

Exhibit B

This page intentionally left blank.

DRAFT RESOLUTION

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----

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
- 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 20.147.050). 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 still 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 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. 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.

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

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

Mike Novo, AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

DRAFT 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. 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 _____) 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.

PROJECT DATA

OWNER: MR. & MRS. GARY MARTIN
520 MANZANITA WAY
WOODSIDE, CA 94062
(650) 867-1105
martinsusan52@gmail.com

SITE ADDRESS: 3945 RONDA RD.,
PEBBLE 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
FENCE AND GATES. 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.

DRAWING INDEX

- GRADING: CUT 0 CYD
FILL 0 CYD
- 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

REVISIONS

NO.	DATE

WILLIAM C McFORD
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: 12/11/2023

PROJECT NO. 22022

DRAWN BY:

CHECKED BY:

SHEET TITLE:

SITE PLAN

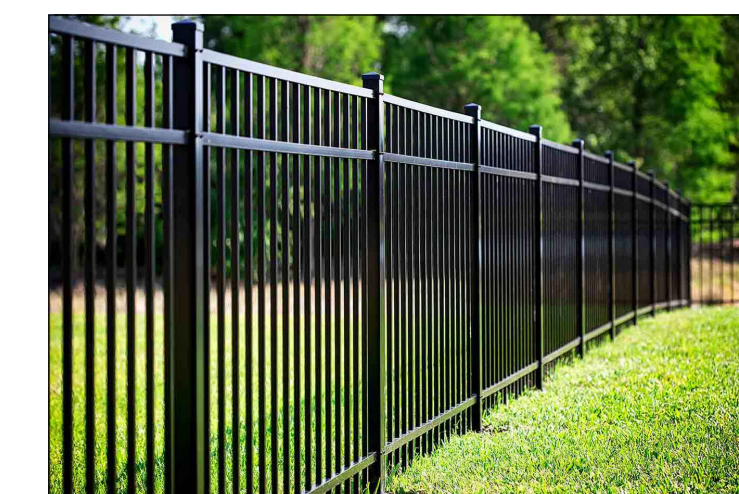
SHEET NO.

A-1

OF NINE SHEETS

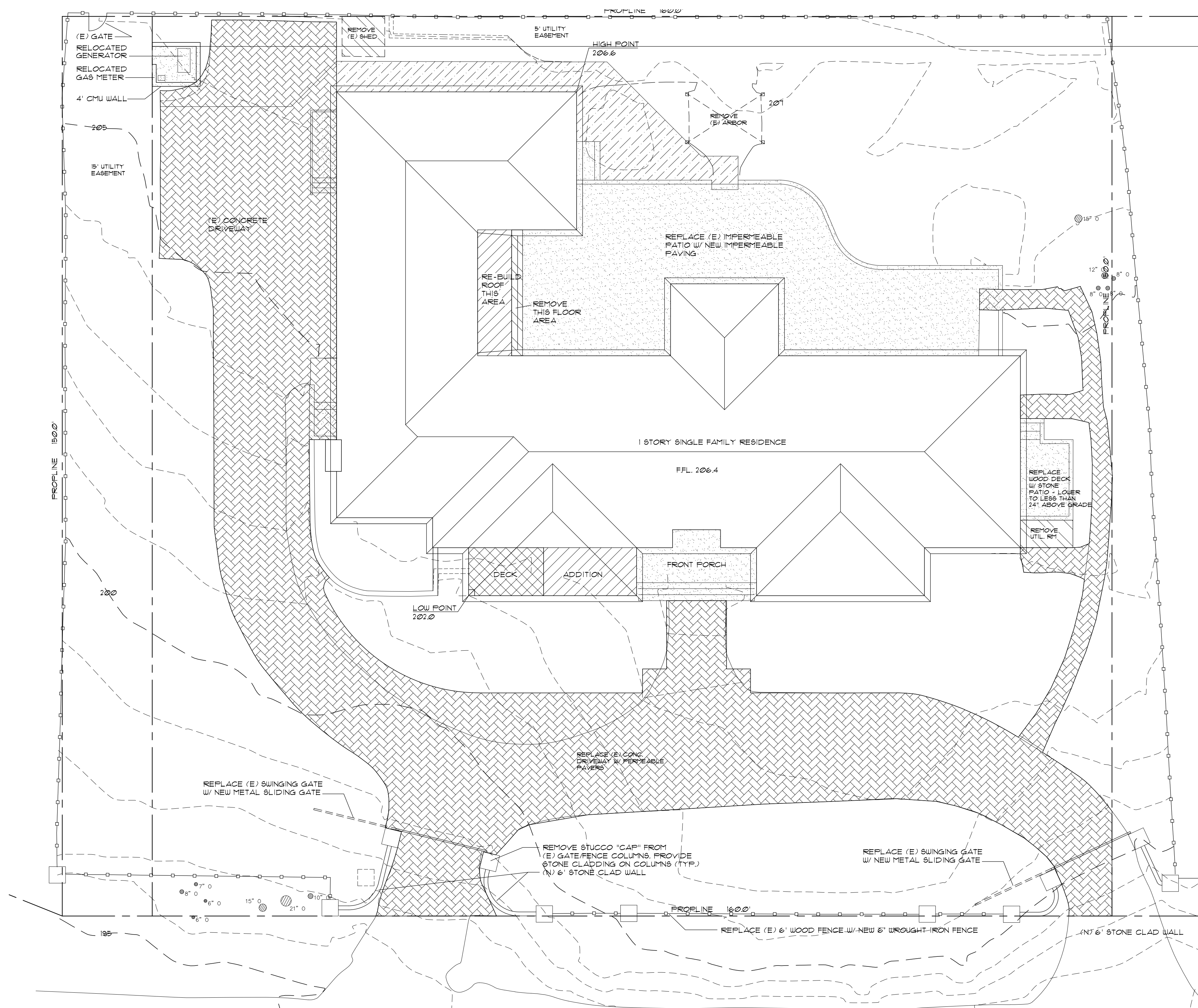


GATE



FENCE

	EXISTING	%	ADD	REMOVE	PROPOSED	%
EXISTING SITE AREA	24,000 SF					
LIVABLE AREA	4,983 SF		124 SF	38 SF	5,069 SF	
UTILITY ROOM	40 SF			40 SF	0 SF	
GARAGE	572 SF				572 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	63 SF		140 SF	63 SF	140 SF	
GATE/FENCE FILLARS (10 @ 7.5 SF EA)	75 SF				75 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		5,780 SF		5,780 SF	
COVERAGE AREA (PERMEABLE)	132 SF		5,780 SF	132 SF	5,780 SF	



RONDA ROAD SITE PLAN

1" = 10'



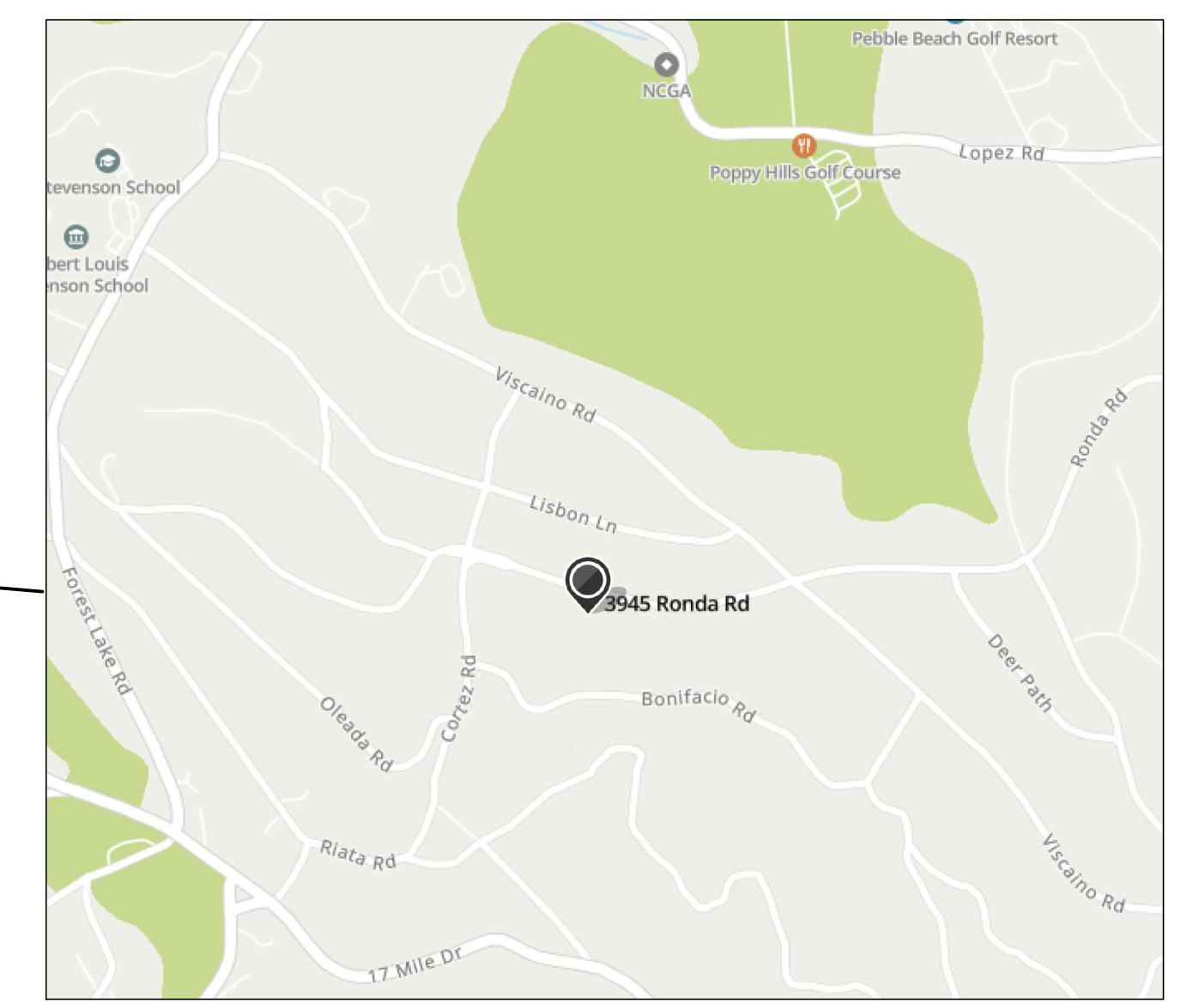
EXISTING STREET ELEVATION

1/8" = 1'-0"



PROPOSED STREET ELEVATION

1/8" = 1'-0"



