

Exhibit M

This page intentionally left blank.

Dear Del Monte Forest Land Use Committee members,

I am writing about the project at 1030 Marcheta. Jerry Verhasselt, Anna Yateman and myself oppose this project as we are the immediate neighbors and have lived here for some time. We chose to live here because we love nature. The project being proposed, is massive in scale butting up to all of the property boundary lines by putting what should be backyard space into an interior patio, using covered patios and walkways with roof lines and designing atrium like rooms which are 2 story tall and labeled "open to below" on the plans. We feel that this plan is not in keeping with the neighborhood character. We have driven past all of the homes in our neighborhood and do not see anything like this aside from front line ocean view homes that are buffered by the golf course on one side and the street on the other. We as neighbors are losing our buffer from the Garibaldi's and feel that this design is very intrusive. We are told that this has been explained to the Garibaldis and that they do not care.

This project is setting a precedent. If allowed to continue on the interior .25 acre lots of the Country Club, the end result will be an area of massive buildings similar to what you might find in a major city or suburb in LA or Miami.

It is easy for people to accept a one off design but think about how you would feel if this project was next door to your home. And think about how you would feel about the Del Monte Forest Country Club area down the road if this kind of construction is allowed to continue throughout the area. This design is not consistent with what the existing rules intended for homes in the Del Monte Forest.

Please see the attached photo showing the extent of the orange netting into what should be backyard space. I am sure that if you visited the site in the backyard, you would understand why we are so upset. Anna Yateman has calculated that the size of this project:

I would like to emphasize that the 8,705 sq ft of this "bulk" building is 94% of the 10,800 sq ft parcel where as most other homes in the neighborhood are an average 20% building to the 10,800 sq ft parcel, thus making this building totally out of sync with neighboring properties.

We appreciate your consideration of our concerns for the neighborhood. A good design should take the neighborhood into account.

Best regards, Randi

Randi Greene

Randi Greene

Cell: 831.869.8325

Jerry Verhasselt

Jerry Verhasselt

Anna Yateman

DocuSigned by:

Anna Yateman 8/3/2016

946B6C24BB8A4E4...

Dear Ms. Onciano, Zoning Administrator,

October 26, 2016

While investigating the likelihood that my 40 year old cypress would survive the excavation of its root system as proposed by the project at 1030 Marcheta, I was told by arborist Nigel Belton on 10/25, that there would likely be an eventual slow death of the tree and the ideal way to protect it is to eliminate any excavation within the dripline. Nigel went on to say that it is horrible that someone would propose a driveway that slopes down to the basement causing excavation of the root systems of trees bordering the property. Nigel gave me permission to relay his sentiments since he did not have time to get to my property and write up a report on such short notice.

Please do not allow any excavation within the dripline of my beautiful 40 year old cypress tree.

Thank you for your consideration.

Randi Greene

A handwritten signature in cursive script that reads "Randi Greene". The signature is written in dark ink and is positioned to the right of the printed name "Randi Greene".

1028 Marcheta

Dear Zoning Administrator and Monterey County Planning,

My name is Randi Greene. I have lived at 1028 Marcheta since 2004 as a full time resident. My home is next door to 1030 Marcheta.

I have served on the Del Monte Forest Traffic and Safety Committee, and have been a licensed realtor since 2005.

Because of my work, I am familiar with the planning departments of the cities of Monterey, Pacific Grove and Carmel. None of these cities would allow the proposed design to be built on the size lot that exists at 1030 Marcheta. Since we do not have volume constraints on building rules in the Del Monte Forest, architects can come up with massive designs that meet the existing floor area ratio and lot size ratio rules and take up every square inch of the lot above and below ground. They creatively accomplish this with by putting what should be backyard space into interior patios, designing covered walkways and patios with roof lines on the first and second floors, installing indoor and outdoor stairways, basements and garages the entire length and width of the property, designing atrium like rooms that are labeled open to below and roof top decks. Lots that feel much larger with green space on one side can better carry the weight of this design. The rules that exist never intended to allow this kind of structure on this size lot with neighbors on all sides.

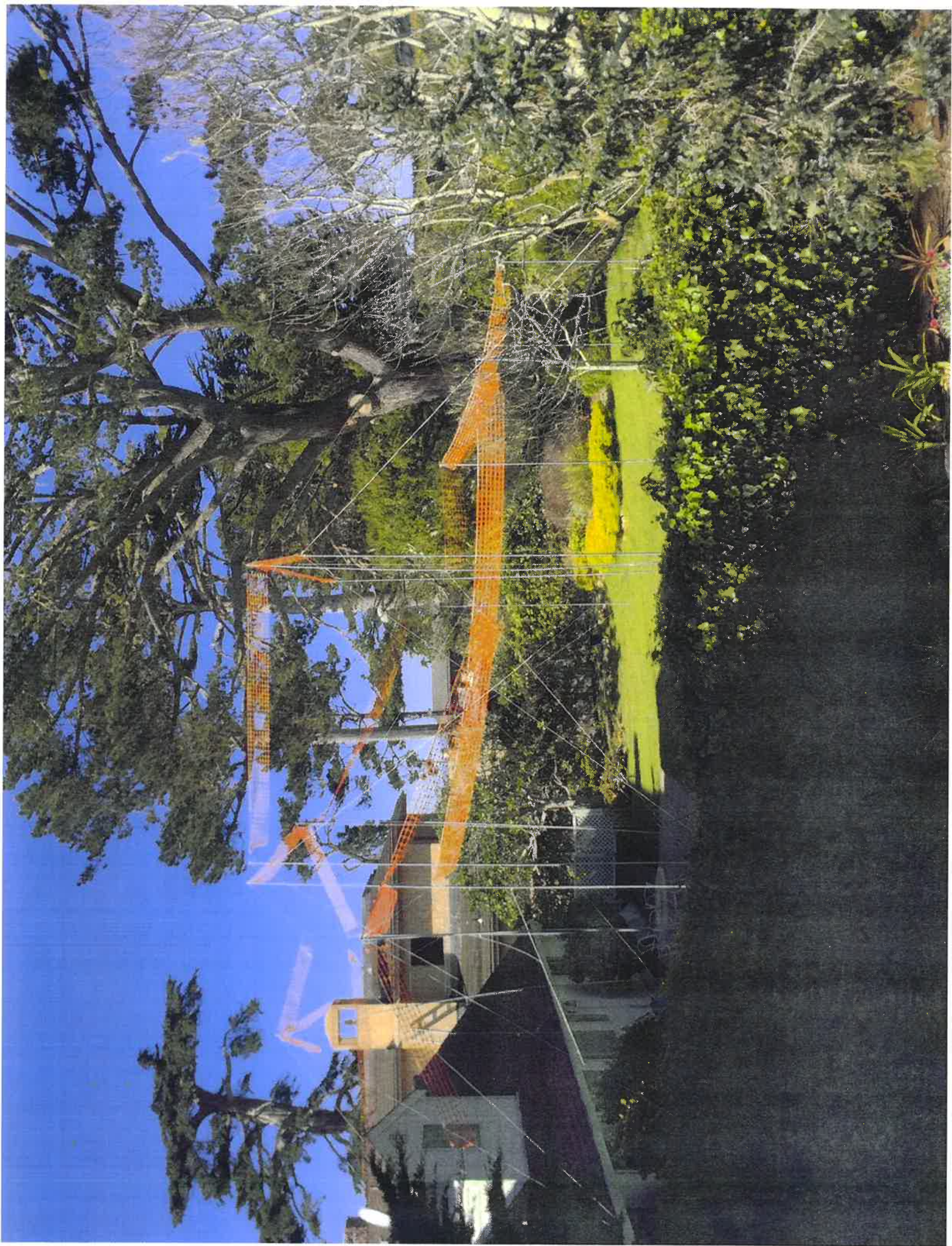
My understanding is that the Del Monte Forest Land Use Advisory Committee feels this design should never be approved because it would **set a precedent** for the interior quarter acre lots of the country club. It is not in keeping with the existing neighborhood that allows light, views and buffers between neighbors and would change the character to something like the dense construction that is being built in Southern CA. The cumulative impact of allowing future requests such as this on the Del Monte Forest neighborhood needs to be considered.

No one is opposed to the design of this project, just that it is being shoe horned into too small a lot. Please see the attached photo of the extent of orange netting.

I appreciate your consideration of our concerns for the neighborhood. Please note in the minutes that the Zoning Administrator and the Monterey County Planning Department has received these letters.

Randi and David Greene
1028 Marcheta Lane, Pebble Beach





My name is Jerry Verhasselt. I live at 1035 Parkway Drive, in Pebble Beach, owned this home since 1991, and a full time resident since 2001. My lot shares about 20 feet of common back yard fencing with this subject property.

Since retiring and becoming a full-time resident in 2001, I took on the interest of volunteering on several organizations, to learn more about this 'special place, i.e., Pebble Beach/Del Monte Forest'.

I have served 6 years on DMFPO, was elected to 8 years on PBCSD, and just completed 8 years on OSAC. In doing so, I've learned a lot about living in this 'special place', respect for neighbors and property in terms of native flora and fauna, peaceful and quiet neighborhoods, an awareness of CC&R's of property ownership and of land use parameters, maintaining and sustaining the values and quality of neighborhoods and the entire DMF.

Now, regarding the proposed project at 1030 Marcheta Lane, adjacent to my property. Neither our local ARB, nor County Regulations take into account a 'cubic space' measurement. There is a 'sq. foot' measure, set-backs for front, back, and sides, and for 1st and 2nd floors, however there is no accounting for moving that square footage around, thereby creating a much bulkier project, blocking views, sunlight, air space, etc.

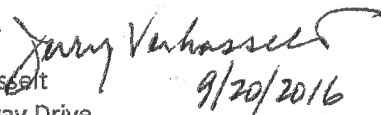
Even our local LUAC recognizes the problems this issue creates and that is why they denied approval of the current design, recommending that all space utilized must be counted, and accounted for. Furthermore, there is NO Other house design anywhere near this neighborhood with this 'cubic volume problem'.

The absence of either local LUAC regulation and even at the County level, does not, and should not mean ignoring restraint, rather, bottom-line, at least 'common sense' must prevail.

The existing lot is relatively small, a quarter acre lot, with a proportionally bulkier and larger cubic footage project, clearly and simply out of context for that lot. The neighborhood is unanimous in recommending a smaller scope, more compact project proposal.

Thank you.

Jerry Verhasselt
1035 Parkway Drive
Pebble Beach, Ca. 93953
Sept. 20, 2016


9/20/2016

DeAnna Yateman
P.O. Box 951
Pebble Beach, CA 93953

Sept. 14, 2016

Monterey County Planning Department
Ms. Jacqueline R. Onciano
Zoning Administrator

Re: 1030 Marcheta, Pebble Beach

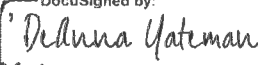
Dear Ms. Onciano,

My name is Anna Yateman and I own the property at 1031 Parkway Drive, directly behind the property referenced above. This proposed project is overly assertive in construction and if allowed, will lose the sense of open space and natural beauty that existed for the immediate neighbors. It also causes excessive scarring of the existing land form.

