

Exhibit C

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**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

Berte (PLN160194)

RESOLUTION NO. 16-

Resolution by the Monterey County Zoning

Administrator:

- a) Finding the project categorically exempt per CEQA Guidelines Section 15301(e); and
- b) Approving a Combined Development Permit consisting of:
 - 1) Coastal Administrative Permit and Design Approval for a 185-square foot first floor addition and 850-square foot second floor addition to an existing 3,284-square foot single family dwelling, and a 712-square foot addition to an existing 410-square foot attached accessory dwelling unit; and
 - 2) Coastal Development Permit for the removal of three Monterey Pine trees; and, 3) Coastal Administrative Permit for development on 30% slopes.

The Berte application came on a public hearing before the Monterey County Zoning Administrator on October 13, 2016. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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) The application for a Combined Development Permit was submitted on May 20, 2016. The initial submittal was deemed complete on July 13, 2016. During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - the 2012 Del Monte Forest Land Use Plan;
 - the 2012 Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area;
 - Monterey County Zoning Ordinance (Title 20);

No conflicts were found to exist.

- b) The parcel is zoned “LDR/1.5-D (CZ)” [Low Density Residential, 1.5 acre per unit with a Design Control Overlay in the Coastal Zone], which allows the establishment of a single-family dwelling, subject to the approval of a Combined Development Permit, consisting of: 1) a Coastal Administrative Permit and Design Approval for a 185-square foot first floor addition and 850-square foot second floor addition to an existing 3,284 square foot single family dwelling, and a 712-square foot addition to an existing 410-square foot attached accessory dwelling unit; 2) Coastal Development Permit for the removal of three Monterey Pine trees; and 3) Coastal Administrative Permit for development on manmade slopes in excess of 30%. Therefore, the project is an allowed land use for this site.
- c) The proposed accessory dwelling unit addition conforms to Subsection 20.64.030 (E), *Regulations for Accessory Dwelling Units*. The proposed 712-square foot accessory dwelling unit addition would result in a total floor area of 1,122 square feet for the accessory dwelling unit; therefore, the project does not exceed the 1,200 maximum allowable floor area for an accessory dwelling unit. The 480-square foot existing garage and two uncovered parking spaces would meet the parking regulations of Chapter 20.58. The proposed accessory dwelling unit meets all zoning and development standards of the “LDR/1.5-D (CZ)” District. The accessory dwelling unit is visually consistent and compatible with the principle residence on-site and with other residences in the area. Finally, it has been determined by staff that adequate sewage disposal and water supply facilities exist.
- d) The proposed accessory dwelling unit addition meets the findings for Coastal Administrative Permit per Subsection 20.64.030 (F):
 - 1) The establishment of the proposed accessory dwelling unit on a 2.76-acre site will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County;
 - 2) The accessory dwelling unit, as conditioned, is consistent with the applicable plans and policies, which designate this area as appropriate for development;
 - 3) The subject property upon which the accessory dwelling unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of this Title and that all zoning violation abatement costs, if any, have been paid.
 - 4) The site is physically suitable for the proposed use. The accessory dwelling unit addition would meet the intent of all resource protection policies, as the project will not be located within native Cypress habitat (Del Monte Forest). The project would result in the removal of three Monterey Pine trees in

declining health and a condition of approval will require replacement trees located in the same general location with a replacement ratio of 1:1. The project would not result in an adverse impact on visual resource. The project would be located on manmade slopes in excess of 30% after careful consideration to siting of the addition. The project would not result in an impact to historic or archeological resources.

- e) The project conforms to Subsection 20.64.230(d) that allows additions to existing structures on natural or man-made slopes in excess of 30% subject to approval of a Coastal Administrative Permit provided the encroachment does not exceed 120 square feet on the slope area. The proposed addition would result in the development of approximately 72 square feet of man-made slopes in excess of 30 percent that were created at the time the project was developed; therefore, the project is consistent with this standard.
- f) The project conforms to Subsection 20.147.030 A(1)(b), that requires impervious surface (structure and site improvements) coverage for residential development to be limited to a maximum of 9,000 square feet. The project would consist of the removal of 124 square feet of pavement east of the driveway, and the conversion of 1,597 square feet of driveway asphalt to permeable pavers, resulting in a total site coverage of 8,508 square feet.
- g) The project planner conducted a site inspection on May 4, 2016, and verified that the project on the subject parcel conforms to the attached plans.
- h) The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) on July 7, 2016. The LUAC recommended approval of the project by a vote of 4-0 with 4 members absent (Exhibit E). The LUAC Committee recommended support of the project as proposed and offered no additional comments.
- i) The subject property is in compliance with all rules and regulations pertaining to zoning uses and any other applicable provisions of the County's zoning ordinance. There are no known violations on the subject parcel.
- 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 PLN160194.

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: RMA- Planning, Pebble Beach Community Services 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.

- b) As identified by staff, the project is located in an area of high archeological sensitivity.

The following report have been prepared:

- "Preliminary Archeological Assessment of Assessor Parcel 008-341-015" prepared by Gary S. Breschini, Ph.D, Archeological Consulting, on February 17, 2016.

The above-mentioned technical report prepared by an outside consultant concluded that the proposed remodel and addition project and any future construction projects on this parcel should not be delayed for archeological reasons. County staff has independently reviewed this report and concurs with the conclusion with the incorporation of the recommended standard condition of approval (Condition 3).

- c) The project is located in a Very High Fire Hazard Zone within a State Responsibility Area. Staff finds that the project is consistent with the Safety Element of the Monterey County General Plan and the clearance requirements of the State Forest and Fire Law (Section 4291 of the Public Resources Code).
- d) Necessary public facilities are available. Water will be provided by CAL-AM and sewer will be provided by the Monterey Peninsula Waste Management District.

3. **FINDING:**

DESIGN - The location, size, configuration, materials, and colors of structures and fences are designed to protect the public viewshed, neighborhood character, and to assure the visual integrity of the area.

EVIDENCE:

- a) The project is consistent with the regulations applicable to the Design Control District (D), Section 20.44, in regards to the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed, neighborhood character, and the visual integrity of the area. Staff has found that the design of the proposed additions to the residence and accessory dwelling unit would overall match the exterior materials and colors of the existing residence. The additions would be appropriate in scale and would complement the neighborhood. Site improvements to the driveway and two uncovered parking spaces, including the removal of asphalt and installation of permeable pavers, would improve the aesthetics and permeability of the site.
- b) Staff visited the site on May 4, 2016 and has determined that the project is not within the public viewshed nor does the project affect visual access from public viewing areas, in accordance with Subsection 20.147.070. Staff has reviewed the project and determined that the project is in conformance with the scenic and visual resource policies of the Del Monte Forest Area Land Use Plan.

- c) The site has been designed to minimize the extent of tree removal required. The implementation of the project would require the removal of three Monterey Pine trees in either fair or poor condition due bark beetle infestation. The project has been conditioned to ensure a 1:1 tree replacement ratio in the general location as the trees being removed; and to ensure the health of the replacement trees after planting for a period of six months. In addition, a standard condition of approval will require tree and root protection prior to construction or tree removal (Conditions 9-10).
- d) A standard condition of approval will require the applicant to submit a Lighting Plan for review and approval prior to issuance of any construction permits to ensure all lighting is intended for the project site (i.e., unobtrusive, down-lit, harmonious with the local area), and off-site glare if fully controlled. Implementation of the proposed design techniques and the standard condition (Condition 7) of approval for exterior lighting will protect nighttime views in the area.

4. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access.

5. **FINDING:** **CEQA Exemption** - On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed and conditioned will have a significant effect on the environment. The CEQA Exemption prepared for the project reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Monterey County RMA-Planning prepared a CEQA Exemption pursuant to CEQA Guidelines Section 15301 (e), *Existing Facilities*. The project involves additions to existing structures; the addition would not result in an increase of more 10,000 square feet; the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and the area in which the project is located is not environmentally sensitive.

