

Exhibit B

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

COVIN DAVID REID & BETH SALA (PLN230151)

RESOLUTION NO. 24 -

Resolution by the Zoning Administrator:

- 1) Finding that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302 and a Class 3 Categorical Exemption pursuant to section 15303, and none of the exceptions to the exemptions listed in 15300.2 can be made; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow the demolition of an existing two-story 3,980 square foot single-family dwelling with an attached garage and construction of a two-story 4,988 square foot single-family dwelling with an attached garage;
 - b. Coastal Development Permit to allow development on slopes in excess of 30%; and
 - c. Coastal Development Permit for the removal of one Coast live oak tree.

[PLN230151 COVIN DAVID REID & BETH SALA, 3307 17 MILE DRIVE, UNIT 4, PEBBLE BEACH, DEL MONTE FOREST LAND USE PLAN, COASTAL ZONE (APN: 008-521-004-000)]

The COVIN DAVID REID & BETH SALA application (PLN230151) came on for a public hearing before the Monterey County Zoning Administrator on January 9, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (LUP);
- Del Monte Forest Coastal Implementation Plan (CIP, Part 5);
- and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The project involves demolition of a 3,980 square foot two-story single-family dwelling with an attached garage, and construction of a 4,988 square foot two-story single-family dwelling with an attached garage. Site improvements include the removal of one Coast live oak tree, the replanting of one Coast live oak tree and one Monterey pine tree (see Finding 5, and supporting evidence), with the project resulting in a total of 110 cubic yards of cut and 140 cubic yards of fill (30 cubic yards of net fill).
- c) Allowed Use. The property is located at 3307 17 Mile Drive, Unit 4, Pebble Beach, Del Monte Forest LUP, in unincorporated Monterey County. The parcel is zoned as Medium Density Residential, 2.7 units per acre with a Design Control zoning overlay in the coastal zone [MDR/2.7-D], which allows the first single-family dwelling. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The property is shown in its present size and configuration as shown as Lot 4 of the Tract No. 567, Pebble Beach Townhouses, on page 47, Volume 9, Maps of "Cities and Towns". Therefore, the county recognizes it as a legal lot of record.
- e) Development Standards. Development standards for the MDR zoning district are identified in Title 20 section 20.12.060. The required main structure setbacks for the subject property are 20 feet (front), 5 feet (side) and 10 feet (rear setback within the Del Monte Forest), and the building site coverage and floor area ratio (FAR) are a maximum of 25%. However, the lot was created through the Pebble Beach Townhomes Subdivision (SB00443) as a Planned Unit Development (PUD) with a gross acreage of 8.5 acres with 23 lots encompassing approximately 2.5 acres of the total 8.5 acres and thus establishing a density of 2.7 units per acre. The lots were created to work with the geometry of the structures, including but not limited to roof overhangs, patios and building footprints with the intent that each unit is contained within the boundaries of the lot. The proposed development footprint is within the established building footprint for Lot 4 as a PUD and therefore meets all the required development standards.
- f) Design. The subject parcel and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay) and pursuant to Title 20 Chapter 20.44, the location, size, configuration, materials, and colors of structures and fences are regulated to assure the protection of the public viewshed and neighborhood character. The Applicant proposes exterior colors and material finishes to include wood siding and cement plaster, both in gray colors, as the exterior walls, gray aluminum doors and windows, and green roof. This project will not have a detrimental effect on either the existing neighborhood character

or on the public viewshed. The proposed single-family dwelling is in substantially the same location as the existing single-family dwelling and would therefore not significantly alter the massing of the existing home as to create an adverse visual impact. The primary colors and materials are consistent with CIP Section 20.147.070.B.3. The project site is within the Pt. Lobos viewshed as illustrated in Figure 3 of the LUP. However, the proposed development is not visible from Pt. Lobos without aided vision due to distance, topography, and existing mature vegetation, including several trees that are surrounding the proposed development. This project will not have a detrimental effect on the existing neighborhood character nor an effect on the public viewshed. The architectural style and massing will be consistent with the surrounding residential development. Prior to issuance of building permit(s), the landscape plan and exterior lighting shall be approved by HCD Planning pursuant to Title 20 Section 20.14.060 and will be controlled by use of the County's standard conditions.

- g) Cultural Resources. The site is in an area identified in County records as having high archaeological sensitivity. In accordance with CIP Section 20.147.080.B, an archaeological report was prepared to analyze the potential of the project to impact archaeological resources. A Phase 1 Archaeological Report (LIB240128 – see Finding 2, Evidence “b”) was prepared by Archives & Archaeology on December 19, 2023 and included with the project application. The report included a records search and a field reconnaissance, both produced negative results. Staff reviewed the report and agreed with its conclusions. However, due to the site's high archaeology sensitivity and the proximity of known resources, the County's standard condition has been incorporated, which would require the applicant to stop work if any cultural resources or human remains are identified.
- h) Land Use Advisory Committee (LUAC) Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project requires Design Approval subject to review by the Zoning Administrator. The project was referred to the Del Monte Forest LUAC for review and scheduled for September 19, 2024. The LUAC voted 7-0 in support of the project (with one member absent from the meeting).
- i) The project planner conducted a site inspection on May 17, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230151.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. County staff reviewed the

application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to archaeological resources, development on slopes and impacts to trees. The following reports have been prepared:

- "Arborist Report" (LIB240127) prepared by Thompson Wildland Management, Monterey CA, December 19, 2023.
- "Phase 1 Archaeological Report" (LIB240128) prepared by Archives & Archaeology, Salinas, CA, August 30, 2023.
- "Geotechnical Report" (LIB240231) prepared by Haro, Kasunich & Associates, January 9, 2024.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on May 17, 2024 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230151.

