

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

In the matter of the application of:

MARTIN GARY A TR (PLN230053)

RESOLUTION NO. 24 – 007

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project exempt from CEQA pursuant to section 15301 of the CEQA Guidelines, existing structures, and no exceptions to the exemptions pursuant to section 15300.2 can be made; and
- 2) Approving a Coastal Development Permit and Design Approval to allow a remodel and addition to a legal non-conforming structure, legal non-conforming as to lot coverage and floor area ratio, resulting in a reduction in lot coverage and floor area ratio. The project consisting of demolition of 78 square feet of livable area, demolition of 427 square feet of other coverage areas (decks, landings and porches, all over 24-inches, and a shed), replacement of all windows and exterior doors, removal of stone cladding at front elevation, and the replacement of a wood fence and gate with stucco pillars with a wrought iron fence and gate with stone clad pillars.

[PLN230053, Martin Gary A TR, 3945 Ronda Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-221-017-000)]

The Martin Gary A TR application (PLN230053) came on for hearing before the Monterey County Zoning Administrator on February 29, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and

- Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area (DMF CIP).

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) Project Scope. The project consists of an addition of a legal non-conforming structure consisting of an addition of 124 square foot to existing kitchen, a 140 square foot front covered porch, removal of 38 square feet at hallway, removal of a 48 square foot shed, removal of a 40 square foot utility room, replace all windows and exterior doors, remove stone cladding at front elevation, remove stucco cap from fence piers and add stone cladding and replace existing wood fence and gate at front with wrought iron. As part of the site improvements, the applicant will reduce the existing impervious coverage to 8,287 square feet by replacing 5,780 square feet of the existing hardscape with permeable pavers.
- c) Allowed Use. The property is located at 3945 Ronda Road, Pebble Beach (APN: 008-221-015-000), in the Del Monte Forest Land Use Plan area. The parcel is zoned Low Density Residential with a density of 1 unit per 1.5 acres with Design Control overlay district in the coastal zone or “LDR/1.5-D(CZ)”, which allows single family dwellings. Legal nonconforming use of a portion of the structure extended throughout the structure pursuant to a Coastal Development Permit (DMF CIP section 20.68.020.C). Therefore, the project is an allowed use for this site.
- d) Site Inspection. The project planner conducted a site inspection on November 15, 2023, to verify that the project on the subject parcel conforms to the plans listed above.
- e) Lot Legality. The property is shown in its current size and configuration as lot 13 in Record of Survey –Volume 13 page 84; therefore the County recognizes the parcel as a legal lot of record.
- f) Design/Neighborhood and Community Character. The property is subject to the Design Control “D” overlay zoning district regulations which requires design review of proposed development to assure protection of the public viewshed and neighborhood character. Consistent with Title 20, Chapter 20.44, a Design Approval Application was submitted. The proposed colors and materials will match the existing single-family dwelling on the property maintaining the same style and aesthetic. These colors and materials include beige color stucco to match existing, black wood window frames and trim, grey slate roof to match existing roofing, dark brown stone cladding and wrought iron at front fence. Consistent with the policies of the DMF LUP, the proposed development will not block significant public views or have significant adverse impacts on public views and scenic character of the surrounding area.
- g) Development Standards. The subject property is zoned Low Density Residential, one unit per 1.5 acres with Design Control overlay district, Coastal Zone or LDR/1.5-D(CZ). Development standards for the Low Density Residential zoning district can be found in Title 20 section

20.14.060. The property is legal non-conforming as to lot coverage and floor area ratio (FAR). The allowed site coverage for LDR zoning is 15% and the allowed FAR is 17.5%. The subject property is 24,000 square feet and thus allows a site coverage of 3,600 square feet and FAR of 4,200 square feet. The subject property contains a single family dwelling and non-habitable accessory structures with an existing site coverage of 6,102 square feet, or 25.5%, and a FAR of 5,643 square feet, or 23.5%. The proposed project will result in a total site coverage of 25.2% (6,039 square feet) and FAR of 23.5% (5,641 square feet). Although there is no significant decrease in site coverage and FAR percentages, the proposed project does not intensify the legal non-conforming status. In accordance with Title 20 Section 20.68.020.C, a legal non-conforming land use, in this case lot coverage and FAR, may be changed to a similar or more restricted nature, subject to approval of a Coastal Development Permit. As such, granting of the Coastal Development Permit will allow minor modifications to the home and property, which far exceed the required coverage and FAR, while maintaining the property's legal non-conforming status. Additionally, the proposed project meets all other required development standards for the LDR zoning district, including height and setback as outlined in Title 20 Section 20.14.060. The proposed project height is approximately 22 feet 4 inches which will be below the maximum allowed of 30 feet. This addition will match the roof with the existing hipped roof enhancing the south elevation's symmetry and complementing the main structure; therefore meets all height requirements.

- h) Pescadero Watershed Coverage Limitation. The subject property is located within the Pescadero Watershed and is currently legal non-conforming in terms of its impervious coverage. It is currently over the maximum allowed impervious coverage listed DMF LUP Policy 77 and in CIP section 20.147.030. New development within the Pescadero Watershed is allowed 9,000 square feet of impervious coverage, the existing site has 13,302 square feet of impervious coverage. As part of the site improvements, the applicant will reduce the existing impervious coverage to 8,287 square feet by replacing 5,780 square feet of the existing hardscape with permeable pavers and bring the impervious coverage into compliance.
- i) Land Use Advisory Committee. The project was not presented to the Del Monte Forest Land Use Advisory Committee (LUAC). Staff and the applicant have been diligently working and reviewing redesigns due to the legal non-conforming constraints of the parcel over the last year. Once the applicant finalized a proposal that was consistent with applicable policies and regulations, they requested the project be set for hearing as soon as possible since much time had passed. Staff obliged, but in doing so, inadvertently did not send the project to review by the LUAC. The LUAC Procedures, adopted by the Board of Supervisors through Resolution No. 15-103, requires that a LUAC review Design Approvals for projects subject to review by the Zoning Administrator or Planning Commission. Although this project includes design review, review and approval of the development by the Zoning Administrator is only triggered due to the legal non-conformity of the site. In other

words, if only the design were to be considered, it would require an Administrative Design Approval and would not warrant LUAC review. In addition, the project design underwent review by the Del Monte Forest Architectural Review Board, which granted preliminary approval contingent upon compliance with 11 standard conditions set by the Del Monte Forest Architectural Review Board.

- j) The application, project plans, staking & flagging photos and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN230053.

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: HCD-Planning, HCD-Engineering Services, Pebble Beach Community Services District, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
 - b) Staff conducted a site inspection on November 15, 2023 to verify that the site is suitable for this use.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN230053.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, 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 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 HCD-Planning, HCD-Engineering Services, Pebble Beach Community Services District, HCD-Environmental Services and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Domestic water and sewage services are currently, and will continue to be, provided by CalAm and the Pebble Beach Community Services District (CSD).
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN230053.

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 HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on November 15, 2023 and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230053.

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 Article 19 Section 15301 categorically exempts the renovation and additions to existing structures.
 - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
 - c) Staff conducted a site inspection on November 15, 2023 to verify that the site and proposed project meet the criteria for an exemption.
 - d) See supporting Finding Nos. 1, 2 and 3. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN230053.

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

- EVIDENCE:**
- a) Pursuant to Title 20 section 20.86.030, an aggrieved party may appeal a decision of the Zoning Administrator to the Board of Supervisors.
 - b) Pursuant to Title 20 section 20.86.080, the project is appealable to the California Coastal Commission because the project site is between the sea and first public road and the development includes a conditional use.

DECISION

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

1. Find the project exempt from CEQA pursuant to section 15301 of the CEQA Guidelines, existing structures, and no exceptions to the exemptions pursuant to section 15300.2 can be made; and
2. Approve a Coastal Development Permit and Design Approval to allow a remodel and addition to a legal non-conforming structure, legal non-conforming as to lot coverage and floor area ratio, resulting in a reduction in lot coverage and floor area ratio. The project consist of demolition of 78 square feet of livable area, demolition of 427 square feet of other coverage areas (decks, landings and porches, all over 24-inches, and a shed), replacement of all windows and exterior doors, removal of stone cladding at front elevation, and the replacement of a wood fence and gate with stucco pillars with a wrought iron fence and gate with stone clad pillars.

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions which are incorporated herein by reference.

PASSED AND ADOPTED this 29th day of February, 2024:

DocuSigned by:

Mike Novo

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Mike Novo
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON 3/1/24.

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 ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE 3/11/24.

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 Monterey County HCD- Planning and HCD- Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN230053

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit and Design Approval (PLN230053) allows an addition of a legal non-conforming structure consisting of an addition of 124 square foot to existing kitchen, a 140 square foot front covered porch, removal of 38 square feet at hallway, removal of a 48 square foot shed, removal of a 40 square foot utility room, replace all windows and exterior doors, remove stone cladding at front elevation, remove stucco cap from fence piers and add stone cladding and replace existing wood fence and gate at front with wrought iron. As part of the site improvements, the applicant will reduce the existing impervious coverage to 8,287 square feet by replacing 5,780 square feet of the existing hardscape with permeable pavers. The property is located at 3945 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-221-017-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit and Design Approval (Resolution Number 24-007) was approved by Zoning Administrator for Assessor's Parcel Number 008-221-017-000 on February 29, 2024. The permit was granted subject to 3 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

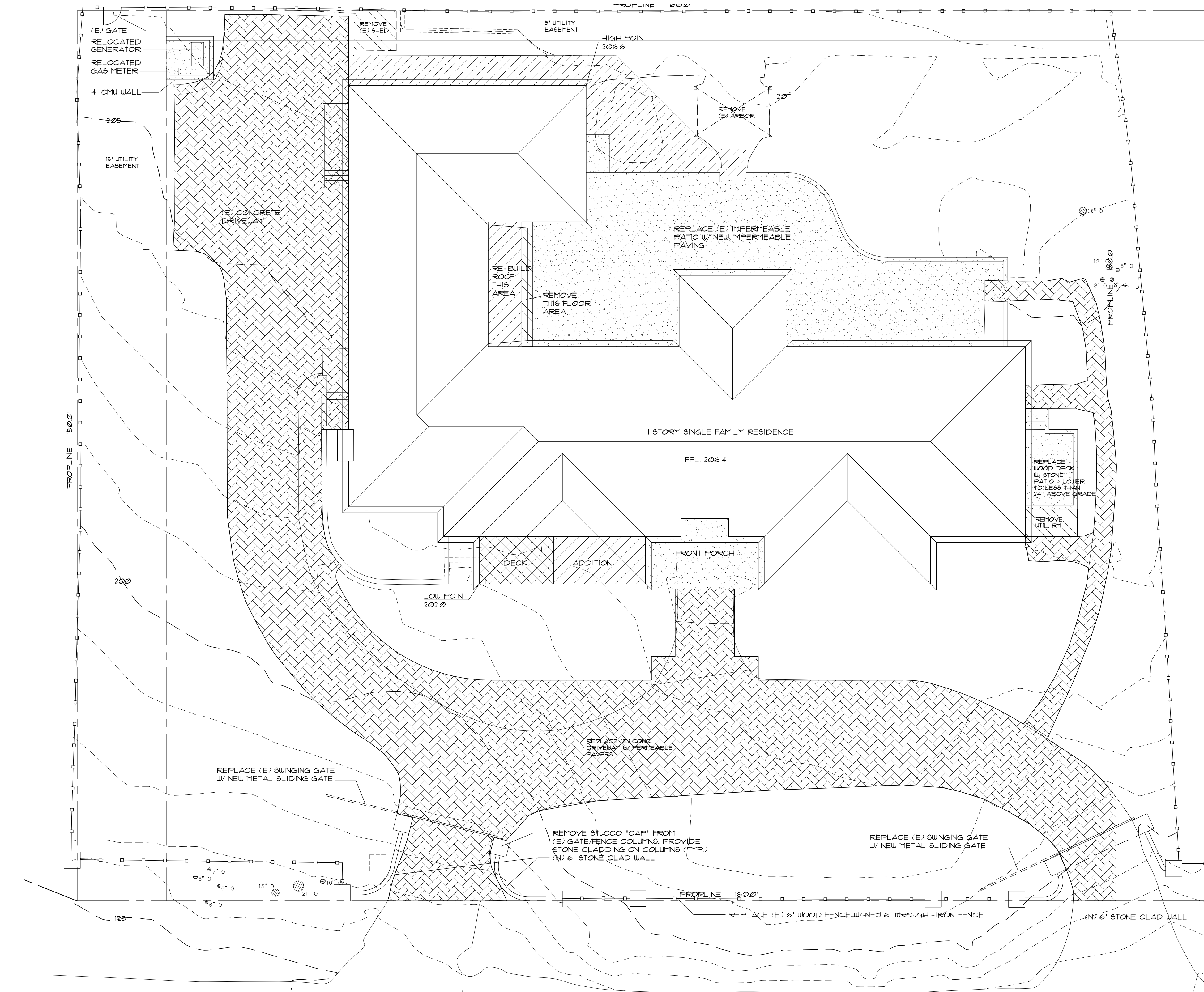
3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

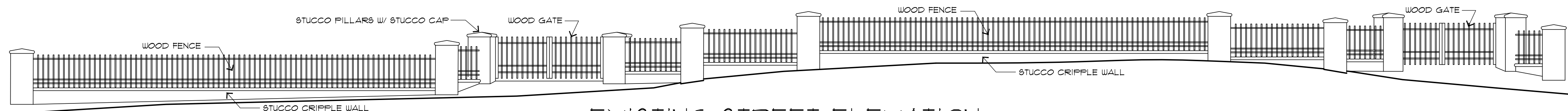
Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.



