

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

In the matter of the application of:

STRAINE KERRY K & MCLEOD OLIVIA DEE (PLN140910-AMD1)

RESOLUTION NO. 17-008

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorically Exempt per Section 15303; and
- 2) Approving an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN140910) to allow an 803 square foot attached accessory dwelling unit.

[PLN140910-AMD1, Straine Kerry K & McLeod Olivia Dee, 1145 Spyglass Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-012-005-000)]

The STRAINE application (PLN140910-AMD1) came on for public hearing before the Monterey County Zoning Administrator on February 9, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY/SITE SUITABILITY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) The application for an Accessory Dwelling Unit (ADU) was submitted on October 18, 2016, and deemed complete by all departments on November 18, 2016. During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 5;
 - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) The property is located at 1145 Spyglass Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential ["LDR/1.5-D(CZ)"] which allows residential development. The amendment proposes the construction of an attached 803 square foot accessory dwelling unit (ADU), which will be constructed to match the existing main structure. The project is consistent with the uses allowed (Section 20.14.040.F,

Zoning Ordinance) and site development standards (Section 20.14.060, Zoning Ordinance) of the “LDR” Zoning District. Therefore, the project is an allowed land use for this site.

- c) Tree Removal: Pursuant to the Coastal Implemental Plan, Section 20.147.050.A. removal of the 10 inch diameter Monterey Cypress tree does not require a Coastal Development Permit because the tree is “planted” and not native, and does not provide a visual buffer or habitat to an environmentally sensitive area. The Tree Resource Assessment report identified this tree as “planted” based on its location and size. The tree does not provide habitat to the historic dune system and is not connected to the forest system. Pursuant to the Arborist recommendation, tree replanting/replacement will be on a 3:1 basis (Condition 6).
- d) ESHA: The amendment does not significantly change the dune restoration plan approved as part of the original permit (PLN140910). The original project included 24,269 square feet of restoration to an historic dune system. The biological memorandum prepared by Zander Associates (dated October 17, 2016) concludes that the ADU addition and driveway modifications do not substantially change the nature and extent of impacts to the dune system on property, and would actually result in a beneficial increase of restoration area by approximately 296 square feet in total (161 sq ft-Coastal Scrub; 135 sq ft-dune habitat) by reconfiguring the driveway, removing one parking pullout and reducing paved parking areas along the northern boundary of the property.
- e) Viewshed: The addition of the ADU does not conflict with the visual sensitivity policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan, Figure No. 3, which identifies the property as “viewshed from 17-Mile Drive and vista points”. Development standards for visually sensitive areas require structures to maintain a setback of 50 feet from 17-Mile Drive and be designed not to distract from the scenic values of the forest, stream courses, ridgelines, or shoreline (Section 20.147.B.1 and 3, Coastal Implementation Plan). The proposed ADU addition is located to the rear of the property (away from 17-Mile Drive) and will be screened from view by the existing residence. Furthermore, the ADU location exceeds the required 20 foot rear setback and maintains a distance of 31 feet from the property line. The ADU does not distract, restrict or detract from the views of the forest, any stream courses, ridgelines, or shoreline(s).
- f) The following reports have been prepared:
 - “Tree Resource Assessment 1145 Spyglass Hill Road, Pebble Beach” (LIB160358) prepared by Frank Ono, Urban Forester, Pacific Grove, California, October 14, 2016.
 - “Dune/Coastal Scrub Memorandum” (LIB160359) prepared by Zander Associates (Michael Zander), Berkeley, California, October 17, 2016.

The reports stated above indicate that there are no physical or environmental constraints that would make the site unsuitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- g) The project was referred to the Del Monte Forest Land Use Advisory

Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project requires a public hearing before the Zoning Administrator. On November 17, 2016, the LUAC recommended approval of the project as proposed based on a 6-0 vote (2 members absent).

- h) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Pebble Beach Community Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- i) The project planner verified that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140910-AMD1.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning, RMA – Environmental Services, Pebble Beach Community Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. 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) Necessary public facilities are on-site. Wastewater services are provided by the Pebble Beach Community Services District. Water services are provided by Cal-Am Water through Pebble Beach Company water entitlements.
 - c) See preceding and following Findings and Evidence.

3. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) See preceding and following Findings and Evidence.

4. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts a second dwelling unit in a residential zone. The proposed project involves the construction of an Accessory Dwelling Unit (ADU) within a residential zoned area/property.
 - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140910-AMD1.
5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project site is located between the sea and the first public road paralleling the sea.

DECISION

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

1. Find the project Categorical Exempt per Section 15303;
2. Approve an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN140910) to allow an 803 square foot attached accessory dwelling unit, in general conformance with the attached sketch and subject to the attached 12 conditions of approval, all being attached hereto and incorporated herein by reference.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **FEB 09 2017**.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **FEB 21 2017**.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT 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 RMA-Planning and RMA-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.

Monterey County RMA Planning

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

PLN140910-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Permit Amendment (PLN140910-AMD1) allows the construction of a 803 square foot Accessory Dwelling Unit (ADU) and associated site grading. The property is located at 1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), 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 RMA - 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. (RMA - 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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Permit Amendment (PLN140910-AMD1) (Resolution Number 17-009) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 008-012-005-000 on February 9, 2017. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

6. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Within 60 days of construction permit final, the applicant shall replace each tree approved for removal as follows:
- Replacement ratio: 3:1 (Total replacement of 3 Monterey Cypress Trees)
- Replacement ratio recommended by arborist:3:1

Replacement tree(s) shall be located within the same general location as the tree being removed, or in another suitable area as determined by a certified Arborist/Forester. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

7. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on February 9, 2020, unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

8. PDSP01 - RESTORATION PLAN (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Revised Restoration Plan, as shown on Attachment A.2, Page A7 of the February 9, 2017 Zoning Administrator, and discussed in the memo submitted by Zander Associates, dated October 17, 2016 (LIB160359), shall be implemented. As part of the implementation, the Owner/Applicant shall hire a qualified coastal biologist to monitor all restoration activities, including three-years of monitoring after restoration work is complete, and ensure the restoration plan is completely implemented. To ensure protection of the restoration in perpetuity, a Conservation and Scenic Easement shall be conveyed to the Del Monte Forest Foundation over the defined restoration area. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Foundation. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to the Director of the RMA - Planning Department for review and approval. (RMA - Planning)

Compliance or Monitoring Action to be Performed: a) Prior to issuance of grading and building permits, the Owner/Applicant shall submit evidence that a qualified coastal biologist has been contracted to monitor all restoration activities.

b) Prior to final of the building permit, the Owner/Applicant shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the Del Monte Forest Foundation for review and approval. After the deed is approved by the Del Monte Forest Foundation, the deed shall be submitted to the RMA- Planning Department for review and approval. Once approved, the deed and map showing the approved conservation and scenic easement shall be recorded. Submit a copy of the recorded deed and map to the RMA – Planning Department.

c) After three years of restoration monitoring, the qualified coastal biologist shall submit a monitoring report documenting that the restoration has been complete successfully, or if additional monitoring is required.

9. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project geotechnical investigation. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

10. INSPECTION - FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the erosion control plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

11. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.