3. FINDING: **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities are available to serve the proposed development. Water will be provided by CalAm, as managed by the Monterey Peninsula Water Management District with no proposed increase to the water service beyond what is existing. Sewer will be provided by the Pebble Beach Community Services District. Service for the project will be provided through the same connections used by the existing development.
- c) The project is located on 17 Mile Drive, a frequently traveled road for tourism. To minimize the overall construction impacts to the neighborhood, approval and implementation of a Construction Management Plan is required and will be implemented through the County's standard condition. The Construction Management Plan will

limit parking areas, hours of construction, and identify haul routes for grading exports.

- d) Staff conducted a site inspection on May 17, 2024 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230151.

4. FINDING: NO VIOLATIONS – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on May 17, 2024 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230151.

5. FINDING: DEVELOPMENT ON SLOPES – The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan, LUP and Title 20 than other development alternatives.

- EVIDENCE:**
- a) In accordance with the applicable policies of the Monterey County General Plan Policy 26.1.10 and Title 20 section 20.64.230.D, a Coastal Development Permit is required and the criteria to grant said permit have been met. The lot was created through the Pebble Beach Townhomes Subdivision (SB00443) as a Planned Unit Development (PUD) (see Finding 1, Evidence “e”). The creation of the lots was intended to keep all development of structures, overhangs, patios and building footprints contained within the boundaries of the lot. There is approximately 45 square feet of proposed development on slopes in excess of 30%, all proposed development is contained within the lot boundary of the PUD as intended and shall be allowed through the approval of this discretionary permit by the approving authority, in this case the Zoning Administrator.
 - b) Staff conducted a site inspection on May 17, 2024 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230151.

6. FINDING: TREE REMOVAL – The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan (LUP) and the associated Del Monte Forest Coastal Implementation Plan (CIP), Part 5.

- EVIDENCE:**
- a) The project includes application for the removal of 1 Coast live oak tree. The tree is 12 inches in diameter or more at breast height and considered in declining health. In accordance with LUP Policy 20.147.050.A.1.a

and Title 2- section 20.70.025 a Coastal Development Permit is required.

- b) An Arborist Report (LIB240127 – see Finding 2, Evidence “b”) was provided with the project application and identified one tree as being impacted by development and proposed for removal. The Coast live oak tree has been assessed as being in fair physiological health, but has signs and symptoms of a declining tree, including a thinning canopy and water sprouts (epicormic shoots indicating stress of a declining tree that is in poor health and condition). It is recommended to remove the tree due to its declining condition and proximity to the proposed development. The Arborist Report recommends a 1 to 1 tree replacement which shall be implemented through the County’s standard conditions for notice of report, tree and root protection measures, and tree removal.
- c) There is an outstanding condition on a previous Tree Removal Permit (County of Monterey HCD-Planning Project File No. PLN120118). The Previous Tree Removal Permit included the removal of a 22 inch Monterey pine tree that was in declining health and posed a hazard to the adjacent house. PLN120118 was approved by the County on February 21, 2012 and includes the County’s standard condition for the replanting of a Monterey pine tree as a 1 to 1 replacement. Since the condition has not been met prior to the issuance of this permit, it will be carried through to this permit as a condition of approval.
- d) Staff conducted a site inspection on May 17, 2024 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230151.

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

- EVIDENCE:**
- a) The project is categorically exempt from environmental review pursuant to CEQA Guidelines section 15302, Replacement. The project consists of demolition and re-construction of a single-family dwelling that will be located within the same building envelope, and will have the substantially the same capacity and purpose as the structure being replaced.
 - b) The project is also categorically exempt from environmental review pursuant to CEQA Guidelines section 15303, New Construction. The proposed project is the construction of a single-family residence in a residential zone.
 - c) None of the exceptions under CEQA Guidelines section 15300.2 apply. CEQA section 15302 is not qualified by consideration of the project location; section 15303 does qualify by consideration of the project location, however, the project does not impact environmental resources of hazardous or critical concern where designated (see Findings 2 and 3,

and supportive evidence); the project does not contribute to any cumulative environmental effects (see Finding 3, and supportive evidence); there is no reasonable possibility that the project would cause an impact due to the unusual circumstances (see Findings 2 and 3, and supportive evidence); based on the project location, and its topographical relationship to visual public access points in the area, the proposed development will not interfere with visual access along 17 Mile Drive, is not visible from Point Lobos or Carmel Beach without aided vision due to distance, topography, and existing mature vegetation, including several trees that are surrounding the parcel, will not block significant public viewshed or scenic character in the project vicinity; is not a hazardous waste site or any list compiled pursuant to Government Code 65962.5; and does not involve any identified historical resources.

- d) No adverse environmental effects were identified during staff review of the development application during a site visit on May 17, 2024.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230151.

8. 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 applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights. The project is consistent with the Del Monte Forest LUP Policy No. 125 and Figure 8, and does not interfere with any public access areas including trail access.

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Del Monte Forest 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. The subject property is not described as an area where the Local Coastal Program requires visual or physical public access to the shoreline.
 - c) There is a public trail adjacent to the Pebble Beach Townhomes Subdivision (see Finding 1, Evidence “e”). Staff conducted a site visit on May 17, 2024 to verify that the project, as proposed, would not impact public access.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230151.

9. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, the project is subject to appeal to the Board of Supervisors because it requires the Zoning Administrator to make a discretionary decision.

