

**Before the Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

BACH ROBERT J & PAULINE M TRS (PLN240093)

RESOLUTION NO. 25-019

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the project is a minor lot line adjustment, which qualifies as a Class 5 Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving an Administrative Permit to allow a Lot Line Adjustment between two legal lots of record consisting of Lot 6 [APN 007-262-018-000, approximately 0.26 acres (11,218 sq. ft.)] and Lot 7 [APN 007-262-017-000, approximately 0.25 acres (11,049 sq. ft.)], resulting in two parcels containing 0.21 acres or 9,543 sq. ft. (Adjusted Lot 6) and 0.29 acres or 12,724 sq. ft. (Adjusted Lot 7), respectively.

[PLN240093 BACH ROBERT J & PAULINE M TRS, 2959 & 2963 CORMORANT RD, PEBBLE BEACH, GREATER MONTEREY PENINSULA AREA PLAN (APNs: 007-262-017-000 & 007-262-018-000)]

The BACH ROBERT J & PAULINE M TRS application (PLN240093) came on for an administrative decision hearing before the Monterey County Chief of Planning on April 16, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County Chief of Planning 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:
 - the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan;
 - Monterey County Subdivision Ordinance (Title 19); and
 - Monterey County Zoning Ordinance (Title 21).

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 project involves a Lot Line Adjustment (LLA) between two legal lots of record to allow eventual development of an Accessory Dwelling Unit on Lot 7 (the ADU application is not part of this current project):
 - 1. Lot 6 [APN 007-262-018-000], currently approximately 0.26 acres (11,218 sq. ft.) in size and
 - 2. Lot 7 [APN 007-262-017-000], currently approximately 0.25 acres (11,049 sq. ft.).

The LLA proposes to adjust these two parcels into new configurations:

- 1. an adjusted Lot 6 of .21 acres (or 9,543 sq. ft.) and
 - 2. an adjusted Lot 7 of 0.32 acres (or 12,724 sq. ft.).
- c) The properties are located at 2959 & 2963 Cormorant Rd, Pebble Beach, Ca 93953, Greater Monterey Peninsula Area Plan (Assessor's Parcel Numbers [APNs] 007-262-017-000 & 007-262-018-000). The parcels are zoned or "MDR/B-6-D-RES" - Medium Density Residential, with a B-6 overlay, Design District Overlay, and Regulations for Parking and Use of Major Recreational Equipment Storage in Seaward Zone Overlay. The project complies with all regulations within section 19.09 "Lot Line Adjustments" of the Monterey County Code. No additional development is proposed with this Lot Line Adjustment. Parcel reconfiguration will not otherwise intensify water use, create new building or potential development beyond what currently exists. Therefore, the project is an allowed land use for this site.
 - d) Lot 7 is developed with a single-family dwelling (Building Permits No. BP050726); Lot 6 is currently undeveloped. Both parcels are under common ownership.
 - e) Lot Legality. The subject properties (0.26 acres and 0.25 acres in size), APNs: 007-262-018-000 & 007-262-017-000, are shown in their current size and configuration as Lot 6 and Lot 7 on the map entitled, "Monterey Peninsula Country Club, Subdivision No. 1", recorded on May 4, 1925, in Volume 3 of Maps of "Cities and Towns", on Page 26 in Monterey County Records. Therefore, the County recognizes the subject properties as legal lots.
 - f) At this time, County is only authorizing and granting a Lot Line Adjustment permit. Any future structural development on the adjusted parcels will require obtaining all proper County permits and comply with the development standards, other policies, and regulations at the time of any proposed development
 - g) Development Standards. After the LLA, both parcels will meet minimum building site requirements.

Minimum lot size - The MDR zoning district (Title 21 section 21.12.060A) identifies a 6,000 square foot minimum building site. Currently, Lot 6 contains 11,218 square feet and Lot 7 contains 11,049 square feet.

The proposed lots after adjustment contain 9,543 square feet (Lot 6) and 12,724 (Lot 7), both still in conformance with the minimum MDR building site requirements.

