

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

In the matter of the application of:

**SWC PARTNERS LLC (PLN160742)**

**RESOLUTION NO. 17-030**

Resolution by the Monterey County Zoning  
Administrator:

1. Consider an addendum together with the previously adopted Mitigated Negative Declaration; and
2. Amend Combined Development Permit (PLN070024/PLN120103) to:
  - a) Delete demolition of the existing single family dwelling;
  - b) Incorporate a previously approved Design Approval (PLN150291) which allowed a remodel to the existing single family dwelling including a 144 square foot addition to the existing basement level; and
  - c) Allow an after-the-fact 566-square foot expansion of the basement over and above what was previously approved within 750 feet of a known archaeological resource.

[PLN160742, SWC Partners LLC, 3296 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-455-015-000)]

**The SWC Partners LLC application (PLN160742) came on for public hearing before the Monterey County Zoning Administrator on May 11, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

- 1. FINDING:**           **PROJECT DESCRIPTION** – The proposed project is an amendment to previously approved Combined Development Permits (PLN070024 & PLN120103) to allow a 566-square foot expansion of a basement over and above an expansion that was previously approved.

**EVIDENCE:**           The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160742.
- 2. FINDING:**           **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

**EVIDENCE:**           a)   The application for an Amendment was submitted on February 10, 2017 and deemed complete by RMA-Planning on March 10, 2017. During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

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

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

- b) The property is located at 3296 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-455-015-000), Del Monte Forest Land Use Plan. The parcel is zoned LDR/1.5-D (CZ), which allows residential development. The amendment proposes the after-the-fact expansion of a basement by 566 square feet over and above an expansion that was previously approved. Therefore, the project is an allowed land use for this site.
- c) Original Project. On February 14, 2008, the Zoning Administrator approved PLN070024 in Resolution No. 070024 for a Combined Development Permit consisting of a Coastal Administrative Permit to allow the demolition of an existing 4,584 square foot single family dwelling; a Coastal Development Permit to allow an existing 1,323 square foot, legal nonconforming guesthouse to remain, and a Coastal Development Permit to allow development within 750 feet of a known archaeological site.
- d) Extension. On May 2, 2012, an extension (PLN120103) was approved to extend the previously approved Combined Development Permit (PLN070024) consisting of a Coastal Administrative Permit to allow the demolition of an existing 4,584 square foot single family dwelling; a Coastal Development Permit to allow an existing 1,323 square foot, legal non-conforming guesthouse to remain, and a Coastal Development Permit to allow development within 750 feet of a known archaeological site.
- e) Amendment. On June 3, 2016, a Design Approval (PLN150291) was approved to allow an interior remodel, dormer window additions, new roof, new siding, new windows and doors, rebuilding the ocean side patio and stairs, and the conversion of a 144-square foot crawl space into additional basement. The Design Approval did not require a monitor on site during the addition of the basement. An updated archaeological report was submitted concluding that there was a cultural resource (CA-MNT-972) within the developed area.
- f) Revised Project. Most recently, during construction of the remodel approved in PLN150291, the existing crawl space was expanded into an additional 566 square feet of basement without an amendment to the Combined Development Permit and without an archaeological monitor. The expansion of the basement, over what was allowed under PLN150291, was discovered when the Applicant applied for a building permit to allow the additional square footage. Work has stopped on all inspections until the Amendment is approved.
- g) To rectify the situation, staff requested a contract with an archaeological monitor and an after-the-fact assessment of the site to determine if any resources had been disturbed. The Archaeological Dating Report (LIB170118) determined that the additional excavation

resulted in disturbance to the cultural resource, recorded as archaeological site CA-MNT-972. However, no human remains were uncovered nor was there any evidence that there were human remains on site. Abalone and mussel shells, along with trace amounts of sea urchin and other marine species, were the only resources disturbed. These materials are consistent with a residential base of some kind rather than just a shellfish gathering area. This parcel had a number of midden constituents suggesting that this was a residential base for at least part of the year.

- h) LUAC. The original project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. On June 7, 2007, the Del Monte Forest LUAC recommended approval of the project without stating any comments or concerns by a vote of 4-0. The revised project was not referred to the LUAC.
- i) The project planner verified that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160742.

3. **FINDING:** **SITE SUITABILITY** - The site is physically suitable for the use proposed
- EVIDENCE**
- a) The project has been reviewed for site suitability by RMA - Planning. There has been no indication that the site is not suitable for the proposed development. Conditions have been incorporated. All applicable conditions of approval from PLN070024 and PLN120103 have been cleared.
  - b) The follow report has been prepared:  
“Archaeological Dating Report for APN 008-455-015, 3296 Seventeen Mile Drive” (LIB170118), prepared by Gary Breschini, Archaeological Consulting, Salinas, CA, December 16, 2016 (LIB170118)
  - c) The above-mentioned technical report by an outside consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed.
  - d) Staff conducted a site inspection on March 3, 2017, to verify that the site is suitable for this use

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

- EVIDENCE:**
- a) The project was reviewed by RMA – Planning Department. RMA Planning has recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities are existing. Wastewater service is provided by the Pebble Beach Community Services District. Water service is

provided by California-American Water through Pebble Beach Company water entitlements.

