

**Before the Minor Subdivision Committee in and for the
County of Monterey, State of California**

In the matter of the application of:

O'NEIL PROPERTIES, LP (PLN080415)

RESOLUTION NO. 11-003

Resolution by the Monterey County Minor Subdivision Committee:

- 1) Categorically Exempting per CEQA Section 15305 (a); and
- 2) Approving Combined Development Permit consisting of: 1) a Coastal Development Permit for a Lot Line Adjustment of an equal exchange of 33 square feet between applicant's parcel 008-551-012-000 and the common area of the Pebble Beach Town Homes described as parcel 008-551-015-000; 2) a Variance to increase the allowed building site coverage from 35% to 46% and floor area ratio from 25% to 39% for an addition to an existing residence, and Design Approval.

(PLN080415, O'Neil Properties, LP, 3301 17 Mile Drive, #21 Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-551-012-000))

The Combined Development Permit application (PLN080415) came on for public hearing before the Monterey County Minor Subdivision Committee on February 24, 2011. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Minor Subdivision Committee 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)
- Monterey County Subdivision Ordinance (Title 19)

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 3301 17 Mile Drive, #21 Pebble Beach (Assessor's Parcel Number 008-551-012-000, Del Monte Forest Land Use Plan. The parcel is zoned "MDR/2.7-D (CZ)" [Medium Density Residential, 2.7 units per acre-Design Control in the Coastal Zone] which allows for residential development. Except for the request of a

Variance, the subject property complies with all other rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20 and Title 19, and is therefore suitable for the proposed development.

- c) Pursuant to Chapter 20.44, Design Control Zoning Districts, the project requires design review of structures to make sure they are appropriate to assure protection of the public viewshed, neighborhood character, and assure visual integrity. Exterior changes include 33 square feet for an addition to the existing kitchen. The addition will match the existing single family dwelling. Therefore, the project is consistent with the Design Control regulations.
- d) The project planner conducted a site inspection on June 9, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The subject property is located in the Pebble Beach Town Homes No. 2 Subdivision created in 1968 (SB00443). These town homes are separately owned and set apart by common space that is collectively owned also, and managed by the Pebble Beach Company. Therefore, pre-approval for the Lot Line Adjustment was required from each homeowner and the Pebble Beach Company.
- f) The request for the lot line adjustment is to allow for an expansion of an existing kitchen. There are no trees within the vicinity that would be affected by the proposed development. Development will not include slopes in excess of 25%, nor affect environmentally sensitive habitat nor have viewshed issues. The site is located in a high sensitivity archaeological sensitivity zone. An archaeological report has determined that because there is no surface evidence of potentially significant archaeological materials adjacent to the project area and because the area has been subject to previous construction impacts, they recommend that the addition not be delayed for archaeological reasons. Therefore, the project is consistent with the Del Monte Forest Land Use policies.
- g) On November 18, 2010, the Del Monte Forest Land Use Advisory Committee (LUAC) recommended approval (6-0 vote) as proposed. They had no comments.
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080415.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Archaeological Resources. A

technical report by an outside consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. Although the report confirms there is no surface evidence of potentially significant archaeological materials adjacent to the project area and because the area has been subject to previous construction impacts, staff has added the County's standard condition with regard to archaeology (Condition #4). County staff independently reviewed the report and concurs with their conclusions. The following report has been prepared:

- "Archaeological Assessment" (LIB080603) prepared by Archaeological Consulting, Salinas, CA, November 13, 2010.

- c) Staff conducted a site inspection on June 9, 2010 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 PLN080415.

3. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by Pebble Beach Community Services District (Fire), 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. As this is an addition to an existing single family dwelling, all public facilities are existing. The project is serviced by Cal Am Water and the Pebble Community Services District in agreement with the Carmel Area Wastewater District.
 - c) Preceding Findings #1 and #2 and supporting evidence for PLN080415.

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 June 9, 2010 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 PLN080415.

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 15305 (a); categorically exempts minor alterations in land use limitations such as minor lot line adjustments.
- b) This is a request for a 33 square foot lot line adjustment to allow a minor addition to an existing single family dwelling.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on June 9, 2010.
- d) See preceding and following findings and supporting evidence.
6. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:** a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
- b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 16 in the Del Monte Forest Land Use Plan).
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080415.
- e) The project planner conducted a site inspection on June 9, 2010.
7. **FINDING: LOT LINE ADJUSTMENT** –The parcels resulting from the lot line adjustment conform to County’s general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.
- EVIDENCE:** a) The parcel is zoned “MDR/2-7-D (CZ)” Medium Density Residential (2.7 acres per unit), Design Control District in the Coastal Zone.
- b) The total project area is 2,893 square feet that is contiguous with common area. Proposed amendment includes: 1) equal exchange of 33 square feet of Lot 21 (Assessor’s Parcel Number 008-551-012-000) with the common area (Assessor’s parcel number 008-551-015-000) within the Town Homes subdivision.
- c) Pursuant to Government Code Section 66412 (Subdivision Map Act) and Monterey County Subdivision Ordinance (Section 19.09.025.A the lot line adjustment is between two or more existing adjacent parcels (*see Finding 7A*)
- d) Pursuant to Government Code Section 66412 (Subdivision Map Act) and Monterey County Subdivision Ordinance (Section 19.09.025.B a greater number of parcels than originally existed will not be created as a

result of the lot line adjustment. (*see Finding 7B*)

- e) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. In order to appropriately document the boundary changes, a Certificate of Compliance for each new lot is required (**Condition 5**).
- f) The project planner conducted a site inspection on June 9, 2010 to verify that the project would not conflict with zoning or building ordinances.
- g) 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 PLN080415.

7A. **FINDING:** **LOT LINE ADJUSTMENT** – The lot line adjustment is between two or more existing adjacent parcels.

- EVIDENCE:**
- a) The lot line adjustment is between more than one and less than four existing adjacent parcels. (Assessor's Parcel Numbers 008-551-012-000 and 008-551-015-000).
 - b) The subject property is located in the Pebble Beach Town Homes No. 2 Subdivision created in 1968 (SB00443). These town homes are separately owned and set apart by common space that is collectively owned also, and managed by the Pebble Beach Company. Therefore, pre-approval for the Lot Line Adjustment was required from each homeowner and the Pebble Beach Company.
 - c) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080415.

7B. **FINDING:** **LOT LINE ADJUSTMENT** – A greater number of parcels than originally existed will not be created as a result of the lot line adjustment.

- EVIDENCE:**
- a) The lot line adjustment is between more than one and less than four existing adjacent parcels.
 - b) The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be adjusted and two contiguous separate legal parcels of record will result from the adjustment. No new parcels will be created.
 - c) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080415.