6. **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.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the application involves development between the sea and the first through public road.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

- a) Adopt the CEQA Exemption; and
- b) Approves a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for a 185-square foot first floor addition and an 850-square foot second floor addition to an existing 3,284-square foot single family dwelling, and a 712-square foot addition to an existing 410-square foot attached accessory dwelling unit; 2) Coastal Development Permit for the removal of three (3) Monterey Pine trees; 3) Coastal Administrative Permit for development on 30% slopes; and 4) Design Approval, in general conformance with the attached plan and subject to the attached 17 conditions of approval, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13TH the day of October, 2016:

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **DATE**

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 **[DATE]**

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 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

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

PLN160194

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN160194) allows 1) Coastal Administrative Permit and Design Approval for a 185 square foot first floor addition and 850 square foot second floor addition to an existing 3,284 square foot single family dwelling, and a 710 square foot addition to an existing 410 square foot attached Senior Unit; and 2) Coastal Development Permit for the removal of three (3) Monterey Pine trees. The property is located at 1512 Bonifacio Road, Pebble Beach (Assessor's Parcel Number 008-341-015-000), Del Monte Forest Land Use Plan, Coastal Zone. 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure:

"A Combined Development Permit (Resolution Number ***) was approved by [Name of Hearing Body] for Assessor's Parcel Number 008-341-015-000 on October 13, 2016. The permit was granted subject to 17 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-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 RMA - 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.
(RMA - 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 RMA - 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.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

5. 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.

6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County RMA - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

7. 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.

8. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

9. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio:
- Replacement ratio recommended by arborist:
- Other:

Replacement tree(s) shall be located within the same general location as the tree being removed. (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.

10. PD049 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to RMA-Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to RMA-Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

11. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

12. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the commencement of any grading or construction activities, a pre-construction meeting shall be held on the site. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, the Owner/Applicant, the RMA-Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall contact RMA-Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. RMA-Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

13. PDSP01 - PERVIOUS AREAS (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall comply with the Pescadero Watershed limitations for impervious surface area. Construction plans for grading and/or building permits shall include a site plan showing the location and square footage of the 124 square foot impervious surface area to be removed and the 1,597 square foot impervious surface area to be converted into a pervious surface. The new pervious areas shall conform to County standards of 40-percent or greater open pass-through area, subject to review and approval of RMA-Planning.

Compliance or Monitoring Action to be Performed: Prior to issuance of building or grading permits, the owner/applicant shall submit a site plan along with the construction permit, for review and approval by RMA-Planning, indicating the location and square footage of areas where impervious surfaces will be removed and where impervious surfaces will be converted into a pervious surface. The site plan shall be accompanied by engineering calculations supporting that converted pervious surface meets the County standards of 40-percent or greater pass-through.

Prior to final of grading or building permits, the owner/applicant shall submit documentation to RMA-Planning that the improvements have been installed and will be maintained in accordance with the approved site plan and supporting engineering calculations.

14. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval.

15. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan.(RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

16. 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.

17. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

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

BERTE RESIDENCE

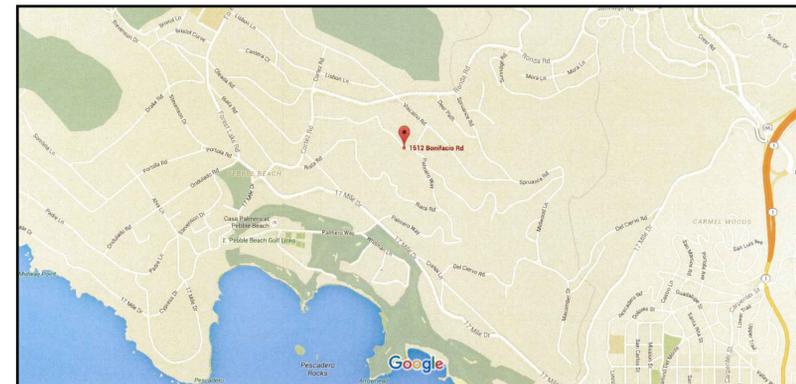
PROJECT DATA:

OWNER: LARRY AND DIANE BERTE
 PROJECT ADDRESS: 1512 BONIFACIO ROAD
 PEBBLE BEACH, CA 93953
 A.P.N.: 008-341-015
 MAILING ADDRESS: 3262 FORTUNE COURT
 AUBURN, CA 95602
 TELEPHONE: 530-885-8758

ZONING INFORMATION:

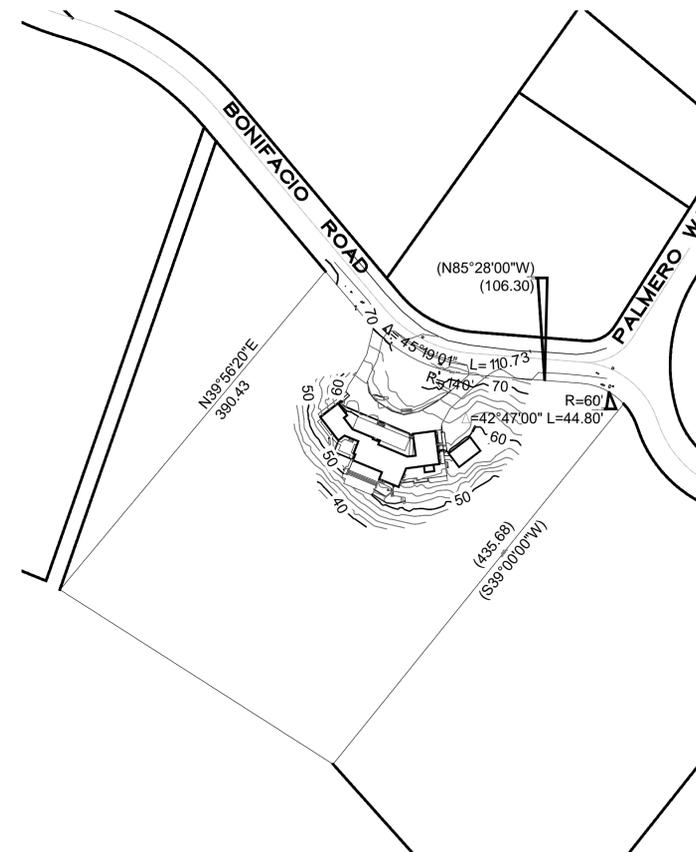
LOT SIZE: 117,515 SQ. FT. (2.697 ACRES)
 ZONING: LDR/1.5-D (CZ)
 SETBACKS: FRONT YARD: 30'-0"
 SIDE YARDS: 20'-0"
 REAR YARD: 20'-0"
 HEIGHT LIMIT: 30'
 BLDG. COV.: 15% = 17,627 SQ. FT.
 F.A.R.: 17.5% = 20,565 SQ. FT.
 MAX. ALLOWABLE SITE COV.: 9,000 SQ. FT.

