

Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:

3196 LLC (PLN150548)

RESOLUTION NO. 17 -

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project categorically exempt per CEQA Guidelines Sections 15302; and
- 2) Approving a Combined Development Permit consisting of a Coastal Administrative Permit to allow the demolition of a 10,891 square foot single-family dwelling with a 718 square foot attached garage, and the construction of a 10,773 square foot two-story single-family dwelling with basement and a 500 square foot detached garage; a Coastal Administrative Permit for the construction of a 390 square foot accessory dwelling unit above the detached garage; a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; a Coastal Development Permit to allow development within an area of positive archaeological reports; an Amendment to an existing Conservation and Scenic Easement to adjust and add additional easement area; and a Design Approval, subject to twenty-four conditions of approval.

3196 17-Mile Drive, Pebble Beach, Del Monte Forest
Land Use Plan (APN: 008-491-015-000)]

The 3196 LLC application (PLN150548) came on for public hearing before the Monterey County Planning Commission on February 22, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY / NO VIOLATIONS** – The proposed project and/or use, as conditioned, is consistent with the 1982 Monterey County General Plan, the Del Monte Forest Land Use Plan, the Monterey County Coastal Implementation Plan (Part 5), and the requirements of the applicable zoning ordinance (Title 20), to include Monterey County Code (MCC) Chapter 20.14 (Low Density Residential Zoning District) and Chapter 20.44 (Design Control Zoning District), and other County ordinances related to land use development. No violations exist on the

property.

- EVIDENCE:**
- a) The proposed project involves the following elements: demolition of a 10,891 square foot single-family dwelling with a 718 square foot attached garage; construction of a 10,773 square foot two-story single-family dwelling with basement, and a 500 square foot detached garage; construction of a 390 square foot accessory dwelling unit above the detached garage; development within 100 feet of environmentally sensitive habitat; development within an area of positive archaeological reports; and, amendment of an existing Conservation and Scenic Easement to adjust and add 3,201 square feet of easement area.
 - b) 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 the applicable plans and MCC.
 - c) The property is located at 3196 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-010-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential, 2 acres per unit, with a Design Control Overlay (Coastal Zone) [LDR/2-D (CZ)], which allows single-family dwellings and accessory dwelling units as either a principal or a conditional use, subject to granting of applicable coastal development permits. Therefore, the project is an allowed land use for this site.
 - d) The project planner reviewed the project application materials and County records to verify that the proposed project on the subject parcel conforms to the plans listed above.
 - e) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any active violations existing on the subject property.
 - f) Public Access: See Finding No. 5.
 - g) Environmentally Sensitive Habitat Areas (ESHA): Development within 100 feet of ESHA must minimize impacts in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan. See Finding No. 6.
 - h) Accessory Dwelling Unit: See Finding No. 7.
 - i) Public Viewshed and Design (17-Mile Drive): See Finding No. 8.
 - j) Cultural Resources: County records identify the project site is within an area of high sensitivity for prehistoric cultural (archaeological) resources, and within an area of positive archaeological reports. Therefore, the project includes a Coastal Development Permit to allow development within an area of positive archaeological reports. However, an archaeological report (LIB160109) prepared for the project confirmed that the proposed development would not impact archaeological resources in the area. The County has independently reviewed this report and concurs with its conclusions. Therefore, the potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of a County standard project condition (Condition No. 3).
 - k) Visual Screening Architectural Feature: The project includes a 30-inch satellite dish for television and data reception mounted above the highest point of any surrounding roof peak to optimize reception. Under MCC Section 20.62.030 (Height Exceptions), mechanical appurtenances may

exceed the height limit established for the district in which a structure is located. The applicable height limit for the single-family dwelling is 30 feet, and the satellite dish would be mounted at a height of 32.5 feet. Although consistent with MCC, the satellite dish would be visible from 17-Mile Drive. To minimize visual impacts as viewed from 17-Mile Drive, the Applicant proposed an architectural cover (metal and slate enclosure) to visually shield the satellite dish. The architectural cover is designed to match the proposed roof material, and the peak would be at a height of 33.5 feet, or one foot above the satellite dish. The County concurs with the proposed architectural cover to minimize visual impacts as viewed from 17-Mile Drive.

- l) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on April 21, 2016, voted unanimously (4 – 0) to support the project as proposed.
- m) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN150548.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Pebble Beach Community Services District (Fire Protection District), RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) The following reports were prepared for the proposed project:
 - Cultural Resources Report (LIB160109) prepared by Archaeological Consulting, Salinas, California, February 26, 2016.
 - Geologic Report and Coastal Bluff Recession Setback Study (LIB160110) prepared by Haro, Kasunich, and Associates, Inc., Watsonville, California, March 4, 2016.
 - Geotechnical Investigation (LIB160111) prepared by Haro, Kasunich, and Associates, Inc., Watsonville, California, March 4, 2016.
 - Tree Resource Evaluation, Project Impact Analysis, and Tree Protection Plan (LIB160112) prepared by Maureen Hamb, Certified Arborist, Santa Cruz, California, March 15, 2016.
 - Biological Assessment (LIB160113) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, March 22, 2016.
 - c) 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 proposed.
 - d) 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 PLN150548.

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 RMA-Planning, Pebble Beach Community Services District (Fire Protection District), RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. 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. The existing single family dwelling has public water and sewer connections provided by the California American Water Company and the Pebble Beach Community Services District (PBCSD)/Carmel Area Wastewater District (CAWD), respectively, and will continue to use these same connections. The accessory dwelling unit 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 also has adequate remaining capacity for sewage disposal, so the new unit will also receive sewer service from the PBCSD and CAWD. The Environmental Health Bureau reviewed the project application, and did not require any conditions.
 - c) See Finding Nos. 1 and 2, and associated evidence.
 - d) 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 PLN150548.
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 Applicant proposes to construct a single-family dwelling, detached garage, and accessory dwelling unit on the same hardscape and landscape footprint as the current structures/improvements. Therefore, the project is consistent with the parameters of the Class 2 categorical exemption per Evidence 5a above.
 - c) No adverse environmental effects were identified during staff review of the development application.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a state-designated scenic highway, unusual circumstances that

would result in a significant effect, nor development that would result in a cumulatively significant impact. As proposed, all new development will be located on existing developed or hardscape area. The parcel is located within the area of Monterey cypress habitat (as depicted on the Del Monte Forest Land Use Plan Figure 2a) which is designated as a sensitive biological environment. However, as proposed and conditioned, the project would not impact any undisturbed Monterey cypress habitat, and would result in an increase of protected habitat area.

- e) See preceding and following findings and supporting evidence.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN150548.

5. **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 further 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) The subject project site 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).
- c) The subject project site is identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the Del Monte Forest Land Use Plan). See Evidence e below.
- d) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over the project site.
- e) Based on review of the project location on the west (i.e., ocean) side of 17-Mile Drive, and its relationship to existing visual public access areas on the subject property (i.e., an existing conservation and scenic easement), the development proposal will not interfere with visual access along 17-Mile Drive. 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 would not increase the visual impacts over the existing baseline, and the design and siting of the proposed accessory dwelling unit (i.e., above the proposed detached garage) allows the unit to blend with the bulk and mass of the proposed single-family dwelling in the background. See also Finding No. 8.
- f) The project planner reviewed plans and visual simulations of the proposed development to verify that the structures will not impact public access or visual resources/access.
- g) The application, plans and supporting materials submitted by the project

applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN150548.

6. **FINDING:**

ESHA – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable land use plan and zoning codes.

EVIDENCE:

- a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Del Monte Forest Land Use Plan (LUP) and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the criteria to grant said permit has been met.
- b) Per LUP Figure 2a, the subject property is within the range of indigenous Monterey cypress habitat, which is considered ESHA. Del Monte Forest LUP Policies 8, 20, and 72 require development adjacent to ESHA be compatible with the long-term maintenance of the habitat area and not disrupt habitat values, protect Monterey cypress trees within their indigenous range, and avoid potential damage or degradation of Monterey cypress habitat. As proposed, re-development of the site would occur on areas of existing hardscape and non-native landscape. The project has been sited and designed to avoid adverse impacts to both individual Monterey cypress trees and cypress habitat located on the parcel. The arborist (LIB160112) and biological (LIB160113) reports prepared for the project concluded the development would not result in impacts to sensitive species or habitat, and that Monterey cypress habitat would be enhanced and improved for seed germination and development.
- c) The project would also improve the viability of Monterey cypress trees within the proposed development footprint of the single-family dwelling by increasing the distance between the proposed structure and the trees, thereby increasing the amount of available rooting space.
- d) The proposed detached garage and accessory dwelling unit are sited on a footprint of existing hardscape and non-native landscape, and outside of the dripline of Monterey cypress trees.
- e) Consistent with LUP policies regarding protection of ESHA, the County has applied Condition No. 7 to ensure protection of a Monterey cypress trees adjacent to the construction area, Condition No. 10 to require restoration of areas disturbed during construction activities, and Condition No. 13 to require arborist and biologist certification that all development has been constructed in accordance with the recommendations in the reports prepared for the project. In addition, Condition No. 8 has been applied based on the Applicant's proposal to increase the existing conservation and scenic easement area by 3,201 square feet.
- f) The project would result in a decrease of 5 square feet of structural coverage, and a decrease of 3,372 square feet of impervious surface coverage.
- 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 PLN150548.

7. **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 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. 3 and supporting evidence).
 - b) The subject property upon which the accessory dwelling unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of 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 accessory dwelling units as a means of providing affordable housing within the Del Monte Forest community for caretakers and employees.
 - c) 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 reviewed the project and did not impose any conditions for project approval. The accessory dwelling unit 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. The Water Resources Agency also reviewed the project application and applied a standard condition of approval to confirm water availability (Condition No. 23).
 - d) The proposed accessory dwelling unit will not adversely impact traffic conditions in the area. The project involves replacement of an existing residence that would not generate new traffic, and the proposed accessory dwelling unit 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 accessory dwelling unit would not cause any roadway or intersection level of service to be degraded. The County reviewed the project application and did not require a traffic technical report. The Applicant shall be required to pay applicable traffic impacts fees (Condition Nos. 20 and 22).
 - e) The project planner reviewed plans and visual simulations of the proposed development to verify that the site is suitable for this use.
 - f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN150548.
8. **FINDING:** **VIEWSHED / DESIGN** – The subject project minimizes development within the viewshed in accordance with the applicable goals and

policies of the Del Monte Forest Land Use Plan and applicable zoning codes.