I have calculated the amount of lot space this project will entail. The construction will be 8705 sq. ft. which is 94% of the 10,800 sq. ft. parcel or 1/4 acre. Most other homes in the neighborhood are an average 20% building to a quarter acre parcel.

The numbers for this construction are: 3671SF living space + 1304SF basement space, +2034SF garage + 222SF mechanical room + 1241SF first floor covered patio + 33SF second story covered patio which I total to 8505 SF. An additional 200SF is estimated from the atrium room space that takes up 2 stories and interior patio space which adds to the bulk. This building is totally out of sync with the adjacent properties and is considered intrusive by all of the immediate full time residents.

This design seeks to dominate the neighboring residences by spreading construction out over the entire lot right up to the setback on each side.

Sincerely,

DeAnna Yateman
831-624-3370

Roger Swanson
1053 Marcheta Lane
Pebble Beach, CA 93940

September 26, 2016

Eric Miller
211 Hoffman Avenue
Monterey, CA 93940

HEARING SUBMITTAL	
PROJECT NO / AGENDA NO.	PNW160253 4
DATE RECEIVED	9/29/16
SUBMITTED BY VIA	Public Hearing
DISTRIBUTION TO DATE	2A 9/29/16
DATE OF HEARING	9/29/16

Re: 1030 Marcheta Lane

Dear Eric,

It is with great pleasure that I respond with my review of your plans for the above referenced residence. You are to be congratulated for such a first class design for a home located just back from the front line on one of the most iconic golf course/ocean views in all of California. Your client has boldly stepped up and hired you to design a project that would do justice to a full ocean view location along our wonderful coast.

My first impression is one of the great care you took to create an intimate home that looks inward to an enclosed courtyard while also disguising the garage. With no front line view of the ocean, the courtyard substitutes as a surrogate environment that still brings the sound of the ocean to the discerning dwellers who will know that the sea is nearby—even if not visible.

Your generous setbacks, particularly on the second floor, relieve neighbors of any harsh intrusions that could have been seen as imposing.

I welcome your fine design to our neighborhood and am confident that this home will be a source of value to the neighborhood and will encourage others not on the "front line" to follow your steps in furthering the enhancement of our fine community.

Sincerely,

Roger Swanson

September 27, 2016

Monterey County Zoning Administrator
Monterey County Government Center
Board of Supervisors Chamber
168 W. Alisal St.
Salinas, CA 93901

RE: Proposed Project 1030 Marcheta Lane
PLN160253 - Garibaldi

Dear Zoning Administrator:

We are William and Challis Brennan and we are building a home adjacent to the proposed property noted above. We are in support of the Garibaldi project. We have reviewed the plans and believe that the new home will fit in well with the character and context of the neighborhood. The setbacks and heights are consistent with other homes in the area and comply with the county zoning regulations.

We are in the process of building a new home, and we believe that our homes will complement each other well. The Garibaldi home and the home being built across the street from it were designed by the same architect, with the same style and design. We believe that both homes will improve the neighborhood.

We feel that the opposition to this new structure is one of the "NIMBY" attitude, where residents are satisfied with their own existing conditions and fear change from outsiders. We offer our support for the Garibaldi project.

Sincerely,



William and Challis Brennan
1034 Marcheta Lane
Pebble Beach, CA 93953

Paul & Ruth Flowers

3189 Bird Rock Road

Pebble Beach, CA 93953

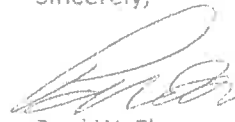
September 23, 2016

Dear Zoning Administrator:

We are supportive of the proposed Garibaldi project at 1030 Marcheta Lane. The Garibaldi home is beautifully designed and will fit well with the character and context of the neighborhood. The courtyards, setbacks and heights are consistent with other homes in the neighborhood.

We are homeowners and support the efforts to improve the look and feel of the neighborhood. The Garibaldi project will be a very welcome addition.

Sincerely,



Paul W. Flowers



Ruth Flowers

Ted and Rosa Fernandez
1033 Marcheta Lane
Pebble Beach, CA 93953

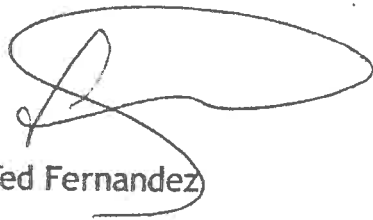
September 23, 2016

Dear Zoning Administrator:

We are supportive of the proposed Garibaldi project at 1030 Marcheta Lane. The Garibaldi home is beautifully designed and will fit well with the character and context of the neighborhood. The courtyards, setbacks and heights are consistent with other homes in the neighborhood.

We are homeowners and support the efforts to improve the look and feel of the neighborhood. The Garibaldi project will be a very welcome addition.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to be 'Ted Fernandez'.

Ted Fernandez

A handwritten signature in black ink, appearing to be 'Rosa Fernandez'.

Rosa Fernandez

Garibaldi – 9/29/2016 – ZA (PLN160471)

Site Location

The site is located at 1030 Marcheta Lane in Pebble Beach and is zoned Medium Density Residential with a D overlay.

Proposed Project

The applicant proposes to demolish the existing 2,254 sq. ft. ~~single family~~ home and construct a 3,671 sq. ft. two story home with a 3,560 sq. ft. basement. Two existing ornamental trees would be removed.

Existing House

The existing house has a Cape Cod Revival style of architecture with a steeply pitched roof and two dormers facing the street.

Site Plan of Existing House

The existing house has a compact footprint with a 24 foot front yard setback and a 58 foot rear yard setback.

Proposed Site Plan

The proposed house has a 20 front yard setback and a 10 foot rear yard setback. The second story would be 28 feet from the rear property line. The house has a 15 foot southern side yard setback compared to a 10 foot setback for the existing home. The second floor of the new home would be 20 feet from the side property lines. The project features an **interior courtyard** which pushes the building mass closer to the property lines.

Basement Floor Plan

The design also features a below grade garage which would be accessed by a **driveway along the southern property line**. A retaining wall up to 10 feet tall would be constructed along the southern property line to provide access to the garage.

Front and North Side Elevations

The top elevation shows what the new house will look like from the street. It has Spanish Colonial architecture and would be 27 feet tall. The bottom elevation is along the northern side of the building.

Rear and South Side Elevations

The top elevation here shows the rear of the structure and the bottom elevation shows the south side.

Proposed Materials and Colors

Colors and materials include beige walls, clay tile roof, brown wood trim and bronze gates.

Landscape Plan

New landscaping is proposed in the front and rear yards. An existing **48 inch Monterey pine** and two mature Oak trees would be preserved. A bocce court is proposed in the northern side yard.

LUAC Recommendation

The Del Monte Forest LUAC voted 5-1-1-1 to recommend denial because the coverage and mass of the house from the neighboring lots is out of proportion with the neighborhood.

Netting Viewed from Street

As viewed from the street, the house is consistent with the neighborhood character, particularly the two newer homes across the street and the house under construction next door.

Netting Viewed from Neighbor's Yard

However, as viewed from the back yards of neighboring lots, the proposed project is not in keeping with the neighborhood character. This is the view from the southern neighbor's backyard. The older homes adjacent to the site have more open space in the backyards compared to the proposed project. Again, this is due largely because the interior courtyard pushes the mass of the structure to the rear.

Older Home Nest to Newer Home

This is a neighborhood in transition with the newer homes essentially building to the minimum setbacks and maximum coverage and FAR and the older homes with greater setbacks, less coverage and more open space.

New House Across Street

The newer homes tend to be large estate style homes which are out of character with the older homes in the neighborhood.

Comparison of Lot Size, Floor Area, FAR and Coverage and Setbacks

Exhibit J which is the last page in the staff report packet, is a table comparing the lot size, floor area, FAR, building coverage and setbacks of the existing house, proposed project and the nearby houses under construction. The new house under construction across the street has a similar design as the proposed project including an interior courtyard. However, it is adjacent to the Golf Course and does not have neighbors to the rear. The house under construction next door to the project site has a greater year yard setback and is more in keeping neighboring homes.

Tree Protection

Again, the driveway requires excavation to provide access to the basement. Grading is proposed within the root zones of three Cypress trees located on the neighbor's lot. The neighbor submitted an arborist's report which recommends that the roots of the cypress trees not be severed closer than a distance four times the trunk diameter. The plans should be modified to relocate the retaining wall further from the property line to protect the trees.

Recommendation

In conclusion, staff recommends that the Zoning Administrator continue the Public Hearing to November 10th to allow the applicant to submit revised plans eliminating the courtyard, pulling the structure further from the rear property line and modifying the retaining wall to protect the Cypress trees.

Dear Ms. Onciano, Zoning Administrator,

October 12, 2016

We are not opposed to new 2 story homes being built in the Country Club neighborhood. We just do not want to see something so massive being squeezed in the quarter acre parcel surrounded by neighbors on all sides.

Any neighbor who signed a letter in favor of the 1030 Marcheta project at Eric Miller's request, likes the design from the street. We all like the design from the street. It is much more attractive than the existing home to be torn down. What they do not understand is the overall impact to the immediate full time residents who face the side and back of the house and to the entire neighborhood down the road.

As the Land Use Advisory Committee indicated, the building proposed for 1030 Marcheta sets a precedent and does not meet their requirements. If allowed to proceed who knows what the impact will be down the road.

Despite what Eric said at the last meeting, Eric gave a full presentation to the Land Use Advisory Committee describing all of the features for their consideration before they made their decision. No lot with neighbors on all sides has all of the features that this design has spreading out to the exterior setbacks on all sides both above and below ground. What we do have built now are large 2 story homes that are also compact and leave buffers to the neighbors. Where is the consideration for the neighborhood in this design? All of the consideration in this design appears to be given to the Garibaldis. At the last meeting the staff recommendation to remove the interior courtyard was rebuffed by Eric Miller who said that his client needed privacy. When asked to remove the covered patios, Eric Miller said that the front patio and walkway covers were integral to the design. The last minute effort to quickly remove only the back patio cover and to narrow the landing from the exterior staircase to the second story deck is not an adequate remedy. We should not be rushing to accept such minor adjustments to an excessively designed building that is inappropriate for the neighborhood. Especially when the Land Use Advisory Committee denied this Eric Miller plan which they have never done before.

DeAnna Yateman
1031 Parkway

DocuSigned by:

DeAnna Yateman 10/12/2016

946B6C24B88A4E4...

Jerry Verhasselt
1035 Parkway

DocuSigned by:

Jerry Verhasselt 10/12/2016

5A175EB1783B48C...

Randi Greene
1028 Marcheta

DocuSigned by:

Randi Greene 10/12/2016

1E224ADD451D43A...