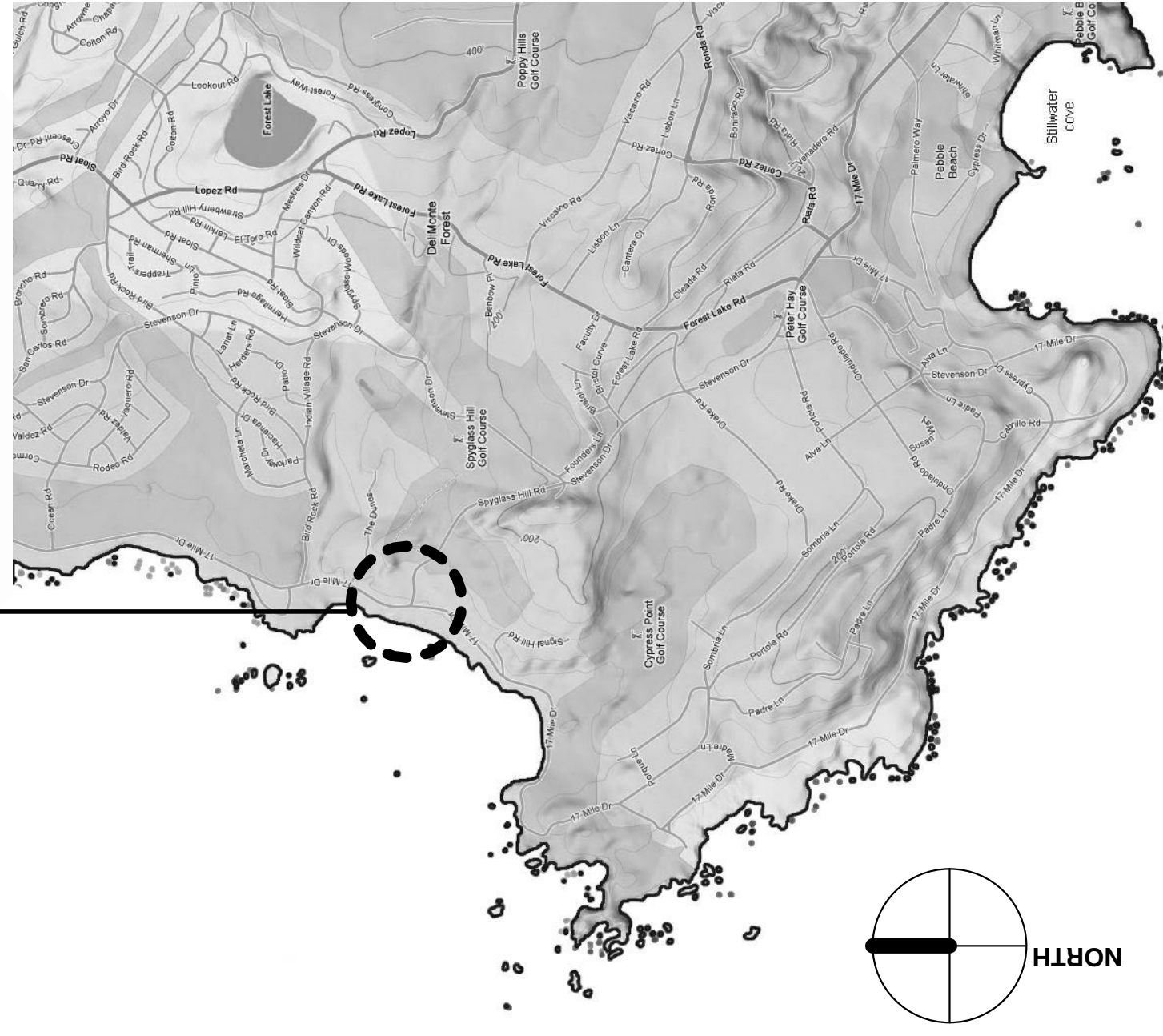
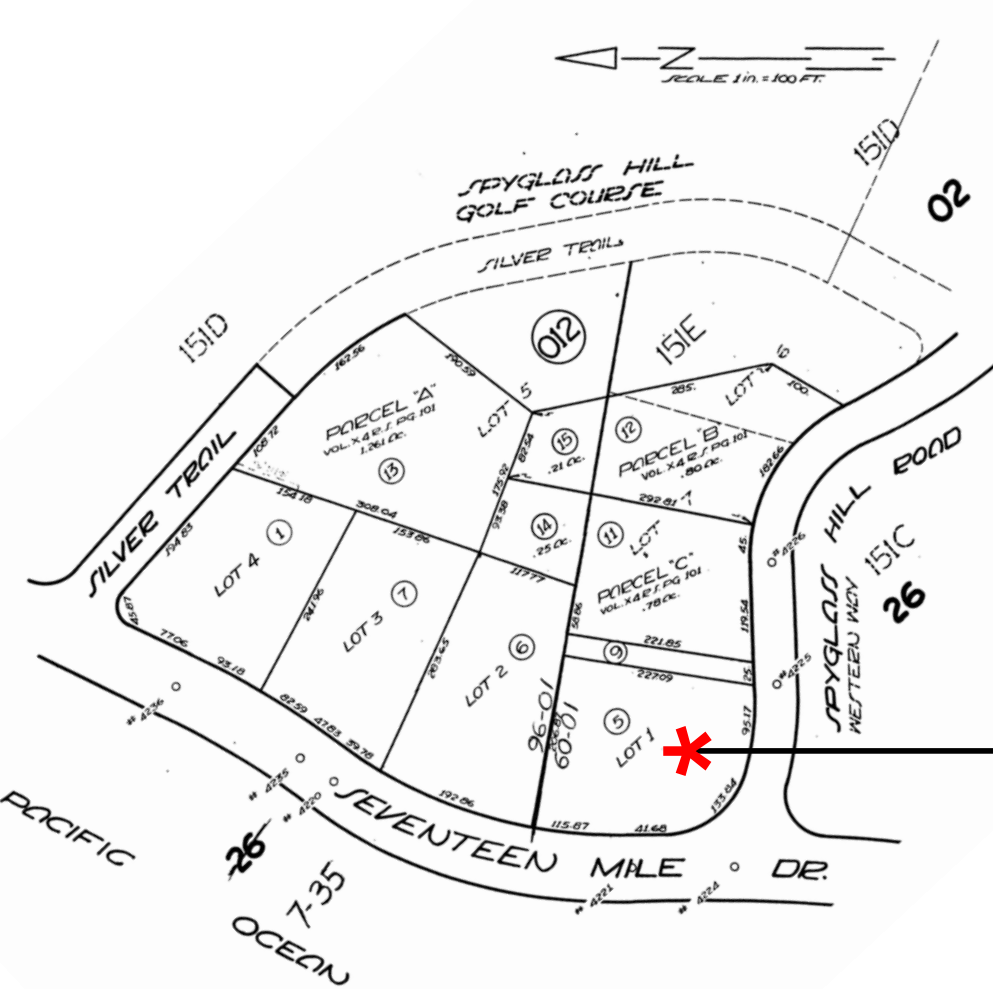
SITE PICTURES



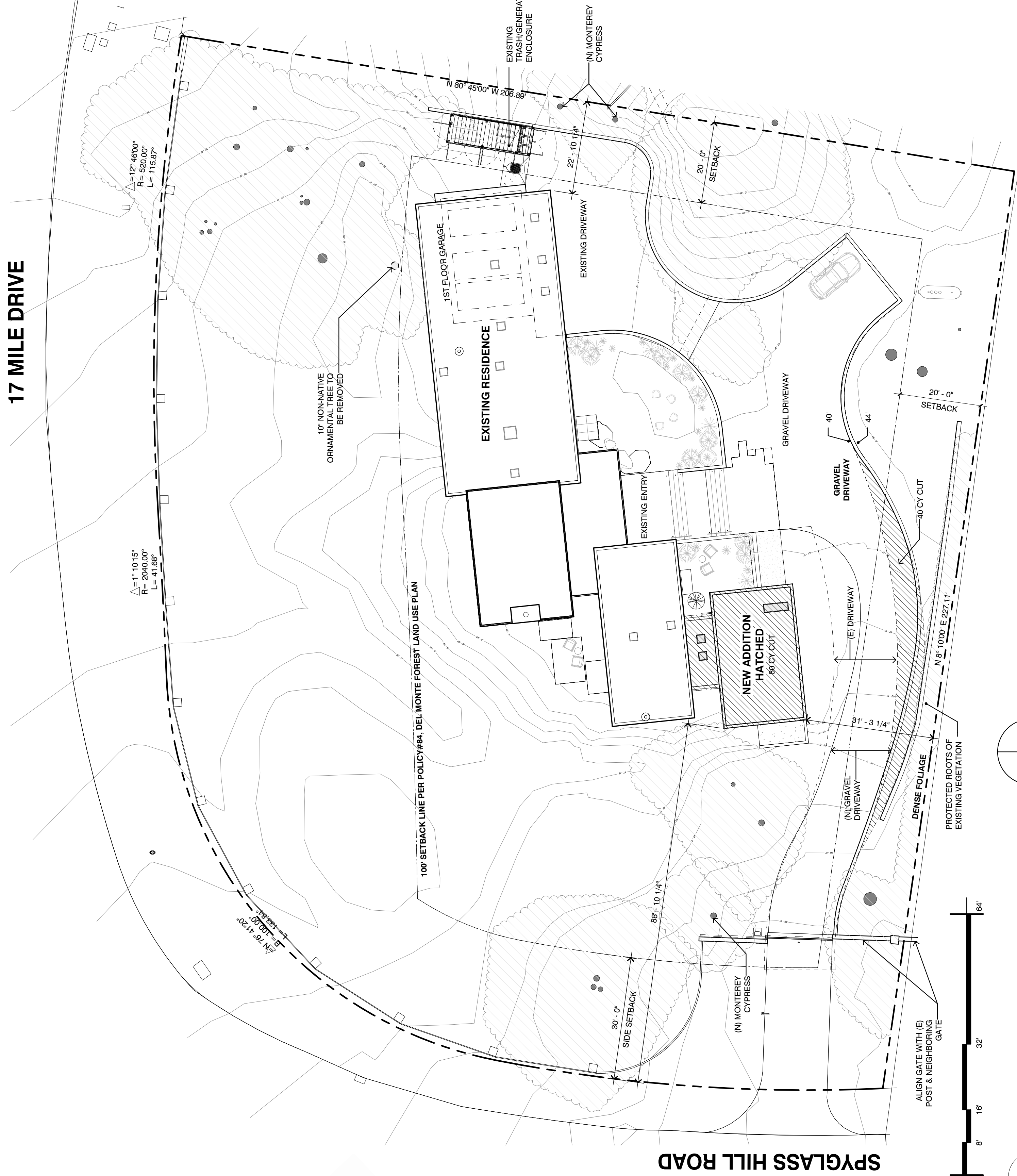
SCOPE OF WORK

- CONSTRUCTION OF A NEW 803 SQ. FT. SINGLE-LEVEL CARETAKERS ADDITION ON A SITE WITH A PREVIOUSLY APPROVED RESIDENCE.
- ADDITION OF (3) MONTEREY CYPRESS TREES
- REMOVAL OF (1) 10" NON-NATIVE ORNAMENTAL TREE
- RELOCATION OF (E) DRIVEWAY
- 120 CY OF CUT

SHEET LIST

[illegible]

VICINITY MAP

 $1\frac{1}{2}'' = 1'-0''$ 

SITE PLAN

$$1/16'' = 1'-0''$$

OWNER

Kerry and Olivia Straine
c/o Stude, Schickelanz

ARCHITECT

Stude, Schickelanz
P.O. Box 2704
Watsonville, CA 95091
Phone: 831-922-9000 Fax: 831-308-9932
e-mail: jay@studioschickelanz.com
Contact: Jay Straim

GEOTECHNICAL

Pacific Crest Engineers Inc.
1000 Highway 106
Watsonville, CA 95076
Phone: 831-722-9446
e-mail: elizabeth@paceengineering.net
Contact: Elizabeth Schickel

CIVIL

Landset Engineers Inc.
P520-B Crazy Horse Canyon Road
Salinas, CA 93907
Phone: 831-443-6970
e-mail: landset@landseteng.com
Contact: Guy Graudo

STRUCTURAL

Duckbrow Inc.
400 Box 100
Carmel Valley, CA 93924
Phone: 831-659-3825
e-mail: duckbrow@yahoo.com
Contact: Derek Bonsper

**MECHANICAL/
PLUMBING**

Monterey Energy Group
34655 Camino Arroyo Blvd. #6
Carmel, CA 93923
Phone: 831-372-5328
e-mail: dave@meg4.com
Contact: David Knight

ELECTRICAL

Ray E. Slaughter & Associates
3820 Cypress Drive, Suite 1
Petaluma, CA 94954
Phone: 707-762-0000
e-mail: ray@resengineering.com
Contact: Ray Slaughter

LIGHTING

Orion Lighting LLC
660 4th Street #355
San Francisco, CA 94107
Phone: 415-524-7020
e-mail: orionlighting@orionlight.com
Contact: Terry Orm

