

Exhibit B

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EXHIBIT B
DRAFT RESOLUTION

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

In the matter of the application of:

AT&T SERVICES INC (PLN170718)

RESOLUTION NO.

Resolution by the Monterey County Zoning

Administrator:

- 1) Finding the project is an after-the-fact accessory dwelling unit in a residential zone which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
- 2) Approving a Combined Development Permit consisting of the following:
 - a) Coastal Administrative Permit and Design Approval to allow an after-the-fact 725 square foot Accessory Dwelling Unit;
 - b) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and
 - c) Variance to allow a height exception over a maximum 15 feet to 17 feet.

[PLN170718, AT&T SERVICES INC, 1557 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-401-001-000)]

The AT&T Services application (PLN170718) for a Combined Development Permit to allow an after-the-fact Accessory Dwelling Unit came on for public hearing before the Monterey County Zoning Administrator on 29 March 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in the:

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

No conflicts were found to exist. No communications were received during the course of review of the project indicating any

inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 1557 Cypress Road, Pebble Beach (Assessor's Parcel Number 008-401-001-000), Del Monte Forest Land Use Plan. The parcel is zoned "LDR" (Low Density Residential). A secondary residence is a principal use allowed within this zone. Therefore, the accessory dwelling unit is an allowed use on this parcel.
- c) Pursuant to Section 20.64.220.C.1 of Title 20, the use of a relocated structure requires all necessary discretionary permits prior to relocation of the structure. The appropriate permit would be a Coastal Administrative Permit pursuant to Section 20.14.040 of Title 20. This application is to legalize an after-the-fact accessory dwelling unit that was relocated from a different parcel to this parcel in the existing location circa 1996. Therefore, the application includes a request for a Coastal Administrative Permit.
- d) Pursuant to 20.44.020 of Title 20, all parcels within the Del Monte Forest Land Use Plan comprise an area within a Design Control Zoning District. Therefore, the application includes a request for a Design Approval.
- e) The subject parcel is located within 750 feet of a known positive archaeological resource. Therefore, the application includes a request for a Coastal Development Permit pursuant to the CIP Part 5 Policy 20.147.080.A.1.
- f) Parcels within a Design Control Zoning District are required to stake and flag the project plan in order to physicalize its proposed mass and form. The structure has been in the same location on the property since circa 1996, for approximately twenty-one years, and no changes are proposed. Therefore, visualization through staking and flagging was not required for this application.
- g) The structure was placed in 1996 upon an above-ground foundation rather than a subterranean foundation. This is consistent with the intent of the CIP Part 5 Policy 20.147.080.C.1 that encourages avoidance of development-related impacts to cultural resources.
- h) An unintended consequence of this above-ground three-foot high foundation was to raise the fourteen-foot height of the actual structure above the maximum total allowed fifteen feet to approximately seventeen feet. Therefore, the application includes a request for a variance. (See Finding 2)
- i) The subject parcel is not within Indigenous Monterey Cypress Habitat pursuant to Figure 2A (See Exhibit D) of the Del Monte Forest Area Land Use Plan (LUP).
- j) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 15-103), this application warranted referral to the LUAC because of the request for a variance from the maximum 15 feet height to that of 17 feet. The Del Monte Forest LUAC recommended approval of the project in a 5-0 vote.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-

Planning for the proposed development are found in Project File PLN170718.

2. **FINDING:** **VARIANCE** – Permit of a variance for this after-the-fact accessory dwelling unit to be a total 17 feet high, two feet more than the maximum 15 feet, would be appropriate pursuant to Title 20 Section 20.78.040 that requires supporting evidence.

EVIDENCE: a) **20.78.040.A** – *That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this Title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.*

The 1996 placement of the structure at its current location on the parcel was due to the special circumstances applicable to the subject property. Due to the large-growth native trees on and adjacent to the parcel, many root systems would have been impacted by excavation for a subterranean foundation at any location on the property.

Although these large growth trees are neither ESHA nor part of a forest area considered ESHA, retention of these native trees is a development standard encouraged pursuant to CIP Part 5 Policy 20.147.050.C.3(c). The property owners at that time found the current location as that with the least amount of sloping terrain while adhering to setback regulations. The existing amount of slope at the current location necessitated an above-ground three-foot high foundation that raised the 14-foot height of the actual structure to a height of 17 feet. In order to meet the maximum 15-foot height, the applicant could implement demolition and rebuild of the existing structure. A request to demolish and rebuild the second unit would likely require demolition of the legal non-conforming above-ground foundation in order to comply with current building codes. Another special circumstance is that the parcel is within 750 feet of a positively known archaeological resource. Demolition of the existing second unit would likely require ground disturbance that could potentially impact known cultural resources. This would be inconsistent with the intent of the CIP Part 5 Policy 20.147.080.C.1 that encourages avoidance of development-related impacts to cultural resources. Therefore, strict adherence to the maximum 15-foot height requirement is not appropriate for the special circumstances caused by the biological and cultural resources characterizing the parcel and would deprive the subject property of implementing an accessory dwelling unit without potential environmental impacts.