- b) California Coastal Commission. Pursuant to Section 20.86.080.A.3 of Title 20, the project is subject to appeal by/to the California Coastal Commission because the project is located between the sea and first public road.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302 and a Class 3 Categorical Exemption pursuant to section 15303, and none of the exceptions to the exemptions listed in 15300.2 can be made; and
2. Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow the demolition of an existing two-story 3,980 square foot single-family dwelling with an attached garage and construction of a two-story 4,988 square foot single-family dwelling with an attached garage;
 - b. Coastal Development Permit to allow development on slopes in excess of 30%; and
 - c. Coastal Development Permit for the removal of one Coast live oak tree.

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

PASSED AND ADOPTED this 9th day of January, 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN230151

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN230151) allows the demolition of an existing 3,980 square foot single-family dwelling and the construction of a two-story 4,988 square foot single-family dwelling with an attached garage, development on slopes in excess of 30% and the removal of one Coast live oak tree. The property is located at 3307 17 Mile Drive, Unit 4, Pebble Beach (Assessor's Parcel Number 008-521-004-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

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

"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-521-004-000 on January 9, 2025. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

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

Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: 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 HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant/Agent 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. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant/Agent shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Applicant/Owner/Agent shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

6. PD012(F) - LANDSCAPE PLAN AND MAINTENANCE

Responsible Department: Planning

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

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit an electronic copy of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by HCD-Planning, prior to the issuance of building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit an electronic copy of the lighting plans to HCD - Planning for review and approval prior to the issuance of building or grading permits. Approved lighting plans shall be incorporated into final building plans.

The lighting shall be installed and maintained in accordance with the approved plan prior to occupancy and shall be maintained ongoing.

8. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder with states, "An Arborist Report has been prepared for this parcel by Thompson Wildlife Management, dated December 19, 2023, and is on record in Monterey County HCD-Planning, Library No. LIB240127. All development shall be in accordance with this report." (HCD-Planning)

Compliance or Monitoring Action to be Performed: Owner/Applicant/Agent shall submit signed and notarized document to HCD-Planning for review and signature by the County prior to issuance of grading or building permits.

Owner/Applicant/Agent shall submit proof that all development has been implemented in accordance with the report to HCD-Planning for review and approval prior to Occupancy.

9. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to finaling of construction permit(s), the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 1 to 1, 5-gallon or larger.
- Replacement ratio recommended by arborist:
- Other:

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

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.
CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for 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. (Public Works)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

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A photograph of a modern, two-story house with a flat roof and large windows, surrounded by trees and a clear blue sky. The house features a mix of light-colored horizontal siding and darker vertical accents. A prominent large window on the upper level shows an interior view. The house is set on a slight incline with a stone retaining wall in the foreground. The background is filled with lush green trees under a bright blue sky.

[illegible][illegible]

3307 #4 SEVENTEEN MILE DRIVE
PEBBLE BEACH, CALIFORNIA
93953

DAVID & BETH COVIN
1491 CYPRESS DRIVE, UNIT 1766
PEBBLE BEACH, CALIFORNIA
93953

[illegible]