Allowable Lot Coverage - Granting this Discretionary Permit will bring Lot 7, currently over allowable lot coverage, into conformance with building site lot coverage. Title 21 section 21.12.060.E allows a maximum building site coverage of 35 percent. Currently, Lot 6 (before and after the LLA) is vacant, so a zero-lot coverage. Lot 7, currently at 38% lot coverage, is over the 35% maximum allowable coverage. The LLA will transfer 1,675 square feet from Lot 6 to Lot 7, reducing Lot 7 coverage to 32.9 percent, bringing Lot 7 into conformance with zoning district standards.

- h) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it does not involve a lot line adjustment in the coastal zone, does not require review by the Zoning Administrator or Planning Commission, and is exempt from environmental review (see Finding 6).
- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning are found in Project File PLN240093.

3. FINDING: **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach CSD (fire). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended by HCD Planning have been incorporated.
 - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning are found in Project File PLN240093.

4. 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 HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach CSD (fire). 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) Both of the referenced properties are within Pebble Beach Community Service District for sewer service and have verified connections to Cal-Am public drinking water utilities.
 - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning are found in Project File PLN240093.

5. 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 County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) There are no known violations on the subject parcels.
 - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning are found in Project File PLN240093.

6. FINDING: LOT LINE ADJUSTMENT - Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states that lot line adjustments may be granted based upon the following findings:

- 1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
- 2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;
- 3. The parcels resulting from the lot line adjustment conforms to the County’s general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

- EVIDENCE:**
- a) As discussed in Finding 1, development on the resulting parcel will continue to be consistent with the zoning.
 - b) The LLA is between two legal lots of record, Lot 6 [approximately 0.26 acres (11,218 sq. ft.)] and Lot 7 [approximately 0.25 acres (11,049 sq. ft.)], resulting in two parcels containing 0.21 acres or 9,543 sq. ft. (Adjusted Lot 6) and 0.29 acres or 12,724 sq. ft. (Adjusted Lot 7). The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be adjusted and two contiguous separate legal parcels of record will result from the adjustment. Lot 6 is directly connected to Lot 7, both with access point from Cormorant Road. No new parcels will be created.
 - c) The lot line adjustment is between four (or fewer) existing adjoining parcels that the County recognizes as legal lots of record (See Finding 1 Evidence e).

- d) The proposed lot line adjustment is consistent with Monterey County Ordinance (Title 21). (See Finding Nos. 1, 2, and 3; and supporting evidence)
- e) As an exclusion to the Subdivision Map Act, the Lot Line Adjustment does not require the recordation of a map. To appropriately document the boundary changes, the Owner/Applicant shall record a deed for the respective parcels to reflect the adjustment (Condition No. 3) and a Certificate of Compliance for each new lot shall be filed per a standard condition of approval (Condition No. 4).
- f) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240093.

7. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15305 categorically exempts minor lot line adjustments that do not result in the creation of any new parcel.
 - b) The project involves a Lot Line Adjustment (LLA) between two legal lots of record, Lot 6 [approximately 0.26 acres (11,218 sq. ft.)] and Lot 7 [approximately 0.25 acres (11,049 sq. ft.)], resulting in two parcels containing 0.21 acres or 9,543 sq. ft. (Adjusted Lot 6) and 0.29 acres or 12,724 sq. ft. (Adjusted Lot 7). No new lots will be created by the lot line adjustment. No demolition, construction, or other type of development is proposed under this entitlement.
 - c) 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. The proposed lot line adjustment will not intensify the level of development allowed on the parcels.
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240093.

8. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: Section 19.16.020.A of the Monterey County Zoning Ordinance, designates the Board of Supervisors as the appropriate authority to consider appeals of decisions of the Chief of Planning.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305 and none of the exceptions under Section 15300.2 apply; and
2. Approve an Administrative Permit to allow a Lot Line Adjustment between two legal lots of record consisting of Lot 6 [APN 007-262-018-000, approximately 0.26 acres (11,218 sq. ft.)] and Lot 7 [APN 007-262-017-000, approximately 0.25 acres (11,049 sq. ft.)], resulting in two parcels containing 0.21 acres or 9,543 sq. ft. (Adjusted Lot 6) and 0.29 acres or 12,724 sq. ft. (Adjusted Lot 7), respectively.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 16th day of April, 2025.