b) **20.78.040.B** – *That the variance not constitute a grant of special privileges inconsistent with the limitations upon other properties within the vicinity and zone in which such property is situated.*
The existing second unit matches the main house architecturally, and the colors and materials of both units are consistent with the overall character of the neighborhood. All parcels covered by the Del Monte Forest Land Use Plan comprise an area within a Design Control Zoning District pursuant to 20.44.020 of Title 20 requiring architectural compatibility and consistency of neighborhood

character. As previously noted, the applicant could implement demolition and rebuild of the existing structure for compliance with the maximum 15-foot height. However, a request to demolish and rebuild the second unit would likely require demolition of the legal non-conforming above-ground foundation in order to comply with current building codes. Demolition of the existing second unit would likely require ground disturbance that could potentially impact known cultural resources, inconsistent with the intent of the CIP Part 5 Policy 20.147.080.C.1 that encourages avoidance of development-related impacts to cultural resources. This is a limitation shared by all properties within the vicinity of the subject property. Another limitation shared by every parcel in the vicinity is that retention of native trees, whether or not comprising ESHA, is a development standard encouraged pursuant to CIP Part 5 Policy 20.147.050.C.3(c). Therefore, allowing the variance is not a grant of special privileges inconsistent with the limitations upon other properties within the vicinity and zone of the subject property.

- c) **20.78.040.C** – *A Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.*
Pursuant to Section 20.14.040.T of Title 20, second residential units are a principal use allowed. Therefore, the subject parcel is eligible for a variance.

- 3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:**
 - a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, RMA-Environmental Services, Pebble Beach Community Services District (PBCSD), RMA-Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - c) The existing access to the parcel is via Cypress Drive, a private paved road off 17 Mile Drive. This will remain as access to the subject parcel and there has been no indication from reviewing agencies that the existing road would be unable to accommodate service vehicles for fire or emergency.
 - d) The subject parcel drains into the Carmel Bay Area of Special Biological Significance (ASBS). Therefore, the project is subject to Del Monte Forest LUP Policy 77 of Chapter 3 that limits site coverage of impervious surfaces to 9,000 square feet. Existing and proposed impervious area site coverage is approximately 8,981 square feet.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170718.

4. **FINDING:** **CONSISTENCY – ARCHAEOLOGICAL RESOURCES:** The existing structure on the subject parcel is within 750 feet of a known archaeological resource.
- EVIDENCE:**
- a) The Phase I archaeological investigation (File No. LIB180047) prepared by Albion Environmental, Inc. identified evidence of a precontact Native American site consisting of dark midden soils with marine shell fragments during a surface reconnaissance of the subject parcel. These findings support previous 2007 archaeological reports prepared for the adjacent parcel to the west (LIB070397 & LIB070522) that identified surviving areas of midden limited to the eastern portion of the parcel which is the boundary closest to the subject parcel.
 - b) Pursuant to Chapter 20.14.030.F of Monterey County Zoning ordinance (Title 20), development in an area with positive archaeological reports is nonexempt development that requires a Coastal Development Permit (CST). The adjacent residential parcel to the west was assessed as having a positive archaeological report. Therefore, the application includes a request for a CST.
 - c) The second unit was placed in 1996 upon an above-ground foundation rather than a subterranean foundation. This is consistent with the intent of the Del Monte Forest Land Use Policy 20.147.080 that encourages avoidance of development-related impacts to cultural resources. Therefore, no preservation or mitigation would be required for conservation of the cultural resource.
 - d) There is no ground disturbance proposed in this application. The after-the-fact accessory dwelling unit has been in the same location on the property since circa 1996, for approximately twenty-one years. There is no excavation proposed for the existing after-the-fact accessory dwelling unit or main residence on the subject parcel. Further, the project archaeological report (File No. LIB180047) recommends no ground-disturbing activities for recovery of controlled data samples on the subject parcel. Therefore, Staff recommends the project would not require the standard Condition of Approval for halting work during construction if cultural resources are uncovered (PD003(A)).

5. **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 the RMA-Planning, Pebble Beach Community Services District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Staff verifies that the site is suitable for this use.