Dear Ms. Onciano, Zoning Administrator,

October 26, 2016

While investigating the likelihood that my 40 year old cypress would survive the excavation of its root system as proposed by the project at 1030 Marcheta, I was told by arborist Nigel Belton on 10/25, that there would likely be an eventual slow death of the tree and the ideal way to protect it is to eliminate any excavation within the dripline. Nigel went on to say that it is horrible that someone would propose a driveway that slopes down to the basement causing excavation of the root systems of trees bordering the property. Nigel gave me permission to relay his sentiments since he did not have time to get to my property and write up a report on such short notice.

Please do not allow any excavation within the dripline of my beautiful 40 year old cypress tree.

Thank you for your consideration.

Randi Greene

1028 Marcheta

A handwritten signature in cursive script that reads "Randi Greene". The signature is written in dark ink and is positioned to the right of the printed name "Randi Greene".

Dear Ms. Onciano, Zoning Administrator,

October 12, 2016

We are not opposed to new 2 story homes being built in the Country Club neighborhood. We just do not want to see something so massive being squeezed in the quarter acre parcel surrounded by neighbors on all sides.

Any neighbor who signed a letter in favor of the 1030 Marcheta project at Eric Miller's request, likes the design from the street. We all like the design from the street. It is much more attractive than the existing home to be torn down. What they do not understand is the overall impact to the immediate full time residents who face the side and back of the house and to the entire neighborhood down the road.

As the Land Use Advisory Committee indicated, the building proposed for 1030 Marcheta sets a precedent and does not meet their requirements. If allowed to proceed who knows what the impact will be down the road.

Despite what Eric said at the last meeting, Eric gave a full presentation to the Land Use Advisory Committee describing all of the features for their consideration before they made their decision. No lot with neighbors on all sides has all of the features that this design has spreading out to the exterior setbacks on all sides both above and below ground. What we do have built now are large 2 story homes that are also compact and leave buffers to the neighbors. Where is the consideration for the neighborhood in this design? All of the consideration in this design appears to be given to the Garibaldis. At the last meeting the staff recommendation to remove the interior courtyard was rebuffed by Eric Miller who said that his client needed privacy. When asked to remove the covered patios, Eric Miller said that the front patio and walkway covers were integral to the design. The last minute effort to quickly remove only the back patio cover and to narrow the landing from the exterior staircase to the second story deck is not an adequate remedy. We should not be rushing to accept such minor adjustments to an excessively designed building that is inappropriate for the neighborhood. Especially when the Land Use Advisory Committee denied this Eric Miller plan which they have never done before.

**DeAnna Yateman
1031 Parkway**

DocuSigned by:

DeAnna Yateman 10/12/2016

946B6C24B8A4E4...

**Jerry Verhasselt
1035 Parkway**

DocuSigned by:

Jerry Verhasselt 10/12/2016

5A175E81783B48C...

**Randi Greene
1028 Marcheta**

DocuSigned by:

Randi Greene 10/12/2016

1E224ADD451D43A...

HEARING SUBMITTAL	
PROJECT NO./AGENDA NO.	PN160252 #2
DATE RECEIVED	10/13/16
SUBMITTED BY/VIA	Public @ hearing
DISTRIBUTION TO/DATE	2A @ hearing
DATE OF HEARING	Oct. 13, 2016

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Acting Director
John Guertin, Acting Deputy Director

Daniel Dobrilovic, Acting Building Official
Michael Novo, AICP, Director of Planning
Robert K. Murdoch, P.E., Director of Public Works



168 W. Alisal Street, 2nd Floor
Salinas, CA 93901
<http://www.co.monterey.ca.us/rma>

June 1, 2015

Mr. Cody Elliott
Adams, Broadwell, Joseph & Cardozo
601 Gateway Boulevard, Suite 100
South San Francisco, California 94080-7037

RE: Public Records Act Request (PRAR) dated May 21, 2015 regarding CalAm Monterey Peninsula Water Supply Project

Dear Mr. Elliott,

This letter responds to your above-referenced PRAR dated May 21, 2015. Your letter asks for records for "CalAm Monterey Peninsula Water Supply Project" described by you as follows"

Request:

A copy of any and all records and communications received or created by Monterey County related to the CalAm Monterey Peninsula Water Supply Project.

Response:

The County is in the process of collecting and reviewing records that may be responsive to your request as we understand it. Because your request is quite broad and involves the search, collection and review of records from several departments, we are extending the time to provide you with a complete response. We will advise you further, no later than June 15, 2015.

However, the following listed Departments/Agencies have identified responsive records to your request which are available for your review now.

The Resource Management Agency (RMA) and District 2 Office have identified records responsive to this request which are available for your review now. Please contact Jacquelyn Nickerson at 831-755-5305 to arrange a way for you to obtain a copy of these responsive records.

We have been advised that Public Works Department has identified records responsive to this request which are available for your review now. Please contact Jackie Goetz at 831-755-4729 to arrange a way for you to obtain a copy of these responsive records.

Additionally, the County Administrative Office has identified responsive records to this request which are available for your review now. Please contact Jacquelyn Nickerson at 831-755-5305 to arrange a way for you to obtain a copy of these responsive records. We have been advised that portions of those records are not subject to disclosure pursuant to Government Code Section 6254(k) [Attorney-Client Privilege]. This determination was made by Mary Zurita, Executive Assistant to the Administrative Officer.

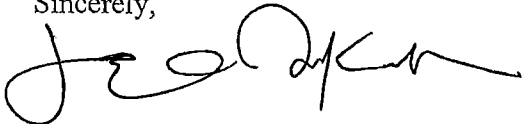
The Environmental Health Department also has identified responsive records to this request which are available for your review now. Please contact Robin Kimball at 831-796-1297 to arrange a way for you to obtain a copy of these responsive records. We have been advised that portions of those records are not subject to disclosure pursuant to California Water Code 13752. This determination was made by Robin Kimball, Management Analyst I.

All electronic responsive records can be placed on one CD for the cost of \$5.00.

Please be advised that every effort has been made to provide all of the records which might fall within the scope of your inquiry. As such, we believe our reply is quite thorough. However, if you have knowledge of a specific document which has not been provided in response to your inquiry, please notify us and we will be happy to provide the document(s) to you unless, of course, it is exempt from disclosure pursuant to Government Code Section 6254.

If you wish to dispute any of the County's determinations concerning documents which are otherwise responsive but exempt from disclosure, contained in this response to your PRAR, please advise us of your legal argument. Please provide us with citation or legal authority which supports your legal argument so that we may reconsider our determination concerning documents which are otherwise responsive but exempt from disclosure

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Nickerson', with a stylized flourish at the end.

Jacquelyn Nickerson
Resource Management Agency
Records Team

January 25, 2017
Monterey County Planning/Zoning Commissioners

Subject: Garibaldi (Pln160253)

Planning/Zoning Commissioners:

HEARING SUBMITTAL	
PROJECT NO./AGENDA NO.	PLN160253 #1
DATE RECEIVED:	1/25/17
SUBMITTED BY/VIA:	public @ hearing
DISTRIBUTION TO/DATE:	PC @ hearing
DATE OF HEARING:	1/25/17

public read into the record.

My name is Jerry Verhasselt and live at 1035 Parkway Drive in Pebble Beach and have owned this lot since 1991. My lot shares about 20 feet of common back yard fencing with this subject property. My lot is on the northeast corner of the subject property.

Since retiring and becoming a full-time resident in 2001, I became interested and involved in local organizations, serving 6 years on DMFPO, elected and served 8 years on PBCSD, just completed serving 8 years on OSAC, and just this month joined the DMFC. During all of these years, I've also become knowledgeable with the Pebble Beach Architectural Review Board and their Architectural Standards and Residential Guidelines.

Our local DMF LUAC recommended denial of this project on Aug. 4, 2016 because of the overall size of the project and being out of proportion with the immediate neighborhood. On Sept. 29, 2016 the Zoning Administrator withheld approval pending resolution of Conditions 3, 4, & 5, all addressing the excessive, massive structure.

Simply put, this property design has taken the allowable floor area ratio, carved it up, moved it around to the outside perimeters, creating unaccountable spaces with patios, some covered others uncovered, and in the process, creating a housing project with a 'cubic volume' far in excess of the allowable floor area ratio.

The issue is that neither the Pebble Beach Architectural Standards nor the County regulations address these proposed 'volume metrics'. The solution comes down to judgement and common sense. Looking at proposed structure outlines and netting clearly creates an appearance of a much larger facility. **There is no other house in the adjacent neighborhood on a quarter-acre lot with such a large volume.**

We respectfully ask that you honor the previous Zoning Administrator's conditions for approval.

Sincerely,

Gerald F. Verhasselt
1035 Parkway Drive
Pebble Beach, Ca. 93953
Tel.831.649.5430

January 25, 2017
Monterey County Planning/Zoning Commissioners

Subject: Garibaldi (Pln160253)

Planning/Zoning Commissioners:

My name is Jerry Verhasselt and live at 1035 Parkway Drive in Pebble Beach and have owned this lot since 1991. My lot shares about 20 feet of common back yard fencing with this subject property. My lot is on the northeast corner of the subject property.

Since retiring and becoming a full-time resident in 2001, I became interested and involved in local organizations, serving 6 years on DMFPO, elected and served 8 years on PBCSD, just completed serving 8 years on OSAC, and just this month joined the DMFC. During all of these years, I've also become knowledgeable with the Pebble Beach Architectural Review Board and their Architectural Standards and Residential Guidelines.

Our local DMF LUAC recommended denial of this project on Aug. 4, 2016 because of the overall size of the project and being out of proportion with the immediate neighborhood. On Sept. 29, 2016 the Zoning Administrator withheld approval pending resolution of Conditions 3, 4, & 5, all addressing the excessive, massive structure.

Simply put, this property design has taken the allowable floor area ratio, carved it up, moved it around to the outside perimeters, creating unaccountable spaces with patios, some covered others uncovered, and in the process, creating a housing project with a 'cubic volume' far in excess of the allowable floor area ratio.

The issue is that neither the Pebble Beach Architectural Standards nor the County regulations address these proposed 'volume metrics'. The solution comes down to judgement and common sense. Looking at proposed structure outlines and netting clearly creates an appearance of a much larger facility. **There is no other house in the adjacent neighborhood on a quarter-acre lot with such a large volume.**

We respectfully ask that you honor the previous Zoning Administrator's conditions for approval.

Sincerely,

Gerald F. Verhasselt
1035 Parkway Drive
Pebble Beach, Ca. 93953
Tel.831.649.5430

January 25, 2017
Monterey County Planning/Zoning Commissioners

Subject: Garibaldi (Pln160253)

Planning/Zoning Commissioners:

My name is Jerry Verhasselt and live at 1035 Parkway Drive in Pebble Beach and have owned this lot since 1991. My lot shares about 20 feet of common back yard fencing with this subject property. My lot is on the northeast corner of the subject property.

Since retiring and becoming a full-time resident in 2001, I became interested and involved in local organizations, serving 6 years on DMFPO, elected and served 8 years on PBCSD, just completed serving 8 years on OSAC, and just this month joined the DMFC. During all of these years, I've also become knowledgeable with the Pebble Beach Architectural Review Board and their Architectural Standards and Residential Guidelines.