RONDA ROAD
SITE PLAN

1" = 10'



EXISTING STREET ELEVATION

1/8" = 1'-0"



PROPOSED STREET ELEVATION

1/8" = 1'-0"



GATE



FENCE

PROJECT DATA

OWNER: MR. & MRS. GARY MARTIN
520 MANZANITA WAY
WOODSIDE, CA 94062
(650) 867-1105
martinlausan520@gmail.com

SITE ADDRESS: 3945 RONDA RD.
FEBBLE BEACH, CA

APN: 008-221-017

SITE AREA: 24,000 SF

ZONING: LDR/1.5-D(CZ)

CONSTRUCTION TYPE: VB

SPRINKLERS: NO

STORIES: 1

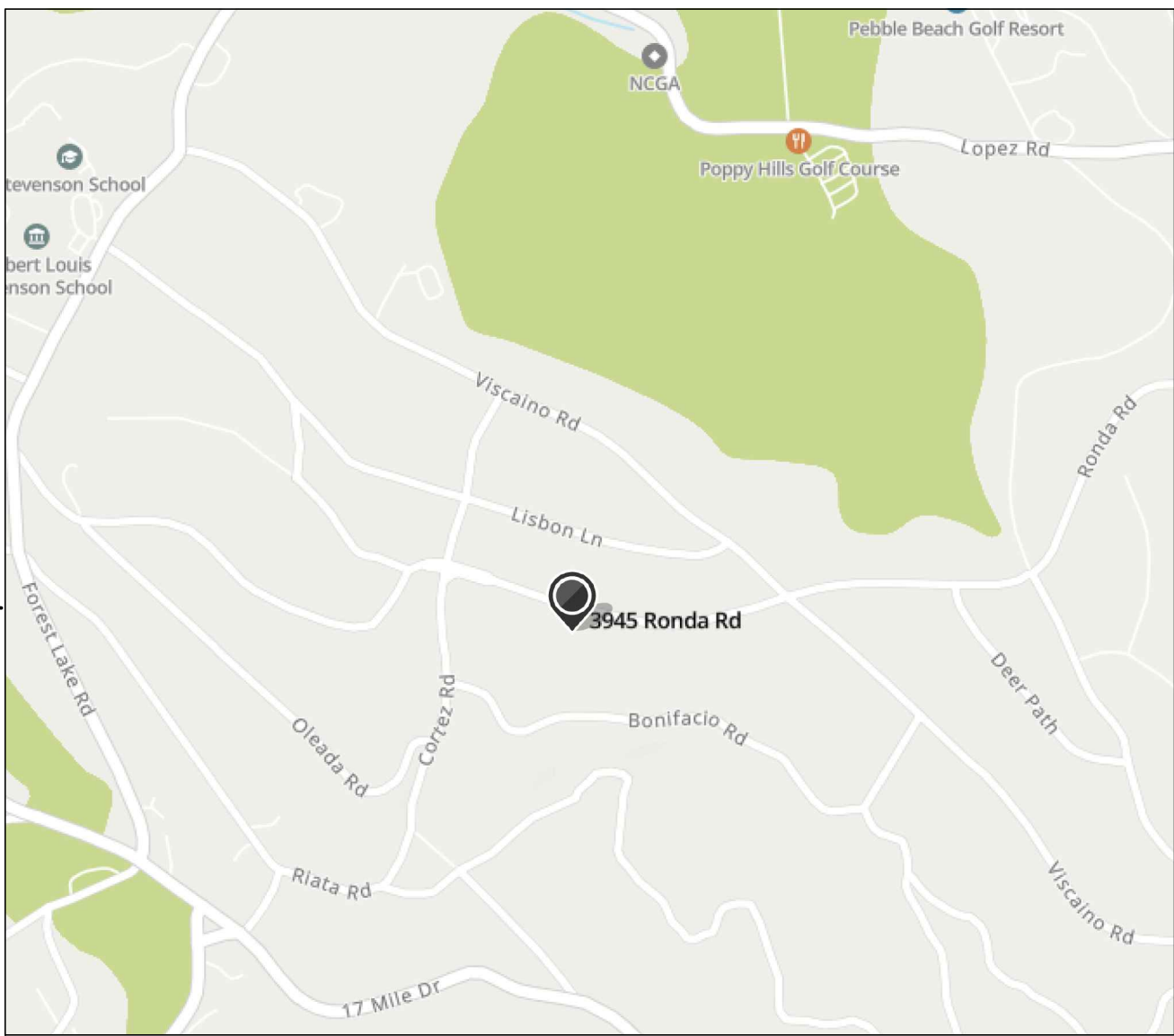
PROJECT SCOPE: 124 SF KITCHEN ADDITION & 100 SF COVERED DECK. REMOVE 38 SF HALLWAY, 48 SF SHED AND 40 SF UTILITY ROOM. REPLACE ALL WINDOWS. REMOVE STONE CLADDING FROM FRONT ELEVATION. NEW FRONT PORCH AND CLADDING AT FRONT DOOR. REMOVE STUCCO CAP AT FRONT FENCE PIERS AND ADD STONE CLADDING. REPLACE (E) WOOD FENCE AND GATES AT FRONT W/ WROUGHT IRON. RECONFIGURE 2100 SF OF STONE PATIOS. DECREASE BUILDING COVERAGE FROM 25.5 TO 25.2%. DECREASE FLOOR AREA BY 2 SF. REPLACE WOOD GATES. RELOCATE EMERGENCY GENERATOR.

GRADING CUT 0 CYD
FILL 0 CYD

DRAWING INDEX

- A-1 SITE PLAN, PROJECT DATA, VICINITY MAP
- A-2 EXISTING SITE SURVEY
- A-3 DEMO PLAN
- A-4 FLOOR PLAN
- A-5 EXTERIOR ELEVATIONS
- A-6 EXTERIOR ELEVATIONS
- SL-1 SITE LIGHTING PLAN
- L-1 CONCEPTUAL LANDSCAPE PLAN
- CHP-1 CONSTRUCTION MANAGEMENT PLAN / EROSION CONTROL PLAN

	EXISTING	%	ADD	REMOVE	PROPOSED	%
EXISTING SITE AREA	24,000 SF					
LIVABLE AREA	4983 SF		124 SF	38 SF	5,069 SF	
UTILITY ROOM	40 SF			40 SF	0 SF	
GARAGE	512 SF				512 SF	
SHED	48 SF			48 SF	0 SF	
TOTAL FLOOR AREA	5,643 SF	23.5	124 SF	126 SF	5,641 SF	23.5
BUILDING FOOTPRINT	5,643 SF		124 SF	126 SF	5,641 SF	
ARBOR	112 SF			112 SF	0 SF	
DECK	120 SF		100 SF	120 SF	100 SF	
SIDE DOOR LANDINGS	83 SF				83 SF	
FRONT PORCH	69 SF		140 SF	69 SF	140 SF	
GATE/FENCE PILLARS (10 @ 1.5 SF EA)	15 SF				15 SF	
BUILDING SITE COVERAGE	6,102 SF	25.5	364 SF	421 SF	6,039 SF	25.2
STONE PATIOS (IMPERMEABLE)	1,816 SF		856 SF	632 SF	2,100 SF	
CONCRETE DRIVEWAY & WALK (IMPERMEABLE)	5,305 SF				0 SF	
STONE FRONT STEPS (IMPERMEABLE)	19 SF		58 SF	19 SF	58 SF	
STONE DECK AT SIDE (IMPERMEABLE)	0 SF		32 SF		32 SF	
GENERATOR PAD (IMPERMEABLE)	0 SF		58 SF		58 SF	
COVERAGE AREA (IMPERMEABLE)	13,302 SF		1,368 SF	6,383 SF	8,287 SF	
WOOD DECK AT SIDE (PERMEABLE)	132 SF			132 SF	0 SF	
PAVER DRIVEWAY & WALK (PERMEABLE)	0 SF		5,180 SF		5,180 SF	
COVERAGE AREA (PERMEABLE)	132 SF		5,180 SF	132 SF	5,180 SF	



VICINITY MAP

NTS

REVISIONS

NO.	DATE

WILLIAM C. MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

INTERIOR REMODEL & ADU FOR:

Mr. & Mrs. Gary Martin

3945 RONDA RD

APN 008-221-017

DATE: 12/11/2023

PROJECT NO. 22022

DRAWN BY:

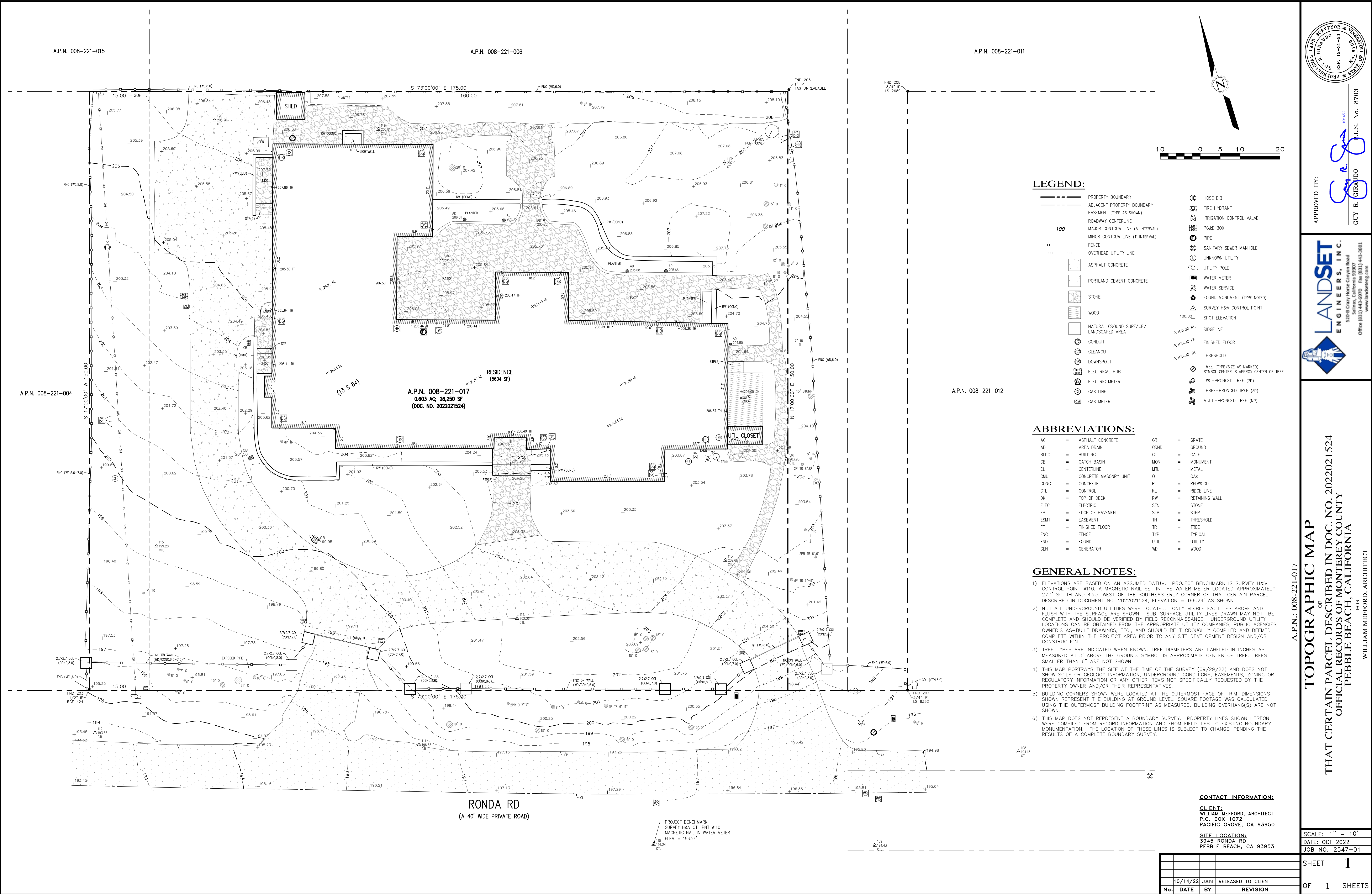
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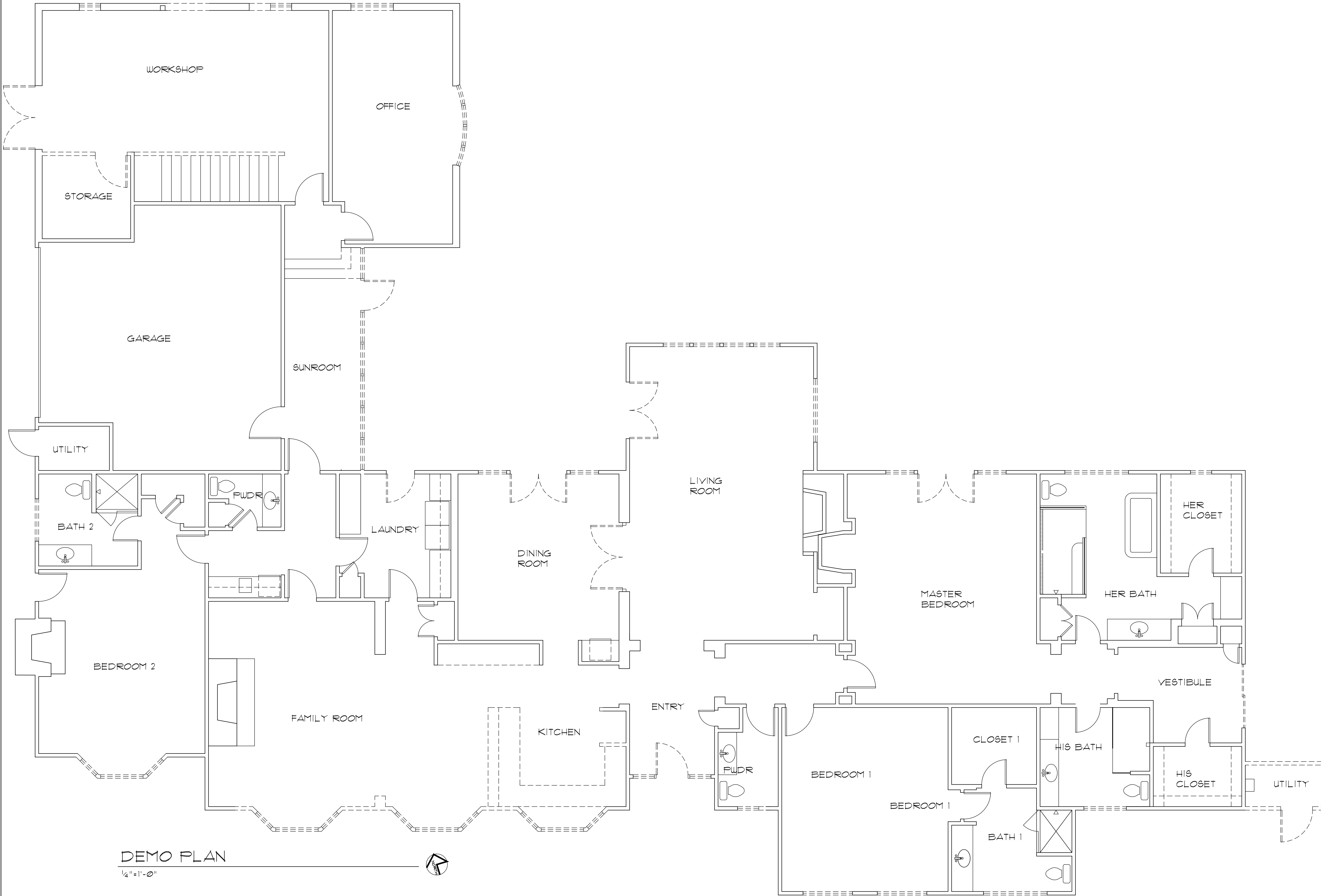
SHEET TITLE:

SITE PLAN

SHEET NO.

OF NINE SHEETS





DEMO PLAN

1/4"=1'-0"



REVISIONS	
NO.	DATE

WILLIAM C. MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

INTERIOR REMODEL & ADU FOR:

Mr. & Mrs. Gary Martin

3945 RONDA RD

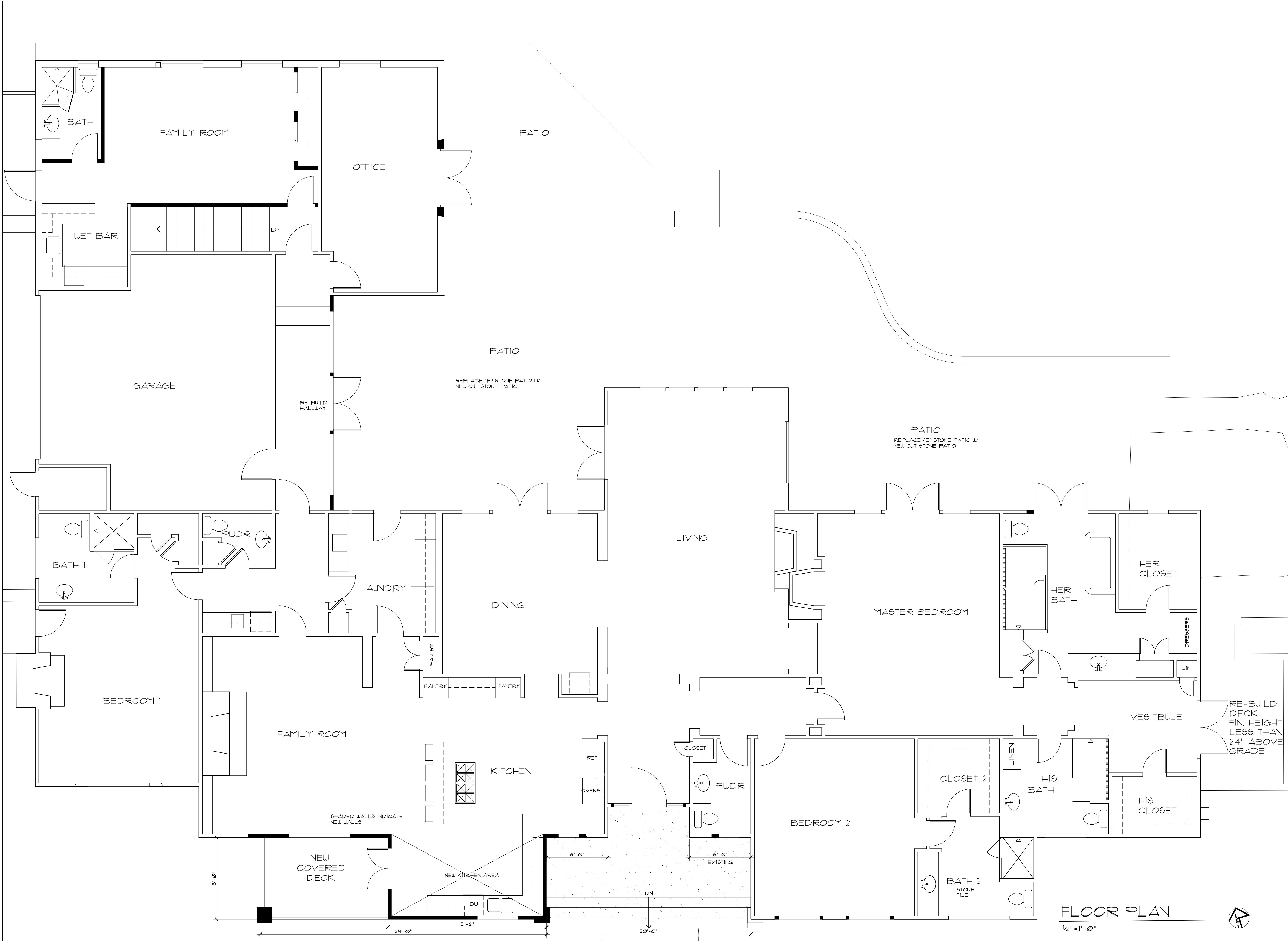
PEBBLE BEACH, CA

APN 008-221-017

DATE:	10/5/2023
PROJECT NO.	22022
DRAWN BY:	
CHECKED BY:	

SHEET TITLE:
DEMO PLAN

SHEET NO.
A-3
OF NINE SHEETS



REVISIONS	
NO.	DATE

WILLIAM C MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

INTERIOR REMODEL & ADU FOR:

Mr. & Mrs. Gary Martin

3945 RONDA RD
PEBBLE BEACH, CA
APN 008-221-017

DATE: 10/5/2023

PROJECT NO. 22022

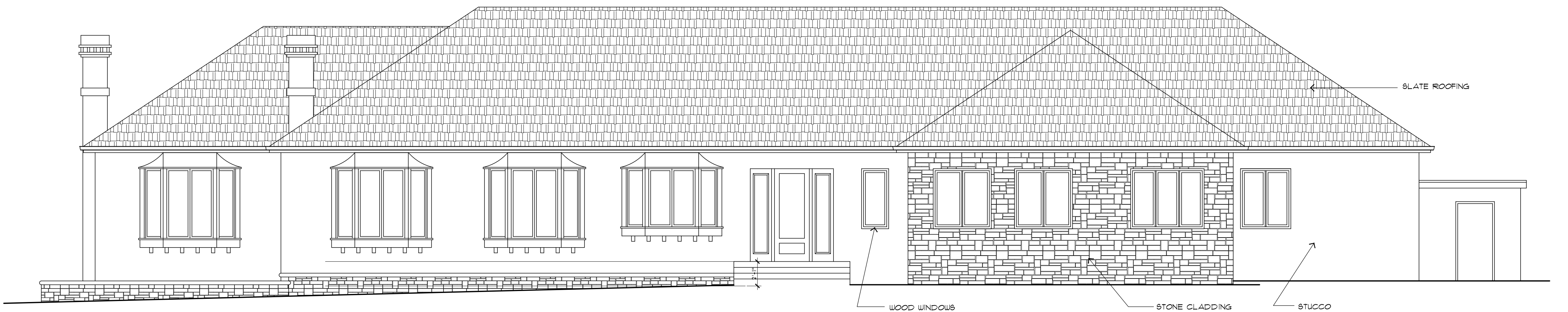
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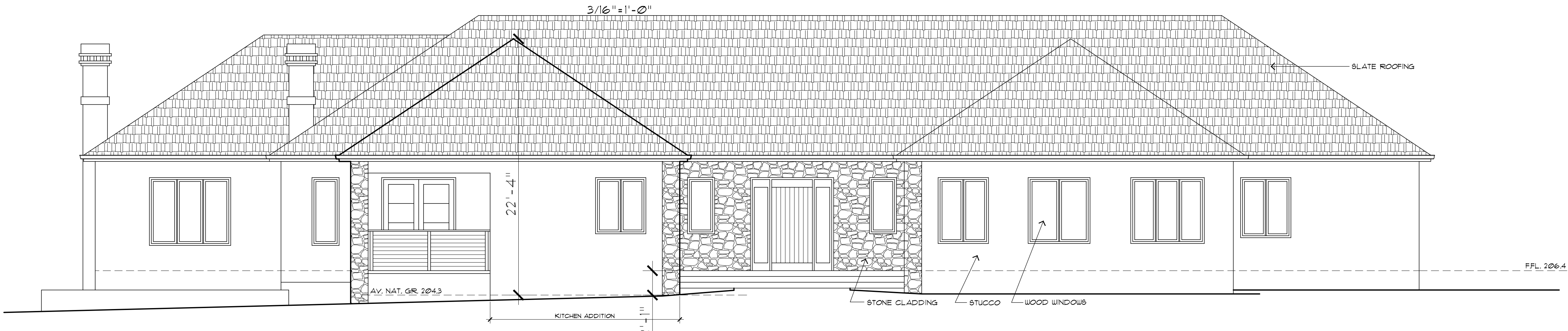
SHEET TITLE: FLOOR PLAN

SHEET NO. A-4

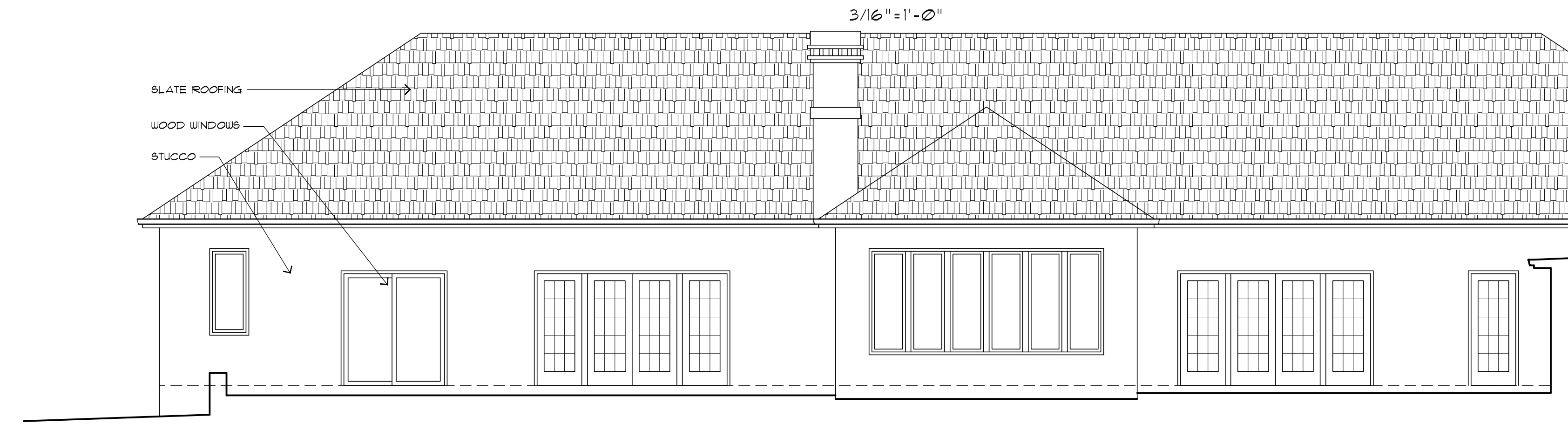
OF NINE SHEETS



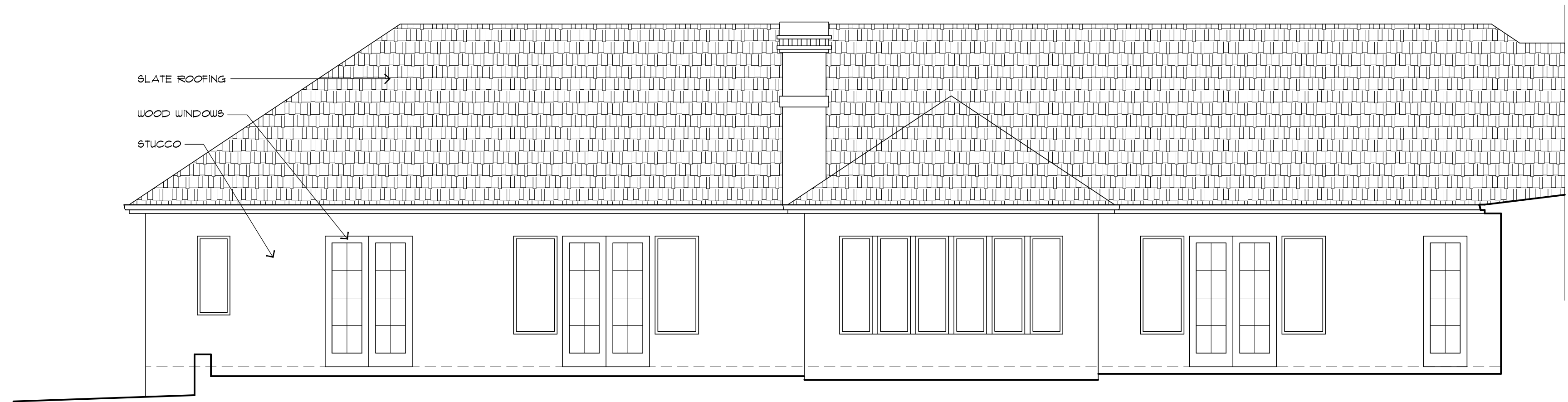
EXISTING SOUTH (FRONT)



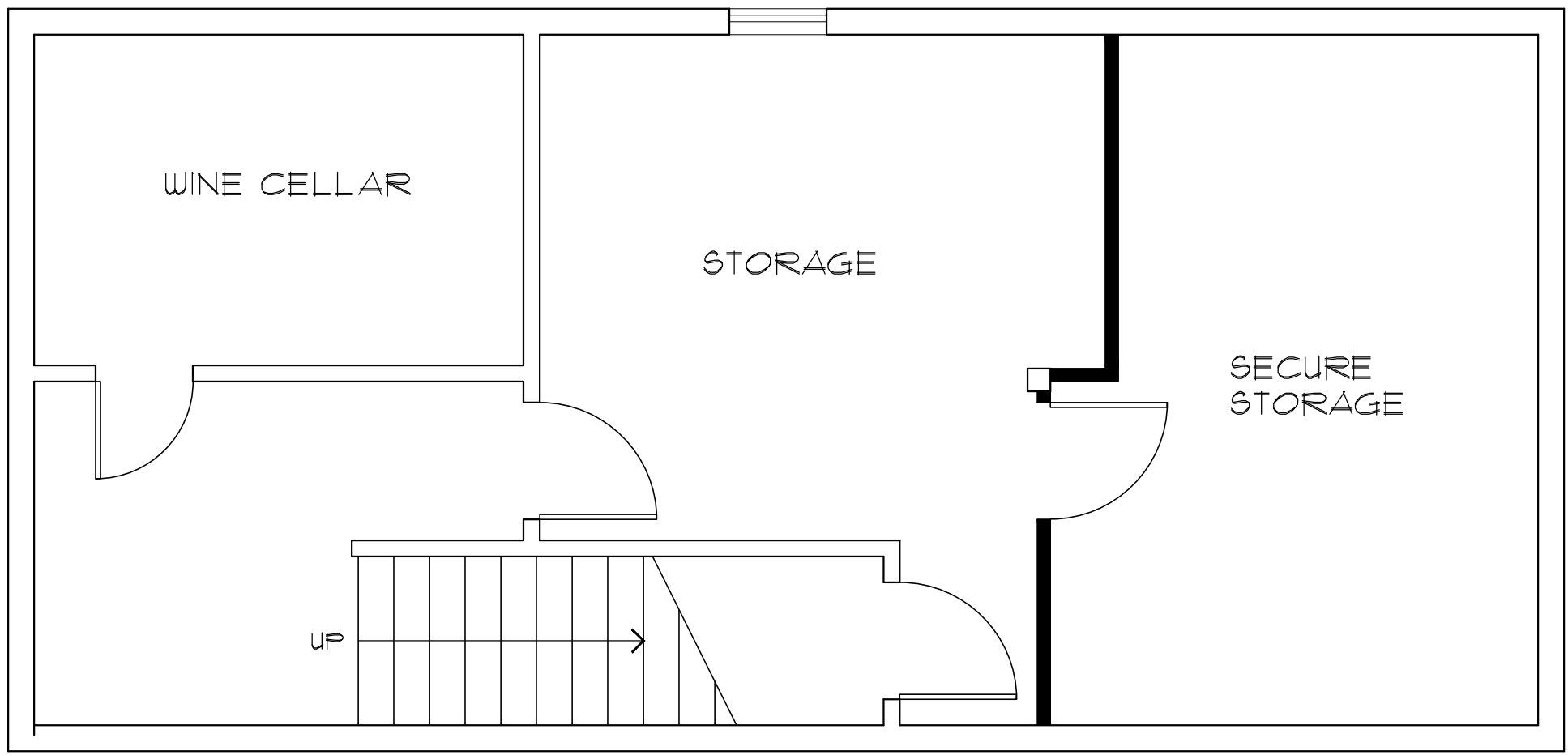
PROPOSED SOUTH (FRONT)



EXISTING PARTIAL NORTH (REAR)



PROPOSED PARTIAL NORTH (REAR)



BASEMENT FLOOR PLAN

1/4" = 1'-0"