- c) 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 PLN170718.
6. **FINDING:** **VIOLATIONS** - The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, permitting, or other applicable provisions of the County's zoning ordinance.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services records and is not aware of any code enforcement case existing on the subject property.
 - b) Pursuant to Section 20.64.220.C.1 of Title 20, the use of a relocated structure requires all necessary discretionary permits prior to relocation of the structure. The appropriate permit would be a Coastal Administrative Permit pursuant to Section 20.14.040 of Title 20. This application is to legalize an after-the-fact accessory dwelling unit that was relocated from a different parcel to this parcel in the existing location circa 1996. Therefore, the application includes a request for a Coastal Administrative Permit.
 - c) No code enforcement case has been precipitated. However, the fees required are twice the amount normally charged pursuant to Title 20 Section 20.90.140 for a retroactive permit application. Therefore, the planning fees for this application were assessed double fees.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170718.
7. **FINDING:** **CEQA (Exempt):** The Zoning Administrator finds on the basis of the whole record before it that the action of allowing permits for the after-the-fact accessory dwelling unit would be exempt from the requirements of CEQA.
- EVIDENCE:**
- a) Pursuant to Section 15303(a) of the CEQA guidelines, a second dwelling unit in a residential zone qualifies as a Class 3 Categorical Exemption. Therefore, the after-the-fact accessory dwelling unit may be categorically exempt from the preparation of environmental documents under CEQA.
 - b) There are no exceptions pursuant to Section 15300.2 of the CEQA guidelines. No significant adverse impact would result on endangered, rare or threatened species or their habitat pursuant to section 15065; no hazardous materials exist at or around the project site that may be disturbed or removed; and no adverse impacts will result that are significant when viewed cumulatively with past, current, or probable future projects.
 - c) There is no substantial evidence in light of the whole record that the project would have significant adverse effect on the environment.
 - d) The custodian of documents and materials which constitute the record of proceedings upon which the decision is based is the County Resource Management Agency, 1441 Schilling Place South, 2nd floor, Salinas, California.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-

Planning for the proposed development are found in Project File PLN170718.

8. **FINDING:** **PUBLIC ACCESS** - The project is consistent with the ordinances related to public trust or public use, and is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program pursuant to 20.147.130 of Monterey County Code Title 20 Coastal Implementation Plan Part 5 for Del Monte Forest Land Use Plan Area.
- EVIDENCE:** a) The subject parcel is located between the sea and the first through public road, State Highway 1. Therefore, in accordance with Section 20.70.050.B.4 of Title 20 Zoning Code for Monterey County Coastal Zone, the project is required to be in conformance with public access and public recreation policies of the Coastal Act.
- c) The existing accessory dwelling unit has no effect on visual and physical public access to and along the shoreline nor on public recreational values. Therefore, the project is consistent with the intent of the California Coastal Act regulations for public access relative to the Del Monte Forest Area.
9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and to the California Coastal Commission (CCC).
- EVIDENCE:** a) The subject parcel is located between the sea and the first through public road. Therefore, in accordance with Section 20.86.080.A.1 of Title 20, a decision on this project may be appealed to the CCC.

DECISION

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

- A. Find the project is an after-the-fact accessory dwelling unit in a residential zone which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines;
 - B. Approve a Combined Development Permit consisting of:
 - 1) Coastal Administrative Permit and Design Approval to allow an after-the-fact 725 square foot Accessory Dwelling Unit;
 - 2) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and
 - 3) Variance to allow a height exception over a maximum 15 feet to 17 feet
- for Assessor's Parcel Number 008-401-001-000 (1.33 acres) in general conformance with the attached Plan set and subject to the seven (7) Conditions of Approval, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 29th day of March 2018 by:

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE ZONING ADMINISTRATOR ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

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

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

PLN170718

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN170718) allows an after-the-fact 725 square foot Accessory Dwelling Unit within 750 feet of a known archaeological resource, and a Variance for height exception over 15 feet max to 17 feet and for exceeding 1.5 acres/unit density. The property is located at 1557 Cypress Road, Pebble Beach (Assessor's Parcel Number 008-401-001-000), Del Monte Forest Land Use Plan, Coastal Zone.. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 008-401-001-000 on 29 March 2018. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

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

4. PD005(A) - NOTICE OF EXEMPTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption. (RMA-Planning)

Compliance or Monitoring Action to be Performed: After project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