- EVIDENCE:**
- a) The project includes development within the 17-Mile Drive public viewshed, as shown on Figure 3, Visual Resources, of the Del Monte Forest Land Use Plan (LUP). In accordance with applicable LUP policies and the Monterey County Zoning Ordinance (Title 20), the project must not block significant public views or adversely impact public views or scenic character.
 - b) The project site is located west of 17-Mile Drive, south of Cypress Point and Crocker Grove, in a developed residential neighborhood. Existing development on the subject parcel includes a single family dwelling with an attached garage, driveway and parking area, terraces, paths, and landscaping. Although visible from 17-Mile Drive, the project site is not visible from any vista point identified on LUP Figure 3.
 - c) Based on the proposed structural siting compared to the location of the existing single-family dwelling, the development proposal would not interfere with visual access along 17-Mile Drive or to the ocean. The proposed structures would be constructed within the same approximate development footprint and visual alignment as the existing structure. In addition, the existing conservation and scenic easement area on the north half of the subject property provides visual access to the ocean from 17-Mile Drive.
 - d) Color and Material Finishes. Pursuant to MCC Chapter 20.44, the proposed project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed structure color and material finishes include earth-toned stone and masonry, dark gray metal window frames, and charcoal gray slate roofing. The proposed finishes are consistent with other dwellings in the neighborhood and with the surrounding residential neighborhood character, and blend with the surrounding natural environment.
 - e) As proposed and conditioned, the project is consistent with applicable LUP visual resource policies, and will not result in impacts to the public viewshed. The proposed development would not block significant public views toward the ocean, and will not adversely impact the public viewshed or scenic character in the project vicinity. The project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

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 Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) 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, development within 300 feet of the mean high tide line of the sea where there is no beach, development within 300 feet of the top of the seaward face of any coastal bluff, and development that is permitted in the underlying zone as a conditional use (i.e.; development of an accessory dwelling unit, development within 100 feet of environmentally sensitive habitat, and development within an area of positive archaeological reports).

DECISION

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

1. Find the project categorically exempt per CEQA Guidelines Sections 15302; and
2. Approve a Combined Development Permit (PLN150548) consisting of a Coastal Administrative Permit to allow the demolition of a 10,891 square foot single-family dwelling with a 718 square foot attached garage, and the construction of a 10,773 square foot two-story single-family dwelling with basement and a 500 square foot detached garage; a Coastal Administrative Permit for the construction of a 390 square foot accessory dwelling unit above the detached garage; a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; a Coastal Development Permit to allow development within an area of positive archaeological reports; an Amendment to an existing Conservation and Scenic Easement to adjust and add additional easement area; and a Design Approval, in general conformance with the attached plans and subject to twenty-four conditions of approval, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 22nd day of February, 2017, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

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

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

NOTES

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

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

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

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

Monterey County RMA Planning

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

PLN150548

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN150548) allows the demolition of a 10,891 square foot two-story single-family dwelling and a 718 square foot attached garage; construction of a 10,773 square foot two-story single-family dwelling with basement and a 500 square foot detached garage; construction of a 390 square foot accessory dwelling unit above the detached garage; construction of a 40 linear foot by 3-foot high wall and entrance gate; construction of a 63 linear foot by 7-9 foot high wall; associated grading; development within 100 feet of environmentally sensitive habitat; development within an area of positive archaeological reports; and amendment to an existing Conservation and Scenic Easement to adjust and add additional easement area. The property is located at 3196 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-010-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Combined Development Permit (Resolution Number 17 -) was approved by the Planning Commission for Assessor's Parcel Number 008-491-010-000 on February 22, 2017. The permit was granted subject to twenty-four (24) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and RMA - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant, through the archaeologist, shall submit a confirmation letter of a contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the contract letter to RMA-Planning.

Prior to the issuance of grading or building permits, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans.

Prior to Final, the Owner/Applicant, per the Archaeologist, shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

4. 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.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (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.

6. 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.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to the construction site shall be protected from inadvertent damage from construction equipment by fencing off the trunks and as much of the canopy driplines and/or critical root zones as possible with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA-Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

8. PD022(B) - EASEMENT-CONSERVATION & SCENIC IN THE DEL MONTE FOREST

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement amendment shall be conveyed to the Del Monte Forest Conservancy over those portions of the property where environmentally sensitive habitats, habitats of rare, endangered and sensitive native plants and animals, and visually prominent areas exist in accordance with the procedures in Monterey County Code § 20.64.280.A. The easement conveyance shall include funding adequate to ensure the management and protection of the easement area over time. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Conservancy. A Subordination Agreement shall be required, where necessary. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Conservancy is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to, reviewed, and approved by the Director of RMA - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to issuance of grading and building permits. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed amendment and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the Del Monte Forest Conservancy for review and approval.

Prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement amendment on the property along with the metes and bound description developed in consultation with a certified professional, to RMA-Planning for review and approval.

Prior to the issuance of grading and building permits, the Owner/Applicant, shall submit a signed and notarized Subordination Agreement, if required, to RMA-Planning for review and approval.

Prior to the issuance of grading and building permits, or commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to RMA-Planning.

9. 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 February 22, 2020, 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 the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

10. PD033 -RESTORATION NATURAL MATERIALS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining habitat area, subject to the approval of RMA-Planning. Plans for such restoration shall be submitted to and approved by RMA-Planning prior to commencement of use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use, the Owner/Applicant shall submit restoration plans to RMA-Planning for review and approval.

11. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to RMA-Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA-Planning and RMA-Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to RMA-Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to RMA-Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

12. PD047 - DEMOLITION/DECONSTRUCTION (MBARD RULE 49)

Responsible Department: RMA-Planning

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

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

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

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

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

13. PDSP001 - BIOLOGIST AND ARBORIST CERTIFICATION (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a qualified biologist and a qualified arborist that all development has been constructed in accordance with the recommendations in the project biological report and arborist report. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to final, the Owner/Applicant shall submit the certification letters to RMA-Planning.

14. EROSION CONTROL PLAN

Responsible Department: Environmental Services

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

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

15. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations in the project Geotechnical Investigation prepared by Haro, Kasunich and Associates, Inc. The grading plan shall identify the extent of all areas requiring shoring during construction, and the shoring details shall be included on the grading plan. The geotechnical inspection schedule shall also be included on the plan, and the applicant shall 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.

16. 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.

17. 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.

18. 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.

19. 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 letter from a licensed practitioner.

20. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

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 the DPW.

21. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works 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.

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 RMA-Planning Department and the Department of Public Works 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.

22. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

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

23. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.

24. WRSP1 - DRAINAGE PLAN

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 mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with the recommendations identified in the geotechnical investigation for the project prepared by Haro, Kasunich & Associates, dated 03/2016. 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.

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



3 1 9 6 S E V E N T E E N M I L E D R I V E P L A N N I N G S U B M I S S I O N S E T

PROJECT INFORMATION

OWNERS	:	3196 LLC
ADDRESS	:	3196 SEVENTEEN MILE DRIVE PEBBLE BEACH CA 93953
CONSTRUCTION TYPE:	:	V
OCCUPANCY	:	MAIN HOUSE R3, GARAGE AND ACCESSORY DWELLING UNIT U/RS
PROPOSED PARKING	:	TWO COVERED SPACES THREE UNCOVERED SPACES
LEGAL DESCRIPTION	:	ASSESSOR MAP EL PESCADERO RO POR OF LOT 1B BLK 146 AS DESC IN VOL 1805 PG 564 2.320 AC SCENIC EASEMENT TO MONTEREY COUNTY R2699-56
APN	:	008-491-010-000

ZONING	:	LDR / 2D (CZ)
LOT SIZE	:	2.72 / 118483

UTILITY INFORMATION:
WATER SERVICE PROVIDED BY CAL-AM WATER
COMPANY. SEWER SERVICE PROVIDED BY CARMEL AREA
WASTEWATER DISTRICT.

TREE REMOVAL	:	NONE
EARTHWORK	:	CUT 860 CY, FILL 740 CY EXPORT 120 CY

SCENIC EASEMENT INCREASE (SF) : RATIO 1.6 : 1

EXISTING SCENIC EASEMENT AREA	21,586
CHANGE IN EASEMENT AREA	(3,145)
NEW EASEMENT AREA ADDED	6,346
NEW SCENIC EASEMENT AREA	24,787

SCOPE OF WORK

COMBINED DEVELOPMENT PERMIT CONSISTING
OF 1) COASTAL ADMINISTRATIVE PERMIT FOR
THE DEMOLITION OF A 10,891 SF TWO-STORY
SINGLE FAMILY DWELLING WITH BASEMENT AND
A 718 SF ATTACHED GARAGE AND THE
CONSTRUCTION OF A 10,773 SF TWO STORY
SINGLE FAMILY DWELLING WITH BASEMENT AND
A 500 SF DETACHED GARAGE; 2) COASTAL
ADMINISTRATIVE PERMIT FOR THE
CONSTRUCTION OF A 390 SF ACCESSORY
DWELLING UNIT ABOVE THE DETACHED GARAGE;
3) A COASTAL DEVELOPMENT PERMIT FOR
DEVELOPMENT WITHIN 100 FEET OF
ENVIRONMENTALLY SENSITIVE HABITAT
(CYPRESS HABITAT AND COASTAL BLUFF
RESTORATION); 4) A COASTAL DEVELOPMENT
PERMIT FOR DEVELOPMENT WITH POSITIVE
ARCHAEOLOGICAL REPORTS; 5) AMENDMENT TO
AN EXISTING SCENIC EASEMENT TO REVISE
EASEMENT BOUNDARIES AND ADD 6,346 SF OF
SCENIC EASEMENT. 6) DESIGN APPROVAL.