PROPERTY ADDRESS	1145 SPYGLASS HILL ROAD PEBBLE BEACH, CA 93953
APN	008-012-005
LOT SIZE	1.013 AC (44,126 SQ.FT.)
LAND USE	LOW DENSITY RESIDENTIAL
ZONING	LDR-1.5-D (CZ)
WATER SOURCE	CAL-AM
SEWER PROVIDER	PEBBLE BEACH COMMUNITY SERVICES DISTRICT
LOT COVERAGE CALCULATIONS	
Allowable (15%) (E) Existing (10%) (N) Proposed (12%)	6,619 square feet 4,440 square feet 5,461 square feet
SITE COVERAGE	
Permeable materials Impermeable materials	3,658 square feet 3,013 square feet
FLOOR AREA RATIO	
Allowable (17.5%)	7,722 square feet
Proposed (15%)	6,893 square feet
FLOOR AREA CALCULATIONS	
(E) Level 1: Utility area/ guest suite Garage Lower Level Subtotal	1,139 square feet — 731 square feet 1,870 square feet
(E) Level 2: Main Level	4,219 square feet
(E) Total w/ Garage	6,089 square feet
(N) Studio addition (N) Total	6,893 square feet 6,893 square feet
BUILDING HEIGHT	
Maximum building height	30'-0" ABOVE AVERAGE NATURAL GRADE
Residence Average Natural Grade Maximum Height Allowed Height	42-50' ELEV. 72-50' ELEV. (30'-0" ABOVE AVERAGE NATURAL GRADE) 65-00' ELEV. (20'-4" ABOVE AVERAGE NATURAL GRADE)
PARKING	
Required	2 SPACES / UNIT x 2 = 4 SPACES
Provided	3 GARAGE SPACES 2 OUTSIDE SPACES 5 TOTAL
ABBREVIATIONS	
(E) EXISTING (N) NEW	

TITLE	SITE PLAN & INDEX
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DATE	10/17/16	SHEET
SCALE	As indicated	
DRAWN BY	LA	
JOB NUMBER	1404	

DATE	10/17/16	SHEET
SCALE	As indicated	
DRAWN BY	LA	
JOB NUMBER	1404	

STRAINE RESIDENCE

1145 SPYGLASS HILL ROAD. PEBBLE BEACH. CA 93953

APN 008-012-005

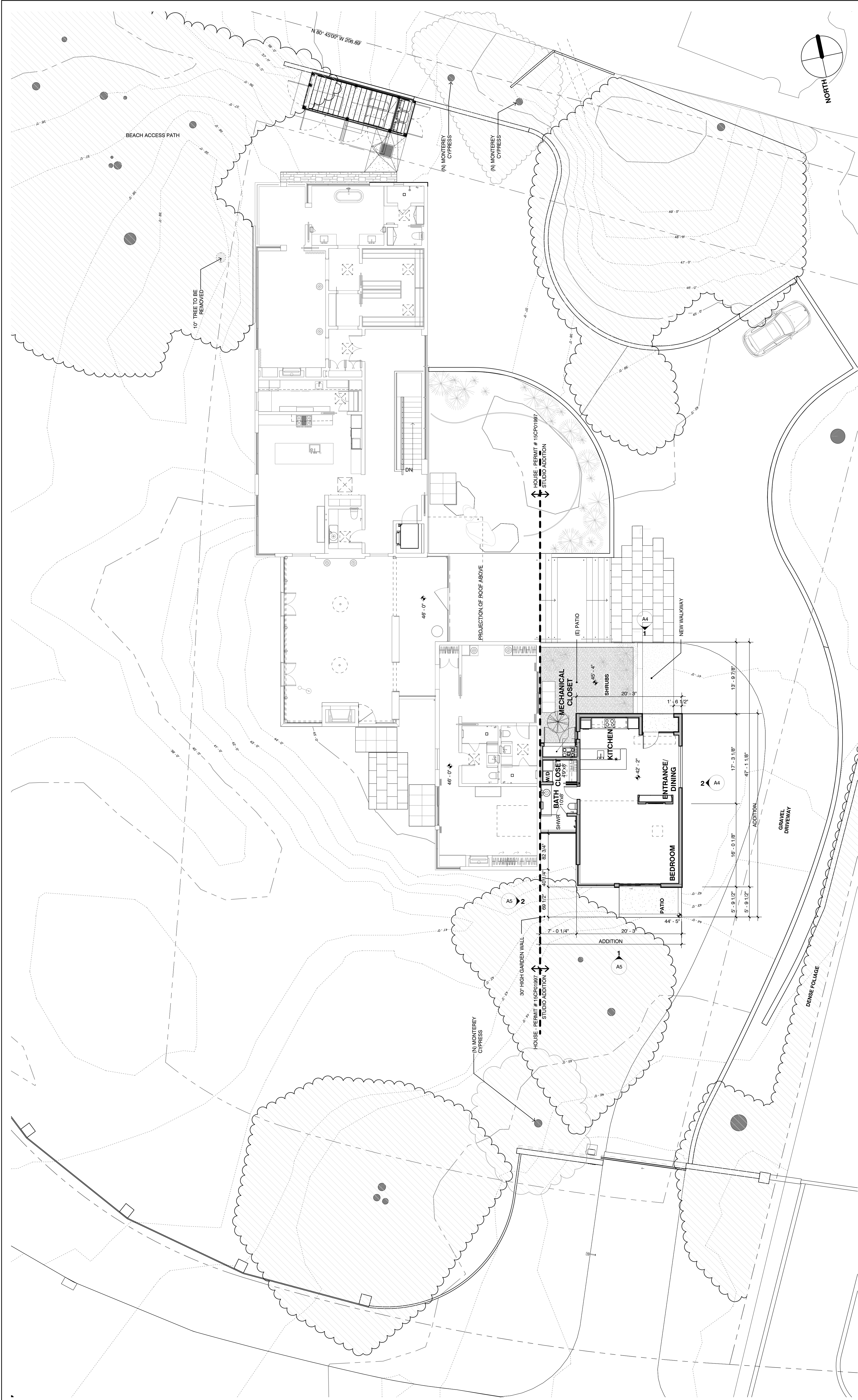
STUDIO SCHICKETANZ

P.O. Box 2704, Carmel, CA, 93921 831.622.9000

142

10/17/16

A



TITLE STUDIO ADDITION PLAN

STRAINE RESIDENCE
1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953
APN 008-012-005

DATE 10/17/16

SCALE 1/8" = 1'-0"

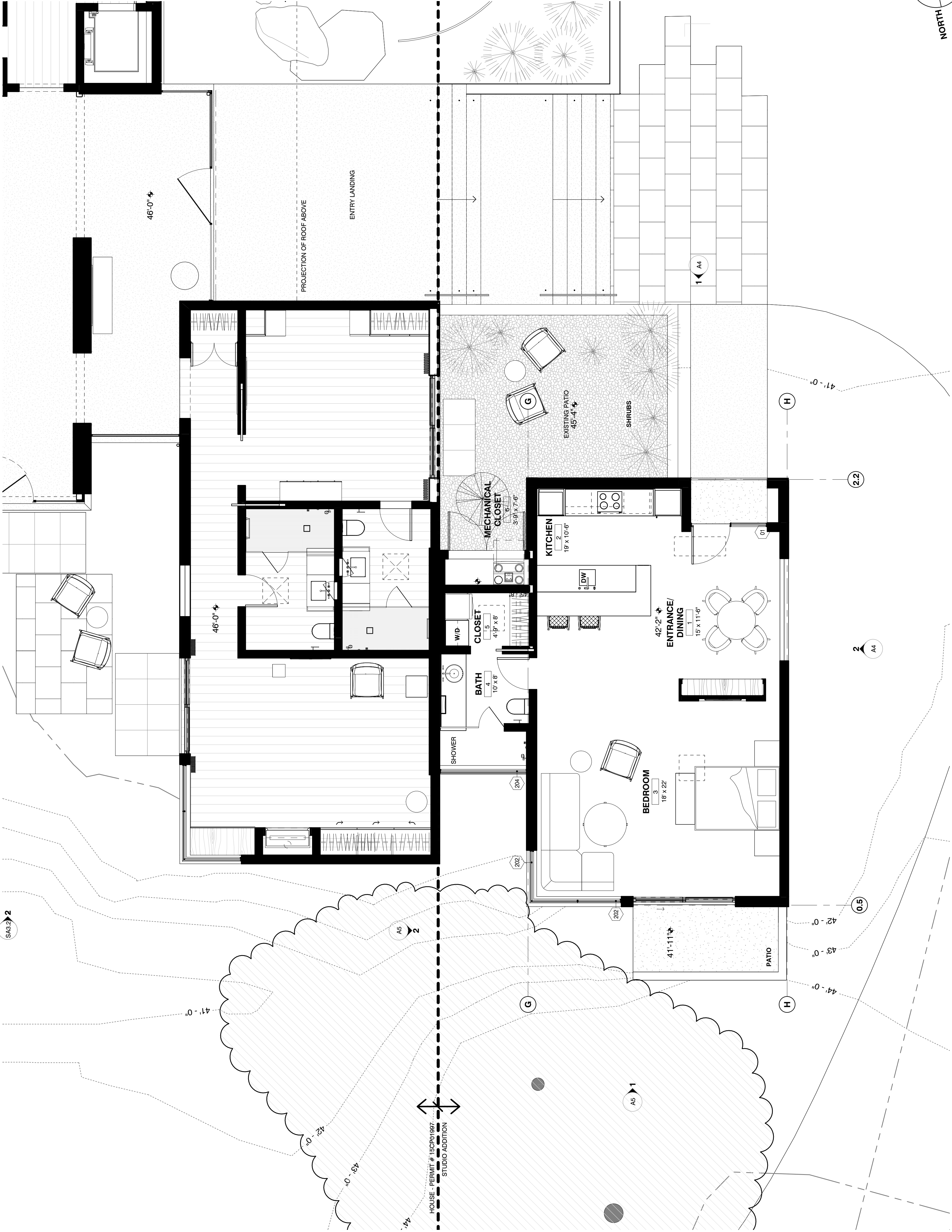
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JOB NUMBER 1421

SHEET

A2

10/17/16



TITLE ARCHITECTURAL PLAN

STRAINE RESIDENCE
1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953
APN 008-012-005

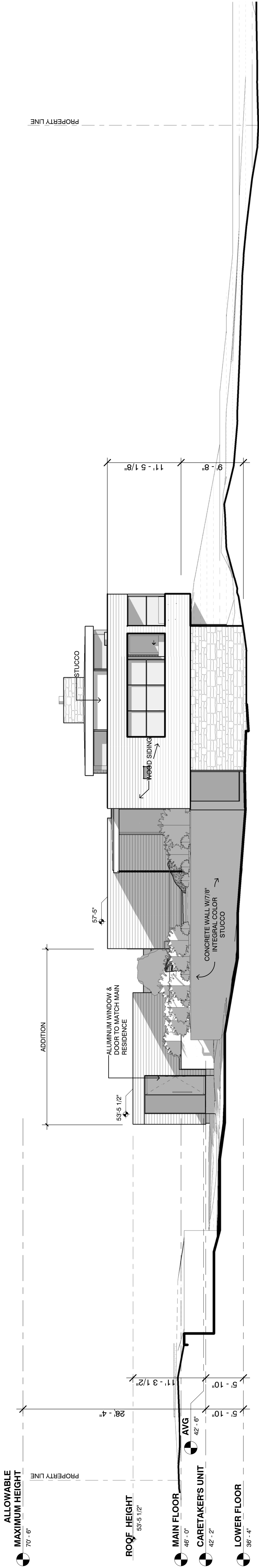
STUDIO SCHICKETANZ
P.O. Box 2704, Carmel, CA 93921 831.622.9000

