested and un-forested areas of the subject parcel.

(c) Proposed building site minimizes grading on undisturbed land and native tree removal.

8. FINDING: CEQA – The proposed project will not have a significant environmental impact.

EVIDENCE: (a) Criteria contained in Article 19, Sections 15300.2 (Exceptions) & 15303 (Small Structures) of the California Environmental Quality Act Guidelines allow this project to be categorically exempted from environmental review. Due to the project's limited scale, no significant adverse environmental impacts were identified during review of the proposed project.

9. FINDING: HEALTH AND SAFETY – The establishment, maintenance, and operation of the proposed development will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

EVIDENCE: (a) The project as described in the application and accompanying material was reviewed by the Department of Planning and Building Inspection, applicable Fire Department, Public Works and Parks Departments, Environmental Health Division, and Water Resources Agency. The respective departments and Agency 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 or the County in general.

10. FINDING: NO VIOLATIONS – The subject properties are in compliance with all rules and regulations pertaining to zoning uses, subdivisions and other applicable provisions of Title 20. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: (a) Section 20.40.020 of the Monterey County Zoning Ordinance. Staff verification of the Monterey County Planning and Building Inspection Department records indicates that no violations exist on subject property.

11. FINDING: APPEALABILITY – The project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: (a) Sections 20.86.070 and 20.86.080 of the Monterey County Coastal Implementation Plan.

DECISION

THEREFORE, it is the decision of said Planning Commission that said application be granted as shown on the attached sketch, subject to the attached conditions.

PASSED AND ADOPTED this 29th day of March, by the following vote:

AYES: Errea, Brown, Isakson, Salazar, Vandever, Sanchez, Diehl, Rochester, Wilmot
NOES: None
ABSENT: Padilla


DALE ELLIS, SECRETARY

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON **JUNE 7, 2006**.

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 OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **JUNE 19, 2006**.

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, 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 and Building Inspection Department office in Salinas.

2. This permit expires two years after the above date of granting thereof unless construction or use if started within this period.

**Monterey County Planning and Building Inspection
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: Alvarez

File No: PLN050686

Approval by: Planning Commission

APNs: 008-341-027-000

Date: 29 March 2006

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		<p>PBD029 - SPECIFIC USES ONLY</p> <p>This Amendment (PLN050686) to a previously approved Combined Development Permit (PLN010577) allows for the demolition of an existing single-family dwelling and the construction of a new single-family dwelling and three-car garage on 30 percent slopes, Design Approval and a Variance to exceed the 5,000 square foot structural coverage limit for the Pescadero Watershed. The amendment would increase the size of the approved split-level single-family dwelling from 7,824 square feet to 10,380 square feet, the amount of grading from 750 cu. yds. cut/50 cu. yds. fill, to 1,095 cu. yds. cut/832 cu. yds. fill, and alter the development on slopes greater than 30 percent. The amendment would also increase the approved variance by increasing structural coverage from 4,646 to 5,624 square feet, while decreasing impervious coverage from 2,494 to 1,059 square feet. The property is located at 1488 Bonifacio Road, Pebble Beach (Assessor's Parcel Number 008-341-027-000). This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions.</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		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 Planning and Building Inspection. 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. (Planning and Building Inspection)				
2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 06021) was approved by the Planning Commission for Assessor's Parcel Number 008-341-027-000 on 29 March 2006. The permit was granted subject to 18 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	

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3		PBD011 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Soils Conservation Service and the Director of Planning and Building Inspection. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of Planning and Building Inspection. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. (Planning and Building Inspection)	1. Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits.	Owner/Applicant	Prior to Issuance of Grading and Building Permits	
			2. Evidence of compliance with the Implementation Schedule shall be submitted to PBI during the course of construction until project completion as approved by the Director of PBI.	Owner/Applicant	Prior to Final Inspection	
4		PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)	Submit three copies of the lighting plans to PBI for review and approval.	Owner/Applicant	Prior to issuance of building permits.	