EXISTING FLOOR AREA CALC:

EXISTING MAIN HOUSE	10,891 SF
EXISTING GARAGE	718 SF
EXISTING PROJECT TOTAL	11,609 SF

PROPOSED MAIN HOUSE

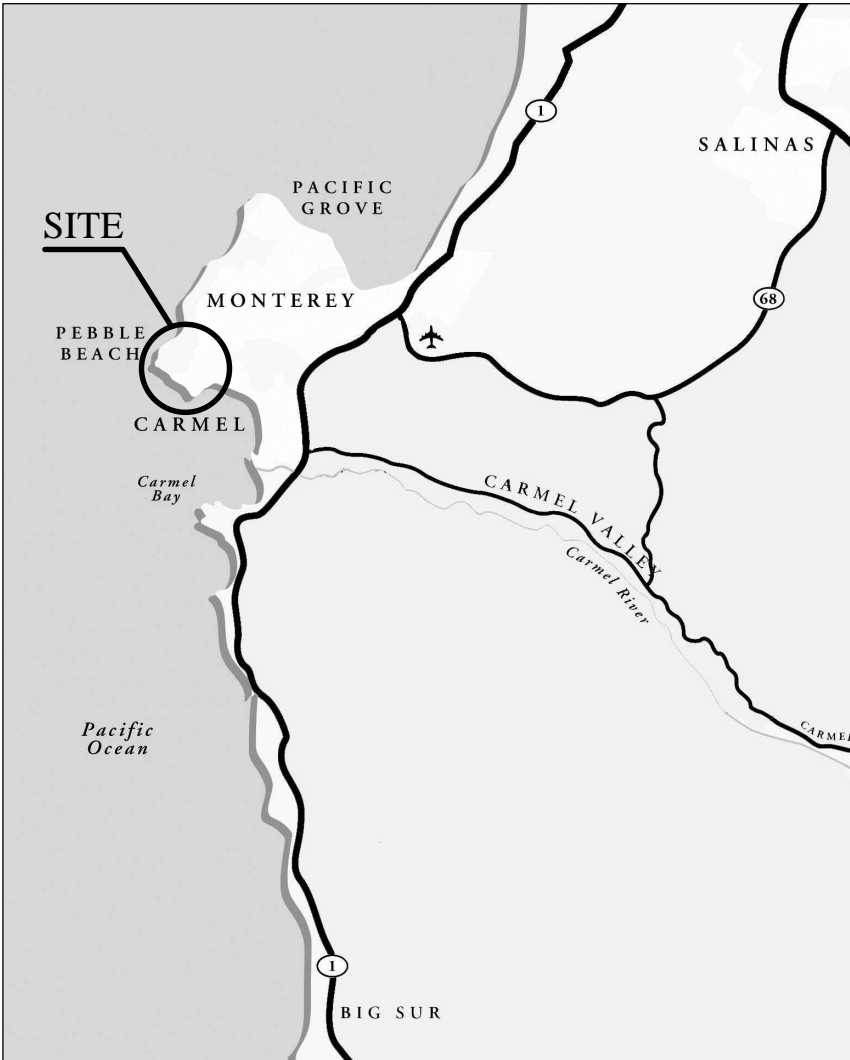
MAIN HOUSE BASEMENT	2,173 SF
MAIN HOUSE GROUND LEVEL	4,900 SF
MAIN HOUSE SECOND FLOOR	3,700 SF

SUB TOTAL HOUSE ONLY 10,773 SF

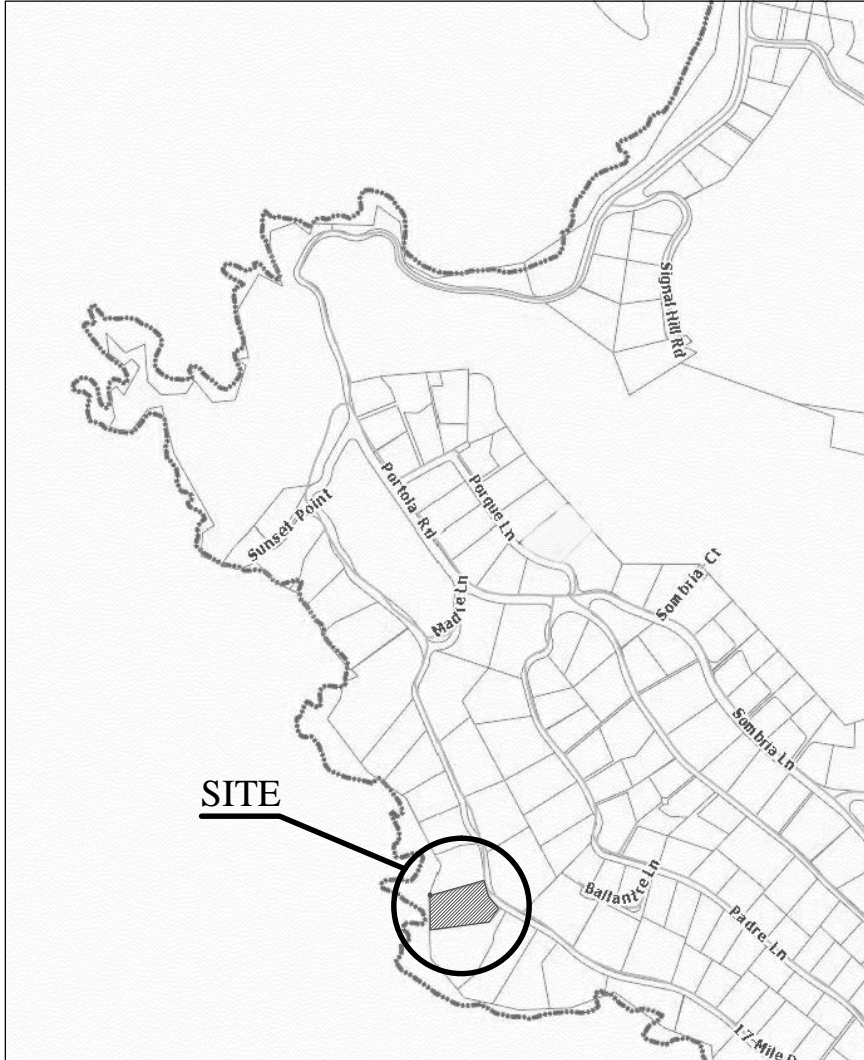
ACCESSORY DWELLING UNIT	390 SF
GARAGE	500 SF

NEW PROJECT SF WITH GARAGE
AND ACCESSORY DWELLING UNIT : 11,663 SF

40' LONG, 3' HIGH MOTOR COURT SCREEN WALL
63' LONG, 7' TO 9' HIGH WALL AT WEST FACADE



VICINITY MAP



LOCATION MAP

BUILDING AND SITE COVERAGE COMPARISON

ITEM	ALLOWED	EXISTING	PROPOSED	CHANGE
MAIN HOUSE SF	--	10,891	10,773	(164)
GARAGE SF	--	718	500	(218)
ACCESSORY DWELLING UNIT	--	0	390	390
FLOOR AREA	20,735	11,609	11,663	54
FLOOR AREA RATIO	17.5%	9.8%	9.8%	0.0%
BUILDING COVERAGE	15%	4.5%	4.5%	0%
BUILDING COVERAGE SF	17,772.5	5,291	5,286	(5)
IMPERVIOUS COVERAGE	--	9,258	5,886	(3,372)
TOTAL COVERAGE	--	14,549	11,172	(3,377)

LIST OF DRAWINGS

A 0.0	COVER SHEET
A 1.0	EXISTING EAST AND WEST SITE PHOTOS
A 2.0	SURVEY
A 3.0	PROPOSED SITE PLAN
A 3.1	EXISTING HOUSE HARDSCAPE AND ORNAMENTAL LANDSCAPE FOOTPRINT
A 3.2	PROPOSED HOUSE HARDSCAPE AND ORNAMENTAL LANDSCAPE FOOTPRINT
A 3.3	EXISTING AND PROPOSED HOUSE HARDSCAPE AND ORNAMENTAL LANDSCAPE FOOTPRINT COMPARISON
A 3.4	PROPOSED SCENIC EASEMENT EXPANSION
A 4.0	BASEMENT PLAN
A 4.1	GROUND FLOOR PLAN
A 4.2	SECOND FLOOR PLAN
A 4.3	ROOF PLAN
A 5.0	EAST AND NORTH COLORED ELEVATIONS
A 5.1	WEST AND SOUTH COLORED ELEVATIONS
A 7.0	CONCEPT LANDSCAPE PLAN

CONSULTANTS:

STRUCTURAL:
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HOWARD CARTER ASSOCIATES, INC.
831.373.3119 X224
CFOSS@REDSHIFT.COM

GEOTECHINCAL ENGINEER
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HARO KASUNICH AND ASSOCIATES
COASTAL AND GEOTECHINCAL ENGINEERS
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831.247.7028

CIVIL ENGINEER
RICHARD WEBER, PE, LS, QSD
WHITSON ENGINEERS
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MONTEREY, CALIFORNIA 93940
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831.373.5065

CERTIFIED ARBORIST:
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SANTA CRUZ CA 95060
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MAUREENAH@SBCGLOBAL.NET

ARCHAEOLOGICAL CONSULTING:
MARY DOANE AND GARY BRESCHINI
P.O.BOX 3377
SALINAS, CA93912
831.422.4912

**BIOLOGICAL CONSULTANT - BLUFF
RESTORATION AND INDIGENOUS PLANTING**
FRED BALLERINI
FRED BALLERINI HORTICULTURAL SERVICES
P.O.BOX 1023
PACIFIC GROVE, CA 93950
831.238.6832

ROBERT JOYCE ARCHITECTURE &
LANDSCAPE DESIGN

333 S. DOHENY DRIVE, UNIT #310
LOS ANGELES, CA 90048
ROBERT@ROBERTJOYCEARCHITECTURE.COM

DRAWING ISSUE

NO.	DATE	
1	12/08/16	PLANNING SUBMISSION SET

3 1 9 6 S E V E N T E E N M I L E D R I V E

PEBBLE BEACH, CA 93953

DRAWING ISSUE

NO.	DATE	
1	12/08/16	PLANNING SUBMISSION SET

DECEMBER 8TH, 2016
COVER SHEET

A 0.0



VIEW OF EXISTING HOUSE AND GARDEN AT BLUFF

SHOWING LARGE TWO STORY HOUSE WITH EXTENSIVE TERRACES AND IRRIGATED GARDEN (TO BE REMOVED).



VIEW OF EXISTING ENTRY AND HOUSE AT 17 MILE DRIVE

SHOWING IMPOSING WALLS AND ENTRY GATE, EXTENSIVE HARDSCAPE, EXISTING ORNAMENTAL GARDEN, WOOD FENCE, EXPOSED PARKING AND GARAGE DOORS (TO BE REMOVED). VIEW TO WATER BLOCKED.

