

# Exhibit C

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FILE #: \_\_\_\_\_

## Coastal Design Approval Application Form

ASSESSOR'S PARCEL NUMBER: 008-263-001-000

PROJECT ADDRESS: 3137 17 Mile Drive, Pebble Beach

PROPERTY OWNER: Randall & Stacey Dowler Telephone: \_\_\_\_\_  
Address: 705 University Avenue Fax: \_\_\_\_\_  
City/State/Zip: Los Altos, CA 94923 Email: \_\_\_\_\_

APPLICANT: Gretchen Flesher Architects Telephone: 831.375.4868  
Address: 550 Hartnell Street, Suite E Fax: \_\_\_\_\_  
City/State/Zip: Monterey, CA 93940 Email: gretchen@gfastudio.com

AGENT: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Mail Notices to:  Owner  Applicant  Agent  
(Check only one)

Project Description: (Attach Scope Of Work) Interior remodel of existing residence. New trellis. Maintenance & repair of building exterior. Replacement of (e) windows to match original window wall. Convert a portion of (e) 2 car garage to a Gym/office, remove garage door and infill opening. Repair water damaged east wall and add 2 new window openings

Materials To Be Used: 1 x 8 Vertical Grain Port Orford Cedar Siding, CMU Slump Stone, Dark Bronze Alum. . windows with insulated glazing to match original window and transom walls. New windows and french doors @ Gym.

Colors To Be Used: CMU to match (e), Dark Bronze Alum. frame windows and french doors, Natural Cedar siding and trim. Steel trellis supports, painted to match concrete.

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance and that this approval is for design of the structures and compliance with zoning regulations only. For properties served by Onsite Wastewater Treatment System (OWTS), the Environmental Health Bureau (EHB) will not review this application but may need to require redesign of the project in the subsequent construction permit application to address impacts related to the existing OWTS or future standby area. A project redesign may require a subsequent Design Approval application and additional fees.

PROPERTY OWNER/AGENT SIGNATURE:  9/26/24 DATE: ~~9/26/24~~

### For Department Use Only

ZONING: \_\_\_\_\_ LAND USE PLAN: \_\_\_\_\_

ADVISORY COMMITTEE: \_\_\_\_\_ RELATED PERMITS: \_\_\_\_\_

PLANNER: \_\_\_\_\_

WITHIN ARCH BUFFER ZONE?  YES  NO ON SEPTIC SYSTEM (OWTS)?  YES  NO  
LEGAL LOT:  YES  NO DOES THIS CORRECT A VIOLATION?  YES  NO

#### FINDINGS:

- The project is consistent with the 1982 General Plan, the applicable Land Use Plan and Coastal Implementation Plan, and meets the regulations in Title 20 (Zoning Ordinance-Coastal); and
- The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property because: \_\_\_\_\_

DECISION:  OVER-THE-COUNTER  ADMINISTRATIVE

ACTION:  APPROVED  DENIED

CONDITIONS:  ATTACHED  NONE

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

COPY TO APPLICANT:  IN PERSON OR  MAILED DATE: \_\_\_\_\_



PLEASE CHECK "YES" OR "NO" FOR ALL BOXES

- |     | Yes                                 | No                                  |   |
|-----|-------------------------------------|-------------------------------------|---|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project is for residential use.   |
| 2.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project is commercial use.  |
| 3.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project is for agricultural use.  |
| 4.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project is for industrial use.  |
| 5.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project is public or quasi/public.  |
| 6.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project includes a subdivision/lot line adjustment.   |
| 7.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project is for cell site, telecom (digital) communication facility/site.  |
| 8.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes construction of a new structures.  |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project includes enlarging, altering, repairing, moving, improving, or removing an existing structures.<br>If "yes" describe <u>ALTERING, REPAIRING &amp; IMPROVING THE MAIN HOUSE &amp; GARAGE</u>                 |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | The project includes demolition work.<br>If "yes" describe <u>DEMO REQ'D FOR INTERIOR REMODEL</u>   |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project includes replacement and/or repair of ( 50%) or more of the exterior walls of a structure.  |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project includes historical structure or a structure more than fifty (50) years old.  |
| 13. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes an accessory structure(s)<br>If "yes" describe _____   |
| 14. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit.<br><input type="checkbox"/> Private property <input type="checkbox"/> Park installation _____ (mobile home park) |
| 15. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes retaining walls, sea wall, riprap.   |
| 16. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system.  |
| 17. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project includes constructing, enlarging, altering, repairing, moving, improving or removing a well.  |
| 18. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is associated with a new or improvements to a water system.<br>_____ water system _____ number of connections.  |
| 19. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes removal of trees.<br>If "yes", type _____ size _____ number _____  |
| 20. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes grading, dirt importation, dirt removal, and/or drainage changes.  |
| 21. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is visible from a public area. (public road, park, slough, beach, trail)  |
| 22. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is located on a slope/hillside. (30 percent (25 percent-North County)   |
| 23. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is located within 50 feet of bluff.   |
| 24. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands.<br>If "yes", describe _____   |
| 25. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes the use of roofing materials that are different in type and/or color from the original materials.<br>If "yes", describe _____  |
| 26. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is change or modification to an approved application.   |
| 27. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project involves or includes an existing or proposed trail or easement.   |
| 28. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project involves new, change or modifications to existing utilities and/or power lines.   |