Signed by:

 9A435825BB244EC...

Craig W. Spencer
 HCD Director

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE **4/17/25**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISIORS.

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 **4/28/25**

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN240093

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative permit (PLN240093) allows a Lot Line Adjustment between two legal lots of record consisting of Lot 6 [APN 007-262-018-000, approximately 0.26 acres (11,218 sq. ft.)] and Lot 7 [APN 007-262-017-000, approximately 0.25 acres (11,049 sq. ft.)], resulting in two parcels containing 0.21 acres or 9,543 sq. ft. (Adjusted Lot 6) and 0.29 acres or 12,724 sq. ft. (Adjusted Lot 7), respectively. The property is located at 2959 & 2963 Cormorant Road, Pebble Beach, Greater Monterey Peninsula Area Plan (APNs: 007-262-017-000 & 007-262-018-000) 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 on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "An Administrative Permit (Resolution Number 25-019) was approved by the County of Monterey Chief of Planning for Assessor's Parcel Number 007-262-017-000 & 007-262-018-000 on April 16, 2025. The permit was granted subject to 5 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be shall provide proof of recordation of this notice to the HCD - Planning.
Performed:

3. LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Owner(s)/Applicant(s) shall prepare, execute, and record deeds that reflect the lot line adjustment as required by California Government Code §66412(d) and request an unconditional Certificate of Compliance for each of the adjusted parcels. (HCD-Planning)

Compliance or Monitoring Action to be Performed:

1. An updated title report (current within 30 days) for each subject parcel of the lot line adjustment.
2. Draft legal descriptions, plats, and closure calculations for each newly adjusted parcel of the lot line adjustment for which a Certificate of Compliance will be issued. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN240093) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B."
3. Draft deeds for all adjustment parcels, being all areas being conveyed by Owners in conformance to the approved lot line adjustment. The deeds shall contain a legal description and plat of the areas to be conveyed in conformance to the approved lot line adjustment. The legal description, plat, and closure calculations shall be prepared by a professional land surveyor. The legal description shall be entitled "Exhibit A" and shall have the planning permit no. (PLN240093) in the heading. The plat may be incorporated by reference into Exhibit "A," or be entitled Exhibit "B." The deed shall comply with the Monterey County Recorder's guidelines as to form and content.
 - a. The Owner(s)/Applicant(s) shall be responsible for ensuring the accuracy and completeness of all parties listed as Grantor and Grantee on the deeds.
 - b. Each deed shall state in the upper left corner of the document the party requesting the recording and to whom the recorded document shall be returned.
 - c. The purpose of the deed shall be stated on the first page of the deed, as follows:

"The purpose of this deed is to adjust the parcel boundaries in conformance to the lot line adjustment approved by the County of Monterey, PLN240093. This deed is being recorded pursuant to §66412(d) of the California Government Code and shall reconfigure the subject parcels in conformance to said approved lot line adjustment."

PLEASE NOTE: Owner(s) is/are responsible for securing any reconveyance, partial reconveyance and/or subordination in connection with any loan, mortgage, lien or other financial obligation on all property being transferred between parties.

4. Following review and any corrections of the legal descriptions and plats by County Surveyor:
 - a. Owner/Applicant submit copies of the fully executed and acknowledged deed(s) for the adjustment parcels to the project planner for review & approval by County Surveyor
 - b. Owner/Applicant shall submit the legal description and plat for each Certificate of Compliance to HCD-Planning for final processing.
 - c. Using a title company, execute the deeds before a notary public, and have the deeds recorded.
 - d. Owner/Applicant shall submit copies of all recorded deeds to the project planner.

4. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to HCD -Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: 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.