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LANDSCAPE DESIGN

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ROBERT@ROBERTJOYCEARCHITECTURE.COM

DRAWING ISSUE	
NO.	DATE

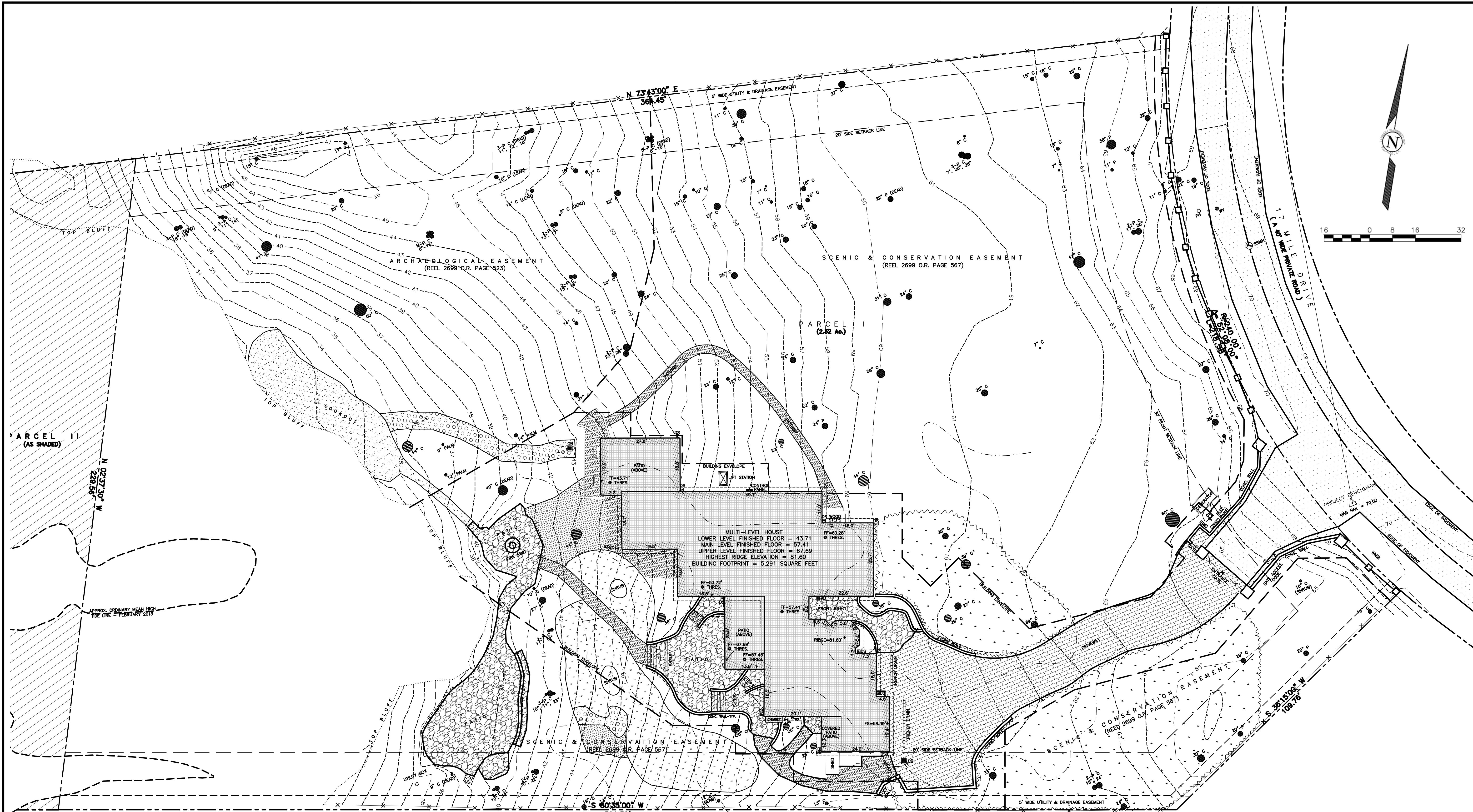
3 1 9 6 S E V E N T E E N M I L E D R I V E

PEBBLE BEACH, CA 93953

DRAWING ISSUE	
NO.	DATE
1	12/08/16

EXISTING HOUSE ENTRY
AND OCEAN FRONT SITE PHOTOS

A 1.0



GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS A MAG NAIL LOCATED ON THE SOUTHERLY EDGE OF THE ACCESS DRIVEWAY AT THE ENTRANCE WITH 17 MILE DRIVE, ELEVATION = 70.00', AS SHOWN.
- BUILDING LOCATIONS, DIMENSIONS AND AREAS SHOWN HEREON WERE MEASURED TO THE OUTERMOST FACE OF BUILDING FINISH AND/OR CENTER OF CHAMFER. SUPPORT BEAMS FOR THE ROOF OVERHANG EXTEND BEYOND THE ROOF LINE AND ARE NOT SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. PRUNGED TREES ARE LABELED "P-P". CENTER OF SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN. TREE CANOPIES SHOWN ARE A BEST APPROXIMATION AT THE OUTER EDGE OF DRIPLINE LOCATED WITH REFLECTORLESS TOTAL STATION.
- LANDSCAPE LIGHTING, IRRIGATION FACILITIES, AND HOUSE ACCESS HATCHES WERE NOT LOCATED.

- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (3/3/15) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
- THE ORDINARY HIGH WATER MARK AND FEMA ZONE V LIMITS SHOWN ON THIS MAP WERE DETERMINED FROM THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY CENTRAL COAST SURVEYORS, LATEST REVISED DATED, 2/21/2013.

LEGEND:

- PROPERTY BOUNDARY LINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- PILLAR AND IRON FENCE
- WOOD FENCE
- APPROX TREE CANOPY
- PROJECT BENCHMARK
- SPOT ELEVATION
- TREE: C - CYPRESS, P - PINE
- UTILITY POLE
- WATER METER, VALVE, SERVICE
- FIRE HYDRANT
- GAS METER, SERVICE
- SANITARY SEWER MANHOLE, CLEANOUT
- ELECTRIC METER
- CATCH BASIN, AREA DRAIN
- DOWNSPOUT

- ASPHALT CONCRETE SURFACE
- CONCRETE PAVER SURFACE
- STONE SURFACE
- DECOMPOSED GRANITE GRAVEL SURFACE
- DECOMPOSED GRANITE SURFACE
- BOULDER/LOOSE ROCK SURFACE
- CONCRETE SURFACE
- BARK/WOOD CHIP SURFACE
- DOMESTIC FLOWER GARDEN AREA

SITE LOCATION:
3196 17 MILE DRIVE
PEBBLE BEACH, CA

OWNER:
3196 LLC
37 SAW MILL RIVER ROAD
HAWTHORNE, NY 10332

No.	DATE	BY	REVISION
3/6/15	GRG	RELEASED TO CLIENT	

TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN
DOCUMENT No. 201301338, OFFICIAL RECORDS
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

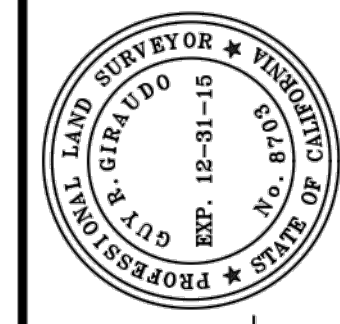
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DATE: MARCH 2015
JOB NO. 1419-01

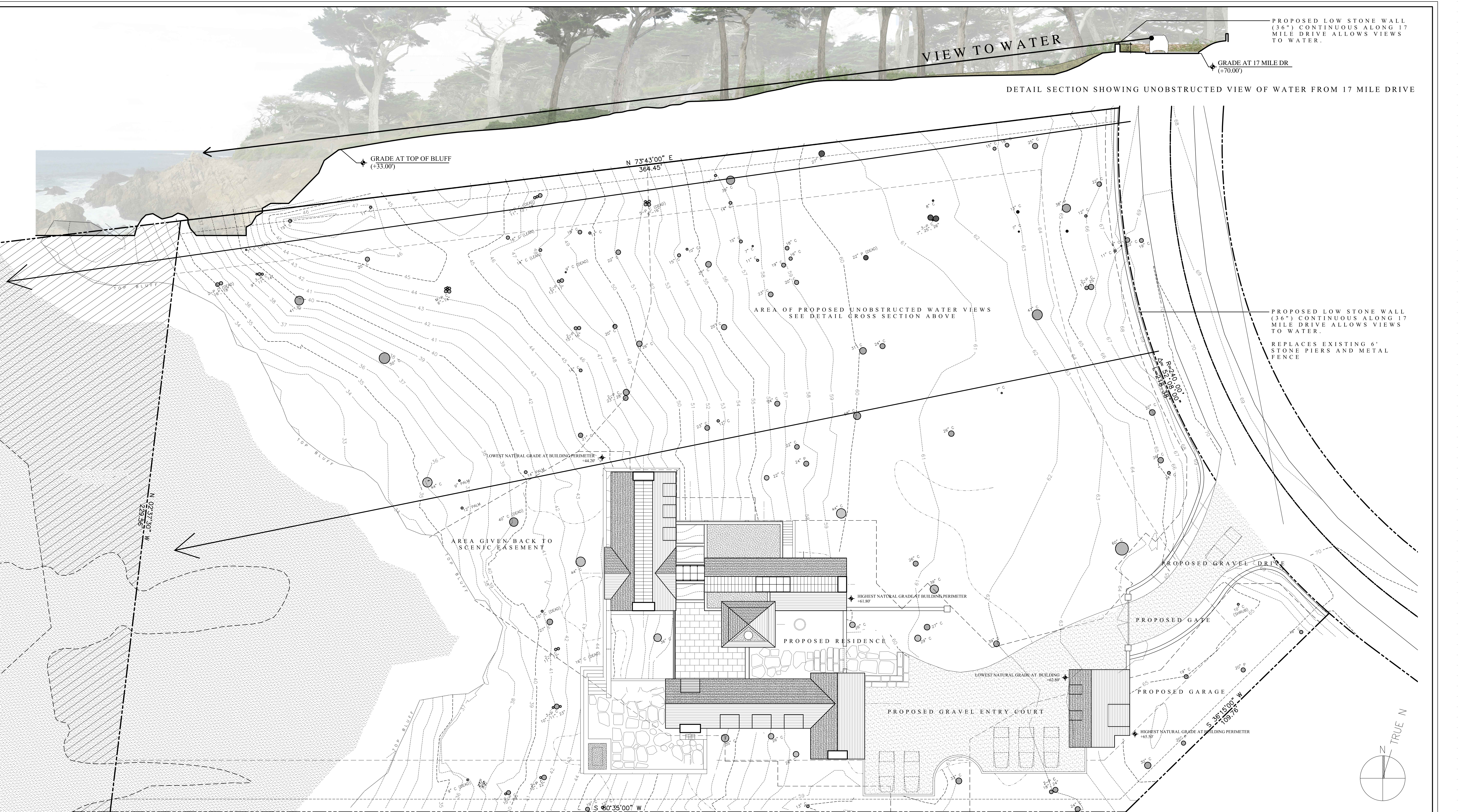
SHEET **2.0**
OF 1 SHEETS

LANDSET
ENGINEERS, INC.
ENGINEERING - LAND PLANNING
SURVEYING - ENVIRONMENTAL CONSULTING
520-B CRAZY HORSE CANYON ROAD, SALINAS, CA 93907