Please Describe Completely And Fully The Project You Are Applying For. Include Information On All Questions Answered With A "Yes". Attach Additional Sheets If Necessary.

THE SCOPE INCLUDES INTERIOR MODIFICATIONS AND REPURPOSING OF A PORTION OF THE ATTACHED GARAGE. WORK INCLUDES MODIFYING THE (E) 4 BEDROOM, 3 BATH RESIDENCE TO A 2 BEDROOM, 2 1/2 BATH RESIDENCE, AND CONVERTING A PORTION OF THE TWO CAR GARAGE INTO A GYM/OFFICE WITH A 1/2 BATH. SCOPE INCLUDES ALTERATION OF MECH. & ELECTRICAL SYSTEMS TO REPLACE (E) WITH A NEW RADIANT SYSTEM.

EXTERIOR MODIFICATIONS INCLUDE REMOVAL OF ONE GARAGE DOOR AND PROVIDING INFILL ALUM. FRAME WINDOWS AND CMU BLOCK TO MATCH (E.) ADDITION OF NEW WINDOWS AND FRENCH DOORS FROM THE (E) COURTYARD TO THE NEW GYM/OFFICE. GARAGE MODIFICATIONS AT THE LOW SLOPE ROOF INCLUDE REROOFING, OVERHANG MODIFICATIONS AND A NEW GREEN ROOF AT THE UPPER LEVEL.

NEW TRELLIS SECTIONS ARE PROPOSED AT THE NORTH AND SOUTH END WALLS OF THE MAIN STRUCTURE AS REPLACEMENT OF SAME FROM THE ORIGINAL CONSTRUCTION. ALL SINGLE PANE PLATE GLASS GLAZING WILL BE REPLACED WITH NEW ALUM. FRAME INSULATED GLASS IN EXISTING OPENINGS. TWO NEW ALUM. FRAME WINDOWS AND ONE SINGLE GLASS DOOR ARE BEING ADDED TO THE EAST ELEVATION.

WORK INCLUDES REPLACING THE RADIANT FLOOR HEATING SYSTEM, NEW PLUMBING AND ELECTICAL.

A NEW RAISED PLATFORM HOT TUB, PLANTERS, AND BENCH ARE PROPOSED WITHIN THE EXISTING COURTYARD. NO WORK I PROPOSED OUTSIDE THE EXISTING BUILDING, COURTYARD OR DRIVEWAY AREAS.

I hereby certify that the above information is complete and correct. I certify that I am the property owner or that I am authorized to act on the property owner's behalf.

*Erzsethen Fletcher*  
Signature

9/26/24  
Date

Erzsethen Fletcher  
Print Name



COLOR SAMPLES FOR PROJECT FILE NO. \_\_\_\_\_

SEE ATTACHED PHOTOS, MATCH  
EXISTING MATERIALS

Materials: CMU SLUMP STONE BLOCK Colors: TAN TO MATCH EXISTING  
Description: CMU block will be sourced from the original supplier.

SEE SHEET A5 FOR MATERIAL PHOTOS

Materials: WINDOWS Colors: DARK BRONZE  
Description: ALUMIN-Arte, Insulated glazing in alum. frames.