VICINITY MAP

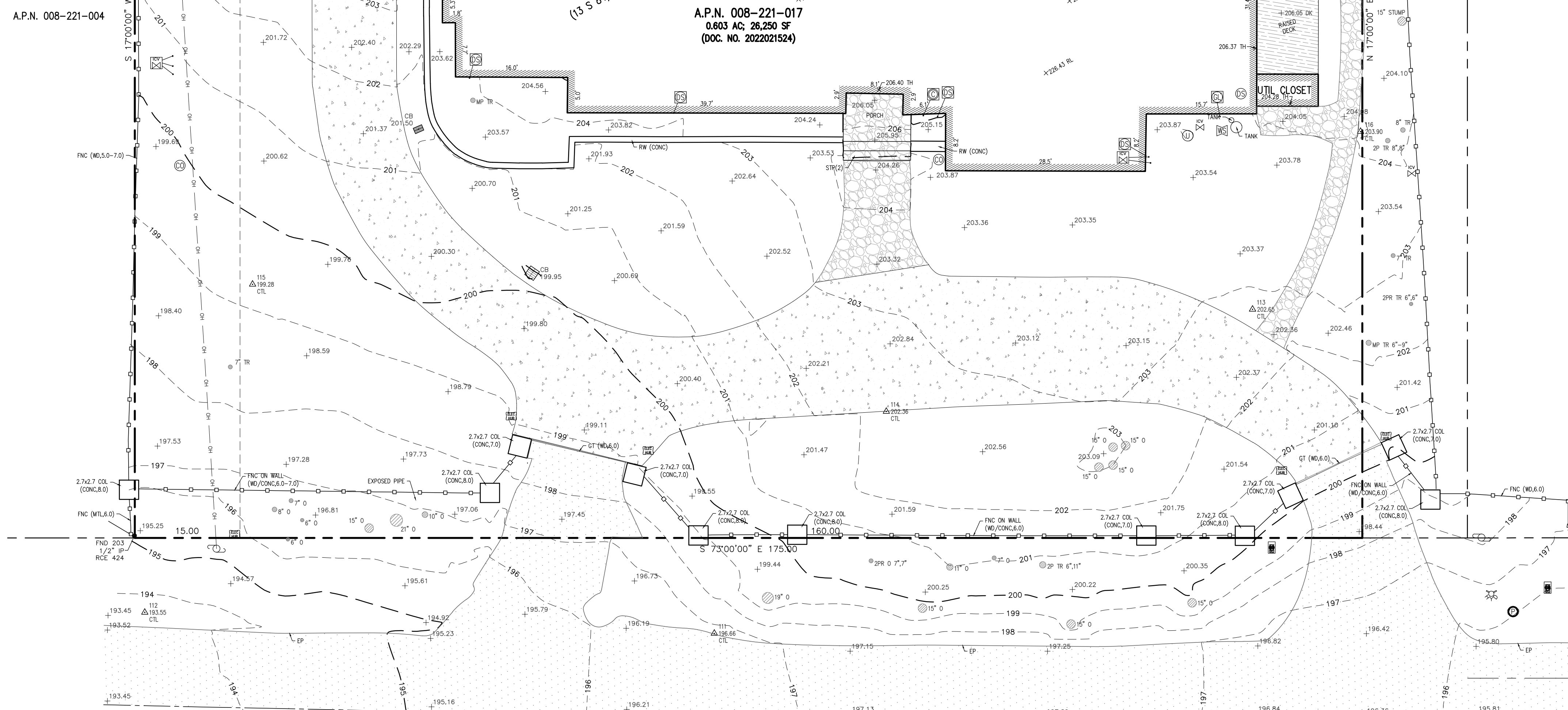
NTS

A.P.N. 008-221-015

A.P.N. 008-221-006

A.P.N. 008-221-011

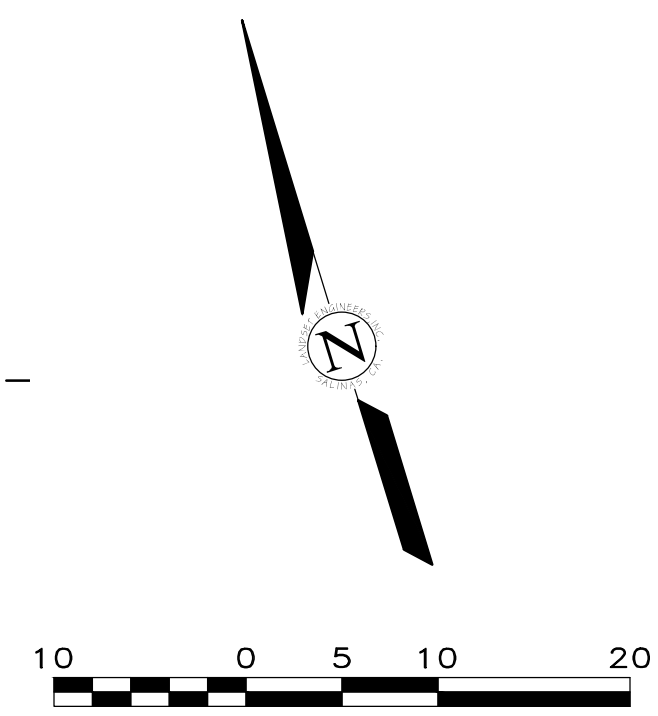
A.P.N. 008-221-004



A.P.N. 008-221-017
 0.603 AC, 26,250 SF
 (DOC. NO. 202201524)

RONDA RD
 (A 40' WIDE PRIVATE ROAD)

PROJECT BENCHMARK
 SURVEY H&V CIL PNT #10
 MAGNETIC NAIL IN WATER METER
 ELEV. = 196.24'



LEGEND:

---	PROPERTY BOUNDARY	⊕	HOSE BIB
---	ADJACENT PROPERTY BOUNDARY	⊕	FIRE HYDRANT
---	EASEMENT (TYPE AS SHOWN)	⊕	IRRIGATION CONTROL VALVE
---	ROADWAY CENTERLINE	⊕	PIGE BOX
---	MAJOR CONTOUR LINE (5' INTERVAL)	⊕	PIPE
---	MINOR CONTOUR LINE (1' INTERVAL)	⊕	SANITARY SEWER MANHOLE
---	FENCE	⊕	UNKNOWN UTILITY
---	OVERHEAD UTILITY LINE	⊕	UTILITY POLE
---	ASPHALT CONCRETE	⊕	WATER METER
---	PORTLAND CEMENT CONCRETE	⊕	WATER SERVICE
---	STONE	⊕	FOUND MONUMENT (TYPE NOTED)
---	WOOD	⊕	SPOT ELEVATION
---	NATURAL GROUND SURFACE/ LANDSCAPED AREA	⊕	RIDGELINE
---	CONDUIT	⊕	FINISHED FLOOR
---	CLEANOUT	⊕	THRESHOLD
---	DOWNSPOUT	⊕	TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE
---	ELECTRICAL HUB	⊕	TWO-PRONGED TREE (2P)
---	ELECTRIC METER	⊕	THREE-PRONGED TREE (3P)
---	GAS LINE	⊕	MULTI-PRONGED TREE (MP)
---	GAS METER		

ABBREVIATIONS:

AC	= ASPHALT CONCRETE	GR	= GRATE
AD	= AREA DRAIN	GRND	= GROUND
BLDG	= BUILDING	GT	= GATE
CB	= CATCH BASIN	MON	= MONUMENT
CL	= CENTERLINE	MTL	= METAL
CMU	= CONCRETE MASONRY UNIT	O	= OAK
CONC	= CONCRETE	R	= REDWOOD
CTL	= CONTROL	RL	= RIDGE LINE
DK	= TOP OF DECK	RW	= RETAINING WALL
ELEC	= ELECTRIC	STN	= STONE
EP	= EDGE OF PAVEMENT	STP	= STEP
ESMT	= EASEMENT	TH	= THRESHOLD
FF	= FINISHED FLOOR	TR	= TREE
FNC	= FENCE	TRP	= TYPICAL
FND	= FOUND	UTIL	= UTILITY
GEN	= GENERATOR	WD	= WOOD

GENERAL NOTES:

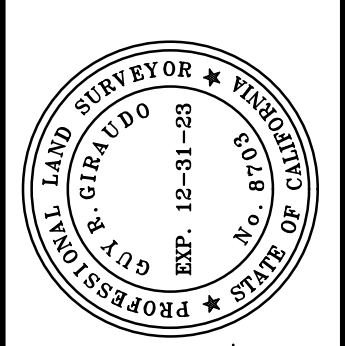
- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #110, A MAGNETIC NAIL SET IN THE WATER METER LOCATED APPROXIMATELY 27.1' SOUTH AND 43.5' WEST OF THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 202201524. ELEVATION = 196.24' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPLETED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (09/29/22) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

CLIENT:
 WILLIAM MEFFORD, ARCHITECT
 P.O. BOX 1072
 PACIFIC GROVE, CA 93950

SITE LOCATION:
 3945 RONDA RD
 PEBBLE BEACH, CA 93953

10/14/22	JAN	RELEASED TO CLIENT
No.	DATE	BY
		REVISION

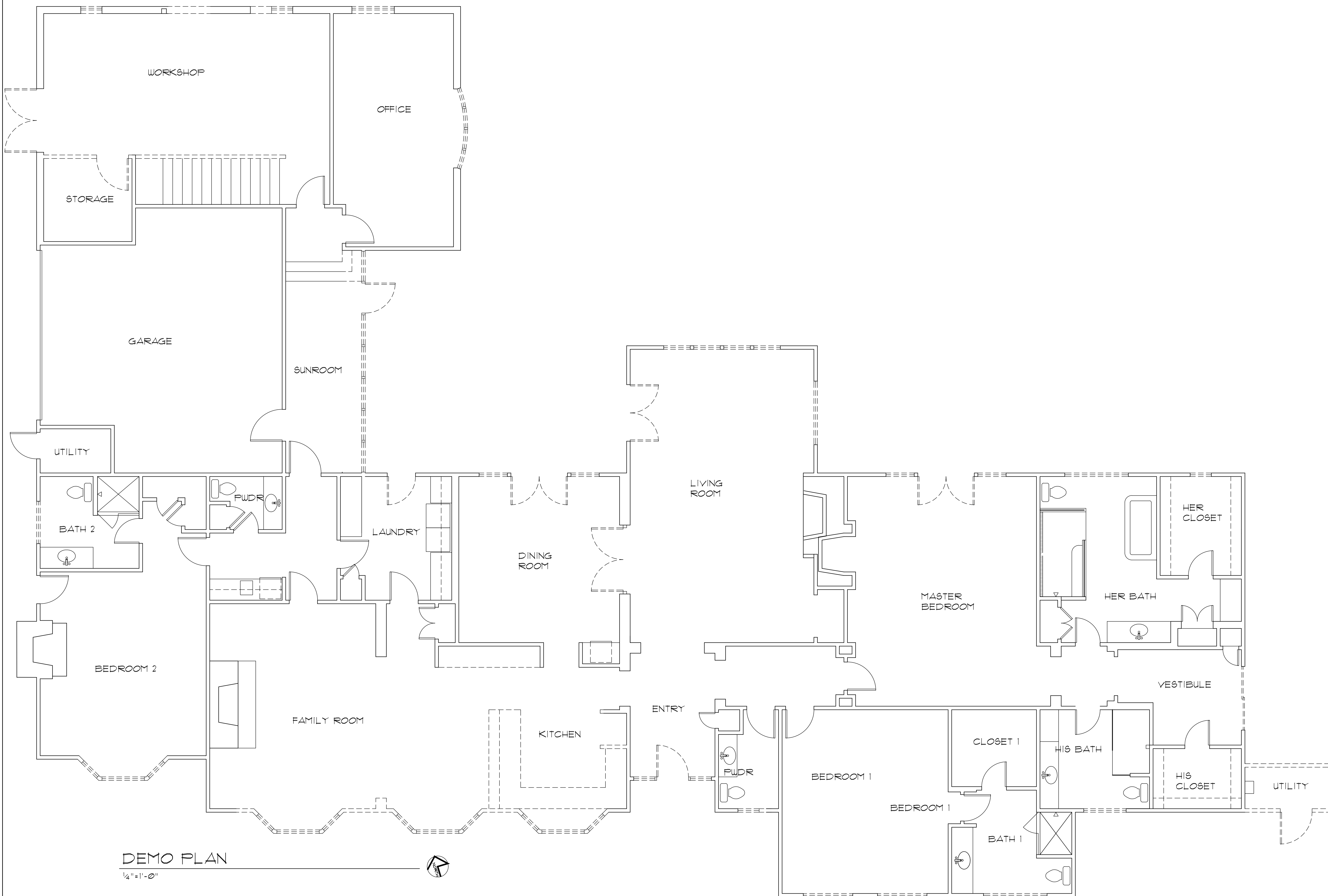


APPROVED BY:
 GUY R. GIRARDO
 J.L.S. No. 8703



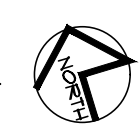
TOPOGRAPHIC MAP
 OF
THAT CERTAIN PARCEL DESCRIBED IN DOC. NO. 202201524
OFFICIAL RECORDS OF MONTEREY COUNTY
PEBBLE BEACH, CALIFORNIA
 FOR
 WILLIAM MEFFORD, ARCHITECT