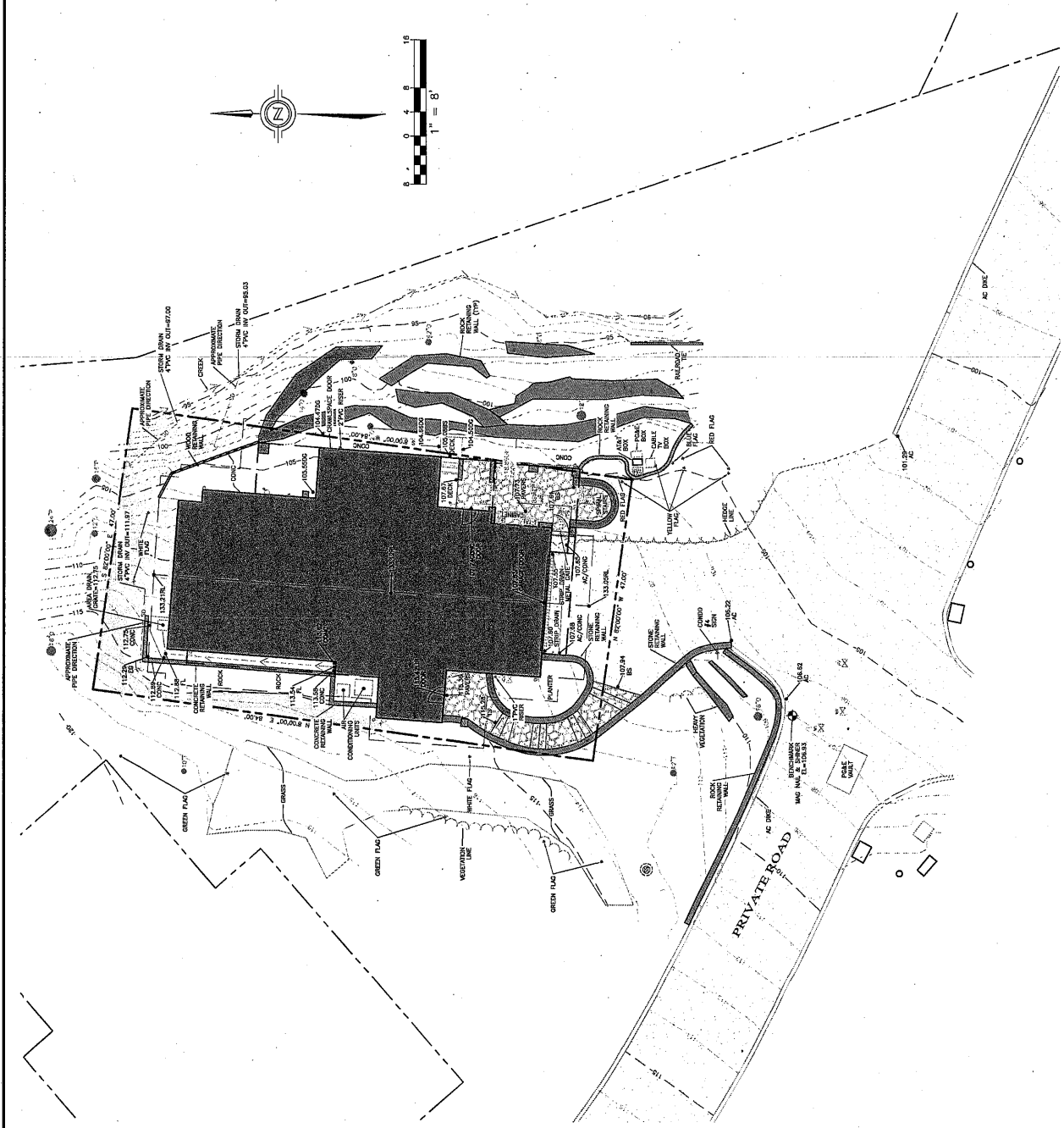
A0.1

[illegible][illegible] DF/A

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



CONCLUSIONS



NOTES

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE ASSISTANCE OF A FIELD SURVEYOR SUPPLEMENTED BY RECORD DATA FROM THE RECORDS FOR VOLUMES 5, CITIES & TOWNS, PAGE 47, AND THE RECORDS FOR VOLUMES 6, CITIES & TOWNS, PAGE 47. DATA SHOWN APPROPRIATE ONLY TO NOT A BOUNDARY SURVEY.
2. THIS IS A CONTOURING SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.
3. ALL DIMENSIONS OR DISCREPANCIES AFFECTING THIS PROPERTY ARE NOT NECESSARILY BE SHOWN.
4. INSTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
5. CONTOUR INTERVAL = ONE FOOT.
6. ALL TYPES ARE INDICATED WHERE KNOWN. DIMENSIONS OF AREAS ARE NOT SHOWN. AREAS ARE NOT TO BE USED OR BE KEPT BY AN APPROVED ADJACENT THOSE SMALLER THAN 1/4 AC. NOT BE SHOWN. THE SHOWN PROPORTION OF GROWTH AND DIMENSIONS OF AREAS ARE NOT TO BE USED.
7. DISTANCES AND DIMENSIONS IF ANY OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN ARE APPROXIMATE ONLY DUE TO OTHER INFORMATION. BUILDINGS ARE SHOWN AS BRICK FACING, CONCRETE, BRICK, AND OTHER TYPES.
8. THIS MAP IS NOT ALL UTILITY BORES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO UTILITY BORES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
9. A LOCAL BENCHMARK FOR THIS PROJECT IS A MAG. B.M. 1.53 LOCATED AT THE CORNER OF THE INTERSECTION OF 1/23 RD. TO THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY AN M&J ENGINEER IN HIS PROFESSIONAL CAPACITY. THE DATA COLLECTED BY AN M&J ENGINEER IN HIS PROFESSIONAL CAPACITY.



SHEET NOTES

1. PROPERTY LINE - NO REDUCTION IN EASEMENTS PER MONUMENT COUNTY CODE 20-2-202.00
2. EXISTING LOT SETBACKS
3. EXISTING ROCK RETAINING WALL TO REMAIN - SEE CIVIL DRAWINGS - TYPICAL
4. EXISTING DUG PATH
5. BRACKLE EXISTING BUILDING AT ITS ENTIRETY, INCLUDING FOUNDATIONS, PATIOS, AND LANDSCAPE WALLS UNLESS INDICATED OTHERWISE
6. EXISTING AREA DEAN TO BE RELOCATED
7. EXISTING RETAINING WALL
8. EXISTING AREA WALL TO BE RE-DESIGNED/ADDED TO ACCOMMODATE ACHIEVED DRAIN
9. SLOK SLOPE BROWN SHOWN - TYPICAL
10. FLOOR LINE ASHOWN - TYPICAL
11. USE OF CANTILEVERED BALCONY ABOVE
12. NEW 30" HIGH STEEL WALL WITH DRIVE TO MATCH EXISTING
13. NEW 6'-0" HIGH RETAINING WALL WITH GRABIT PLASTER FINISH
14. RAISED PLANTER WITH WOOD FINISH
15. PLANTING AREA
16. HIGH POINT OF CONCRETE BASE
17. LOW POINT OF CONCRETE BASE
18. EXISTING TREE TO BE REMOVED
19. POINT OF UTILITY CONNECTION
20. SLOK SLOPE DISTURBANCE AREA ZONE "V" - 0.5:0.5 - SEE SLOK SLOPE TABLE THIS SHEET
21. SLOK SLOPE DISTURBANCE AREA ZONE "W" - 0.5:0.5 - SEE SLOK SLOPE TABLE THIS SHEET
22. SLOK SLOPE DISTURBANCE AREA ZONE "X" - 0.5:0.5 - SEE SLOK SLOPE TABLE THIS SHEET
23. SLOK SLOPE DISTURBANCE AREA ZONE "Y" - 0.5:0.5 - SEE SLOK SLOPE TABLE THIS SHEET
24. SLOK SLOPE DISTURBANCE AREA ZONE "Z" - 0.5:0.5 - SEE SLOK SLOPE TABLE THIS SHEET