ARCHAEOLOGICAL ZONE: YES
 COASTAL ZONE: YES
 PISCADERO WATER SHED: YES



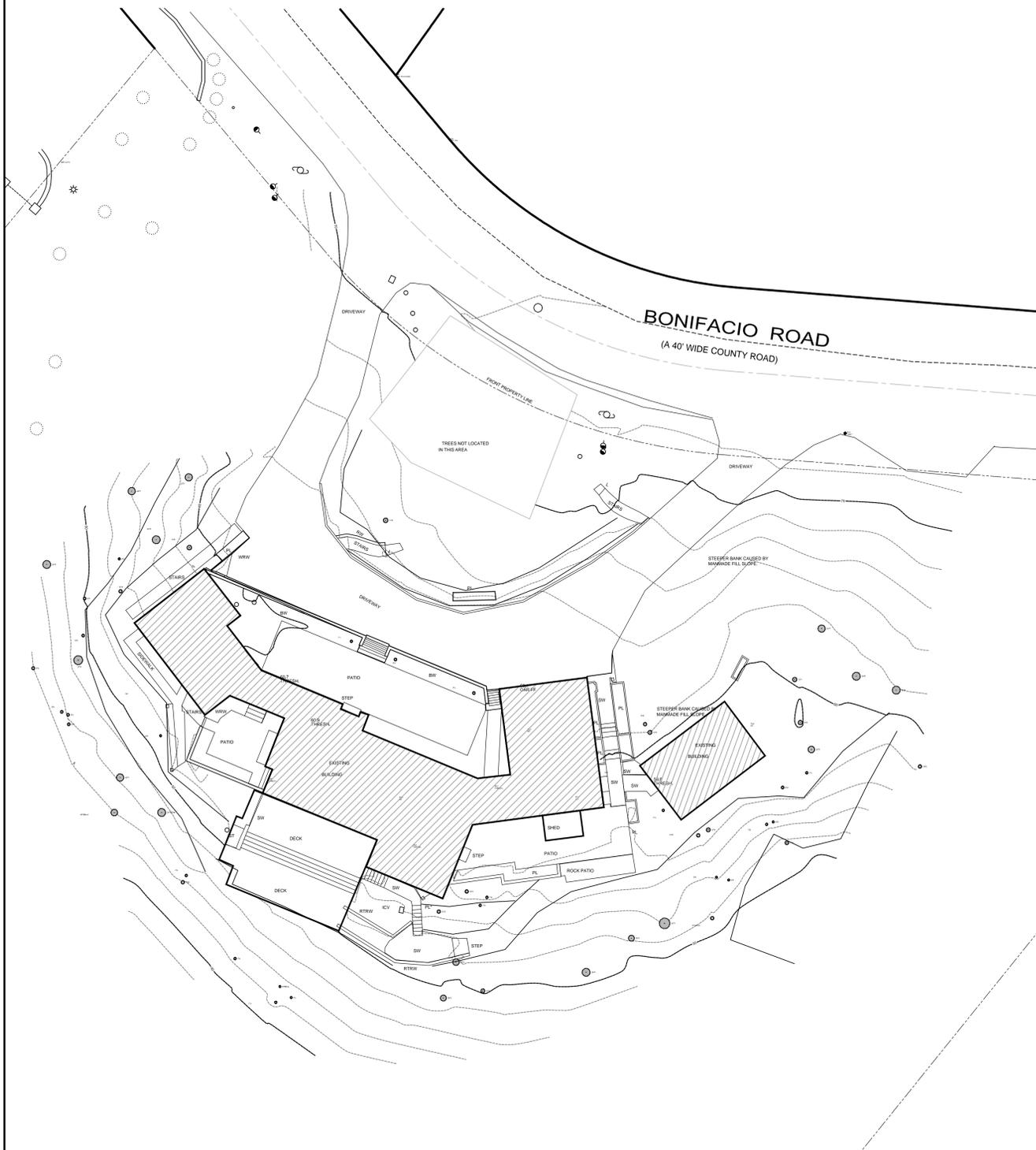
VICINITY MAP

SCALE: N.T.S.



EXISTING SITE PLAN

SCALE: N.T.S.



PARTIAL EXISTING SITE PLAN

SCALE: 1/16"=1'-0"



PROJECT DESCRIPTION:

EXISTING RESIDENCE AND ATTACHED HABITABLE ACCESSORY UNIT TO REMAIN.
 REMODEL AND ADDITION TO THE EXISTING HOUSE, INCLUDING ADDING A SECOND FLOOR TO PART OF THE EXISTING SINGLE STORY PORTION OF THE HOUSE.
 ADDITION TO THE EXISTING HABITABLE ACCESSORY UNIT.
 REMOVE A TOTAL OF 3 TREES FOR DEVELOPMENT.
 PROVIDE REPLACEMENT TREES AS REQUIRED.

SHEET INDEX:

- A1.0 SITE PLAN / VICINITY PLAN / PROJECT DATA
- A1.1 PROPOSED SITE PLAN / PROJECT DATA
- A1.2 GENERAL ARCHITECTURAL NOTES
- A2.0 EXISTING FLOOR PLANS
- A2.1 EXISTING ELEVATIONS: M. BEDROOM/ACCESSORY UNIT
- A3.0 PROPOSED FLOOR PLANS: M. BEDROOM
- A3.1 PROPOSED ELEVATIONS: M. BEDROOM
- A3.2 PROPOSED PLANS/ELEVATIONS: ACCESSORY UNIT
- S1 SURVEY



USED FOR: DATE: COUNTY REVIEW: 03/15/16 COUNTY REVIEW: 05/20/16

JEANNE C. BYRNE, FAIA ARCHITECTS

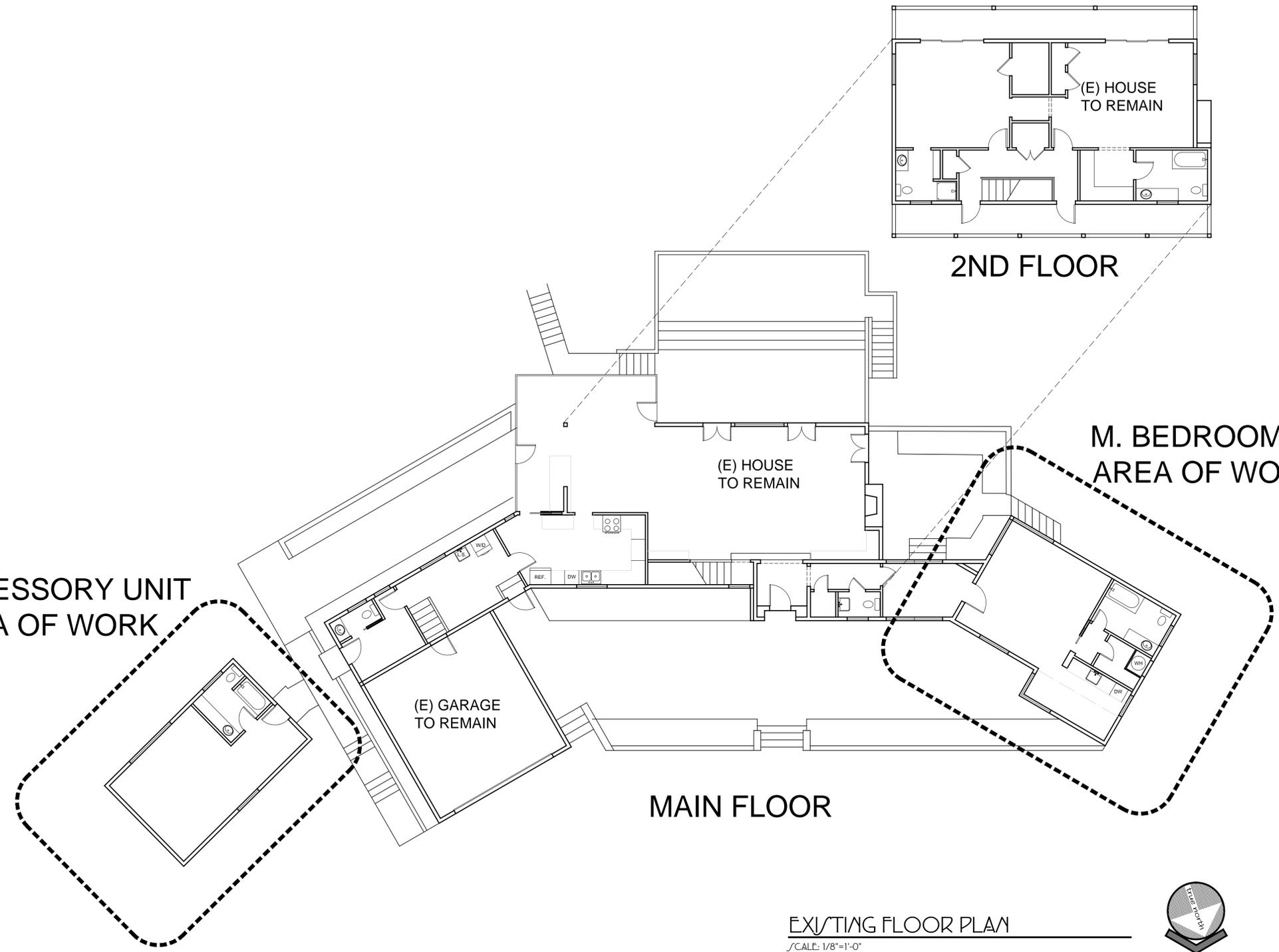
591 LIGHTHOUSE AVE., SUITE #5 PACIFIC GROVE, CALIFORNIA 93950 (805) 72-6585 FAX (805) 72-8109