SCALE: 1" = 10'
 DATE: OCT 2022
 JOB NO. 2547-01
 SHEET **1**
 OF 1 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

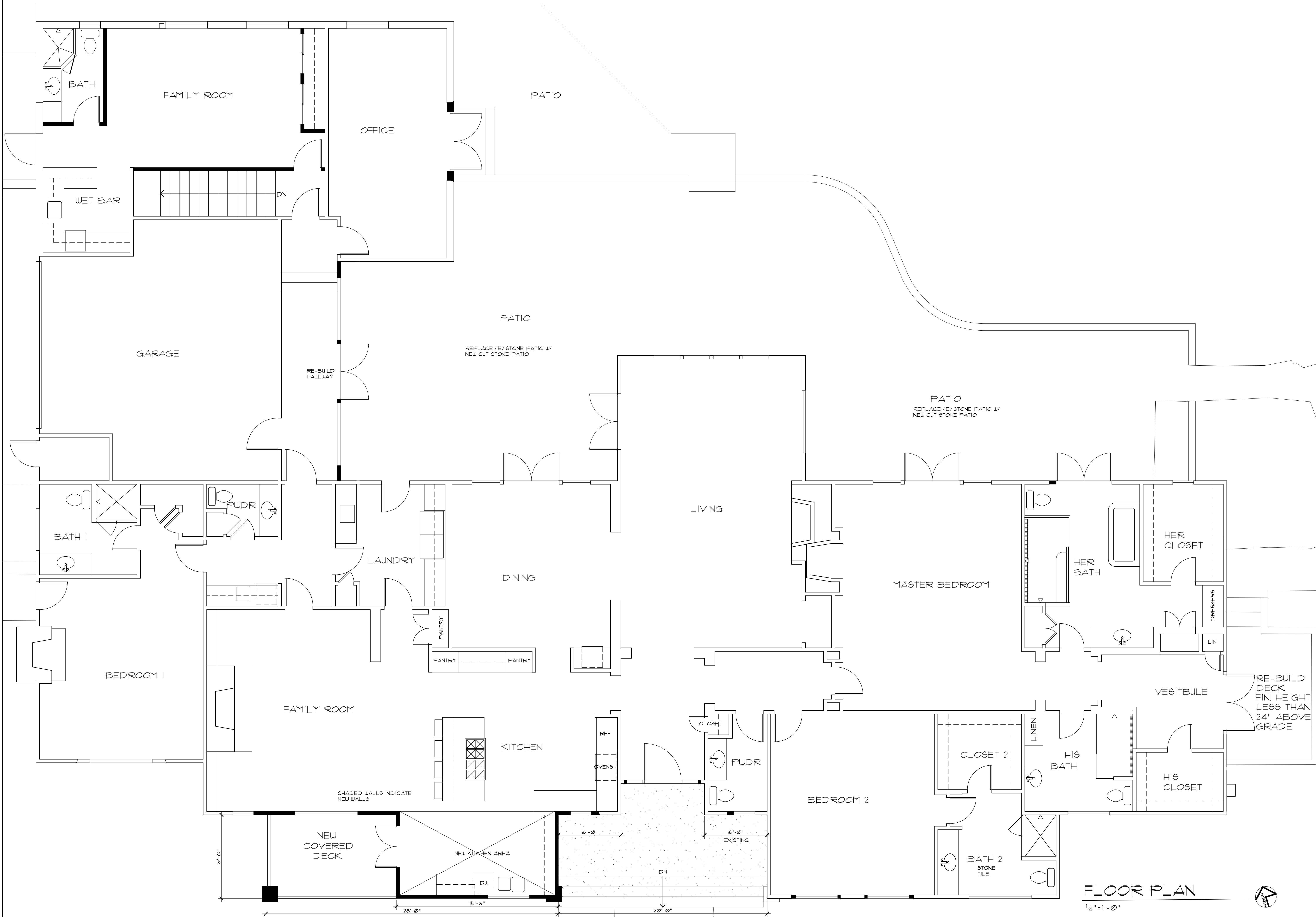
INTERIOR REMODEL & ADU FOR:
Mr. & Mrs. Gary Martin
 3945 RONDA RD
 FEBBLE BEACH, CA
 APN 008-221-017

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



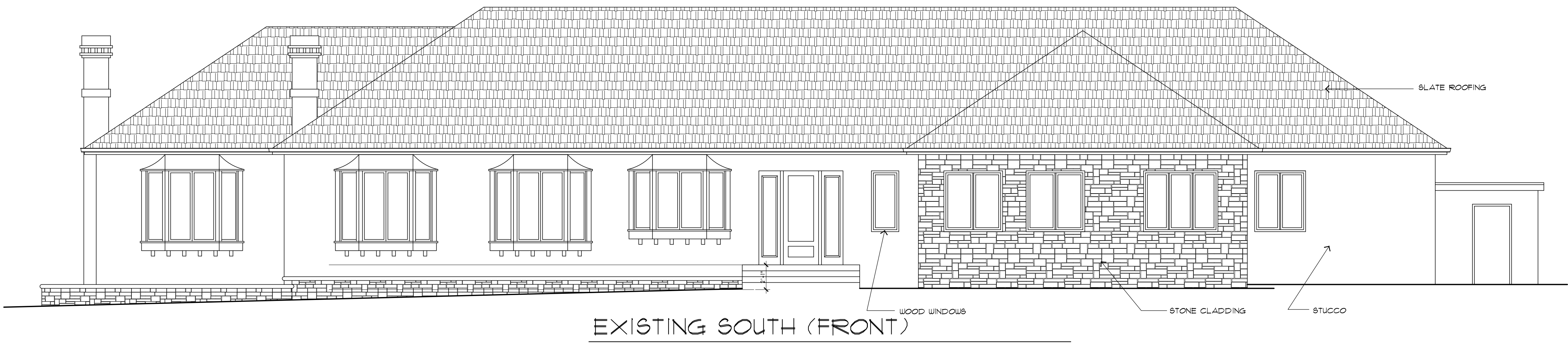
INTERIOR REMODEL & ADU FOR:
Mr. & Mrs. Gary Martin
 3945 RONDA RD
 APTN 008-221-017
 FEBBLE BEACH, CA

DATE:	10/5/2023
PROJECT NO.	22022
DRAWN BY:	
CHECKED BY:	
SHEET TITLE:	FLOOR PLAN
SHEET NO.	A-4
OF NINE	SHEETS

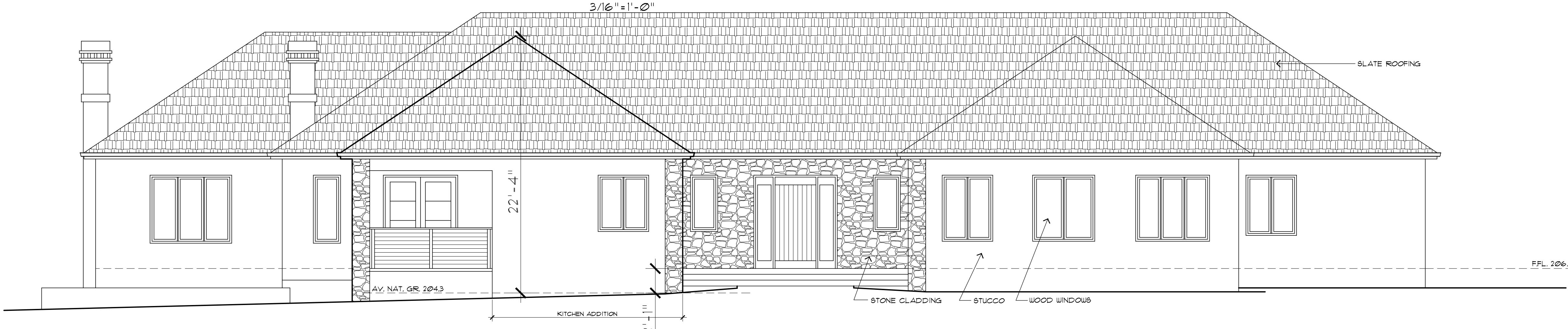
FLOOR PLAN
 1/4" = 1'-0"

REVISIONS	
NO.	DATE

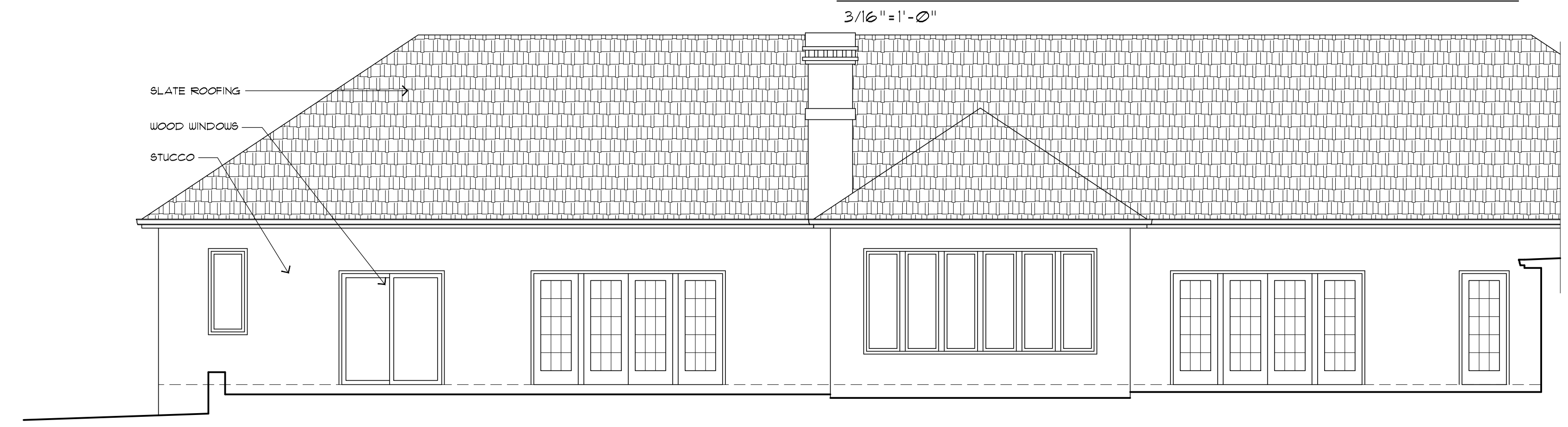
WILLIAM C MEFFORD
 ARCHITECT
 P.O. BOX 1072 PACIFIC GROVE, CA 93950
 (831) 373-4567 LICENSE # C-22893



EXISTING SOUTH (FRONT)
 3/16" = 1'-0"