- c) See Evidence in Findings #1 and #3.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN160742.

5. **FINDING:** **VIOLATIONS** - The subject property is not compliance with all rules and regulations pertaining to zoning uses. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any other violations existing on subject property.
  - b) The proposed project corrects an existing violation regarding expansion of the basement without an amendment to the Combined Development Permit. When implemented, the project will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violation.
  - c) See Finding #1 Evidence (f) and (g).
  - d) Zoning violation abatement costs have been paid. This Amendment was assessed with double fees.
  - e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160742.

6. **FINDING:** **CEQA (Addendum)** - An Addendum to a previously adopted Mitigated Negative Declaration (MND) was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

- EVIDENCE:**
- a) A Mitigated Negative Declaration was prepared for PLN070024 and circulated to the State Clearing House from December 6, 2007 to January 6, 2008. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an MND has been adopted, no subsequent MND shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review.
  - b) An Addendum to the Mitigated Negative Declaration (MND) was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines). The MND adopted for the previous project identified potential impacts to cultural resources and land use and planning. The proposed project will have the same or fewer impacts than the previous project.
  - c) The proposed project consists of expansion of the crawl space into an additional 566 square feet of basement over and above the 144-square foot expansion of the crawl space that was approved in Design Approval PLN150291.

- d) The previously approved project has five mitigation measures. Mitigation Measures #1, #2, and #5 apply to demolition of the structure, reconstruction of the structure, and the use of the guesthouse as a residence during construction. These measures do not apply to the proposed project. Mitigation Measure #3 required the owner to contract with a qualified archaeologist for monitoring during earth disturbing activities. Mitigation Measure #4 required that a report be prepared by the archaeologist analyzing any resources found. These measures do apply to the proposed project.

The expansion of the basement occurred without an archaeological monitor. To rectify the situation, staff requested a contract with an archaeological monitor and an after-the-fact assessment of the site to determine if any resources had been disturbed. The Archaeological Dating Report (LIB170118) determined that the additional excavation resulted in disturbance to the cultural resource, recorded as archaeological site CA-MNT-972. However, no human remains were uncovered nor was there any evidence that there were human remains on site. Abalone and mussel shells, along with trace amounts of sea urchin, and other marine species were the only resources disturbed. These materials are consistent with a residential base of some kind rather than just a shellfish gathering area. This parcel had a number of midden constituents suggesting that this was a residential base for at least part of the year.

Because the expansion of the basement has been completed and compliance with the mitigation measures occurred after-the-fact, the mitigation measures will not carry over to this permit.

- e) No adverse environmental effects were identified other than what was analyzed in the MND during staff review of the development application.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
- b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project is between the sea and the first public road.

### **DECISION**

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

1. Consider the addendum together with the previously adopted Mitigated Negative Declaration;
2. Approve an Amendment to Combined Development Permit (PLN070024/PLN120103) to: a) Delete demolition of the existing single family dwelling; b) Incorporate a

previously approved Design Approval (PLN150291) which allowed a remodel to the existing single family dwelling including a 144 square foot addition to the existing basement level; and c) Allow an after-the-fact 566-square foot expansion of the basement over and above what was previously approved within 750 feet of a known archaeological resource.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of May, 2017.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAY 17 2017**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **MAY 30 2017**

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

#### NOTES

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

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

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

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

# Monterey County RMA Planning

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

PLN160742

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This is an Amendment to Combined Development Permit (PLN070024/PLN120103) to: a) Delete demolition of the existing single family dwelling; b) Incorporate a previously approved Design Approval (PLN150291) which allowed a remodel to the existing single family dwelling including a 144 square foot addition to the existing basement level; and c) Allow an after-the-fact 566-square foot expansion of the basement over and above what was previously approved within 750 feet of a known archaeological resource. The property is located at 3296 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-455-015-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation** The applicant shall record a Permit Approval Notice. This notice shall state:

**Monitoring Measure:** "An Amendment (Resolution Number 17-030) was approved by the Zoning Administrator for Assessor's Parcel Number 008-455-015-000 on May 11, 2017. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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



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

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery; AND

If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

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

If the coroner determines the remains to be Native American:

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

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

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

(RMA - Planning)

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

Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the RMA – Planning for approval.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

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

**4. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)**

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

IF the site is proposed to be landscaped, No Excavation is allowed; Only Fill to be used for new landscaping. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

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

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

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning.