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5		PBD014 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection)	None	Owner/ Applicant	Ongoing	
6		PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (Planning and Building Inspection)	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspect- ion or occu- pancy	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter- free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	

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7		PBD032(B) – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to Issuance of Grading and/or Building Permits	
8		PBD030 - STOP WORK - RESOURCES FOUND 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 Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	

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9		WR3 - DRAINAGE PLAN - RETENTION The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	
10		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspect- ion	
11		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspect- ion/ occupancy	

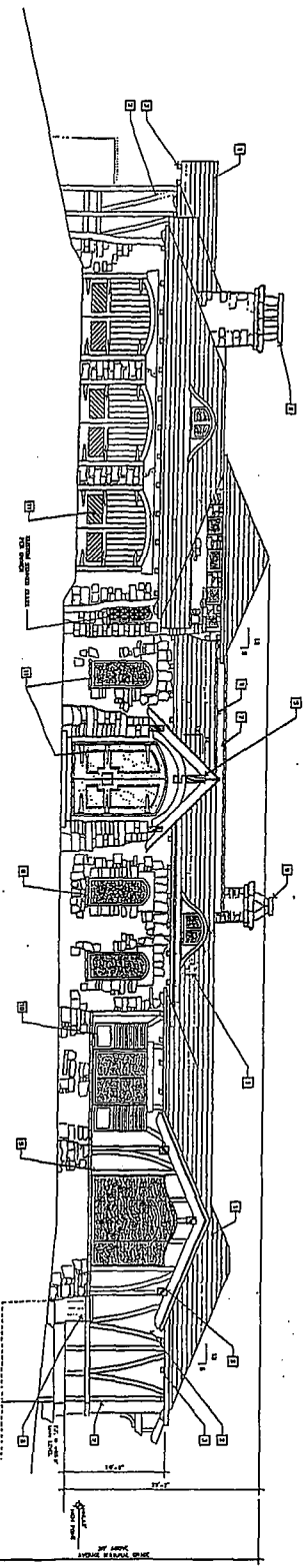
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12		PBD006 - DEED RESTRICTION Prior to the issuance of a building permit the applicant shall record a deed restriction As a condition for granting a Variance to the 5,000 square foot structural coverage limit required in the Pescadero Watershed, a deed restriction shall be recorded limiting the subject parcel to the total impervious square footage allowed by Combined Development Permit #050686 (8,823 square feet). (Planning and Building Inspection)	Submittal of approved and Recorded Deed Restriction to PBI.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
13		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	

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14		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Pebble Beach CSD	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Applicant or owner Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection	

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15		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Pebble Beach CSD	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

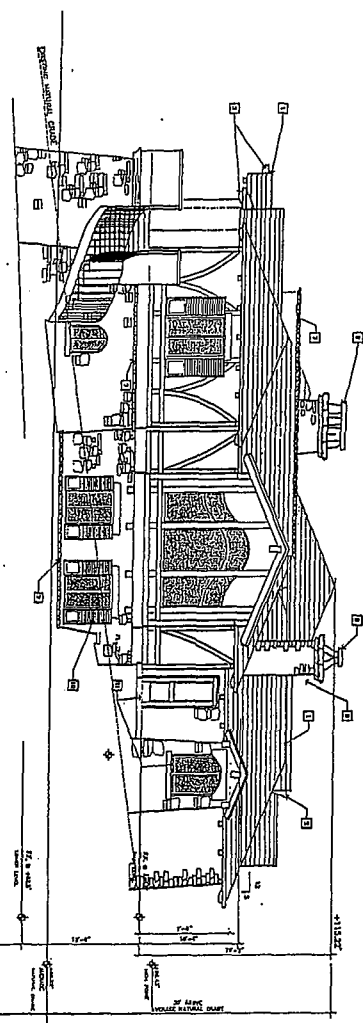
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16		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies 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 and visible 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 CSD	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
17		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs 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 CSD	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
18		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. Pebble Beach CSD	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	



NORTH ELEVATION (FRONT)

3/16" = 1'-0"



EAST ELEVATION

3/16" = 1'-0"

EXTERIOR FINISH LEGEND	
1	FLAT ANTIQUE CLAY TILE ROOF
2	EXTERIOR STUCCO
3	W/INTERIOR PLASTER CEILING
4	EXPOSED 6x4 RAFTER TAILS
5	EX EXPOSED TIMBER RAFTERS
6	6x, 10x OR 12x BEAMS, CORBELS, ETC.
7	RANDOLPH STONE
8	STONE CAP
9	BROWN BALANCE
10	TEAK, GUTTA CHAINET CLIP
11	STAINED WOOD SHUTTERS
12	STAINED WOOD, EXTERIOR DOORS
13	PAINTING
14	PAINTING