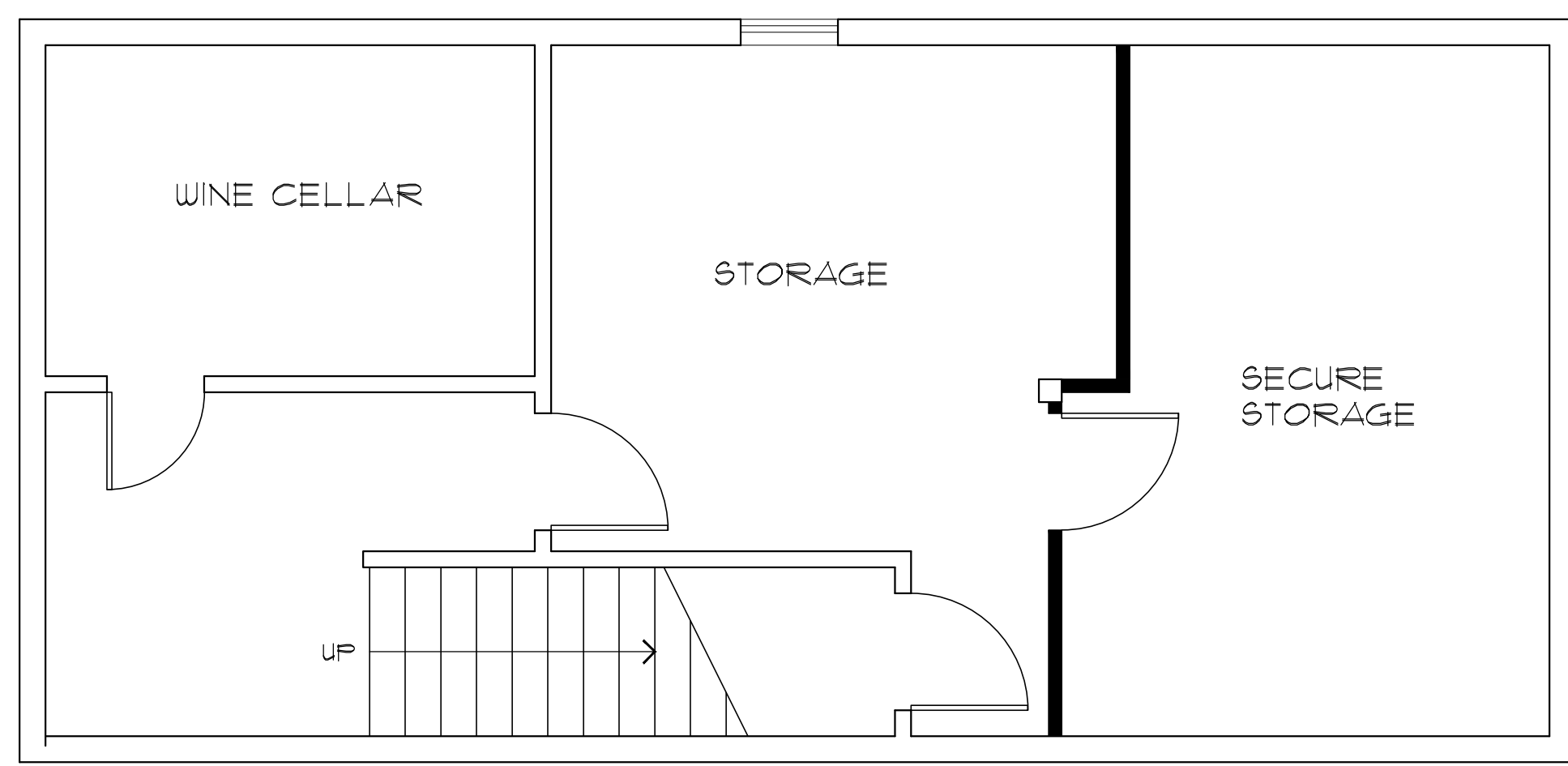
PROPOSED SOUTH (FRONT)
 3/16" = 1'-0"



EXISTING PARTIAL NORTH (REAR)
 3/16" = 1'-0"



PROPOSED PARTIAL NORTH (REAR)
 3/16" = 1'-0"



BASEMENT FLOOR PLAN

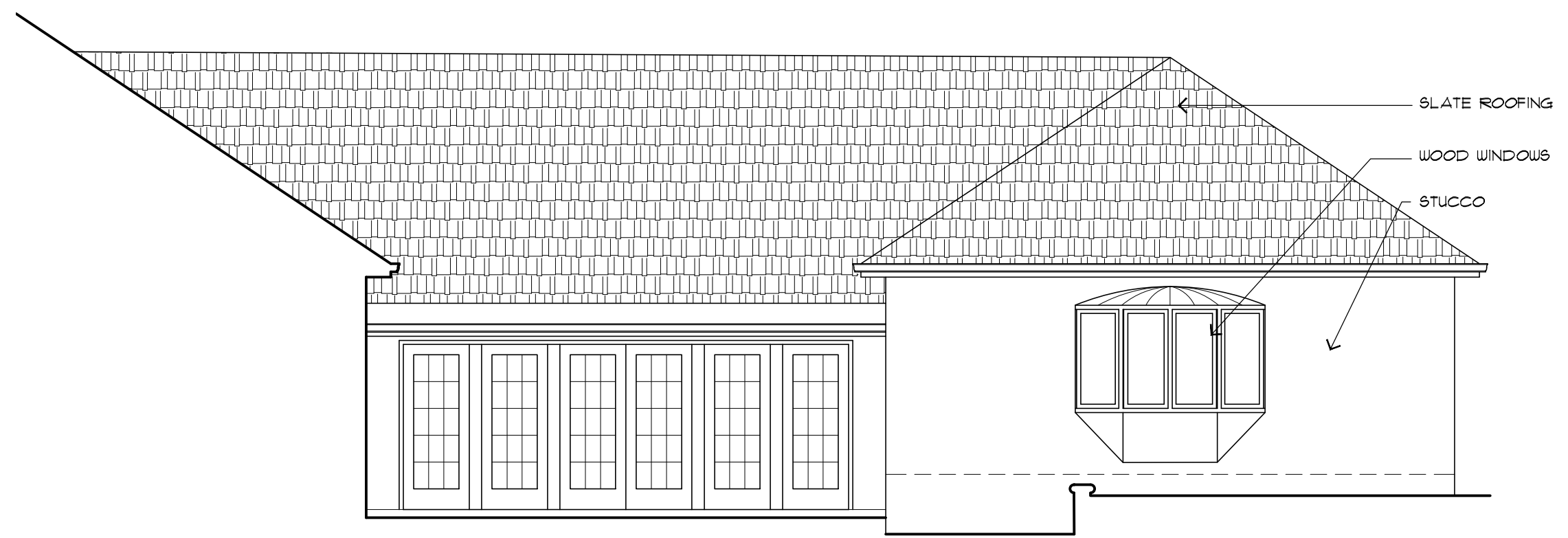
1/4" = 1'-0"



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

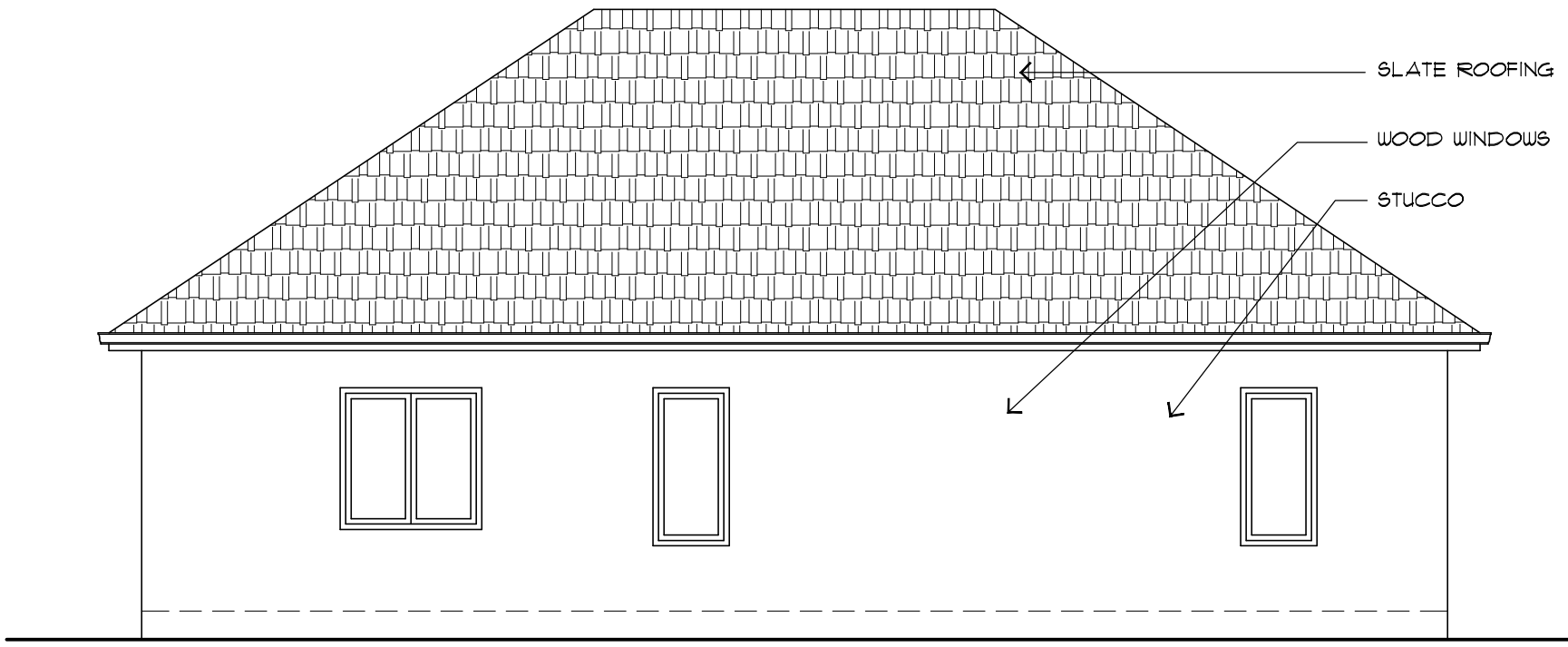
DATE: 10/5/2023
 PROJECT NO. 22022
 DRAWN BY:
 CHECKED BY:
 SHEET TITLE: EXTERIOR ELEVATIONS
 SHEET NO. A-5
 OF NINE SHEETS

REVISIONS	
NO.	DATE



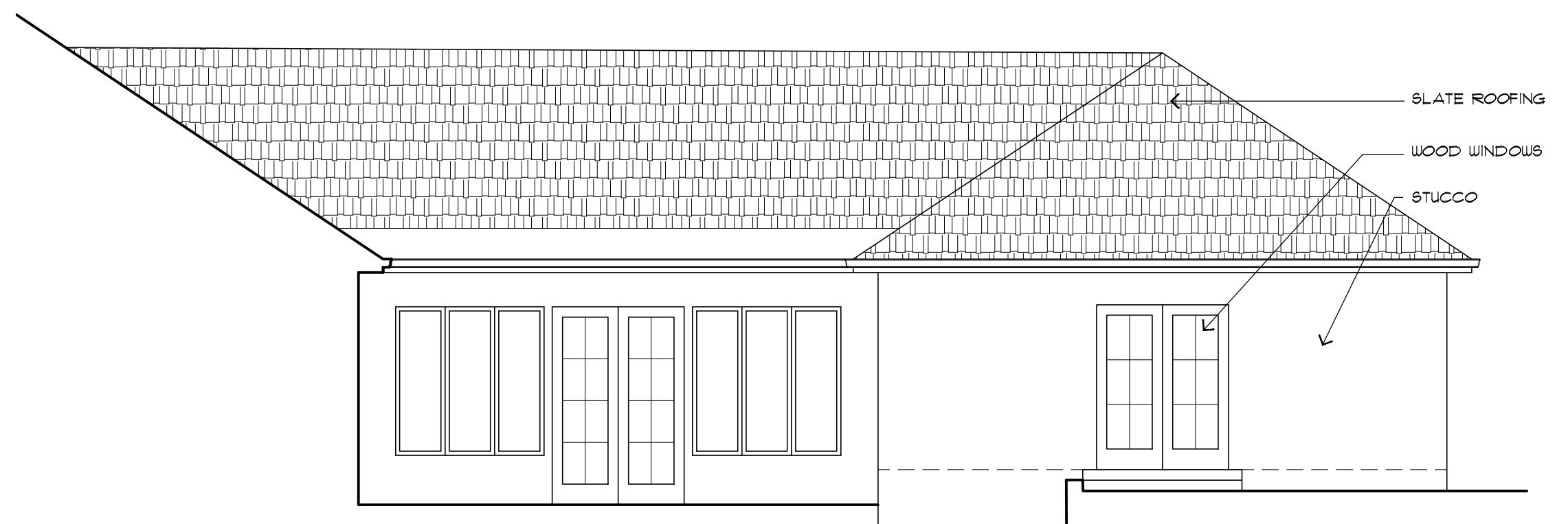
EXISTING PARTIAL EAST

3/16" = 1'-0"