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

## 5. SPPD001 - REQUEST FOR "HR" REZONING OVERLAY (NONSTANDARD)

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to Section 20.147.080.C.3. (b) of the Del Monte Land Use Plan (CIP), the applicant shall request a rezoning of the parcel to add an "HR" (Archaeological Resources) zoning district to the existing zoning of the parcel. the rezoning shall not necessitate an amendment to the Land Use Plan or this ordinance. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building or grading permits, the applicant shall request a rezoning of the parcel to add an "HR" zoning district overlay.



# The House at Stillwater Cover



ERIC J. SMITH ARCHITECT

Professional Corporation

5 UNION SQUARE WEST THIRD FLOOR NEW YORK NY 10003

Telephone 212 334 3993    WWW.ERICJSMITHARCHITECT.COM    Fax 212 334 3339

SHEET INDEX	
A 0.0	COVER SHEET
A 1.0	EXISTING SITE PLAN
A 1.1	PROPOSED SITE PLAN
A 2.1	PROPOSED MAIN FLOOR PLAN
A 2.2	PROPOSED UPPER LEVEL PLAN
A 2.3	PROPOSED BASEMENT PLAN
A 2.4	PROPOSED ROOF PLAN
A 2.5	EXISTING MAIN FLOOR PLAN
A 2.6	EXISTING UPPER AND BASEMENT PLAN
A 3.1	PROPOSED ELEVATIONS
A 3.2	PROPOSED ELEVATIONS
A 3.3	EXISTING ELEVATIONS
A 3.4	EXISTING ELEVATIONS

## PROJECT DATA

PROPERTY OWNER:	SWC Partners 215 West Franklin St 5th Floor Monterey, CA 93940	MAX BUILDING HEIGHT PROPOSED:	28.5 FT.	SITE COVERAGE ALLOWED:	119,354 SF X 15.0 % 17,903.10 SF
PROJECT ADDRESS:	3296 Cypress Drive Pebble Beach, CA, 93953	TREE REMOVAL:	NONE	SITE COVERAGE EXISTING:	(E) MAIN RESIDENCE LIVING SPACE = 4,422 SF ENTRY PORCH = 444 SF PATIO = 1,152 SF SIDE PORCH = 52 SF CARPORT = 500 SF LIVING SPACE COVERED PORCH = 1,275 SF IMPERVIOUS WALKS = 290 SF TOTAL = 8,520 SF
APPLICANT:	CYNTHIA SPELLACY STOCKER & ALLARE, INC. 218 MANDEVILLE CT. MONTEREY CA, 93940 PH: (831) 375-1890 008-455-015-000	LOT SIZE:	119,354 SQ. FT. (2.74 AC.)		
A.P.#:		FLOOR AREA EXISTING:	(E) MAIN RESIDENCE MAIN LEVEL = 4,422 SF COVERED PORCH = 1,141 SF UPPER LEVEL = 442 SF BASEMENT = 500 SF CARPORT = 1,275 SF (E) CU MAIN Level = 230 SF TOTAL = 8,554 SF		
ZONING:	RC-D (CZ) LDR/ 1.5-D (CZ)				
PROJECT CODE COMPLIANCE:	2013 CBC, CRC, CPC, CEC, CMC, CFC, CALIFORNIA ENERGY CODE, & GREEN BUILDING CODE	FLOOR AREA PROPOSED:	MAIN RESIDENCE MAIN LEVEL = 4,686 SF ENTRY PORCH = 2,249 SF UPPER LEVEL = 742 SF BASEMENT = 500 SF CARPORT = 1,275 SF (E) CU MAIN Level = 230 SF TOTAL = 10,106 SF	SITE COVERAGE PROPOSED:	MAIN RESIDENCE LIVING SPACE = 4,686 SF ENTRY PORCH = 444 SF PATIO = 1,416 SF SIDE PORCHS = 172 SF CARPORT = 500 SF (E) CARETAKER UNIT LIVING SPACE = 1,275 SF COVERED PORCH = 235 SF IMPERVIOUS WALKS = 290 SF TOTAL = 8,998 SF
OCCUPANCY GROUP:	R-3				
CONSTRUCTION TYPE:	V				
TOPOGRAPHY:	SLOPING TO OCEAN				
MAX BUILDING HEIGHT ALLOWED:	30 FT.	FAR ALLOWED:	17.5% = 20,887 SQ FT		
		FAR PROPOSED:	8.4%=10,106 SQ FT		

