

Exhibit B

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**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

DANIEL RHODES AND KATHERINE SPITZ (PLN170237)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning Administrator:

- 1) Finding that the project is a remodel and addition to an existing single family residence in a residential zone which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines; and tree removal which do not involve the removal of healthy, mature, scenic trees which qualifies as a Class 4 Categorical Exemption per Section 15304. and does not meet any exceptions under Section 15300.2; and
- 2) Approving Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the remodel of a one-story 1,433 square foot single family residence, a 1,082 square foot addition on the main level, a 264 square foot addition on the upper level, and a 989 square foot attached garage on the basement level, for a total of 3,768 square feet; and 2) a Coastal Development Permit for the removal of six Monterey Pine trees (ranging between 15” and 33” in diameter), three of which are considered a hazard.

[PLN170237, 4175 Sunset Lane, Pebble Beach (APN: 008-072-013-000), Del Monte Forest Land Use Plan]

The Combined Development Permit application (PLN170237) had a public hearing before the Monterey County Zoning Administrator on March 29, 2018. 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 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
 - 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 4175 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-072-013-000), Del Monte Forest Land Use Plan. The parcel is zoned "MDR/4-D (CZ)" (Medium Density Residential, 4 units per acre-Design Control in the Coastal Zone), which allows for residential development. The proposed project includes the remodel of a one-story 1,433 square foot single family residence, a 1,082 square foot addition on the main level, a 264 square foot addition on the upper level, and a 989 square foot attached garage on the basement level, for a total of 3,768 square feet. Under the Medium Density Residential Zoning District, allowable lot coverage is 35%; proposed is 19.2%. There is also an allowable floor area ratio, which is 35%; the project proposes 21%. All other site development standards (i.e., setbacks, height) within the MDR zoning district have been met. The project is located on the edge of the Del Monte Forest Watershed Boundary, within an un-named watershed. Pursuant to 20.147.030, A.b., "Impervious surface coverage for residential development shall be limited to a maximum of 9,000 square feet. Maximum coverage for the proposed project is 4,676 square feet, which is well under the maximum allowed. Therefore, the project is an allowed land use for this site.
 - c) Coastal Administrative Permit. Pursuant to Section 20.70.120 (MCC), on property located between the sea and the first public road paralleling the sea (Pebble Beach), improvements that would result in an increase of 10% or more of internal floor area of an existing structure, requires a Coastal Administrative Permit. The proposed project includes additions that are over 10% of the existing floor area.
 - d) Historic Resource: The subject property is significant, under California Register criteria 2, for its association with internationally recognized architect Charles W. Moore and criteria 3, for architecture as an excellent example of Japanese influenced design, and as one of Moore's first residential projects. The existing single family home consists of a one-story, wood framed residence of Japanese influenced design. Constructed in 1954, the exterior wall-cladding is a combination of vertical wood siding along the north facing façade, with wide, horizontal ship-lap wood siding and extensive glazing along the rear (south) elevation as well as a large open wood deck. The roof system is a low-pitched gable-on-hip type, called Irimoya in Japanese. The roof has wide, overhanging eaves and is covered in composition shingles. There was a 1974 bedroom/bathroom addition projecting south off the main building block, with vertical flush-board siding, that was added toward the west, off the deck along this elevation that did not take away from the Historic Resource. The new additions are located in non-character defining elevations. The proposed work on the subject

property will be executed consistent with the Secretary Standards for Rehabilitation, with the least possible loss of historic material so that the remaining character-defining features of the resource will not be obscured, damaged or destroyed. On October 5, 2017, after reviewing the plans and hearing from the applicant, the Historic Resources Review Board (HRRB) found that the proposed work was consistent with Section 18.25 of Monterey County Code. Therefore, as proposed, the additions will not cause a significant adverse effect on the environment