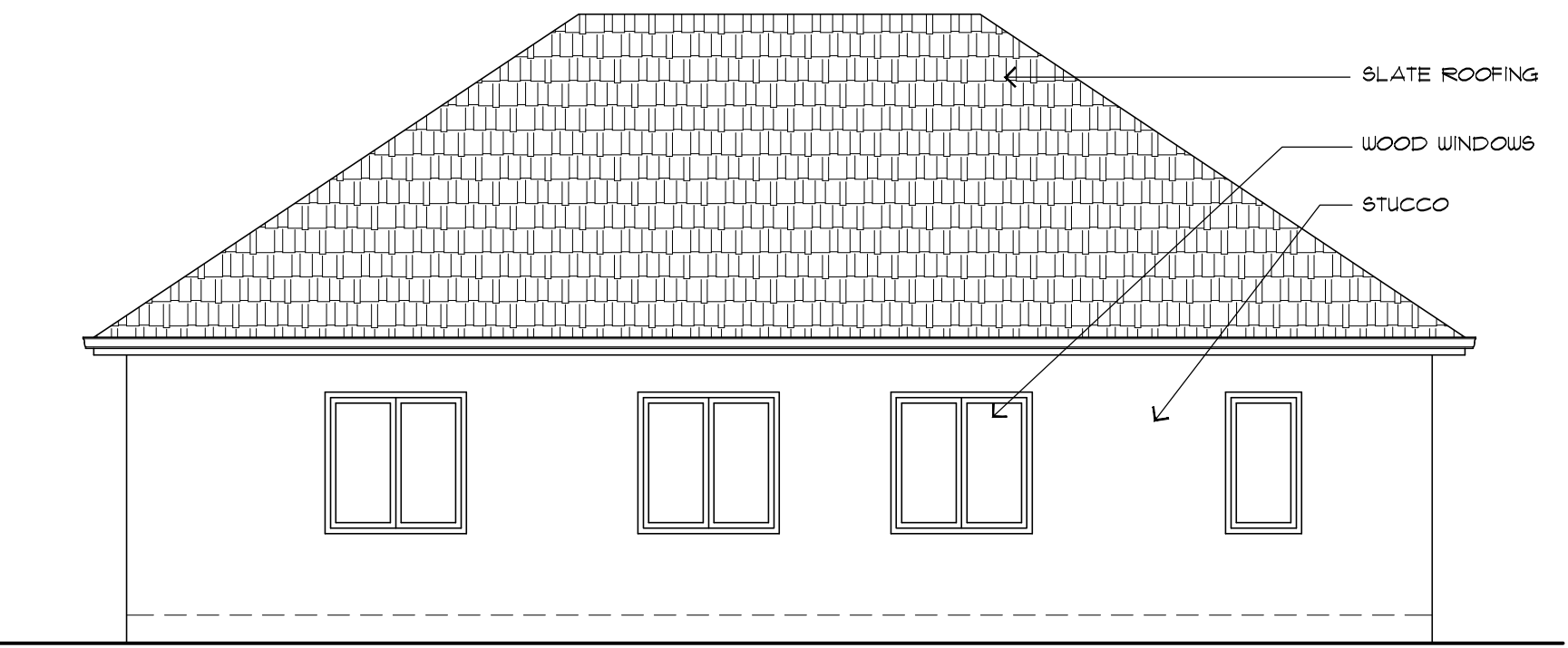
EXISTING PARTIAL NORTH

3/16" = 1'-0"



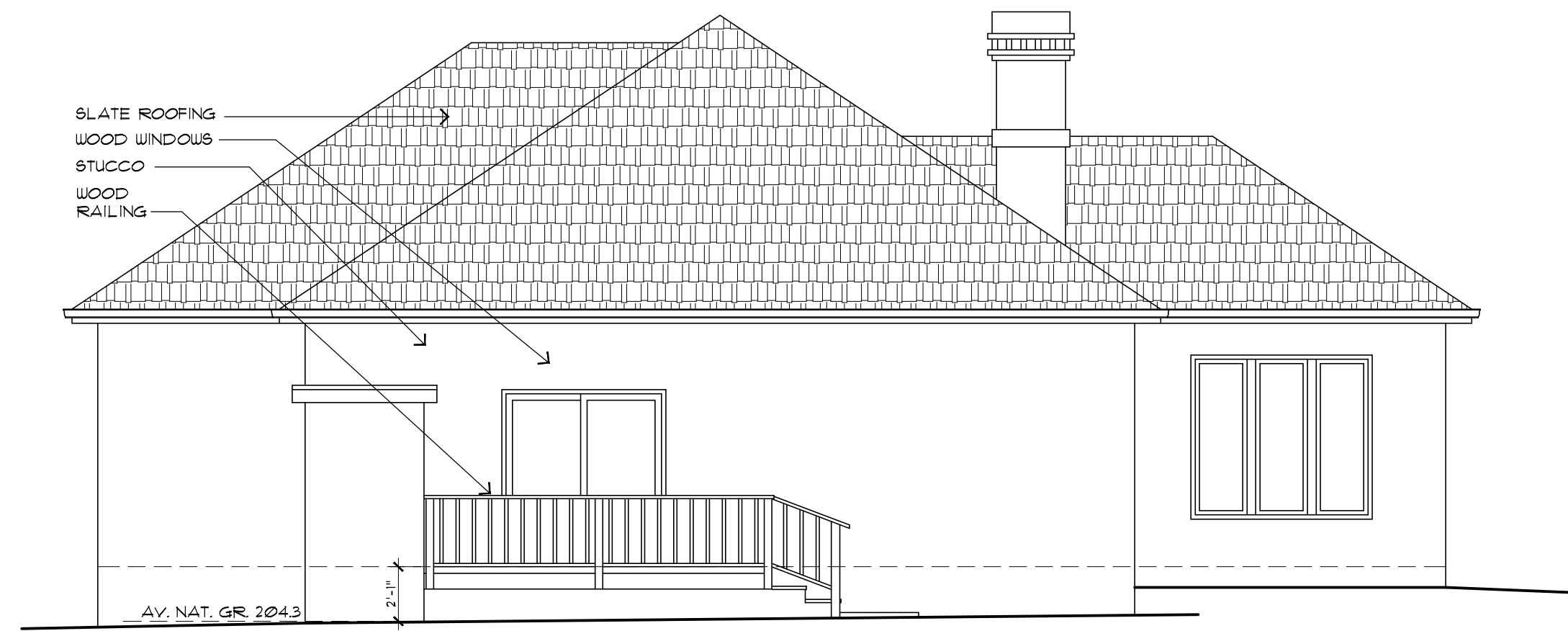
PROPOSED PARTIAL EAST

3/16" = 1'-0"



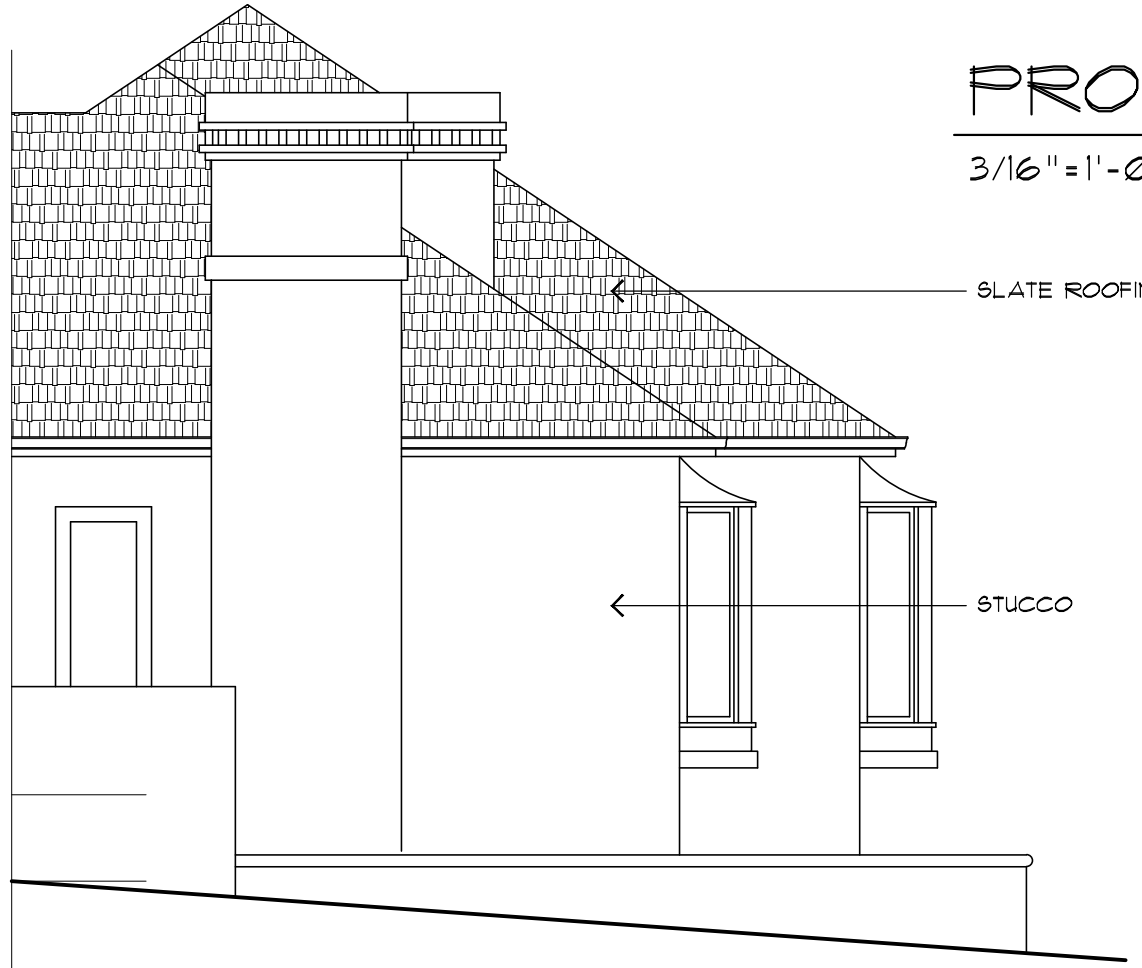
PROPOSED PARTIAL NORTH

3/16" = 1'-0"