PROJECT DATA SITE PLAN

REMODEL AND ADDITION FOR: BERTE 1512 BONIFACIO ROAD PEBBLE BEACH, CA 93953 A.P.A. 008-341-015

DATE: A/NOTED SCALE: A/NOTED DRAWN BY: PA/ JOB NUMBER: OF SHEET: A1.0

ACCESSORY UNIT
AREA OF WORK



2ND FLOOR

M. BEDROOM
AREA OF WORK

MAIN FLOOR

EXISTING FLOOR PLAN

SCALE: 1/8"=1'-0"



ISSUED FOR:	DATE:
COUNTY REVIEW	05/20/16

JEANNE C. BYRNE, FAIA
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 591 LIGHTHOUSE AVE., SUITE #5
 PACIFIC GROVE, CALIFORNIA 93950
 (805) 72-6585 FAX (805) 72-8159

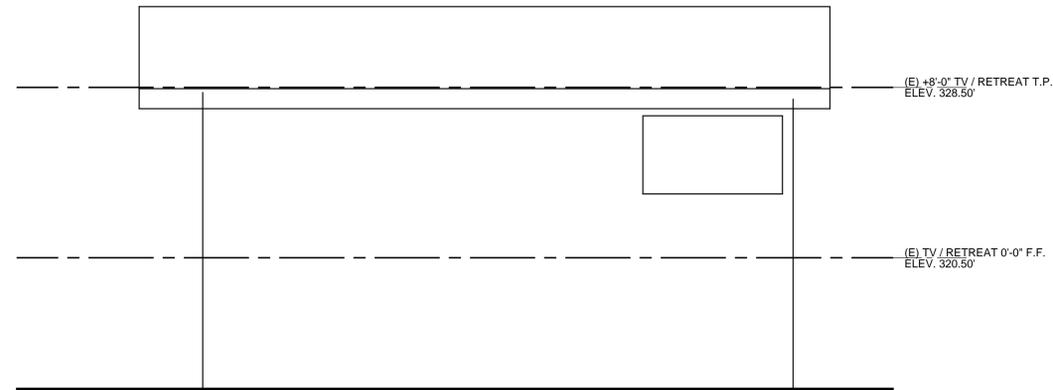
EXISTING FLOOR PLAN

REMODEL AND ADDITION FOR:
BÉRTE
 1532 BONIFACIO ROAD
 PEBBLE BEACH, CA
 A/P/A 008-341-015

DATE:	A/ NOTED
SCALE:	A/ NOTED
DRAWN BY:	PA/
JOB NUMBER:	

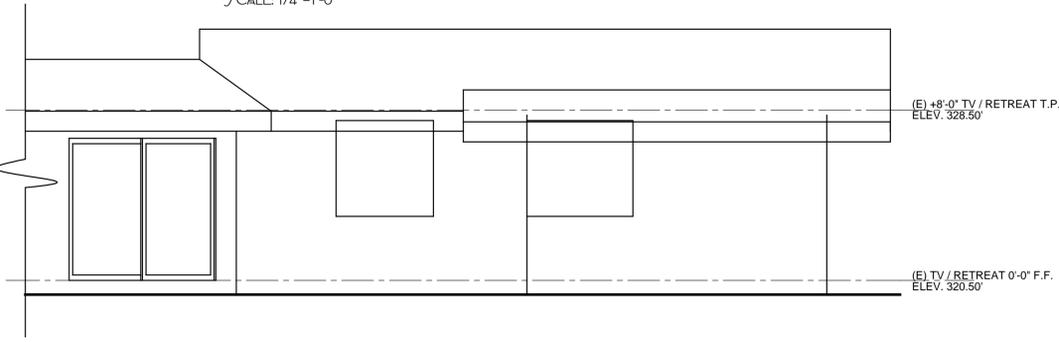
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OF SHEET



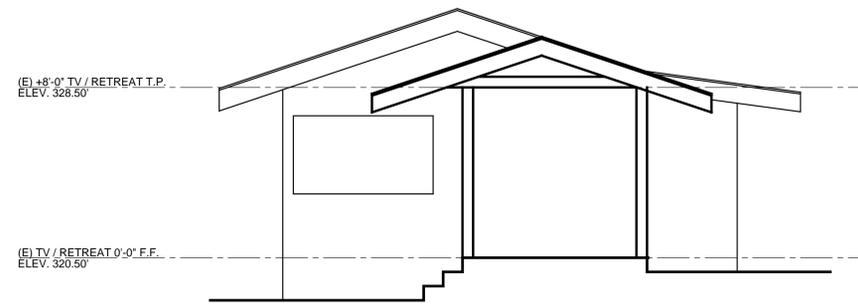
EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0"



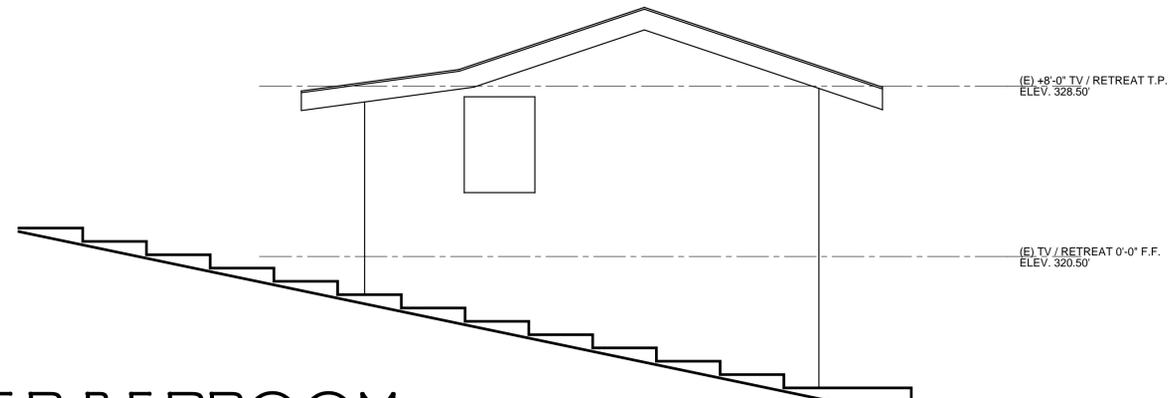
EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION

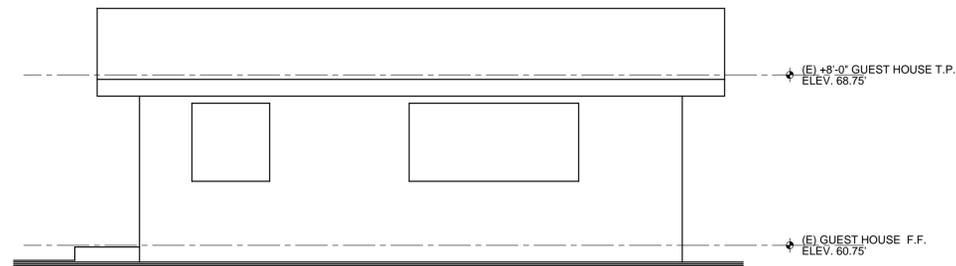
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EXISTING NORTH ELEVATION

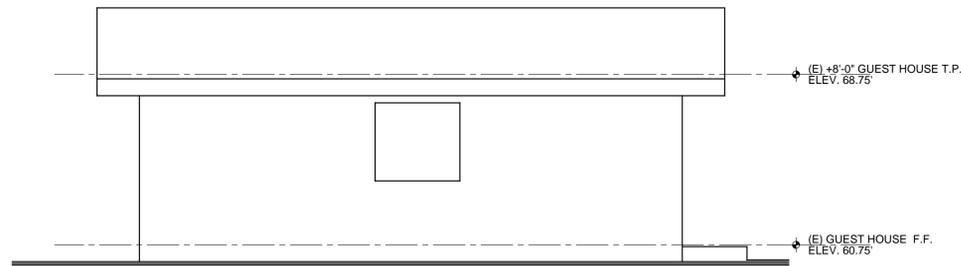
SCALE: 1/4"=1'-0"