DATE: 8-1-84	EXTERIOR ELEVATIONS
BY: [Signature]	PLANNING SHEET
SCALE: 3/16" = 1'-0"	
PROJECT: A 6.0	

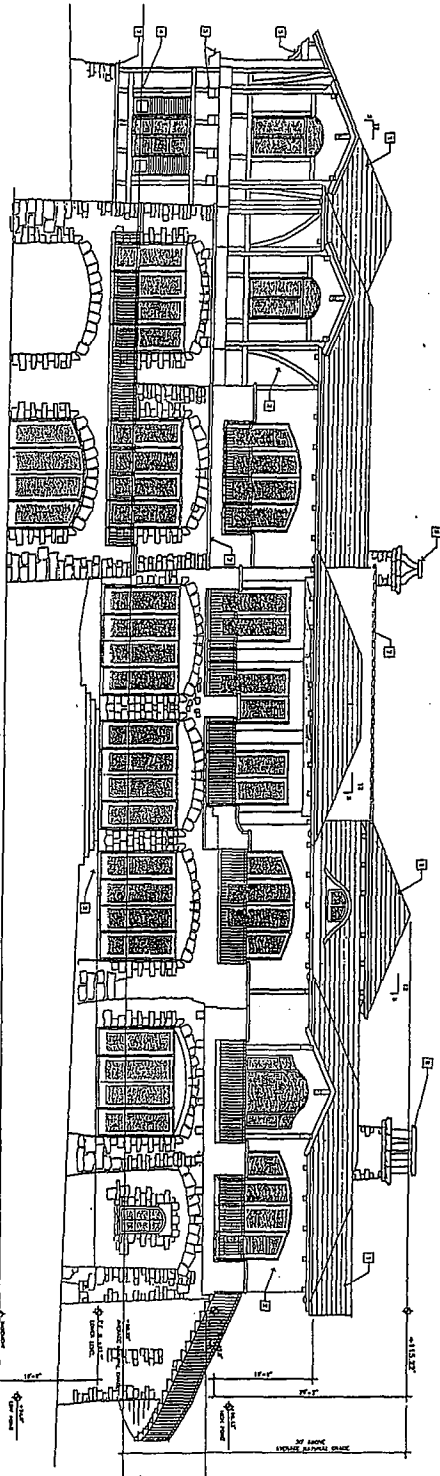
INTERNATIONAL DESIGN GROUP
ARCHITECTURE • INTERIOR DESIGN

781 LIGHHOUSE AVE • PACIFIC GROVE CA • 93950
TEL: (408) 992-1234 FAX: (408) 992-1235

PROPOSED SINGLE FAMILY HOME FOR:
MR. AND MRS. SERGIO ALVAREZ

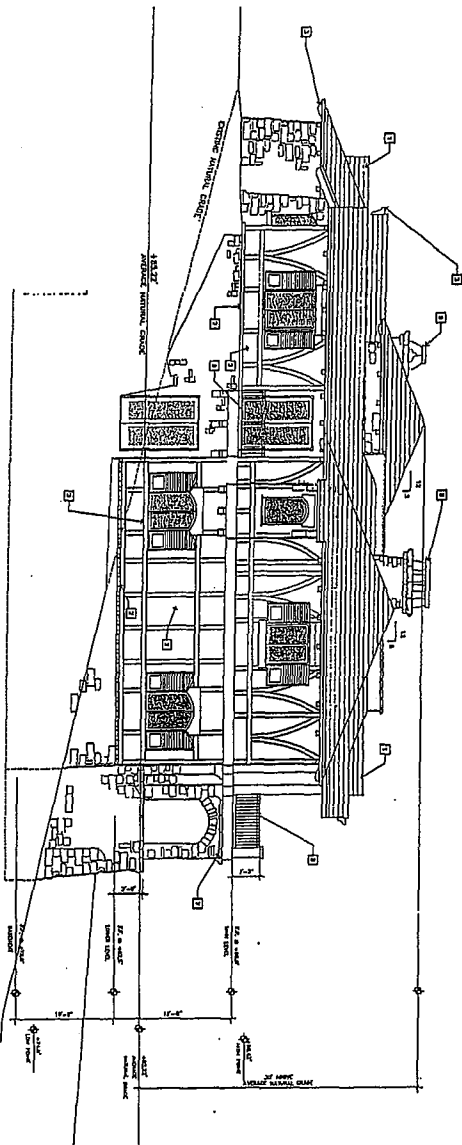
1485 BONIFACIO PEBBLE BEACH, CA.