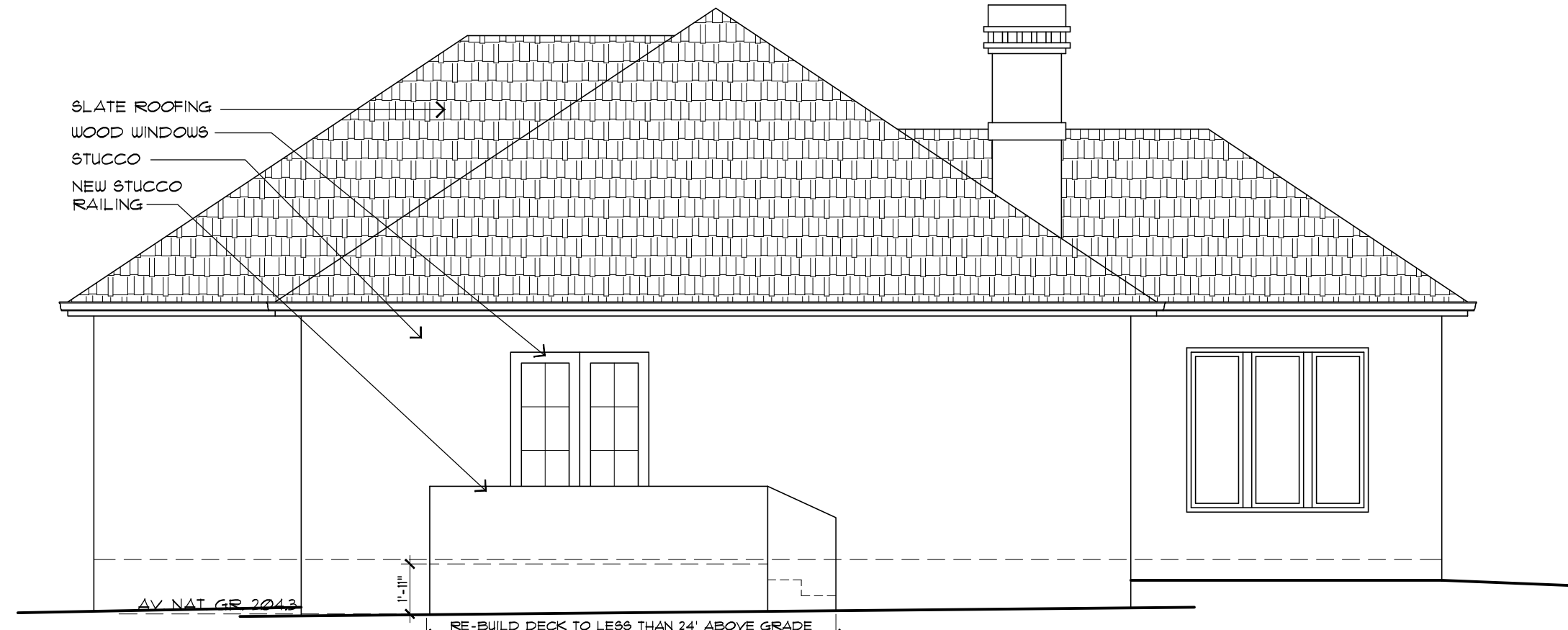
EXISTING PARTIAL EAST

3/16" = 1'-0"



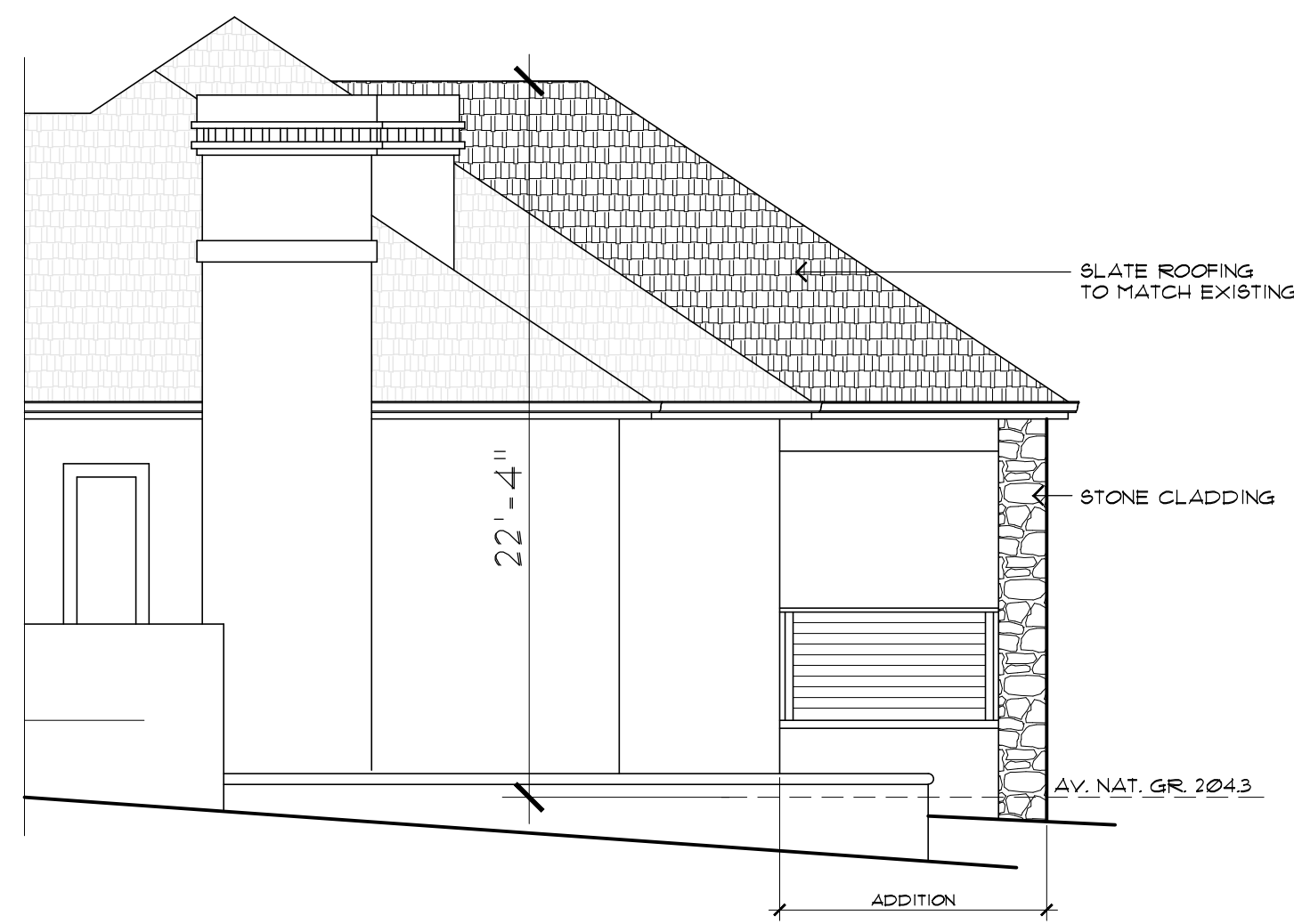
EXISTING PARTIAL WEST

3/16" = 1'-0"



PROPOSED PARTIAL EAST

3/16" = 1'-0"



PROPOSED PARTIAL WEST

3/16" = 1'-0"

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
 FEBBLE 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

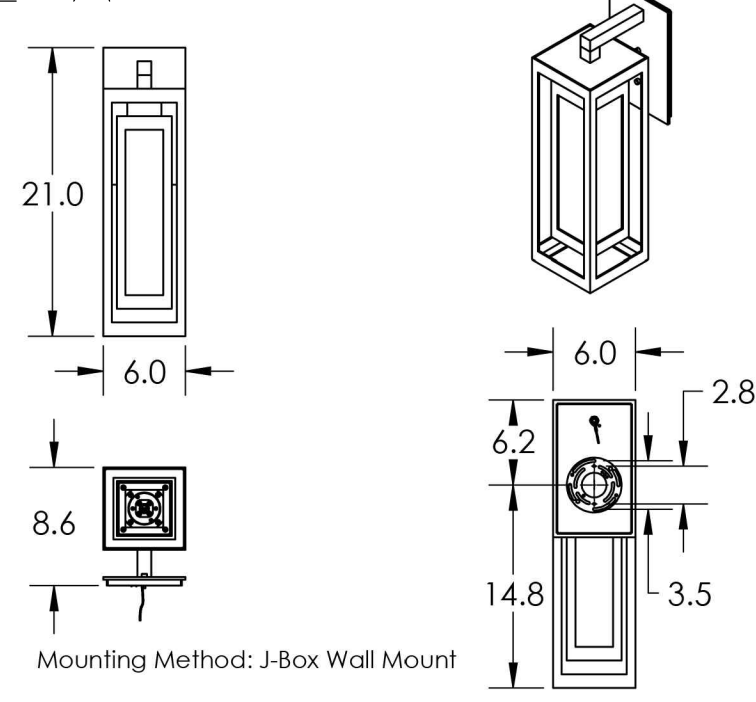
HAMMERTONSTUDIO™

OUTDOOR | DOUBLEBOX LANTERN

PRODUCT #: ODB0027-20

All dimensions are shown in inches unless otherwise stated.

FIXTURE "A"



Mounting Method: J-Box Wall Mount

PRODUCT SPECIFICATION

Construction: Aluminum Body With Glass Panels
 Finish Options: AC SB TB
 Glass Types: Frosted Seeded
 Suspension Method: Wall Mount
 Weight(lbs.): 8
 UL Rating: Wet
 Top Diffuser: Closed Metal
 Bottom Diffuser: Open
 Light Source: LED
 Electrical Qty: 1
 Wattage (Watts): 4.5
 Voltage (Volts): 120
 Source Lumens: 400
 Dimming: ELV to 1%
 CCT: 3000K
 Driver Quantity & Location: N/A
 CRI: 93+
 Power Factor: >0.9

PRODUCT DESCRIPTION

Our best-selling outdoor fixture style, this contemporary lantern sconce features a nested box design with an open outer frame and a frosted glass inner lens. AC LED lamping minimizes energy consumption and fixture maintenance.

The Double Box Lantern is certified as Dark Sky Compliant by the International Dark Sky Association (IDA). It is offered in three AAMA 2604-rated finishes that withstand UV and corrosion resistance in coastal and other harsh climates, and it includes a lifetime warranty to the original purchaser.

SCAN FOR MORE INFORMATION

LIGHTING LEGEND

- A HAMILTON STUDIO DOUBLE BOX LANTERN *ODB0027-20 LED LIGHT SOURCE
- B GLOBE LIGHTING *4422T LED LIGHT SOURCE
- C JUNO LED DOWNLIGHT IC20LEDG3 W/ 210N-WH TRIM - 12 W LED BULB

01.4.70
FIXTURE "C"
5" TC 900 LUMEN LED DOWNLIGHT
NEW CONSTRUCTION
 TC20LED (G4 091M) RECESSED HOUSING
LENSED TRIMS

ORDERING INFORMATION Housing and trim can be ordered together or separate, but will always ship separately.

Series	Construction	Lenses	Color Temperature	CRI	Wattage/Driver
TC20LED	5" LED Downlight New Construction	54 1/2" x 5 1/2" x 1 1/2" (Housing)	30K 3000K 35K 3500K 40K 4000K	90+ 90+	12W/120V 12W/277V 12W/300V 12W/480V 12W/600V

Emergency Rating	Trim
SR Emergency Rating	OP Chicago Pattern

Note: Chicago Pattern (CP) is not available with emergency option (SR).
 Note: Chicago Pattern (SR) is not available with emergency option (SR).