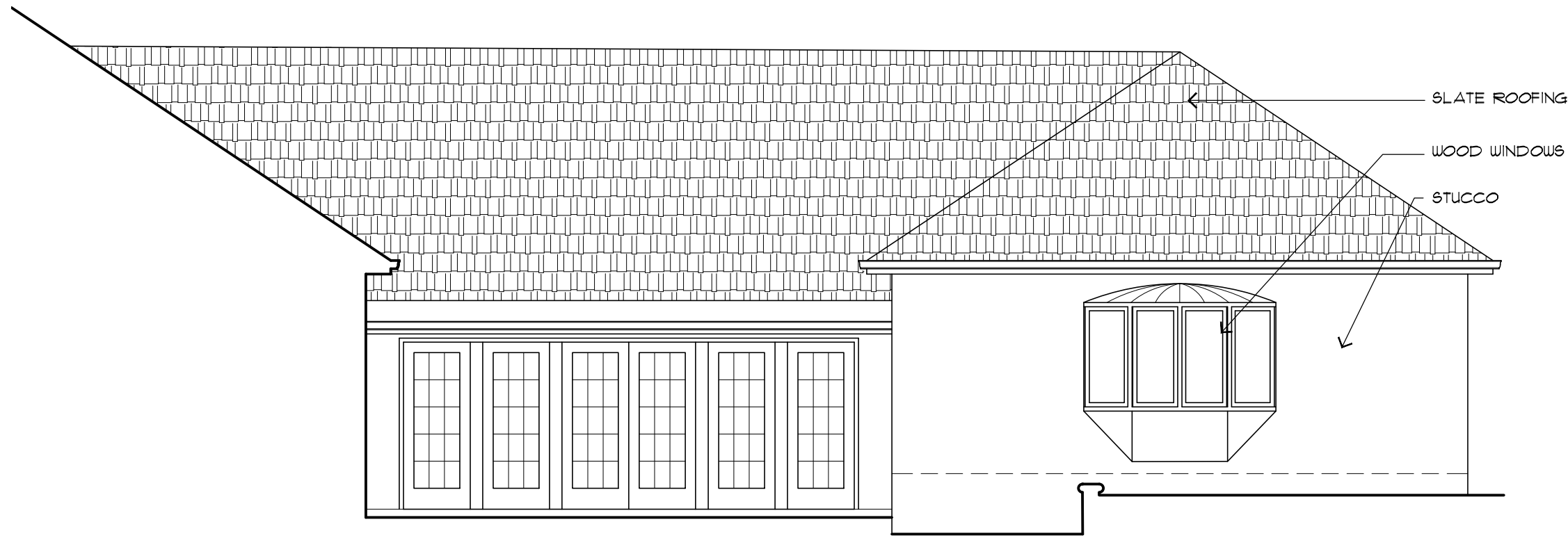


REVISIONS	
NO.	DATE

WILLIAM C. MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

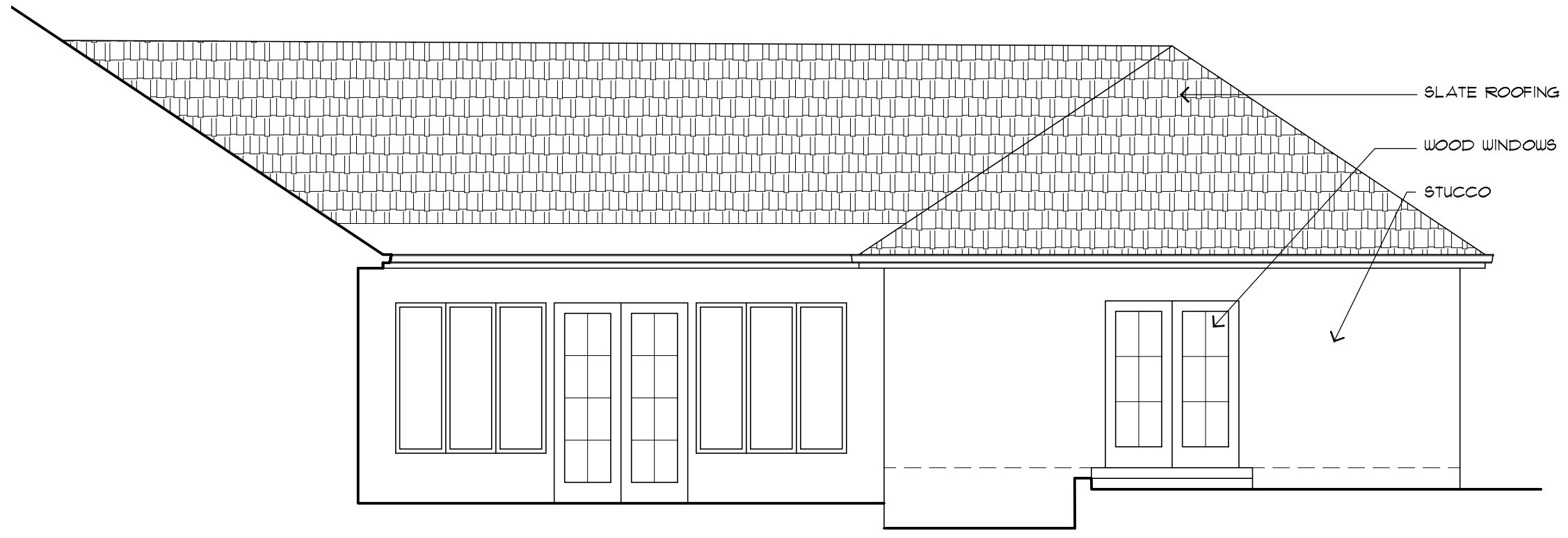
INTERIOR REMODEL & ADU FOR:
Mr. & Mrs. Gary Martin
3945 RONDA RD
PEBBLE BEACH, CA
APN 008-221-017

DATE: 10/5/2023
PROJECT NO. 22022
DRAWN BY:
CHECKED BY:
SHEET TITLE:
EXTERIOR ELEVATIONS
SHEET NO. A-5
OF NINE SHEETS



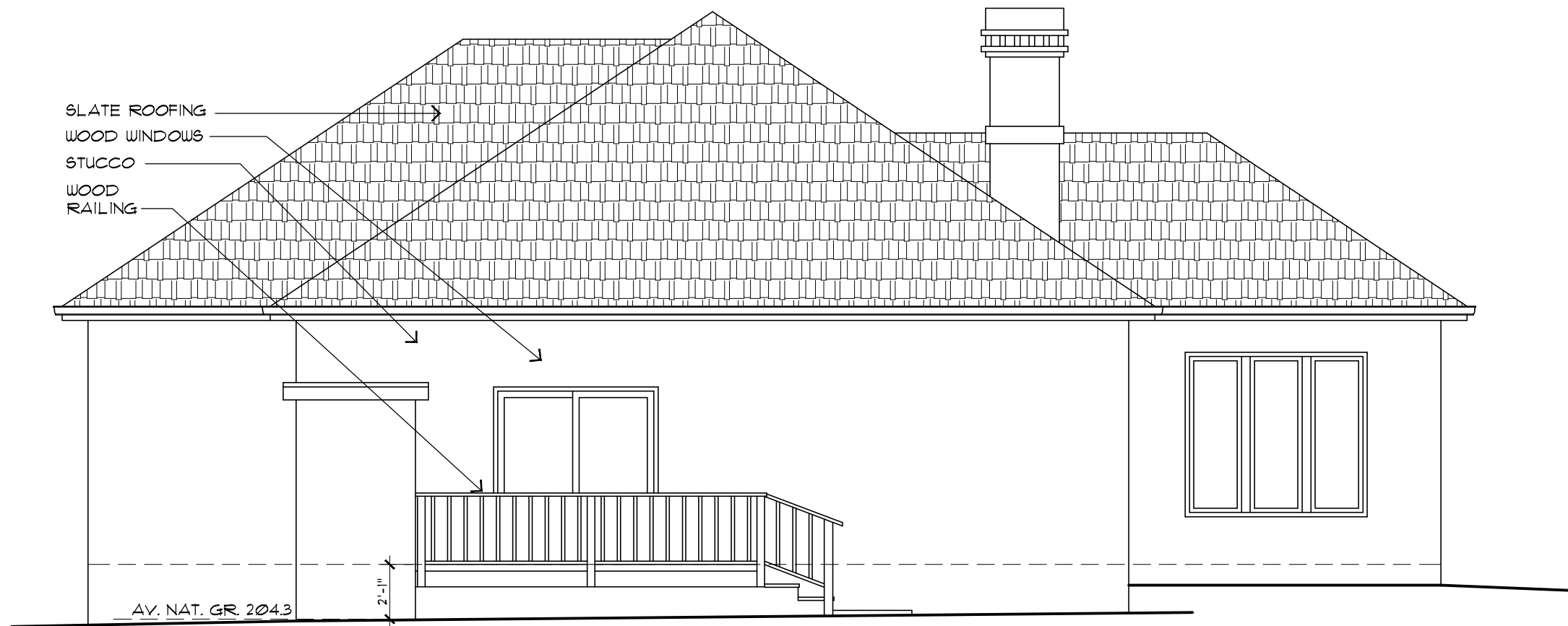
EXISTING PARTIAL EAST

3/16"=1'-0"



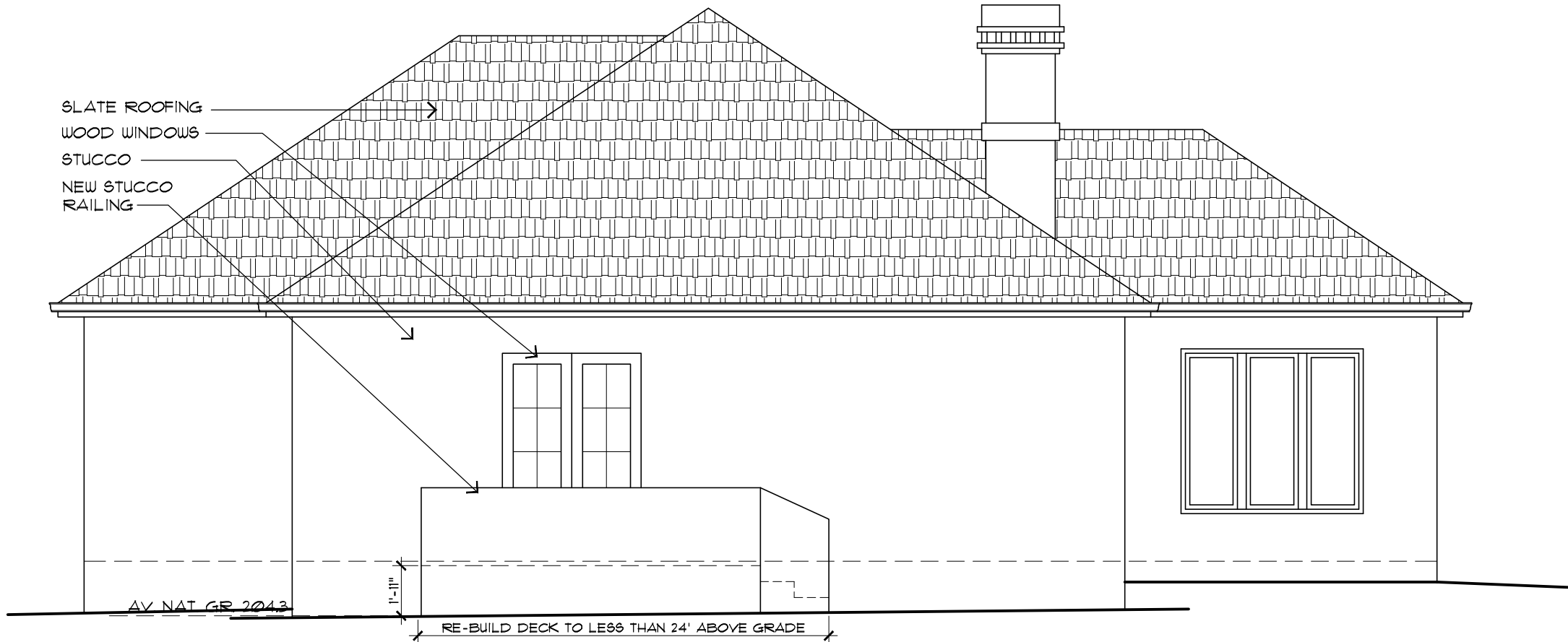
PROPOSED PARTIAL EAST

3/16"=1'-0"