Our local DMF LUAC recommended denial of this project on Aug. 4, 2016 because of the overall size of the project and being out of proportion with the immediate neighborhood. On Sept. 29, 2016 the Zoning Administrator withheld approval pending resolution of Conditions 3, 4, & 5, all addressing the excessive, massive structure.

Simply put, this property design has taken the allowable floor area ratio, carved it up, moved it around to the outside perimeters, creating unaccountable spaces with patios, some covered others uncovered, and in the process, creating a housing project with a 'cubic volume' far in excess of the allowable floor area ratio.

The issue is that neither the Pebble Beach Architectural Standards nor the County regulations address these proposed 'volume metrics'. The solution comes down to judgement and common sense. Looking at proposed structure outlines and netting clearly creates an appearance of a much larger facility. **There is no other house in the adjacent neighborhood on a quarter-acre lot with such a large volume.**

We respectfully ask that you honor the previous Zoning Administrator's conditions for approval.

Sincerely,

Gerald F. Verhasselt
1035 Parkway Drive
Pebble Beach, Ca. 93953
Tel.831.649.5430

January 25, 2017

Monterey County Planning/Zoning Commissioners

Subject: Garibaldi (Pln160253)

Planning/Zoning Commissioners:

My name is Jerry Verhasselt and live at 1035 Parkway Drive in Pebble Beach and have owned this lot since 1991. My lot shares about 20 feet of common back yard fencing with this subject property. My lot is on the northeast corner of the subject property.

Since retiring and becoming a full-time resident in 2001, I became interested and involved in local organizations, serving 6 years on DMFPO, elected and served 8 years on PBCSD, just completed serving 8 years on OSAC, and just this month joined the DMFC. During all of these years, I've also become knowledgeable with the Pebble Beach Architectural Review Board and their Architectural Standards and Residential Guidelines.

Our local DMF LUAC recommended denial of this project on Aug. 4, 2016 because of the overall size of the project and being out of proportion with the immediate neighborhood. On Sept. 29, 2016 the Zoning Administrator withheld approval pending resolution of Conditions 3, 4, & 5, all addressing the excessive, massive structure.

Simply put, this property design has taken the allowable floor area ratio, carved it up, moved it around to the outside perimeters, creating unaccountable spaces with patios, some covered others uncovered, and in the process, creating a housing project with a 'cubic volume' far in excess of the allowable floor area ratio.

The issue is that neither the Pebble Beach Architectural Standards nor the County regulations address these proposed 'volume metrics'. The solution comes down to judgement and common sense. Looking at proposed structure outlines and netting clearly creates an appearance of a much larger facility. **There is no other house in the adjacent neighborhood on a quarter-acre lot with such a large volume.**

We respectfully ask that you honor the previous Zoning Administrator's conditions for approval.

Sincerely,

Gerald F. Verhasselt
1035 Parkway Drive
Pebble Beach, Ca. 93953
Tel.831.649.5430

HEARING SUBMITTAL	
PROJECT NO./AGENDA NO.	PN1160253 #4
DATE RECEIVED:	1/25/17
SUBMITTED BY/VIA:	public@hearing
DISTRIBUTION TO/DATE:	pc @ hearing
DATE OF HEARING:	1/25/17 January 25, 2017

→ Read into Record by Public

Dear Planning Commission,

The abrupt turn in the staff report between January 11 and January 25 is very upsetting for the immediately adjacent full time neighbors of the 1030 Marcheta project proposed by Eric Miller. The January 11 Staff Report listed conditions that needed to be met before approval was granted. Those conditions were established after the Zoning Administrator met with Eric Miller and the neighbors to discuss this project on 4 different occasions and after the staff conducted 3 site visits. Those conditions imposed by the January 11 Staff Report were consistent with the Land Use Decision on this project. Please explain why those conditions no longer need to be met.

I do understand that an arborist report was prepared on the root system of my Cypress Tree but there is no evidence presented that the trench was dug next to the tree and not somewhere else. I looked over the fence and did not see any evidence of a trench near my tree roots. If this evaluation is allowed, I would like to request it be redone with my arborist in attendance. The Del Monte Forest Architectural Review Guidelines state on Page 33 that no soil should be removed within the dripline of trees so it is not clear why the root evaluation was allowed to occur and what purpose it serves. In addition RMA Planning stated under condition 4 in the January 11 Staff Report conditions for approval, that trees shall be protected by fencing off the canopy driplines and /or critical root zones (whichever is greater). My trees need the protection afforded by the local Del Monte Forest Architectural Standards and Residential Guidelines, and the Monterey County Guidelines, not just CA State Law.

In addition the driveway roof was just approved after previously being rejected. Why was this roof rejected before? The Del Monte Forest Architectural Standards states that no foundation will be permitted to extend into any setback, and no architectural feature will be permitted to encroach into the setback if there is a foundation with the structure. The driveway rooftop seems to me to be an architectural feature with a foundation and I suspect should not be allowed.

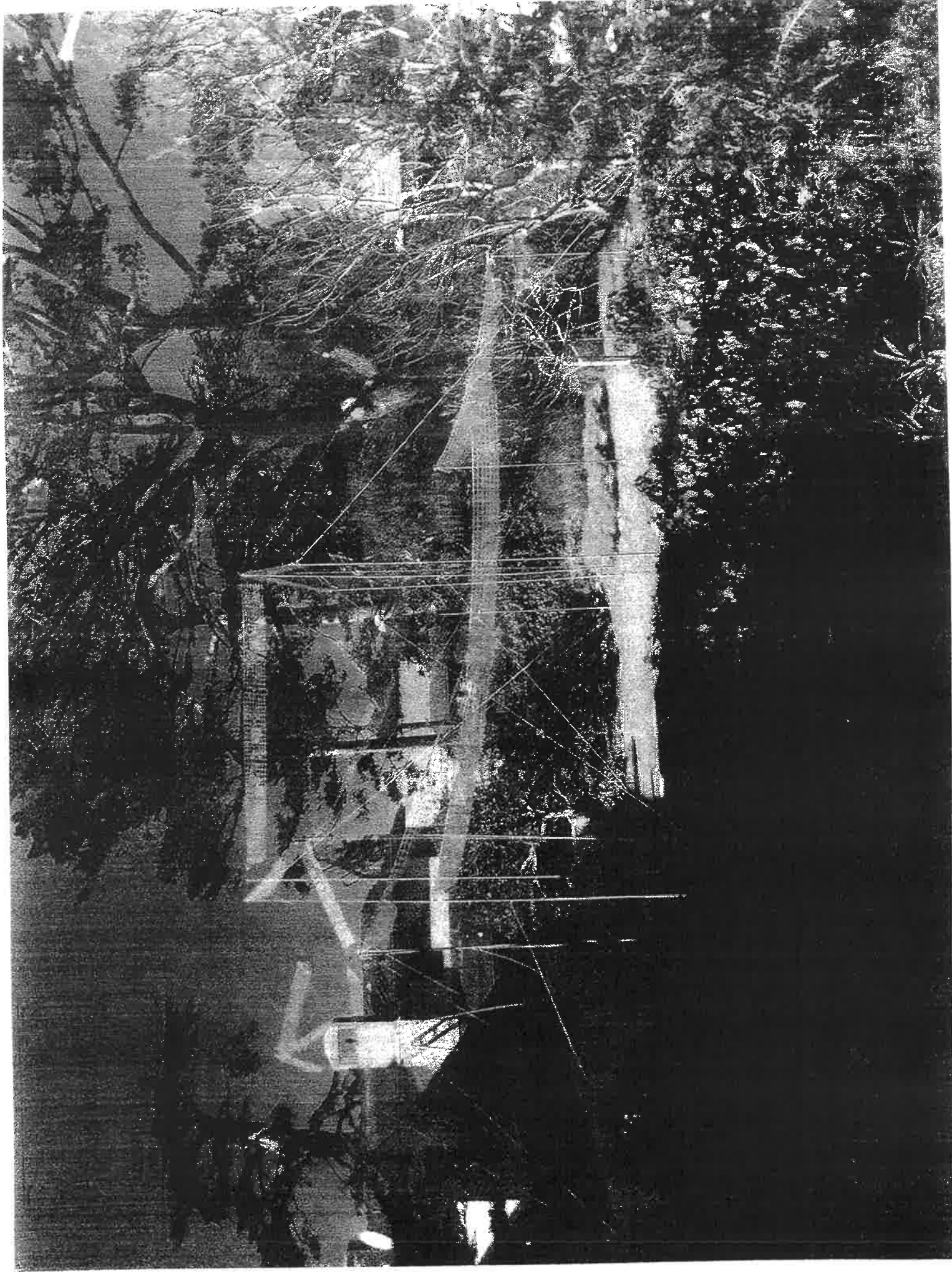
Also, please explain why the project is being sent back to Zoning Administration instead of being ruled on by the Planning Commission as previously planned.

A lot of time has elapsed and Eric Miller's team has had your attention. It seems only fair that all of the historical documents from the immediate neighbors and the Land Use Advisory Committee be reviewed by the Zoning Administrator and that this letter and the letters of the other immediately adjacent neighbors be included with the minutes of this meeting and due consideration be given to them. For your convenience, I have them attached.

Respectfully yours,

Randi Greene

Randi Greene, homeowner at 1028 Marcheta Lane, Pebble Beach



Dear Ms. Onciano, Zoning Administrator,

October 12, 2016

We are not opposed to new 2 story homes being built in the Country Club neighborhood. We just do not want to see something so massive being squeezed in the quarter acre parcel surrounded by neighbors on all sides.

Any neighbor who signed a letter in favor of the 1030 Marcheta project at Eric Miller's request, likes the design from the street. We all like the design from the street. It is much more attractive than the existing home to be torn down. What they do not understand is the overall impact to the immediate full time residents who face the side and back of the house and to the entire neighborhood down the road.

As the Land Use Advisory Committee indicated, the building proposed for 1030 Marcheta sets a precedent and does not meet their requirements. If allowed to proceed who knows what the impact will be down the road.

Despite what Eric said at the last meeting, Eric gave a full presentation to the Land Use Advisory Committee describing all of the features for their consideration before they made their decision. No lot with neighbors on all sides has all of the features that this design has spreading out to the exterior setbacks on all sides both above and below ground. What we do have built now are large 2 story homes that are also compact and leave buffers to the neighbors. Where is the consideration for the neighborhood in this design? All of the consideration in this design appears to be given to the Garibaldis. At the last meeting the staff recommendation to remove the interior courtyard was rebuffed by Eric Miller who said that his client needed privacy. When asked to remove the covered patios, Eric Miller said that the front patio and walkway covers were integral to the design. The last minute effort to quickly remove only the back patio cover and to narrow the landing from the exterior staircase to the second story deck is not an adequate remedy. We should not be rushing to accept such minor adjustments to an excessively designed building that is inappropriate for the neighborhood. Especially when the Land Use Advisory Committee denied this Eric Miller plan which they have never done before.

**DeAnna Yateman
1031 Parkway**

DocuSigned by:

DeAnna Yateman 10/12/2016

946B6C24BB8A4E4...