## DESCRIPTION

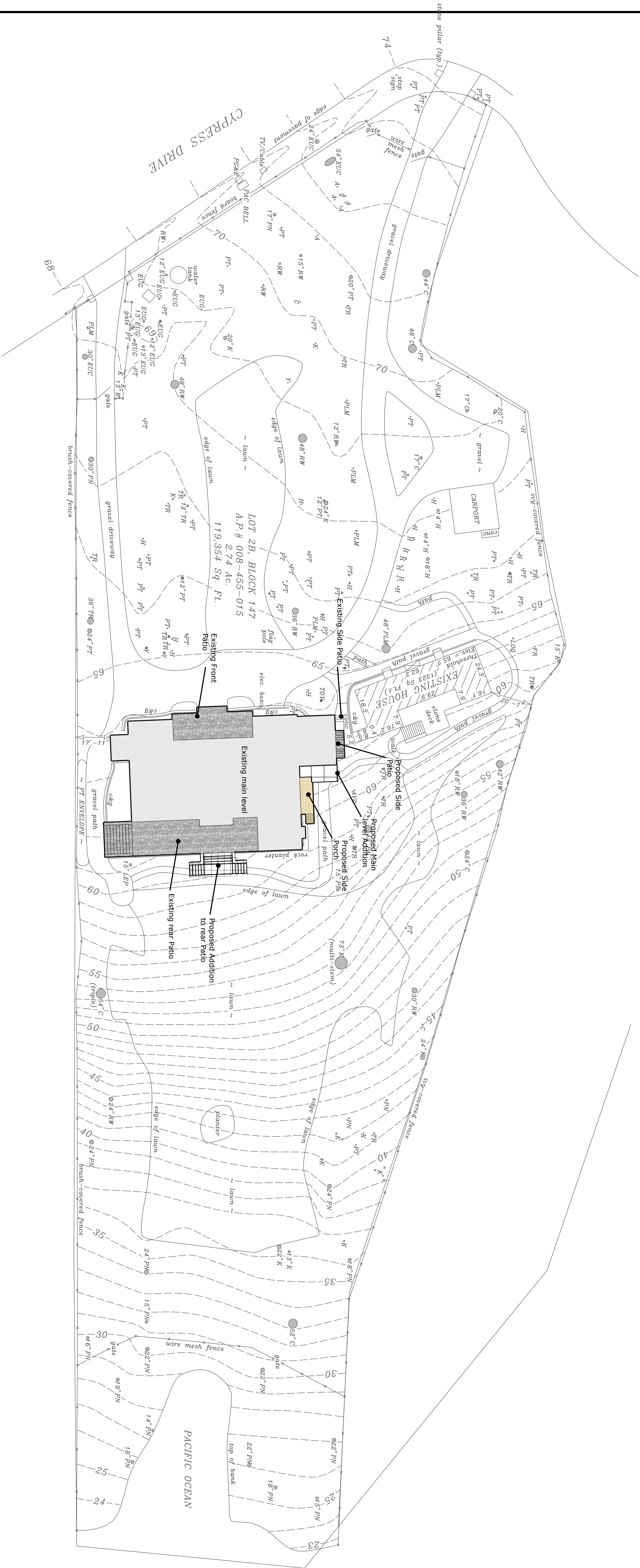
- REMODEL OF EXISTING SINGLE FAMILY RESIDENCE RESIDENCE WITH DETACHED CARPORT AND SEPARATE CARETAKERS UNIT WHICH INCLUDES:
- 140 SQ FT ADDITION TO LATE 1960'S KITCHEN ADDITION LOWER LEVEL
  - REUSE (E) UNDER EAVE SPACE IN ATTIC, ADD DORMERS ON SOUTH SIDE
  - REBUILD WHEN POSSIBLE, REPLACE WHEN NEEDED EXTERIOR MATERIALS WITH MATCHING MATERIALS
  - RE-ENFORCE (E) FOUNDATIONS, ATTACH BUILDING TO FOUNDATIONS
  - REBUILD OCEAN SIDE PATIO AND GARDEN ROOM BUILT OVER OLD PATIO
  - ADD NEW STAIRS TO LAWN
  - REPLACE ALL MECHANICAL SYSTEMS
  - PRESERVE AND PROTECT BUILDING
- MATERIALS
- ROOFING: Match (E) wood shakes over class A cap sheet
- SIDING: Repair and/or replace existing redwood shingles
- WINDOWS: repair all old windows and doors, where need build new to match (E)