APPROVED BY:

GUY R. GIRAUDO
P.L.S. No. 8703





PLANNING SUBMISSION SET

ROBERT JOYCE ARCHITECTURE &
LANDSCAPE DESIGN

333 S. DOHENY DRIVE, UNIT #310
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ROBERT@ROBERTJOYCEARCHITECTURE.COM

DRAWING ISSUE	
NO.	DATE

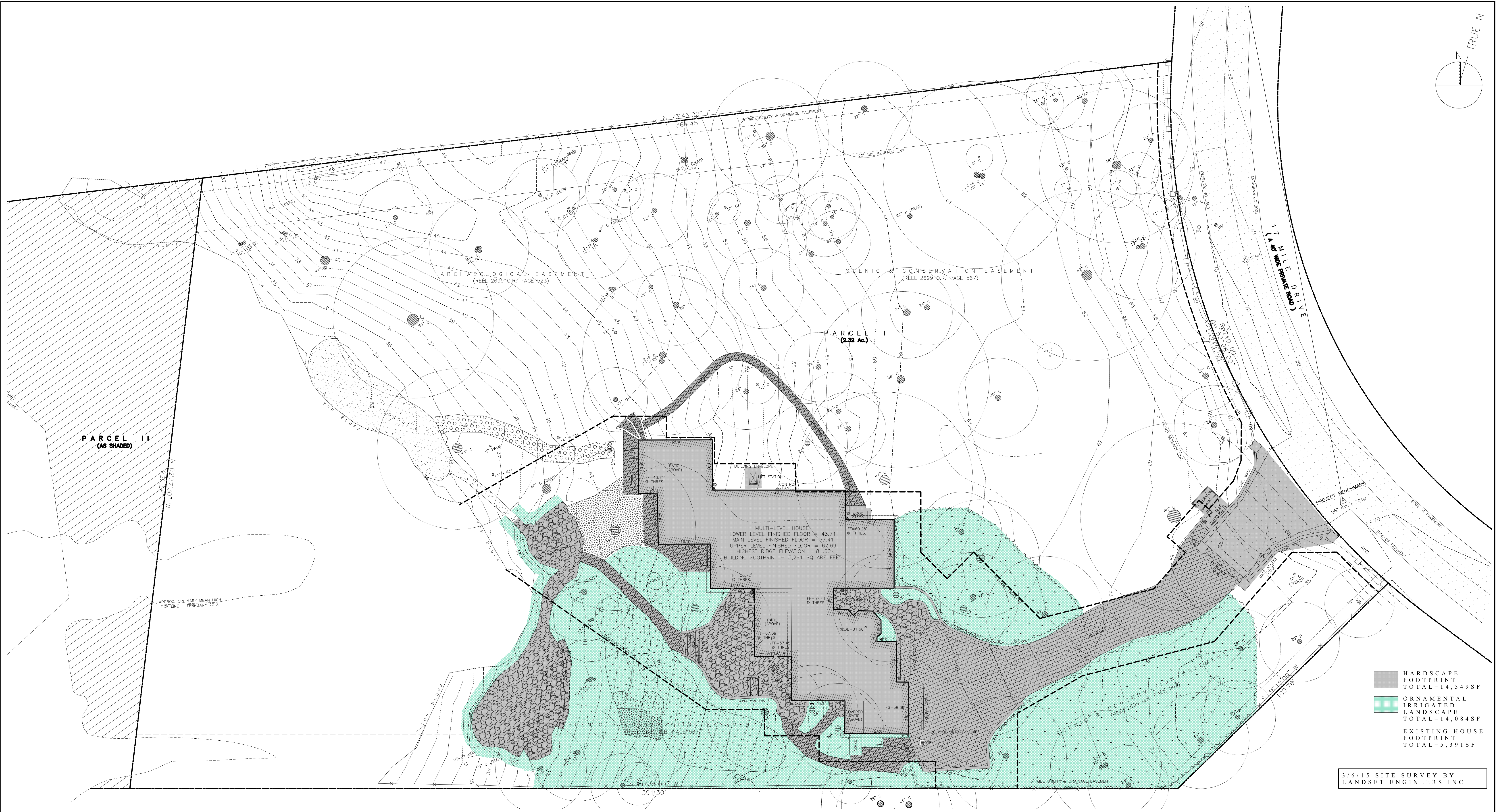
3196 SEVENTEEN MILE DRIVE
PEBBLE BEACH, CA 93953

DRAWING ISSUE	
NO.	DATE
1	12/08/16

PROPOSED SITE PLAN AND SECTION

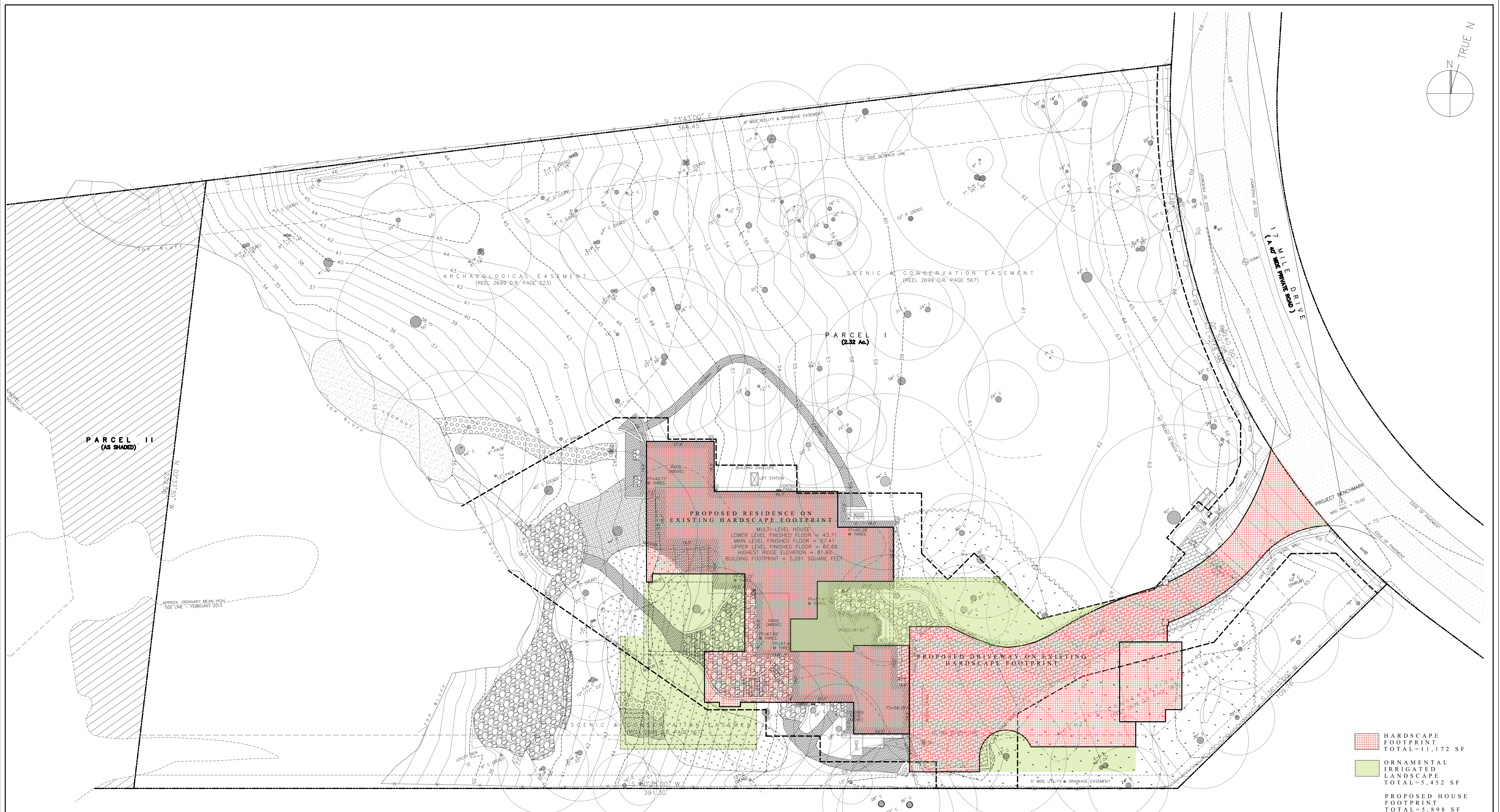
SCALE 1/16" = 1'-0"

A 3.0



EXISTING HOUSE HARDSCAPE AND ORNAMENTAL LANDSCAPE FOOTPRINT
PLANNING SUBMISSION SET

<p>ROBERT JOYCE ARCHITECTURE & LANDSCAPE DESIGN</p> <p>333 S. DOHENY DRIVE, UNIT #310 LOS ANGELES, CA 90048 ROBERT@ROBERTJOYCEARCHITECTURE.COM</p>	DRAWING ISSUE		<p>3196 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA 93953</p>	DRAWING ISSUE		<p>EXISTING HOUSE HARDSCAPE AND ORNAMENTAL LANDSCAPE FOOTPRINT</p> <p>SCALE 3/32"=1'-0"</p> <p>A 3.1</p>
	NO.	DATE		NO.	DATE	
	1	12/08/16		1	12/08/16	