SOUTH ELEVATION

3/16"-1"=1'-0"



WEST ELEVATION

3/16"-1"=1'-0"

EXTERIOR FINISH LEGEND	
1	FLAT ARTIFICIAL CLAY TILE ROOF
2	EXTERIOR STUCCO
3	WATERPROOF PLASTER COLOR
4	EXPOSED 6x4 RAFTER TAILS
5	6x EXPOSED RUBBER RAFTS
6	6x 10x OR 12x BEAMS, COLUMNS, ETC.
7	RANDOLPH STONE
8	STONE CAR
9	BROWN STUCCO
10	TERRAZZO, COTTA, CHALKY CAR
11	STAINED WOOD SHUTTERS
12	STAINED WOOD, EXTERIOR DOORS & WINDOWS

DATE: 01-10-66	EXTERIOR
DESIGNED BY: A. G. 1	EXTENSIONS
PROJECT: 1488 BONIFACIO	
LOCATION: PEBBLE BEACH, CA.	

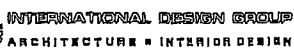
INTERNATIONAL DESIGN GROUP
ARCHITECTURE • INTERIOR DESIGN
 781 Lighthouse Ave • Pacific Grove, CA • 93950
 Tel: (408) 344-1801 • Fax: (408) 344-1802 • 24 Hrs. A.L.T. • 24 Hrs. A.L.T.

PROPOSED SINGLE FAMILY HOME FOR:
MR. AND MRS. SERGIO ALVAREZ
 1488 BONIFACIO PEBBLE BEACH, CA.





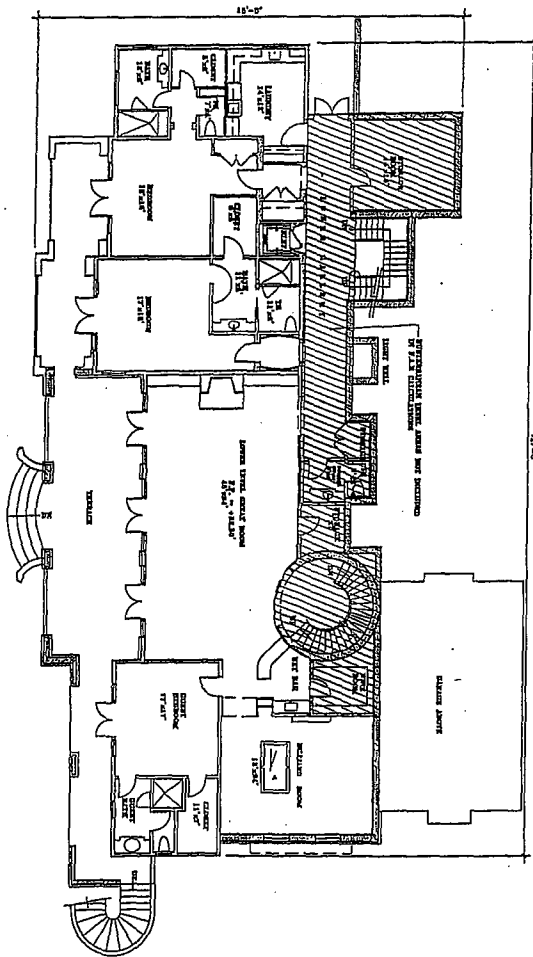
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721 LIGHTHOUSE AVE • PACIFIC GROVE CA • 93950
 PH 805/313-1001 • FAX 805/313-1002 • 244 ALE jerry@jerrythomson.net

148B BONIFACIO PEBBLE BEACH, CA.





LOWER LEVEL PLAN

1/8" = 1'-0"