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

- EVIDENCE:**
- a) The property has a zoning designation of "MDR/2.7-D (CZ)" [Medium Density Residential, 2.7 units per acre-Design Control in the Coastal Zone].
 - b) This site was approved as a town home development in 1968. The MDR/2.7-D (CZ) zoning designation allows one single family home on each lot within the town home development. The use is allowed per Section 20.12.040.A, Principal Uses Allowed in the Medium Density Residential designation.

- c) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080415.

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

- EVIDENCE:**
- a) The subject property is located in the Pebble Beach Town Homes No. 2 Subdivision created in 1968 (SB00443). Similar to a planned unit development, the Pebble Beach Town Homes Subdivision consists of individual building envelopes surrounded by common open space. The entire subdivision is approximately 381,924 square feet in size, with 23 building envelopes covering approximately 132,473 square feet (35%), leaving the remaining 249,451 square feet as common open space (65%). In 1968 lot coverage for the "ST" Special Treatment Zoning Designation was determined by density rather than a strict percentage.
 - b) There is an existing 3,374 square foot single family dwelling on a 7,290 square foot lot. The project as proposed consists of a request for a lot line adjustment of 33 square foot to allow a kitchen addition.
 - c) The current zoning district standards (MDR/2.7-D (CZ)) that apply to each lot in the subdivision do not take into account the size of the surrounding common open space; lot coverage and floor area ratio limitations are based solely on the building envelopes. This results in legal non-conforming lots where the structural footprints exceed the allowable ratios.
 - d) Strict interpretation of the zoning ordinance presents a hardship to a property owner seeking to construct an addition within the building envelope (lot dimension) without exceeding lot coverage or floor area ratio requirements.
 - 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 PLN080415.

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

- EVIDENCE:**
- a) Lot coverage and floor area ratio are intended to control the amount of impervious surface, bulk, and mass of structures in proportion to the size of the parcel. Maximum lot coverage in the MDR zoning designation is 35% and the maximum Floor Area Ratio in the MDR zone is 35%.
 - b) The project as proposed consists of an even exchange of 33 square feet with the common space. However, with the proposed kitchen addition, lot coverage would increase from 35% to 46% and floor area ratio from 25% to 39%. This project increases lot coverage from 3,374 square feet 3,437 square feet; however, coverage for the entire subdivision remains within the 35% limit.

- c) The proposed addition does not alter setbacks, will not be visible from a common public viewing area (17 Mile Drive), and will not significantly add to the bulk or mass.
- d) Research of Planning and Building Inspection Department files revealed that similar Variances were granted to:
 - Clark/PLN020443 (Assessor's Parcel Number 008-521-007-000). Approved an increase in building site coverage to 63.9%, and increase floor area ratio to 71.3% to allow a 240 square foot addition.
 - Funch/PLN040070 (Assessor's Parcel Number 008-521-005-000). Approved an increase in building site coverage from 63.5% to 65.9%, and increased floor area ratio from 49.2% to 68.92% to allow additions to an existing 3,810 square foot single dwelling.
 - Gentner/PLN060628 (Assessor's Parcel Number 008-521-005-000). Approved an increase in building site coverage from 79% to 82%, and increased floor area ratio from 100% to 126.7% to allow additions to an existing 6,548 square foot single family dwelling.
- e) Strict application of these requirements would restrict development on this parcel and other properties in the Pebble Beach Town Homes subdivision to a greater degree than other properties in the general vicinity. Therefore, approval of these variances would not constitute a special privilege inconsistent with privileges granted to other properties in the vicinity
- f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080415.
- g) The project planner conducted a site inspection on June 9, 2010 to identify circumstances related to other property in the vicinity and in the same zoning district.

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

EVIDENCE: a) Section 20.86.030 Monterey County Zoning Ordinance (Board of Supervisors).

b) Section 20.86.030 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the project includes conditional uses (Coastal Development Permit), which allow for a lot line adjustment.

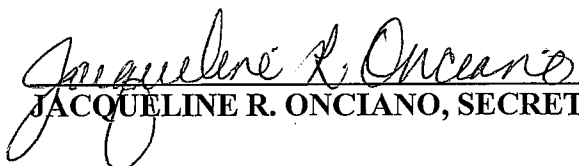
DECISION

NOW, THEREFORE, based on the above findings and evidence, the Minor Subdivision Committee does hereby:

- A. Categorically Exempt per CEQA Section 15305 (a); and
- B. Approve Combined Development Permit consisting of: 1) a Coastal Development Permit for a Lot Line Adjustment of an equal exchange of 33 square feet between applicant's parcel 008-551-012-000 and the common area of the Pebble Beach Town Homes described as parcel 008-551-015-000; 2) a Variance to increase the allowed building site coverage from 35% to 46% and floor area ratio from 25% to 39% for an addition to an existing residence, and Design Approval, in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 24th day of February, 2011 upon motion of Vandevere, seconded Alinio by the following vote:

AYES: McPharlin, Vandevere, Moss, Onciano, Alinio
NOES: None.
ABSENT: None.
ABSTAIN: LeWarne


JACQUELINE R. ONCIANO, SECRETARY

COPY OF THIS DECISION MAILED TO APPLICANT ON MAR 11 2011.

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 MAR 21 2011.

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 2 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION No. 11-003
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: **JOAN AND MICHEAL O'NEIL**
 File No: **PLN080415** APNs: **008-551-012-000**
 Approved by: **Minor Subdivision Committee** Date: **February 24, 2011**

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA - Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Combined Permit (PLN080415) allows a Coastal Development Permit for a Lot Line Adjustment of an equal exchange of 33 square feet between applicant's parcel 008-551-012-000 and the common area of the Pebble Beach Town Homes described as parcel 008-551-015-000; 2) a Variance to increase the allowed building site coverage from 35% to 46% and floor area ratio from 25% to 39% for an addition to an existing residence, and Design Approval. The property is located at 3301 17 Mile Drive, #21 Pebble Beach (Assessor's Parcel Number 008-551-012-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA-Planning Department)	Adhere to conditions and uses specified in the permit. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.	Owner/ Applicant RMA - Planning WRA RMA - Planning	Ongoing unless otherwise stated	
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. <u>11-003</u>) was approved by the Minor Subdivision Committee for Assessor's Parcel Number 008-551-012-000 on February 24, 2011 . The permit was granted subject to 11 conditions of approval which run with the land. A	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commence-	