NOTE: EXISTING CARETAKER UNIT CURRENTLY UNDER CONSTRUCTION UNDER SEPARATE PERMIT

## VICINITY MAP





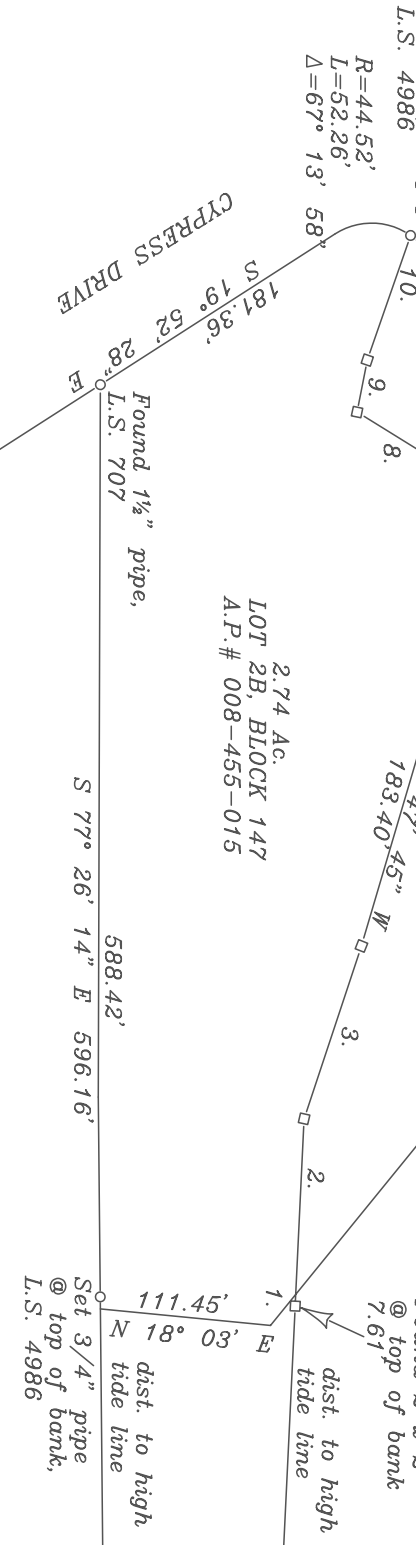


## SITE LEGEND

	FOOTPRINT OF EXISTING RESIDENCE AT MAIN LEVEL
	FOOTPRINT OF PROPOSED MAIN LEVEL
	ADDITIONS
	FOOTPRINT OF EXISTING PATIOS
	FOOTPRINT OF PROPOSED CHANGES TO PATIOS
	FOOTPRINT OF PROPOSED PORCH

TABLE OF COURSES

1. N 37° 57' W 28.97'	2. N 74° 40' 35" W 113.32'
3. N 38° 53' 45" W 113.60'	4. N 38° 53' 45" W 113.60'
5. N 56° 54' 30" W 8.77'	6. N 89° 21' 25" W 51.65'
7. S 44° 01' 40" W 61.25'	8. S 44° 01' 40" W 61.25'
9. N 66° 13' 35" W 34.16'	10. N 38° 04' 30" W 65.29'



## NOTES:

1. Elevations are based on NGVD 1929 datum.
2. Points found or set are so indicated.
3. Check for direction of flow in gulches, field.
4. Distances and elevations are expressed in feet.
5. Trees under 6" not located at this time.
6. Trees 12" and over have their sizes labelled.
7. Design concrete over house patios.
8. Taken from exterior footprint.

## TREE LEGEND

C	cypress
K	oak
RW	reduced
PLM	pitulopsis
EUC	eugenia
A	acacia
PLM	palms
H	holly
TOY	toy
PLM	palms
PR	fruit
AW	avocado
TP	unidentified species

## TOPOGRAPHIC MAP

of Lot 2B, Block 147 as shown on Memorandum Worksheet on file with Public Beach Company, Monterey County, California.

~ Prepared for ~  
JON D. HAGEMEYER  
CARNEL, CA 93910

Scale: 1" = 20' ~  
October, 2006

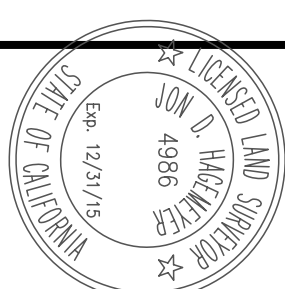
## PROPOSED SITE PLAN

Scale: 1/25"=1'-0"

REVISIONS:  
02/07/ Add house dimensions, clearances, and square footage calculations.

