

Attachment B

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**ATTACHMENT B
DRAFT RESOLUTION**

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

In the matter of the application of:

HEVRDEJS (PLN170535)

RESOLUTION NO. 18 -

Resolution by the Monterey County Board of
Supervisors to:

- 1) Deny the appeal of Joel and Dena Gambord challenging the Zoning Administrator's approval of a Combined Development Permit to allow construction of a 10,417 square foot single-family dwelling with a 799 square foot attached garage and a 548 square foot detached garage, construction of an 810 square foot accessory dwelling unit, a Variance for an 8,463 square foot net reduction of impervious surface coverage, development within 750 feet of known archaeological resources and on slope exceeding 30 percent;
- 2) Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 3) Approve a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 10,417 square foot single-family dwelling with a 799 square foot attached garage and a 548 square foot detached garage; a Coastal Administrative Permit and Design Approval to allow construction of an 810 square foot accessory dwelling unit; a Variance to allow a 8,463 square foot net reduction of impervious surface coverage (from 27,829 to 19,366 square feet); a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and a Coastal Administrative Permit to allow development on slope exceeding 30 percent; subject to twenty (20) conditions of approval.

1691 Crespi Lane, Pebble Beach, Del Monte Forest
Land Use Plan, Coastal Zone (APN: 008-371-013-
000)

The Appeal by Joel and Dena Gambord from the decision by the Zoning Administrator to categorically exempt and approve a Combined Development permit to allow construction of a 10,417 square foot single-family dwelling with a 799 square foot attached garage and a 548 square foot detached garage, to allow construction of an 810 square foot accessory dwelling unit, to allow a Variance for an 8,463 square foot net reduction of impervious surface coverage, and to allow development within 750 feet of known archaeological resources and on slope exceeding 30 percent (Hevrdejs application - PLN170535) came on for a public hearing before the Monterey County Board of Supervisors on April 17 and May 15, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS** – The County has processed the subject Combined Development Permit application (RMA-Planning File No. PLN170535/Hevrdejs) (“project”) in compliance with all applicable procedural requirements.
- EVIDENCE:** a) On June 19, 2017, pursuant to Monterey County Code (MCC) Sections 20.14, 20.44, 20.78, and 20.82, Hevrdejs (Applicant) filed an application for a discretionary permit to allow: construction of a 10,417 square foot single-family dwelling with a 799 square foot attached garage and a 548 square foot detached garage; construction of an 810 square foot accessory dwelling unit; a Variance for an 8,463 square foot net reduction of impervious surface coverage; and development within 750 feet of known archaeological resources and on slope exceeding 30 percent; on a project site located at 1691 Crespi Lane, Pebble Beach (Assessor’s Parcel Number 008-371-013-000), Del Monte Forest Land Use Plan, Coastal Zone.
- b) The County referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting at which all persons had the opportunity to be heard, reviewed the proposed project on July 6, 2017, and voted 6 – 0 – 1 (6 ayes and 1 abstention) to support the project as proposed. See also Finding No. 2, Evidence t below.
- c) The Monterey County Zoning Administrator held a duly-noticed public hearing on the Hevrdejs application on February 8, 2018. Notices for the Zoning Administrator public hearing were published in the Monterey County Weekly on January 25, 2018; posted at and near the project site on January 24, 2018; and mailed to vicinity property owners and interested parties on January 23, 2018.
- d) On February 8, 2018, after review of the application and submitted documents, and a duly-noticed public hearing at which all persons had the opportunity to be heard, the Zoning Administrator categorically exempted and approved a Combined Development Permit to allow the proposed development (Monterey County Zoning Administrator Resolution No. 18-006).
- e) Joel and Dena Gambord (Appellant), represented by Bruce Tichinin, timely filed an appeal from the February 8, 2018, decision of the Zoning Administrator pursuant to MCC Section 20.86.030.C. The appeal challenged the Zoning Administrator’s approval of the

Combined Development Permit, and contended that the findings or decision or conditions are not supported by the evidence, and the decision was contrary to law. See Finding No. 12 (Appeal) for the text of the Appellants' specific contentions and the County responses to the appeal.

- f) Pursuant to MCC Sections 20.86.030.C and E, an appeal shall be filed with the Clerk of the Board of Supervisors within 10 days after written notice of the decision of the Appropriate Authority (i.e., Zoning Administrator Resolution No. 18-006) has been mailed to the Applicant, and no appeal shall be accepted until the notice of decision has been given (i.e., mailed). The County mailed the written notice of the decision on February 8, 2018, and said appeal was filed with the Clerk of the Board of Supervisors on February 20, 2018, within the 10-day timeframe prescribed by MCC Section 20.86.030.C. [Note: The 10th day of the appeal period fell on a County non-business day; therefore, the appeal period extended to the next business day.] The appeal hearing is de novo. A complete copy of the appeal is on file with the Clerk of the Board, and is attached to the April 17, 2018, staff report to the Board of Supervisors as Attachment C.
- g) Said appeal was timely brought to a duly-noticed public hearing before the Monterey County Board of Supervisors on April 17, 2018. Notice of the hearing was published on April 5, 2018, in the Monterey County Weekly; notices were mailed on April 5, 2018, to all property owners and occupants within 300 feet of the project site, and to persons who requested notice; and at least three (3) notices were posted at and near the project site on April 6, 2018.
- h) On April 17, 2018, the Board of Supervisors continued the appeal public hearing to a date certain on May 15, 2018. The Applicant and Appellant requested, in writing, the continuance to allow time for the parties to reach a mutually acceptable screening plan to satisfy the Appellants' concerns. To the extent that both the Applicant and Appellant requested and agreed to a continuance, both the Applicant and Appellant waived the MCC requirement to consider the appeal and render a decision within 60 days of receipt of the appeal.
- i) 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 No. PLN170535; Clerk of the Board of Supervisors' file(s) related to the appeal.

2. **FINDING: CONSISTENCY / HEALTH AND SAFETY / NO VIOLATIONS / SITE SUITABILITY** - The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan – Part 5, Monterey County Zoning Ordinance - Coastal (Title 20), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed, and no violations exist on the property; hence, there are no outstanding zoning violation abatement costs. The project is in compliance with

- all rules and regulations pertaining to zoning uses and other applicable provisions of Title 20.
- EVIDENCE:**
- a) The proposed project involves the construction of a single-family dwelling, attached and detached accessory structures, and an accessory dwelling unit.
 - b) The property is located at 1691 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-371-013-000), Del Monte Forest (DMF) Land Use Plan (LUP), Coastal Zone. The parcel is zoned Low Density Residential, 1.5 acres per unit, with a Design Control zoning overlay (Coastal Zone) [LDR/1.5-D (CZ)]. Development of single-family dwellings, habitable accessory dwelling units, and non-habitable accessory structures are identified as allowed uses pursuant to MCC Sections 20.14.040.A, F, and W, and MCC Section 20.64.030, subject to the granting of applicable coastal development permits. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development. See Finding No. 3 and supporting evidence. See also Finding Nos. 5, 7, 8, 9, 10, and 11.
 - c) The 2.12-acre (92,410 square feet) lot is identified as Parcel 9B, within Block 127, on Assessor's Map Book 8, Page 37, in both 1964 (Volume 1) and 1972 (Volume 3). Thus, the property is a legal lot of record.
 - d) RMA-Planning File No. PLN160178. On June 9, 2016, the Monterey County Zoning Administrator approved the demolition of the existing single-family dwelling and accessory structures on the parcel (Zoning Administrator Resolution No. 16-019). The approved entitlements included a Coastal Development Permit to allow development (demolition) within 750 feet of known archaeological resources, and a Coastal Administrative Permit to allow the demolition of the existing structures. The proposed Combined Development Permit (RMA-Planning File No. PLN170535) is consistent with these previously-approved entitlements.
 - e) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 1982 Monterey County General Plan;
 - Del Monte Forest Area Land Use Plan;
 - Del Monte Forest Coastal Implementation Plan (Part 5); and
 - Monterey County Zoning Ordinance - Coastal (Title 20)
 - f) No conflicts were found to exist. The County received communications from interested members of the public during the course of project review contending the project had inconsistencies with the text, policies, and regulations in the applicable plans and Monterey County Code (MCC); however, the County finds that the project is consistent with the text, policies, and regulations in the applicable documents for the reasons stated in this resolution.
 - g) The project has been reviewed for site suitability by RMA-Planning, RMA-Public Works, RMA-Environmental Services, Pebble Beach Community Services District (Fire Protection District), and Water Resources Agency. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the proposed project on the subject site conforms to the applicable plans, and that the site is suitable for the proposed development. The

project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- h) The following technical reports have been prepared:
 - Tree Resource Assessment (LIB170234) prepared by Frank Ono, Urban Forester and Certified Arborist, Pacific Grove, California, March 29, 2017.
 - Preliminary Archaeological Assessment (LIB170235) prepared by Archaeological Consulting, Salinas, California, June 1, 2017.
 - Geotechnical Investigation (LIB170236) prepared by Soil Surveys Group, Inc., Salinas, California, June 14, 2017.County staff has independently reviewed these reports and concurs with their conclusions.
- i) Necessary public facilities are available for both habitable structures. The property is and will be served by a public water system (California American Water) and an existing public sewer system (Pebble Beach Community Services District and Carmel Area Wastewater District). The Environmental Health Bureau did not impose any conditions for project approval.
- j) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on subject property.
- k) Design. See Finding No. 3 and supporting evidence.
- l) Accessory Dwelling Unit. See Finding No. 5 and supporting evidence.
- m) Public Access. See Finding No. 6 and supporting evidence.
- n) Pescadero Watershed. The property is located within the Pescadero Watershed, which limits structural and impervious surface coverage to a combined total of 9,000 square feet. See Finding Nos. 7, 8, 9, and 10; and supporting evidence.
- o) Variance. See Finding Nos. 8, 9, and 10; and supporting evidence.
- p) Development on Slope Exceeding 30 Percent. See Finding No. 11 and supporting evidence.
- q) The project planner conducted a site inspection on July 6, 2017, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.
- r) Staking and Flagging. As directed by the County, the Applicant installed orange netting to delineate the corners and ridge peaks of the proposed structures. The County did not require more extensive staking and flagging for the following reasons: the project site is not visible from 17-Mile Drive, the nearest common public viewing area, nor any designated vista points, as shown on Figure 3 (Visual Resources) of the Del Monte Forest Land Use Plan; and the project does not involve ridgeline development. The County's adopted staking and flagging criteria allow flexibility and discretion in determining the scope of staking and flagging required for a project. Based on a County staff site inspection on July 6, 2017, the installed staking and flagging was intact and the weather clear enough for an adequate assessment of potential visual impacts. The installed staking and flagging provided sufficient visual reference for the County to determine potential visual impacts to the public viewshed and satisfied the County's requirement for review. Furthermore, the

proposed development would not increase the mass of the existing single-family dwelling, and will not intensify the visual impact over the existing residential use of the site. See Finding No. 3, Evidence d below.