EXISTING MASTER BEDROOM



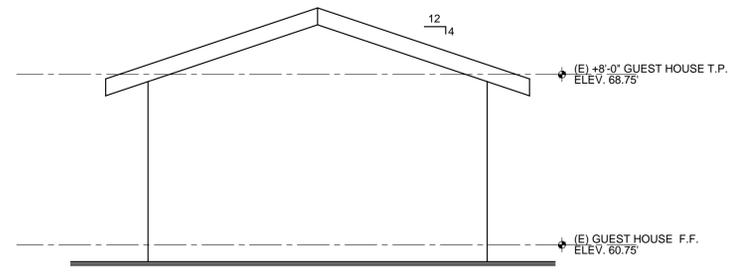
EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0"



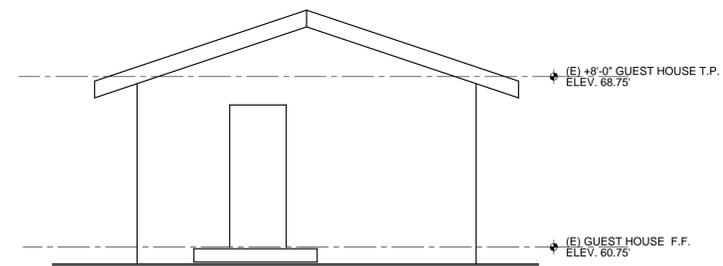
EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'-0"



EXISTING NORTH ELEVATION

SCALE: 1/4"=1'-0"

EXISTING ACCESSORY UNIT

DESIGNED FOR:	DATE:
COUNTY REVIEW:	05/20/16

JEANNE C. BYRNE, FAIA
A R C H I T E C T S
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 PACIFIC GROVE, CALIFORNIA 93950
 (805) 72-6585 FAX (805) 72-8109

EXISTING EXTERIOR ELEVATIONS

REMODEL AND ADDITION FOR:
BÉRTE
 1512 BONIFACIO ROAD
 PERDUE BEACH, CA
 A/P/A 008-341-015

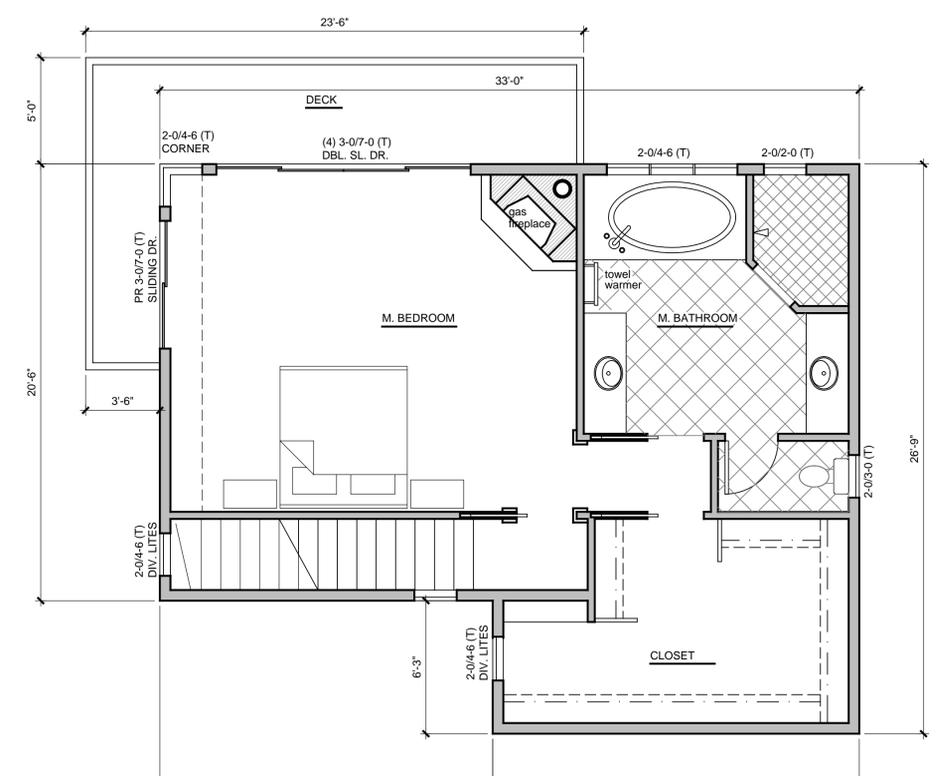


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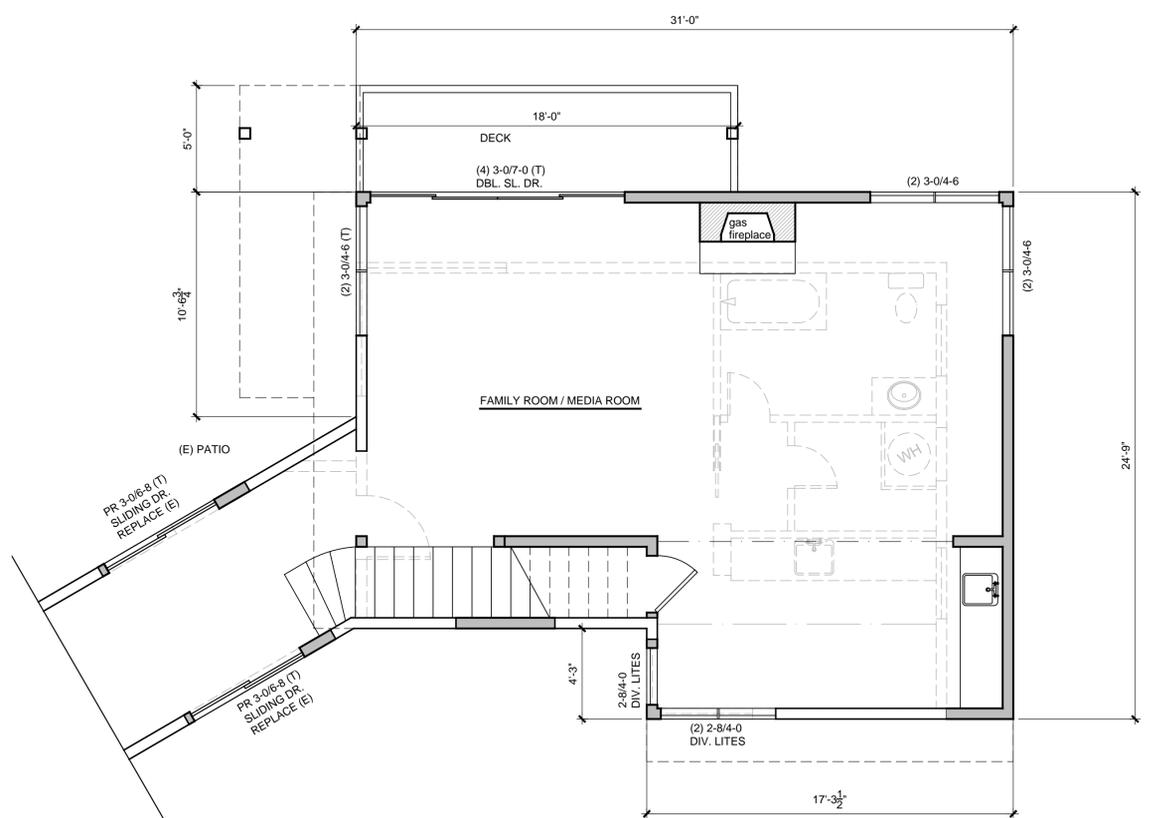
1/1/15	DATE
06/25/15	CLIENT REVIEW
11/11/15	CLIENT REVIEW
03/15/16	COUNTY REVIEW
05/20/16	COUNTY REVIEW

JEANNE C. BYRNE, FAIA
A R C H I T E C T S
 591 LIGHTHOUSE AVE., SUITE #5
 PACIFIC GROVE, CALIFORNIA 93950
 (805) 72-6585 FAX (805) 72-8109

PROPOSED FLOOR PLAN : MASTER BEDROOM

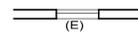
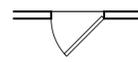