LOWER LEVEL PLAN	DATE: 01-08-04
REVISIONS:	REVISIONS:
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A2.1



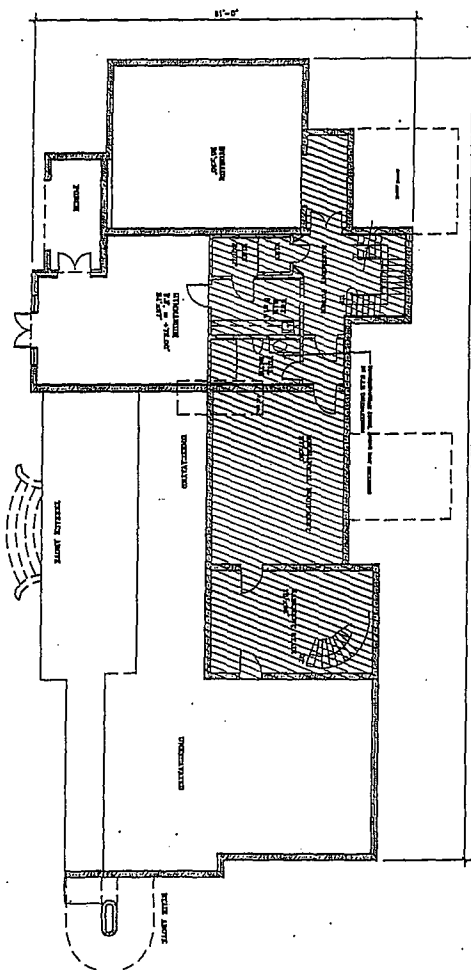
INTERNATIONAL DESIGN GROUP
ARCHITECTURE • INTERIOR DESIGN

701 LIGHTHOUSE AVE • PACIFIC GROVE, CA • 93950
TEL: (805) 466-1881 FAX: (805) 466-1882 E: IDG@IDG.COM

PROPOSED SINGLE FAMILY HOME FOR:
MR. AND MRS. SERGIO ALVAREZ

1488 BONIFACIO PEBBLE BEACH, CA.





BASMENT PLAN

1/8"=1'-0"



A2.2

DATE	1/1/11
BY	ARCHITECT
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INTERNATIONAL DESIGN GROUP
ARCHITECTURE • INTERIOR DESIGN

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TEL 805 311 1000 FAX 805 311 1001

PROPOSED SINGLE FAMILY HOME FOR:

MR. AND MRS. SERGIO ALVAREZ

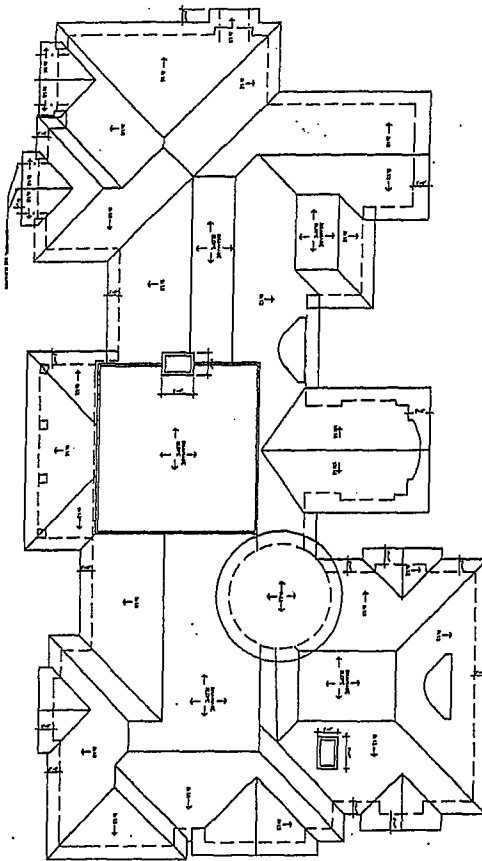
1486 DOMINIC

PEBBLE BEACH, CA



ROOF PLAN

1/8"=1'-0"



NO.	DATE	DESCRIPTION
1	10-10-78	PLANNING SKETCHES
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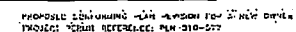
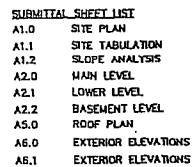
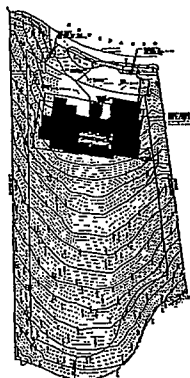
ROOF PLAN

INTERNATIONAL DESIGN GROUP
ARCHITECTURE • INTERIOR DESIGN

701 LIGHTHOUSE AVE • PACIFIC GROVE CA • 93950
PH (408) 924-1801 • FAX (408) 924-1802 • 944 A (12) 10/10/78/10/10/78

PROPOSED SINGLE FAMILY HOME FOR:
MR. AND MRS. SERGIO ALVAREZ
1488 BONIFACIO PEBBLE BEACH, CA.