- s) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity, and is within 750 feet of known archaeological resources. An archaeological survey (LIB170235) prepared for the project site concluded that there is no surface evidence of potentially significant archaeological resources. In addition, although located in an area of high sensitivity and known resources, the area of proposed development has been disturbed by previous structural and hardscape development, as well as landscaping. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- t) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Variance and a Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on July 6, 2017, at which all persons had the opportunity to be heard, and voted 6 – 0 – 1 (6 ayes and 1 abstention) to support the project as proposed. The LUAC noted comments made by a neighbor, but chose to not recommend any changes to the project. In addition, based on public concerns expressed at the LUAC meeting, the Applicant voluntarily reduced the size of the main terrace by 194 square feet.
- u) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170535.

3. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- EVIDENCE:**
- a) The proposed project would re-develop an existing 2.12-acre lot with a single-family dwelling, an accessory dwelling unit, and attached and detached non-habitable accessory structures.
 - b) Pursuant to Section 20.44, Title 20 (Coastal Zoning Ordinance) of the Monterey County Code (MCC), the proposed project site and surrounding area are designated as a Design Control Combining District (D District), which regulates the location, size, configuration, materials, and colors of structures, including fences, to assure the protection of the public viewshed and neighborhood character.
 - c) Material and Color Finishes. The proposed exterior colors and materials are consistent with the residential setting and other dwelling units in the immediate vicinity. The primary colors and materials

include a dark gray metal roof, gray aluminum window frames, beige stucco exterior walls, glass railing, and Carmel stone-faced columns. The proposed exterior finishes would blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood.

- d) Visual Resources. The subject property is located in an area where the Local Coastal Program may require visual public access (Figure 3, Visual Resources, Del Monte Forest Land Use Plan). Based on review of the project location on the east (i.e., inland) side of 17-Mile Drive, the development proposal will not interfere with visual access along 17-Mile Drive because the property is not visible from 17-Mile Drive due to topography and existing tree screening. The proposed development is consistent with Del Monte Forest Land Use Plan Policies 123 and 137, and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed single-family dwelling does not increase the bulk and mass of the existing dwelling, and would not increase the visual impacts over the existing baseline. As proposed, the project would not result in any visual impacts, and the project is consistent with the applicable visual resource and public access policies of the Del Monte Forest Land Use Plan.
- e) Review of Development Standards. The development standards for the LDR zoning district are identified in MCC Section 20.14.060. Required setbacks in the LDR district for main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides). Required setbacks in the LDR district for habitable accessory structures are 50 feet (front), 6 feet (rear), and 6 feet (sides). Required setbacks in the LDR district for detached non-habitable accessory structures are 50 feet (front), 1 foot (rear), and 1 foot on rear one-half of property (sides). As proposed, the structures meet or exceed all required setbacks.

Corresponding maximum structure heights are 30 feet, 15 feet, and 15 feet, respectively. The proposed heights for the single-family dwelling, accessory dwelling unit, and detached garage/workshop are 29.0 feet, 15.0 feet, and 11.5 feet, respectively.

The allowed site coverage maximum in the LDR/1.5 zoning district is 15 percent, and the allowed floor area ratio maximum in the LDR/1.5 zoning district is 17.5 percent. The property is 2.12 acres or 92,410 square feet, which would allow site coverage of 13,862 square feet and floor area of 16,172 square feet. As proposed, the project would result in site coverage of 11,294 square feet or 12.2 percent, and floor area of 12,574 square feet or 13.6 percent.

Therefore, as proposed, the project meets all required development standards.

- f) The project planner conducted a site inspection on July 6, 2017, to verify that the proposed project on the subject parcel conforms to the

applicable plans and MCC, and will not adversely impact the neighborhood character or scenic/visual resources.

- g) Based on the evidence described above, the proposed structures and uses are consistent with the surrounding residential neighborhood character (i.e., structural design features, colors, and material finishes). In addition, the proposed development would not have an impact on a public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15302, Class 2, categorically exempts replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
 - b) The proposed project involves the demolition of a single-family dwelling and accessory structures on the parcel (previously approved under RMA-Planning File No. PLN160178; Zoning Administrator Resolution No. 16-019), and construction of a single-family dwelling and accessory structures on a residentially-zoned parcel within a developed neighborhood (i.e., replacement of an existing structure with the same purpose and on the same site). As proposed, the main dwelling unit and non-habitable accessory structures would be located on the same approximate hardscape and landscape footprint as the current structure and improvements. The proposed design does not increase the bulk and mass of the existing dwelling, and the proposed setbacks are similar to those of the existing residence (i.e., approximately the same capacity as the structure replaced). The Applicant also proposes to construct an accessory dwelling unit on an area of the property that is clear of vegetation and reasonably level. Therefore, the project is consistent with the parameters of the Class 2 categorical exemption.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
 - d) No adverse environmental effects were identified during staff review of the development application, nor during a site inspection on July 6, 2017.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-

5. **FINDING:** **ACCESSORY DWELLING UNIT** – The subject project meets the regulations, standards and circumstances for an accessory dwelling unit in accordance with the applicable goals, policies, and regulations of the applicable land use plan and zoning codes.

EVIDENCE:

- a) The establishment of the accessory dwelling unit (ADU) will not, under the circumstances of the particular application, 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 (see Finding No. 2 and supporting evidence).
- b) The subject property upon which the ADU is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of the Del Monte Forest Land Use Plan (LUP) and the Monterey County Zoning Ordinance (Title 20). The proposed unit is in conformance with the policies of the LUP, specifically LUP Policy 76, which encourages the use of ADUs as a means of providing affordable housing within the Del Monte Forest community for caretakers and employees.
- c) As proposed, the ADU would be 810 square feet, which is less than the maximum allowed of 1,200 square feet. County staff reviewed the project application materials and County records to verify that the proposed project on the subject parcel conforms to applicable plans and Monterey County Code (MCC), including the requirements of MCC Section 20.64.030, Regulations for Accessory Dwelling Units. As designed, the ADU would be visually consistent and compatible with the principal residence on-site and other residences in the area.
- d) Adequate sewage disposal and water supply facilities exist or are readily available. The property is and will be served by a public water system (Cal Am) and an existing public sewer system (Pebble Beach Community Services District and Carmel Area Wastewater District). The Environmental Health Bureau did not impose any conditions for project approval. The ADU will use water credits created by the replacement of water fixtures in the existing residence that will provide sufficient conservation to serve the new unit. The wastewater collection and treatment system has adequate remaining capacity for sewage disposal for the new unit.
- e) The proposed ADU will not adversely impact traffic conditions in the area. The project involves replacement of an existing residence that would not generate new traffic, and a proposed ADU that would generate new traffic; however, the proposed ADU would generate an insignificant amount of new traffic. The roadways in this area are not at degraded levels of service, and the contribution of traffic from the ADU would not cause any vicinity roadway or intersection level of service to be degraded. The County reviewed the project application and did not require a traffic technical report. Pursuant to Condition No. 18 and MCC, upon application for the ADU construction permit the Applicant shall be required to pay the Countywide Traffic Impact Fee and the Regional Development Impact Fee.

- f) The project planner conducted a site inspection on July 6, 2017, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.
- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170535.

6. **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 access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).
 - d) The subject property is identified as an area where the Local Coastal Program may require visual public access (Figure 3, Visual Resources, Del Monte Forest Land Use Plan). See Evidence e below.
 - e) Based on review of the project location on the east (i.e., inland) side of 17-Mile Drive, the development proposal will not interfere with visual access along 17-Mile Drive because the property is not visible from 17-Mile Drive due to topography and existing vegetation screening. The proposed development is consistent with Del Monte Forest Land Use Plan Policies 123 and 137, and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed single-family dwelling does not increase the bulk and mass of the existing dwelling, and would not increase the visual impacts over the existing baseline. As proposed, the project is consistent with applicable visual resource and public access policies in the Del Monte Forest Land Use Plan.
 - f) The project planner completed a site inspection on July 6, 2017, to verify that the proposed project would not impact public access. The project planner also reviewed plans and visual simulations of the proposed development to verify that the structures will not impact visual resources/access. See also Finding No. 3, Evidence d.
 - g) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170535.

7. **FINDING:** **SITE COVERAGE (DEL MONTE FOREST WATERSHEDS)** – The property is located in an area which limits structural and impervious surface coverage in order to reduce runoff within the Pescadero, Seal Rock Creek, and Sawmill Gulch Watersheds and

- some smaller unnamed watersheds that drain into the Carmel Bay Area of Special Biological Significance (ASBS).
- EVIDENCE:**
- a) Policy 77 of the Del Monte Forest Land Use Plan and corresponding text in Monterey County Code Section 20.147.030.A.1.(b) limits development of parcels within the applicable watersheds to a maximum site coverage of 9,000 square feet, including both structural and impervious surface coverages. The intent of this policy is to reduce runoff into the waters of the Pacific Ocean surrounding the Del Monte Forest, specifically the Carmel Bay ASBS.
 - b) The existing site coverage total is 27,829 square feet, which includes 6,251 square feet of structural coverage and 21,578 square feet of impervious surface coverage (driveway and terrace areas). Therefore, the existing development is legal, non-conforming with regard to applicable watershed coverage limitations.
 - c) The project will convert 13,506 square feet of impervious surface coverage to 5,043 square feet of structural coverage, resulting in a net reduction of 8,463 square feet of overall site coverage. The resulting totals will be 11,294 square feet of structural coverage and 8,072 square feet of impervious surface coverage, for a proposed overall total of 19,366 square feet. Therefore, the project results in a net reduction of structural and impervious surface coverage and reduces runoff into the Carmel Bay ASBS.
 - d) Monterey County Water Resources Agency and RMA-Environmental Services reviewed the submitted application materials, and applied conditions as necessary to ensure drainage or runoff design measures are implemented (Erosion Control Plan, Grading Plan, inspections, geotechnical certification, Drainage Plan, and completion certification - Condition Nos. 9, 10, 11, 12, 13, 14, 16, and 17). Implementation of these conditions would ensure compliance with the stormwater policies of the Del Monte Forest Land Use Plan to provide on-site retention to prevent off-site discharge from storms.
 - e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170535.

8. **FINDING:** **VARIANCE (Authorized Use)** – The Variance is not being granted for a use or activity which is not otherwise expressly authorized by the zoning regulation governing the parcel of property.

- EVIDENCE:**
- a) The property has a zoning designation of Low Density Residential, 1.5 acres per unit, with a Design Control zoning overlay (Coastal Zone) [LDR/1.5-D (CZ)].
 - b) Development of single-family dwellings, habitable accessory dwelling units, and non-habitable accessory structures are identified as allowed uses pursuant to Monterey County Code (MCC) Sections 20.14.040.A, F, and W, and MCC Section 20.64.030, subject to the granting of applicable coastal development permits. Therefore, the proposed dwellings and accessory structures are uses expressly authorized within the project site residential district. See also Finding No. 2, Evidence b above.