Materials: WOOD SIDING Colors: Vertical Grain/Clear cedar finish  
Description: Vertical wood siding at courtyard walls, Port Orford Cedar clear finish

## FANSHELL HOUSE - EXISTING PHOTOS & MATERIALS SUBMITTAL

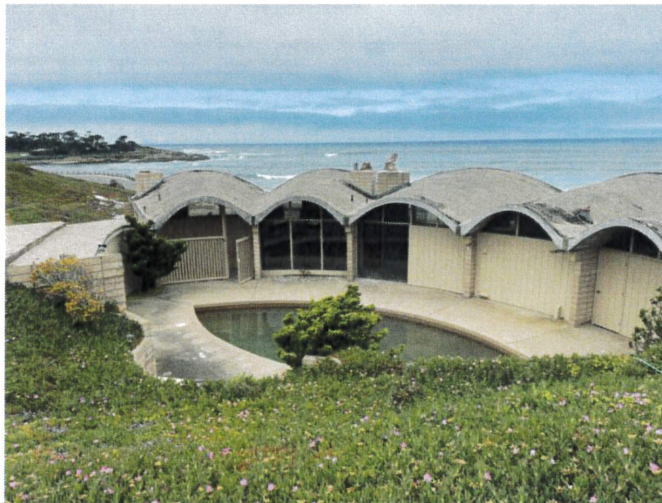
DOWLER RESIDENCE  
3137 17 MILE DRIVE  
PEBBLE BEACH, CA 93953

NOVEMBER 25, 2024

Project No. 1321.01



VIEW FROM 17 MILE DRIVE



REAR VIEW – FROM PRIVATE PROPERTY





GARAGE FROM PARKING AREA



ENTRY FROM PARKING AREA- SOUTH ELEV.



NORTH ELEV.



COURTYARD VIEW – GARAGE NORTH WALL



COURTYARD VIEW EAST ELEV.



GARAGE- SOUTH ELEV.





WINDOW WALL

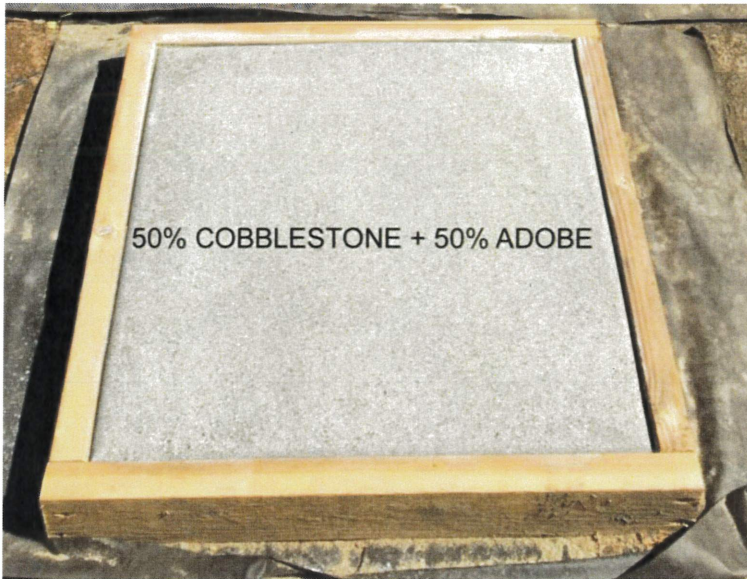


## MATERIALS

### MASONRY & CONCRETE

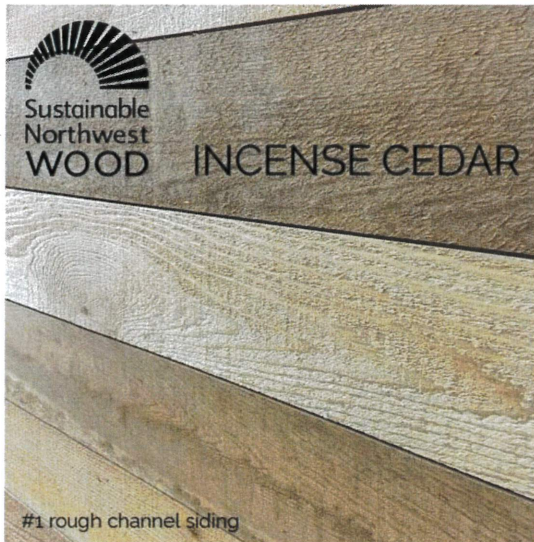


EXISTING WALLS: TAN CONCRETE SLUMP STONE BLOCK



SAND FINISH CONCRETE PATIO: COLOR 50/50 MIX  
50/50 MIX DAVIS COLOR COBBLESTONE AND ADOBE

WOOD SIDING COURTYARD ELEVATION:



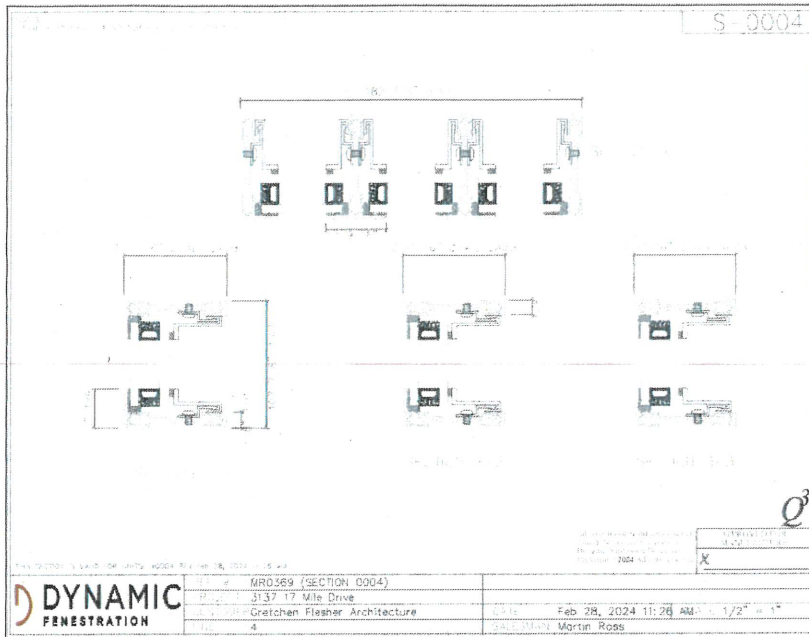
INCENSE CEDAR WOOD SIDING & TRIM  
UNFINISHED-NATURAL (installed vertically)



WEATHERED NATURAL FINISH



WINDOWS



ALUM. FRAME, WINDOWS



ALUM. FRAME, HINGED DOOR AND  
SAME FOR FRENCH DOORS

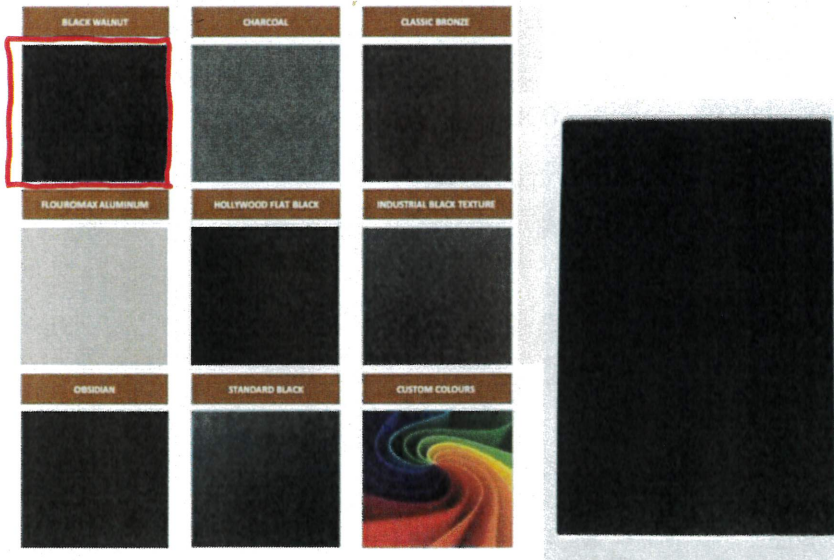




ALUM. FRAME SLIDING GLASS DOOR (SINGLE OPERABLE- 2 PANELS)