6. PW0045 – COUNTYWIDE TRAFFIC IMPACT FEE

Responsible Department: RMA-Public Works

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

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

7. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

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

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

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

ABBREVIATIONS

AB.	—ANCHOR BOLT	F.E.(C).	—FIRE EXTINGUISHER(CABINET)	O.C.	—ON CENTER
AC.	—AIR CONDITIONER	F.H.	—FIRE HYDRANT	O.D.	—OUTSIDE DIAMETER
ACT.	—ACOUSTIC TILE	F.H.C.	—FIRE HOSE	O/	—OVER
AD.	—AREA DRAIN	FIBERGL.	—FIBERGLASS	OPNG.	—OPENING
ADJ.	—ADJUSTABLE	FIN.	—FINISH	OVHD.	—OVERHEAD
ALUM.	—ALUMINUM	FIN.FL.	—FINISH FLOOR	PERF.	—PERFORATED
&	—AND	FIN.GR.	—FINISH GRADE	PL.	—PLATE
<	—ANGLE	FLR.	—FLOOR	PLAS.	—PLASTER
ANOD.	—ANODIZED	FLUOR.	—FLUORESCENT	PLAS. LAM.—	PLASTIC LAMINATE
AP.	—ACCESS PANEL	F.O.	—FACE OF	PLUMB.	—PLUMBING
ARCH.	—ARCHITECTURAL	F.O.S.	—FACE OF STUD	PLYWD.	—PLYWOOD
BD.	—BOARD	F.S.P.	—FIRE STANDPIPE	POL.	—POLISH(ED)
BITUM.	—BITUMINOUS	FR.	—FRAME	PART.	—PARTITION
BLDG.	—BUILDING	FT.	—FOOT, FEET	RAD.	—RADIUS
BLK(S).	—BLOCK(ING)	FTG.	—FOOTING	RA.	—RETURN AIR
BOT.	—BOTTOM	FXTR.	—FIXTURE	R.D.	—ROOF DRAIN
BRK.	—BRICK	GA.	—GAUGE	REFR.	—REFRIGERATOR
BSMT.	—BASEMENT	GALV.	—GALVANIZED	REINF.	—REINFORCED
B.U.R.	—BUILT UP ROOF	GEN.	—GENERAL	REV.	—REVISED
C	—CENTERLINE	G.I.	—GALVANIZED IRON	R.	—RISER
CAB.	—CABINET	GL.	—GLASS	RM.	—ROOM
CAP.	—CAPACITY	GLZ.	—GLAZING	R.O.	—ROUGH OPENING
CAT.	—CATALOG	GR.	—GRADE	SCHED.	—SCHEDULE
CEM.	—CEMENT(TIOUS)	G.I.	—GALVANIZED IRON	SECT.	—SECTION
CER.	—CERAMIC	G.F.I.	—GROUND FAULT INTERRUPT	SHT.	—SHEET
C.F.M.	—CUBIC FEET/MIN	GWBD.	—GYPSUM WALL BOARD	SIM.	—SIMILAR
CLG.	—CEILING	HD(R)	—HEAD(ER)	S.J.	—SCORED JOINT
C.J.	—CONTROL JOINT	HDWD.	—HARDWOOD	SPKLR.	—SPRINKLER
C.M.U.	—CONCRETE MASONRY UNIT	HDWR.	—HARDWARE	SPKR.	—SPEAKER
CNTR	—COUNTER	H.M.	—HOLLOW METAL	S.F.	—SQUARE FEET
C.O.	—CLEANOUT	HORZ.	—HORIZONTAL	S.	—SOUTH
CONF.	—CONFERENCE	HR.	—HOUR	SQ.	—SQUARE
COL.	—COLUMN	HT.	—HEIGHT	S.S.	—STAINLESS STEEL
COMM.	—COMMUNICATION	HTR.	—HEATING(ER)	STL.	—STEEL
CONC.	—CONCRETE	H.V.A.C.	—HEATING VENTILATION AND AIR CONDITIONING	S.T.C.	—SOUND TRANS GLASS
CONST.	—CONSTRUCTION	I.D.	—INSIDE DIAMETER	STD.	—STANDARD
CONT.	—CONTINUOUS	IN.	—INCHES	STOR.	—STORAGE
CORR.	—CORRIDOR	INSUL.	—INSULATION	STRUCT.	—STRUCTURAL
CPT.	—CARPET	INV.	—INVERT	SUSP.	—SUSPENDED
C.T.	—CERAMIC TILE	JAN.	—JANITOR	TEL.	—TELEPHONE
CTR.	—CENTER	JT.	—JOINT	TEMP.	—TEMPORARY
DET.	—DETAIL	KDVGDF.	—KILN DRY VERT. GRAIN DOUG FIR	T&G	—TOUNGE AND GROVE
D.F.	—DRINKING FOUNTAIN	LAM.	—LAMINATE(ION)	TH.	—THICK
DIA.	—DIAMETER	LAV.	—LAVATORY	THRU.	—THROUGH
DIAG.	—DIAGONAL	LB.	—POUND	T.O.S.	—TOP OF SLAB/SUBFLOOR
DIM.	—DIMENSION	LT.(G)	—LIGHT(ING)	T.O.W.	—TOP OF WALL
DN.	—DOWN	LVR.	—LOUVER	TYP.	—TYPICAL
DR.	—DOOR	MACH.	—MACHINE	VENT.	—VENTILATION
D.S.	—DOWNSPOUT	MAX.	—MAXIMUM	VERT.	—VERTICAL
DWG.	—DRAWING	MECH.	—MECHANICAL	VEST.	—VESTIBULE
E.	—EAST	MEMB.	—MEMBRANE	W.	—WIDE, WIDTH
EA.	—EACH	MEZZ.	—MEZZANINE	W/(O)	—WITH (OR WITHOUT)
ELEV.	—ELEVATION	MFR.	—MANUFACTURER	W.C.	—WATER CLOSET
ELECT.	—ELECTRICAL	MIN.	—MINIMUM	WD.	—WOOD
ELEV.	—ELEVATOR	MISC.	—MISCELLANEOUS	WDW.	—WINDOW
EMER.	—EMERGENCY	MTD.	—MOUNTED	W.P.	—WATERPROOFING
EQ.	—EQUAL	MTG.	—MEETING	WT.	—WEIGHT
EQUIP.	—EQUIPMENT	MTL.	—METAL		
EXIST('G)	—EXISTING	N.	—NORTH		
EXH.	—EXHAUST	N.I.C.	—NOT IN CONTRACT		
EXP.	—EXPANSION	NO.	—NUMBER		
E.J.	—EXPANSION JOINT	NOM.	—NOMINAL		
EXTER.	—EXTERIOR	N.T.S.	—NOT TO SCALE		
F.D.	—FLOOR DRAIN				
FDN.	—FOUNDATION				