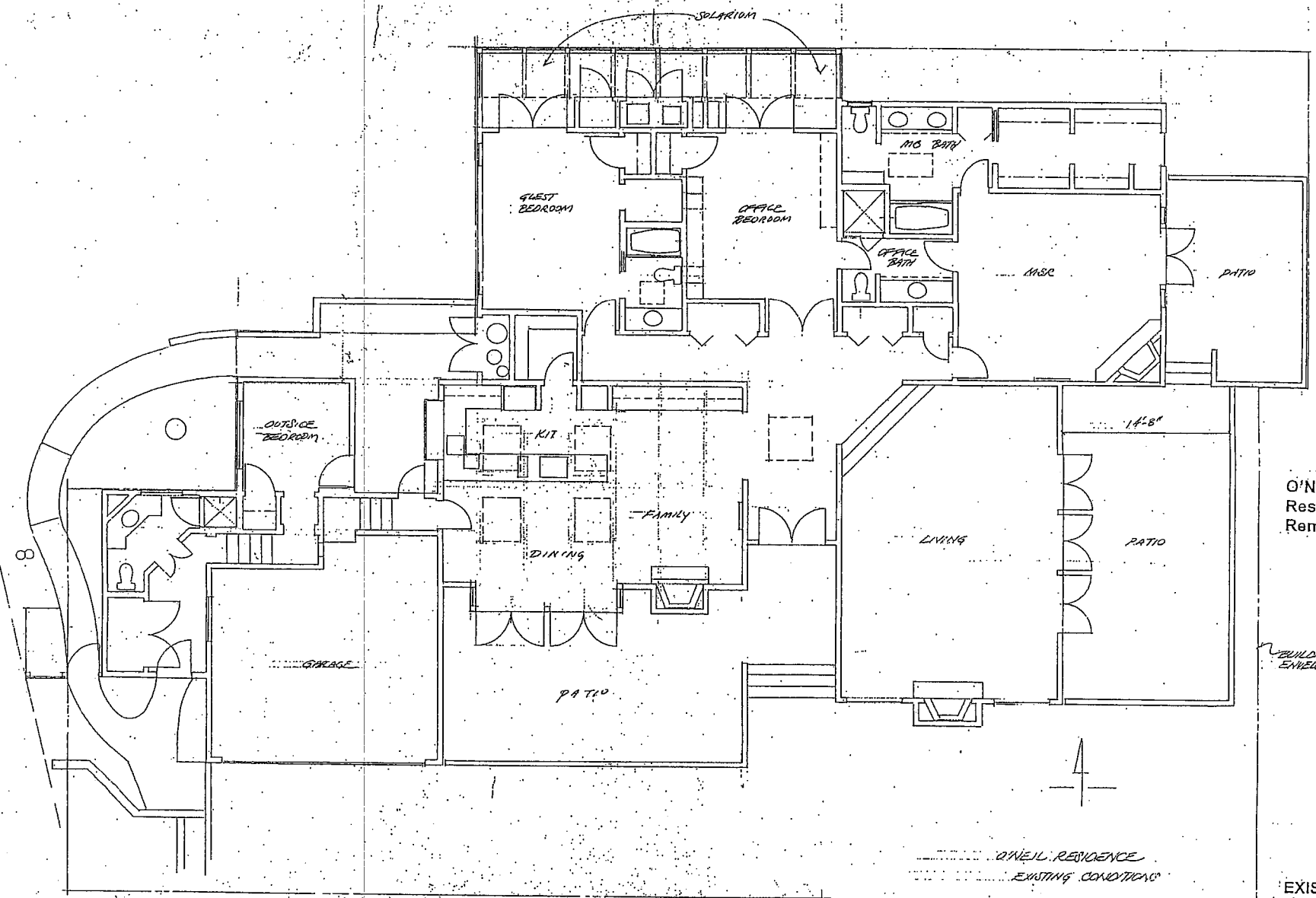
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)			ment of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 2 years, to expire on January 13, 2013 unless use of the property or actual construction has begun within this period. (RMA – Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the 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 the discovery. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	
5.		PD045 – CERTIFICATES OF COMPLIANCE (LOT LINE ADJUSTMENTS) The applicant shall request unconditional certificates of compliance for the newly configured parcels. (RMA – Planning Department)	The Surveyor shall prepare legal descriptions for each newly configured parcel. The legal descriptions shall be entitled "Exhibit A". The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the <i>Monterey County Recorder</i> , for the appropriate fees to record the certificates.	Owner/ Applicant/ Surveyor	Concurrent with recording the Record of Survey	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA – Public Works Department						
6.		PW0034 – LOT LINE ADJUSTMENT Obtain a survey of the new line and have the line monumented. (Public Works)	Owner shall have a surveyor monument the new lines. Evidence of completion of monumentation shall be submitted to DPW for review and approval.	Owner/ Applicant/ Surveyor	Prior to Recordation of Survey	
7.		PW0035 – RECORD OF SURVEY (NON STANDARD) The applicant shall file a Record of Survey showing the new line and its monumentation that reflects the equal exchange of 33 square feet. (Public Works)	Owner's Surveyor to prepare record of survey and submit to DPW for review and approval.	Owner/ Surveyor	Prior to Recordation of Record of Survey	
Monterey County Water Resources Agency						
8.		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	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
9.		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	
Fire Agency (Pebble Beach community Services District)						
10.		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 Community Services District	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	

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11.		FIRE025 - SMOKE ALARMS -- (SINGLE FAMILY DWELLING) Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. Pebble Beach Community Services District	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	

END OF CONDITIONS
Rev. 08/25/2010



O'Neil Residence Remodel.