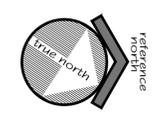
PROPOSED 2ND FLOOR PLAN
 SCALE: 1/4"=1'-0"



PROPOSED MAIN FLOOR PLAN
 SCALE: 1/4"=1'-0"

FLOOR PLAN LEGEND:

-  EXISTING WALLS TO REMAIN. REPAIR AS REQUIRED.
-  EXISTING WALL TO BE REMOVED.
-  NEW WALLS. 2X4 STUDS @ 16" O.C. WITH R-13 BATT INSUL. AT EXTERIOR WALLS. 1/2" GYP. BD. AT INTERIORS. TYP., U.O.N. 2X6 STUDS AT PLUMBING WALLS AS REQUIRED. SEE PLAN.
-  EXISTING WINDOWS TO REMAIN. REPAIR OR REPLACE TRIM AS REQUIRED TO MATCH EXISTING.
-  NEW WINDOWS PER PLANS & ELEVATIONS. ALUM. CLAD WOOD WINDOWS. NEW TRIM SIM. TO EXISTING. (T) = TEMPERED GLASS
-  DOORS PER PLANS AND ELEVATIONS. (T) = TEMPERED GLASS



REMODEL AND ADDITION FOR:
BERTE
 1532 BONIFACIO ROAD
 PEBBLE BEACH, CA
 A/P/A 008-341-015

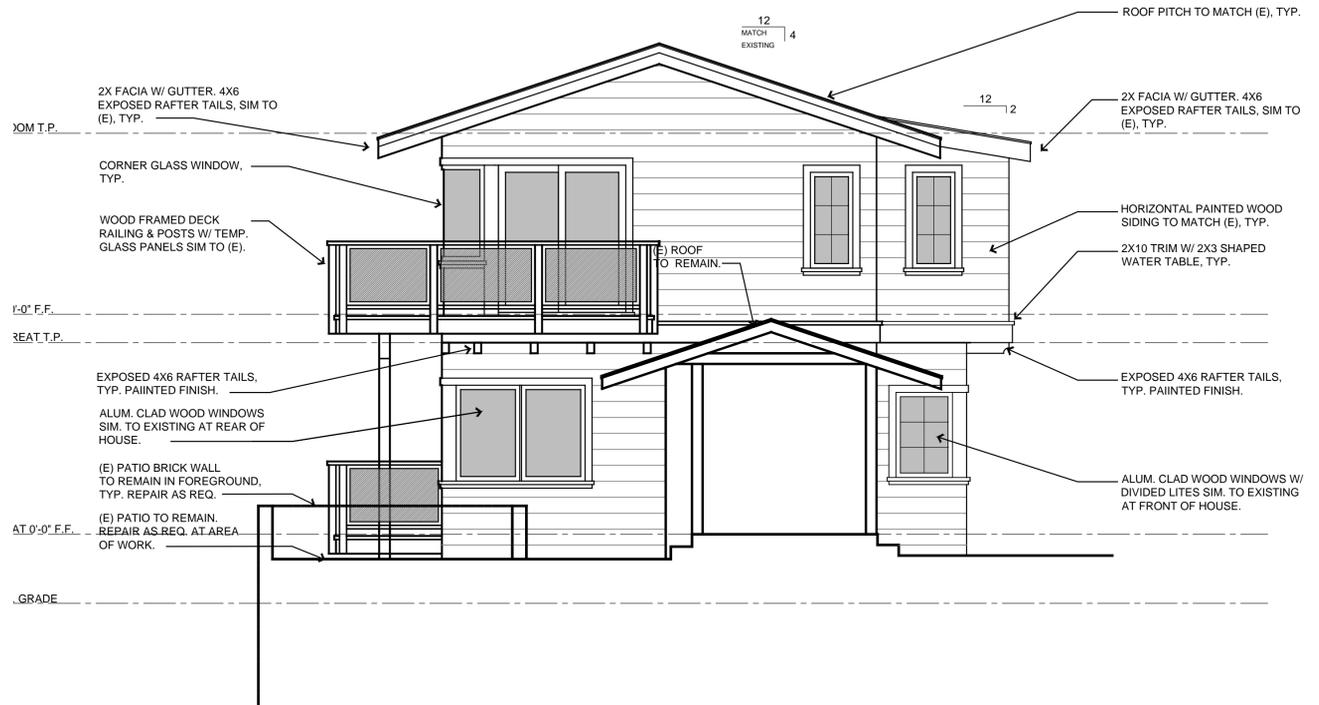
DATE: A/ NOTED
 SCALE: A/ NOTED
 DRAWN BY: PA/ NOTED
 JOB NUMBER: A3.0

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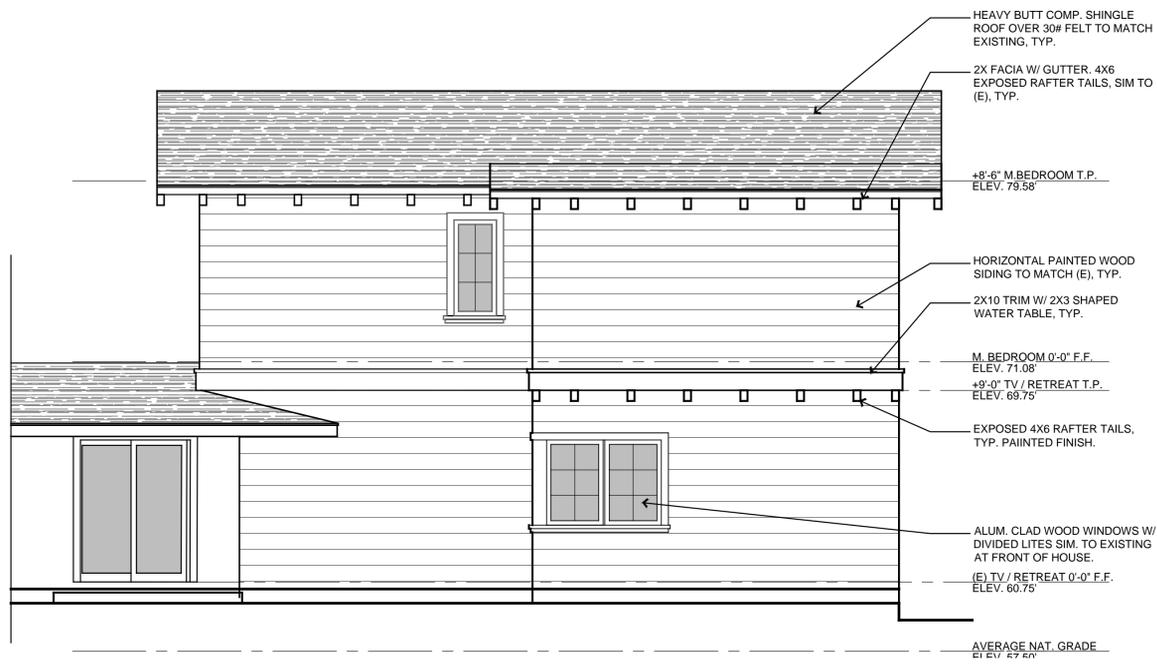
PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"