9. **FINDING:** **VARIANCE (Special Circumstances)** - Because of special circumstances applicable to the subject property, including the size, shape, topography, location of the lot, or the surrounding area, the strict application of development standards in the Monterey County Code (MCC) is found to deprive the subject property of privileges enjoyed by other property owners in the vicinity under identical zoning classification.
- EVIDENCE:**
- a) Policy 77 of the Del Monte Forest Land Use Plan (DMF LUP) and corresponding text in MCC Section 20.147.030.A.1.(b) limits development of parcels within the applicable watersheds to a maximum site coverage of 9,000 square feet, including both structural and impervious surface coverages (see Finding No. 7 and supporting evidence above).
 - b) Pursuant to MCC Section 20.14, the Low Density Residential, 1.5 acres per unit (LDR/1.5) zoning district/classification allows building site coverage of 15 percent, and does not specifically restrict impervious surface coverage. The subject property is 92,410 square feet (2.12 acres), which would allow building site coverage of 13,862 square feet under regular zoning district development standards. Pursuant to Policy 77 of the DMF LUP and corresponding MCC, the property is restricted beyond the limits imposed by the Monterey County Zoning Ordinance (Title 20) on other properties with the same zoning classification.
 - c) The existing site coverage total is 27,829 square feet, which includes 6,251 square feet of structural coverage and 21,578 square feet of impervious surface coverage (driveway and terrace areas). Therefore, the existing development is legal, non-conforming with regard to limitations required by Policy 77 of the DMF LUP and MCC Section 20.147.030.A.1.(b). The project will convert 13,506 square feet of impervious surface coverage to 5,043 square feet of structural coverage, resulting in a net reduction of 8,463 square feet of overall site coverage. The resulting totals will be 11,294 square feet of structural coverage and 8,072 square feet of impervious surface coverage, for a proposed overall total of 19,366 square feet. Therefore, the project limits structural and impervious surface coverage, reduces runoff into the Carmel Bay ASBS, and meets the intent of Policy 77 of the DMF LUP.
 - d) There are special circumstances on the site that warrant a Variance to allow the conversion of impervious surface coverage to structural coverage, provided that: 1) the conversion results in a net reduction of overall coverage, 2) there is no special privilege (see Finding No. 10 below), and 3) it is an authorized use (see Finding No. 8 above). The restriction of Policy 77 of the DMF LUP and MCC Section 20.147.030.A.1.(b), the topography of the property, and the existing locations of disturbed areas present significant limitations to development of the site.
 - e) The project planner conducted a site inspection on July 6, 2017, to verify circumstances related to other properties in the vicinity and in the same zoning district.
 - f) The project planner conducted a site inspection on July 6, 2017, to verify the circumstances related to the subject property.

- g) The project will result in an approximate 30.4 percent net reduction of the existing legal, non-conforming site coverage.
- h) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170535.

10. **FINDING:** **VARIANCE (Special Privileges)** – The Variance does not constitute a grant of privileges inconsistent with the limitations upon other property owners in the vicinity and zone in which such property is situated.

- EVIDENCE:**
- a) Policy 77 of the Del Monte Forest Land Use Plan and corresponding text in MCC Section 20.147.030.A.1.(b) limits development of parcels within the applicable watersheds to a maximum site coverage of 9,000 square feet, including both structural and impervious surface coverages (See Finding Nos. 7, 8, and 9; and supporting evidence above).
 - b) Other property owners in the vicinity and under identical zoning classification have been afforded the same privilege sought by the property owner of this application. The Steakley project (PC93167) established the precedence to allow a Variance for a developed parcel to exceed the 9,000 square foot combined coverage limitation where a net reduction in the existing combined coverage will occur. Within the general vicinity, numerous residential projects have been granted similar variances. Examples include, but are not limited to, PC94216 (Moore), PLN980384 (Rachleff), PLN980540 (Schwab), PLN000454 (Gambord), PLN020361 (Griggs), PLN070577 (Pepe), PLN090061 (Rachleff), and PLN120663 (Bardis). For these projects, the Zoning Administrator approved Variances to exceed the structural and impervious coverage limitations, and allowed an increase to structural coverage, based on a reduction of impervious surface coverage, and an overall net reduction in total coverage.
 - c) The project planner conducted a site inspection on July 6, 2017, to verify that the Variance would not constitute a grant of special privileges inconsistent with the limitations upon other property owners in the vicinity and zone in which the subject property is situated.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170535.

11. **FINDING:** **DEVELOPMENT ON SLOPE** – The proposed development better achieves the goals, policies, and objectives of the applicable local coastal program than other development alternatives.

- EVIDENCE:**
- a) Pursuant to Policy 78 of the Del Monte Forest Land Use Plan, development on slopes that exceed 30 percent is prohibited unless the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives.
 - b) In accordance with applicable policies of the Del Monte Forest Land Use Plan and the Monterey County Zoning Ordinance (Title 20, Parts

1 and 5), a coastal development permit is required and the requirements to grant said permit have been met.

- c) The project includes application for approximately 300 square feet of development on slopes exceeding 30 percent to allow adjustments to the access driveway and turnaround area for fire response vehicles to meet current fire code requirements. The existing main residence was built on slopes exceeding 30 percent, and there is no alternative building site on the subject property that better meets the goals, policies and objectives of the Monterey County General Plan and applicable land use plan. The proposed main dwelling unit would be located on the same approximate hardscape and landscape footprint as the current structure, an area previously disturbed by structural development, retaining walls, terraces, landscaping, driveway, and other miscellaneous site improvements. The proposed development would impact only man-made slopes from the construction of the existing residence.
- d) The project planner conducted a site inspection on July 6, 2017, to verify the subject project minimizes development on slopes exceeding 30 percent in accordance with the applicable goals and policies of the applicable land use plan and zoning codes.
- e) The topography of the parcel significantly limits available building area without encroaching into slope exceeding 30 percent. The County has reviewed the project plans and visited the site to analyze possible development alternatives. Based on site topography and existing development, the proposed project better meets the goals and objectives of the Del Monte Forest Land Use Plan. As proposed, the project adheres to required development standards.
- f) Conditions of approval and changes in the development are required as deemed necessary to assure compliance with Monterey County Code Section 21.64.230.E.2 and to assure stability of the development; therefore, the following conditions have been applied: Condition Nos. 5, 9, 10, 11, 12, 13, and 14 – Winter Grading Restriction, Erosion Control Plan, Grading Plan, Inspections, and Geotechnical Certification.
- g) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170535.

12. FINDING:

APPEAL – Upon consideration of the documentary evidence, the staff report, the oral and written testimony, and all other evidence in the record as a whole, the Board finds that there is no substantial evidence to support the contentions and makes the following specific findings in regard to the Appellant’s contentions:

EVIDENCE:

- a) The Appellant (Joel and Dena Gambord), pursuant to Monterey County Code (MCC) Section 20.86.030.C, timely filed an appeal from the February 8, 2018, decision of the Zoning Administrator. The appeal challenged the Zoning Administrator’s approval of the Combined Development Permit, and contended that the findings or decision or conditions are not supported by the evidence, and the decision was contrary to law. See also Finding No. 1, Evidence e.

The text of the Appellant's contentions and the County's responses to those contentions are set forth in Evidences b through p below. The Appeal filed by the Appellant is included in the April 17, 2018, staff report to the Board of Supervisors as Attachment C, and is incorporated herein by reference.

- b) Appellant's Specific Contention A: The Appellant stated **"At the Del Monte Forest Land Use Advisory Committee Meeting Due Process of Law Was Denied to Joel Gambord When He Was Prevented from Presenting His Proposal to Mitigate the Visual Impact of the Proposed Residence by Regulating Its Location."**

The County referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review of the application as submitted by the Applicant. Pursuant to the Monterey County LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors on April 28, 2015, the purpose of a LUAC is to provide comments and recommendations to the Appropriate Authority, reflect the perspective of the local community, provide a venue for project neighbors to provide input on a proposed project, and to identify concerns.

The LUAC reviewed the project at a duly-noticed public meeting on July 6, 2017, at which all persons (including the Appellant) had the opportunity to be heard, and voted 6 – 0 – 1 (6 ayes and 1 abstention) to support the project as proposed. As part of the public comment testimony, the Appellant had the opportunity to state a concept for relocating the proposed residence and constructing a circular driveway. After considering the testimony, including consultation with County staff, the LUAC chose not to recommend any changes to the project.

In addition, the Appellant had the opportunity to submit correspondence to the County and to be heard at the Zoning Administrator public hearing. The Zoning Administrator heard and considered the Appellant's re-design concept, and decided to approve the project as proposed by the Applicant. Based on the evidence above, the County finds the Appellant was not denied due process.

- c) Appellant's Specific Contention B: The Appellant stated **"The Variances Cannot Be Granted On A "Net Reduction Of Site Coverage" Theory Because The Theory Requires "Legal, Nonconforming" Status For The Existing House And Lot, And This Status Has Expired Under County Ordinance."**

Pursuant to Monterey County Code (MCC), the residential use of the property has not been abandoned. Furthermore, the legal nonconforming status applies to site coverage, not the use, and the existing structural and impervious surface site coverage remains in place (i.e., it has not been abandoned or demolished). Therefore, the legal nonconforming status regarding site coverage remains in effect for the subject parcel.

- d) Appellant's Specific Contention C: The Appellant stated **"Even If The 'Legal, Nonconforming' Status Still Existed, The 'Net Reduction' Theory Fails To Make The Legally-Required Showing That 'Strict Application' Of The 9,000 Square Feet 'Maximum Site Coverage' Requirement Prevents Construction Of A House And Driveway."**

The County's rationale is presented in Finding Nos. 7, 8, 9, 10, and 11 above. The County's past practice has been to grant similar Variances to other property owners in the vicinity and under identical zoning classification to exceed the 9,000 square foot combined coverage limitation where a net reduction in the existing combined coverage will occur. Numerous examples include, but are not limited to, PC93167 (Steakley), PC94216 (Moore), PLN980384 (Rachleff), PLN980540 (Schwab), PLN000454 (Gambord), PLN020361 (Griggs), PLN070577 (Pepe), PLN090061 (Rachleff), and PLN120663 (Bardis). For these projects, the County approved Variances to exceed the structural and impervious coverage limitations, and allowed an increase to structural coverage, based on a reduction of impervious surface coverage, and an overall net reduction in total coverage.

As proposed, the project significantly reduces impervious site coverage by 8,463 square feet, thereby reducing runoff and meeting the intent of Policy 77 of the DMF LUP and MCC Section 20.147.030.A.1.(b). Furthermore, the Monterey County Water Resources Agency and RMA-Environmental Services reviewed the submitted application materials, and applied conditions as necessary to ensure drainage or runoff design measures are implemented (Erosion Control Plan, Grading Plan, inspections, geotechnical certification, Drainage Plan, and completion certification - Condition Nos. 9, 10, 11, 12, 13, 14, 16, and 17). The conditions of approval are attached as Exhibit 1, and incorporated herein by reference. The Del Monte Forest Land Use Plan (LUP) requires implementation of low-impact development standards to control and reduce post-construction run-off, and implementation of these conditions would ensure compliance with the stormwater policies to provide on-site retention to prevent off-site discharge from storms.