DATE 10/17/16
SCALE 1/4" = 1'-0"
DRAWN BY LA
JOB NUMBER 1421

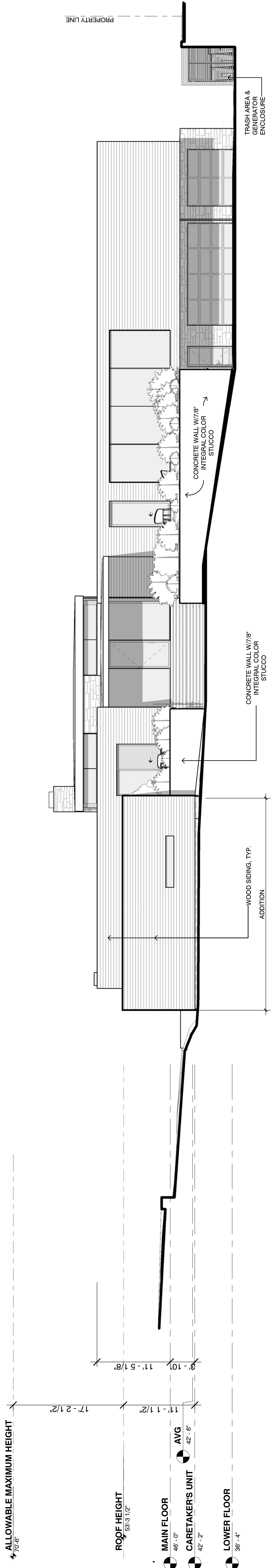
SHEET

A3

10/17/16



1 EXTERIOR ELEVATION: NORTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION: EAST
1/8" = 1'-0"

AVG = AVERAGE NATURAL GRADE

TITLE CARETAKER'S UNIT EXTERIOR ELEVATIONS

DATE 10/17/16

SHEET

STRAINE RESIDENCE
1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953
APN 008-012-005

STUDIO SCHICKETANZ
P.O. Box 2704, Carmel, CA 93921 831.622.9000

SCALE 1/8" = 1'-0"
DRAWN BY LA
JOB NUMBER 1421

A4
10/17/16

STRAINE RESIDENCE

1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953
APN 008-012-005

STUDIO SCHICKETANZ

P.O. Box 2704, Carmel, CA 93921 831.622.9000

A5

10/17/16

CARETAKERS UNIT EXTERIOR ELEVATIONS

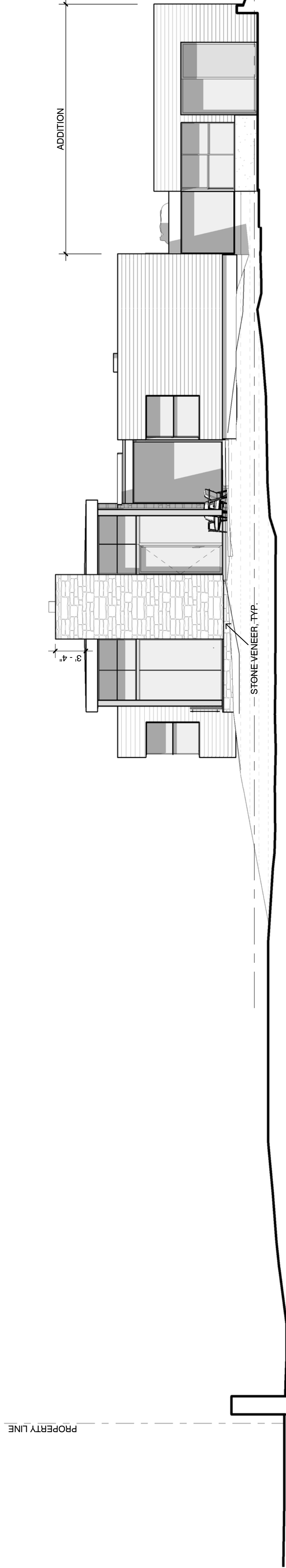
DATE 10/17/16

SCALE 1/8" = 1'-0"

DRAWN BY LA

JOB NUMBER 1421

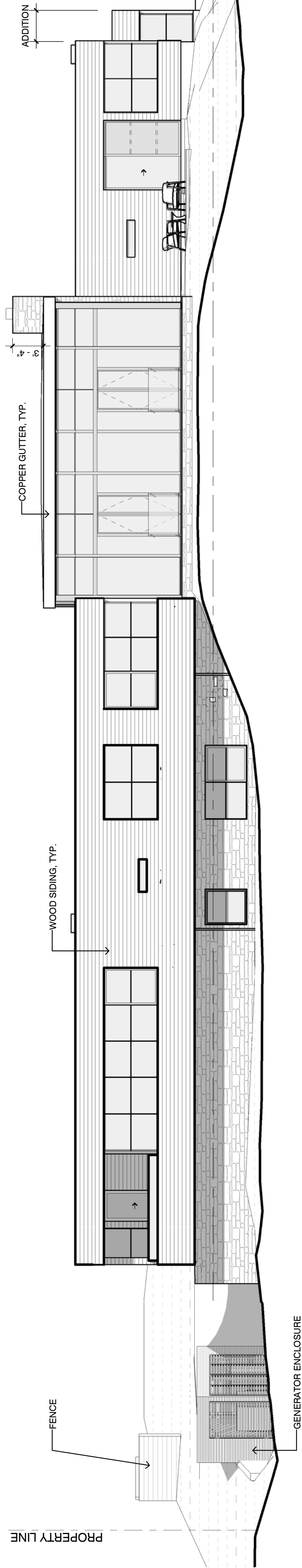
SHEET



1

EXTERIOR ELEVATION: SOUTH

1/8" = 1'-0"

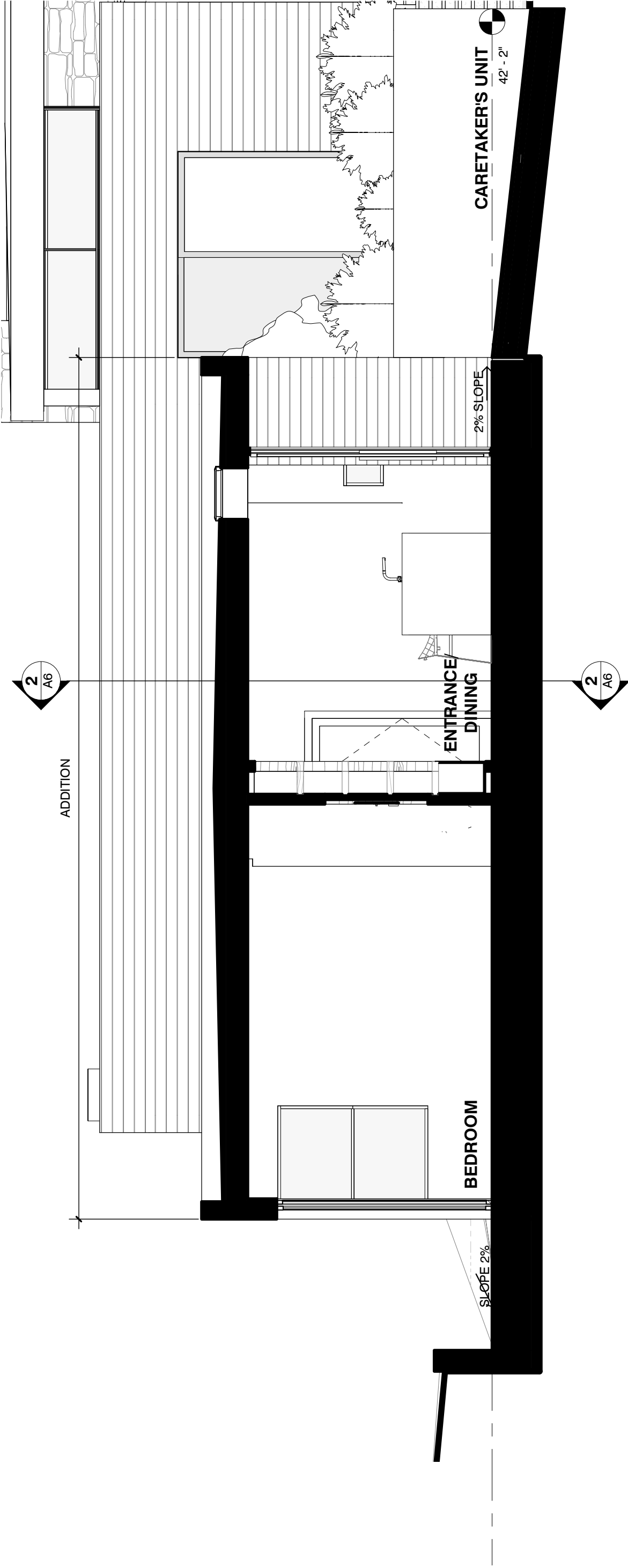


2

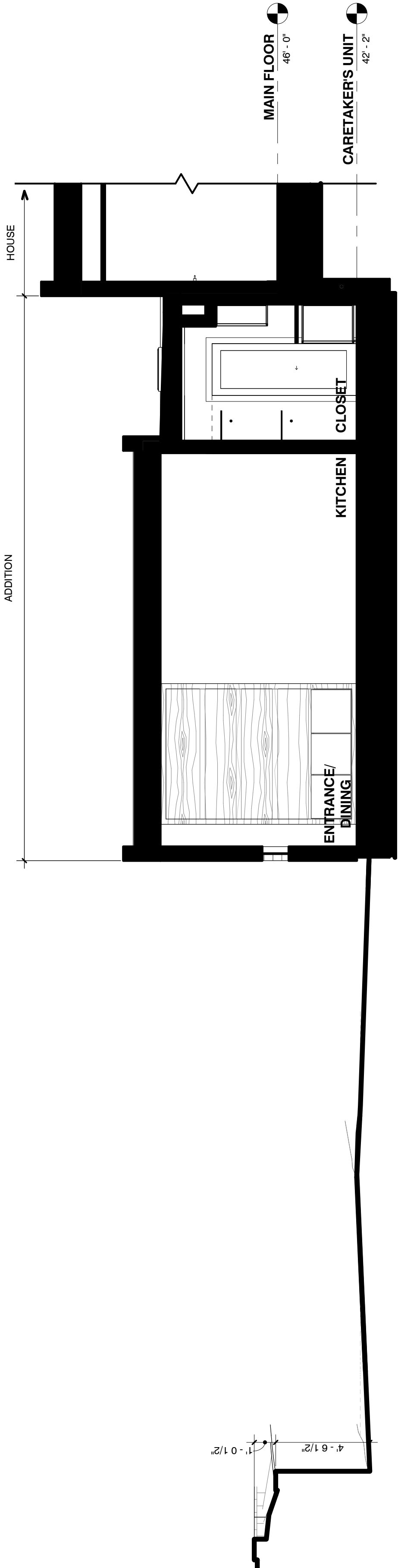
EXTERIOR ELEVATION: WEST

1/8" = 1'-0"