PROPOSED HOUSE HARDSCAPE AND ORNAMENTAL LANDSCAPE FOOTPRINT
PLANNING SUBMISSION SET

3/6/15 SITE SURVEY BY
LANDSET ENGINEERS INC

ROBERT JOYCE ARCHITECTURE &
LANDSCAPE DESIGN

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LOS ANGELES, CA 90048
ROBERT@ROBERTJOYCEARCHITECTURE.COM

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NO.	DATE

3196 SEVENTEEN MILE DRIVE

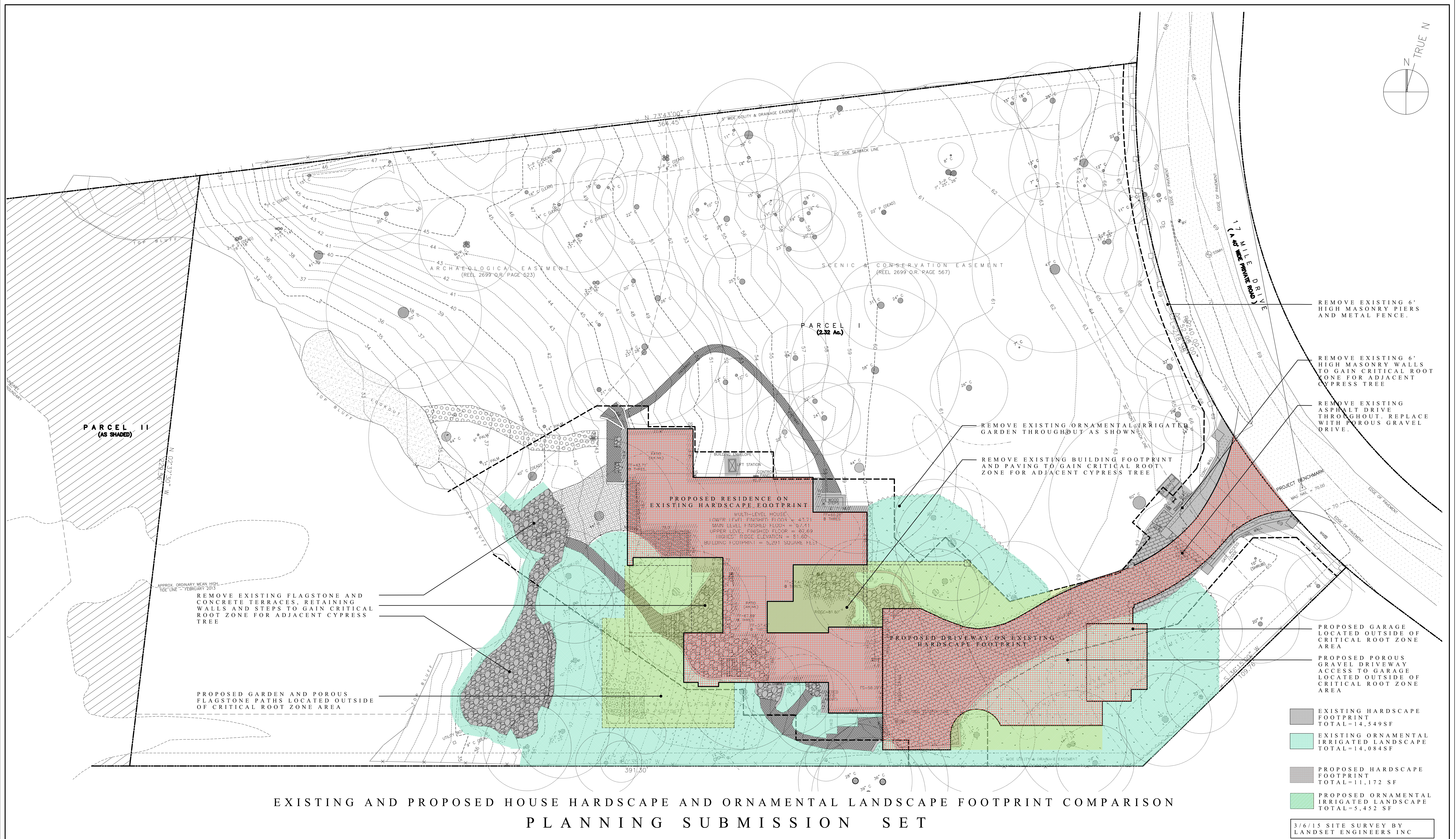
PEBBLE BEACH, CA 93953

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1	12/08/16

PROPOSED HOUSE HARDSCAPE AND
ORNAMENTAL LANDSCAPE FOOTPRINT

SCALE 3/32"=1'-0"

A 3.2



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EXISTING AND PROPOSED HOUSE HARDSCAPE AND
ORNAMENTAL LANDSCAPE FOOTPRINT COMPARISON

SCALE 3/32"=1'-0"

A3.3



- NEW EASEMENT AREA
ADDED - 6,346 SF
- APPROPRIATION OF EXISTING
EASEMENT AREA - 3,145 SF
- UNCHANGED EASEMENT AREA
- 3/6/15 SITE SURVEY BY
LANDSET ENGINEERS INC

PLANNING SUBMISSION SET

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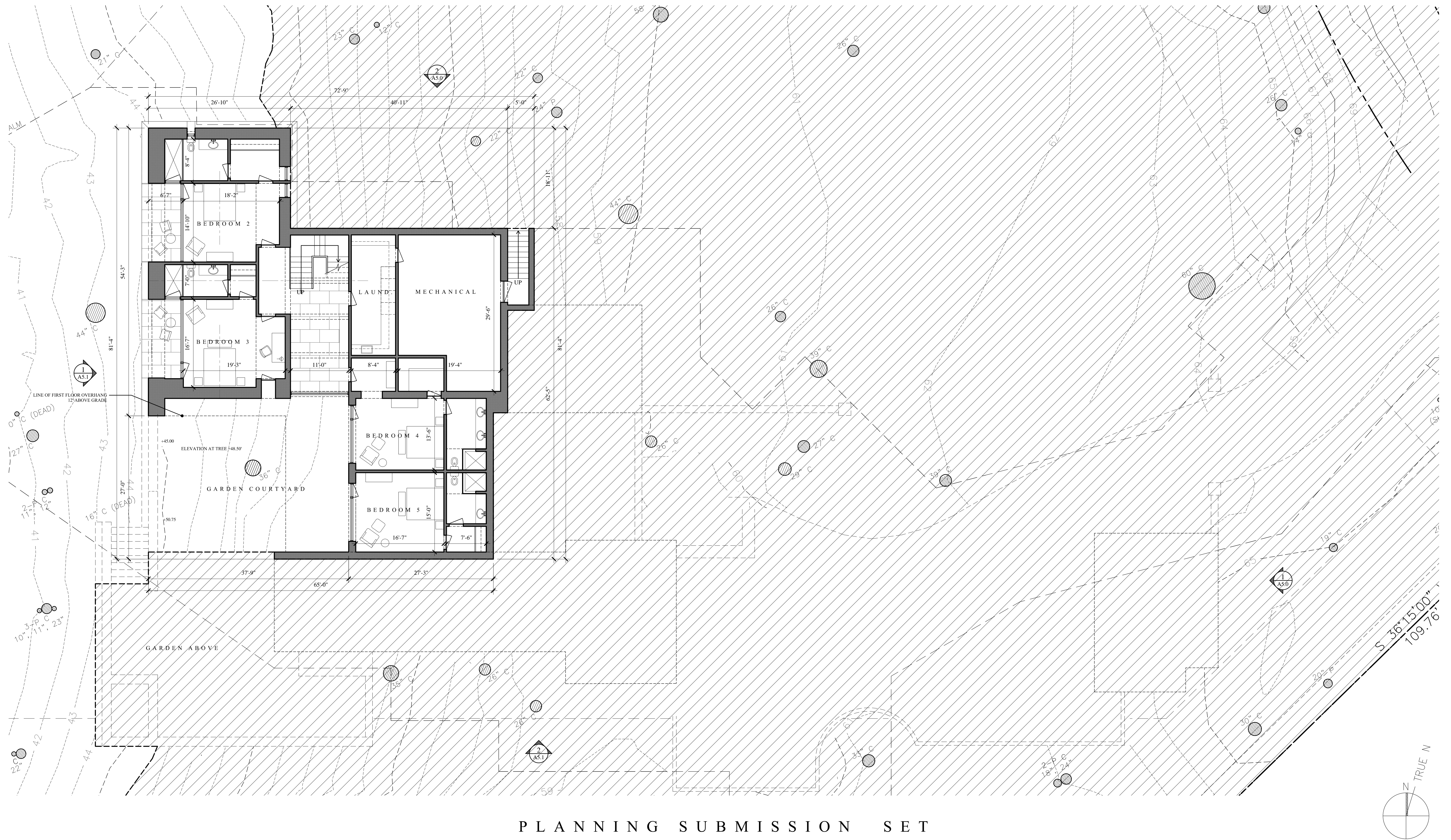
3196 SEVENTEEN MILE DRIVE
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PROPOSED SCENIC EASEMENT EXPANSION

SCALE $\frac{1}{16}"=1'-0"$

A 3.4



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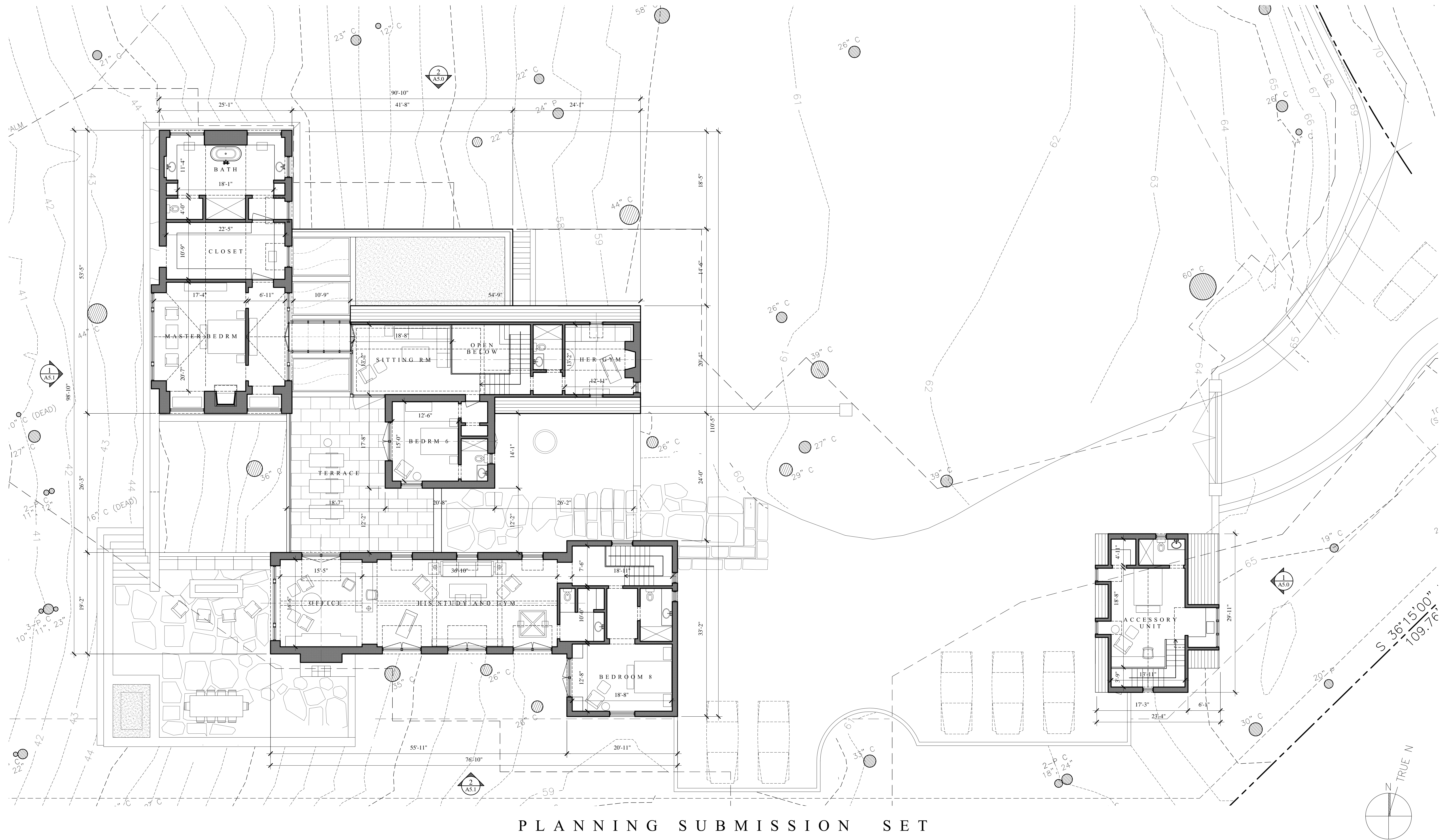
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BASEMENT PLAN
SCALE $\frac{1}{8}" = 1'-0"$