BACH RESIDENCE

LOT LINE ADJUSTMENT

PEBBLE BEACH, CALIFORNIA

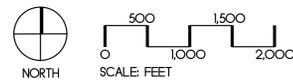
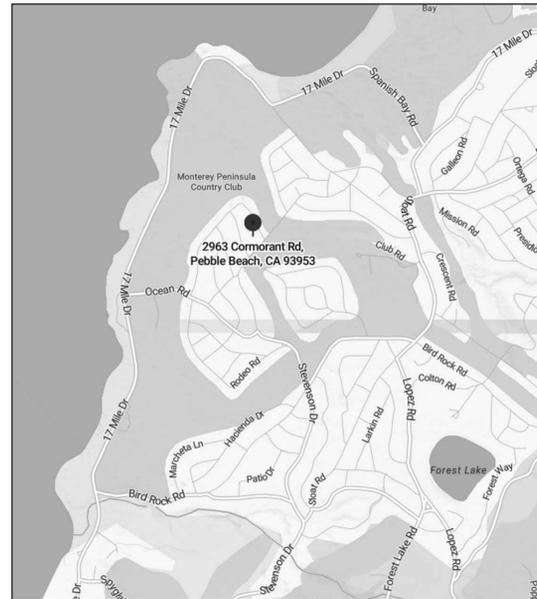


Daniel Fletcher / Architects
 769 Pacific Street
 Monterey, CA 93940
 831.373.5855



CONSULTANT

VICINITY MAP



PROJECT DESCRIPTION

THE PROJECT INCLUDES:

LOT LINE ADJUSTMENT AT PARCEL NUMBERS 007-262-017-000 (2959 CORMORANT, LOT 7) AND 007-262-018-000 (2963 CORMORANT, LOT 6) TO ALLOW FOR A FUTURE, 800 SF. STATEWIDE EXEMPT ACCESSORY DWELLING UNIT (ADU).

PROJECT DATA

| OWNER: | ROBBIE AND PAULINE BACH 8801 OVERLAKE DRIVE WEST MEDINA, WASHINGTON 98039 | | | |
|-----------------------------------|---|-------------------|------------------|------------------|
| PROJECT ADDRESS: | LOT 7 - EXISTING | LOT 7 - PROPOSED | LOT 6 - EXISTING | LOT 6 - PROPOSED |
| APN: | 007-262-017-000 | | 007-262-018-000 | |
| ZONING: | MDR/B-6-D-RES | | MDR/B-6-D-RES | |
| SITE AREA: | 11,049 SF. | 12,724 SF. | 11,218 SF. | 9,543 SF. |
| BUILDING FLOOR AREA SUMMARY: | | | | |
| EXISTING SINGLE FAMILY DWELLING | 4,194 SF. | 4,194 SF. | 0 SF. | 0 SF. |
| FUTURE ADU | 0 SF. | 800 SF. | 0 SF. | 0 SF. |
| TOTAL | 4,194 SF. | 4,994 SF. | 0 SF. | 0 SF. |
| BUILDING SITE COVERAGE: | | | | |
| ALLOWED BLDG. COVERAGE | 35% (3,867 SF.) | 35% (4,453 SF.) | 35% (3,926 SF.) | 35% (3,340 SF.) |
| BUILDING FOOTPRINT | 4,194 SF. | 4,194 SF. | 0 SF. | 0 SF. |
| ADU (STATEWIDE EXEMPT) | 0 SF. | 800 SF. | 0 SF. | 0 SF. |
| DECKS > 24" ABOVE GRADE | 0 SF. | 0 SF. | 0 SF. | 0 SF. |
| EAVES > 30" | 0 SF. | 0 SF. | 0 SF. | 0 SF. |
| TOTAL | 37.9% (4,194 SF.) | 32.9% (4,194 SF.) | 0 SF. | 0 SF. |
| FLOOR AREA RATIO (35% ALLOWABLE): | 37.9% (4,194 SF.) | 32.9% (4,194 SF.) | 0 SF. | 0 SF. |

SHEET INDEX

| AOI | TITLE SHEET |
|-----|--|
| All | SITE PLAN |
| 1 | TOPOGRAPHIC MAP / EXISTING SITE SURVEY |
| 1 | LOT LINE ADJUSTMENT |

