

# Attachment D

This page intentionally left blank.



MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY  
PLANNING DEPARTMENT  
168 West Alisal, 2nd Floor, Salinas, CA 93901  
Telephone: (831) 755-5025 Fax: (831) 757-9516  
<http://www.co.monterey.ca.us/planning>

RECEIVED  
FEB 11 2014  
MONTEREY COUNTY  
PLANNING DEPARTMENT

### DESIGN APPROVAL REQUEST FORM

ASSESSOR'S PARCEL NUMBER: 007-323-001-000

PROJECT ADDRESS: 1024 Rodeo Road, Pebble Beach, CA

PROPERTY OWNER: Bruce and Susan Herman

Address: 251 Park Road

City/State/Zip: Burlingame, CA 94010

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

FROM WARE  
RECEIVED  
APR 21 2014  
MONTEREY COUNTY  
PLANNING DEPARTMENT

APPLICANT: Eric Miller Architects, Inc., Carla Hashimoto, Architect Telephone: 831-372-0410

Address: 157 Grand Avenue, Suite 106

City/State/Zip: Pacific Grove, CA 93950

Fax: 831-372-7840

Email: Carla@EricMillerArchitects.com

AGENT: Same as applicant

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Fax: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Email: \_\_\_\_\_

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

PROJECT DESCRIPTION: (Attach Scope of Work) Demolish existing one story single family residence. Propose new two story single family residence with 4 bedrooms, 4-1/2 baths, 2-car attached garage, covered entry gate, and up to 6 ft. high site and/or retaining walls.

MATERIALS TO BE USED: Stucco walls, clay tile roof, wood windows and doors, stone decks and paving

Metal window units at west elevation.

COLORS TO BE USED: Match existing colors, re-use clay tile roof.

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance. Additionally, I acknowledge that the Zoning Ordinance states that no building permit 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. I further acknowledge that this approval is for design of the structures and compliance with zoning regulations only.

PROPERTY OWNER/AGENT SIGNATURE: [Signature]

DATE: 2/11/14

#### FOR DEPARTMENT USE ONLY

ZONING: MDR/B-1-D-KES

GENERAL/AREA PLAN: GMP A.P.

ADVISORY COMMITTEE: DMF LUAC

RELATED PERMITS: PLN130178

PLANNER: Marisa Lopez

LUAC REFERRAL:  YES  NO

DOES THIS CORRECT A VIOLATION?  YES  NO

WITHIN ARCH BUFFER ZONE?  YES  NO

ON SEPTIC SYSTEM? (REFER TO EHB)  YES  NO

DECISION:  ADMINISTRATIVE  PUBLIC HEARING

LEGAL LOT: Lot # 2  YES  NO

GIVEN OUT BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ACCEPTED BY: Lopez DATE: 2/11/14

COMMENTS: \_\_\_\_\_

#### ADVISORY COMMITTEE RECOMMENDATION

SUPPORT AS PROPOSED  
 SUPPORT WITH CHANGES

For: 7 Against: 0 Abstain: 0 Absent: 0

Was the Applicant Present?  YES  NO

Recommended Changes: County approval of 10 ft. setback

Signature: [Signature]

Date: 4/17/14

APPROPRIATE AUTHORITY:  DIRECTOR OF PLANNING  ZONING ADMINISTRATOR  PLANNING COMMISSION  
ACTION:  APPROVED  DENIED

CONDITIONS: See attached conditions

APPROVED BY: [Signature]

DATE: 29 April 2014

PROCESSED BY: [Signature]