30% SLOPE TABLE

ZONE	AREA (SF)
A	0.5
B	10
C	33
TOTAL	43.5 SF, TOTAL DISTURBANCE

AVERAGE NAT. GRADE CALCS

$$150 + 100 = 250 \text{ A} / 2 = 125 \text{ T}$$

GENERAL NOTES

- 1 ARCHEOLOGICAL - STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY HCD - PLANNING AND QUALIFIED ARCHEOLOGIST IMMEDIATELY IF CULTURAL, ARCHEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

LEGEND

BUILDING FOOTPRINT

EXISTING CONTOUR TO REMAIN

NEW CONTOUR

ASPHALT CONCRETE PAVING

**SITE PLAN
PROPOSED**

16'
8'
0'
SCALE 1" = 1'-0"

NORTH

SITE PLAN
EXISTING/DEMOLITION

 NORTH

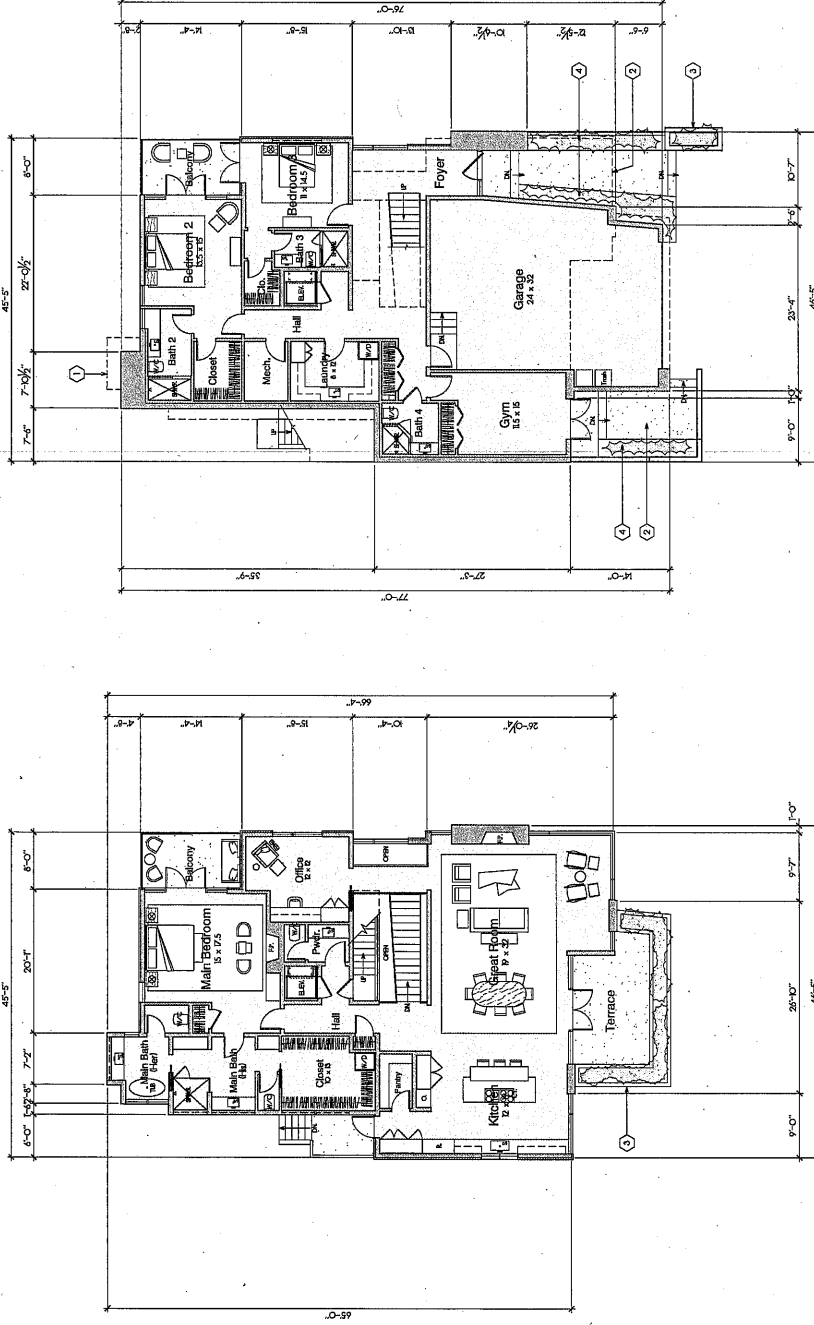


SCALE 1/8" = 1'-0"

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SHEET NOTES

1. FLOOR LINE ABOVE
2. CONCRETE STEPS AND FINING - SEE SITE PLAN
3. PLANTER BOX
4. PLANTING AREA - SEE SITE PLAN



UPPER LEVEL FLOOR PLAN
PROPOSED
SCALE 1/8" = 1'-0"

LOWER LEVEL FLOOR PLAN
PROPOSED
SCALE 1/8" = 1'-0"

DF/A

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CONSULTANT

PROJECT
COVIN RESIDENCE
9327 #4 SEVENTEEN MILE DRIVE
PEBBLE BEACH, CALIFORNIA
93953

OWNER
DAVID & BETH COVIN
1815 CYPRESS DRIVE UNIT 1788
PEBBLE BEACH, CALIFORNIA
93953

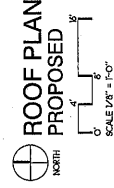
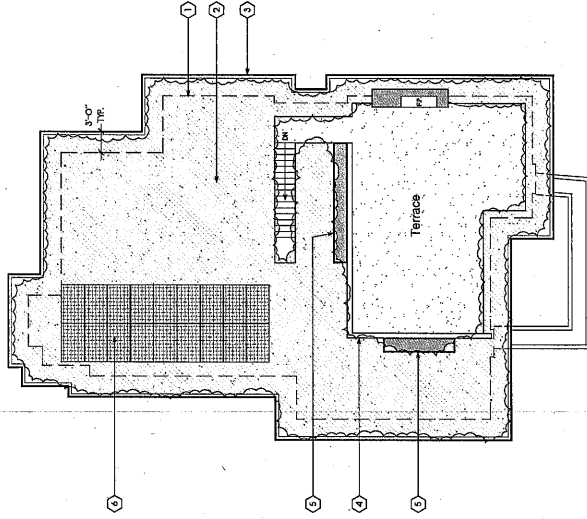
SHEET TITLE
FLOOR PLANS

