

Attachment A

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**MONTEREY COUNTY PLANNING AND BUILDING
INSPECTION DEPARTMENT**

SCOTT HENNESSY
DIRECTOR OF PLANNING AND
BUILDING INSPECTION



STATE OF CALIFORNIA
COUNTY OF MONTEREY

FILE NO. PLN020421

**Minor and Trivial Amendment to Combined Coastal Development
Permit (PLN000485) Del Monte Forest (Coastal Area)**

FINDINGS AND DECISION

In the matter of the application by Ranch Properties for a **Minor and Trivial Amendment (PLN020421) to the previously approved Combined Coastal Development Permit No. PLN000485** in accordance with Monterey County Code Title 20 (Zoning) Section 20.70.105 (Amendments to a Coastal Development Permits), the minor and trivial amendment is hereby approved. The original approval allowed the construction of a 13,305 sq. ft. single-family dwelling, (4,974 sq. ft. below grade - garage, basement and mechanical room), tree removal (2 protected trees: 1 - 8" Coast Live Oak; 1 - 38" Monterey Pine), grading (approximately 2,500 cu. yds. of cut/fill), and a Variance to the 5,000 square foot limitation to structural coverage in the Pescadero Watershed. **The amendment consists of: 1) Deletion of the guesthouse from the project description and approval; 2) Demolition of 167 square feet of the existing 1-story gatehouse and the existing 1-story studio adjacent to Seventeen Mile Drive leaving only a 1-story, 850 square-foot caretaker unit at that location; 3) Restoration of the existing stream channel located along on south-east end of the property line.** The property is located at 3350 Seventeen Mile Dr., approximately 200 feet west of the intersection of Seventeen Mile Drive and Palmero Way, Pebble Beach. (Assessor's Parcel Number 008-423-039-000, Del Monte Forest Land Use Plan Area of the Coastal Zone.

The Director of Planning and Building Inspection, having considered the application and the evidence presented relating thereto, finds:

FINDINGS OF FACT

1. **FINDING:** The applicant filed an application, (PLN020421), for an amendment to a Combined Coastal Development Permit (PLN000485).
EVIDENCE: Materials contained in Planning and Building Inspection File No. PLN020421.
2. **FINDING:** The project as proposed is consistent with the previously approved use on the property.
EVIDENCE: Plans and documents in File No. PLN000485 and PLN020421.
3. **FINDING:** Consideration of the request for the amendment has been carried out pursuant to Monterey County Code Section 20.70.105.
EVIDENCE: Materials in Planning and Building Inspection File No. PLN020421.
4. **FINDING:** Notice of the permit amendment has been carried out pursuant to Section 20.84.040(A) of the Coastal Implementation Plan.
EVIDENCE: Documents in file PLN020421.
5. **FINDING:** The project, as approved, is appealable to and the California Coastal Commission.
EVIDENCE: Section 20.86.080 of the Monterey County Coastal Implementation Plan.

THEREFORE, it is the decision of the Director of the Planning and Building Inspection Department to approve said application, (PLN020421), for a minor and trivial amendment to Combined Coastal Development Permit (PLN000485) to allow: 1) Deletion of the guesthouse from the project description and approval; 2) Demolition of 167 square feet of the existing 1-story gatehouse and the existing 1-story studio adjacent to Seventeen Mile Drive leaving only a 1-story, 850 square-foot caretaker unit at that location; 3) Restoration of the existing stream channel located along on south-east end of the property line as shown on the plot plans and elevations by Dickson & Associates, Inc., Haro Kasunich & Associates, Inc., Bestor Engineering, Inc., Jerry Tucker & Associates, Inc., EcoSynthesis Scientific and Regulatory Services, and George W. Girvin Associates, Inc. dated August 16, 2002 contained in the project file and attached to this resolution in reduced form. Permit amendment approval is subject to the conditions listed below.

CONDITIONS OF APPROVAL

1. All conditions of the original Combined Development Permit (File No. PLN000485) shall remain in effect and are not changed by this amendment, except for original condition #4, which is modified as indicated in condition #4 of this amendment. **(Planning And Building Inspection Department)**
2. The applicant shall record a notice that states: "A permit Amendment (File No. PLN020421) was approved by the Monterey County Director of Planning and Building Inspection Department for Assessor's Parcel Number 008-423-039-000 on September 26, 2002. The permit amendment was granted subject to 4 conditions of approval, which run with the land. The conditions of approval for the original application (File No. PLN000485) remain in effect and are not changed and apply to this amendment, except for condition #4, which is modified as shown in condition #4 of this amendment. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of a building permit or commencement of the use. **(Planning and Building Inspection Department)**
3. A notice shall be recorded with the Monterey County Recorder which states: "A Stream Channel Restoration Plan has been prepared for this parcel by EcoSynthesis dated August 14, 2002 and amended via email on September 6, 2002 and is on record in the Monterey County Planning and Building Inspection Department as Library # LIB020219. All stream channel restoration and maintenance must be in accordance with the Stream Channel Restoration Plan, as approved by the Director of Planning and Building Inspection." This notice shall be recorded prior to issuance of building or grading permits. **(Planning and Building Inspection Department)**
4. Condition #4 of PLN000485 shall be modified as follows (text deleted in ~~strikethrough~~; new text underlined):

"A scenic and conservation easement shall be conveyed to the County over those portions of the property where stream channel restoration will occur, including but not limited to where slopes exceed 30 percent, as indicated on the plans dated September 09, 2002 contained in the project file and in accordance with the specifications detailed in the Restoration Plan by EcoSynthesis dated August 14, 2002 updated via email on September 6, 2002 also contained in the project file and filed with the Planning and Building Inspection Department as Library # LIB020219. ~~in the vicinity of the drainage channel where the slope exceeds 30 percent.~~ The scenic and conservation easement deed shall be submitted to and approved by Director of Planning and Building Inspection prior to issuance of building permits and must include provisions for the long-term maintenance of the restored stream channel. (Planning and Building Inspection Department)"

PASSED AND ADOPTED THIS 2nd DAY OF OCTOBER, 2002

DALE ELLIS, FOR

DALE ELLIS, ASSISTANT DIRECTOR

PLANNING AND BUILDING INSPECTION DEPARTMENT

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT AND THE CALIFORNIA COASTAL COMMISSION ON OCT 02 2002

NOTE:

You will need a building and/or grading permit and must comply with the Monterey County Building (and/or Grading) 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 working days after the mailing of the 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 an appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and building Inspection Department office in Marina.

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