DATE: 5/29/14

COPY TO APPLICANT:  IN PERSON OR  MAILED

DATE: 5/29/14



**GENERAL PLAN POLICY CONSISTENCY CHECKLIST  
FOR DESIGN APPROVALS (Inland Only)  
To be completed by Applicants**

LAND USE DESIGNATION: <u>U/A</u>	APN: <u>007-323-001-000</u>	PLANNING NUMBER: <u>PLN140098</u>
AREA PLAN: <input type="checkbox"/> Cachagua Area Plan <input type="checkbox"/> Carmel Valley Master Plan <input type="checkbox"/> Central Salinas Valley Area Plan <input type="checkbox"/> Fort Ord Master Plan <input checked="" type="checkbox"/> Greater Monterey Peninsula Area Plan <input type="checkbox"/> Greater Salinas Area Plan <input type="checkbox"/> North County Area Plan <input type="checkbox"/> South County Area Plan <input type="checkbox"/> Toro Area Plan <input type="checkbox"/> Agriculture & Winery Corridor Plan	PROJECT DESCRIPTION: DEMOUSH EXISTING ONE STORY SINGLE FAMILY DWELLING. CONSTRUCT NEW SFD, 2- <sup>2-</sup> STORIES WITH . 4 BEDROOMS, 4 1/2 BATHS, 2-CAR ATTACHED GARAGE, COVERED ENTRY GATE AND UP TO 6 FT. HIGH SITE AND/OR RETAINING WALLS.	

Please answer each question based on the description of the project (see back of questionnaire for policy references)

	The project is for: <input checked="" type="checkbox"/> Residential use <input type="checkbox"/> Commercial use <input type="checkbox"/> Agricultural use <input type="checkbox"/> Public or Quasi-Public use <input type="checkbox"/> Industrial use
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project proposes a cell-site, telcom (digital) communication facility/site?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The project includes the construction of a new structure?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The project includes the enlarging, altering, repairing, moving, improving, or removing of existing structures? If "yes", describe <u>REMOVAL OF EXISTING STRUCTURE</u>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The project includes demolition work? If "yes", describe <u>DEMO EXISTING STRUCTURE</u>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project includes the use of roofing materials that are different in type and/or color from the original materials?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project includes replacement and/or repair of (50%) or more of the exterior walls of a structure?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project includes historical structure or a structure more than fifty (50) years old?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project includes an accessory structure(s)? If "yes", describe: <u>COVERED ENTRY GATE</u>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit? <input type="checkbox"/> Private property <input type="checkbox"/> Park installation (mobile home park)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project includes retaining walls?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project involves new, change or modifications to existing utilities and/or power lines?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project is change or modification to an approved application. <u>PLN 130178</u>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose a lot line adjustment or subdivision?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project include subdivision creating five or more lots, or new commercial/industrial use that creates intensity equal to or greater than five residences?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located near an incorporated area (City)?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within a Community Area or Rural Center?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located within 1/4 mile of a public airport?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is this the first residence on a property?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose a secondary unit?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Would native vegetation be removed with this project?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Would proposed development occur within 100 feet a creek/drainage (including seasonal) or river?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose any tree removal? If "yes" Type _____ Size _____ Number _____
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project includes grading, dirt importation, dirt removal, and/or drainage changes.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Would the project be connected to an existing well or private water system?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project includes constructing, enlarging, altering, repairing, moving, improving or removing a well.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project is associated with a new or improvements to a water system. _____ number of connections
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project include a new individual or existing wastewater system (e.g. septic)?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose development on slopes over 25%?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project 50 feet from a bluff?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands. If "yes", describe _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project include cultivation of land that is currently not cultivated?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose non-agricultural uses adjacent to agricultural uses?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located within the winery corridor?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Would any portion of the proposed development be visible from a public road, designated vista point, or public park? If yes, is it located on a slope or near the top of a hill? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose or require affordable housing?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project require a General Plan Amendment?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located within a Special Treatment Area?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located within a Study Area?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project involves or includes an existing or proposed trail or easement.

I, the undersigned, have authority to submit application for a permit on the subject property. I have completed this questionnaire accurately based on the proposed project description. It is my interpretation that the project is consistent with the 2010 Monterey County General Plan. I understand that Monterey County may require project changes or some other permit/entitlement if the project is found to be inconsistent with any General Plan policy.

Signature: *Carla J. Hashimoto*  
 Print Name: Carla J. Hashimoto

Date: 2/11/14