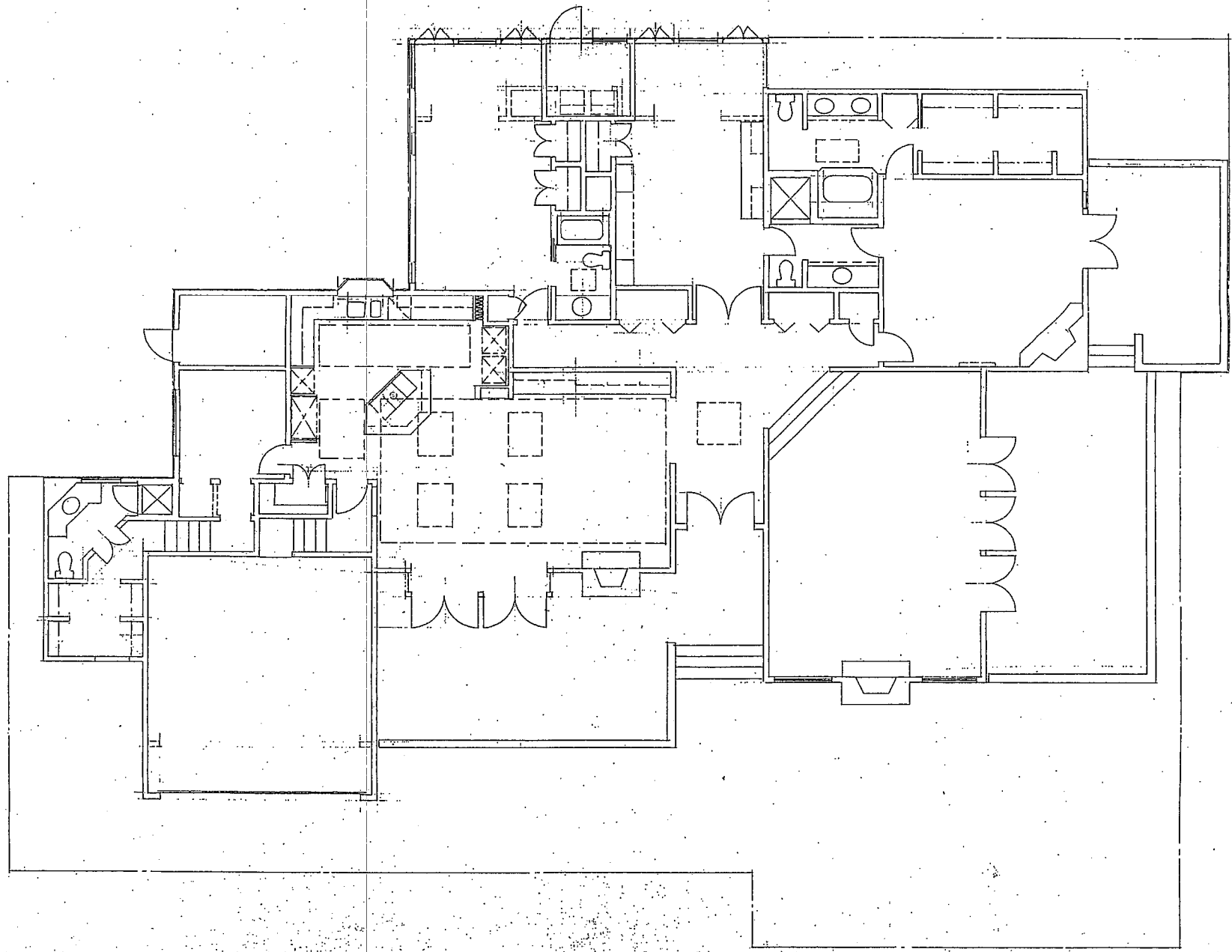
BUILDING ENVELOPE



--- O'NEIL RESIDENCE
 - - - - - EXISTING CONDITIONS

11/1/06
 4/2/07
 1/24/08

EXISTING CONDITIONS

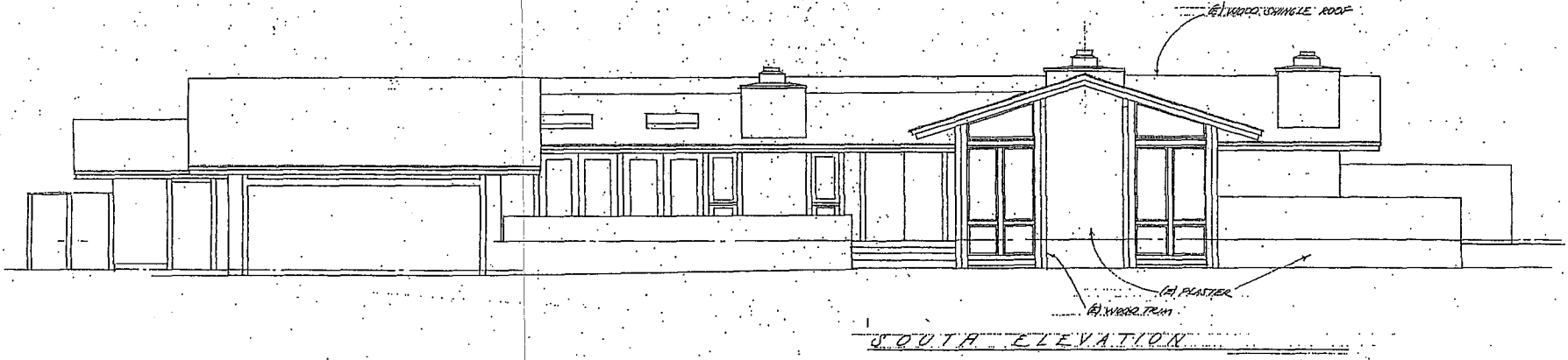


O'Neil
Residence
Remodel

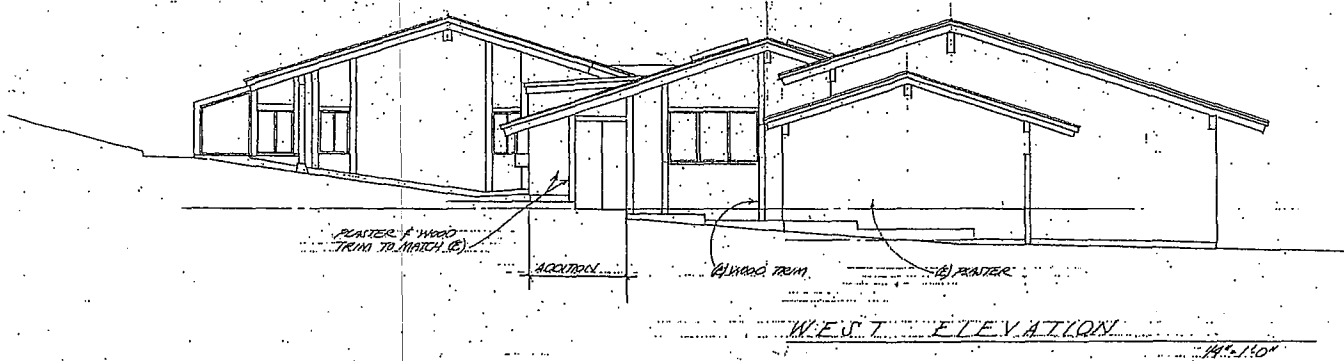
PROJECT NUMBER
DATE
10-10-08
REVISIONS

FLOOR PLAN

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SHAW ARCHITECTURE PLANNING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SHAW ARCHITECTURE PLANNING, INC.