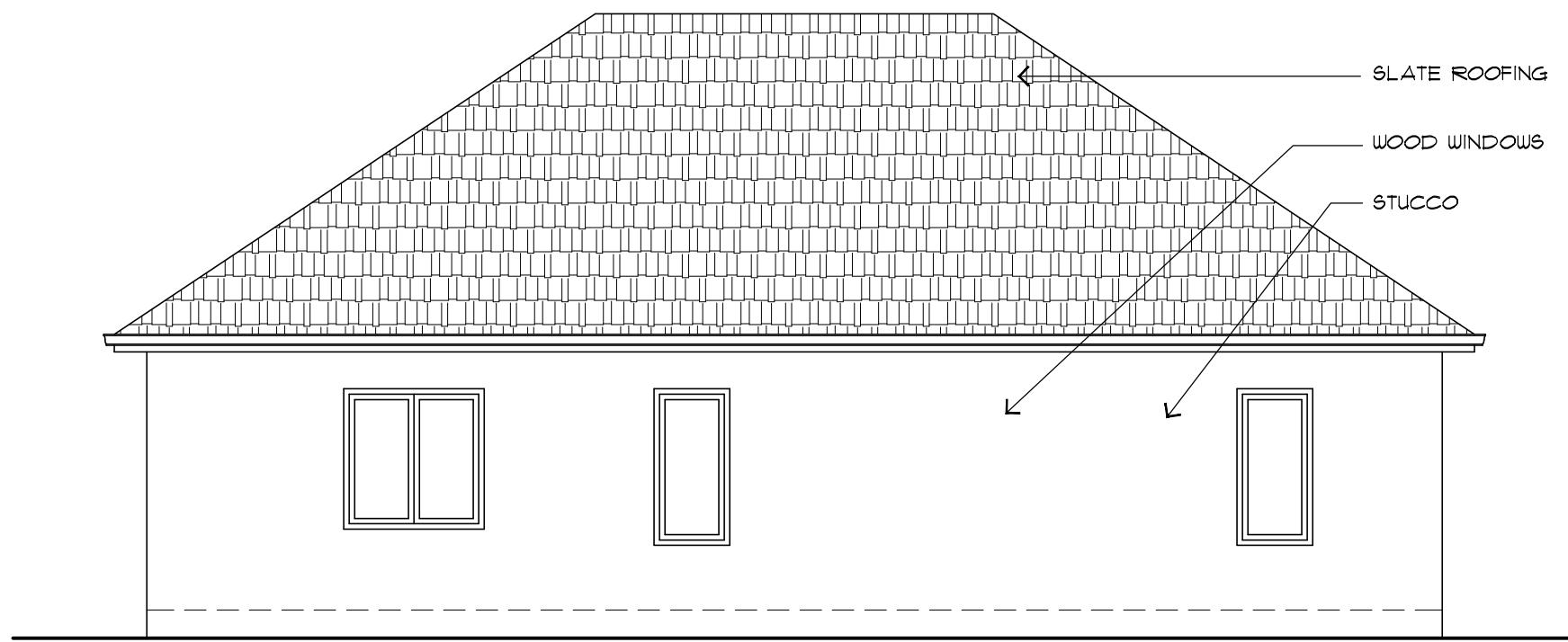
EXISTING PARTIAL EAST

3/16"=1'-0"



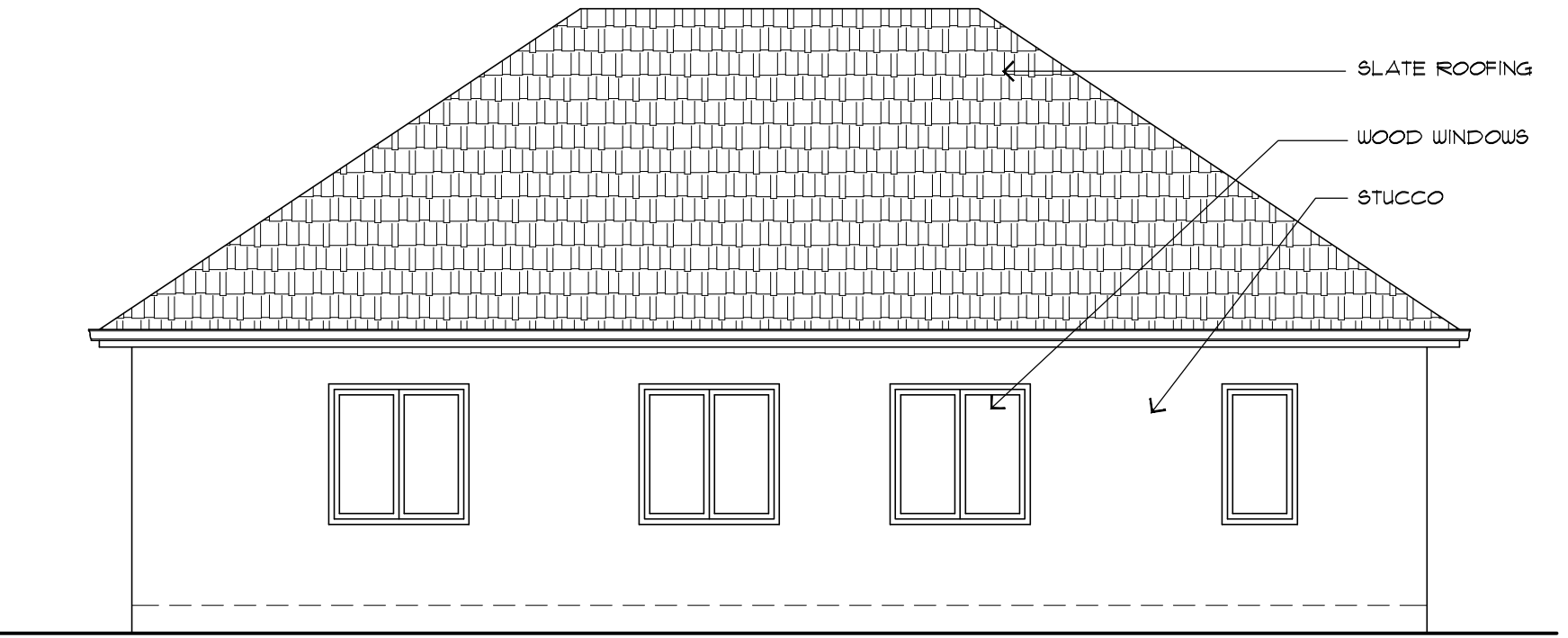
PROPOSED PARTIAL EAST

3/16"=1'-0"



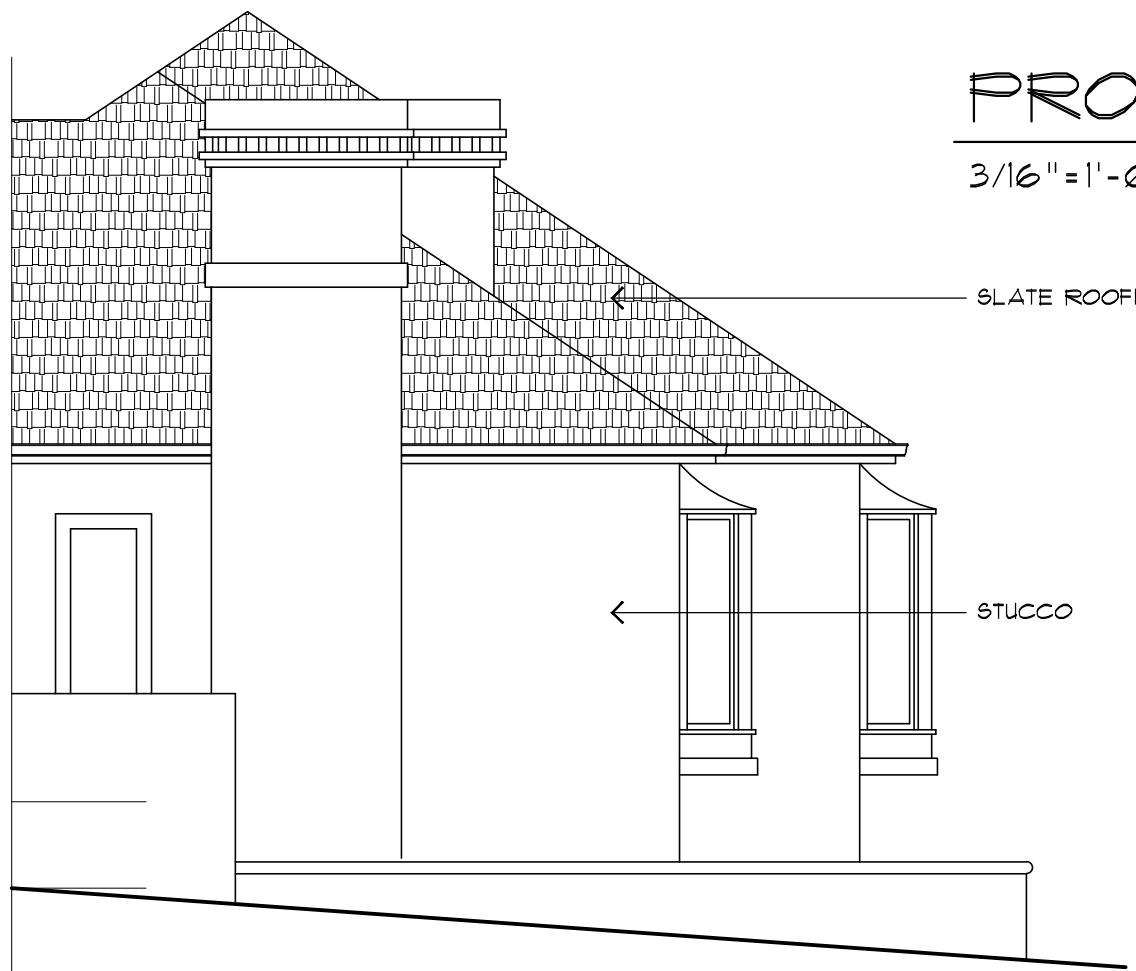
EXISTING PARTIAL NORTH

3/16"=1'-0"



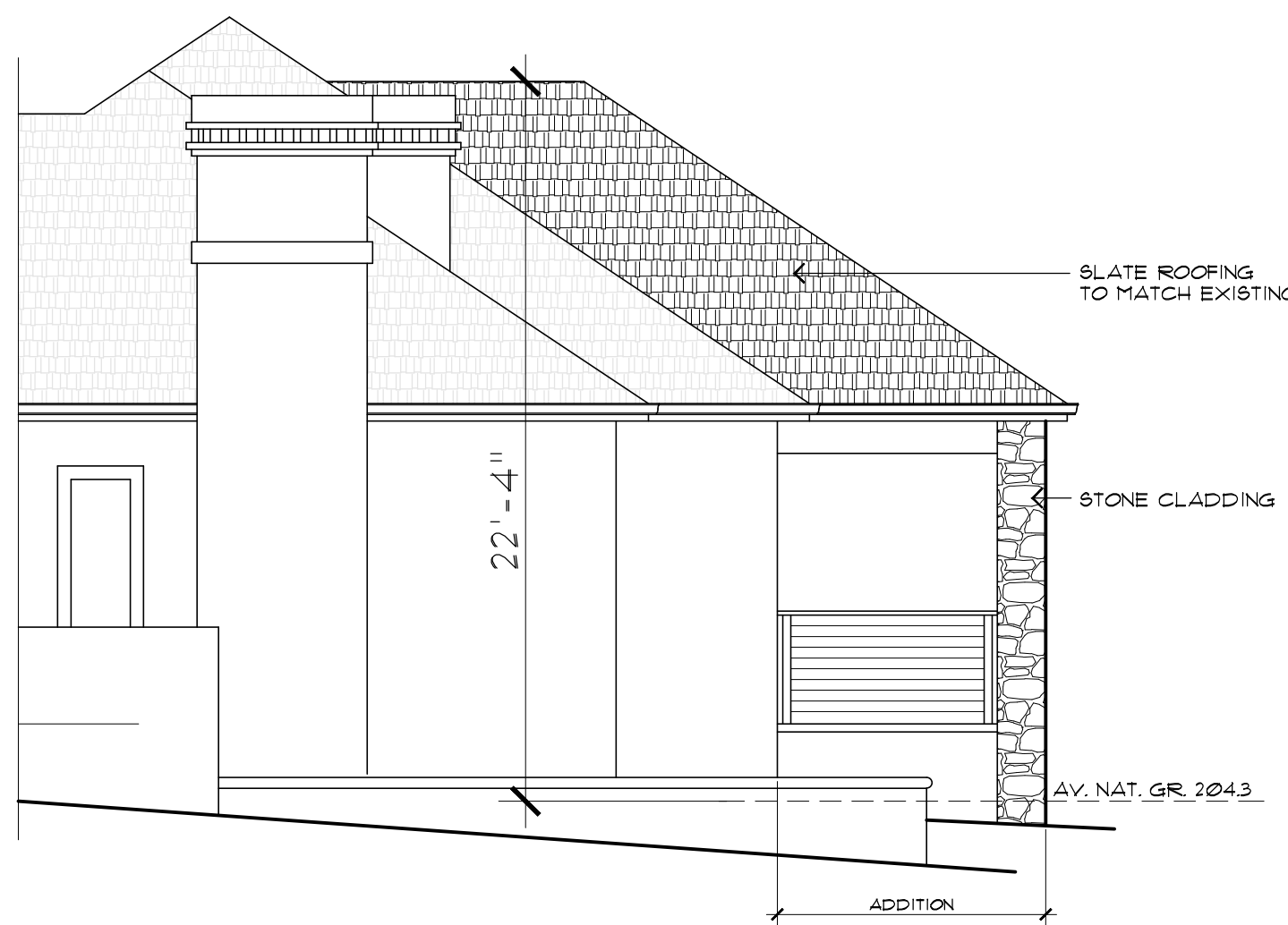
PROPOSED PARTIAL NORTH

3/16"=1'-0"