* PROPERTY OWNERS: MR AND MRS MARGARET BAUMGARD
15704 FARMHOLM
CHICAGO, ILL 60640
4086 175
3014E, CA 95614

* PROJECT ADDRESS: TEL (415) 850-2884
1430 BOWEN
FARMAC, OAKLAND, CA 94612

* PROJECT SCOPE: MCKINLEY FAMILY PRESERVE
WITH ATTACHED GARAGE

* OCCUPANCY: 53

* CONSTRUCTION: 53

* APN 028-341-012

* LEGAL DESCRIPTION: MAP BOOK 3, PAGE 3
UNPLATTED OFFICIALS MAP
OF EL SEGUNDO AND
SANTA FE ANGELES

* ZONING: 10415.1, 10415.2, 10415.3, 10415.4, 10415.5, 10415.6, 10415.7, 10415.8, 10415.9, 10416.1, 10416.2, 10416.3, 10416.4, 10416.5, 10416.6, 10416.7, 10416.8, 10416.9, 10417.1, 10417.2, 10417.3, 10417.4, 10417.5, 10417.6, 10417.7, 10417.8, 10417.9, 10418.1, 10418.2, 10418.3, 10418.4, 10418.5, 10418.6, 10418.7, 10418.8, 10418.9, 10419.1, 10419.2, 10419.3, 10419.4, 10419.5, 10419.6, 10419.7, 10419.8, 10419.9, 10420.1, 10420.2, 10420.3, 10420.4, 10420.5, 10420.6, 10420.7, 10420.8, 10420.9, 10421.1, 10421.2, 10421.3, 10421.4, 10421.5, 10421.6, 10421.7, 10421.8, 10421.9, 10422.1, 10422.2, 10422.3, 10422.4, 10422.5, 10422.6, 10422.7, 10422.8, 10422.9, 10423.1, 10423.2, 10423.3, 10423.4, 10423.5, 10423.6, 10423.7, 10423.8, 10423.9, 10424.1, 10424.2, 10424.3, 10424.4, 10424.5, 10424.6, 10424.7, 10424.8, 10424.9, 10425.1, 10425.2, 10425.3, 10425.4, 10425.5, 10425.6, 10425.7, 10425.8, 10425.9, 10426.1, 10426.2, 10426.3, 10426.4, 10426.5, 10426.6, 10426.7, 10426.8, 10426.9, 10427.1, 10427.2, 10427.3, 10427.4, 10427.5, 10427.6, 10427.7, 10427.8, 10427.9, 10428.1, 10428.2, 10428.3, 10428.4, 10428.5, 10428.6, 10428.7, 10428.8, 10428.9, 10429.1, 10429.2, 10429.3, 10429.4, 10429.5, 10429.6, 10429.7, 10429.8, 10429.9, 10430.1, 10430.2, 10430.3, 10430.4, 10430.5, 10430.6, 10430.7, 10430.8, 10430.9, 10431.1, 10431.2, 10431.3, 10431.4, 10431.5, 10431.6, 10431.7, 10431.8, 10431.9, 10432.1, 10432.2, 10432.3, 10432.4, 10432.5, 10432.6, 10432.7, 10432.8, 10432.9, 10433.1, 10433.2, 10433.3, 10433.4, 10433.5, 10433.6, 10433.7, 10433.8, 10433.9, 10434.1, 10434.2, 10434.3, 10434.4, 10434.5, 10434.6, 10434.7, 10434.8, 10434.9, 10435.1, 10435.2, 10435.3, 10435.4, 10435.5, 10435.6, 10435.7, 10435.8, 10435.9, 10436.1, 10436.2, 10436.3, 10436.4, 10436.5, 10436.6, 10436.7, 10436.8, 10436.9, 10437.1, 10437.2, 10437.3, 10437.4, 10437.5, 10437.6, 10437.7, 10437.8, 10437.9, 10438.1, 10438.2, 10438.3, 10438.4, 10438.5, 10438.6, 10438.7, 10438.8, 10438.9, 10439.1, 10439.2, 10439.3, 10439.4, 10439.5, 10439.6, 10439.7, 10439.8, 10439.9, 10440.1, 10440.2, 10440.3, 10440.4, 10440.5, 10440.6, 10440.7, 10440.8, 10440.9, 10441.1, 10441.2, 10441.3, 10441.4, 10441.5, 10441.6, 10441.7, 10441.8, 10441.9, 10442.1, 10442.2, 10442.3, 10442.4, 10442.5, 10442.6, 10442.7, 10442.8, 10442.9, 10443.1, 10443.2, 10443.3, 10443.4, 10443.5, 10443.6, 10443.7, 10443.8, 10443.9, 10444.1, 10444.2, 10444.3, 10444.4, 10444.5, 10444.6, 10444.7, 10444.8, 10444.9, 10445.1, 10445.2, 10445.3, 10445.4, 10445.5, 10445.6, 10445.7, 10445.8, 10445.9, 10446.1, 10446.2, 10446.3, 10446.4, 10446.5, 10446.6, 10446.7, 10446.8, 10446.9, 10447.1, 10447.2, 10447.3, 10447.4, 10447.5, 10447.6, 10447.7, 10447.8, 10447.9, 10448.1, 10448.2, 10448.3, 10448.4, 10448.5, 10448.6, 10448.7, 10448.8, 10448.9, 10449.1, 10449.2, 10449.3, 10449.4, 10449.5, 10449.6, 10449.7, 10449.8, 10449.9, 10450.1, 10450.2, 10450.3, 10450.4, 10450.5, 10450.6, 10450.7, 10450.8, 10450.9, 10451.1, 10451.2, 10451.3, 10451.4, 10451.5, 10451.6, 10451.7, 10451.8, 10451.9, 10452.1, 10452.2, 10452.3, 10452.4, 10452.5, 10452.6, 10452.7, 10452.8, 10452.9, 10453.1, 10453.2, 10453.3, 10453.4, 10453.5, 10453.6, 10453.7, 10453.8, 10453.9, 10454.1, 10454.2, 10454.3, 10454.4, 10454.5, 10454.6, 10454.7, 10454.8, 10454.9, 10455.1, 10455.2, 10455.3, 10455.4, 10455.5, 10455.6, 10455.7, 10455.8, 10455.9, 10456.1, 10456.2, 10456.3, 10456.4, 10456.5, 10456.6, 10456.7, 10456.8, 10456.9, 10457.1, 10457.2, 10457.3, 10457.4, 10457.5, 10457.6, 10457.7, 10457.8, 10457.9, 10458.1, 10458.2, 10458.3, 10458.4, 10458.5, 10458.6, 10458.7, 10458.8, 10458.9, 10459.1, 10459.2, 10459.3, 10459.4, 10459.5, 10459.6, 10459.7, 10459.8, 10459.9, 10460.1, 10460.2, 10460.3, 10460.4, 10460.5, 10460.6, 10460.7, 10460.8, 10460.9, 10461.1, 10461.2, 10461.3, 10461.4, 10461.5, 10461.6, 10461.7, 10461.8, 10461.9, 10462.1, 10462.2, 10462.3, 10462.4, 10462.5, 10462.6