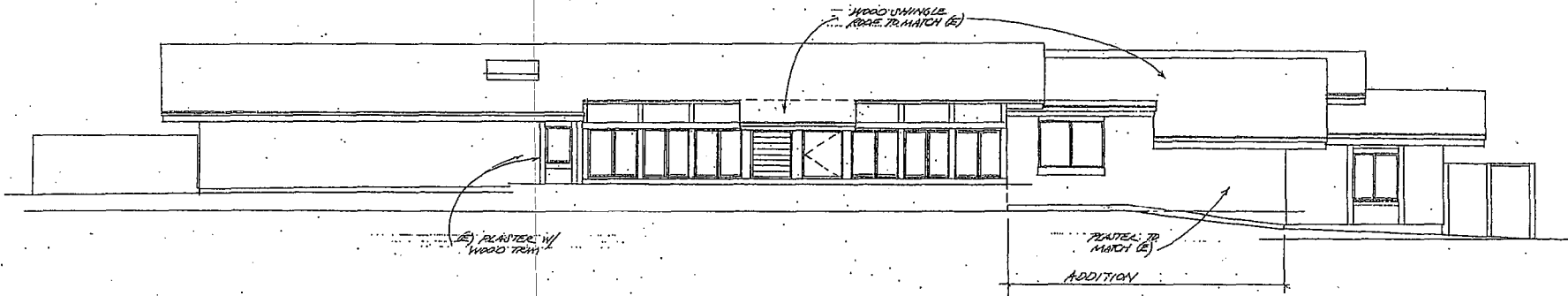
O'Neil
Residence
Remodel



PROJECT NUMBER
DATE 10-10-03
REVISIONS

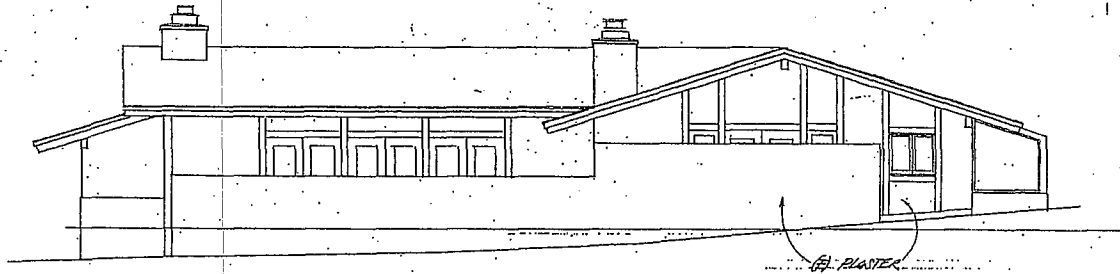
EXTERIOR
ELEVATIONS

SHEET
NUMBER OF



NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

O'Neil
Residence
Remodel

PROJECT NUMBER
DATE 10-10-05
REVISIONS

EXTERIOR
ELEVATIONS

SHEET NUMBER OF

MINUTES
Del Monte Forest Land Use Advisory Committee
Thursday, November 18, 2010

1. Meeting called to order by _____ Rod Dewar _____ at _____ 3:02 _____ pm

2. **Roll Call**

Members Present: _____ Rod Dewar, Kim Caneer, Sandi Verbanec, June Stock and Lori Lietzke _____

Members Absent: _____ Bill Connors, Sandy Getreu (Sandy present after 3:10 pm) _____

3. **Approval of Minutes:**

A. July 15, 2010 minutes

Motion: _____ Dewar _____ (LUAC Member's Name)

Second: _____ Verbanec _____ (LUAC Member's Name)

Ayes: _____ Dewar, Verbanec, Stock, Lietzke _____

Noes: _____ None _____

Absent: _____ Connors, Getreu _____

Abstain: _____ None _____

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

Review of Pebble Beach Company information package

B) Announcements

None

7. Meeting Adjourned: 4:00 pm

Minutes taken by: Lori Lietzke

Minutes received via email November 22, 2010

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: **November 18, 2010**

Project Title: ONEIL PROPERTIES LP

File Number: PLN080415

File Type: MS

Planner: GONZALES

Location: 3301 17 MILE DR 21 PEBBLE BEACH

Project Description:

Combined Development Permit consisting of: 1) a Coastal Development Permit for a Lot Line Adjustment of an equal exchange of 84 square feet between parcel 008-551-012-000 and the common area of the Pebble Beach Townhomes described as parcel 008-551-015-000; 2) a Variance to increase the allowed building site coverage from 35% to 46% and floor area ratio from 25% to 36% for a 63 square foot addition; and 3) Design Approval. The property is located at 3301 17 Mile Drive Unit #21, Pebble Beach (Assessor's Parcel Numbers 008-551-012-000 and 008-551-015-000), Del Monte Forest area, Coastal zone.

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

County representative: Liz Gonzales

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by Getreu (LUAC Member's Name)

Second by Caneer (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Getreu, Dewar, Caneer, Verbanec, Stock, Lietzke

NOES: None

ABSENT: Connors

ABSTAIN: None

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: **November 18, 2010**

Project Title: SHUTE MICHAEL R & CRISTIN A SHUTE TRS

File Number: PLN100425

File Type: ZA

Planner: GONZALES

Location: 1258 PORTOLA RD PEBBLE BEACH

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of a 4,712 square foot single family dwelling with attached garage, and construction of a 7,095 square foot two-story single family dwelling with 1,336 square feet in porches and 1,271 square foot attached three-car garage; 2) a Coastal Administrative Permit for the construction of a 407 square foot detached guesthouse with 51 square foot porch; 3) a Coastal Development Permit for the construction of a 849 square foot detached Caretaker's Unit with 175 square foot porch and attached 249 square foot garage; 4) a Coastal Development Permit to allow the removal of two Monterey Pine trees (21 inches and 24 inches in diameter); and grading of less than 100 cubic yards of cut/fill. The property is located at 1258 Portola Road, Pebble Beach (Assessor's Parcel Number 008-302-020-000), Del Monte Forest Land Use Plan, Coastal zone.

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

County representative: Liz Gonzales

David Stocker and Cynthia Spellacy: Stocker & Allaire General Contractors

David Leroy: Bernard Trainor Associates

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Salzman	X		Letter sent to LUAC – read into minutes – see “Additional LUAC Comments”
Stocker & Spellacy		X	Presented project design and addressed neighbor’s concern
Leroy		X	Presented landscape design and addressed neighbor’s concern
Alan Rushfeldt	X		Neighbor @ 1255 Padre – would be concerned if caretaker was relocated

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)

ADDITIONAL LUAC COMMENTS

Reviewing agencies should address the concerns of neighbor Salzman regarding the Caretaker's Unit being too close to their property.
 Caretaker's Unit windows facing the Salzman residence should be removed except as required by code.