CYPRESS RESIDENCE

1557 CYPRESS DRIVE
PEBBLE BEACH, CA 93921

A.P.N. 008-401-001

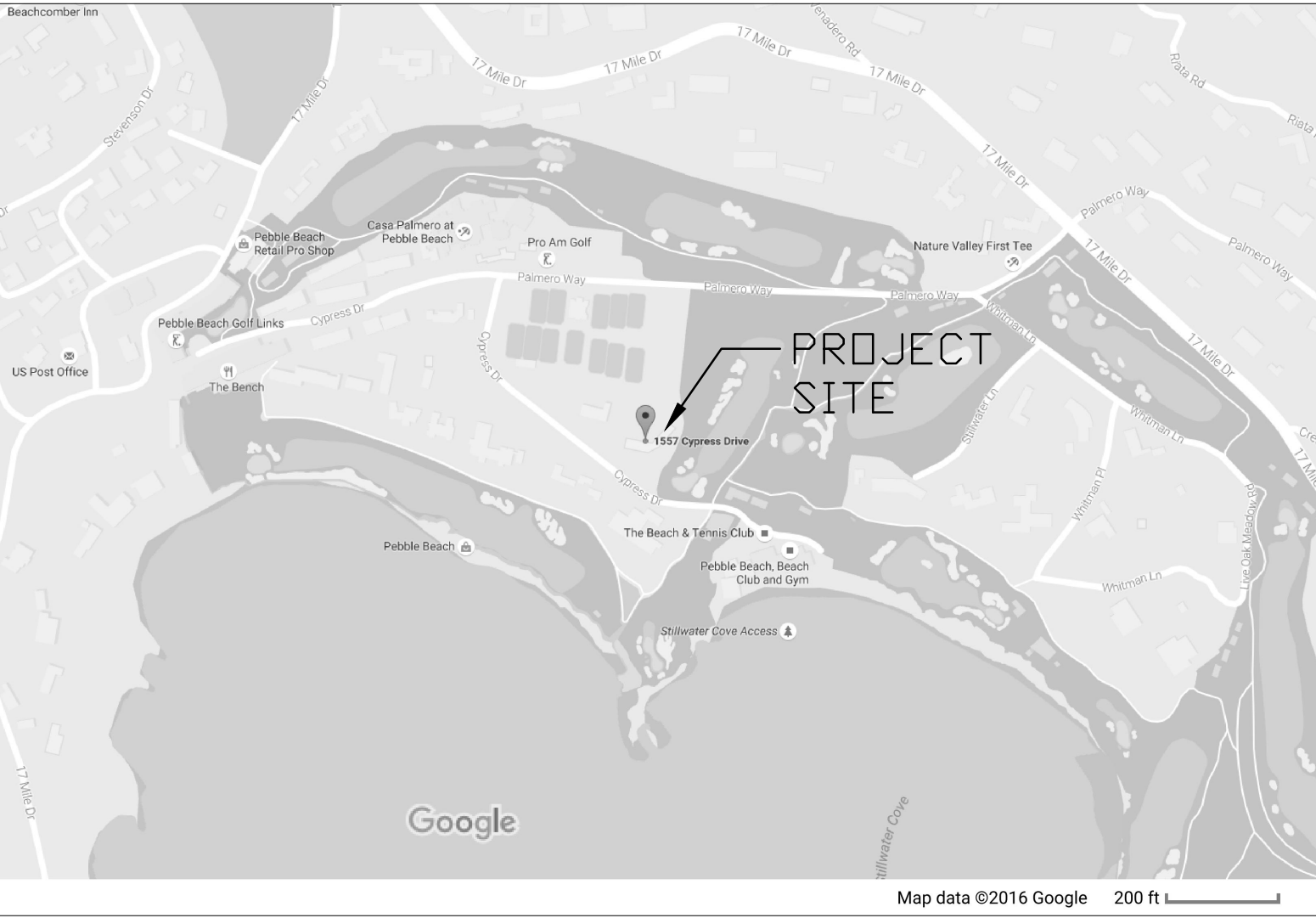
PROJECT DESCRIPTION

PERMIT EXISTING ACCESSORY DWELLING UNIT THAT WAS RELOCATED TO THIS SITE WITHOUT A PERMIT.

NOTES

1. THIS PROJECT SHALL COMPLY WITH 2016 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC) CALIFORNIA ENERGY CODE (CENC) & CALIFORNIA FIRE CODE.

VICINITY MAP



SQUARE FOOTAGE ANALYSIS

RESIDENCE:	
(E) RESIDENCE:	4,605 S.F.
(E) ACCESSORY DWELLING UNIT:	725 S.F.
TOTAL(E):	5,330 S.F.
LOT SIZE.:	57,926 S.F. (1.33 AC.)

FLOOR AREA RATIO (FAR): – NO CHANGE

TOTAL EXISTING:	5,330 S.F.
TOTAL FAR:	5,330 S.F.
ALLOWABLE FAR:	17.5% = 10,137 S.F.

BUILDING SITE COVERAGE: – NO CHANGE

TOTAL EXISTING:	5,330 S.F.
TOTAL BUILDING SITE COVERAGE.:	5,330 S.F.
ALLOWABLE SITE COVERAGE:	15.0% = 8,689 S.F.

IMPERVIOUS COVERAGE: – NO CHANGE

HOUSE	4,605 S.F.
GUESTHOUSE	725 S.F.
STONE WALKS	2,131 S.F.
A.C. PAVED DRIVEWAY	1,520 S.F.
TOTAL IMPERVIOUS COVERAGE.:	8,981 S.F.

SHEET INDEX

SHEET NO.	DESCRIPTION
T-1.1	PROJECT DATA, DRAWING INDEX, VICINITY MAP