- e) Design Approval The Project is located within a Design Control District, pursuant to Chapter 20.44, Design Control Zoning Districts. This zoning requires design review of structures to assure protection of the public viewshed, neighborhood character, and to assure visual integrity. Due to the Historic nature of the existing residence and the desire of the applicants to maintain the integrity of the structure, all additions are sited in a way that will not take away from the Historic feel of the existing structure. The end result will maintain the Historic ambiance of the Charles Moore design. Colors and materials will match the existing similar wood materials, with the same brown colors that will not obscure, damage or destroy the Historic Resource.
- f) Tree Removal The project also requires a Coastal Development Permit pursuant to 20.147.050.A of the Del Monte Forest Coastal Implementation Plan, because the proposal includes tree removal of six Monterey Pine trees, which are protected (ranging between "15 and 33" in diameter). The Arborist wrote two reports to analyze the trees separately. One report states, three of the trees (15", 30" and 31") are considered hazardous trees that are unstable and in danger of falling. The second report identifies the other three trees (18", 19", and 33" in diameter) as in fair condition and necessary for the proposed development. The 33" tree is considered to be a landmark tree; pursuant to Section 20.147.050 the Del Monte Forest CIP, a Coastal Development Permit is required for its removal. The Del Monte Forest also views Cypress trees and Oaks trees as visually, historically significant specimens. Native trees that are not considered ESHA and are not a part of a forest area considered ESHA, may be removed for development (20.147.050.C.3 CIP). A Condition of Approval requires replacement of the three healthy trees. (Condition #9)
- g) The project planner conducted a site inspection on March 15, 2018 to verify that the project on the subject parcel conforms to the plans listed above.
- h) The proposed project does not include any development on slopes exceeding 30%, there is no Environmentally Sensitive Habitat Areas (ESHA) located on the site, the parcel is not located within a viewshed or is it located with a highly sensitive archaeological zone. The proposed project is consistent with site development standards of Section 20.12.060 regarding parking, setbacks and building height requirements.
- i) On October 5, 2017, the Historic Resources Review Board found that the proposed work was consistent with Section 18.25 of Monterey County Code and recommended approval of the Rhodes/PLN170237) application as proposed (5-0 vote).

- j) On September 21, 2017, the Del Monte Forest Land Use Advisory Committee unanimously recommended approval of the project, as presented (6-0 vote).
- k) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN170237.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District, RMA - Environmental Services, 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.
 - b) The following reports have been prepared for the proposal:
 - “Tree Resource Assessment” (LIB180101) prepared by Frank Ono, Pacific Grove, CA, dated November 8, 2017;
 - “Hazard Pines” (LIB180100) prepared by Frank Ono, Pacific Grove, CA, dated November 1, 2017;
 - “Geotechnical Report” (LIB180020) prepared by Grice Engineering, Salinas, CA, dated December, 2017.

The above-mentioned technical reports state that there are no physical or environmental constraints that the site is not suitable for the use and development proposed. County staff has independently reviewed these reports and concurs with their conclusions.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, 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) Necessary facilities will be provided by Cal Am for water service and the Pebble Beach Community Services District for sewer service.
 - c) See Preceding Findings #1 and #2, and supporting evidences regarding consistency and suitability of the project.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any