RECOMMENDATION:

Motion by Getreu (LUAC Member's Name)

Second by Verbanec (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Dewar, Caneer, Verbance, Getreu, Lietzke and Stock

NOES: None

ABSENT: Connors

ABSTAIN: None

DEL MONTE FOREST






Pacific
Ocean

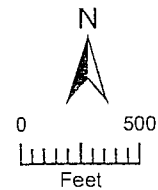
PESCADERO PT

APPLICANT: O'NEIL PROPERTIES LP

APN: 008-551-012-000 & 008-551-015-000

FILE # PLN080415

 300' Limit  2500' Limit  City Limits



PLANNER: GONZALES



PEBBLE BEACH
COMPANY

May 14, 2010

Elizabeth A. Gonzales
Associate Planner
Resource Management Agency
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Subject: *Lot Line Adjustment PIN080415*
Townhouse # 21, Pebble Beach

Dear Elizabeth:

It has come to my attention that Monterey County has requested Pebble Beach Company's authorization to permit a lot line adjustment (Planning Number PLN080415) between common area held by Pebble Beach Company (APN 008-551-015) and property held by O'Neil Properties. It is our understanding that the total amount of common area property involved is approximately 33 square feet.

Based on the limited nature of the lot line adjustment, the unanimous written approval by the neighboring property owners, and the fact that the landowner has no net gain in acreage, Pebble Beach Company authorizes the County to allow this one-time lot line adjustment.

Sincerely,
PEBBLE BEACH COMPANY

Mark Stilwell
Executive Vice President and General Counsel

Copies: Margaret Leighton, Manager, Architectural Review
O'Neil property owner

REAL ESTATE DIVISION

Joan P. O'Neil
P.O. Box 1570
Ketchum, ID 83340

July 15, 2009

Mehdi & Akhtar Sabety
P.O. Box 447
Pebble Beach, CA 93953

Re: Lot line adjustment Townhouse # 21

Dear Neighbors,

Michael and I are planning to remodel the kitchen in our townhouse # 21. To do this we need to connect our current kitchen to an existing guestroom behind the garage. This addition only works if we add some space from the current common area located behind our house. Specifically, we need an extra 3 feet by 11 feet, which is now situated on existing hardscape in the back of our house. We would add this amount to the envelop behind our house in exchange for giving up the same amount of common area in the front of our building envelop (see the attached tentative map and highlighted areas).

The addition of this space would allow a new kitchen to include a laundry space now located in our guestroom bathroom. We are considering spending more time in Pebble Beach and as we get older the townhouse could be our full time residence.

We hope you will agree to allow us to proceed with this lot line adjustment. The County Building Department requires us to get consent from 100% of our neighbors. To that end there is a space for signatures at the bottom of this letter along with signatures required on some of the included documents.

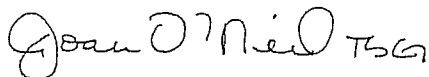
Please feel free to contact us with any questions:

~~208-726-7126: Sun Valley, Idaho~~

~~760-568-1201: Indian Wells, CA~~

or by email: joaneil@mac.com

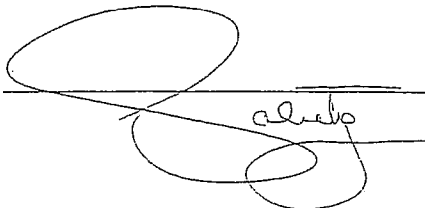
Sincerely yours,



Joan O'Neil

I/We consent to the lot line petition for Townhouse #21

Signature



Date: Nov 17-09

Joan P. O'Neil
P.O. Box 1570
Ketchum, ID 83340

July 15, 2009

Rene Bruce Goddard
The Goddard Family Trust
17 Balmoral Avenue
Balmoral, New South Wales 2088
Australia

Re: Lot line adjustment Townhouse # 21

Dear Neighbors,

Michael and I are planning to remodel the kitchen in our townhouse # 21. To do this we need to connect our current kitchen to an existing guestroom behind the garage. This addition only works if we add some space from the current common area located behind our house. Specifically, we need an extra 3 feet by 11 feet, which is now situated on existing hardscape in the back of our house. We would add this amount to the envelop behind our house in exchange for giving up the same amount of common area in the front of our building envelop (see the attached tentative map and highlighted areas).

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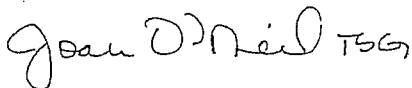
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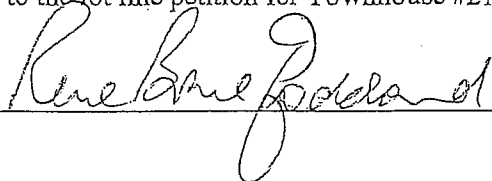
Sincerely yours,



Joan O'Neil

I/We consent to the lot line petition for Townhouse #21

Signature



Date:

8/8/09

Joan P. O'Neil
P.O. Box 1570
Ketchum, ID 83340

September 30, 2009

Mr. & Mrs. Peter Butler
P.O. Box 1807
Pebble Beach, CA 93953

Re: Lot line adjustment Townhouse # 21

Dear Mr. & Mrs. Butler,

We are following up on the letter we sent you in July and hoping you will agree to our proposed lot line adjustment. All of the specifics are spelled out below and a tentative map is included for further clarification.

Michael and I are planning to remodel the kitchen in our townhouse # 21. To do this we need to connect our current kitchen to an existing guestroom behind the garage. This addition only works if we add some space from the current common area located behind our house. Specifically, we need an extra 3 feet by 11 feet, which is now situated on existing hardscape in the back of our house. We would add this amount to the envelop behind our house in exchange for giving up the same amount of common area in the front of our building envelop (see the attached tentative map and highlighted areas).

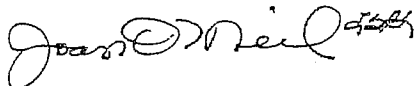
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We hope you will agree to allow us to proceed with this lot line adjustment. The County Building Department requires us to get consent from 100% of our neighbors. To that end there is a space for signatures at the bottom of this letter as well as a self-addressed, stamped envelop for your convenience.

Please feel free to contact us with any questions:

208 726-7126: Sun Valley, Idaho 760 568-1201: Indian Wells, CA
or by email: joaneil@mac.com

Sincerely yours,



Joan O'Neil

I/We consent to the lot line petition for Townhouse #21

Signature Peter Butler sr

Date: 10-16-09

Joan P. O'Neil
P.O. Box 1570
Ketchum, ID 83340

July 15, 2009

^{ied}
Ms. Janet Schmeid
P.O. Box 858
Pebble Beach, CA 93953

Re: Lot line adjustment Townhouse # 21

Dear Janet,

Michael and I are planning to remodel the kitchen in our townhouse # 21. To do this we need to connect our current kitchen to an existing guestroom behind the garage. This addition only works if we add some space from the current common area located behind our house. Specifically, we need an extra 3 feet by 11 feet, which is now situated on existing hardscape in the back of our house. We would add this amount to the envelop behind our house in exchange for giving up the same amount of common area in the front of our building envelop (see the attached tentative map and highlighted areas).