**Jerry Verhasselt
1035 Parkway**

DocuSigned by:

Jerry Verhasselt 10/12/2016

5A175E81783B48C...

**Randi Greene
1028 Marcheta**

DocuSigned by:

Randi Greene 10/12/2016

1E224ADD451D43A...

October 9, 2016

Dear Ms. Onciano,

Thank you for asking Eric Miller to modify his plans for 1030 Marcheta to be more in keeping with our neighborhood.

No other interior property has the bulk that 1030 proposes and that is why the Land Use Advisory Committee denied the plans and the immediate full time residents oppose it. As you know since you toured the site, the plans look lovely from the street. It is the total volume of this design that is overly assertive.

Bob Schubert has kindly informed us of the changes that Eric has suggested for the 10/13 meeting. Those changes barely reduce the bulk. It would be easy for Eric to eliminate the exterior steps to the second floor deck and to eliminate all roofs over covered patios and walkways. The roofs make the outdoor space feel like additional rooms. The interior courtyard also feels like an additional room. While the interior courtyard adds privacy for the Garibaldis, it takes away from the backyard space buffer for the neighbors and contributes to making the design overly intrusive.

Please ask Eric to do more to reduce the bulk. It is not too difficult for him to do that despite his protestations and it will have a huge effect on the immediate neighbors and a very beneficial effect on the neighborhood long-term. I believe that if Eric is unable to agree to do much more, then I think the design should go back to the Land Use Advisory Committee for their review.

Jerry Verhasselt

Owner 1035 Parkway

DocuSigned by: 10/9/2016
Jerry Verhasselt
5A175E81783B48C

DeAnna Yateman

Owner 1031 Parkway

DocuSigned by: 10/9/2016
DeAnna Yateman
946B6C24BB8A4E4

Randi Greene

1028 Marcheta

DocuSigned by: 10/9/2016
Randi Greene
1E224ADD451D43A

My name is Jerry Verhasselt. I live at 1035 Parkway Drive, in Pebble Beach, owned this home since 1991, and a full time resident since 2001. My lot shares about 20 feet of common back yard fencing with this subject property.

Since retiring and becoming a full-time resident in 2001, I took on the interest of volunteering on several organizations, to learn more about this 'special place, i.e., Pebble Beach/Del Monte Forest'.

I have served 6 years on DMFPO, was elected to 8 years on PBCSD, and just completed 8 years on OSAC. In doing so, I've learned a lot about living in this 'special place', respect for neighbors and property in terms of native flora and fauna, peaceful and quiet neighborhoods, an awareness of CC&R's of property ownership and of land use parameters, maintaining and sustaining the values and quality of neighborhoods and the entire DMF.

Now, regarding the proposed project at 1030 Marcheta Lane, adjacent to my property. Neither our local ARB, nor County Regulations take into account a 'cubic space' measurement. There is a 'sq. foot' measure, set-backs for front, back, and sides, and for 1st and 2nd floors, however there is no accounting for moving that square footage around, thereby creating a much bulkier project, blocking views, sunlight, air space, etc.

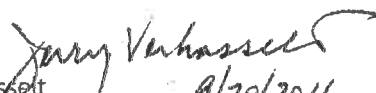
Even our local LUAC recognizes the problems this issue creates and that is why they denied approval of the current design, recommending that all space utilized must be counted, and accounted for. Furthermore, there is NO Other house design anywhere near this neighborhood with this 'cubic volume problem'.

The absence of either local LUAC regulation and even at the County level, does not, and should not mean ignoring restraint, rather, bottom-line, at least 'common sense' must prevail.

The existing lot is relatively small, a quarter acre lot, with a proportionally bulkier and larger cubic footage project, clearly and simply out of context for that lot. The neighborhood is unanimous in recommending a smaller scope, more compact project proposal.

Thank you.

Jerry Verhasselt
1035 Parkway Drive
Pebble Beach, Ca. 93953
Sept. 20, 2016


9/20/2016

DeAnna Yateman
P.O. Box 951
Pebble Beach, CA 93953

Sept. 14, 2016

Monterey County Planning Department
Ms. Jacqueline R. Onciano
Zoning Administrator

Re: 1030 Marcheta, Pebble Beach

Dear Ms. Onciano,

My name is Anna Yateman and I own the property at 1031 Parkway Drive, directly behind the property referenced above. This proposed project is overly assertive in construction and if allowed, will lose the sense of open space and natural beauty that existed for the immediate neighbors. It also causes excessive scarring of the existing land form.

I have calculated the amount of lot space this project will entail. The construction will be 8705 sq. ft. which is 94% of the 10,800 sq. ft. parcel or 1/4 acre. Most other homes in the neighborhood are an average 20% building to a quarter acre parcel.

The numbers for this construction are: 3671SF living space + 1304SF basement space, +2034SF garage + 222SF mechanical room + 1241SF first floor covered patio + 33SF second story covered patio which I total to 8505 SF. An additional 200SF is estimated from the atrium room space that takes up 2 stories and interior patio space which adds to the bulk. This building is totally out of sync with the adjacent properties and is considered intrusive by all of the immediate full time residents.

This design seeks to dominate the neighboring residences by spreading construction out over the entire lot right up to the setback on each side.

Sincerely,

DeAnna Yateman
831-624-3370

Dear Zoning Administrator and Monterey County Planning,

My name is Randi Greene. I have lived at 1028 Marcheta since 2004 as a full time resident. My home is next door to 1030 Marcheta.

I have served on the Del Monte Forest Traffic and Safety Committee, and have been a licensed realtor since 2005.

Because of my work, I am familiar with the planning departments of the cities of Monterey, Pacific Grove and Carmel. None of these cities would allow the proposed design to be built on the size lot that exists at 1030 Marcheta. Since we do not have volume constraints on building rules in the Del Monte Forest, architects can come up with massive designs that meet the existing floor area ratio and lot size ratio rules and take up every square inch of the lot above and below ground. They creatively accomplish this with by putting what should be backyard space into interior patios, designing covered walkways and patios with roof lines on the first and second floors, installing indoor and outdoor stairways, basements and garages the entire length and width of the property, designing atrium like rooms that are labeled open to below and roof top decks. Lots that feel much larger with green space on one side can better carry the weight of this design. The rules that exist never intended to allow this kind of structure on this size lot with neighbors on all sides.

My understanding is that the Del Monte Forest Land Use Advisory Committee feels this design should never be approved because it would **set a precedent** for the interior quarter acre lots of the country club. It is not in keeping with the existing neighborhood that allows light, views and buffers between neighbors and would change the character to something like the dense construction that is being built in Southern CA. The cumulative impact of allowing future requests such as this on the Del Monte Forest neighborhood needs to be considered.

No one is opposed to the design of this project, just that it is being shoe horned into too small a lot. Please see the attached photo of the extent of orange netting.

I appreciate your consideration of our concerns for the neighborhood. Please note in the minutes that the Zoning Administrator and the Monterey County Planning Department has received these letters.

Randi and David Greene
1028 Marcheta Lane, Pebble Beach

A handwritten signature in cursive script that reads "Randi Greene". The ink is dark and the signature is fluid, with the first and last names clearly legible.

Frank Ono
International Society of Arboriculture
Certified Arborist # 536
Society of American Foresters Professional Member 48004
1213 Miles Avenue
Pacific Grove CA, 93950
Telephone (831) 373-7086
Cellular (831) 594-2291

November 4, 2016

Mrs. Randi Greene
P.O. Box 22070
Carmel, CA 93922

RE: 1028 Marcheta Lane-Vegetation along North property line

Mrs. Greene;

You requested I visit your property to observe Monterey cypresses along the north property line because of proposed excavation on the adjacent property to the north which potentially affects trees along this area. Your principal concern is to know what effect excavation may have to your cypress trees and what a safe distance excavation and grading is to stay away from these trees. In particular, you have a concern regarding the largest Monterey cypress (18" diameter) and have a fear that because of its lean and that root disturbance will compromise its stability.

There were three trees of primary concern along the north fence line:

- Tree A - 18" diameter Monterey cypress (*Cupressus macrocarpa*). This tree is the largest of the trees along this area with a height of approximately 60 feet and 20 foot crown spread. Its foliage is dark green with a 70% live crown ration (LCR). It appears it has been well maintained. It is considered in fair or better condition but has a lean to the south toward your home.
- Tree B - double 10" diameter Monterey cypress. This double stemmed tree stands approximately 50 feet in height with a crown spread of 20 feet. The tree has a 50% LCR; its foliage is spotty with insect damage appearing to be from cypress tip moth. The tree is considered to be in fair condition.
- Tree C - 8" diameter Monterey cypress. This tree is shorter in stature standing 25 feet tall and with a crown spread of 15 feet. It has a 40% LCR; foliage is spotty with insect damage appearing to be from cypress tip moth.

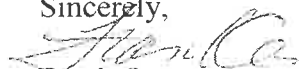
The general area when discussing roots or root loss is considered the critical root zone (CRZ). Roots encountered during excavation are categorized as structural, lateral, and fine. Structural roots are large woody roots responsible for support. Lateral roots are roots that form off structural roots and contain fine roots. Fine roots are smaller roots and root hairs that assist in nutrient support for the tree. All comprise the trees CRZ. There are no specific rules for how close excavation may occur near a trees CRZ because tree roots are not symmetrical and the difficulty of knowing what is underground.

High root loss when occurring within the tree CRZ may result in instability, branch dieback, or even death when too many roots are disturbed. General guide lines may be applied in making an informed decision on a safe distance to limit grading and excavation near a trees CRZ; these are discussed as follows. For mature trees, some experts recommend not cutting roots closer than 6 to 8 inches from the trunk for each inch in trunk diameter (in our small wooded lots this would be unreasonable and highly limit development); other experts are more realistic and state it's safe to root prune no closer to the trunk than a distance equal to 3 times the trunk diameter, preferably 4-5 times the trunk diameter. Dr. Tom Smiley at the Bartlett Tree Research Laboratory has showed that roots on one side of very young trees can be pruned off completely at a distance equal to 5 times the trunk diameter without any impact on tree stability. Typically, in the Pebble Beach area, tree roots are successfully pruned within four times the trunk diameter, consequently I use the four times the trunk diameter as a guideline for root disturbance within or near a trees CRZ, when only one side of a growing straight tree needs roots cut.

There are special circumstances regarding your situation. First, the tree has a lean and the excavation will be seven feet deep on the side of the lean. This deep an excavation requires the use of shoring techniques including an over excavation of several feet to install required shoring. On your property, the largest tree is 18" in diameter; utilizing the formula presented above of eight inches of distance for each inch in diameter of the trunk, a minimum distance of 144" (12 feet) is required away from the trunk of the tree, provided the tree is growing straight up. Because of the lean of the tree, extra distance must be given to minimize the possibility of root plate failure; consequently, a minimum distance of 10" per inch of diameter must be used; shoring excavation must not intrude into this area. This makes the minimal safe distance of fifteen feet from the base of the tree (interestingly enough this distance coincides with the dripline of the tree) as a safe distance where tree roots must not be disturbed.