SCALE 1/8" = 1'-0"
DRAWN BY JAC
PRINT DATE 02/22/2024
DRAWING DATE 02/22/2024
REVISIONS

SHEET NUMBER
A2.1

○ SHEET NOTES

1. LINE OF STRUCTURE BELOW.
2. GREEN ROOF.
3. WOOD FASCIA.
4. 5'-0" HIG. (PRACT./MARKET WALL) WITH BOARD ON BOARD WOOD SANDING FINISH.
5. SKYLIGHT WITH TRANSLUCENT GLASS.
6. SOLAR PANELS.



ROOF PLAN
PROPOSED

DF/A

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Monterey, CA 93940
831.373.5855



CONSULTANT

PROJECT

COVIN RESIDENCE

3507 #4 SEVENTEEN MILE DRIVE
PACIFIC BEACH, CALIFORNIA
93953

PROJECT NUMBER

2201

OWNER

DAVID & BETH COVIN
1401 CYPRESS DRIVE UNIT 1788
PACIFIC BEACH, CALIFORNIA
93953

SHEET TITLE

ROOF PLAN

SCALE	1/8" = 1'-0"
DRAWN BY	JAC
PRINT DATE	02/22/2024
DRAWING DATE	
DATE FOR CONSTRUCTION	
REVISIONS:	

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SHEET NUMBER

A2.2

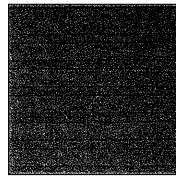


CONSULTANT

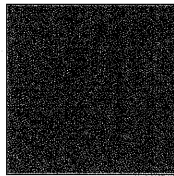
○ SHEET NOTES

1. GREEN ROOF - TYPICAL
2. WOOD FASCIA AND TRIM - TYPICAL
3. METAL GREEN ROOF EDGE - TYPICAL
4. METAL CHIMNEY SPOUD
5. GARAGE DOOR WITH METAL FINISH
6. METAL PANEL TO MATCH GARAGE DOOR
7. VERTICAL BOARD ON BOARD WOOD SIDING - TYPICAL
8. CEMENT PLASTER - TYPICAL
9. ALUMINUM DOORS AND WINDOWS - TYPICAL
10. GLASS GUMWALL - TYPICAL

COLOR SCHEDULE



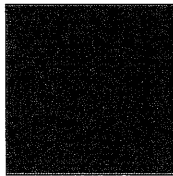
**BOARD ON BOARD
WOOD SIDING**
KMS: WOODHAVEN LOG & LUMBER
COLOR: BARNWOOD FF GRAY



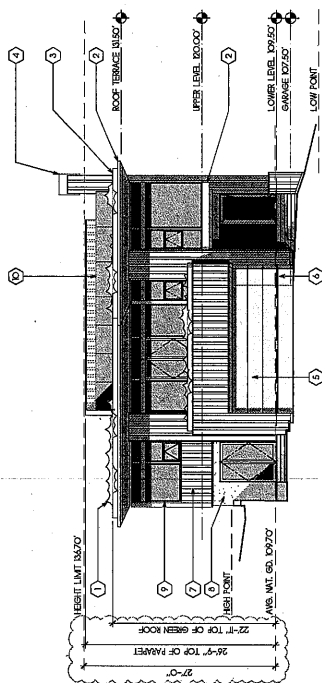
CEMENT PLASTER
MFR. SHERWIN WILLIAMS
COLOR KEYSTONE GRAY SW7504



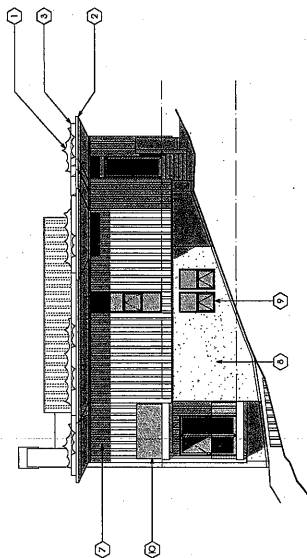
ALUMINUM DOORS
AND WINDOWS,
ARCHITECTURAL METALS



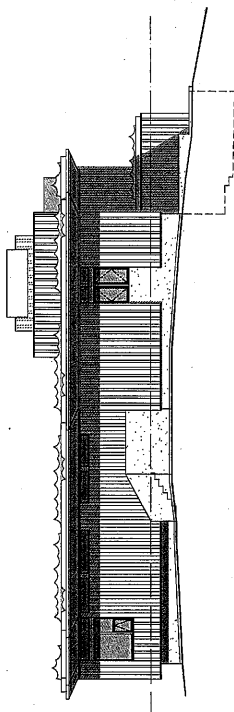
WOOD TRIM



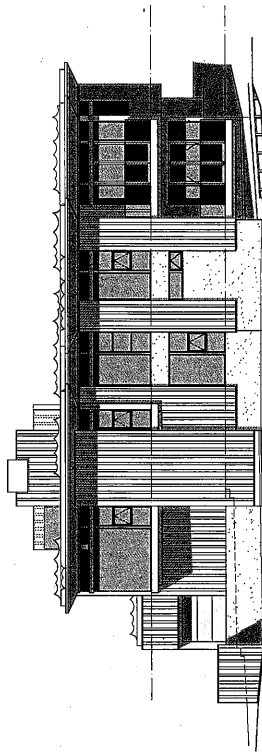
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Figure 1 shows a stepped profile with horizontal segments of 4', 2', 6', and 2' and vertical segments of 2', 4', 2', and 2'. The total length is 14' and the total height is 8'.