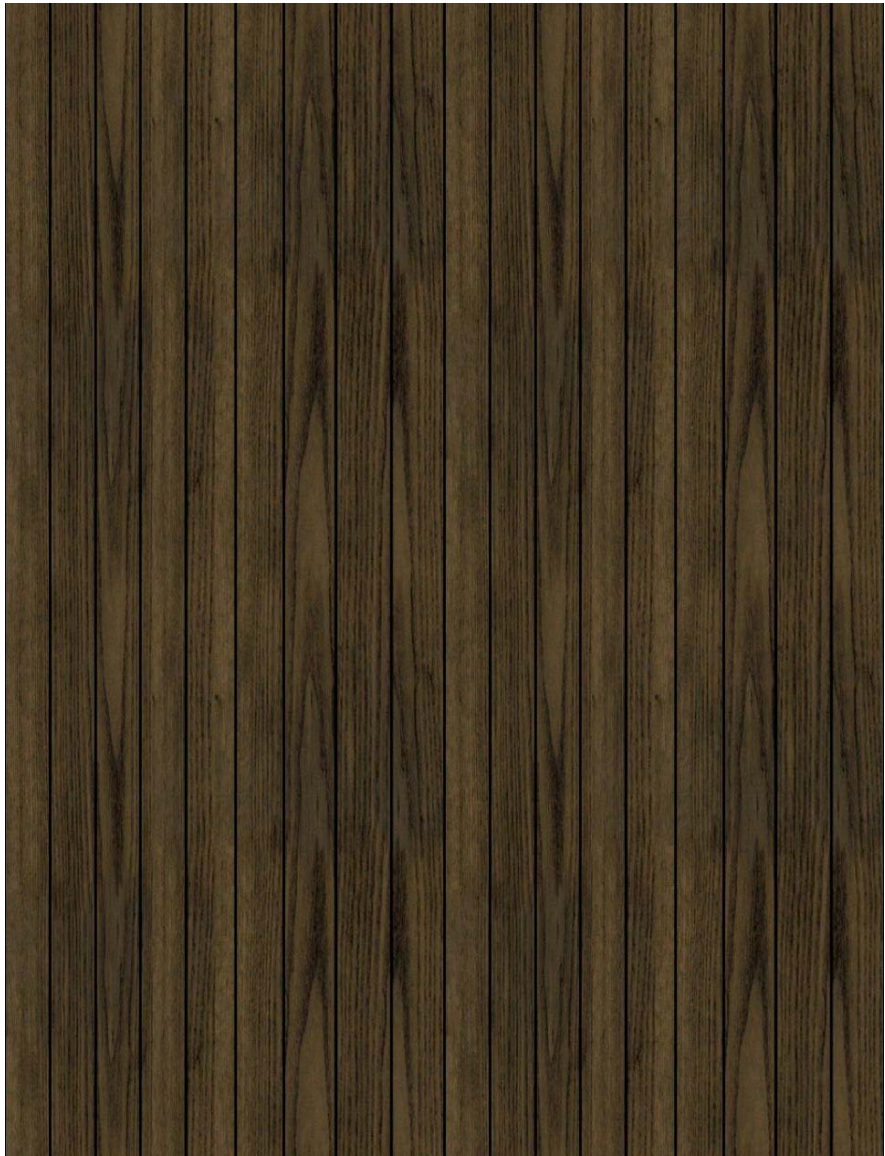
AVG = AVERAGE NATURAL GRADE



1 SECTION A
1/4" = 1'-0"



2 STUDIO SECTION B
1/4" = 1'-0"



EXTERIOR WALLS AT MAIN HOUSE: STAINED CEDAR SIDING TO MATCH MAIN RESIDENCE



EXTERIOR SITE WALLS: STUCCO OVER CONCRETE



EXTERIOR DOORS AND WINDOWS: GUNMETAL BRONZE TO MATCH MAIN RESIDENCE

1 PROPOSED MATERIALS

TITLE SECTIONS & PROPOSED MATERIALS

STRAINE RESIDENCE

1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953
APN 008-012-005

STUDIO SCHICKETANZ

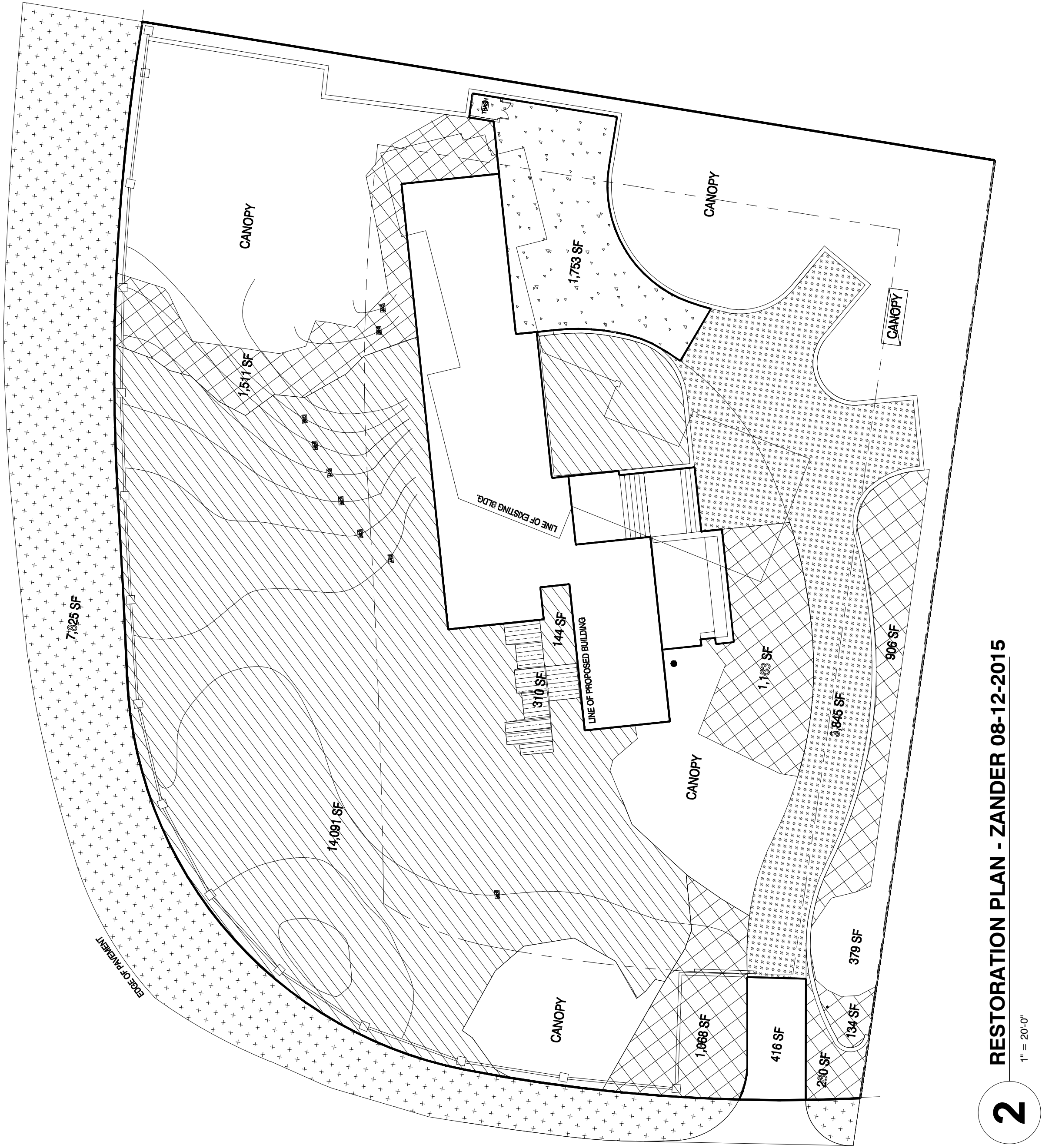
P.O. Box 2704, Carmel, CA 93921 831.622.9000