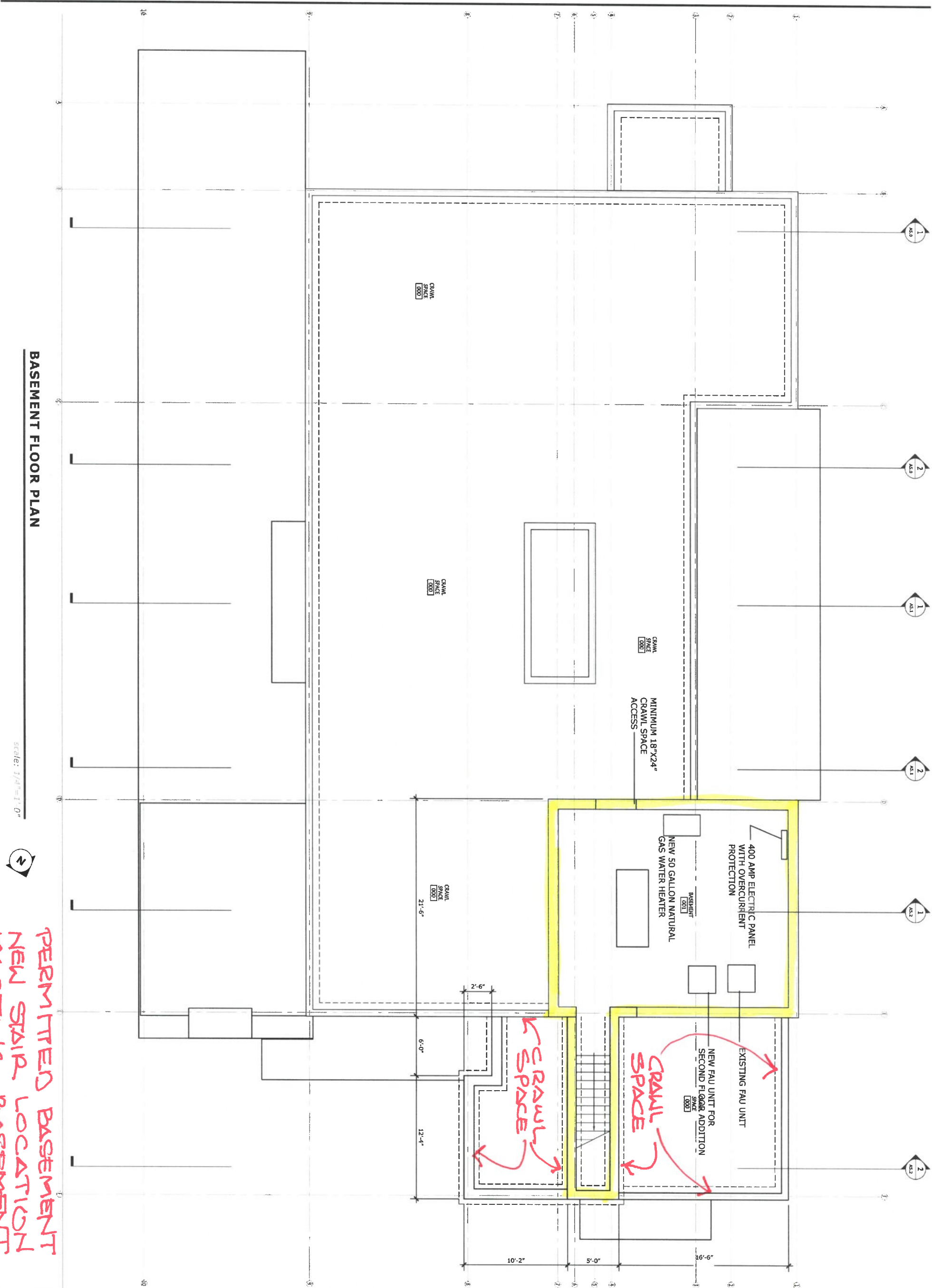
PREPARED FOR:  
Donn Chappellet  
Feble Beach, CA 93953

PREPARED BY:  
Jon D. Hagemeier  
Carnel, CA 93910



This map correctly represents a direction in October, 2006.