A 4.0



PLANNING SUBMISSION SET

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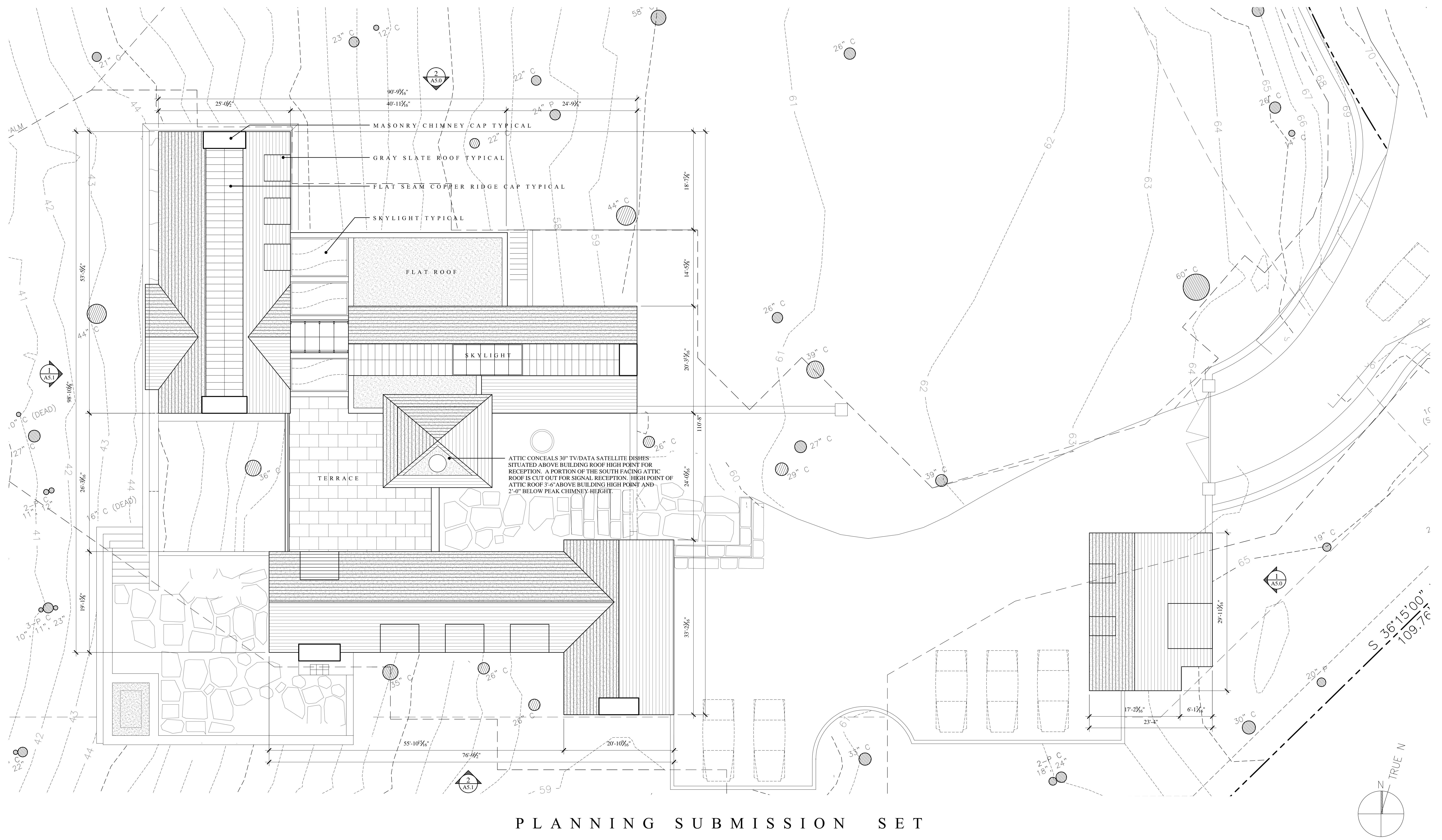
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SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

A4.2



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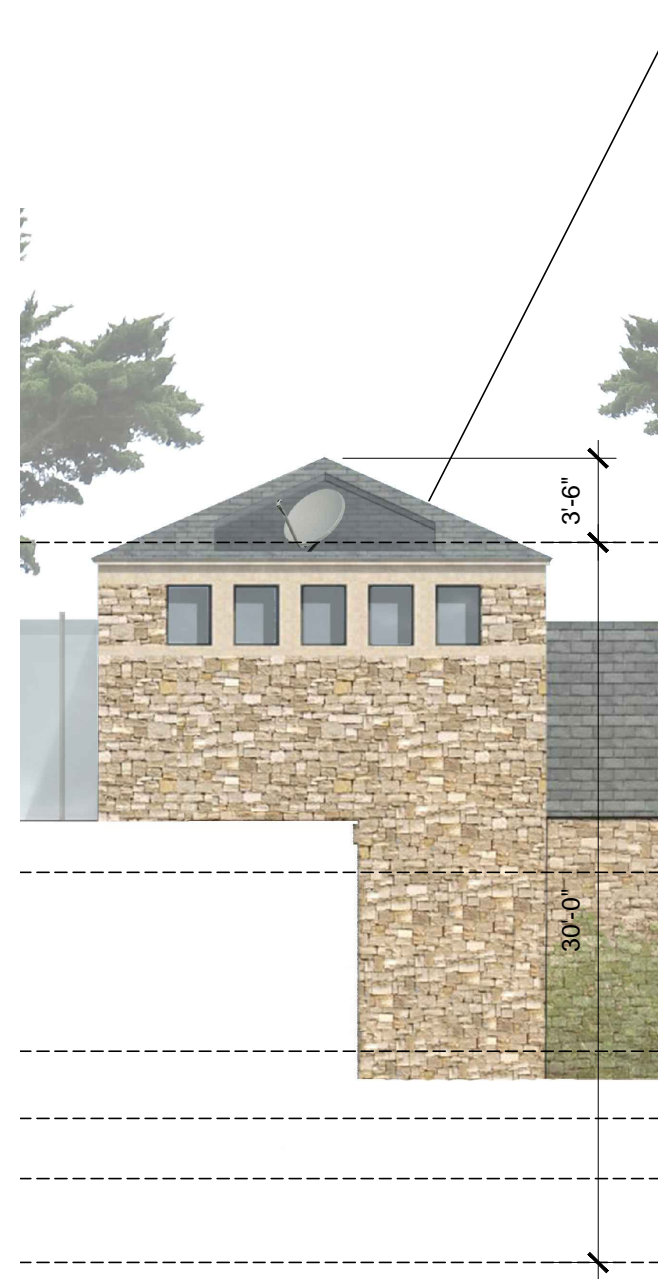
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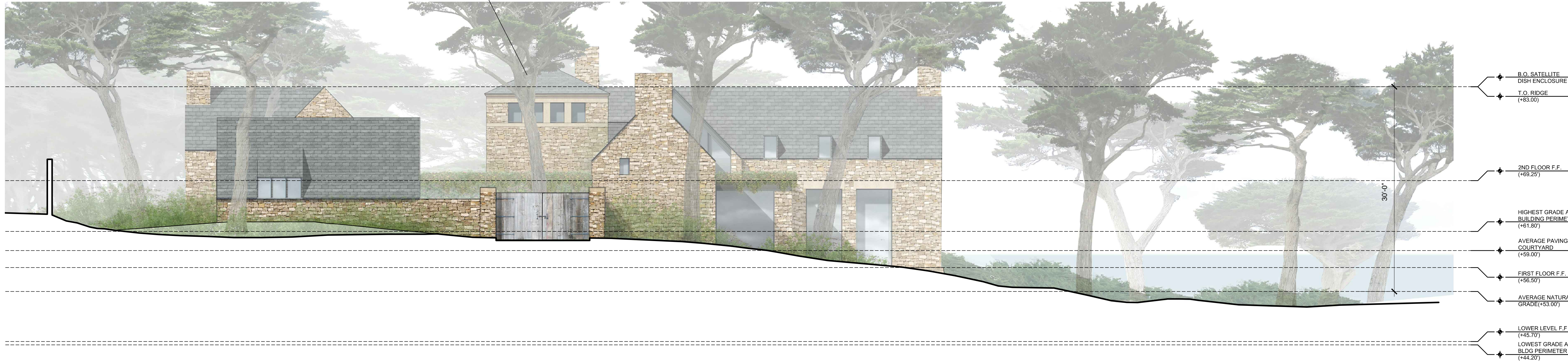
ROOF PLAN
SCALE 1/8" = 1'-0"

A 4.3



COURTYARD SOUTH ELEVATION
SATELLITE ENCLOSURE DETAIL AT
ATTIC ABOVE ROOF HIGH POINT.

ATTIC CONCEALS 30" TV/DATA SATELLITE DISHES SITUATED ABOVE BUILDING ROOF HIGH POINT FOR RECEPTION. A PORTION OF THE SOUTH FACING ATTIC ROOF IS CUT OUT FOR SIGNAL RECEPTION. HIGH POINT OF ATTIC ROOF 3'-6" ABOVE BUILDING HIGH POINT AND 2'-0" BELOW PEAK CHIMNEY HEIGHT.