other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on March 15, 2018 and researched County records to assess if any violation exists on the subject property. No violations were discovered.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a), categorically exempts the construction and location of limited numbers of new small structures, such as one single-family residence, or second dwelling unit in a residential zone (a) and accessory structures including garages (e).
 - b) The project proposes a remodel of a one-story 1,433 square foot single family residence, a 1,082 square foot addition on the main level, a 264 square foot addition on the upper level, and a 989 square foot attached garage on the basement level, for a total of 3,768 square feet. There are no adverse environmental resources that would be affected by the rebuilding of this existing single family home.
 - c) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts minor public or private alterations in the condition of land, water, and/or vegetation which does not involve removal of healthy, mature, scenic trees. The Del Monte Forest Land Use Plan states when reviewing requests for tree removal, land clearing, and other development, preservation of scenic resources shall be a primary objective, such as along Highway 68, 17 Mile Drive, and publicly accessible shoreline areas. This parcel is not located within any of these areas, and it was confirmed by an arborist that three of the six these trees were hazardous trees that needed immediate removal, and that the other three were the minimum necessary for the proposed development. Proposed improvements considered preserving trees to the greatest extent feasible, maintaining the viewshed, and general aesthetic quality of the area, while allowing the maintenance of an historic structure for the Preservation of Historic Resources. Therefore, it was determined that the tree removal did not warrant an Initial Study.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not contain any historical resources, is not located within a scenic highway, is not located near any hazardous waste sites and will not have any cumulative impacts. The Forest Management Plan confirms that the trees located on site have negative attributes such as considerable leans, stem defects and pockets of decay.
 - e) See Preceding Findings #1, #2, #3, and #4, and supporting evidence for CEQA determination.
 - f) 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 PLN170237.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 16 in the Del Monte Forest Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
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 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project includes conditional uses in the underlying zone (Coastal Development Permits), such as tree removal.

DECISION

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

1. Find that the project is a remodel and addition to an existing single family residence in a residential zone which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines; and tree removal which do not involve the removal of healthy, mature, scenic trees which qualifies as a Class 4 Categorical Exemption per Section 15304. and does not meet any exceptions under Section 15300.2; and
2. Approve a Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the remodel of a one-story 1,433 square foot single family residence, a 1,082 square foot addition on the main level, a 264 square foot addition on the upper level, and a 989 square foot attached garage on the basement level, for a total of 3,768 square feet; and 2) a Coastal Development Permit for the removal of six Monterey Pine trees (ranging between "15 and 33" in diameter), three of which are considered a hazard, in general conformance with the attached site plan and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

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

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

(Coastal Projects)

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

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

NOTES

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

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

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

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

Form Rev. 11-06-2013

Monterey County RMA Planning

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

PLN170237

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN170237) consisting of a Combined Development Permit consisting of:
1) a Coastal Administrative Permit and Design Approval to allow the remodel of a one-story 1,433 square foot single family residence, a 1,082 square foot addition on the main level, a 264 square foot addition on the upper level, and a 989 square foot attached garage on the basement level, for a total of 3,768 square feet; and 2) A Coastal Development Permit for the removal of four Monterey Pine trees. This property is located at 4175 Sunset Lane, Pebble Beach, Del Monte Forest Land Use Plan Area. (Assessor's Parcel Number 008-072-013-000). This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 008-072-013-000 on March 29, 2018. The permit was granted subject to 18 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. 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.

4. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the Resource Management

Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic

impacts during the construction/grading phase of the project and shall provide the following

information:

Duration of the construction, hours of operation, an estimate of the number of truck trips that will

be generated, truck routes, number of construction workers, parking areas for both equipment and

workers, and locations of truck staging areas. Approved measures included in the CMP shall be

implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the

approved measures during the construction/grading phase of the project.

5. WRSP1 - STORMWATER MANAGEMENT PLAN - DEL MONTE FOREST

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall incorporate measures to ensure runoff is minimized and stormwater infiltration is maximized. New development including replaced impervious surfaces shall comply with the freshwater and marine resource policies of the Del Monte Forest Area Land Use Plan. Provisions shall be made to collect and conduct runoff to drainage areas/devices capable of polluted runoff filtration/treatment (e.g., vegetated filtration strips, detention/retention basins, storm drains, etc). A registered civil engineer or other qualified professional shall design a stormwater management plan to the satisfaction of the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the Owner/Applicant shall submit a stormwater management plan to the Water Resources Agency for review and approval.