PROJECT
**BACH RESIDENCE -
 ACCESSORY
 DWELLING UNIT**
 2959 CORMORANT ROAD
 PEBBLE BEACH, CA 93953

PROJECT NUMBER
0300-520

OWNER
ROBBIE & PAULINE BACH

**8801 OVERLAKE DRIVE WEST
 MEDINA, WA 98039**

SHEET TITLE
TITLE SHEET

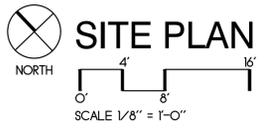
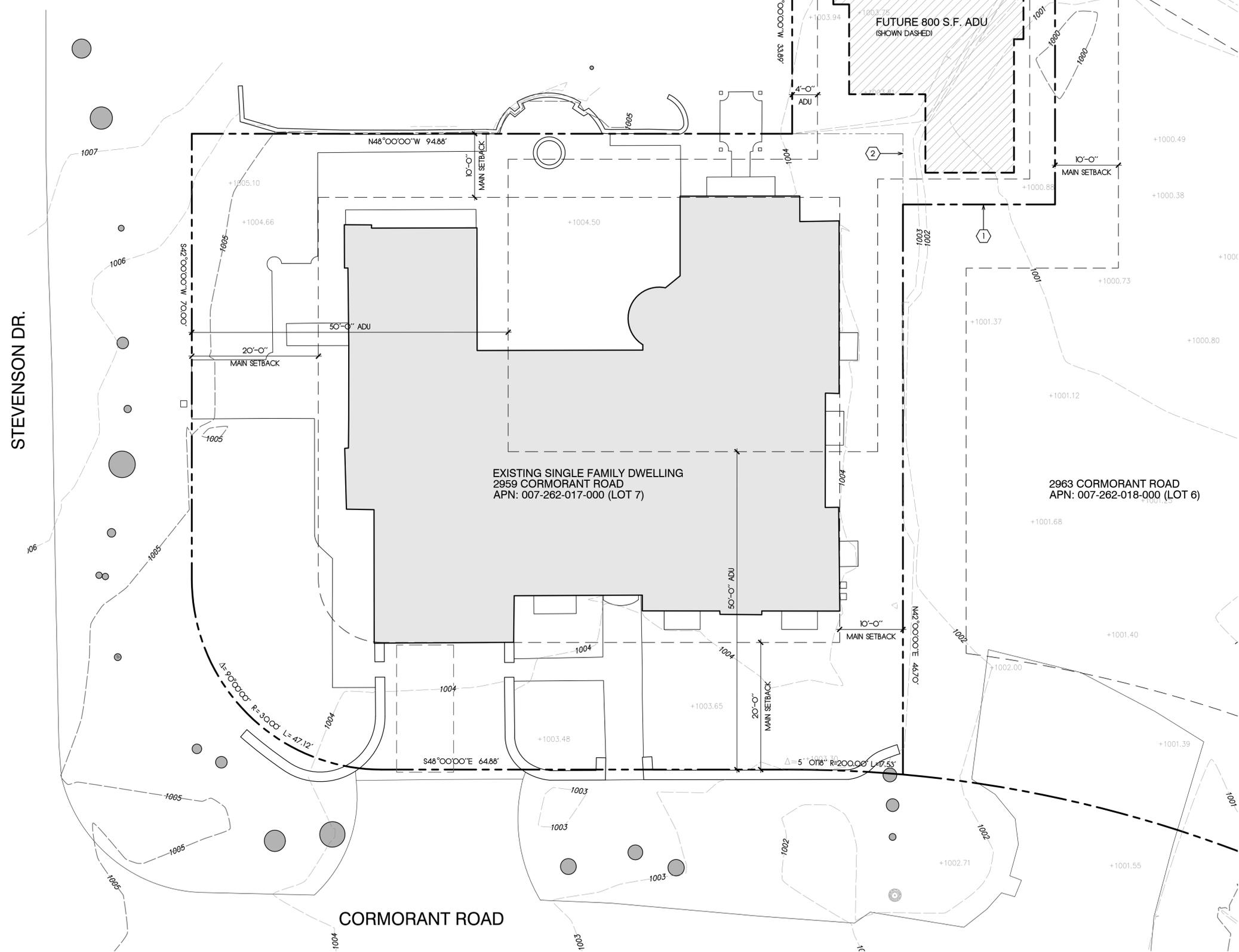
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 DRAWN BY: **SR**
 PRINT DATE: .
 DRAWING DATE: **03/03/2025**
 DATE ISSUED FOR CONSTRUCTION: .
 REVISIONS:

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SHEET NUMBER

A0.1

STEVENSON DR.