A-1.1	EXISTING SITE PLAN
A-2.1	EXISTING ADU PLAN
A-6.1	EXISTING ADU ELEVATIONS

PROJECT DATA

SITE ADDRESS:	1557 CYPRESS ROAD PEBBLE BEACH
OWNER:	AT&T SERVICES, INC. 4119 BROADWAY, RM 650A16 SAN ANTONIO, TX 78209
ARCHITECTURE:	STERLING + HUDDLESON P.O. BOX 221092 CARMEL, CA 93922 PH. 831.624.4363
SURVEYOR:	CENTRAL COAST SURVEYORS 5 HARRIS COURT, STE. N-11 MONTEREY, CA 93940 PH. 831.394.4930
STRUCTURAL:	MESSMER & ASSOCIATES 603 PALM AVENUE SEASIDE, CA 93955 PH. 831.393.2302



STERLING - HUDDLESON

P.O. BOX 221092
CARMEL, CA. 93922

TEL. 831.624.4363

www.sterlinghuddleson.com

CYPRESS RESIDENCE
1557 CYPRESS DRIVE, PEBBLE BEACH, CA

APN 008-401-001
Prepared by:

PRELIMINARY

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ZONING DATA/BUILDING CODE LEGEND

A.P.N.:	008-401-001
LOT SIZE.:	57,926 S.F. (1.33 AC.)
ZONING:	LDR-1.5-D (CZ)
DESCRIPTION OF USE:	SINGLE FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION:	TYPE V-B
GENERAL PLAN DESIGNATION:	RESIDENTIAL
STORIES:	1
SPRINKLERS:	NO
TREE REMOVAL:	NONE
GRADING:	NONE
WATER SERVICE:	CAL-AM
SEWER SERVICE:	PB COMM. SERVICES DISTRICT