DATE	10/17/16
SCALE	As indicated
DRAWN BY	LA
JOB NUMBER	1421

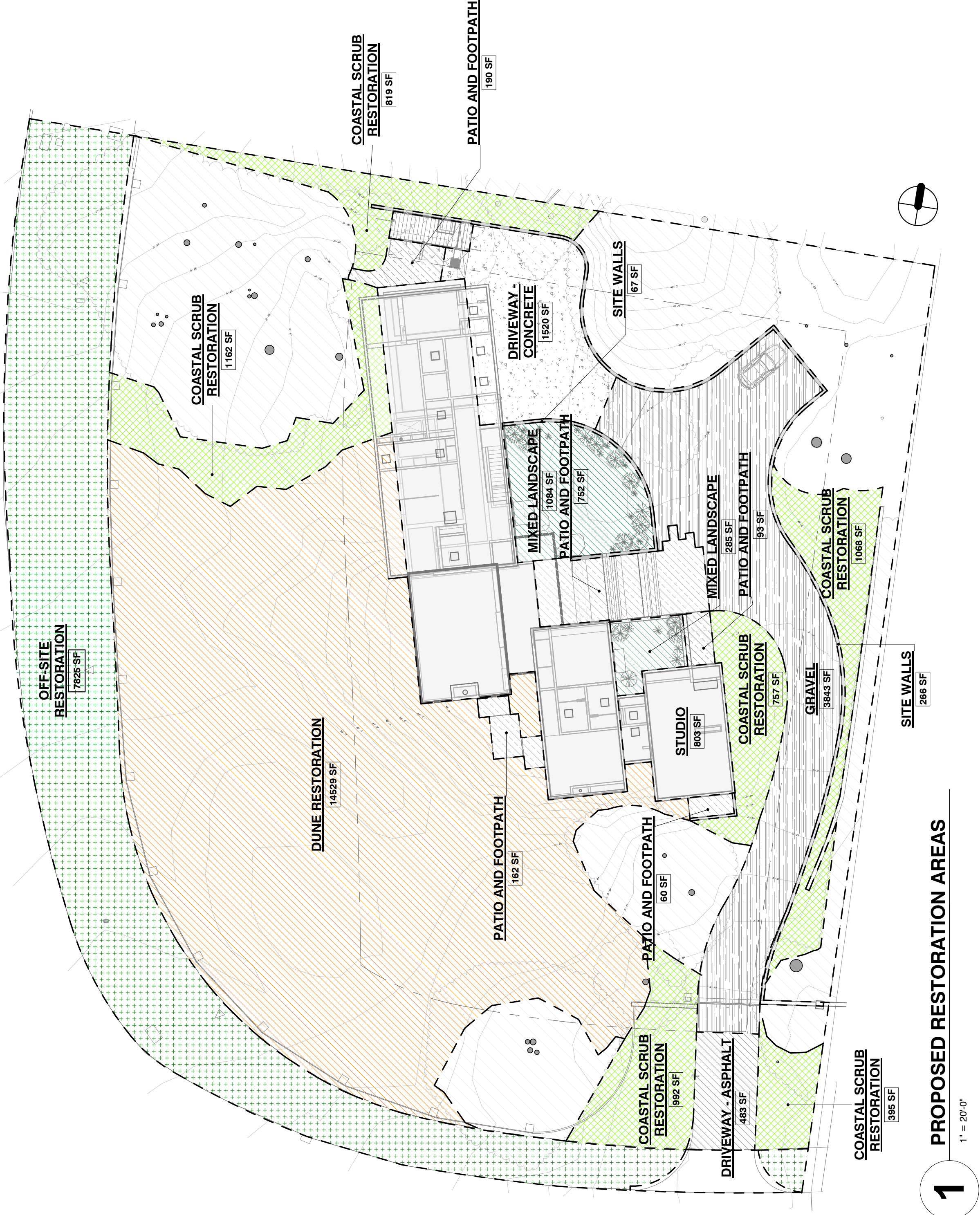
SHEET

A6

10/17/16



2 RESTORATION PLAN - ZANDER 08-12-2015
1" = 20'-0"



1 PROPOSED RESTORATION AREAS
1" = 20'-0"

BUILDING AREA

	Area	Previously approved
FLOOR AREA	806 SF	0
CARETAKERS UNIT	1870 SF	1,912
LOWER LEVEL	4219 SF	4,061
MAIN LEVEL	6895 SF	5,973

RESTORATION AREA	5,103 SF	5,092
COASTAL SCRUB RESTORATION	14,529 SF	14,359
DUNE RESTORATION	9,843 SF	9,845
GRAVEL	1,370 SF	1,033
MIXED LANDSCAPE	24,955 SF	24,269 SF

BUILDING COVERAGE	4,440 SF	4,440
MAIN HOUSE	802 SF	0
STUDIO	5,242 SF	4,440 SF

OFF SITE RESTORATION	7,825 SF	7,825
RESTORATION AREA	24,955 SF	29,269
TOTAL RESTORATION AREA	32,780 SF	32,094 SF

RESTORATION PLAN AREAS

	Area	Previously approved
HARDSCAPE COVERAGE	483 SF	416
DRIVEWAY - ASPHALT	1,520 SF	1,753
DRIVEWAY - CONCRETE	1,258 SF	1,050
PATIO AND FOOTPATH	3,261 SF	3,199 SF

RESTORATION AREA	5,103 SF	5,092
COASTAL SCRUB RESTORATION	14,529 SF	14,359
DUNE RESTORATION	9,843 SF	9,845
GRAVEL	1,370 SF	1,033
MIXED LANDSCAPE	24,955 SF	24,269 SF

BUILDING COVERAGE	4,440 SF	4,440
MAIN HOUSE	802 SF	0
STUDIO	5,242 SF	4,440 SF

OFF SITE RESTORATION	7,825 SF	7,825
RESTORATION AREA	24,955 SF	29,269
TOTAL RESTORATION AREA	32,780 SF	32,094 SF

TITLE RESTORATION AREA PLAN

DATE 10/17/16

SCALE 1" = 20'-0"

DRAWN BY LA

JOB NUMBER 1421

SHEET

STRAINE RESIDENCE

1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953

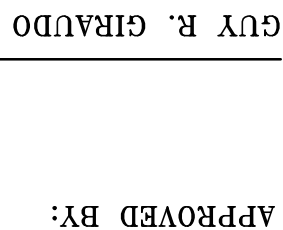
APN 008-012-005

STUDIO SCHICKETANZ

P.O. Box 2704, Carmel, CA 93921 831.622.9000

A7

10/17/16

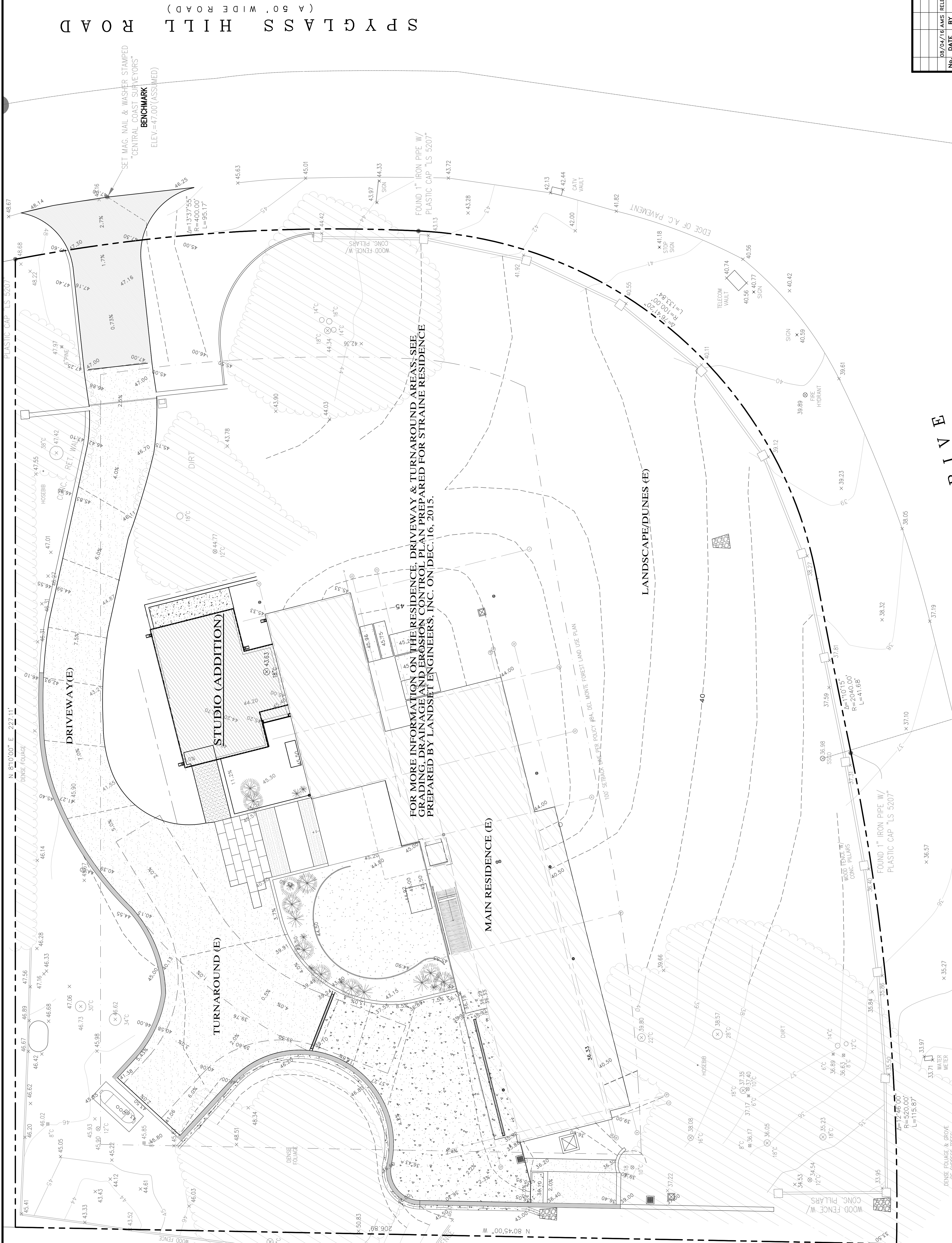


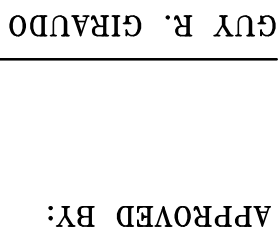
SCALE: 1"=10'
DATE: OCT. 2016
OB NO. 1465-03