6. WRSP2 - DRIVEWAY RUNOFF - DEL MONTE FOREST

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall incorporate permeable materials or surfaces into the project design. The new or replaced driveway surface shall comply with the freshwater and marine resource policies of the Del Monte Forest Area Land Use Plan. The driveway surface shall be designed to minimize runoff through the use of permeable materials, filtration strips, engineered collection/treatment units, or similar. A registered civil engineer or other qualified professional shall design the driveway runoff measures to the satisfaction of the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the Owner/Applicant shall submit details for the pervious driveway design to the Water Resources Agency for review and approval.

7. WRSP3 - WRA INSPECTION - PRIOR TO FINAL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall schedule an inspection with the Water Resources Agency to ensure all necessary drainage and stormwater controls are in place and the project is compliant with respective water resources policies. This inspection requirement shall be noted on the stormwater management plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant shall schedule an inspection with the Water Resources Agency.

8. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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.

9. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. 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.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

12. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three years, to expire on March 29, 2021, unless use of the property or actual construction has begun within this period.
(RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

13. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

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

14. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

15. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Report prepared by Grice Engineering, Inc. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

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

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

16. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

17. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

18. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

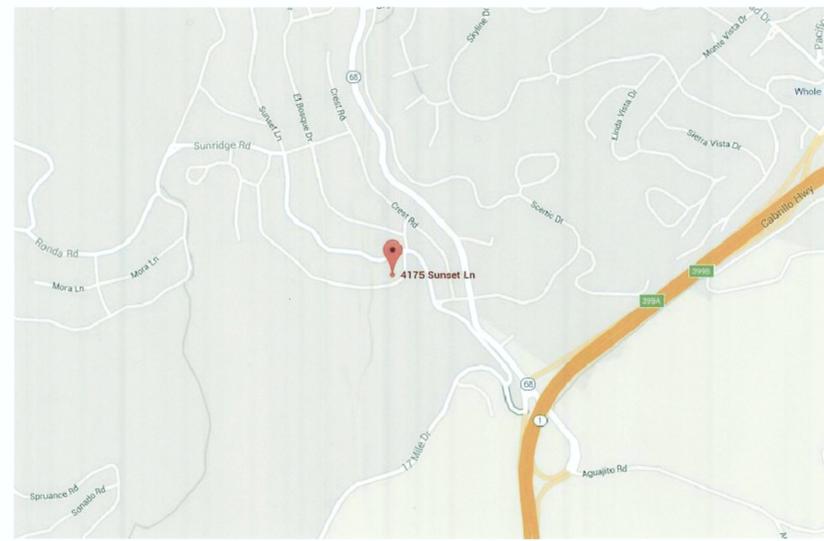


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JUL 25 2017
MONTEREY COUNTY
PLANNING DEPARTMENT

DESIGN
STUDIO

HOUSE REMODEL

4175 SUNSET LANE, PEBBLE BEACH, CALIFORNIA 93953



VICINITY MAP

PROJECT INFORMATION:

LOT # : 20
BLOCK # : 7
TRACT No. 125
ASSESSORS PARCEL NUMBER: 008072013
DEL MONTE FOREST, SUB. 1 MONTEREY
COUNTY RECORDS, CALIFORNIA

PROJECT ADDRESS:

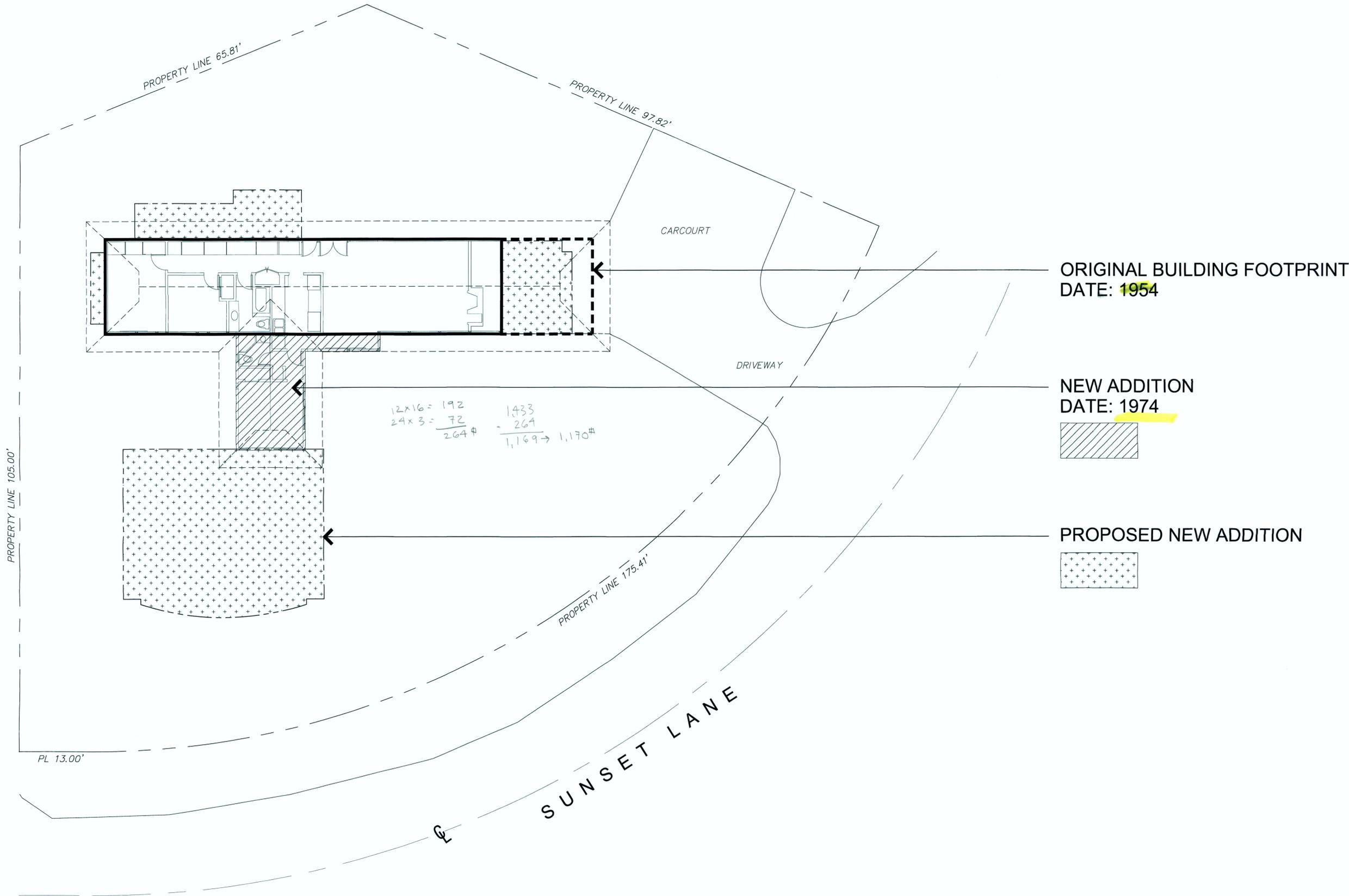
4175 SUNSET LANE
PEBBLE BEACH, CA. 93953

OWNER:

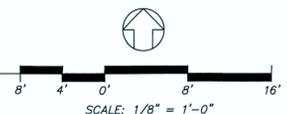
DAN RHODES & KATHERINE SPITZ
(310) 251 7476