Action:

Date: 05.16.17

Scale: NONE

Drawn:

Description:
TITLE
SHEET

Sheet No:

T-1.1



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CYPRESS RESIDENCE

1557 CYPRESS DRIVE, PEBBLE BEACH, CA

Prepared by:

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Action:

Date: 05.04.17

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

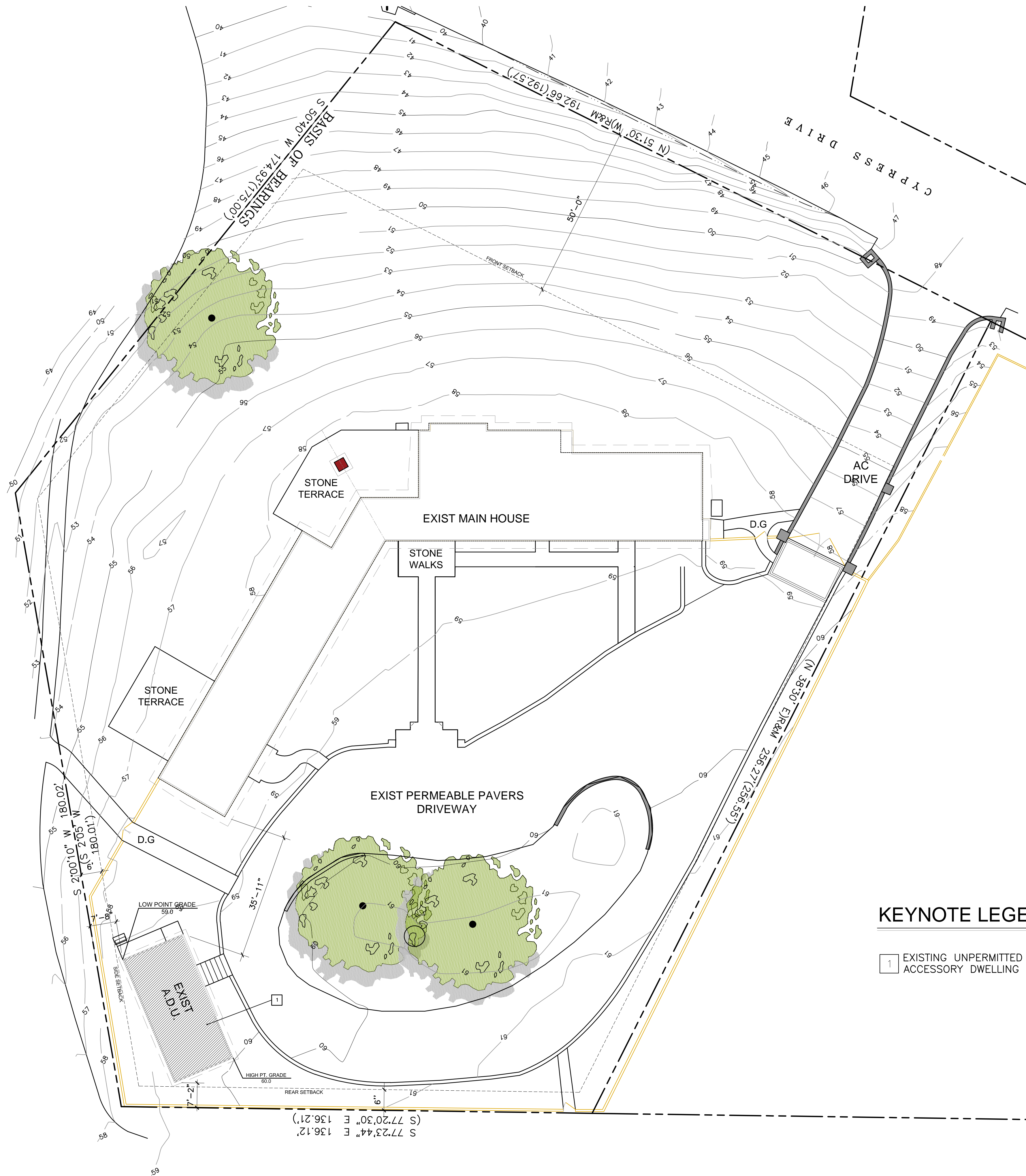
Drawn:

Description:

SITE PLAN

Sheet No:

A-1.1



KEYNOTE LEGEND

- 1 EXISTING UNPERMITTED 17' HIGH ACCESSORY DWELLING UNIT TO BE PERMITTED

SITE PLAN

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



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1557 CYPRESS DRIVE, PEBBLE BEACH, CA