In addition, the topography of the parcel significantly limits available building area without encroaching into slope exceeding 30 percent or exceeding the 9,000 square foot limitation on impervious coverage. The County has reviewed the project plans and visited the site to analyze possible development alternatives. Based on site topography and existing development, the proposed project better meets the goals and objectives of the Del Monte Forest Land Use Plan.

- e) Appellant's Specific Contention D: The Appellant stated **"Even If A Zoning Variance Were Legally- Permissible The Zoning Administrator Erred By Approving The Project In Violation Of Policy 77 Of The Del Monte Forest Area Land Use Plan Of**

Monterey County Local Coastal Program, Which Requires That "New Residential Development, Including Main And Accessory Structures ... Shall Be Limited To A Maximum Of 9,000 Square Feet Of Site Coverage."

See Evidence d above. See also Finding Nos. 7, 8, 9, 10, and 11 above; and supporting evidence. The County finds that the project, as proposed, meets the goals and objectives of the Del Monte Forest Land Use Plan.

- f) **Appellant's Specific Contention E:** The Appellant stated **"The Zoning Administrator Erred Under The Design Review Zoning Overlay (Cz), By Failing To Find Whether The "Neighborhood Character" Of Pebble Beach/Del Monte Forest Includes Residential Privacy."**

Pursuant to Section 20.44 (Design Control District) of the Monterey County Code (MCC), neighborhood character refers to design elements of the site and proposed structures (including fences), such as exterior colors and materials, size and configuration (i.e., bulk and mass), and location. These elements are relative to the parcel on which the structure is constructed, and are not intended to protect the privacy of adjacent development or parcels, provided the proposed development meets applicable development standards. Based on past interpretations and previous County land use decisions, the Del Monte Forest Land Use Plan and applicable MCC sections do not protect privacy, and "residential privacy" is not a factor in determining neighborhood character.

As currently designed, the proposed single-family dwelling conforms to all required setbacks (see Finding No. 3, Evidence e), which provide for a minimum separation distance between structures on adjacent lots. As proposed, the main terrace would be over 92 feet from the Appellant's residence, approximately the same distance as the Applicant's existing residence.

Additionally, the proposed residence is consistent with the size and scale of surrounding residences, and the bulk and mass would not contrast with the neighborhood character. The project vicinity includes residential and golf course uses. The residential lots along the northeastern side of Crespi Lane slope upward from the road, with southwesterly views toward Stillwater Cove. Residences on 5 of 6 lots are constructed near the top or northeastern end of each lot. On the subject lot, the proposed residence would be constructed within the same approximate development footprint and visual alignment as the existing residence. The proposed terrace meets the required setbacks, terraces are typical of single-family dwellings in the project vicinity, and the size and location of the proposed terrace are not unusual.

Therefore, the County finds that the project, as proposed and conditioned, conforms to the policies and development standards of

the applicable Del Monte Forest Land Use Plan and ordinances related to land use development, is consistent with the size and scale of surrounding residences, and the bulk and mass would not contrast with the neighborhood character. See also Finding No. 3, Evidence e and g.

- g) Appellant's Specific Contention F: The Appellant stated **“The Zoning Administrator Further Erred Under The Design Review Zoning Overlay (Cz), By Failing To Consider Whether The Neighborhood Character Of Privacy Could Be Preserved For Project Neighbors Gambord By An On-Site Alternative Location For The Proposed Residence.”**

This contention erringly asserts that privacy is part of neighborhood character (see Evidence f above). The Zoning Administrator did consider the location of the proposed structures. The proposed residence would be constructed on the same general footprint, and would be a similar distance away from the Appellant's residence. As proposed, the distance between residences would decrease from approximately 92.5 feet to 83.5 feet, and the main terrace would remain over 92 feet from the Appellant's residence - approximately the same distance as the Applicant's existing residence.

MCC does not require the County to consider alternatives to the proposed design, provided the proposed design conforms to required development standards. Also, CEQA does not require a lead agency to consider alternatives for a categorical exemption.

The project, as proposed and conditioned, conforms to the goals, policies, objectives, and development standards of the applicable Del Monte Forest Land Use Plan and ordinances related to land use development. In addition, as proposed and conditioned, the project does not involve a feature or condition that distinguishes the project from the exempt class of environmental review.

- h) Appellant's Specific Contention G: The Appellant stated **“The Zoning Administrator Erred Under §20.64.230 Of The Monterey County Coastal Implementation Plan By Finding - Without Any Substantial Supporting Evidence Showing Consideration Any Concrete, Feasible Alternative - That There Is No Feasible Alternative Which Would Allow Development To Occur On Slopes Of Less Than 30%.”**

As proposed, the development better achieves the goals, policies, and objectives of the Del Monte Forest Land Use Plan (see Finding No. 11 above and supporting evidence). Pursuant to applicable MCC, the County may allow development on slopes exceeding 30 percent if the County finds that there is no feasible alternative which would allow development to occur on slopes less than 30 percent, or that the proposed development better achieves the goals, policies, and objectives of the applicable local coastal program. MCC only requires one (not both) finding to be made. In this case, the County

did not make a finding of no feasible alternative because the County finds that the development better meets the goals, policies, and objectives of the Del Monte Forest Land Use Plan by proposing to construct the residence on the same general footprint as the existing residence, thereby minimizing new site impacts. As presented at the Zoning Administrator public hearing on February 8, 2018, the Appellant's proposal for moving the residence and constructing a circular driveway around the residence would involve significantly more disturbance of slope over 30 percent, more disturbance of currently undisturbed area, and removal of trees and vegetation not currently proposed for removal. All of these suggested impacts are avoided under the Applicant's proposal.

- i) Appellant's Specific Contention H: The Appellant stated **"The Zoning Administrator Further Erred Under §20.64.230 Of The Monterey County Coastal Implementation Plan By Finding - Without Any Substantial Supporting Evidence Showing Consideration Any Concrete, Feasible Alternative - That The Proposed Development Better Achieves The Goals, Policies And Objectives Of The Monterey County Local Coastal Program Than Other Development Alternatives."**

See Evidence h above, as well as Finding No. 11 above and supporting evidence. The County finds that the proposed development better meets the goals, policies, and objectives of the Del Monte Forest Land Use Plan by proposing to construct the residence on the same general footprint as the existing residence, thereby minimizing new site impacts.

- j) Appellant's Specific Contention I: The Appellant stated **"The Zoning Administrator Erred In Approving The Hervdejs Application Because It Violates Intent Policy 35 Of The Del Monte Forest Area Land Use Plan Of Monterey County Local Coastal Program To Use Trees To "Screen The Development From ... View [Of] Neighboring Properties.""**

Del Monte Forest Land Use Plan Policy 35 addresses minimizing the removal of trees, and does not prohibit use of trees or other vegetation for screening. Therefore, this assertion regarding the applicability of Policy 35 is incorrect and not relevant.

- k) Appellant's Specific Contention J: The Appellant stated **"The Zoning Administrator Erred Under CEQA, Because The CEQA Guidelines "Unusual Circumstances" Exception Prohibits The "Single Residence" Categorical Exemption. The "Unusual Circumstances" Are Numerous Violations Of The Local Coastal Program Of Monterey County."**

The County finds that the project, as proposed and conditioned, is consistent with the class of project which are categorically exempt under CEQA Guidelines Section 15302, and that the proposed project does not involve a feature or condition that distinguishes the project

from the exempt class. The proposed residence will be located on the same site as the structure replaced, and will have substantially the same purpose and capacity as the structure replaced. See also Finding No. 4 and supporting evidence.

The County also finds that no further environmental review is required, there is no substantial evidence of an unusual circumstance, and there is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

Under CEQA Guidelines Section 15300.2, Exceptions, unusual circumstances apply to the physical characteristics of a site – such as location (i.e., sensitive environment), cumulative impact (of successive projects), significant effect (on the environment), proximity to scenic highways, hazardous waste sites, or historical resource.

As proposed, the project does not involve any unusual circumstances as defined under CEQA. The granting of a Variance or other entitlement to better achieve the goals, policies, and objectives of the applicable local coastal program does not constitute an unusual circumstance as defined by CEQA.

l) Appellant's Specific Contention K: The Appellant stated **"FINDING NO. 1- CONSISTENCY WITH COUNTY POLICIES, ETC.**

• **Specific Reasons for Disagreement:**

o **Specific reasons for disagreement with this general and conclusory finding will be under below-listed specific disagreements with more specific Findings listed by the Zoning Administrator to support it."**

See Evidences m, n, o, and p (Contentions L, M, N, and O) below regarding neighborhood character, CEQA, site coverage, and development on slope.

m) Appellant's Specific Contention L: The Appellant stated **"FINDING NO. 2 - PROJECT ASSURES PROTECTION OF NEIGHBORHOOD CHARACTER, ETC.**

• **Specific Reasons for Disagreement:**

o **The Zoning Administrator failed to find whether, under Monterey County Coastal Implementation Plan Section 20.44.010, (1) neighborhood character in Pebble Beach includes privacy, and (2) whether the visual impacts of a privacy-invading line of sight from the proposed location of the project residence into Appellants residence can be adequately mitigated by regulating the location of the structure by changing it to: (1) either of the two alternative locations proposed by Appellant, or (2) any concrete feasible location, or (3) the "no project alternative" location, or (4) any feasible alternative location**

meeting the 9,000 square feet maximum site coverage requirement.”

See Evidences f and g (Contentions E and F) above regarding neighborhood character and alternatives. See also Finding Nos. 2, 3, 4, 7, 8, 9, 10, and 11 (Consistency/Health & Safety/Site Suitability, Design, CEQA, Site Coverage, Variance, and Development on Slope) and supporting evidence.

- n) Appellant’s Specific Contention M: The Appellant stated **“FINDING NO. 3 - CEQA EXEMPTION**
- **Specific Reasons for Disagreement:**
 - o **The project has the following unusual circumstances:**
 - **Violation of Monterey County Coastal Implementation Plan Section 20.44.010 by not protecting the neighborhood character of privacy for Appellants by feasibly regulating the location of the project residence to avoid its privacy-invading line of sight as set forth above.**
 - **Violation of Policy 77 of the Del Monte Forest Area Land Use Plan of the Monterey County Local Coastal Program by site coverage in excess of its 9,000 square feet maximum.**
 - **Violation of Monterey County Coastal Implementation Plan Section 20.64.230 by allowing development to occur on slopes greater than 30% without any substantial supporting evidence to show that there is no feasible alternative that would allow development to occur on slopes of less than 30%. That is, there is no attempt in the record to consider: (1) the 2 feasible alternatives proposed by Appellant, or (2) any concrete feasible alternative, or (3) the "no project alternative" or (4) any alternative meeting the 9,000 square feet maximum site coverage requirement.”**

See Evidences d, e, f, g, h, i, and k (Contentions C, D, E, F, G, H, and J) above regarding Variance findings, LUP Policy 77 consistency, neighborhood character, privacy, development on slope, and CEQA. See also Finding Nos. 2, 3, 4, 7, 8, 9, 10, and 11 (Consistency/Health & Safety/Site Suitability, Design, CEQA, Site Coverage, Variance, and Development on Slope) and supporting evidence.