COVIN RESIDENCE

33307 #4 SEVENTEEN MILE DRIVE
PEBBLE BEACH, CALIFORNIA
93953

PROJECT NUMBER
2201

DAVID & BETH COVIN
1491 CYPRESS DRIVE, UNIT 1766
PEBBLE BEACH, CALIFORNIA
33953

SHEET TITLE
EXTERIOR ELEVATIONS
& COLOR SCHEDULE

SCALE:	1/8" = 1'-0"
DRAWN BY:	JRC
PRINT DATE:	.
DRAWING DATE:	02/22/2024
DATE ISSUED FOR CONSTRUCTION:	.
REVISIONS:	

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SHEET NUMBER

A3.1



1



2



3



4



5



6

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CONSULTANT

PROJECT

COVIN RESIDENCE

3907 44 SEVENTEEN MILE DRIVE
 PEBBLE BEACH, CALIFORNIA
 93953

PROJECT NUMBER

2201

OWNER

DAVID & BETH COVIN

1491 CYPRESS DRIVE, UNIT 1766
 PEBBLE BEACH, CALIFORNIA
 93953

SHEET TITLE

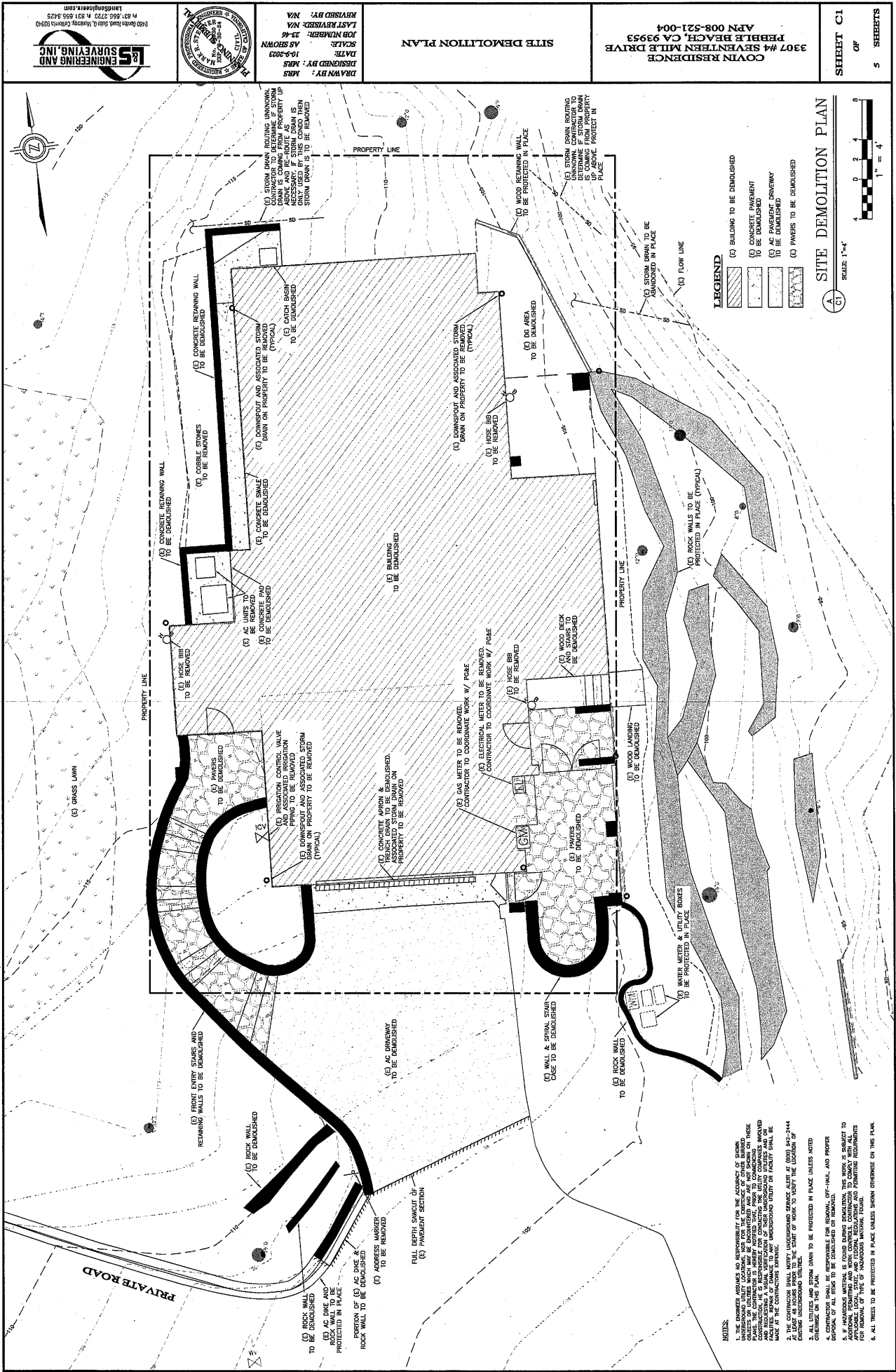
EXISTING RESIDENCE
PHOTOS

SCALE	NONE
DRAWN BY	JAC
PRINT DATE	
DRAWING DATE	03/22/2014
DATE RELEASED FOR CONSTRUCTION	
REVISIONS	

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SHEET NUMBER

A4.1



LS ENGINEERING AND SURVEYING, INC.
2400 Pebble Beach Drive, Suite 100, Pebble Beach, CA 93953
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LMS@lsengineering.com