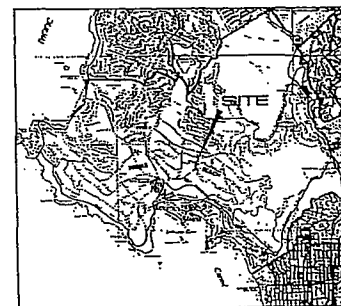
	CRUISE	REPAIR	AVANCE
IMPROVED	232	244	1100
IMPROVED CONCRETE			
PAVING, PAVING			
REPAIRS & WORKS	1020	262	1300
TOTAL	3382	3157	7364

STRUCTURAL + INFECTIOUS +

DAMAGE	455	220	555
TOTAL	4271	8644	11289
PAID ALLOWED	5,763	11,142	14,595

* LOWER LEVEL - 1182 OF SLEEFERMAN EXCLUDED FROM P.A.P. ST
 ** (BASEMENT) 25W 2 SLEEFERMAN EXCLUDED FROM P.A.P. ST

SLIBACKS:	FRONT	30"
	SIDE	24"
	END	30"




VICINITY MAP

N.T.S.

PROPOSED SINGLE FAMILY HOME FOR:

MR. AND MRS. SERGIO ALVAREZ

485 BONIFACIO
PEBBLE BEACH, CA.



INTERNATIONAL DESIGN GROUP
ARCHITECTURE • INTERIOR DESIGN



100 LINTHOUR AVE • PACIFIC GROVE CA • 93950

100 LINTHOUR AVE • PACIFIC GROVE CA • 93950

TITLE-SITE
PLAN

DATE	07-08-8
PLANNING SUBJECT	

REVISIONS

☐ _____
☐ _____
☐ _____

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SHEET NO. A10

A1.0