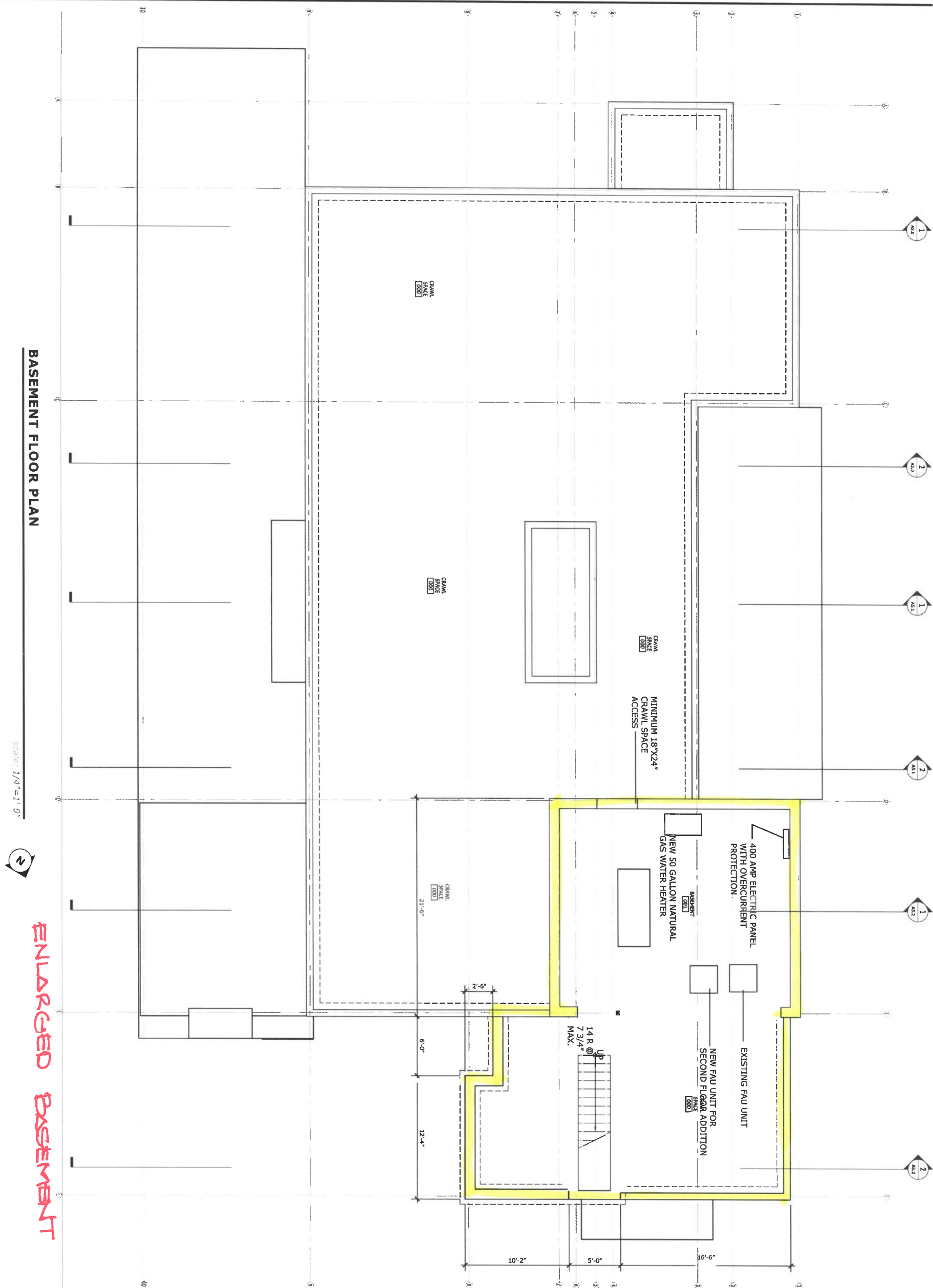
BASEMENT FLOOR PLAN

scale: 1/4"=1'-0"



PERMITTED BASEMENT  
NEW STAIR LOCATION  
EXISTING BASEMENT  
AREA.

A3.0	<div>Revisions:<div>- 160525 PLAN CHECK RESPONSE</div><div>- 160919 PLAN CHECK RESPONSE</div></div>	3296 Cypress Drive BASEMENT FLOOR PLAN	3296 CYPRESS DRIVE Pebble Beach, CA. 93953	Stocker & Allaire General Contractors, Inc.      Lic. # 504797
			JANUARY 11, 2016      APN: 008-455-015	



BASEMENT FLOOR PLAN

Scale: 1/4"=1'-0"



ENLARGED BASEMENT

Revisions:	
- 160525 PLAN CHECK RESPONSE	
- 160919 PLAN CHECK RESPONSE	
10/04/16	
REVISION TO 16CP00299	
FOUNDATION REVISIONS	