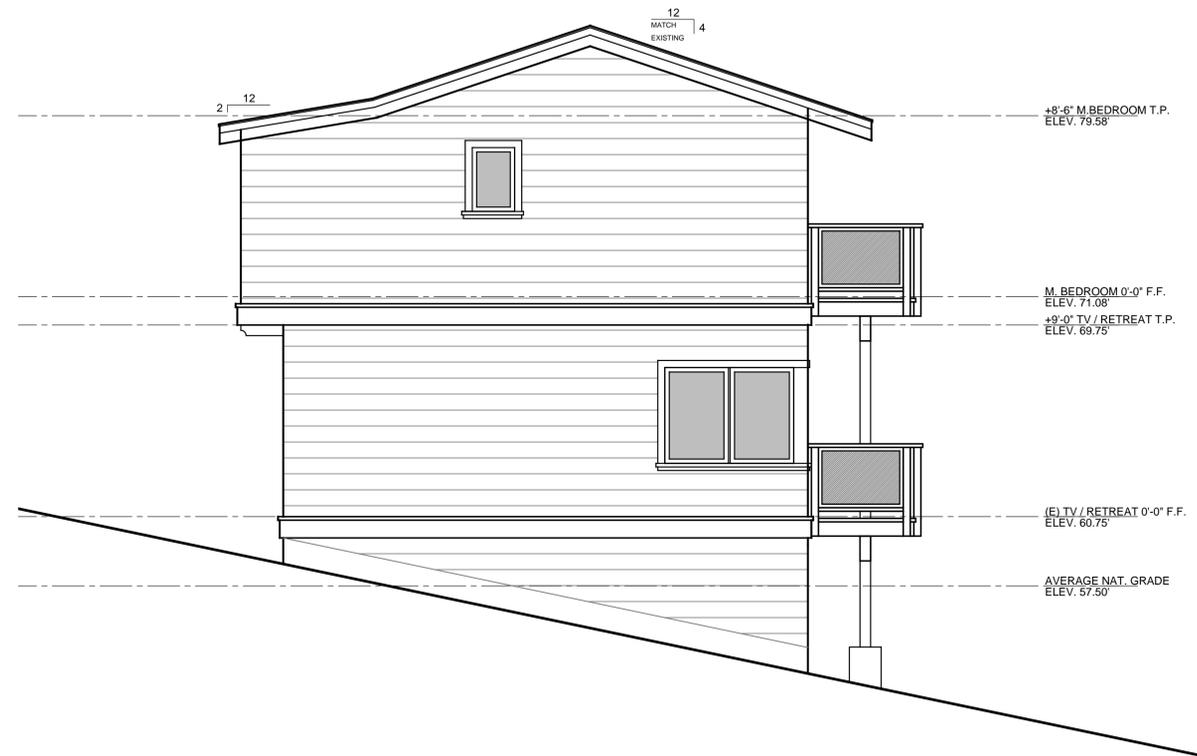
PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"

DATE FOR	DATE
CLEAR REVIEW	06/25/15
CLEAR REVIEW	11/11/15
COUNTY REVIEW	03/15/16
COUNTY REVIEW	05/20/16

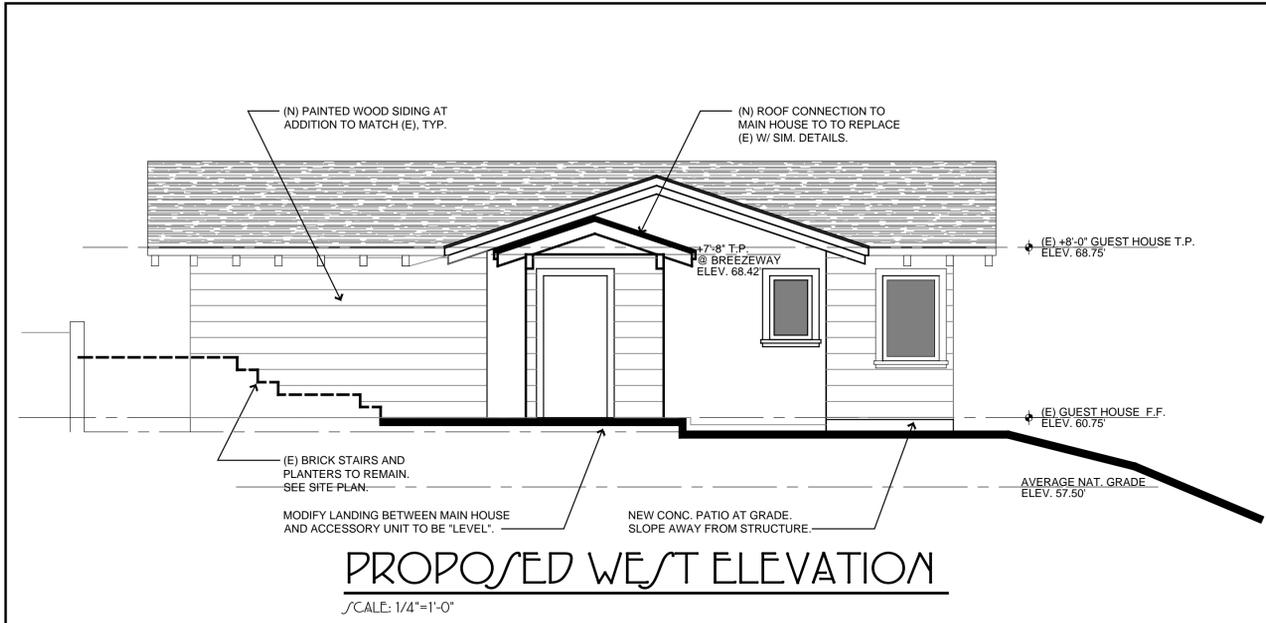
JEANNE C. BYRNE, FAIA
 ARCHITECTS
 591 LIGHTHOUSE AVE., SUITE #5
 PACIFIC GROVE, CALIFORNIA 93950
 (805) 772-6585 FAX (805) 772-8109

EXTERIOR ELEVATION

REMODEL AND ADDITION FOR:
BÉRTE
 1532 BONIFACIO ROAD
 PEBBLE BEACH, CA
 A/P/A 008-341-015

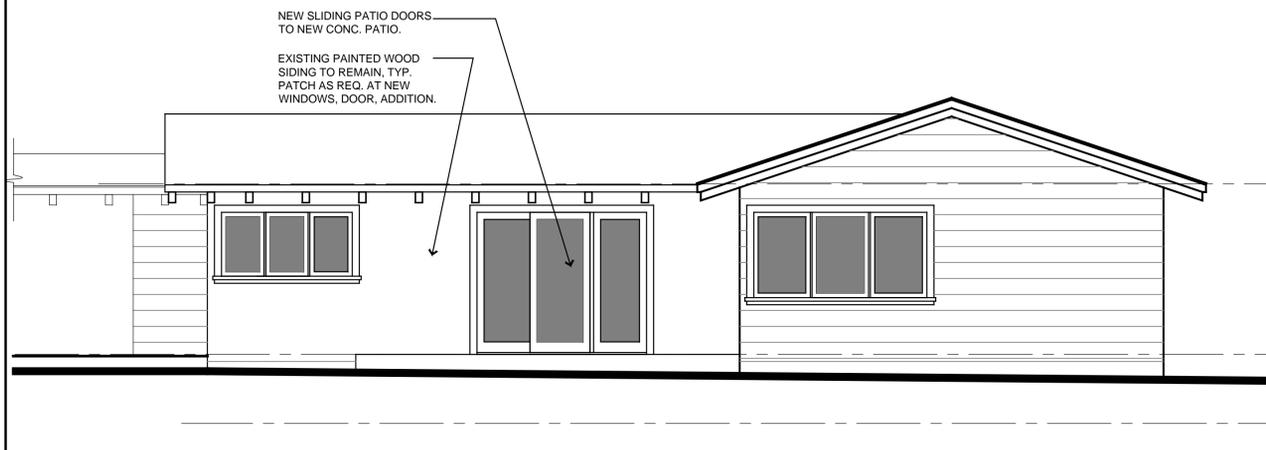


A3.1



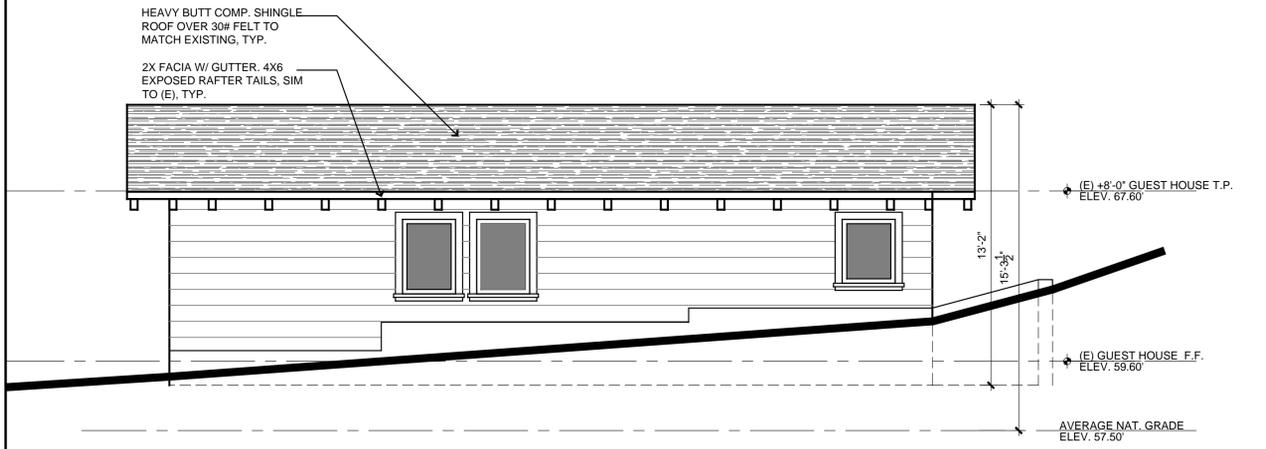
PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"