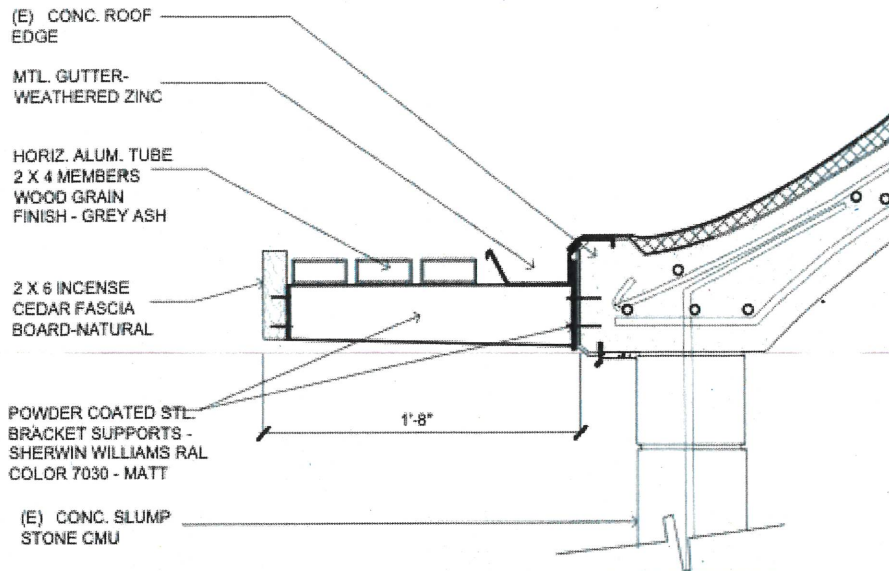
 DYNAMIC  
FENESTRATION

KYNAR

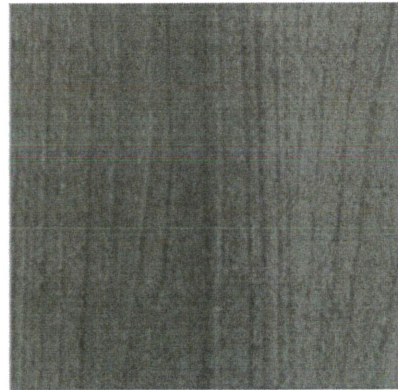


ALUM. FRAME WINDOW & DOOR COLOR – BLACK WALNUT- MATT

### TRELLIS COMPONENTS



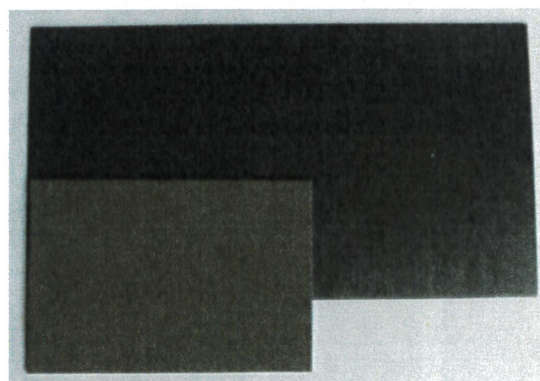
KNOTWOOD ALUM. 2 X 4 SLATS



COLOR -GREY ASH



ALUM. MATERIAL SAMPLE



METAL GUTTER (top)- WEATHERED ZINC; PAINTED STEEL (bottom) COLOR -RAL 7030



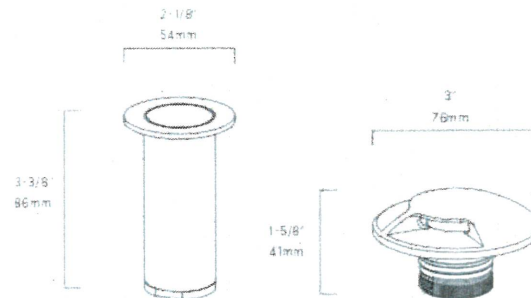
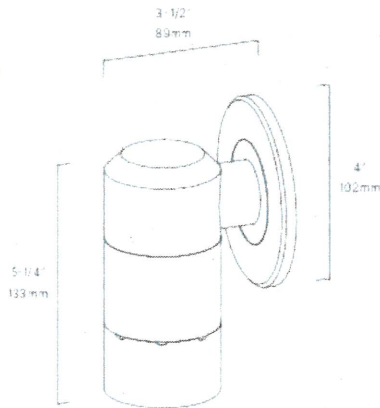
EXTERIOR LIGHTING



AVAILABLE FINISHES:



AVAILABLE FINISHES:

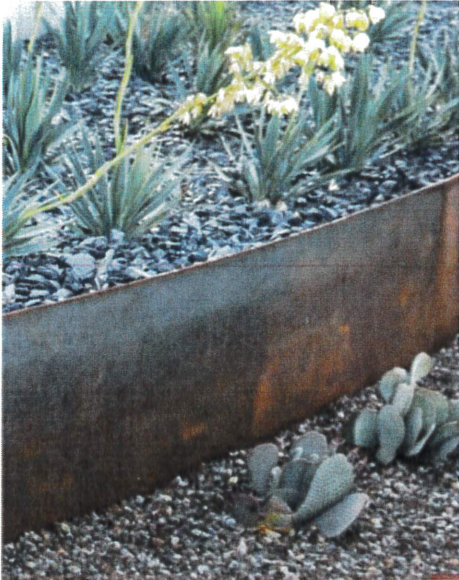


EXTERIOR WALL FIXTURE @ COURTYARD  
EXTRA DARK BRONZE FINISH

DRIVEWAY IN GROUND LIGHTING  
EXTRA DARK BRONZE FINISH

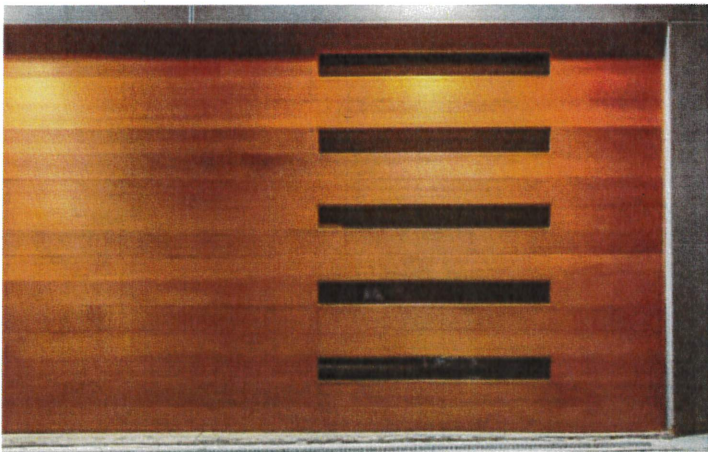


MISC. MATERIALS



EDGING ON GREEN ROOF AT UPPER  
ROOF SECTION- CORTEN STEEL

IN GROUND HOT TUB EXAMPLE



CUSTOM FABRICATED GARAGE DOOR  
INCENSE CEDAR HORIZ. BOARDS & INSET CLEAR GLASS DETAIL EXAMPLE



APPLICATION FOR APPROVAL OF PLANS FOR CONSTRUCTION  
IN THE DEL MONTE FOREST

- PROPERTY INFORMATION -

PROPERTY OWNER: DOWLER RANDALL R & STACEY G  
MAILING ADDRESS: 705 UNIVERSITY AVE., LOS ALTOS, CA 94022  
LOCATION: LOT: 1 / BLOCK: 151-C SUBDIVISION: PB  
ASSESSORS #: 008-263-001-000  
PROPERTY ADDRESS: 3137 17 MILE DR., PEBBLE BEACH, CA 93953-3605

- ARCHITECT'S INFORMATION -

APPLICANT: GFA ARCHITECTURE TELEPHONE: 831-375-4868  
ATTENTION: GRETCHEN EMAIL: GRETCHEN@GFASTUDIO.COM  
MAILING ADDRESS: 550 HARTNELL STREET, SUITE E, MONTEREY, CA 93940  
PROJECT TYPE: MOSTLY INTERIOR REMODEL  
FEE: \$7,800.00

RECEIPT OF FEE DOES NOT CONSTITUTE APPROVAL OR A PERMIT OF ANY KIND. FEES ARE NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. PLANS ARE CONSIDERED ACTIVE FOR SIX (6) MONTHS FROM THE BELOW DATE, AFTER WHICH TIME, PLANS ARE CONSIDERED ABANDONED IF NO EXTENSION IS APPROVED BY ARB.

CONSTRUCTION VALUED AT \$500K+, THE ADDITION OF AN ADU, OR THE DEVELOPMENT OF PBC'S PROPERTY REQUIRES AN ADJUSTMENT OF THE PROPERTY'S ANNUAL ROAD FEE TO THE CURRENT MINIMUM RATE, PLUS ANNUAL CPI ADJUSTMENTS, AND THE EXECUTION AND RECORDING OF A DEED AMENDMENT OR EASEMENT AGREEMENT.

Road Fee Adjustment? (  ) Deed Amendment or (  ) Easement Agreement

SIGNED: [Signature]  
APPLICANT

DATE: 4/20/24

SIGNED: [Signature]  
PEBBLE BEACH COMPANY,  
DEL MONTE FOREST ARCHITECTURAL REVIEW

PLANS APPROVED FOR CONSTRUCTION

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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