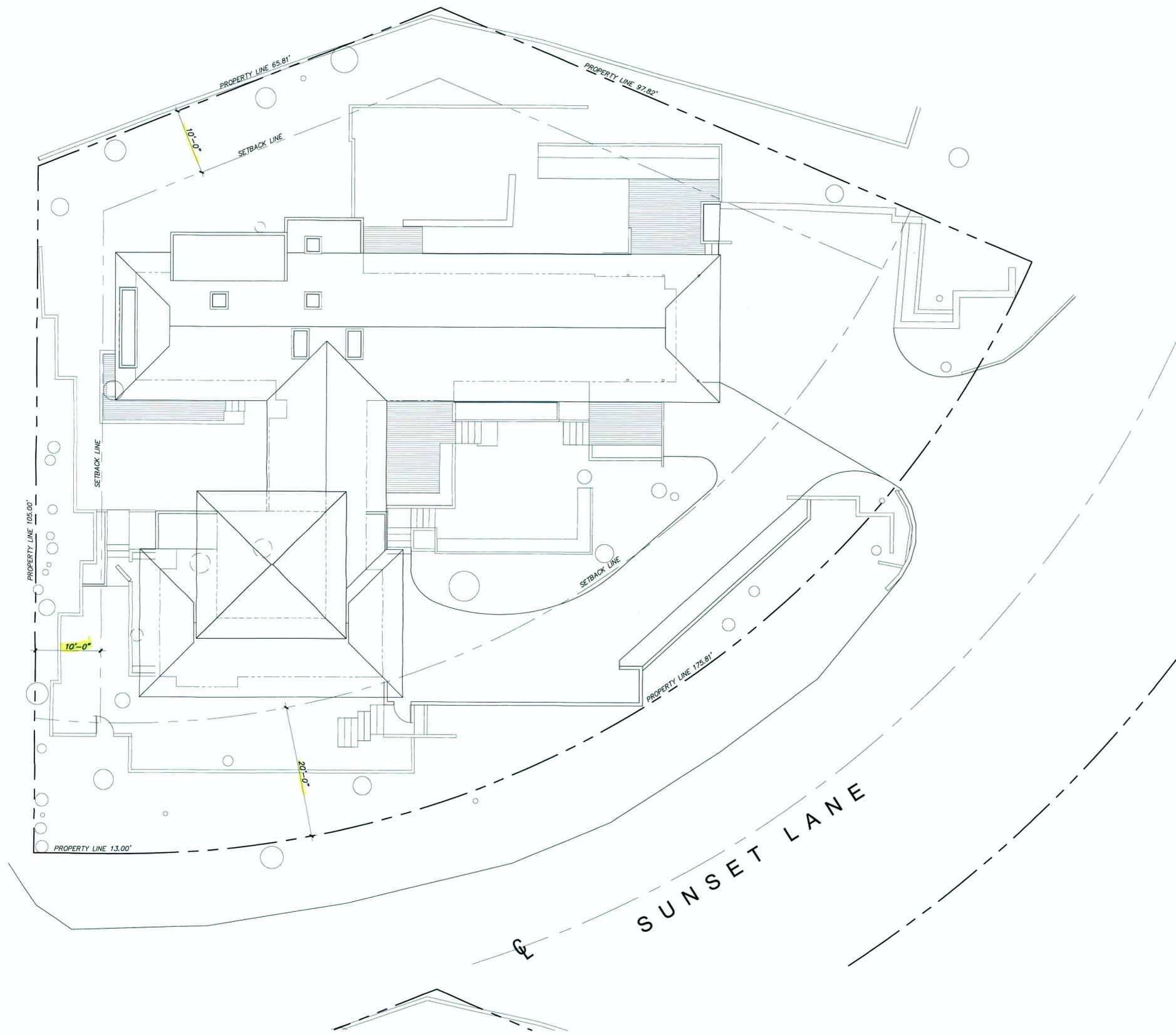
ARCHITECT:

KSA DESIGN STUDIO

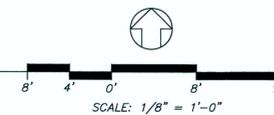


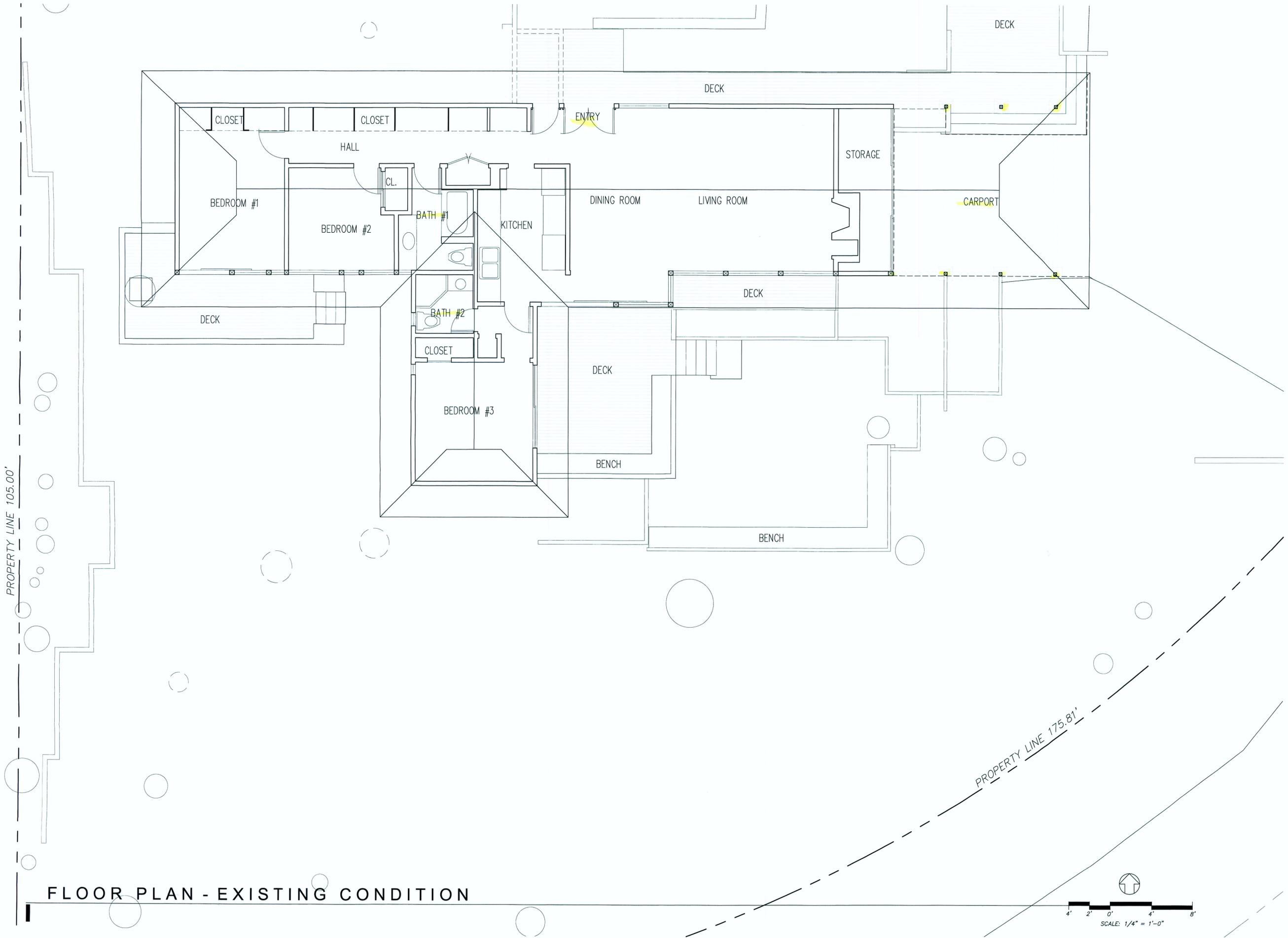
SITE FOOTPRINT DIAGRAM