1 EAST ELEVATION WITH GARAGE AND ENTRY GATE IN FOREGROUND



2 NORTH ELEVATION

TYPICAL BUILDING MATERIAL LEGEND

STONE BASE

VERY LARGE CUT GRANITE BLOCKS WITH
RUSTICATED SURFACE AND EDGES, MEDIUM
WARM GRAY AND BUFF TONES



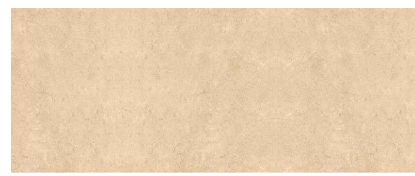
STONE WALL

ALL WALLS AND CHIMNEYS IN RANDOM "OLD
WORLD" ASHLAR GRANITE. RANGE OF WARM
AND COOL GRAY AND BUFF TONES



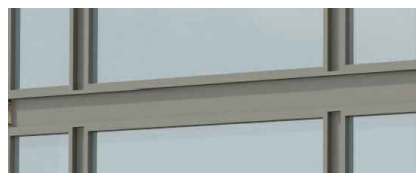
SPECIALTY MASONRY

BUFF COLORED INDIANA LIME STONE AT ALL
LINTELS AND DECORATIVE STONE WINDOW
SURROUNDS AND OTHER ELEMENTS



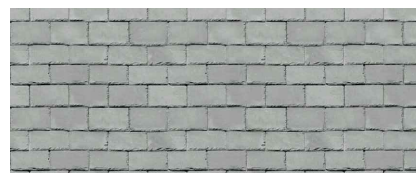
METAL FRAMES AND WINDOWS

ALL METAL STRUCTURE AT LARGE GLAZED
SURFACES AND WINDOW FRAMES TO BE PAINTED
DARK WARM GRAY, 1" INSULATED CLEAR GLASS



ROOF MATERIAL

SEMI-WEATHERING, CHARCOAL GRAY
VERMONT SLATE 16"x8", 3/4" THICK, WITH
CONCEALED GUTTER AND DOWNSPOUT



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3196 SEVENTEEN MILE DRIVE
PEBBLE BEACH, CA 93953

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EAST AND NORTH EXTERIOR ELEVATIONS

SCALE 1/8" = 1' - 0"

A 5.0



1 WEST ELEVATION



2 SOUTH ELEVATION

TYPICAL BUILDING MATERIAL LEGEND

STONE BASE

VERY LARGE CUT GRANITE BLOCKS WITH
RUSTICATED SURFACE AND EDGES, MEDIUM
WARM GRAY AND BUFF TONES



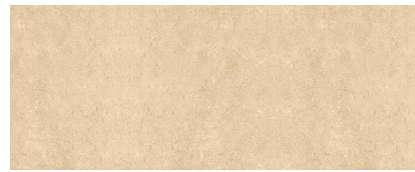
STONE WALL

ALL WALLS AND CHIMNEYS IN RANDOM "OLD
WORLD" ASHLAR GRANITE, RANGE OF WARM
AND COOL GRAY AND BUFF TONES



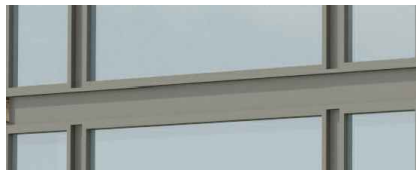
SPECIALTY MASONRY

BUFF COLORED INDIANA LIME STONE AT ALL
LINTELS AND DECORATIVE STONE WINDOW
SURROUNDS AND OTHER ELEMENTS



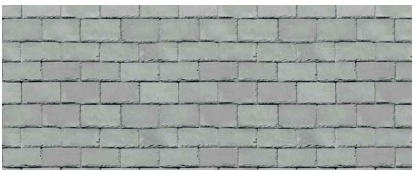
METAL FRAMES AND WINDOWS

ALL METAL STRUCTURE AT LARGE GLAZED
SURFACES AND WINDOW FRAMES TO BE PAINTED
DARK WARM GRAY, 1" INSULATED CLEAR GLASS



ROOF MATERIAL

SEMI-WEATHERING, CHARCOAL GRAY
VERMONT SLATE 16"x8", 3/8" THICK, WITH
CONCEALED GUTTER AND DOWNSPOUT



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3 1 9 6 SEVENTEEN MILE DRIVE
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WEST AND SOUTH EXTERIOR ELEVATIONS

SCALE 1/8" = 1' - 0"

A5.1

1 TYPICAL DRIVE - POROUS HYDROCORE GRAVEL DRIVE
ALLOWS WATER INFILTRATION AND PLANT GROWTH



2 TYPICAL COURTYARD - INFORMAL PLANTING AREAS AND
GRAVEL PATHS ALLOWS WATER INFILTRATION AND PLANT
GROWTH



3 TYPICAL TERRACE - FLAG STONE SET ON SAND AND SOIL.
POROUS PLANTING POCKETS IN BETWEEN ALLOWS WATER
INFILTRATION



REQUIRED SIDE YARD SETBACK
FOR MAIN RESIDENCE

CONCEPTUAL LANDSCAPE PLANTING LIST

ZONE 1: COASTAL BLUFF RESTORATION

The *Coastal Bluff Restoration Zone* requires carefully executed hand removal of existing non-native landscape and invasive species in which some areas coexist with native coastal bluff species. Restoration species have been site identified by the project biologist. Site-specific contract grown native plant material will be propagated for out-planting in the fall months to coincide with natural rain events. Planting quantities and layout will emulate natural groupings and will be overseen by the project biologist.

Botanical Name	Common Name
<i>Armeria maritime</i>	sea thrift
<i>Astragalus nuttallii</i>	ocean bluff milk-vetch
<i>Corethrogyne filaginifolia</i>	beach aster
<i>Distichlis spicata</i>	salt grass
<i>Dudleya farinosa</i>	sea lettuce
<i>Erigeron glaucus</i>	seaside daisy
<i>Eriogonum parvifolium</i>	seaciff buckwheat
<i>Eriophyllum staechadifolium</i>	lizard tail
<i>Iris douglasiana</i>	Douglas iris
<i>Lotus heermannii</i> var. <i>orbicularis</i>	wooly lotus
<i>Stachys bullata</i>	California hedge nettle

ZONE 2 : CYPRESS CONSERVATION AREA

The *Cypress Conservation Area* within a portion of the Conservation Easement Area will be managed by removing all existing landscape and invasive exotic species including iceplant and wattle trees. Existing native understory plants to be retained. Groupings of site-specific Monterey cypress seedlings to be replanted in open areas as directed by the project arborist. Select groupings of cypress habitat understory plantings may be incorporated as deemed necessary by the project biologist after exotic and landscape plantings have been removed.

Arborist's note: within Zone 2, the *Cypress Conservation Area*, the following procedures will occur once the sites are identified for the replanting of Monterey cypress:

- Appropriate sites will be naturally absent of native plant material.
- Appropriate sites will have good sun exposure.
- Using manual labor rake the surface soil to remove at least two inches of the existing duff to expose the lower soil layers.
- Seedlings naturally occurring on the site or germinated from native seed stock will be planted in random distribution within the zone.
- No irrigation will be provided to the planted or relocated trees.

Botanical Name	Common Name
<i>Cupressus macrocarpa</i>	Monterey cypress

Understory Plantings

<i>Calamagrostis nutkaensis</i>	Pacific reed grass
<i>Corethrogyne filaginifolia</i>	beach aster
<i>Erigeron glaucus</i>	seaside daisy
<i>Hierochloa occidentalis</i>	California vanilla grass
<i>Iris douglasiana</i>	Douglas iris
<i>Phalaris californica</i>	California canarygrass
<i>Saturaja douglasii</i>	yerba buena
<i>Stachys bullata</i>	California hedge nettle

ZONE 3: SPECIAL CYPRESS GERMINATION AREA

The *Special Cypress Germination Area* will be used as an establishment ground for new generation Monterey Cypress trees to enhance the existing Del Monte Cypress Grove. Existing landscape and invasive species are to be removed from the location. Site treatment and planting prescriptions area detailed below by the project arborist.

Arborist's note: within Zone 3, the *Cypress Germination Area* the following procedures will occur in the order listed:

- 1 All existing landscape plant material will be carefully removed using manual labor.
- 2 Loose soil attached to the plants will be shaken loose to the best extent possible.
- 3 Any existing irrigation lines or emitters will be removed using manual labor.
- 4 Holes will be backfilled with care and not compacted.
- 5 The surface of the new bare soil will be carefully raked to remove approximately 0.5 to 1 inches.

Botanical Name	Common Name
<i>Cupressus macrocarpa</i>	Monterey cypress

ZONE 4: COURTYARD AND REAR GARDEN LANDSCAPE

The *Courtyard Landscape* will include drought resistant California native and Mediterranean perennial species specified to accentuate the architecture with the use of texture, color, and form.

Botanical Name	Common Name
<i>Buxus sempervirens</i>	English boxwood
<i>Calamagrostis nutkaensis</i>	Pacific reed grass
<i>Ceanothus griseus</i> var. <i>horizontalis</i>	California lilac
<i>Hierochloa occidentalis</i>	vanilla grass
<i>Iris douglasiana</i>	Douglas iris
<i>Juniperus chinensis</i> 'Torulosa'	Hollywood Juniper

The *Rear Garden Landscape* design strives to bring a flowing textural connection to the natural diversity inherent of the native coastal bluff area. Native coastal bluff species will intermix with other drought tolerant groundcover and shrub species to create a private landscape that naturally connects with the ocean bluff restoration.

Botanical Name	Common Name
<i>Aeonium canariense</i>	giant velvet rose
<i>Carex pansa</i>	dune sedge
<i>Ceanothus griseus</i> var. <i>horizontalis</i>	California lilac
<i>Erigeron glaucus</i>	seaside daisy
<i>Eriophyllum staechadifolium</i>	lizard tail
<i>Iris douglasiana</i>	Douglas iris
<i>Juniperus chinensis</i> 'Torulosa'	Hollywood Juniper
<i>Saturaja douglasii</i>	yerba buena

LANDSCAPE CERTIFICATION

THIS LANDSCAPE AND IRRIGATION PLAN COMPLIES WITH MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF CALIFORNIA NATIVE AND DROUGHT TOLERANT PLANT MATERIAL, NON-INVASIVE SPECIES, LIMITED TURF, AND LOW-FLOW WATER CONSERVING IRRIGATION FIXTURES.

Fire management – natural areas in zones 1, 2 and 3 to be managed to reduce fuels and flammable vegetation while encouraging natural cypress recruitment.

PLANNING SUBMISSION SET

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CONCEPT LANDSCAPE PLAN

SCALE 1/16" = 1' - 0"

A 7.0

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