A3.0

3296 Cypress Drive  
BASEMENT FLOOR PLAN

3296 CYPRESS DRIVE  
Pebble Beach, CA. 93953

JANUARY 11, 2016

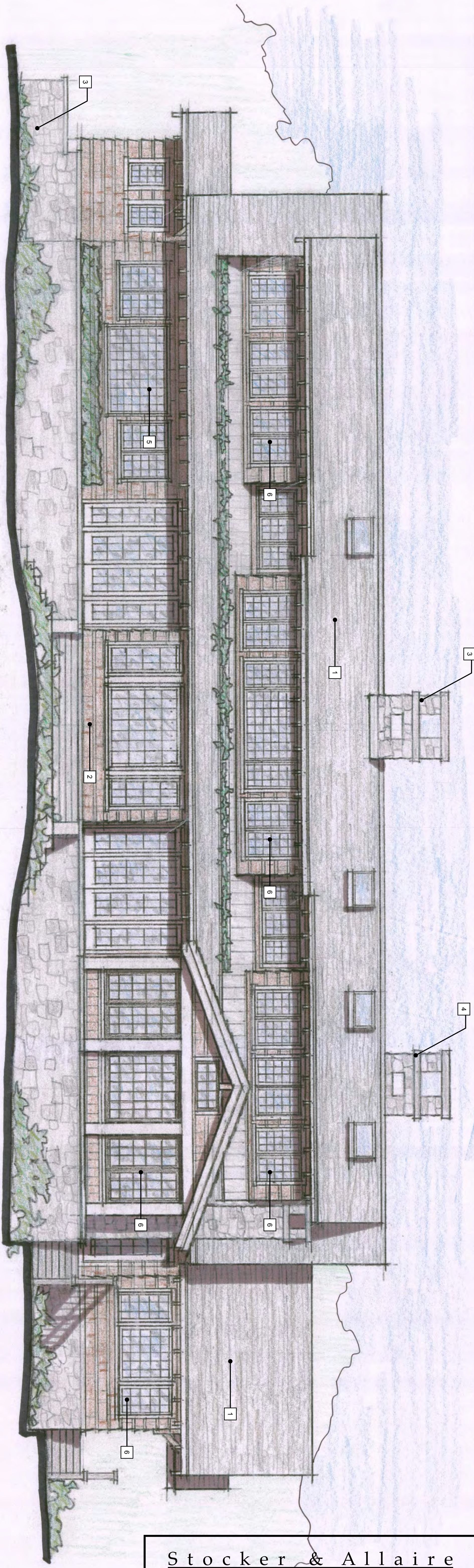
APN: 008-455-015

Stocker & Allaire  
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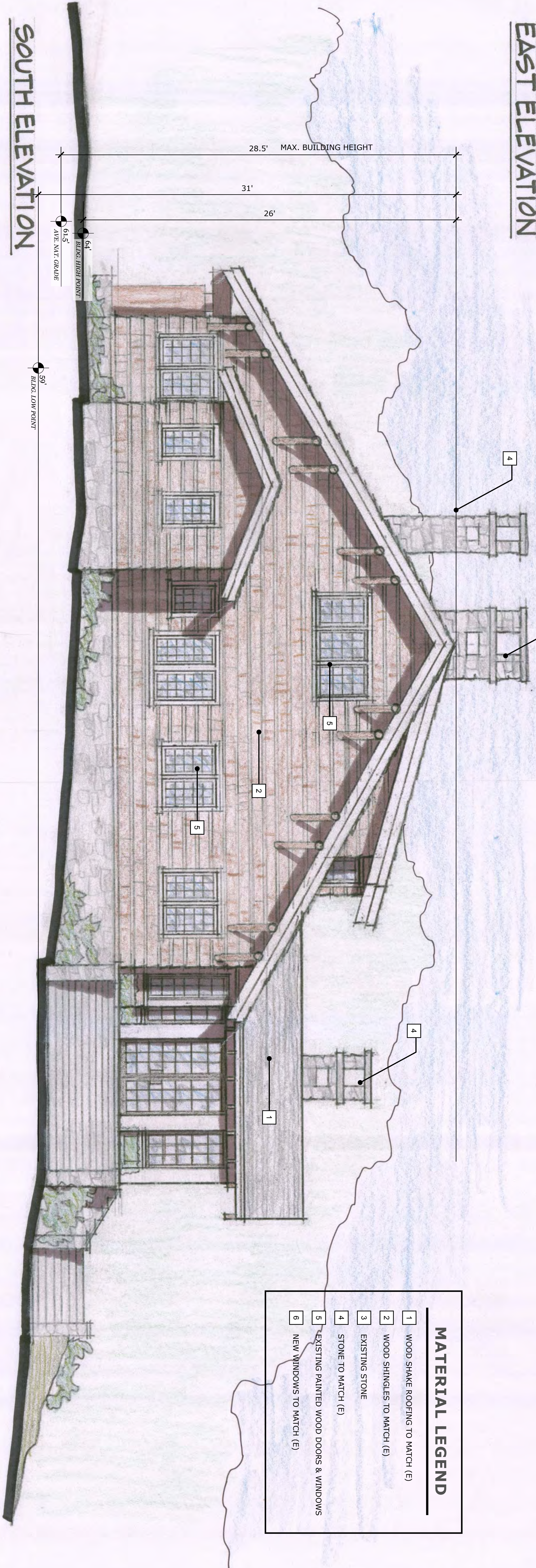
21 Mandeville Court Monterey, CA 93940

Ph 831.375.1860 Fax 831.375.1480





EAST ELEVATION



SOUTH ELEVATION

- MATERIAL LEGEND**
- 1 WOOD SHAKE ROOFING TO MATCH (E)
  - 2 WOOD SHINGLES TO MATCH (E)
  - 3 EXISTING STONE
  - 4 STONE TO MATCH (E)
  - 5 EXISTING PAINTED WOOD DOORS & WINDOWS
  - 6 NEW WINDOWS TO MATCH (E)

3296 CYPRESS DRIVE  
Pebble Beach, CA. 93953

March 29th, 2015      APN: 008-455-015

**Stocker & Allaire**  
General Contractors, Inc.      Lic. # 504797

21 Mandeville Court    Monterey, CA 93940      Ph 831.375.1890    Fax 831.375.1480

EXTERIOR ELEVATIONS  
1/4" = 1'-0"

STIL RESIDENCE  
PEBBLE BEACH  
9 MAR 2015

ERIC J. SMITH ARCHITECT  
Professional Corporation  
5 UNION AVE. REAR WEST THIRD FLOOR NEW YORK, NY 10003  
Telephone 212 334 3993    WWW.ERICJSMITHARCHITECT.COM    Fax 212 334 3339

A3.1