Thank you very much and please feel free to call if there are any questions or if I can be of further assistance.

Sincerely,

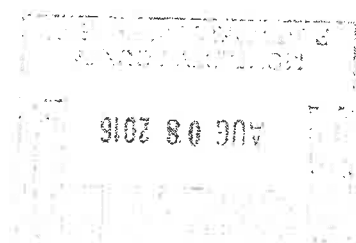


Frank Ono

Certified Arborist # 536

Society of American Foresters # 048004

FO



3. PDSP002 - REVISED PLANS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to submittal of construction plans, the applicant shall eliminate the exterior courtyard, increase the rear yard setback and relocate the proposed driveway to the opposite (northern) side of the lot to the satisfaction of the Director of the Resource Management Agency. (RMA Planning)

Compliance or Monitoring Action to be Performed: Prior to submittal of construction plans, the applicant shall submit revised plans for review and approval by the Director of the Resource Management Agency.

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The recommendations contained in the arborist's report by Maureen Hamb dated March 2016 shall be followed. This shall include either relocating the proposed bocce court outside the Critical Root Zone of the 48 inch Monterey pine tree or placing it on natural grade with no excavation. Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) 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 - Director of 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.

DISCUSSION

Proposed Project

The project consists of the demolition of an existing two story 2,254 square foot single family dwelling with an attached garage and the construction of an approximately 3,500 square foot home with a 3,560 square foot basement including a below grade garage.

The subject property is in an established neighborhood east of the Monterey Peninsula Country Club Shore Golf Course. Lots in the neighborhood are fairly uniform in size (approximately 10,000 sq. ft.), shape (rectangular) and width (approximately 90 ft.) The subject property is consistent with this; it is rectangular in shape and slightly over 10,000 square feet in area. The blocks in this area are tiered sloping down toward the coast. The subject lot is at approximately the same elevation as the lots to the north and south. The lots to the east (to the rear) are approximately six feet higher in elevation.

The existing house has a Cape Code Revival style of architecture with a steeply pitched roof and two dormers facing the street. The foot print is compact with a 24 front yard setback and 58.4 foot rear yard setback.

The proposed home has a Spanish Colonial architectural influence, including an interior courtyard. Site planning has moved the structure up to the 20 foot front yard setback and back to a 25 foot rear yard setback for a single story element with the second story of the proposed house is being approximately 30½ feet from the rear property line. Materials and colors consist of beige exterior stucco walls, clay tile roof, brown wood trim and bronze gates. The height of the building would be 27 feet above grade. The design also includes a series of decks located either at the level of the second story or above the second story.

Access to the below grade garage would be by a driveway along the southern (side) property line. This sloping driveway results in a 15 foot setback along the side with a minimum 20 foot setback for second story elements, the side setback on the other side of the house would be 10 feet for single story elements and 20 feet for two story elements. In addition to a garage, the basement contains a family room, laundry area, office/gym and mechanical room.

Construction of the driveway would require a retaining wall (up to 10 feet tall) along the southern (side) property line. Grading would require 2,281 cubic yards of cut and 4 cubic yards of fill (net 2,577 cubic yards export). Two existing 12-inch ornamental trees would be removed.

The applicant has submitted a landscaping plan showing new plant materials in the front and rear yards. An existing 48-inch Monterey pine in the rear yard and a 10-inch Oak as well as a 12 inch ornamental tree in the front yard would be preserved. A gravel path with a stone border is proposed along the front of the site leading to the northern side yard. A bocce court (50 feet by 10 feet) is proposed along the northern (side) property line.

The applicant has also submitted a lighting plan. Exterior lighting consists of 25 watt wall mounted scones with a brown rust finish. Landscape lighting includes 25 watt side wall lights with a copper finish and 25 watt pole mounted path lights with a copper finish.

Site Design

The style and design of the house with the interior courtyard, moves the house to the front and rear yard setbacks. Normally neighborhood light, air and open space between houses is provided by a combination of setbacks and Floor Area Ratio (FAR). Setbacks typically provide the envelope in which the building can be placed, but the actual foot print and mass of the building is limited by the FAR. In this case the FAR is being maximized, and the open space normally provided around the house (in the rear or front yards) is placed into an interior court yard which forces the building to the outer edges of the setbacks. Technically the building complies with the setbacks and FAR, but the resulting building footprint appears much larger than a more traditional design. This style of development is typically found on a larger lot, than on a smaller lot with a Medium Density Zoning Designation.

The proposed side yard setbacks (10 feet and 15 feet) provide some separation between structures. The house does not crowd the side property lines.

Architectural Design

The proposed architecture uses a mixture of roof lines, single story and two story elements, and changing lines within the building elevation to provide visual interest. The Spanish Colonial Architectural influence is appropriate for this location. The proposed colors for the house are consistent with the building architecture and are muted and will not detract from the neighborhood.

Neighborhood Character

The purpose of the D District is to “... *assure protection of the public viewshed, neighborhood character and to assure the visual integrity of certain developments without imposing undue restrictions on private property.*” Existing development within the immediate vicinity of the subject site includes a mix of homes varying in size, age and architectural styles. There is about a 50-50 mix of one and two story homes nearby (i.e., of the 13 closest houses, six are single story and seven are two stories). It is a neighborhood in transition with the newer homes essentially building to the minimum setbacks and maximum coverage and the older homes with greater setbacks, less coverage and more open space. The newer homes tend to be larger estate style homes which are a change in the character of the neighborhood. **Exhibit G** is a comparison of the existing house, proposed project and two nearby houses that are currently under construction at 1033 Marcheta Lane (PLN140209), and 1034 Marcheta Lane (PLN130612).

The new home across the street at 1033 Marcheta Lane has similar size, FAR, coverage and setbacks as the proposed project. It was designed by the same architect and has a similar architectural style. In addition, it is also designed with an interior courtyard. However, it is an ocean view home which is adjacent to the Monterey Peninsula Country Club Shore Golf Course so it does not have neighbors to the rear and the neighbors on either side have light, air and open space provided by the adjacent golf course.

As viewed from the street, the proposed house is consistent with the neighborhood character, particularly the two newer homes across the street and the house under construction next door. The front elevation has an articulated roofline, recessed entry and balconies which break up the

mass of the structure. The proposed colors and materials are similar to the existing materials and colors and are consistent with those in the neighborhood, particularly the house under construction across the street (1033 Marcheta Lane).

However, as viewed from the back yards of neighboring properties, the proposed project is not in keeping with the neighborhood character. The proposed exterior courtyard patio becomes private open space and pushes the house closer to the property lines, particularly to the rear. The older homes adjacent to the site have more open space in the rear yards. In addition, the home under construction next door (1034 Marcheta Lane) has a greater rear yard setback (46.9 ft. first and second floors) compared to the proposed project (11 ft. first floor and 28 feet second floor). The design of the adjacent home is more in keeping with other nearby properties which have more open space in the rear yard compared to the proposed project. Staff recommends a condition of approval (Condition 3) that would require the applicant to submit revised plans to eliminate the exterior courtyard patio in order to provide a greater rear yard setback.

Tree Protection

The driveway requires excavation to provide access to the below grade garage. The grading is proposed within the root zones of three Monterey Cypress trees on the neighboring property at 1028 Marcheta Lane. The neighbor at 1028 Marcheta Lane submitted an arborist's report dated January 27, 2016 prepared by Frank Ono (see **Exhibit H**) which addresses proposed grading adjacent to three Monterey cypress trees. The report recommends that roots of the Monterey cypress trees on the adjacent property not be severed closer than a distance four times the trunk diameter. If the project is approved, a redesign of this area will be necessary in order to preserve these trees on the neighboring property, in particular the 18 inch Cypress. Staff recommends a condition of approval (Condition 3) requiring the applicant to relocate the proposed driveway to the opposite (northern) side of the lot in order to insure the protection of the trees.

Archeology

The parcel is located within a high sensitivity area for archaeological resources. An Archaeological Assessment (LIB160140) dated April 29, 2016 was prepared by Archaeological Consulting. That report did not include subsurface testing. A subsurface testing report dated June 8, 2016 was subsequently prepared. No cultural materials were discovered during the subsurface testing. The reports conclude that the project should not be delayed for archaeological reasons. If the project is approved, a condition of approval should identify steps to be taken if archaeological resources are unexpectedly discovered during construction.

Issues Raised by Neighbors

Staff conducted two site visits and met with the neighbors on both occasions. The neighbors expressed concerns that due to the size and bulk of the proposed structure, it is not in keeping with the neighborhood character. In addition, the Zoning Administrator conducted a site visit. Three neighbors submitted a letter (see **Exhibit L**) stating:

"The proposed project is massive in scale butting up to all of the property boundary lines and putting what should be backyard space into an interior patio, using covered patios and walkways with roof lines and designing atrium like rooms which are 2 stories tall and labeled 'open to below' on the plans."

In addition, the neighbor to the south (1028 Marcheta Lane) has also expressed concerns regarding potential impacts of grading on three mature Monterey Cypress trees located on her property.

Pebble Beach Architectural Review Board

The project was reviewed by the Pebble Beach Architectural Review Board (ARB). In response to comments from the ARB, the architect removed a covered patio on the second story at the rear of the structure. The ARB approved the revised plans.

Land Use Advisory Committee (LUAC) Recommendation

On August 4, 2016 the Del Monte Forest LUAC reviewed the proposed project. The committee reviewed the revised plans that were approved by the Pebble Beach ARB. Several neighbors attended the meeting and expressed concerns regarding the project. The committee voted 5-1-1 to recommend denial of the project (see **Exhibit F**, LUAC minutes). The LUAC minutes state:

“The County rules for lot coverage leave a loophole for the interior unroofed area and patio area under a roof structure which is as massive as the house roof to go uncounted. Yet the apparent coverage and massing from neighboring lots is enormous, way out of proportion for the neighborhood. For this reason, the LUAC recommends the project be denied as submitted.”

Zoning Administrator

The application came before the Zoning Administrator on September 8, September 29, October 13 and October 27, 2016. On September 28, 2016, the Zoning Administrator conducted a site visit to assess if the proposed revised project fit the character of the neighborhood and found that the mass of the proposed two-story residence did not blend with neighborhood. At the September 29, 2016 hearing the Zoning Administrator requested that the applicant work with staff to revise the proposed residence by reducing the mass and addressing the driveway location in relation to the 18 inch Monterey Cypress on the neighboring property. The applicant subsequently submitted revised plans which did not achieve the objectives sought by the Zoning Administrator. At the October 27, 2016 meeting the Zoning Administrator referred the application to the Planning Commission. Condition 3 has been added to address the mass of the residence and the driveway location.