APN 008-401-001
Prepared by:

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Action:

Date: 01.04.18

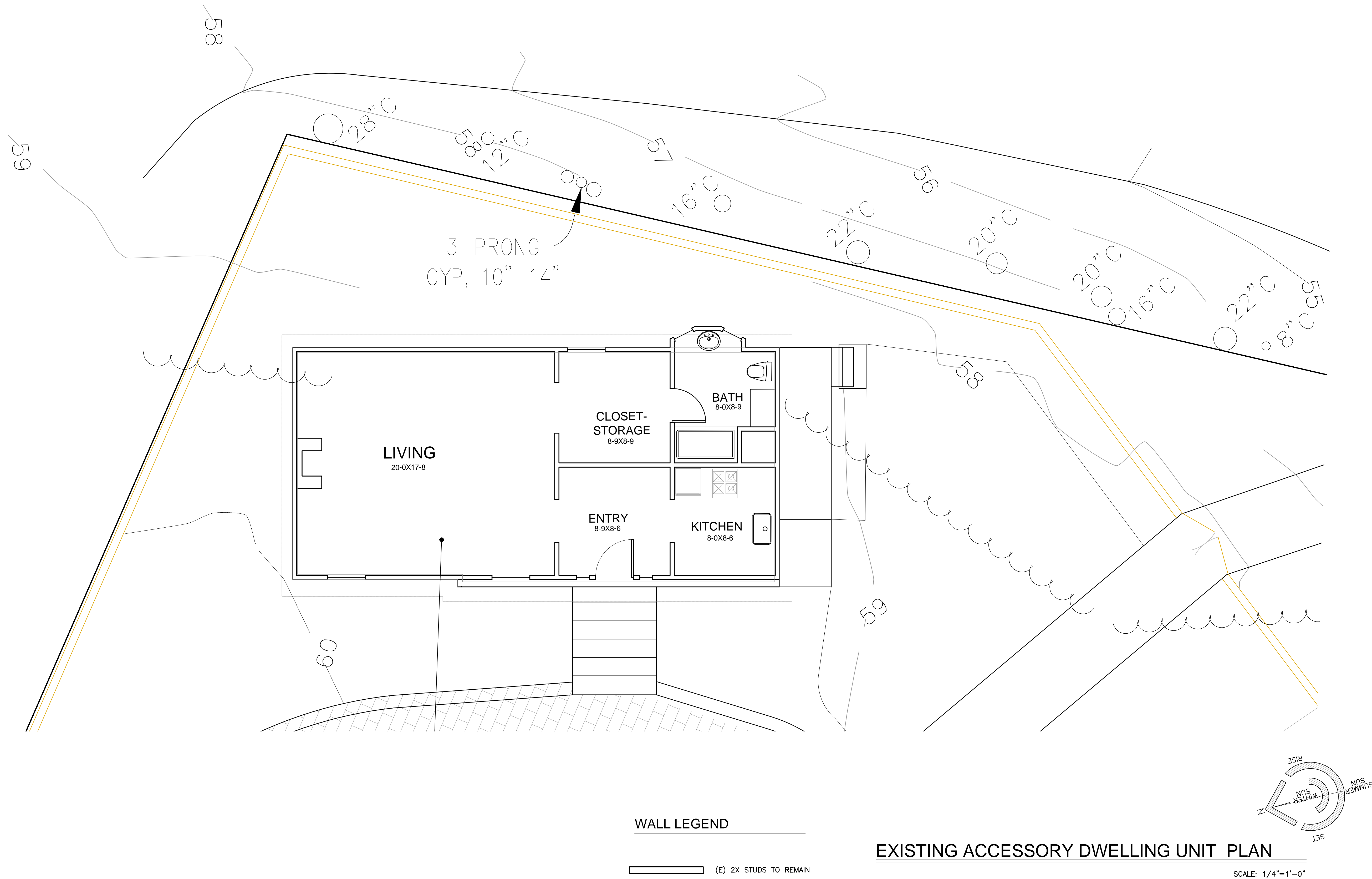
Scale: 1/4"=1'-0"

Drawn:

Description:
ADU
FLOOR PLAN

Sheet No:

A-2.1





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CYPRESS RESIDENCE
1557 CYPRESS DRIVE, PEBBLE BEACH, CA



SOUTH ELEVATION

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

EAST ELEVATION

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



NORTH ELEVATION

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

WEST ELEVATION

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

Prepared by:

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Action:

Date: 09.28.17

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

Drawn:

Description:
EXISTING A.D.U.
ELEVATIONS

Sheet No:

A-6.1

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