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Please feel free to contact us with any questions:

208-726-7126: Sun Valley, Idaho

760 568-1201: Indian Wells, CA

or by email: joaneil@mac.com

Sincerely yours,

Joan O'Neil

I/We consent to the lot line petition for Townhouse #21

Signature

Date:

8/1/09

Joan P. O'Neil
P.O. Box 1570
Ketchum, ID 83340

July 15, 2009

Ms. Barbara Lee
P.O. Box 478
Pebble Beach, CA 93953

Re: Lot line adjustment Townhouse # 21

Dear Neighbor,

Michael and I are planning to remodel the kitchen in our townhouse # 21. To do this we need to connect our current kitchen to an existing guestroom behind the garage. This addition only works if we add some space from the current common area located behind our house. Specifically, we need an extra 3 feet by 11 feet, which is now situated on existing hardscape in the back of our house. We would add this amount to the envelop behind our house in exchange for giving up the same amount of common area in the front of our building envelop (see the attached tentative map and highlighted areas).

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208 726-7126: Sun Valley, Idaho

760 568-1201: Indian Wells, CA

or by email: joaneil@mac.com

Sincerely yours,



Joan O'Neil

I/We consent to the lot line petition for Townhouse #21

Signature Barbara B. Lee

Date: 7-27-09

Joan P. O'Neil
P.O. Box 1570
Ketchum, ID 83340

July 15, 2009

William Montgomery
200 Crescent Court #1200
Dallas, TX 75201

Re: Lot line adjustment Townhouse # 21

Dear Neighbor,

Michael and I are planning to remodel the kitchen in our townhouse # 21. To do this we need to connect our current kitchen to an existing guestroom behind the garage. This addition only works if we add some space from the current common area located behind our house. Specifically, we need an extra 3 feet by 11 feet, which is now situated on existing hardscape in the back of our house. We would add this amount to the envelop behind our house in exchange for giving up the same amount of common area in the front of our building envelop (see the attached tentative map and highlighted areas).

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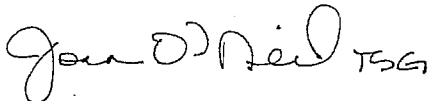
Please feel free to contact us with any questions:

208.726-7126: Sun Valley, Idaho

760.568-1201: Indian Wells, CA

or by email: joaneil@mac.com

Sincerely yours,



Joan O'Neil

I/We consent to the lot line petition for Townhouse #21

Signature Wm Montgomery

Date: 7-23-09

Joan P. O'Neil
P.O. Box 1570
Ketchum, ID 83340

July 15, 2009

Ms. Rose Silva
P.O. Box 1316
Pebble Beach, CA 93953

Re: Lot line adjustment Townhouse # 21

Dear Neighbor,

Michael and I are planning to remodel the kitchen in our townhouse # 21. To do this we need to connect our current kitchen to an existing guestroom behind the garage. This addition only works if we add some space from the current common area located behind our house. Specifically, we need an extra 3 feet by 11 feet, which is now situated on existing hardscape in the back of our house. We would add this amount to the envelop behind our house in exchange for giving up the same amount of common area in the front of our building envelop (see the attached tentative map and highlighted areas).

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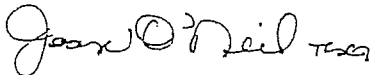
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760 568-1201: Indian Wells, CA

or by email: joaneil@mac.com

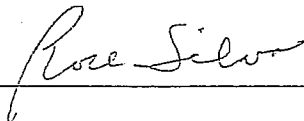
Sincerely yours,



Joan O'Neil

I/We consent to the lot line petition for Townhouse #21

Signature



Date:

7/24/09

Joan P. O'Neil
P.O. Box 1570
Ketchum, ID 83340

July 15, 2009

Samuel & Nora Wolcott
384 Duckpond Road
Locust Valley, NY 11560

Re: Lot line adjustment Townhouse # 21

Dear Sam & Nora,

Michael and I are planning to remodel the kitchen in our townhouse # 21. To do this we need to connect our current kitchen to an existing guestroom behind the garage. This addition only works if we add some space from the current common area located behind our house. Specifically, we need an extra 3 feet by 11 feet, which is now situated on existing hardscape in the back of our house. We would add this amount to the envelop behind our house in exchange for giving up the same amount of common area in the front of our building envelop (see the attached tentative map and highlighted areas).

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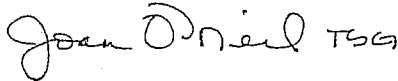
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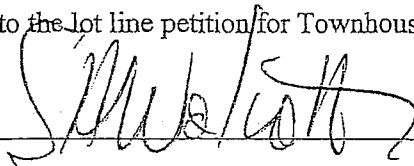
Sincerely yours,



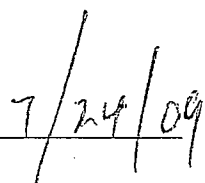
Joan O'Neil

I/We consent to the lot line petition for Townhouse #21

Signature



Date:



Joan P. O'Neil
P.O. Box 1570
Ketchum, ID 83340

July 15, 2009

Barbara Johnson
P.O. Box 1802
Pebble Beach, CA 93953

Re: Lot line adjustment Townhouse # 21

Dear Neighbor,

Michael and I are planning to remodel the kitchen in our townhouse # 21. To do this we need to connect our current kitchen to an existing guestroom behind the garage. This addition only works if we add some space from the current common area located behind our house. Specifically, we need an extra 3 feet by 11 feet, which is now situated on existing hardscape in the back of our house. We would add this amount to the envelop behind our house in exchange for giving up the same amount of common area in the front of our building envelop (see the attached tentative map and highlighted areas).