Conclusion

The analysis above has raised the issue of whether it is consistent with the intent and purpose of the FAR requirement to have an interior court yard in this neighborhood setting. The interior court yard pushes the development to the perimeter of the site, at the expense of maintaining light, air and open space around the structure. The site technically complies with the zoning requirements, but this is a different development concept than envisioned by the zoning for medium density residential lots. This change in the development pattern raises the question of whether this is consistent with neighborhood character. On smaller lots where the area around the building is important for providing separation between buildings, the use of an interior courtyard takes away from the space between structures. This design is out of place in this context. Staff recommends a condition of approval (Condition 3) that would require the

applicant to submit revised plans to eliminate the exterior courtyard patio in order to provide a greater rear yard setback.

In addition, a redesign of this area will be necessary in order to preserve these trees on the neighboring property, in particular the 18 inch Cypress. Staff recommends a condition of approval (Condition 3) requiring the applicant to relocate the proposed driveway to the opposite (northern) side of the lot in order to insure the protection of the trees.

Alternatively if the Planning Commission decides to deny the application, or if the applicant does not agree to make these changes, the Commission should direct staff to prepare a resolution of denial.

DISCUSSION

Proposed Project

The project consists of the demolition of an existing two story 2,254 square foot single family dwelling with an attached garage and the construction of an approximately 3,500 square foot home with a 3,560 square foot basement including a below grade garage.

The subject property is in an established neighborhood east of the Monterey Peninsula Country Club Shore Golf Course. Lots in the neighborhood are fairly uniform in size (approximately 10,000 sq. ft.), shape (rectangular) and width (approximately 90 ft.) The subject property is consistent with this; it is rectangular in shape and slightly over 10,000 square feet in area. The blocks in this area are tiered sloping down toward the coast. The subject lot is at approximately the same elevation as the lots to the north and south. The lots to the east (to the rear) are approximately six feet higher in elevation.

The existing house has a Cape Code Revival style of architecture with a steeply pitched roof and two dormers facing the street. The foot print is compact with a 24 front yard setback and 58.4 foot rear yard setback.

The proposed home has a Spanish Colonial architectural influence, including an interior courtyard. Site planning has moved the structure up to the 20 foot front yard setback and back to a 25 foot rear yard setback for a single story element with the second story of the proposed house is being approximately 30½ feet from the rear property line. Materials and colors consist of beige exterior stucco walls, clay tile roof, brown wood trim and bronze gates. The height of the building would be 27 feet above grade. The design also includes a series of decks located either at the level of the second story or above the second story.

Access to the below grade garage would be by a driveway along the southern (side) property line. This sloping driveway results in a 15 foot setback along the side with a minimum 20 foot setback for second story elements, the side setback on the other side of the house would be 10 feet for single story elements and 20 feet for two story elements. In addition to a garage, the basement contains a family room, laundry area, office/gym and mechanical room.

Construction of the driveway would require a retaining wall (up to 10 feet tall) along the southern (side) property line. Grading would require 2,281 cubic yards of cut and 4 cubic yards of fill (net 2,577 cubic yards export). Two existing 12-inch ornamental trees would be removed.

The applicant has submitted a landscaping plan showing new plant materials in the front and rear yards. An existing 48-inch Monterey pine in the rear yard and a 10-inch Oak as well as a 12 inch ornamental tree in the front yard would be preserved. A gravel path with a stone border is proposed along the front of the site leading to the northern side yard. A bocce court (50 feet by 10 feet) is proposed along the northern (side) property line.

The applicant has also submitted a lighting plan. Exterior lighting consists of 25 watt wall mounted scones with a brown rust finish. Landscape lighting includes 25 watt side wall lights with a copper finish and 25 watt pole mounted path lights with a copper finish.

Site Design

The style and design of the house with the interior courtyard, moves the house to the front and rear yard setbacks. Normally neighborhood light, air and open space between houses is provided by a combination of setbacks and Floor Area Ratio (FAR). Setbacks typically provide the envelope in which the building can be placed, but the actual foot print and mass of the building is limited by the FAR. In this case the FAR is being maximized, and the open space normally provided around the house (in the rear or front yards) is placed into an interior court yard which forces the building to the outer edges of the setbacks. Technically the building complies with the setbacks and FAR, but the resulting building footprint appears much larger than a more traditional design. This style of development is typically found on a larger lot, than on a smaller lot with a Medium Density Zoning Designation.

The proposed side yard setbacks (10 feet and 15 feet) provide some separation between structures. The house does not crowd the side property lines.

Architectural Design

The proposed architecture uses a mixture of roof lines, single story and two story elements, and changing lines within the building elevation to provide visual interest. The Spanish Colonial Architectural influence is appropriate for this location. The proposed colors for the house are consistent with the building architecture and are muted and will not detract from the neighborhood.

Neighborhood Character

The purpose of the D District is to "... assure protection of the public viewshed, neighborhood character and to assure the visual integrity of certain developments without imposing undue restrictions on private property." Existing development within the immediate vicinity of the subject site includes a mix of homes varying in size, age and architectural styles. There is about a 50-50 mix of one and two story homes nearby (i.e., of the 13 closest houses, six are single story and seven are two stories). It is a neighborhood in transition with the newer homes essentially building to the minimum setbacks and maximum coverage and the older homes with greater setbacks, less coverage and more open space. The newer homes tend to be larger estate style homes which are a change in the character of the neighborhood. **Exhibit G** is a comparison of the existing house, proposed project and two nearby houses that are currently under construction at 1033 Marcheta Lane (PLN140209), and 1034 Marcheta Lane (PLN130612).

The new home across the street at 1033 Marcheta Lane has similar size, FAR, coverage and setbacks as the proposed project. It was designed by the same architect and has a similar architectural style. In addition, it is also designed with an interior courtyard. However, it is an ocean view home which is adjacent to the Monterey Peninsula Country Club Shore Golf Course so it does not have neighbors to the rear and the neighbors on either side have light, air and open space provided by the adjacent golf course.

As viewed from the street, the proposed house is consistent with the neighborhood character, particularly the two newer homes across the street and the house under construction next door. The front elevation has an articulated roofline, recessed entry and balconies which break up the

mass of the structure. The proposed colors and materials are similar to the existing materials and colors and are consistent with those in the neighborhood, particularly the house under construction across the street (1033 Marcheta Lane).

However, as viewed from the back yards of neighboring properties, the proposed project is not in keeping with the neighborhood character. The proposed exterior courtyard patio becomes private open space and pushes the house closer to the property lines, particularly to the rear. The older homes adjacent to the site have more open space in the rear yards. In addition, the home under construction next door (1034 Marcheta Lane) has a greater rear yard setback (46.9 ft. first and second floors) compared to the proposed project (11 ft. first floor and 28 feet second floor). The design of the adjacent home is more in keeping with other nearby properties which have more open space in the rear yard compared to the proposed project. Staff recommends a condition of approval (Condition 3) that would require the applicant to submit revised plans to eliminate the exterior courtyard patio in order to provide a greater rear yard setback.

Tree Protection

The driveway requires excavation to provide access to the below grade garage. The grading is proposed within the root zones of three Monterey Cypress trees on the neighboring property at 1028 Marcheta Lane. The neighbor at 1028 Marcheta Lane submitted an arborist's report dated January 27, 2016 prepared by Frank Ono (see **Exhibit H**) which addresses proposed grading adjacent to three Monterey cypress trees. The report recommends that roots of the Monterey cypress trees on the adjacent property not be severed closer than a distance four times the trunk diameter. If the project is approved, a redesign of this area will be necessary in order to preserve these trees on the neighboring property, in particular the 18 inch Cypress. Staff recommends a condition of approval (Condition 3) requiring the applicant to relocate the proposed driveway to the opposite (northern) side of the lot in order to insure the protection of the trees.

Archeology

The parcel is located within a high sensitivity area for archaeological resources. An Archaeological Assessment (LIB160140) dated April 29, 2016 was prepared by Archaeological Consulting. That report did not include subsurface testing. A subsurface testing report dated June 8, 2016 was subsequently prepared. No cultural materials were discovered during the subsurface testing. The reports conclude that the project should not be delayed for archaeological reasons. If the project is approved, a condition of approval should identify steps to be taken if archaeological resources are unexpectedly discovered during construction.

Issues Raised by Neighbors

Staff conducted two site visits and met with the neighbors on both occasions. The neighbors expressed concerns that due to the size and bulk of the proposed structure, it is not in keeping with the neighborhood character. In addition, the Zoning Administrator conducted a site visit. Three neighbors submitted a letter (see **Exhibit L**) stating:

"The proposed project is massive in scale butting up to all of the property boundary lines and putting what should be backyard space into an interior patio, using covered patios and walkways with roof lines and designing atrium like rooms which are 2 stories tall and labeled 'open to below' on the plans."

In addition, the neighbor to the south (1028 Marcheta Lane) has also expressed concerns regarding potential impacts of grading on three mature Monterey Cypress trees located on her property.

Pebble Beach Architectural Review Board

The project was reviewed by the Pebble Beach Architectural Review Board (ARB). In response to comments from the ARB, the architect removed a covered patio on the second story at the rear of the structure. The ARB approved the revised plans.

Land Use Advisory Committee (LUAC) Recommendation

On August 4, 2016 the Del Monte Forest LUAC reviewed the proposed project. The committee reviewed the revised plans that were approved by the Pebble Beach ARB. Several neighbors attended the meeting and expressed concerns regarding the project. The committee voted 5-1-1 to recommend denial of the project (see **Exhibit F**, LUAC minutes). The LUAC minutes state:

"The County rules for lot coverage leave a loophole for the interior unroofed area and patio area under a roof structure which is as massive as the house roof to go uncounted. Yet the apparent coverage and massing from neighboring lots is enormous, way out of proportion for the neighborhood. For this reason, the LUAC recommends the project be denied as submitted."

Zoning Administrator

The application came before the Zoning Administrator on September 8, September 29, October 13 and October 27, 2016. On September 28, 2016, the Zoning Administrator conducted a site visit to assess if the proposed revised project fit the character of the neighborhood and found that the mass of the proposed two-story residence did not blend with neighborhood. At the September 29, 2016 hearing the Zoning Administrator requested that the applicant work with staff to revise the proposed residence by reducing the mass and addressing the driveway location in relation to the 18 inch Monterey Cypress on the neighboring property. The applicant subsequently submitted revised plans which did not achieve the objectives sought by the Zoning Administrator. At the October 27, 2016 meeting the Zoning Administrator referred the application to the Planning Commission. Condition 3 has been added to address the mass of the residence and the driveway location.

Conclusion

The analysis above has raised the issue of whether it is consistent with the intent and purpose of the FAR requirement to have an interior court yard in this neighborhood setting. The interior court yard pushes the development to the perimeter of the site, at the expense of maintaining light, air and open space around the structure. The site technically complies with the zoning requirements, but this is a different development concept than envisioned by the zoning for medium density residential lots. This change in the development pattern raises the question of whether this is consistent with neighborhood character. On smaller lots where the area around the building is important for providing separation between buildings, the use of an interior courtyard takes away from the space between structures. This design is out of place in this context. Staff recommends a condition of approval (Condition 3) that would require the

applicant to submit revised plans to eliminate the exterior courtyard patio in order to provide a greater rear yard setback.