- o) Appellant’s Specific Contention N: The Appellant stated **“FINDINGS NOS. 6, 7, 8 & 9 - SITE COVERAGE (DEL MONTE FOREST WATERSHEDS), VARIANCE (Authorized Use, Special Circumstances, Special Privileges)**
- **Specific Reasons for Disagreement:**
 - o **All the reasoning employed in these Findings is outlawed by the Coastal Commission Decision made on or about 9/14/17 in the matter of the application of Chris and Sara Bardis (PLN120663).”**

On September 14, 2017, the California Coastal Commission (CCC) considered an appeal of a project on the Bardis property (RMA-Planning File No. PLN140715). The CCC found that the appeal

raised a substantial issue of conformance with the local coastal program, and continued the hearing date to a date uncertain. By making a finding of a substantial issue, the CCC assumed jurisdiction over the permit application, and continued the hearing so Coastal Commission staff could present the facts of the appeal in a detailed report. Per discussions with Coastal Commission staff on March 12 and 13, 2018, a hearing for this appeal has not yet been scheduled before the CCC. Although related to PLN140715, the Bardis application identified in the contention (RMA-Planning File No. PLN120663) was not appealed to or by the CCC. Based on the evidence above, the contention is factually incorrect. Moreover, each project is evaluated based on its own particular facts and circumstances. The County's findings for site coverage and variance are valid for this application for all of the reasons stated in the project resolution.

p) Appellant's Specific Contention O: The Appellant stated "**FINDING NO. 10 -DEVELOPMENT ON SLOPE**

• **Specific Reasons for Disagreement:**

• **There is no substantial evidence to support the finding that there is no feasible alternative which better meets the objectives of the applicable land use plan, and would allow development to occur on slopes of less than 30%, in that: there is no attempt in the record to consider: (1) the 2 feasible alternatives proposed by Appellant, or (2) any concrete feasible alternative, or (3) the "no project alternative" or (4) any feasible alternative meeting the 9,000 square feet maximum site coverage requirement."**

The Appellant presented one alternative at the Zoning Administrator public hearing on February 8, 2018, and has not submitted any other alternatives to the County. The Appellant's proposal for moving the residence and constructing a circular driveway around the residence would involve significantly more disturbance of slope over 30 percent, more disturbance of currently undisturbed area, and removal of trees and vegetation not currently proposed for removal. All of these suggested and additional impacts are avoided under the Applicant's proposal.

See Evidences g and h above. See also Finding No. 11 and supporting evidence.

13. **FINDING:**

APPEALABILITY - The decision on this project may be appealed to the California Coastal Commission.

- a) California Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (State Route 1), and development that is permitted in the underlying zone as a conditional use (i.e.; development within an area of known archaeological resources and development on slope exceeding 30 percent).

DECISION

NOW, THEREFORE BE IT RESOLVED, based on the above findings and evidence, and the administrative record as a whole, that the Board of Supervisors does hereby:

- A. Certify that the foregoing recitals and findings are true and correct;
- B. Deny the appeal by Joel and Dena Gambord challenging the Zoning Administrator's approval of a Combined Development permit to allow construction of a 10,417 square foot single-family dwelling with a 799 square foot attached garage and a 548 square foot detached garage, to allow construction of an 810 square foot accessory dwelling unit, to allow a Variance for an 8,463 square foot net reduction of impervious surface coverage, and to allow development within 750 feet of known archaeological resources and on slope exceeding 30 percent;
- C. Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- D. Approve a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 10,417 square foot single-family dwelling with a 799 square foot attached garage and a 548 square foot detached garage; a Coastal Administrative Permit and Design Approval to allow construction of a 810 square foot accessory dwelling unit; a Variance to allow a 8,463 square foot net reduction of impervious surface coverage (from 27,829 to 19,366 square feet); a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and a Coastal Administrative Permit to allow development on slope exceeding 30 percent, in general conformance with the attached plans and subject to twenty (20) conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED upon motion of Supervisor _____, seconded by Supervisor _____, and carried this 15th day of May, 2018, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Nicholas E. Chiulos, Acting Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof Minute Book _____ for the meeting on May 15, 2018.

Date:

File Number:

Nicholas E. Chiulos, Acting Clerk of the Board of
Supervisors
County of Monterey, State of California

By _____
Deputy

Monterey County RMA Planning

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

PLN170535

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN170535) allows construction of a 10,417 square foot single-family dwelling with a 799 square foot attached garage and a 548 square foot detached garage; construction of a 810 square foot accessory dwelling unit; a Variance for an 8,463 square foot net reduction of impervious surface coverage (from 27,829 to 19,366 square feet); development within 750 feet of known archaeological resources; and development on slope exceeding 30 percent. The property is located at 1691 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-371-013-000), 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 RMA Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA-Planning)

**Compliance or
Monitoring
Action to be Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Combined Development Permit (Resolution Number 18 -) was approved by the Board of Supervisors for Assessor's Parcel Number 008-371-013-000 on May 15, 2018. The permit was granted subject to twenty (20) 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 RMA Chief of 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 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 staff 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.

4. 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. (RMA-Planning)

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.

5. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by RMA-Building Services. (RMA-Planning and RMA-Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from RMA-Building Services to conduct land clearing or grading between October 15 and April 15.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be consistent with applicable General Plan and Monterey County Code requirements, including being 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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to final, the Owner/Applicant shall submit evidence demonstrating that the lighting has been installed according to applicable requirements.

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

7. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on May 15, 2021, unless use of the property or actual construction has begun within this period. (RMA-Planning)

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

8. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA-Planning and RMA-Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

9. 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.

10. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Investigation prepared by Soils Surveys Group Inc. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

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

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

11. 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.

12. 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.

13. 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.

14. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

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

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

15. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the Resource Management Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas.

Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (RMA-Public Works)

Compliance or Monitoring Action to be Performed: Prior to issuance of a grading/construction permit, the Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to RMA-Public Works for review and approval.

On-going through construction phases, the Owner/Applicant/Contractor shall implement the approved measures during the grading and construction phases of the project.

16. WRSP1 - DRAINAGE PLAN - DMF PESCADERO WATERSHED

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to demonstrate compliance with the stormwater policies of the Del Monte Forest Land Use Plan. The plan shall provide on-site retention to prevent off-site discharge from storms less than or equal to the 85th percentile 24-hour rainfall event. If on-site retention is not feasible, then on-site detention with water quality treatment shall be provided. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

RMA-Building Services will route a plan set to the Water Resources Agency for review and approval.

17. WRSP2 - COMPLETION CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater retention/detention facilities have been constructed in accordance with the approved drainage plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a certification letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

18. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: If the County Wide Traffic Impact Fee is in place prior to issuance of building permits, applicant shall pay the County Wide Traffic Impact Fee. The fee amount shall be determined based on the parameters adopted in the fee schedule. (RMA-Public Works)

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to RMA-PW.

19. PDSP001 - LANDSCAPE PLAN & MAINTENANCE (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, and as part of the construction permit application package, the Owner/Applicant shall submit a landscape and irrigation plan to RMA-Planning for review and approval. 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 landscape plan shall also include the planting of trees of sufficient size, to provide a screen between the project site and the parcel to the northwest. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping (including the screening trees) 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. 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 the issuance of building permits, the Owner/Applicant shall submit a landscape and irrigation plan to RMA-Planning for review and approval.

Prior to occupancy, the landscaping (including the screening trees) 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 applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

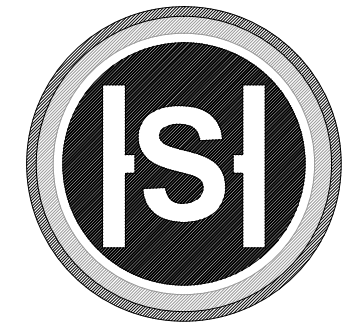
20. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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. (County Counsel)

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 County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.



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PEBBLE BEACH, CA 93953
A.P.N. 008-371-013

Prepared by:

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Action:

06.13.17 PLANNING
SUBMITTAL

Date: 05.30.17

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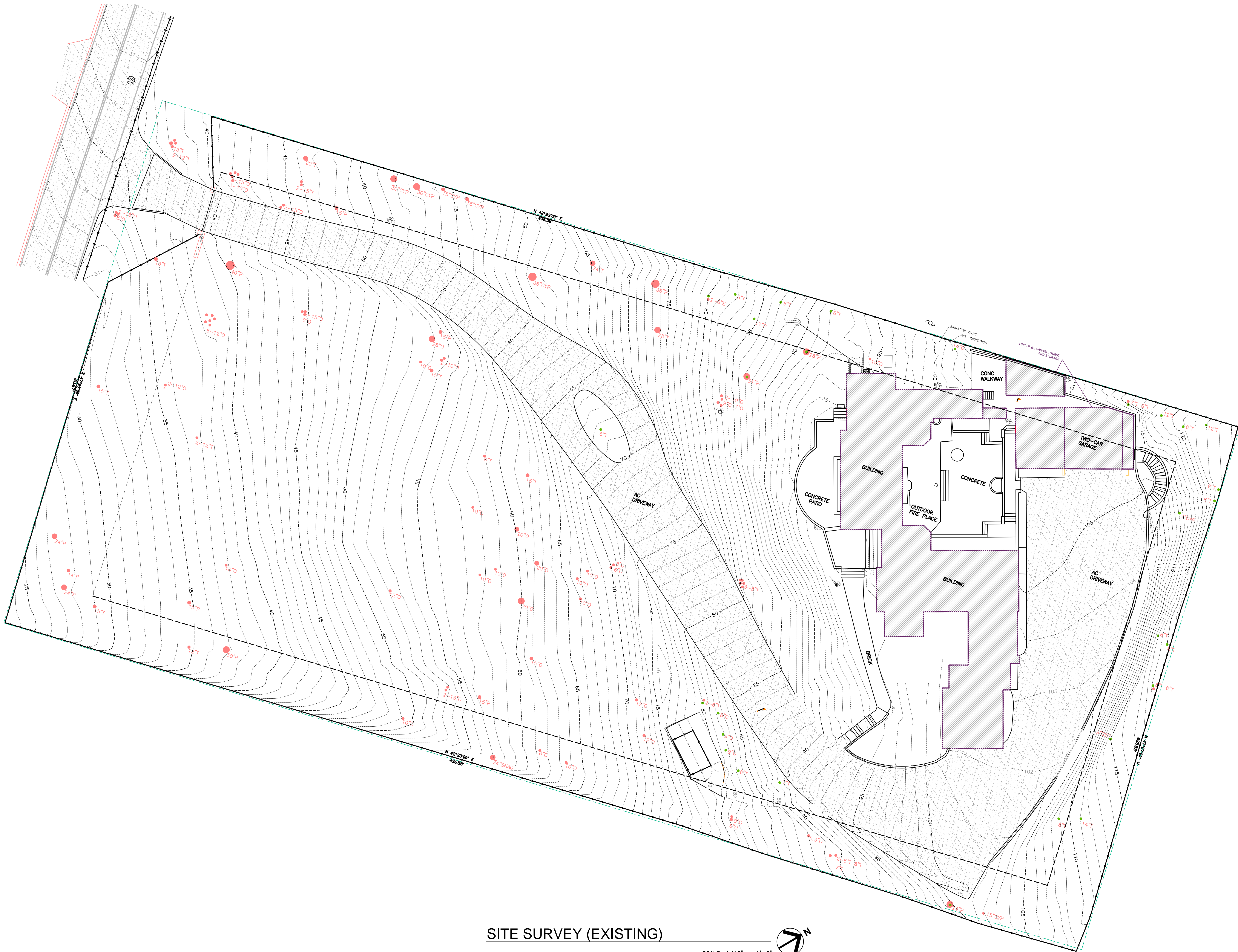
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Description:

SITE SURVEY

Sheet No:

A-1.0



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SterlingHuddle LLC

Action:

Action:	
06.13.17	PLANNING SUBMITTA
11.15.17	BUILDING SUBMITTA
12.12.17	IMPERVIO REDUCTIO

Date: 07.19.17

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

Drawn: _____

Description:

PROPOSED

SITE PLAN

Sheet No:

Sheet No. **A 1 1**

A-1.1

Page 10 of 10





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Action:

06.13.17 PLANNING
SUBMITTAL

Date:

06.12.17

Scale:

1/8"=1'-0"

Drawn:

Description:

PROPOSED
MAIN LEVEL

Sheet No:

A-2.1



SYMBOLS LEGEND

EXISTING FOOTPRINT

PERVIOUS PAVERS

SYMBOLS LEGEND

FINISHES PER SHEET A-7.1

DOOR PER SHEET A-7.2

WINDOW PER SHEET A-7.2

WALL LEGEND

2X6 (MIN.) STUD WALL @ 16" O.C.

3" PLYWOOD AT EXTERIOR WALLS

2X6 (MIN.) STUD WALL @ 16" O.C.

W/ THIN STONE VENEER

MAIN LEVEL FLOOR PLAN

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





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Action:

06.13.17 PLANNING
SUBMITTAL

Date:

06.12.17

Scale:

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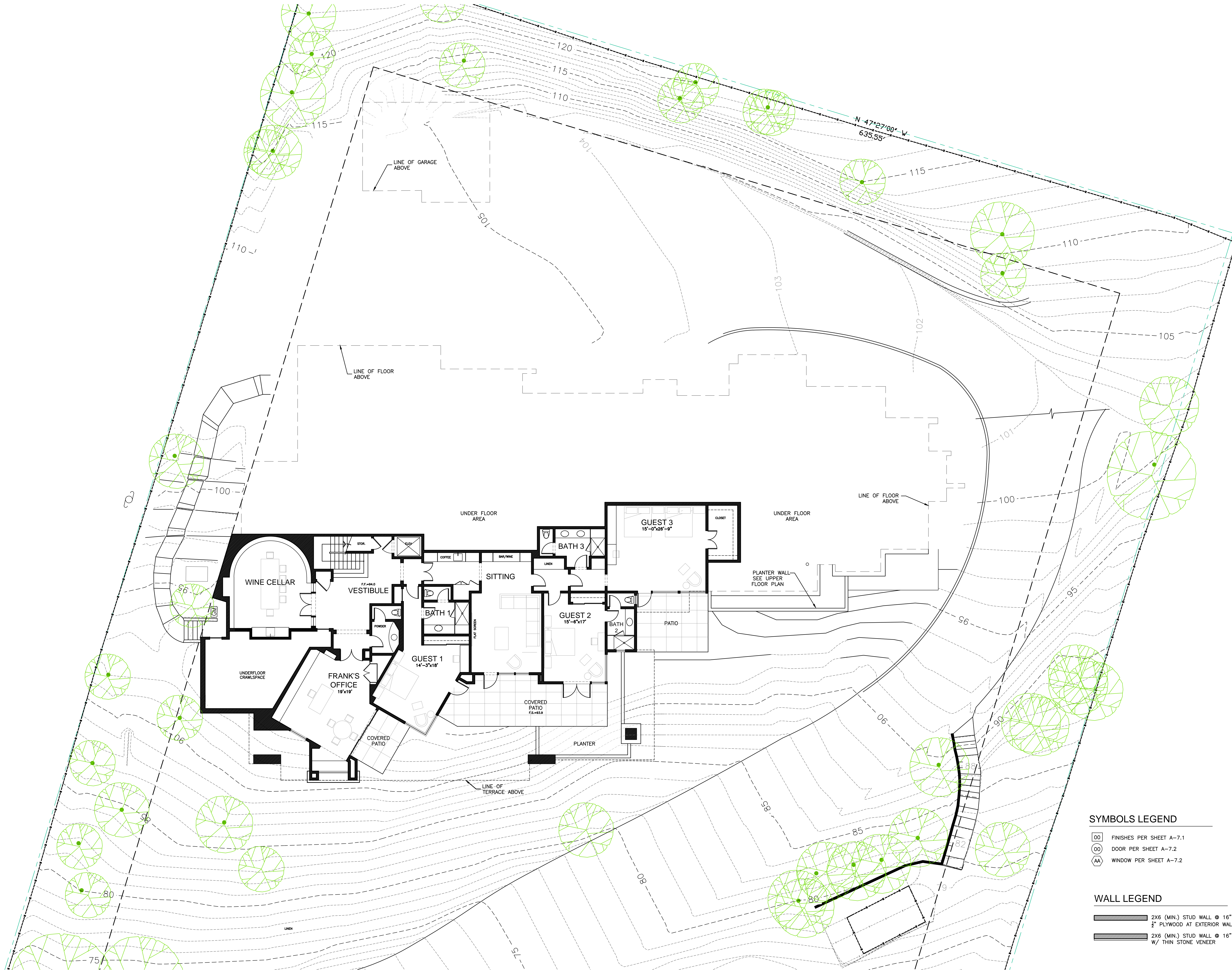
Drawn:

Description:

PROPOSED
LOWER LEVEL

Sheet No:

A-2.2



SYMBOLS LEGEND

- 00 FINISHES PER SHEET A-7.1
- 00 DOOR PER SHEET A-7.2
- AA WINDOW PER SHEET A-7.2

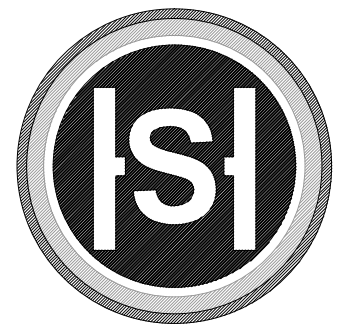
WALL LEGEND

- 2X6 (MIN.) STUD WALL @ 16" O.C.
1/2" PLYWOOD AT EXTERIOR WALLS
- 2X6 (MIN.) STUD WALL @ 16" O.C.
W/ THIN STONE VENEER

LOWER LEVEL FLOOR PLAN

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





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Action:

06.13.17 PLANNING
SUBMITTAL

Date: 06.12.17

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

Drawn:

Description:
PROPOSED
ACCESSORY
DWELLING UNIT

Sheet No:

A-2.3



SYMBOLS LEGEND

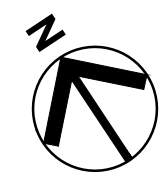
- 00 FINISHES PER SHEET A-7.1
- 00 DOOR PER SHEET A-7.2
- AA WINDOW PER SHEET A-7.2

WALL LEGEND

- 2X6 (MIN.) STUD WALL @ 16" O.C.
1/2" PLYWOOD AT EXTERIOR WALLS
- 2X6 (MIN.) STUD WALL @ 16" O.C.
W/ THIN STONE VENEER

ACCESSORY UNIT FLOOR PLAN

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





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Action:

06.13.17 PLANNING
SUBMITTAL

Date: 05.30.17

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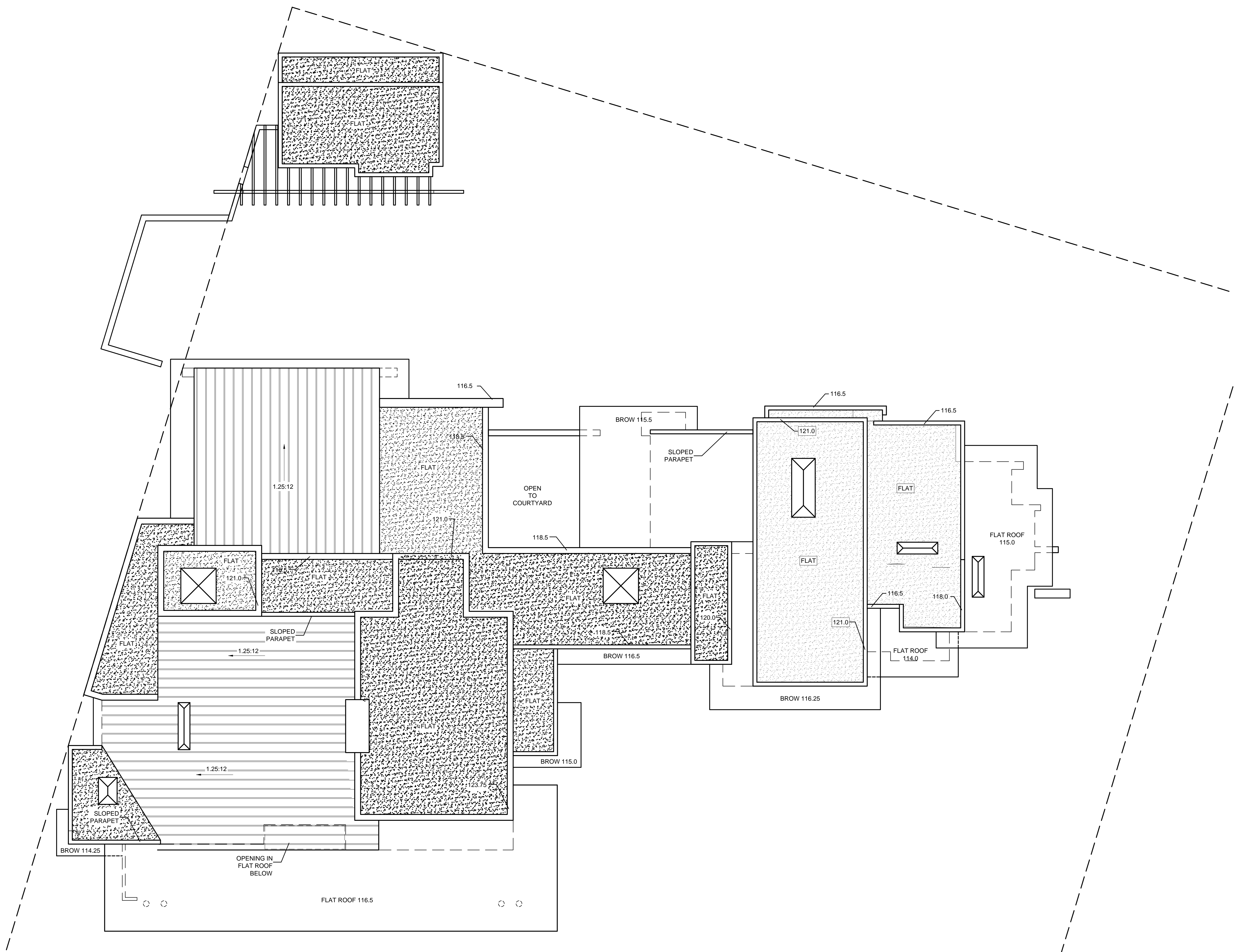
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PROPOSED
ROOF PLANS