Trim/Description	Color
210N WH *	5" Lensed Frosted Lens with Frosted Glass Lens Trim - White
210K SC *	5" Lensed Frosted Lens with Frosted Glass Lens Trim - Satin Chrome
210N ARZ *	5" Lensed Frosted Lens with Clear Glass Lens Trim - Clear Satin Chrome
212N WH *	5" Lensed Frosted Lens with Clear Glass Lens Trim - White
212N SC *	5" Lensed Frosted Lens with Clear Glass Lens Trim - Satin Chrome
212N ARZ *	5" Lensed Frosted Lens with Clear Glass Lens Trim - Clear Satin Chrome
2130 WHN *	5" Lensed Bulb with Regional Frosted Glass Lens Trim - White Bulb, White Trim Ring
2130 WHN *	5" Lensed Bulb with Regional Frosted Glass Lens Trim - Black Bulb, Black Trim Ring
5101 ARZ *	5" Lensed Frosted Lens with Frosted Glass Lens Trim - Clear Satin Chrome
5101 SC *	5" Lensed Frosted Lens with Frosted Glass Lens Trim - Satin Chrome
5101 WH *	5" Lensed Frosted Lens with Frosted Glass Lens Trim - White

Color/Description	Color
1837	1/2" x 1 1/2" x 1 1/2" Frosted Lens
1826	1/2" x 1 1/2" x 1 1/2" Frosted Lens
1830	1/2" x 1 1/2" x 1 1/2" Frosted Lens
1827	1/2" x 1 1/2" x 1 1/2" Frosted Lens
LEDOPRCSO MFL	Medium Frosted (Op. 50%)
LEDOPRCSO MFL	Medium Frosted (Op. 67%)
LEDOPRCSO SF	Spot (Op. 50%)

© 2017 Acuity Brands
 *Not available in California
 Note: 210, 212, 213, & 5101 are 5" x 5" x 1 1/2"
 Note: 210, 212, 213, & 5101 are 5" x 5" x 1 1/2"
 Note: 210, 212, 213, & 5101 are 5" x 5" x 1 1/2"
 Note: 210, 212, 213, & 5101 are 5" x 5" x 1 1/2"

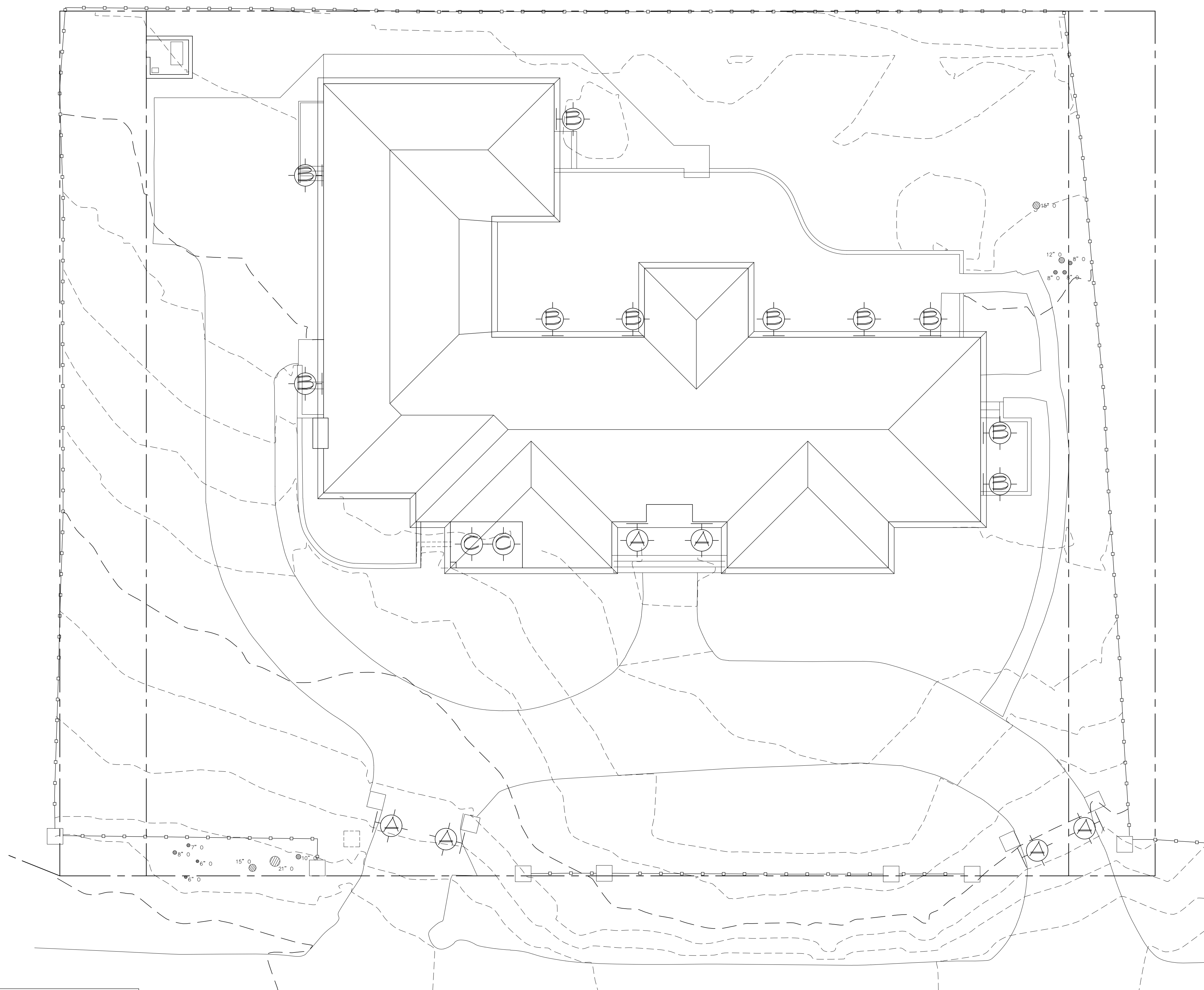


FIXTURE "B"

Technical Specs
Bulb Base Type: Integrated LED
Bulb Lifespan: 50000
Bulb Type: Integrated LED
Color Temperature in Kelvin: 2700
Finish: Satin
Location Listing: Damp, Dry, Wet
Maximum Supported Wattage: 8.5
Primary Color: Bronze
Shade Shape: Rectangular
Switch Style: Wall Switch
Wattage: 8.5
Bulb Included?: 1
Bulb Shape: Integrated LED
CRI (Color Rendering Index): 80
Dimmable: Yes
Light Direction: Downlight
Material: Metal
Power Source Type: Hardwire
Shade Color: Amber
Style: Modern
Voltage: 120

SITE LIGHTING PLAN

1" = 10'



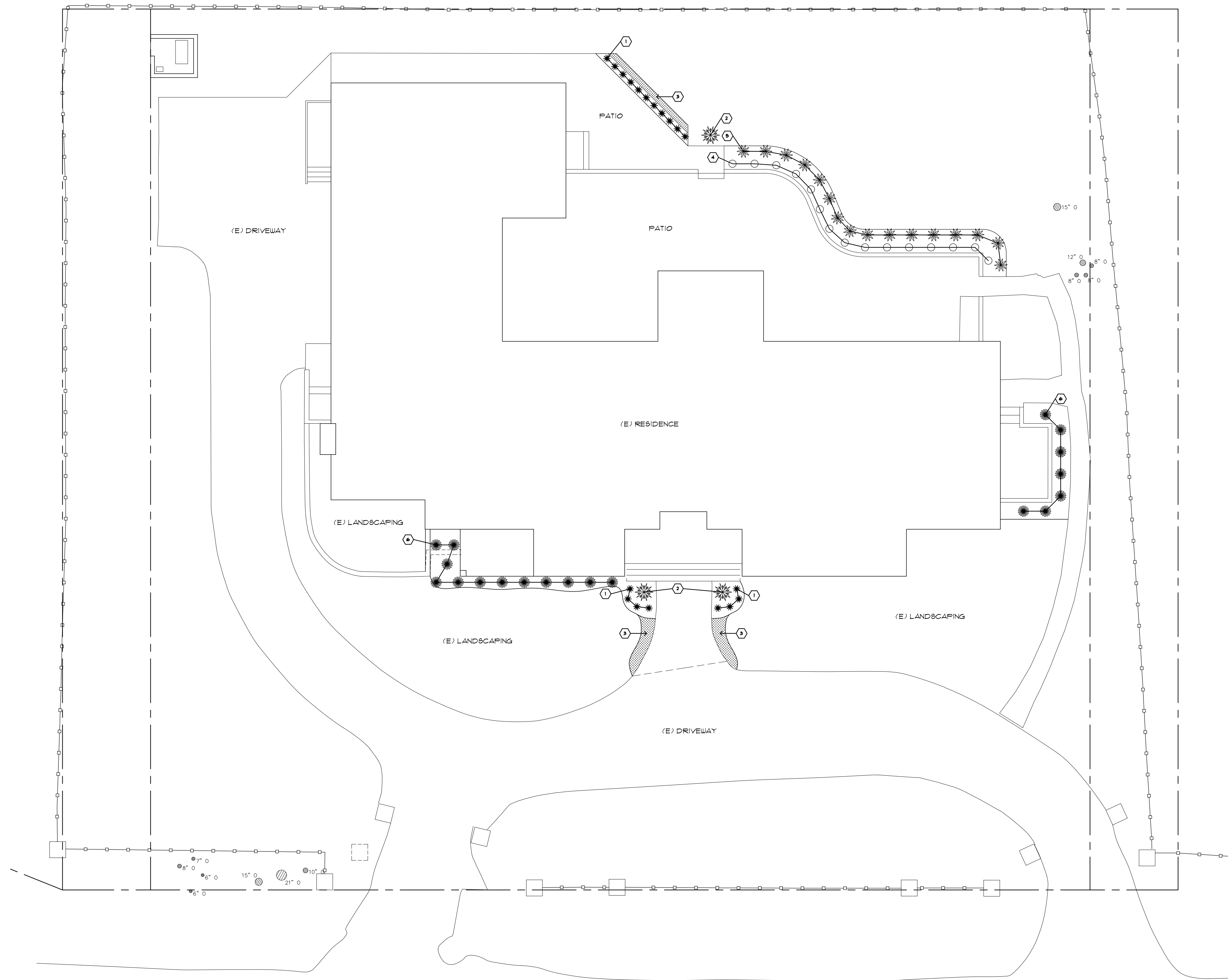
REVISIONS

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
 FEBBLE BEACH, CA
 APN 008-221-017

DATE: 10/5/2023
 PROJECT NO. 22022
 DRAWN BY:
 CHECKED BY:
 SHEET TITLE: SITE LIGHTING



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)	PLAT	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 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

INTERIOR REMODEL & ADU FOR:

Mr. & Mrs. Gary Martin
3945 RONDA RD
FEBBLE BEACH, CA
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

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:
CONSTRUCTION MANAGEMENT PLAN