DRAWN BY: MRS
CHECKED BY: MRS
DATE: 10-2-2023
JOB NUMBER: 23-46
LAST REVISION: 23-46
SCALE: AS SHOWN
REVISION BY: N/A

SITE DEMOLITION PLAN

3307 #4 COVAIN RESIDENCE
PEBBLE BEACH, CA 93953
APN 008-521-004

SHEET C1
OF
5 SHEETS

LEGEND
(C) BUILDING TO BE DEMOLISHED
(C) CONCRETE PAVEMENT TO BE DEMOLISHED
(C) DRIVEWAY TO BE DEMOLISHED
(C) PAVEMENT TO BE DEMOLISHED
(C) FLOW LINE

SCALE: 1"=4'
1" = 4'

NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACQUISITION OF ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE AGENCY AT (800) 842-2444 PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF ALL UTILITIES AND STORM DRAIN TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE ON THIS PLAN.
3. ALL UTILITIES AND STORM DRAIN TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE ON THIS PLAN.
4. IF HAZARDOUS MATERIALS ARE FOUND DURING DEMOLITION, THIS WORK IS SUBJECT TO THE REQUIREMENTS OF THE CALIFORNIA HAZARDOUS WASTE ACT AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND PERMITS.
5. IF HAZARDOUS MATERIALS ARE FOUND DURING DEMOLITION, THIS WORK IS SUBJECT TO THE REQUIREMENTS OF THE CALIFORNIA HAZARDOUS WASTE ACT AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND PERMITS.
6. ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE ON THIS PLAN.





[illegible][illegible][illegible][illegible]

514

NTS

TS

SHEET NOTES

1. WALL LIGHT AT TERRACE ABOVE
2. CEILING MOUNT FIXTURE AT BALCONY ABOVE
3. WALL LIGHT AT UPPER LEVEL BALCONY

DFA

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Mountain View, CA 94040
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CONSULTANT

PROJECT
COVIN RESIDENCE

3307 #4 SEVENTEEN MILE DRIVE
PEBBLE BEACH, CALIFORNIA
95953

PROJECT NUMBER
2201

OWNER
DAVID & BETH COVIN
1491 CYPRESS DRIVE, UNIT 1706
PEBBLE BEACH, CALIFORNIA
95953

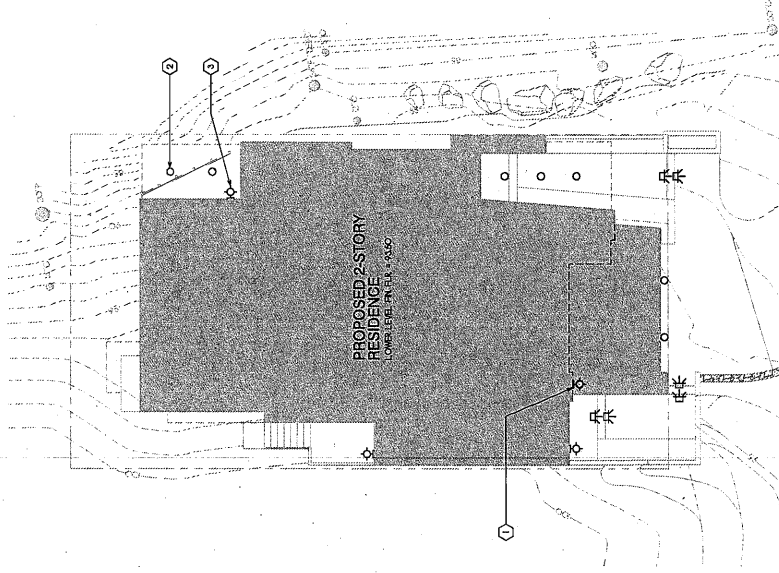
SHEET TITLE
EXTERIOR LIGHTING PLANS

SCALE 1/4" = 1'-0"
DRAWN BY JAC
PRINT DATE 07/27/2014
DATE ISSUED FOR CONSTRUCTION
REVISIONS

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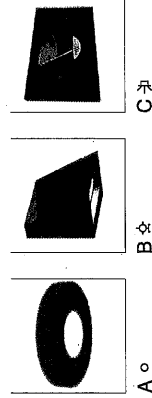
E1.1



LIGHT FIXTURE SCHEDULE

SYMBOL	MOUNTING	DESCRIPTION	LAMPS
A	EXTERIOR CEILING-MOUNTED	8" x 8" LIGHTING VESA SPAL BRONZE FINISH	7 W LED
B	EXTERIOR WALL-MOUNTED	TECH LIGHTING, PITCH OUTDOOR WALL-MOUNTED, BRONZE FINISH	2x 4 W LED
C	EXTERIOR RECESSED	4" SQUARE RECESSED CAN RECESSED STEP LIGHT BRONZE FINISH	7 W LED

LIGHTING TYPES



EXTERIOR LIGHTING PLAN SITE PLAN



SCALE 1/8" = 1'-0"

EXTERIOR LIGHTING PLAN ROOFTOP TERRACE



SCALE 1/8" = 1'-0"