No.	Date	By	AWS	Released To Client	Revision

REVIE

C3D\1465-STRAINS\DWG\1465-STUDIO-GDECP.DWG/24x36SHT2

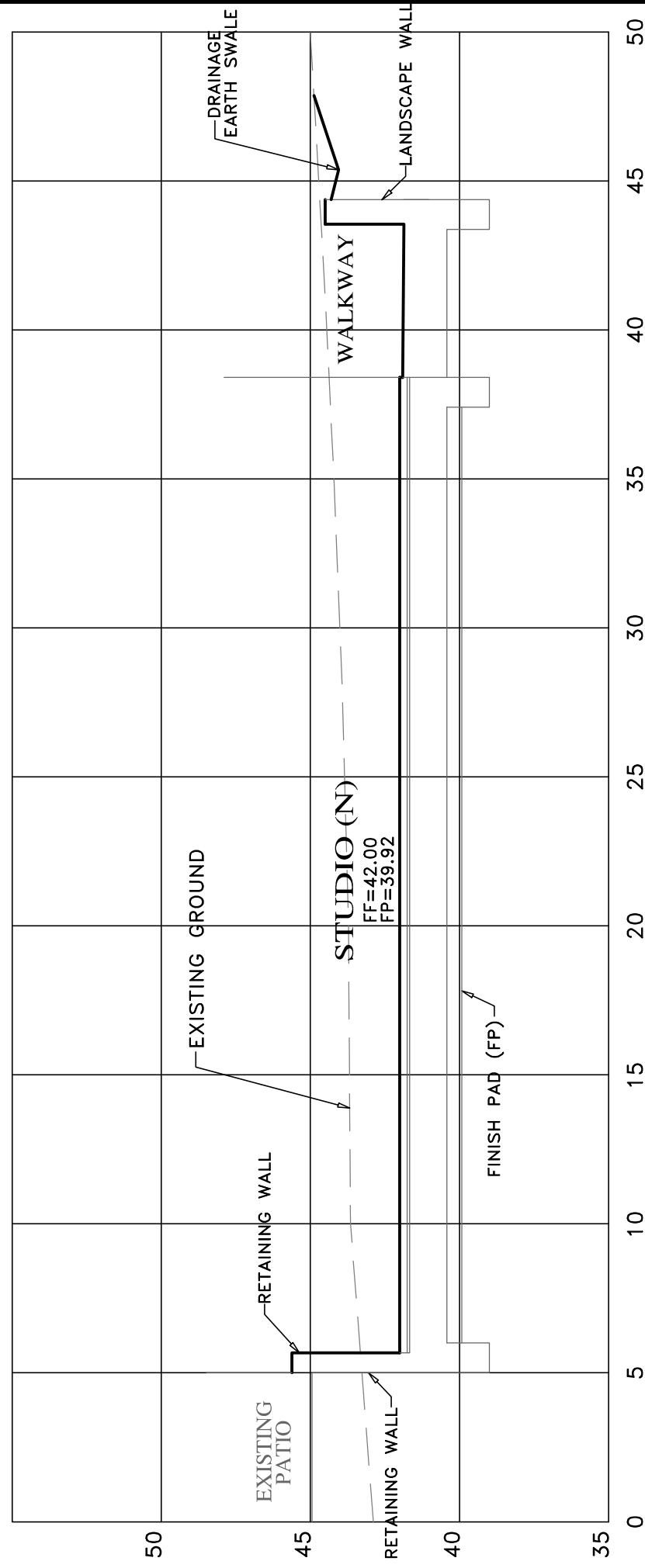
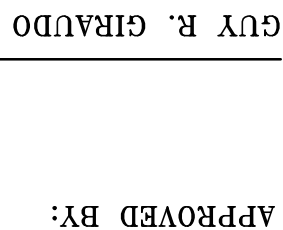




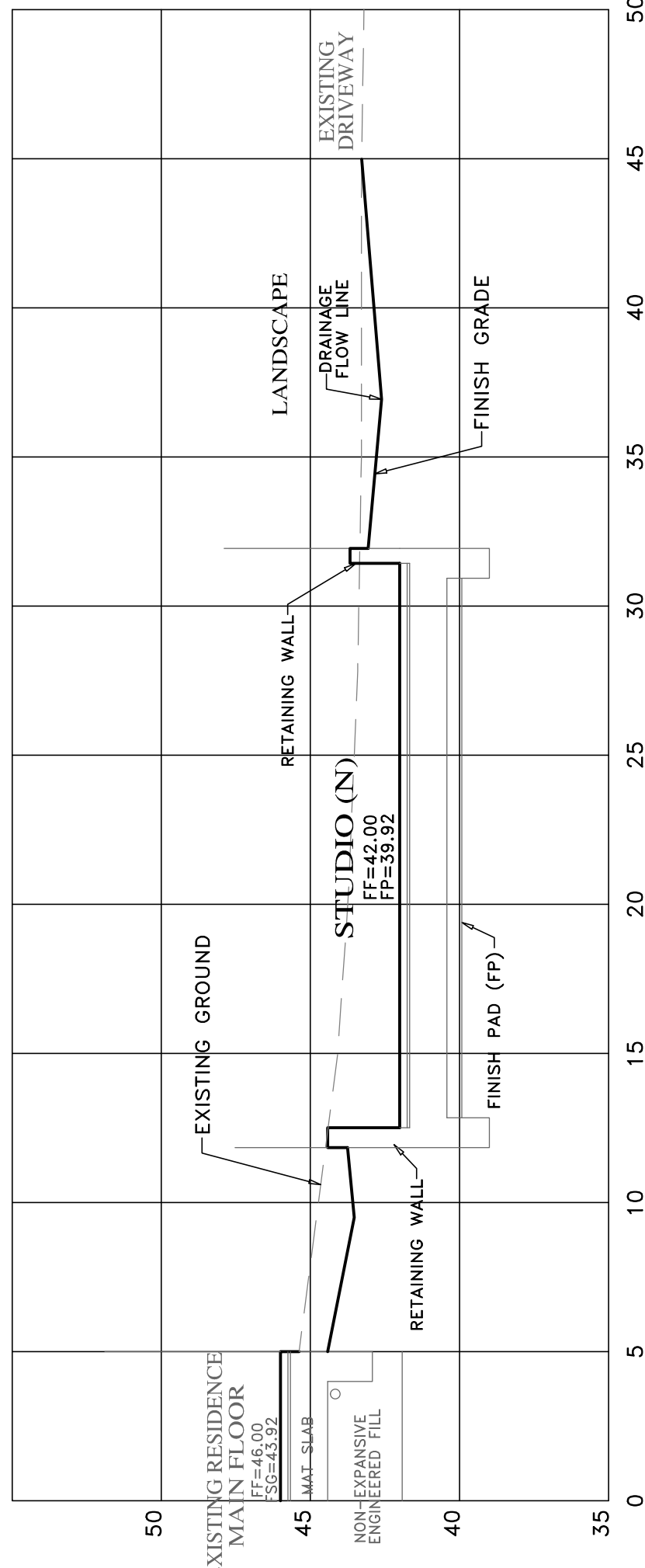
SCALE: 1"=5'
DATE: OCT. 2016
JOB NO. 1465-03
SHEET C3
OF 4 SHEETS

[illegible]

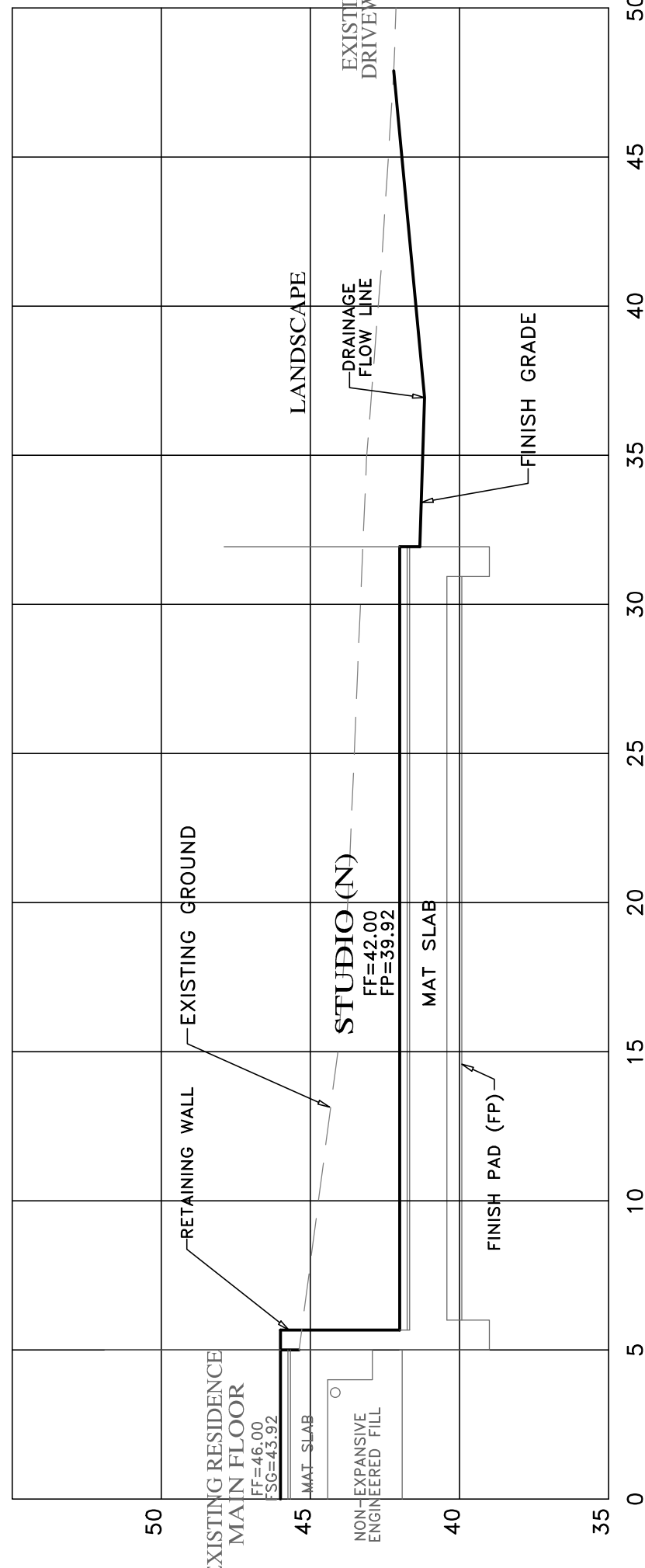
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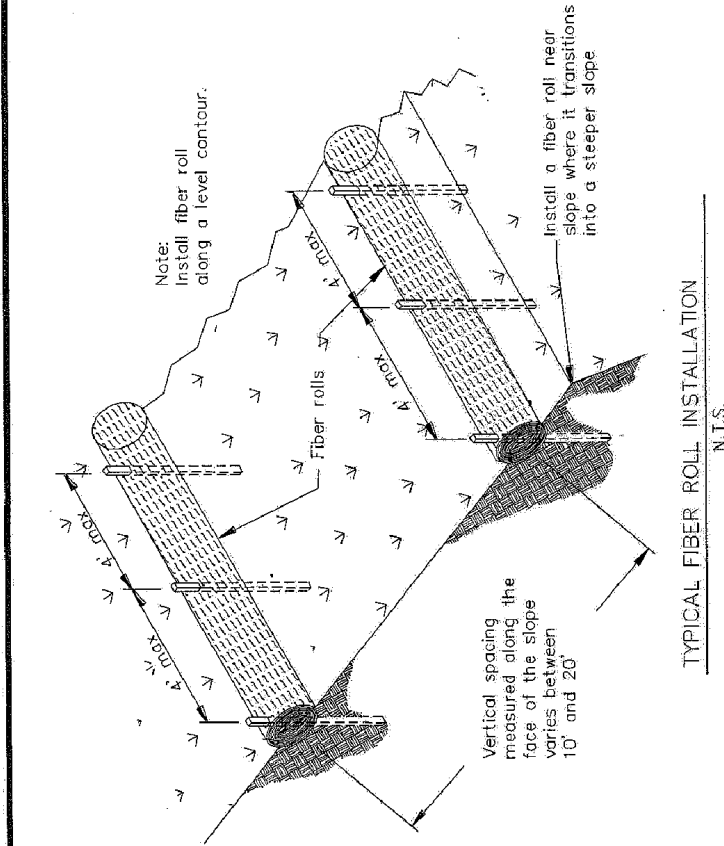
SECTION C-C
SCALE: 1"=5' H&V