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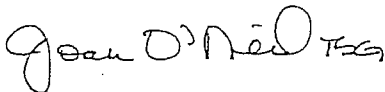
Please feel free to contact us with any questions:

208-726-7126: Sun Valley, Idaho

760 568-1201: Indian Wells, CA

or by email: joaneil@mac.com

Sincerely yours,



Joan O'Neil

I/We consent to the lot line petition for Townhouse #21

Signature Barbara Johnson

Date: 7/22/09

Joan P. O'Neil
P.O. Box 1570
Ketchum, ID 83340

July 15, 2009

Duncan & Shirley Matteson
1205 Trinity Drive
Menlo Park, CA 94025

Re: Lot line adjustment Townhouse # 21

Dear Neighbors,

Michael and I are planning to remodel the kitchen in our townhouse # 21. To do this we need to connect our current kitchen to an existing guestroom behind the garage. This addition only works if we add some space from the current common area located behind our house. Specifically, we need an extra 3 feet by 11 feet, which is now situated on existing hardscape in the back of our house. We would add this amount to the envelop behind our house in exchange for giving up the same amount of common area in the front of our building envelop (see the attached tentative map and highlighted areas).

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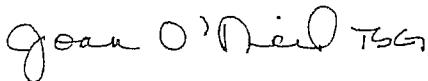
Please feel free to contact us with any questions:

~~208 726-7126: Sun Valley, Idaho~~

760 568-1201: Indian Wells, CA

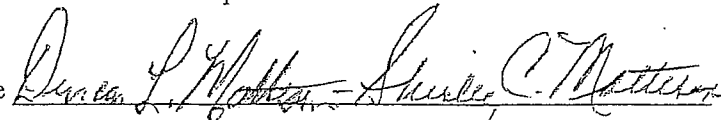
or by email: joaneil@mac.com

Sincerely yours,



Joan O'Neil

I/We consent to the lot line petition for Townhouse #21

Signature  Date: 7/22/09

Joan P. O'Neil
P.O. Box 1570
Ketchum, ID 83340

July 15, 2009

Ms. Janet Stava & Mr. Carl Best
2580 Sierra Blvd.
Sacramento, CA 95825

Re: Lot line adjustment Townhouse # 21

Dear Neighbors,

Michael and I are planning to remodel the kitchen in our townhouse # 21. To do this we need to connect our current kitchen to an existing guestroom behind the garage. This addition only works if we add some space from the current common area located behind our house. Specifically, we need an extra 3 feet by 11 feet, which is now situated on existing hardscape in the back of our house. We would add this amount to the envelop behind our house in exchange for giving up the same amount of common area in the front of our building envelop (see the attached tentative map and highlighted areas).

The addition of this space would allow a new kitchen to include a laundry space now located in our guestroom bathroom. We are considering spending more time in Pebble Beach and as we get older the townhouse could be our full time residence.

We hope you will agree to allow us to proceed with this lot line adjustment. The County Building Department requires us to get consent from 100% of our neighbors. To that end there is a space for signatures at the bottom of this letter along with signatures required on some of the included documents.

Please feel free to contact us with any questions:

~~208-726-7126: Sun Valley, Idaho~~

760 568-1201: Indian Wells, CA

or by email: joaneil@mac.com

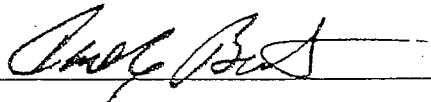
Sincerely yours,



Joan O'Neil

I/We consent to the lot line petition for Townhouse #21

Signature



Date: 7-28-09

Joan P. O'Neil

JUL 23 2009

P.O. Box 1570

Ketchum, ID 83340

July 15, 2009

Mr. Bruce Vor Broker
P.O. Box 140691
Grand Rapids, MI49514-0691

Re: Lot line adjustment Townhouse # 21

Dear Neighbor,

Michael and I are planning to remodel the kitchen in our townhouse # 21. To do this we need to connect our current kitchen to an existing guestroom behind the garage. This addition only works if we add some space from the current common area located behind our house. Specifically, we need an extra 3 feet by 11 feet, which is now situated on existing hardscape in the back of our house. We would add this amount to the envelop behind our house in exchange for giving up the same amount of common area in the front of our building envelop (see the attached tentative map and highlighted areas).

The addition of this space would allow a new kitchen to include a laundry space now located in our guestroom bathroom. We are considering spending more time in Pebble Beach and as we get older the townhouse could be our full time residence.

We hope you will agree to allow us to proceed with this lot line adjustment. The County Building Department requires us to get consent from 100% of our neighbors. To that end there is a space for signatures at the bottom of this letter along with signatures required on some of the included documents.

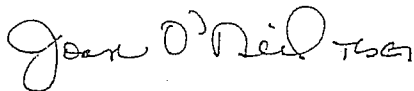
Please feel free to contact us with any questions:

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760 568-1201: Indian Wells, CA

or by email: joaneil@mac.com

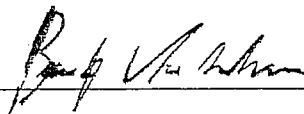
Sincerely yours,



Joan O'Neil

I/We consent to the lot line petition for Townhouse #21

Signature



Date:

8-5-09

PROOF OF SERVICE

I am employed in the County of Monterey, State of California. I am over the age of 18 years and not a party to the within action. My business address is 168 W. Alisal Street, 2nd Floor, Salinas, California.

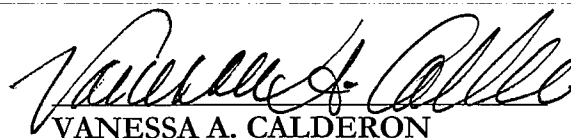
On **Tuesday, March 11, 2011** I served a true copy of the following document:

- RESOLUTION NO.-**10-004** O'NEIL PROPERTIES (PLN080415)
- NOTICE OF APPEAL AND INSTRUCTIONS
- PERMIT APPROVAL NOTICE

on the interested parties to said action by the following means:

- (BY HAND-DELIVERY)** By causing a true copy thereof, enclosed in a sealed enveloped, to be hand-delivered.
- (BY MAIL)** By placing a true copy thereof, enclosed in a sealed envelope, for collection and mailing on that date following ordinary business practices, in the United States Mail at the Resource Management Agency Planning Department, 168 W. Alisal Street, 2nd Floor, Salinas, California, addressed as shown below. I am readily familiar with this business's practice for collection and processing of correspondence for mailing with the United States Postal Service, and in the ordinary course of business, correspondence would be deposited with the United States Postal Service the same day it was placed for collection and processing.
- (BY OVERNIGHT DELIVERY)** By placing a true copy thereof, enclosed in a sealed envelope, with delivery charges to be billed to the Resource Management Agency, Planning Department, to be delivered by Overnight Delivery.
- (BY FACSIMILE TRANSMISSION)** By transmitting a true copy thereof by facsimile transmission from facsimile number (831) 757-9516 to the interested parties to said action at the facsimile number(s) shown below.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on **Tuesday, March 11, 2011**, at Salinas, California.


VANESSA A. CALDERON

Place address(es) mailed to here:

AGENT:

TRACY GOODSEL
26750 PASO ROBLES
CARMEL CA 93923