SHEET NOTES

1. PROPERTY LINE - SEE CIVIL DRAWINGS - TYPICAL.
2. MODIFIED LOT LINE - SEE CIVIL DRAWINGS.



Daniel Fletcher / Architects
769 Pacific Street
Monterey, CA 93940
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CONSULTANT

PROJECT
**BACH RESIDENCE -
ACCESSORY
DWELLING UNIT**
2959 CORMORANT ROAD
PEBBLE BEACH, CA 93953

PROJECT NUMBER
0300-520

OWNER
ROBBIE & PAULINE BACH
8801 OVERLAKE DRIVE WEST
MEDINA, WA 98039

SHEET TITLE
SITE PLAN

SCALE: **1/8" = 1'-0"**
DRAWN BY: **JRC**
PRINT DATE: .
DRAWING DATE: **03/03/2025**
DATE ISSUED FOR CONSTRUCTION: .
REVISIONS:

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SHEET NUMBER

A1.1

NON-PLOTTABLE EASEMENTS

1. COVENANTS, CONDITIONS, AND RESTRICTIONS IN THE DOCUMENT RECORDED AUGUST 24, 1987 IN REEL 2137 OF OFFICIAL RECORDS, PAGE 591.
2. COVENANTS, CONDITIONS, AND RESTRICTIONS IN THE DOCUMENT RECORDED JANUARY 4, 1965 IN REEL 441 OF OFFICIAL RECORDS, PAGE 639.



LEGEND

| | |
|--|-------------------------------------|
| | BOUNDARY OF SUBJECT PROPERTIES |
| | PROPOSED ADJUSTED LOT LINE |
| | LOT LINE TO BE EXTINGUISHED |
| | EXISTING ELEVATION CONTOUR |
| | EXISTING ROAD / DRIVEWAY |
| | EXISTING EASEMENT TO BE QUITCLAIMED |
| | PROPOSED 5' EASEMENT |

OWNER APPLICANT

| | |
|---|---|
| ROBBIE & PAULINE BACH 8801 OVERLAKE DRIVE WEST MEDINA, WA 98039 | JEFF CASE DANIEL FLETCHER/ARCHITECTS 769 PACIFIC STREET MONTEREY, CA 93940 |
|---|---|

PARCEL INFORMATION

| SITE ADDRESS | | EXISTING | ADJUSTED |
|-----------------|---|------------------|------------------|
| APN 007-262-017 | 2959 CORMORANT ROAD PEBBLE BEACH, CA 93953 | 11,049 SF | 12,724 SF |
| APN 007-262-018 | 2963 CORMORANT ROAD PEBBLE BEACH, CA 93953 | 11,218 SF | 9,543 SF |
| TOTAL: | | 22,267 SF | 22,267 SF |

GENERAL NOTES

1. SUBJECT PROPERTIES ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. FIRM PANEL 06053C0302H
2. IMPROVEMENTS: ACCESSORY DWELLING UNIT PROPOSED WITH THIS LOT LINE ADJUSTMENT.
3. NO VEGETATION REMOVAL IS PROPOSED IN THIS LOT LINE ADJUSTMENT.
4. WATER SUPPLY: CALIFORNIA AMERICAN WATER CO.
SEWAGE COLLECTION: PEBBLE BEACH COMMUNITY SERVICES DISTRICT
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
5. SOURCE OF TOPOGRAPHIC DATA: APN 007-262-017 AND -018: SURVEYED IN FEBRUARY 2023 BY WHITSON ENGINEERS
6. ALL EXISTING 5' UTILITY AND DRAINAGE EASEMENTS TO BE QUITCLAIMED BY PEBBLE BEACH COMPANY (SUCCESSOR TO DEL MONTE PROPERTIES CO.) IN FAVOR OF A NEW 5' WIDE NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT OVER THE SIDE AND REAR PROPERTY LINES OF RESULTANT PARCELS 6 AND 7.