EXISTING PARTIAL WEST

3/16"=1'-0"



PROPOSED PARTIAL WEST

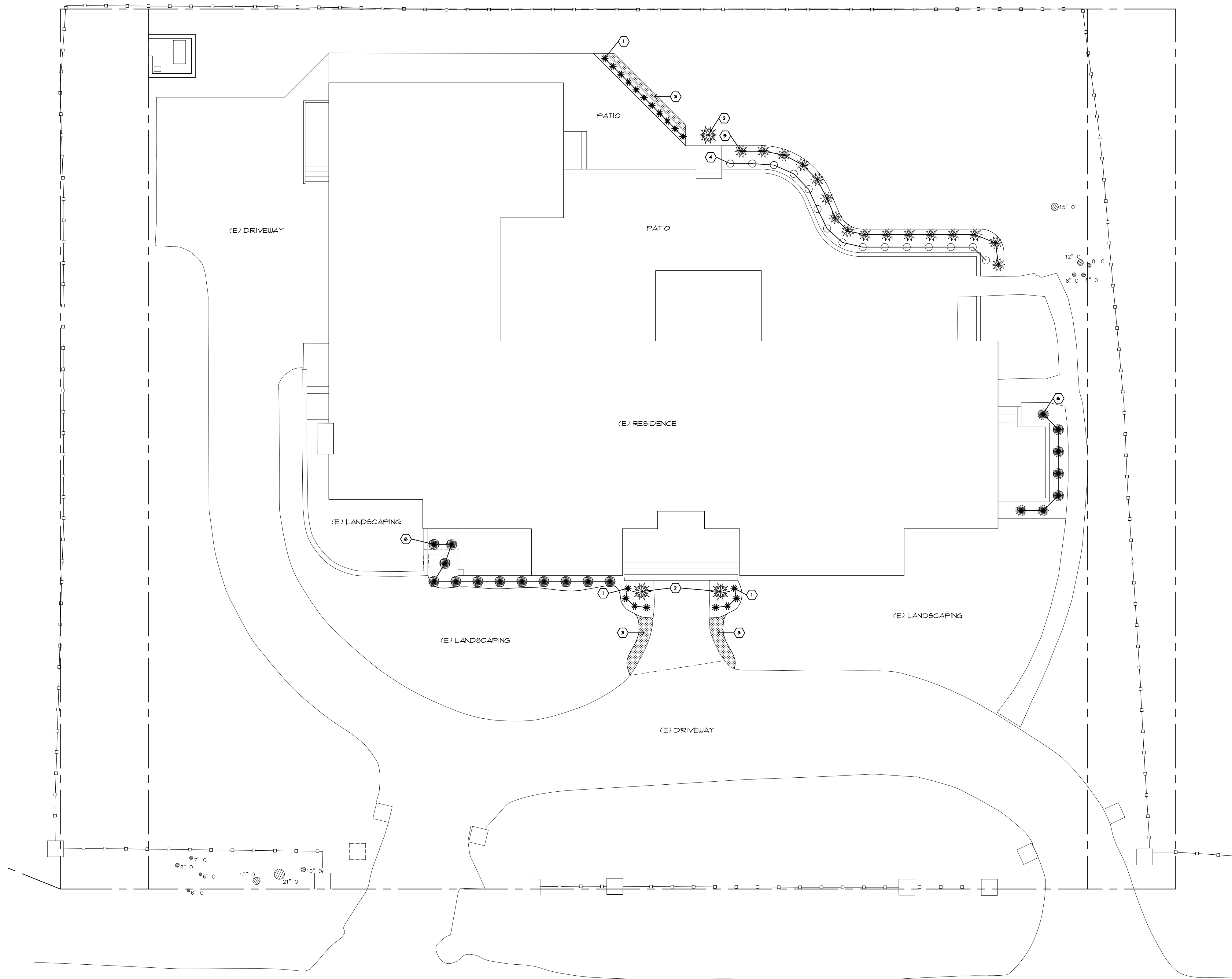
3/16"=1'-0"

REVISIONS	
NO.	DATE

WILLIAM C. MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

INTERIOR REMODEL & ADU FOR:
Mr. & Mrs. Gary Martin
3945 RONDA RD
PEBBLE BEACH, CA
APN 008-221-017

DATE: 10/5/2023
PROJECT NO. 22022
DRAWN BY:
CHECKED BY:
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NO. A-6
OF NINE SHEETS



LANDSCAPE PLAN

1" = 10'



NUMBER	PLANT NAME	SIZE	QUANTITY
1	LAVENDULA DENTATA (FRENCH LAVANDER)	1 GAL	19
2	CERCIS OCCIDENTALIS (WESTERN REDBUD)	5 GAL	3
3	ESCHSCHOLZIA CALIFORNICA (CAL. POPPY)	FLAT	3
4	ROSMARINUS OFFICINALIS (CREEPING ROSEMARY)	1 GAL	15
5	SALVIA LEUCANTHA (MEXICAN SAGE)	1 GAL	16
6	SANTOLINA CHAMAECYPARISSUS (LAVENDER COTTON)	1 GAL	12

NOTE: PROVIDE DRIP IRRIGATION SYSTEM AT ALL AREAS W/
PLANTS AND SPRINKLER SYSTEM AT ALL GRASS AREAS AND
PROVIDE DRIP PIPING TO EACH PLANTING AREA W/O PLANTS

REVISIONS	
NO.	DATE

WILLIAM C. MEFFORD

ARCHITECT

P.O. BOX 1072
(831) 373-4567

PACIFIC GROVE, CA 93950
LICENSE # C-22893

INTERIOR REMODEL & ADU FOR:

Mr. & Mrs. Gary Martin

3945 RONDA RD
PEBBLE BEACH, CA 92028

APN 008-221-017

DATE: 10/5/2023

PROJECT NO. 22022

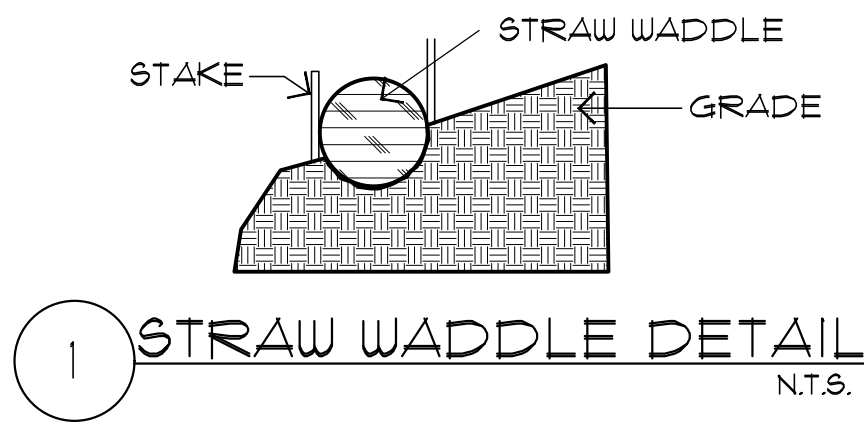
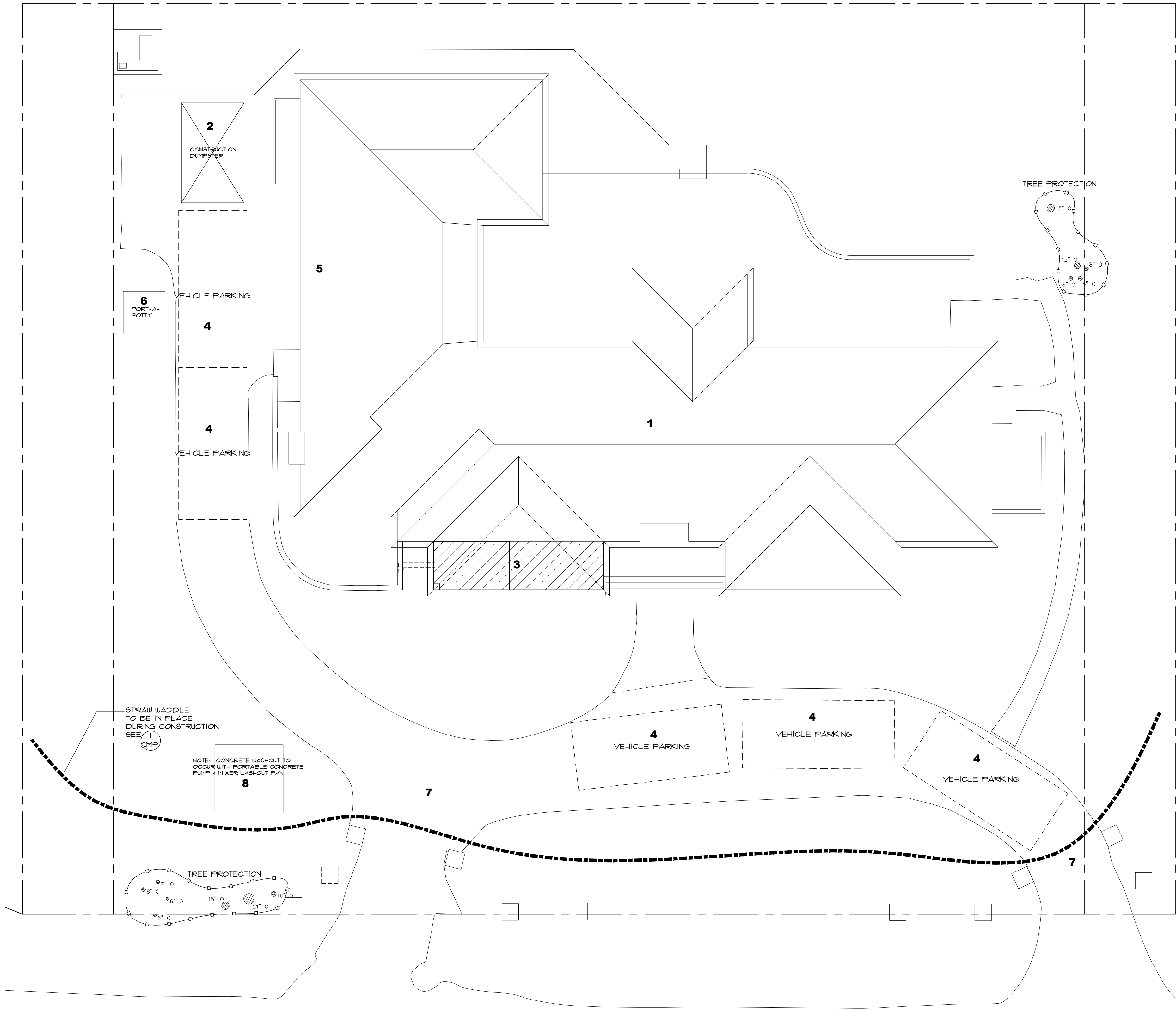
DRAWN BY:

CHECKED BY:

SHEET TITLE: LANDSCAPE PLAN

SHEET NO. L-1

OF NINE SHEETS



CONSTRUCTION SITE PLAN
AND EROSION CONTROL PLAN

- 1. Existing 1 story residence
- 2. Proposed construction dumpster
- 3. Proposed construction
- 4. Temporary vehicular parking
- 5. Temporary construction materials staging area in existing garage
- 6. Temporary porta potty
- 7. Existing Driveway
- 8. Concrete washout area