In addition, a redesign of this area will be necessary in order to preserve these trees on the neighboring property, in particular the 18 inch Cypress. Staff recommends a condition of approval (Condition 3) requiring the applicant to relocate the proposed driveway to the opposite (northern) side of the lot in order to insure the protection of the trees.

Alternatively if the Planning Commission decides to deny the application, or if the applicant does not agree to make these changes, the Commission should direct staff to prepare a resolution of denial.

Jan 24 2017

DeAnna Yateman
PO Box 951
Pebble Beach, CA 93953

Feb. 18, 2016

DFAR
PO Box 1767
Pebble Beach, CA 93953

HEARING SUBMITTAL	
PROJECT NO./AGENDA NO.	PN160253 #1
DATE RECEIVED	1/25/17
SUBMITTED BY/VIA:	public hearing
DISTRIBUTION TO/DATE:	PLC hearing
DATE OF HEARING:	1/25/17

Dear Board Members;

My name is Anna Yateman and I own the property at 1031 Parkway Drive, directly behind the Garibaldi project at 1030 Marcheta. I am currently out of state and unable to attend the review meeting on March 28, thus the reason for this letter.

As I spoke at the last meeting, my concerns still exist regarding the following points:

- 1) The interior open space in the middle of this massive house is causing the outer sides of the structure to be pushed outward obstructing solar light from my home. This is particularly noted by the bedroom on the north side of the house which completely takes away the sunsets and shades my home.
- 2) The back patio is not a patio at all as it will be covered with a roof making another room nearly connecting to my back fence. I could live with an open patio but a covered one, no! I'll be looking down on a roof which is much different than an open patio.

Generally, this massive project is in no way keeping in alignment with the other homes in the surrounding area. It absolutely defies the Del Monte Forest Mission Statement which states and purports to *keep open green space* when designing a building. Where is the green space in this design?

Sincerely,

Anna Yateman
831-624-3370

DeAnna Yateman
PO Box 951
Pebble Beach, CA 93953

Jan 24, 2017

Sep. 14, 2016

Monterey County Planning Department
Ms. Jacqueline R. Onciano
Zoning Administrator

HEARING SUBMITTAL	
PROJECT NO./AGENDA NO.	PLN160253 #1
DATE RECEIVED:	1/25/17
SUBMITTED BY VIA:	public@hearing
DISTRIBUTION TO/DATE:	pc @ hearing
DATE OF HEARING:	1/25/17

Re: 1030 Marcheta, Pebble Beach

Dear Ms. Ociano,

My name is Anna Yateman and I own the property at 1031 Parkway Drive, directly behind the property referenced above. This proposed project is overly assertive in construction and if allowed, will lose the sense of open space and natural beauty that existed for the immediate neighbors. It also causes excessive scarring of the existing land form.

I have calculated the amount of lot space this project will entail. The construction will be 8705 sq. ft. which is 94% of the 10,800 sq. ft. parcel or $\frac{1}{4}$ acre. Most other homes in the neighborhood are an average 20% building to a quarter acre parcel.

The numbers for this construction are 3671 sq. ft. living space plus 1304 sq. ft. basement space, 2034 sq. ft. garage, 222 sq. ft. mechanical room, 1241 sq. ft. first floor covered patio, 33 sq. ft. second story covered patio which totals 8505 sq. ft. An additional 200 sq. ft. is estimated from the atrium room space that takes up 2 stories and interior patio space which adds to the bulk. This building is totally out of sync with the adjacent properties and is considered intrusive by all of the immediate full time residents.

This design seeks to dominate the neighboring residences by spreading construction out over the entire lot right up to the setback on each side.

Sincerely,

DeAnna Yateman
831-624-3370

Jan 24, 2017

DeAnna Yateman
PO Box 951
Pebble Beach, CA 93953

Feb. 18, 2016

DFAR
PO Box 1767
Pebble Beach, CA 93953

Dear Board Members;

My name is Anna Yateman and I own the property at 1031 Parkway Drive, directly behind the Garibaldi project at 1030 Marcheta. I am currently out of state and unable to attend the review meeting on March 28, thus the reason for this letter.

As I spoke at the last meeting, my concerns still exist regarding the following points:

- 1) The interior open space in the middle of this massive house is causing the outer sides of the structure to be pushed outward obstructing solar light from my home. This is particularly noted by the bedroom on the north side of the house which completely takes away the sunsets and shades my home.
- 2) The back patio is not a patio at all as it will be covered with a roof making another room nearly connecting to my back fence. I could live with an open patio but a covered one, no! I'll be looking down on a roof which is much different than an open patio.

Generally, this massive project is in no way keeping in alignment with the other homes in the surrounding area. It absolutely defies the Del Monte Forest Mission Statement which states and purports to *keep open green space* when designing a building. Where is the green space in this design?

Sincerely,

Anna Yateman
831-624-3370

Jan 24, 2017

DeAnna Yateman
PO Box 951
Pebble Beach, CA 93953

Sep. 14, 2016

Monterey County Planning Department
Ms. Jacqueline R. Onciano
Zoning Administrator

Re: 1030 Marcheta, Pebble Beach

Dear Ms. Ociano,

My name is Anna Yateman and I own the property at 1031 Parkway Drive, directly behind the property referenced above. This proposed project is overly assertive in construction and if allowed, will lose the sense of open space and natural beauty that existed for the immediate neighbors. It also causes excessive scarring of the existing land form.

I have calculated the amount of lot space this project will entail. The construction will be 8705 sq. ft. which is 94% of the 10,800 sq. ft. parcel or $\frac{1}{4}$ acre. Most other homes in the neighborhood are an average 20% building to a quarter acre parcel.

The numbers for this construction are 3671 sq. ft. living space plus 1304 sq. ft. basement space, 2034 sq. ft. garage, 222 sq. ft. mechanical room, 1241 sq. ft. first floor covered patio, 33 sq. ft. second story covered patio which totals 8505 sq. ft. An additional 200 sq. ft. is estimated from the atrium room space that takes up 2 stories and interior patio space which adds to the bulk. This building is totally out of sync with the adjacent properties and is considered intrusive by all of the immediate full time residents.

This design seeks to dominate the neighboring residences by spreading construction out over the entire lot right up to the setback on each side.

Sincerely,

DeAnna Yateman
831-624-3370

Jan 24, 2017

DeAnna Yateman
PO Box 951
Pebble Beach, CA 93953

Feb. 18, 2016

DFAR
PO Box 1767
Pebble Beach, CA 93953

Dear Board Members;

My name is Anna Yateman and I own the property at 1031 Parkway Drive, directly behind the Garibaldi project at 1030 Marcheta. I am currently out of state and unable to attend the review meeting on March 28, thus the reason for this letter.

As I spoke at the last meeting, my concerns still exist regarding the following points:

- 1) The interior open space in the middle of this massive house is causing the outer sides of the structure to be pushed outward obstructing solar light from my home. This is particularly noted by the bedroom on the north side of the house which completely takes away the sunsets and shades my home.
- 2) The back patio is not a patio at all as it will be covered with a roof making another room nearly connecting to my back fence. I could live with an open patio but a covered one, no! I'll be looking down on a roof which is much different than an open patio.

Generally, this massive project is in no way keeping in alignment with the other homes in the surrounding area. It absolutely defies the Del Monte Forest Mission Statement which states and purports to *keep open green space* when designing a building. Where is the green space in this design?

Sincerely,

Anna Yateman
831-624-3370

Ted and Rosa Fernandez

1033 Marcheta Lane

Pebble Beach, CA 93953

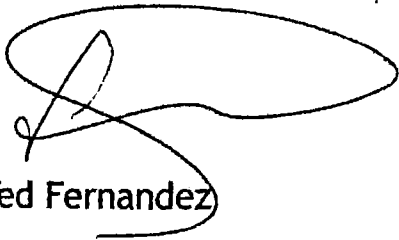
September 23, 2016

Dear Zoning Administrator:

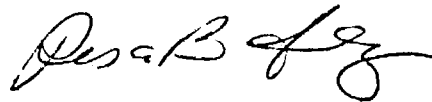
We are supportive of the proposed Garibaldi project at 1030 Marcheta Lane. The Garibaldi home is beautifully designed and will fit well with the character and context of the neighborhood. The courtyards, setbacks and heights are consistent with other homes in the neighborhood.

We are homeowners and support the efforts to improve the look and feel of the neighborhood. The Garibaldi project will be a very welcome addition.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to be 'Ted Fernandez'.

Ted Fernandez

A handwritten signature in black ink, appearing to be 'Rosa Fernandez'.

Rosa Fernandez

Roger Swanson
1053 Marcheta Lane
Pebble Beach, CA 93940

September 26, 2016

Eric Miller
211 Hoffman Avenue
Monterey, CA 93940

Re: 1030 Marcheta Lane

Dear Eric,

It is with great pleasure that I respond with my review of your plans for the above referenced residence. You are to be congratulated for such a first class design for a home located just back from the front line on one of the most iconic golf course/ocean views in all of California. Your client has boldly stepped up and hired you to design a project that would do justice to a full ocean view location along our wonderful coast.

My first impression is one of the great care you took to create an intimate home that looks inward to an enclosed courtyard while also disguising the garage. With no front line view of the ocean, the courtyard substitutes as a surrogate environment that still brings the sound of the ocean to the discerning dwellers who will know that the sea is nearby—even if not visible.

Your generous setbacks, particularly on the second floor, relieve neighbors of any harsh intrusions that could have been seen as imposing.

I welcome your fine design to our neighborhood and am confident that this home will be a source of value to the neighborhood and will encourage others not on the "front line" to follow your steps in furthering the enhancement of our fine community.

Sincerely,



Roger Swanson

September 27, 2016

Monterey County Zoning Administrator
Monterey County Government Center
Board of Supervisors Chamber
168 W. Alisal St.
Salinas, CA 93901

RE: Proposed Project 1030 Marcheta Lane
PLN160253 - Garibaldi

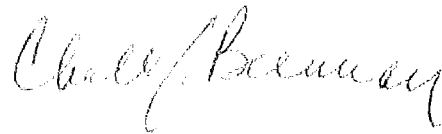
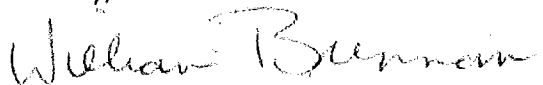
Dear Zoning Administrator:

We are William and Challis Brennan and we are building a home adjacent to the proposed property noted above. We are in support of the Garibaldi project. We have reviewed the plans and believe that the new home will fit in well with the character and context of the neighborhood. The setbacks and heights are consistent with other homes in the area and comply with the county zoning regulations.

We are in the process of building a new home, and we believe that our homes will complement each other well. The Garibaldi home and the home being built across the street from it were designed by the same architect, with the same style and design. We believe that both homes will improve the neighborhood.

We feel that the opposition to this new structure is one of the "NIMBY" attitude, where residents are satisfied with their own existing conditions and fear change from outsiders. We offer our support for the Garibaldi project.

Sincerely,



William and Challis Brennan
1034 Marcheta Lane
Pebble Beach, CA 93953

This page intentionally left blank