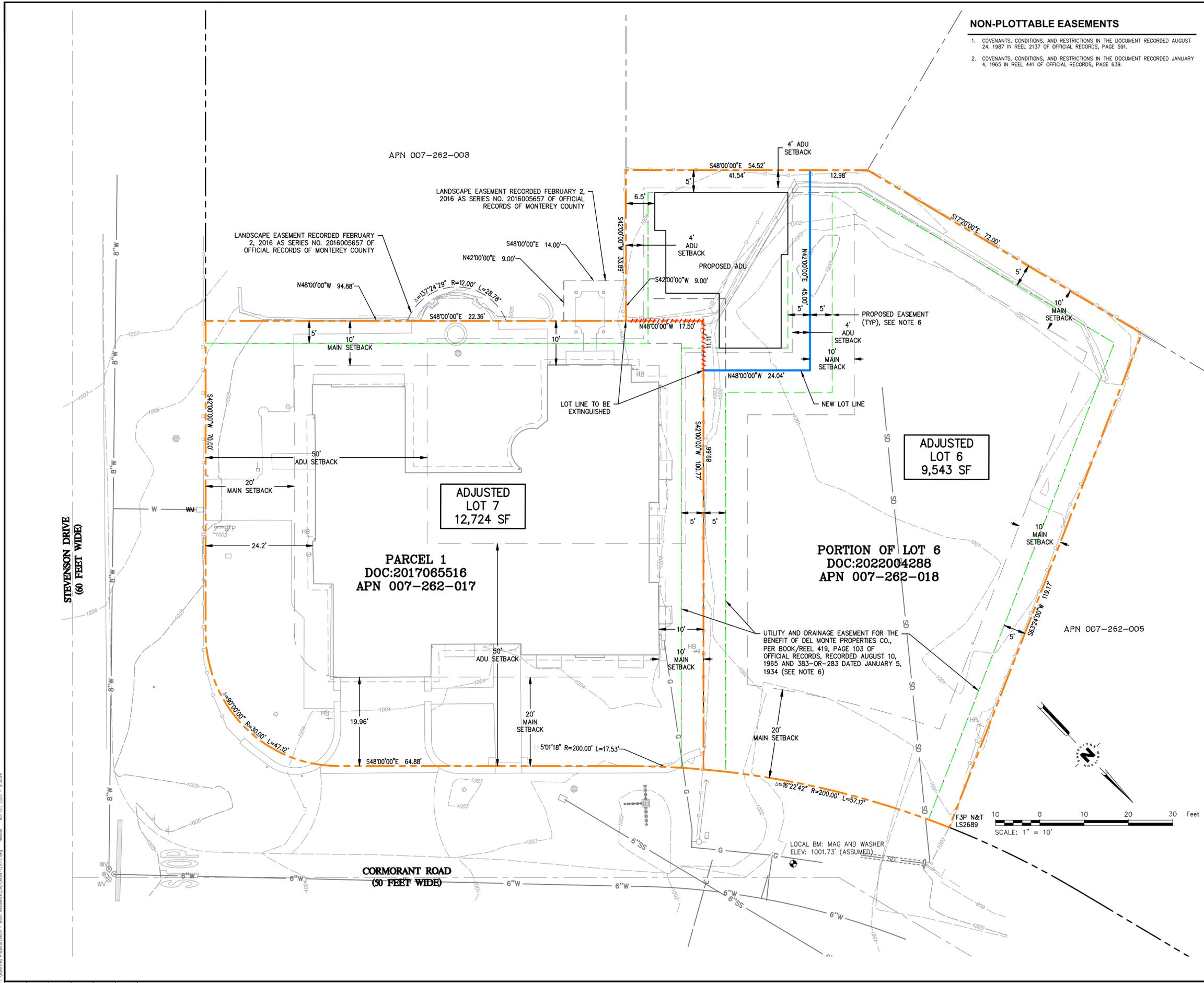


PLN240093

LOT LINE ADJUSTMENT

OF
A.P.N. 007-262-017 & 007-262-018
LOT 6 AND 7 PER VOL. 3 OF CITIES AND TOWNS AT
PAGE 26
MONTEREY COUNTY, CALIFORNIA

PREPARED BY:



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