CONSTRUCTION MANAGEMENT PLAN

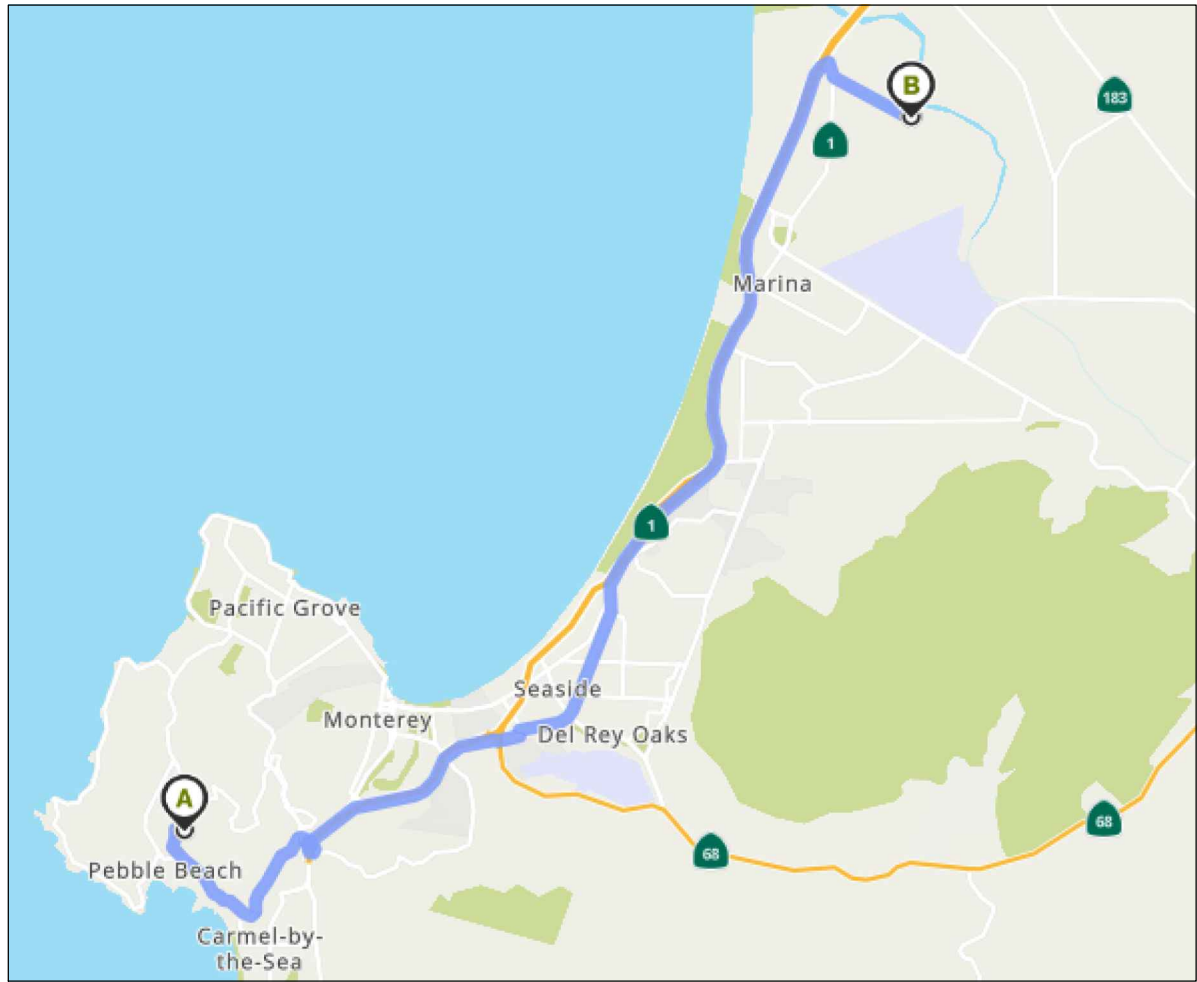
CONSTRUCTION COORDINATION

1. Contractor shall provide a construction coordinator that can be contacted during construction should questions arise during construction (in case of both regular inquiries and in emergencies). Their contact information (including their address and 24 hour phone number) shall be conspicuously posted at the job site in a manner that the contact information is readily visible from public viewing areas. The posting shall indicate that the construction coordinator should be contacted to answer any questions that arise during construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the name, number and nature of all complaints and take remedial actions if necessary, within 24 hours of receipt of the complaint or inquiry.

CONSTRUCTION ACTIVITY

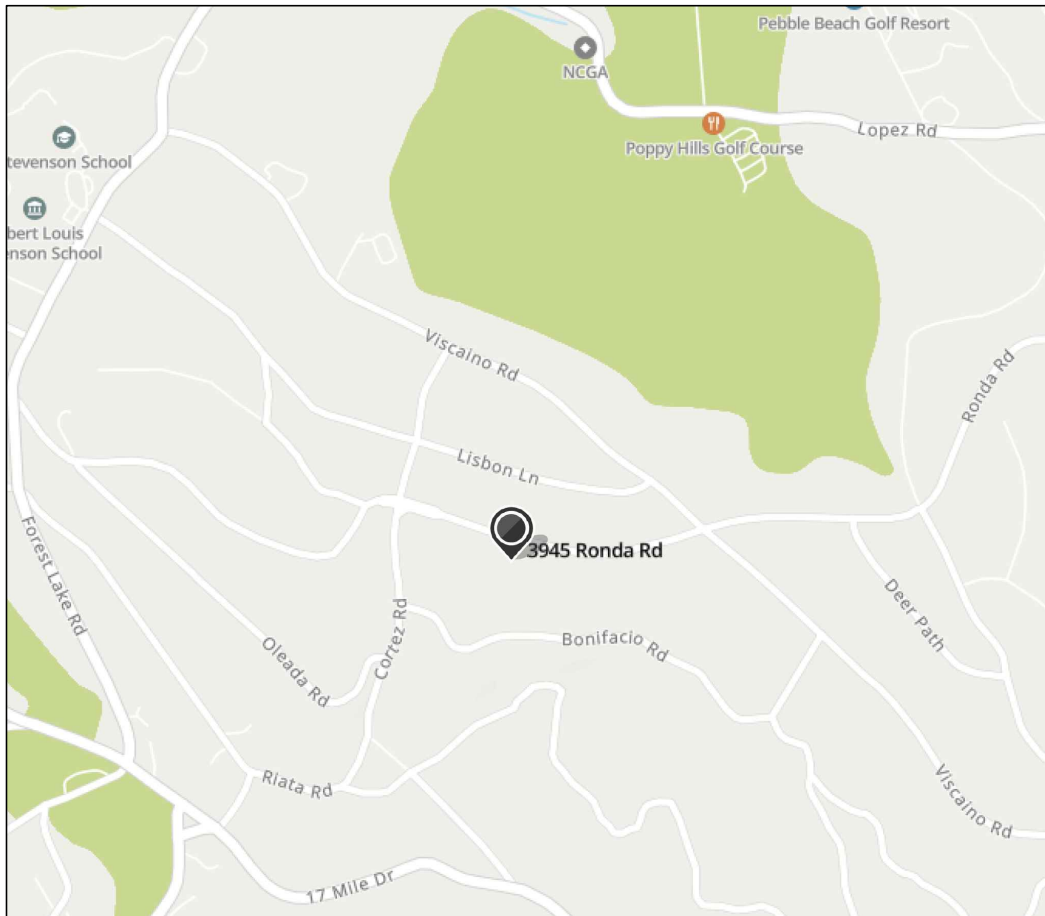
CONSTRUCTION DURATION	6 MONTHS, BEGINNING UPON PERMIT ISSUANCE		
CONSTRUCTION HOURS	Monday–Saturday / 8 am – 5 PM		
CONSTRUCTION WORKERS	5		
CONSTRUCTION VEHICLES	5 Regular pickup trucks		
ESTIMATED NUMBER OF TRUCK TRIPS THAT WILL BE GENERATED	41 Total		
STAGING AREA FOR TRUCKS	See plan		
PARKING AREA FOR TRUCKS AND WORKERS	See plan		
CONSTRUCTION GRADING	CUT:	5	cyds
	FILL:	5	cyds

CONSTRUCTION ACTIVITY



PROJECT DATA

PROJECT ADDRESS:	3945 RONDA RD, PEBBLE BEACH
PRIMARY CONTRACTOR:	TOM REYNOLDS CONSTRUCTION TOM REYNOLDS, JOB FOREMAN PO BOX 22526 CARMEL, CA 93922 831–915–1477
OWNER:	MR. & MRS. GARY MARTIN 520 MANZANITA WAY WOODSIDE, CA 94062 650–867–7705
APN:	008–221–017



VICINITY MAP

NTS

↑	Head toward Cortez Rd on Ronda Rd. Go for 0.1 mi.
Then 0.1 miles	
↩	Turn left onto Cortez Rd. Go for 0.1 mi.
Then 0.1 miles	
↑	Continue on Cortez Rd. Go for 0.1 mi.
Then 0.1 miles	
↩	Turn left onto Venadero Rd. Go for 0.2 mi.
Then 0.2 miles	
↩	Turn left onto 17 Mile Dr. Go for 1.2 mi.
Then 1.2 miles	
↩	Turn left onto 17 Mile Dr. Go for 1.5 mi.
Then 1.5 miles	
↗	Turn sharp right onto Holman Hwy (CA-68 E) toward CA-1 N/Monterey. Go for 0.1 mi.
Then 0.1 miles	
↑	Take ramp onto CA-1 N/CA-68 E (Cabrillo Hwy). Go for 2.3 mi.
Then 2.3 miles	
↘	Take exit 401A toward Aguajito Road. Go for 0.2 mi.
Then 0.2 miles	
↑	Continue on Mark Thomas Dr. Go for 0.8 mi.
Then 0.8 miles	
↑	Continue on Fairground Rd. Go for 0.3 mi.
Then 0.3 miles	
↩	Turn left onto Casa Verde Way. Go for 364 ft.
Then 0.07 miles	
↗	Turn right onto N Fremont St. Go for 0.7 mi.
Then 0.7 miles	
↑	Continue on Fremont Blvd. Go for 1.8 mi.
Then 1.8 miles	
↑	Take ramp onto CA-1 N (Cabrillo Hwy). Go for 7.6 mi.
Then 7.6 miles	
↘	Take exit 412 toward Del Monte Blvd. Go for 0.3 mi.
Then 0.3 miles	
↗	Turn right onto Neponset Rd. Go for 489 ft.
Then 0.09 miles	
↑	Continue on Del Monte Blvd. Go for 0.1 mi.
Then 0.1 miles	
↩	Turn left onto Charlie Benson Ln. Go for 1.2 mi.
Then 1.2 miles	
📍	Monterey Regional Waste Management District Charlie Benson Ln, Salinas, CA 93906

REVISIONS

NO. DATE

WILLIAM C MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373–4567 LICENSE # C-22893

INTERIOR REMODEL & ADU FOR:

Mr. & Mrs. Gary Martin

3945 RONDA RD

APN 008-221-017

DATE:

10/5/2023

PROJECT NO.

22022

DRAWN BY:

CHECKED BY:

SHEET TITLE:

CONSTRUCTION
MANAGEMENT
PLAN

SHEET NO.

CMP-1

OF NINE

SHEET6

W I L L I A M C M E F F O R D

A R C H I T E C T



Exterior Colors
for
3945 Ronda Road, Pebble Beach

Stucco
Benjamin Moore
Kangaroo - AF-145



Trim
Benjamin Moore
Black



Aluminum Clad Windows
Black



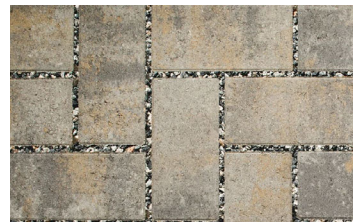
Stone Veneer
Montana Stone



Front Door
Natural Alder



Driveway Pavers
Belgard Aqualine
Victorian Blend



Terrace Paving
Limestone Tiles