SHEET NO.
CMP-1
OF NINE SHEETS

CONSTRUCTION MANAGEMENT PLAN

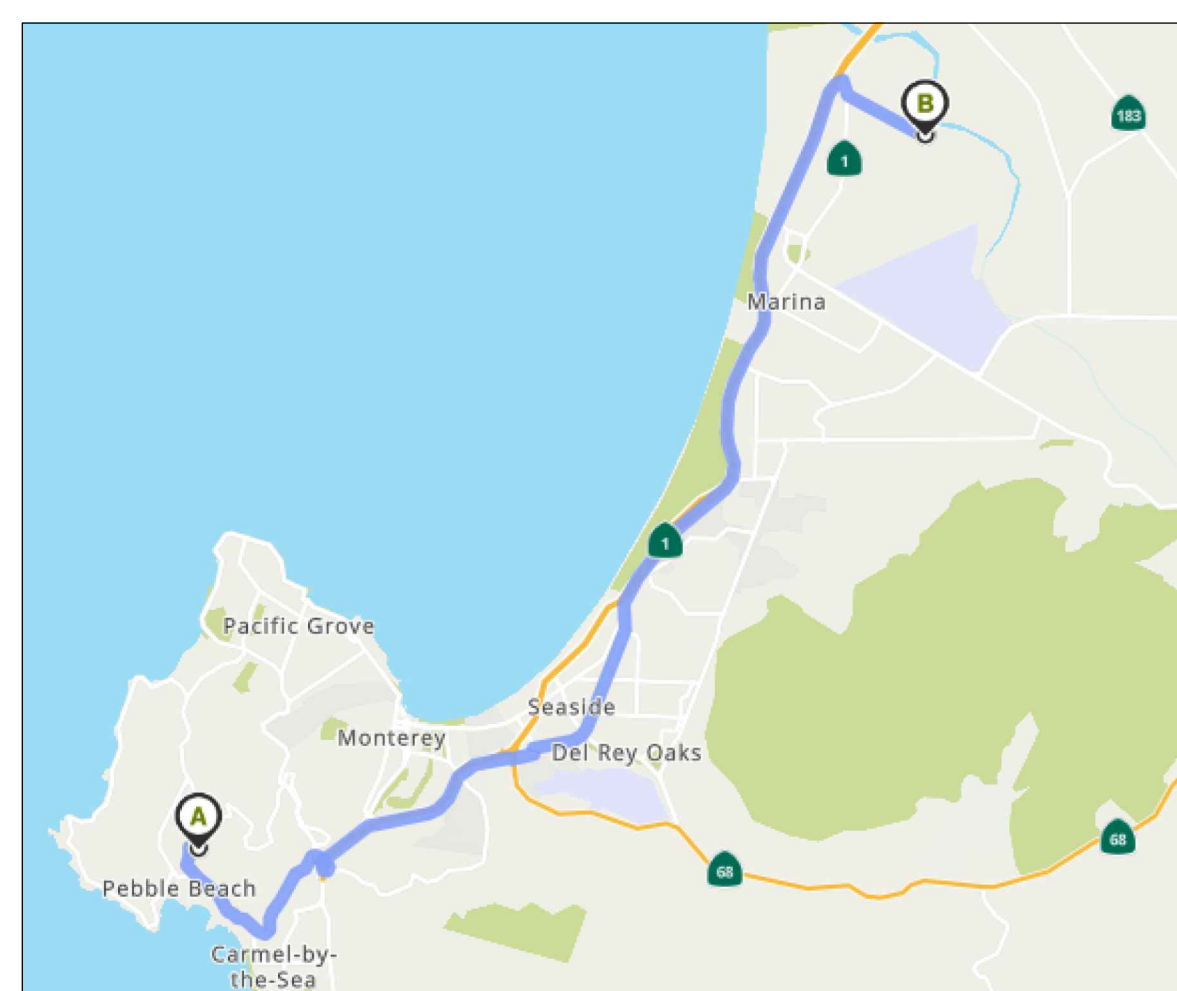
CONSTRUCTION COORDINATION

- 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

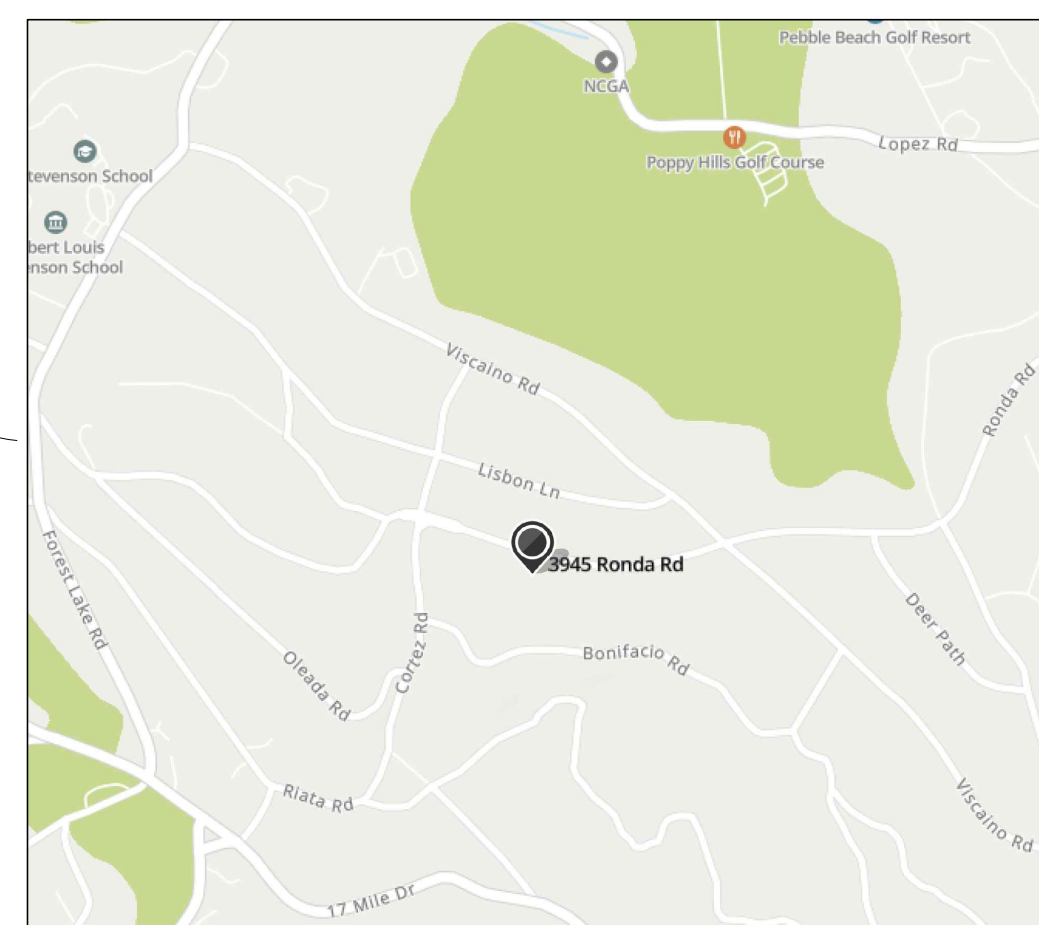
CONSTRUCTION ACTIVITY



- ↑ 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 12 mi.
- Then 1.2 miles
- Monterey Regional Waste Management District
Charlie Benson Ln, Salinas, CA 95308

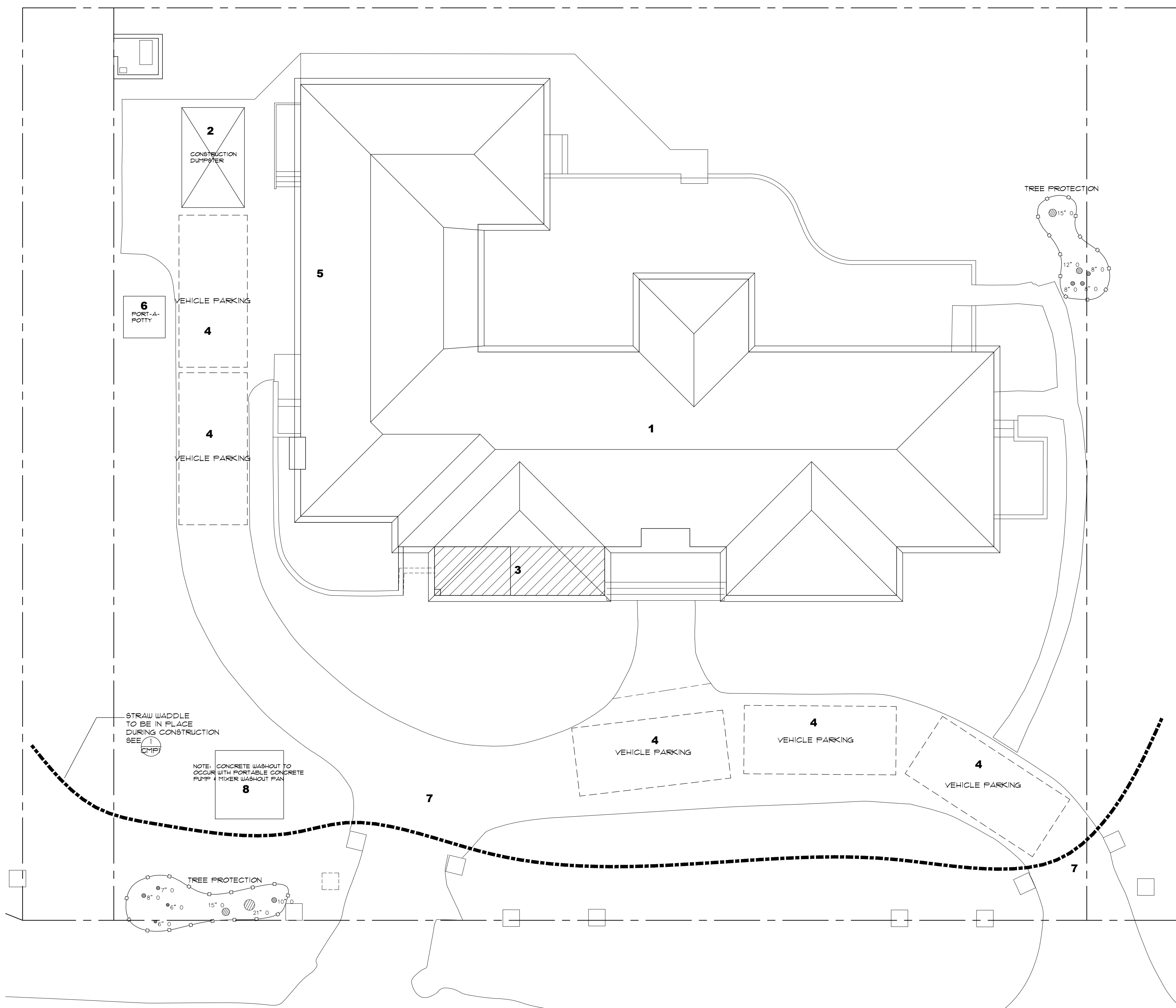
PROJECT DATA

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



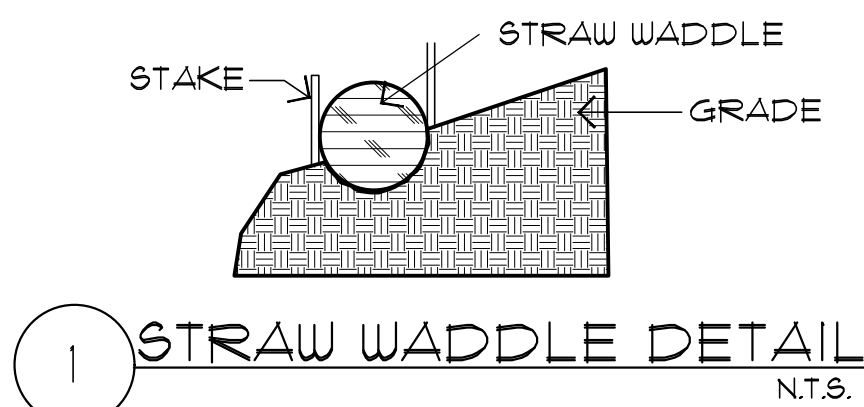
VICINITY MAP

NTS



CONSTRUCTION SITE PLAN AND EROSION CONTROL PLAN

- Existing 1 story residence
- Proposed construction dumpster
- Proposed construction
- Temporary vehicular parking
- Temporary construction materials staging area in existing garage
- Temporary porta potty
- Existing Driveway
- Concrete washout area



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



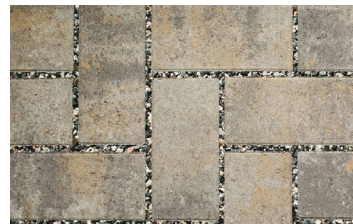
Stone Veneer
Montana Stone



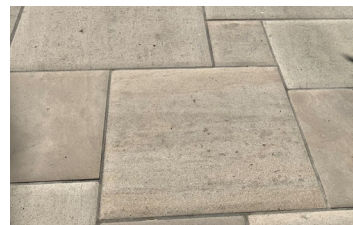
Front Door
Natural Alder



Driveway Pavers
Belgard Aqualine
Victorian Blend



Terrace Paving
Limestone Tiles



This page intentionally left blank