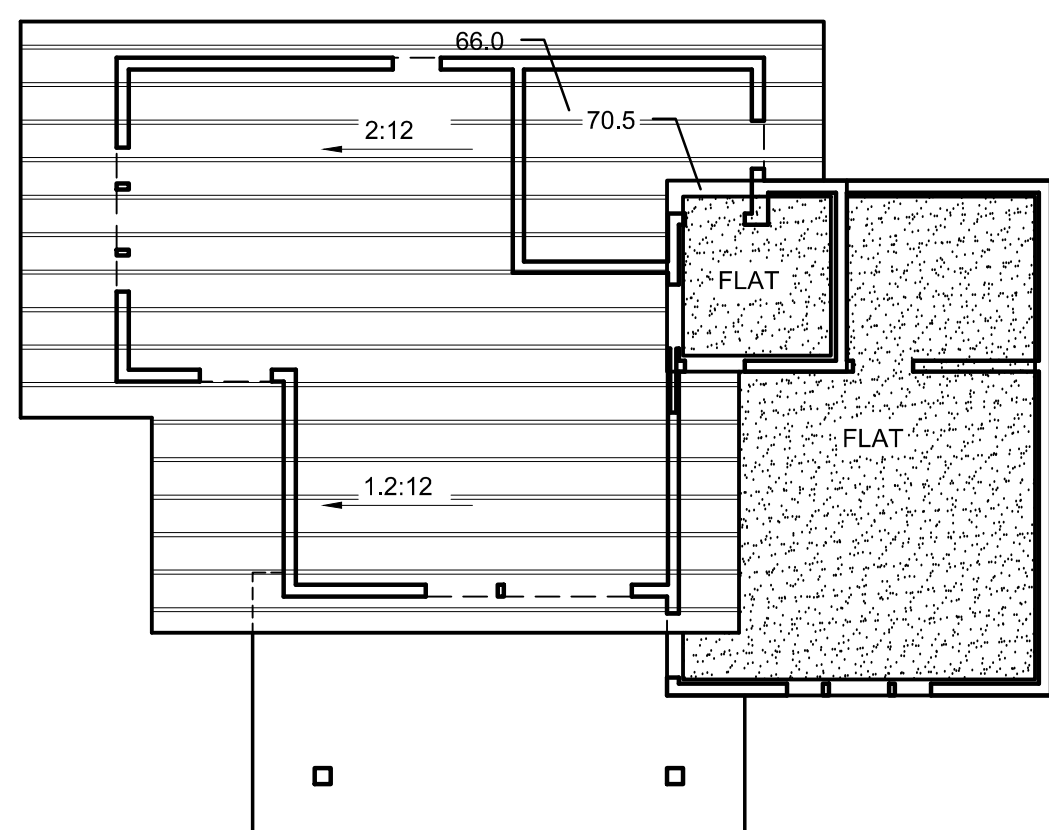
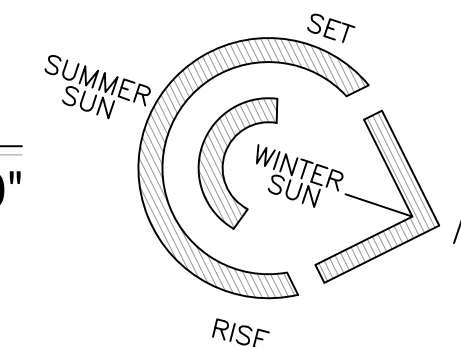
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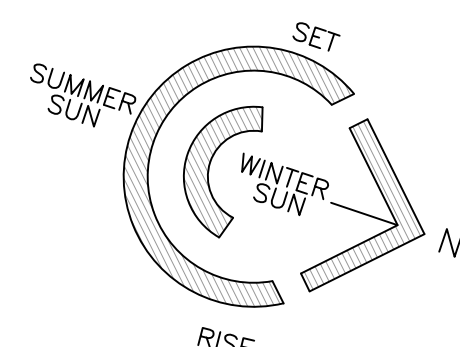
MAIN RESIDENCE ROOF PLAN

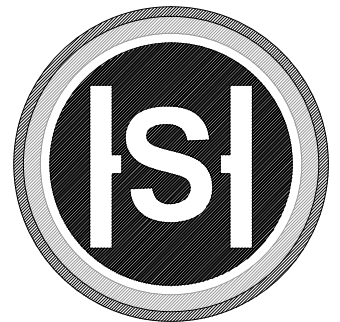
SCALE: 1/8" = 1'-0"



ACC. DWELLING UNIT ROOF PLAN

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





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PROPOSED SOUTH ELEVATION

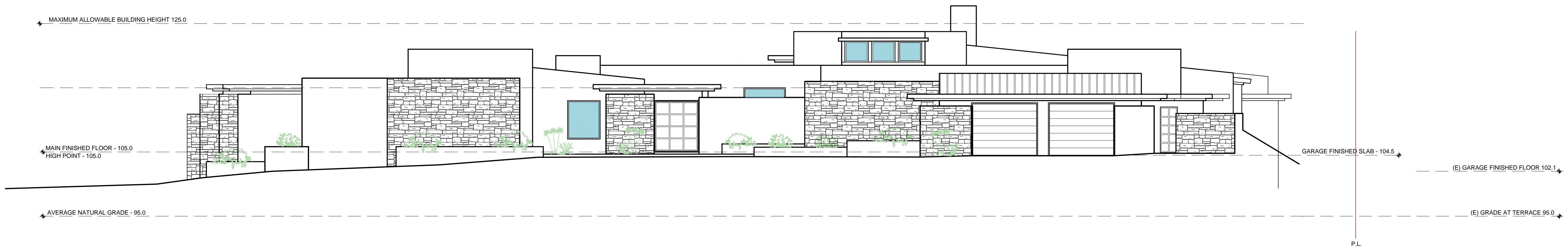
SCALE: 1/8"=1'-0"

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Action:



PROPOSED NORTH ELEVATION

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

Date: 06.12.17

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

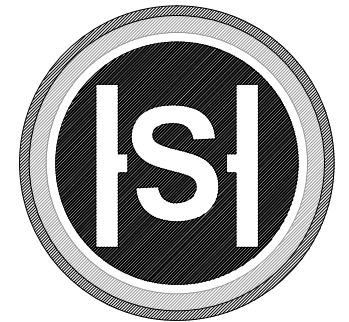
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Description:

EXTERIOR
ELEVATIONS

Sheet No:

A-6.1

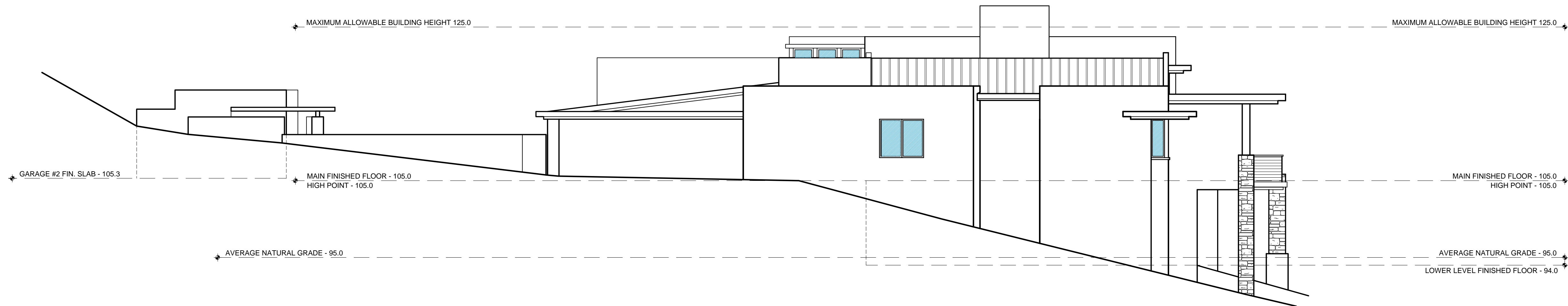


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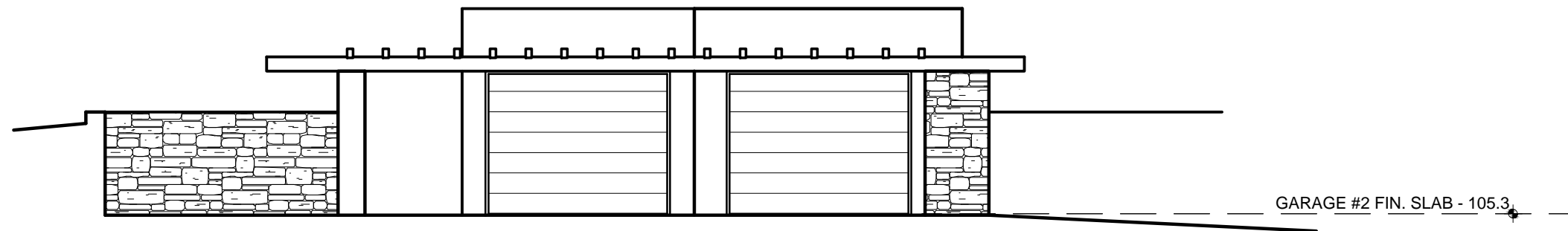
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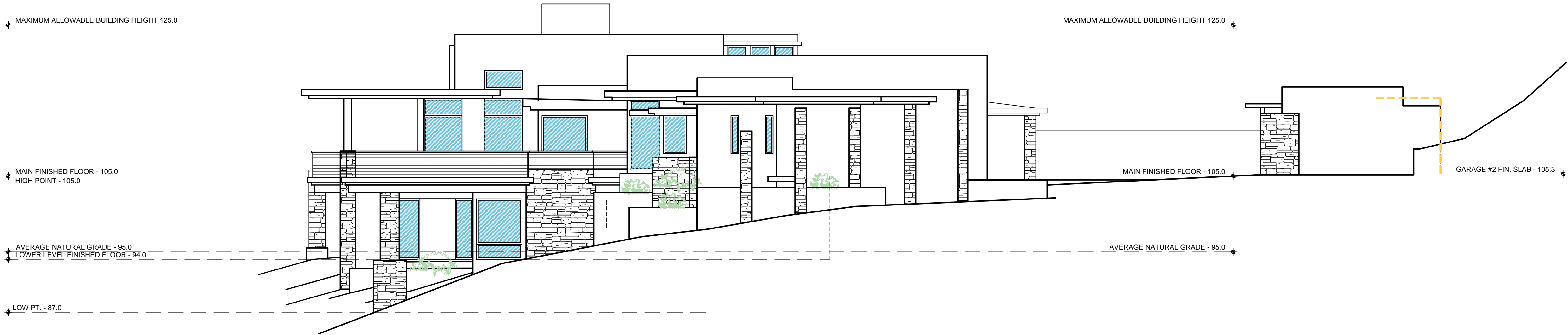
PROPOSED WEST ELEVATION