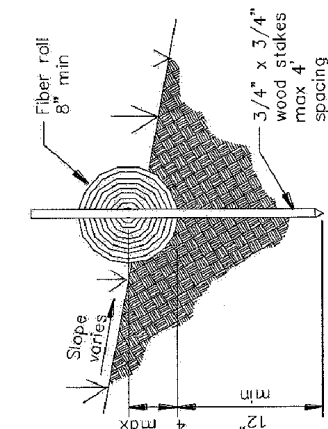
SECTION B-B
SCALE: 1"=5' H&V



SECTION A-A
SCALE: 1"=5' H&V



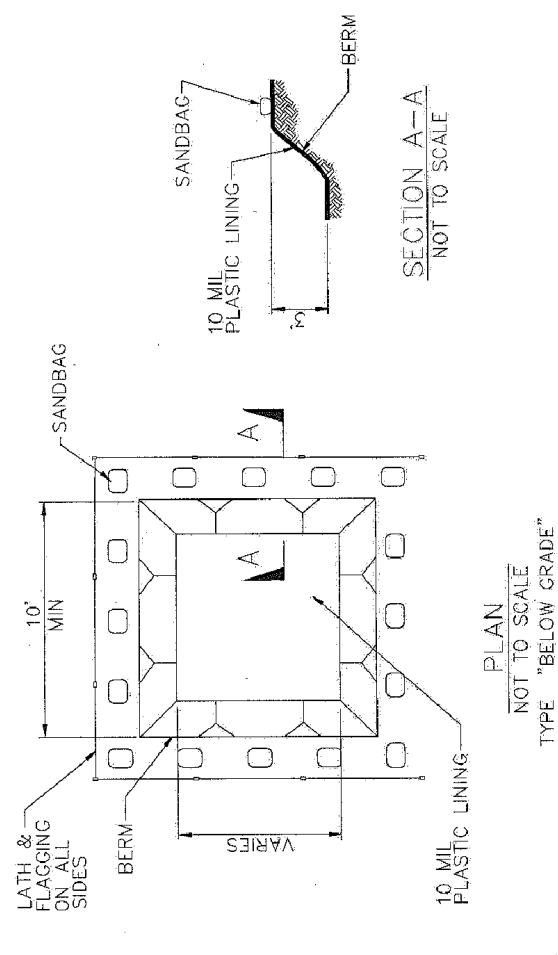
TYPICAL FIBER ROLL INSTALLATION
N.T.S.



ENTRENCHMENT DETAIL
N.T.S.

May 2011
California Stormwater BMP Handbook Portal
Construction
www.casqa.org

Concrete Waste Management WM-8



NOT TO SCALE
TYPE "BELOW GRADE"

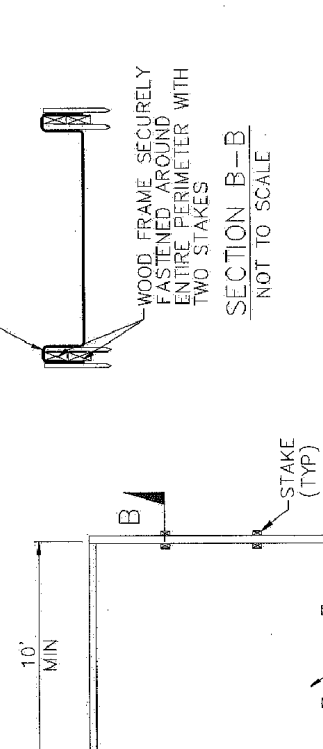


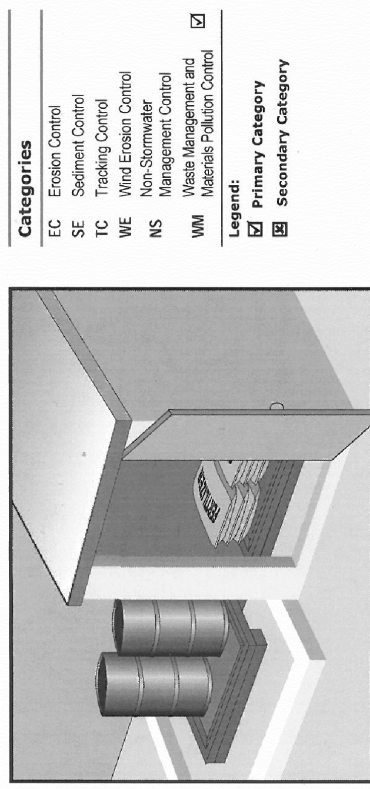
Diagram showing a cross-section of a two-stacked 2 x 12 rough wood frame. The frame is composed of two 2 x 12 boards stacked on top of each other. A 10 mil plastic lining is applied to the inner surface of the frame. The diagram is labeled "TWO-STACKED 2 X 12 ROUGH WOOD FRAME" and "10 MIL PLASTIC LINING".

November 2009

California Stormwater BMP Handbook
Construction
www.casqa.org

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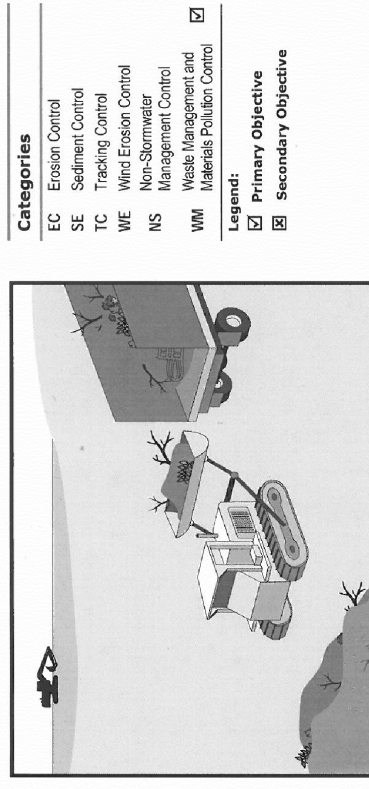
Material Delivery and Storage



Description and Purpose	Targeted Constituents
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or waterways by minimizing the storage of hazardous materials on-site, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training	<input checked="" type="checkbox"/> Solvents <input checked="" type="checkbox"/> Nutrients <input checked="" type="checkbox"/> Trash <input checked="" type="checkbox"/> Metals <input checked="" type="checkbox"/> Bacteria <input checked="" type="checkbox"/> Oil and Grease

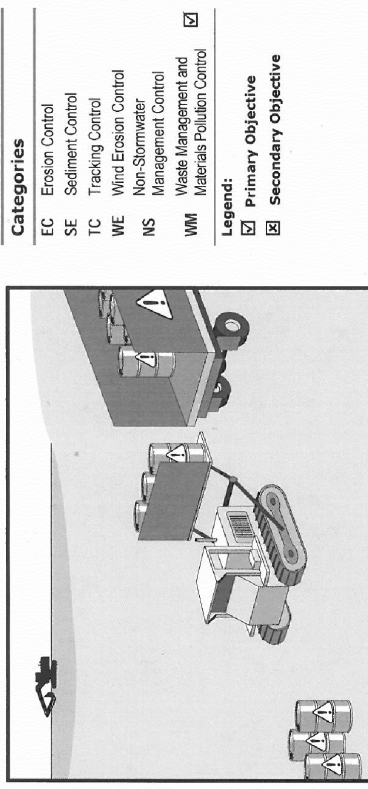
☑	Organics	This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.	Potential Alternatives	None
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Solid Waste Management WM-5



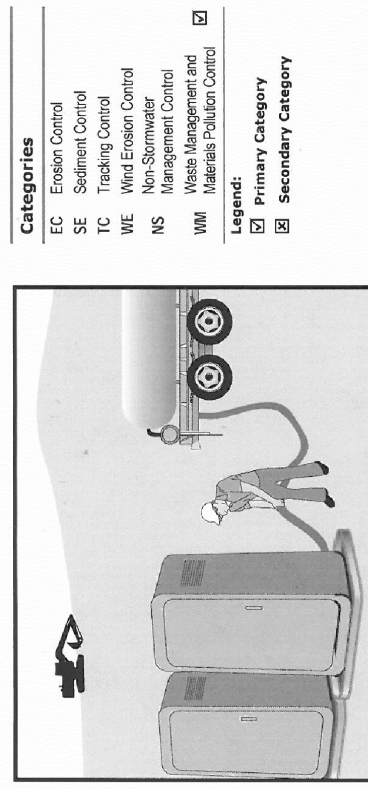
Description and Purpose	Targeted Constituents
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.	<input checked="" type="checkbox"/> Sediment <input checked="" type="checkbox"/> Nutrients <input checked="" type="checkbox"/> Trash <input checked="" type="checkbox"/> Metals <input type="checkbox"/> Bacteria

Hazardous Waste Management	WM-6
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Description and Purpose		Targeted Constituents
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.	Sediment	<input checked="" type="checkbox"/>
	Nutrients	<input checked="" type="checkbox"/>
	Trash	<input checked="" type="checkbox"/>
	Metals	<input checked="" type="checkbox"/>

Sanitary/Septic Waste Management **WM-9**



Targeted Constituents	
Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trace	
Metals	

Description and Purpose

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Potential Alternatives
None
Organics
Oil and Grease
Bacteria
Enzymes

EROSION CONTROL PLAN DETAILS

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
STRAINE RESIDENCE STUDIO ADDITION
A.P.N.: 008-012-005
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. KERRY AND OLIVIA STRAINE

A.P.N.: 008-012-005
 PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
 FOR
 MR. & MRS. KERRY AND OLIVIA STRAINE

FOR
MR. & MRS. KERRY AND OLIVIA STRAINE

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengineering.com

SCALE: AS SHOWN
DATE: OCT. 2016
JOB NO. 1465-03

SHEET C4
OF 4 SHEETS

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EROSION CONTROL PLAN DETAILS