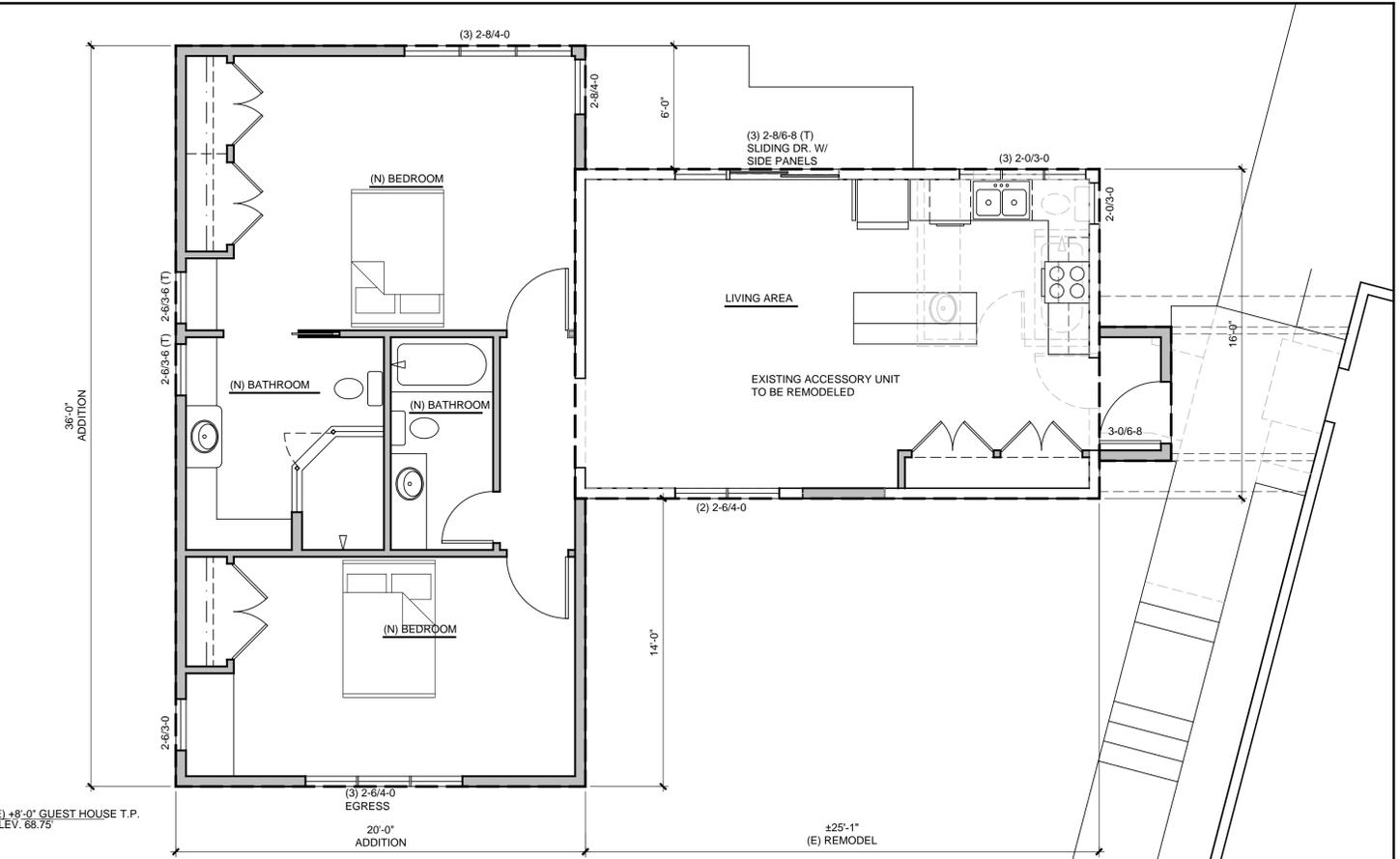
PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"



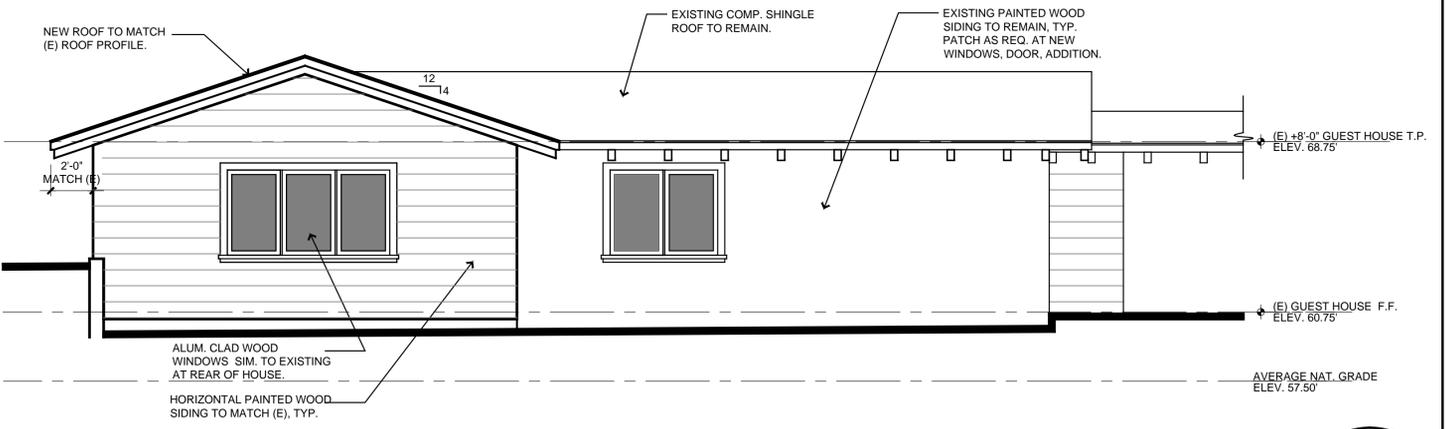
PROPOSED ACCESSORY UNIT PLAN

SCALE: 1/4"=1'-0"



FLOOR PLAN LEGEND:

- EXISTING WALLS TO REMAIN. REPAIR AS REQUIRED.
- EXISTING WALL TO BE REMOVED.
- NEW WALLS. 2X4 STUDS @ 16" O.C. WITH R-13 BATT INSUL. AT EXTERIOR WALLS. 1/2" GYP. BD. AT INTERIORS, TYP., U.O.N. 2X6 STUDS AT PLUMBING WALLS AS REQUIRED. SEE PLAN.
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- DOORS PER PLANS AND ELEVATIONS. (T) = TEMPERED GLASS



PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"



1/16/2016 FOR: DATE: COUNTY REVIEW: 03/15/16 COUNTY REVIEW: 05/20/16

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ARCHITECTS

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ACCESSORY UNIT PLAN & ELEVATIONS

REMODEL AND ADDITION FOR: **BÉRTE**
1532 BONIFACIO ROAD
PERDUE BEACH, CA
APA 008-341-015

DATE: A/N NOTED
SCALE: A/N NOTED
DRAWN BY: PAJ
JOB NUMBER: A3.2