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



GARAGE 2 - SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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

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Action:

Date: 06.12.17

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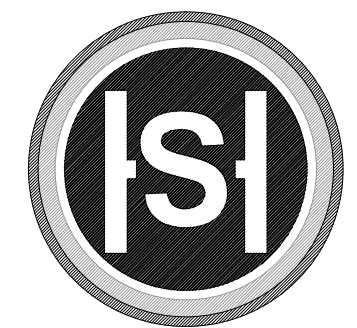
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Description:

EXTERIOR
ELEVATIONS

Sheet No:

A-6.2

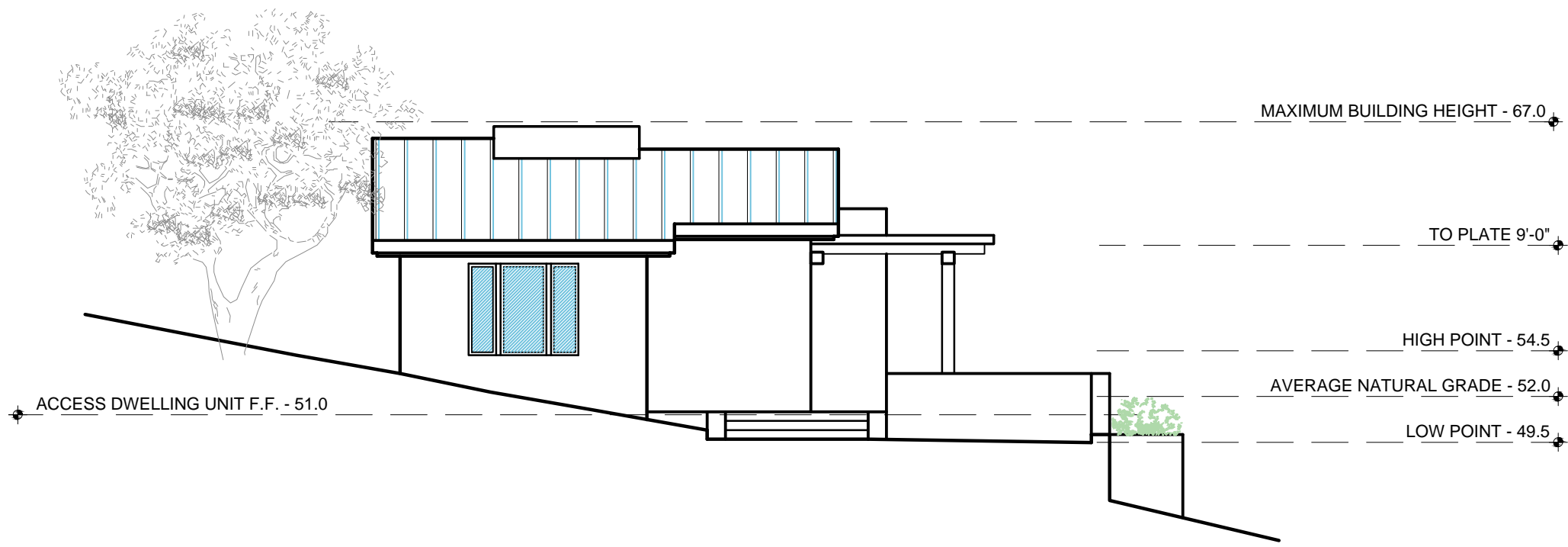


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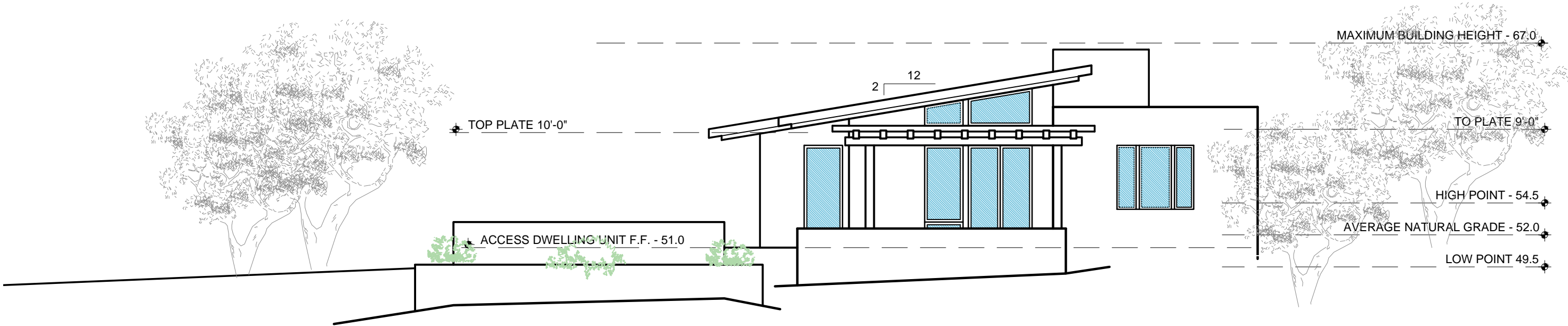
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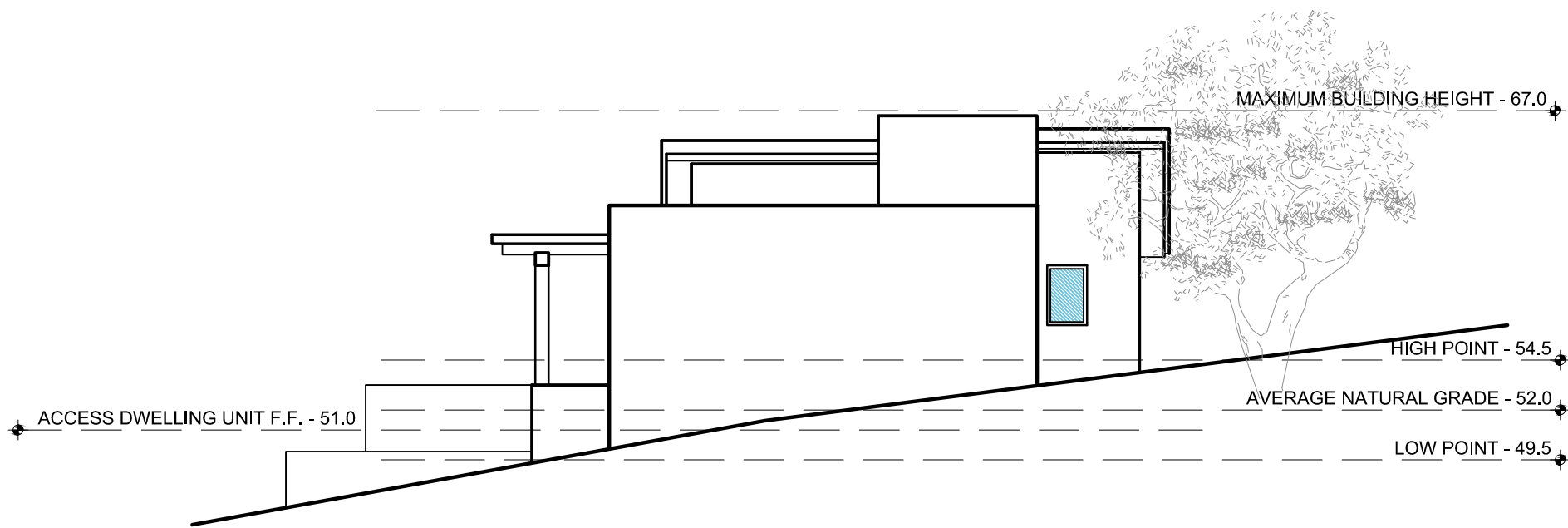
ACCESSORY DWELLING UNIT - WEST ELEVATION

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



ACCESSORY DWELLING UNIT - SOUTH ELEVATION

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



ACCESSORY DWELLING UNIT - EAST ELEVATION

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

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Action:

Date: 05.30.17

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

Drawn:

Description:

EXTERIOR
ELEVATIONS

Sheet No:

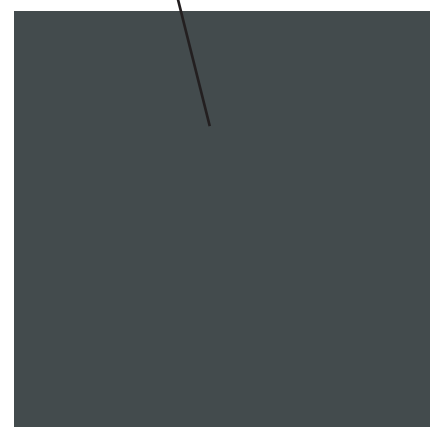
A-6.3



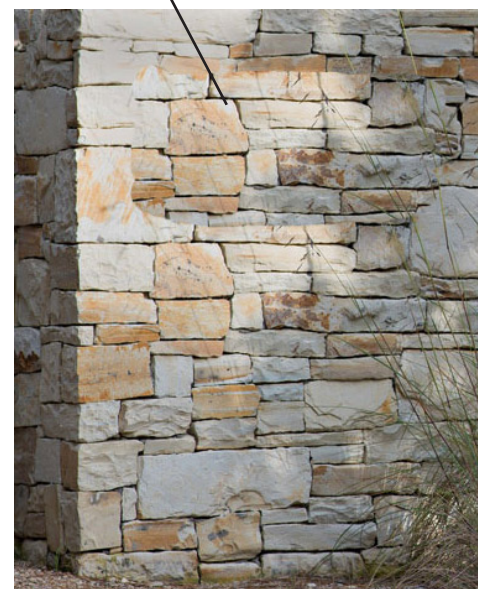
GLASS RAILING, TYPICAL



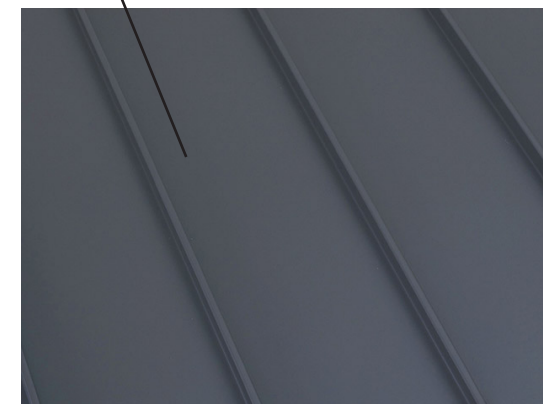
SMOOTH TROWEL STUCCO
COLOR: BM PALE OAK



ALUMINUM WINDOWS
BY FLEETWOOD (OR EQ.)
COLOR: GUNMETAL



NATURAL DRYSTACKED
CARMEL STONE (OR EQ.)



STANDING SEAM METAL
ROOF (WHERE APPLICABLE)
COLOR: VERMONT SLATE



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