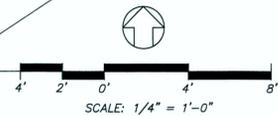


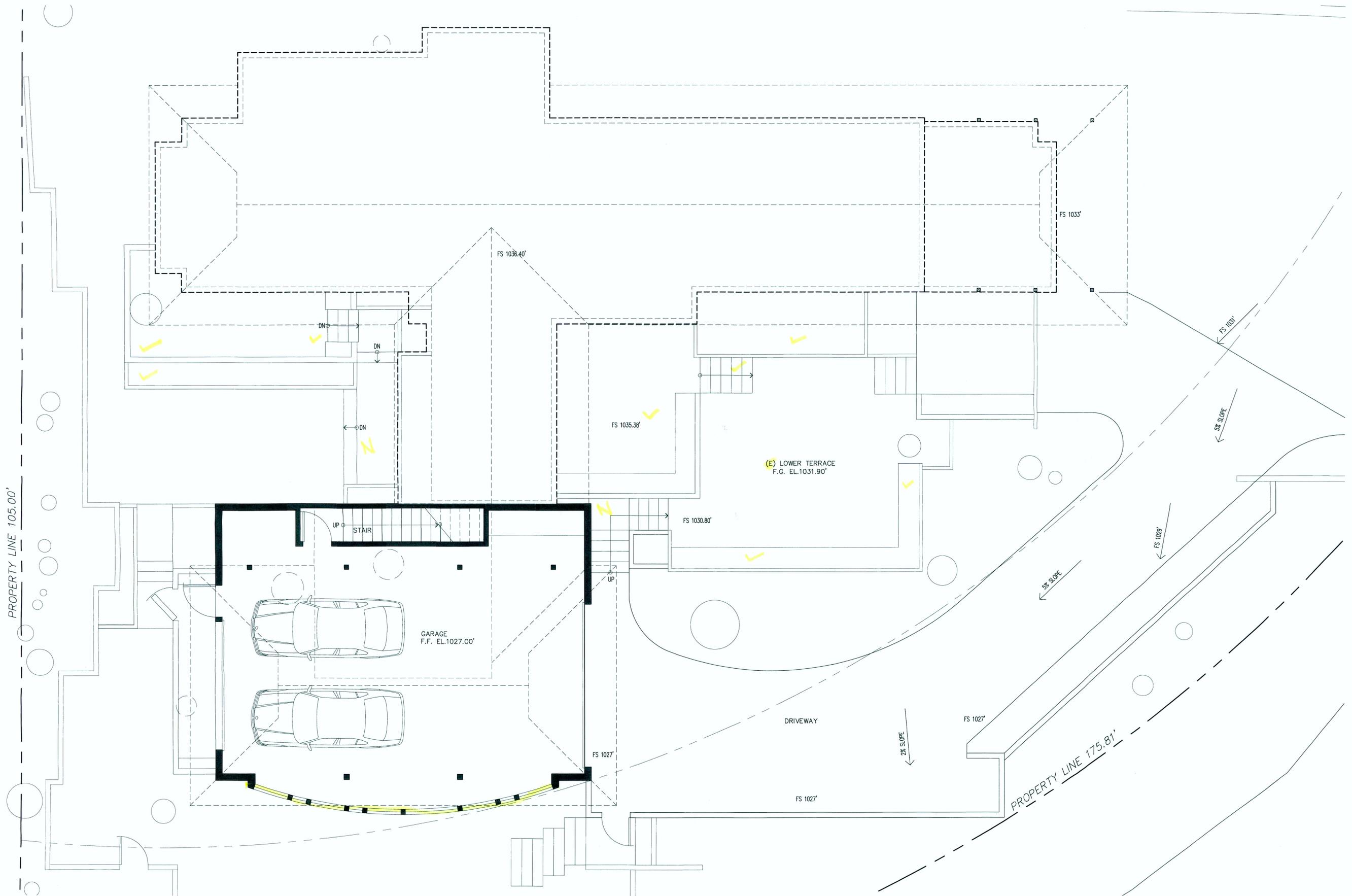
SITE PLAN



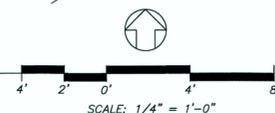


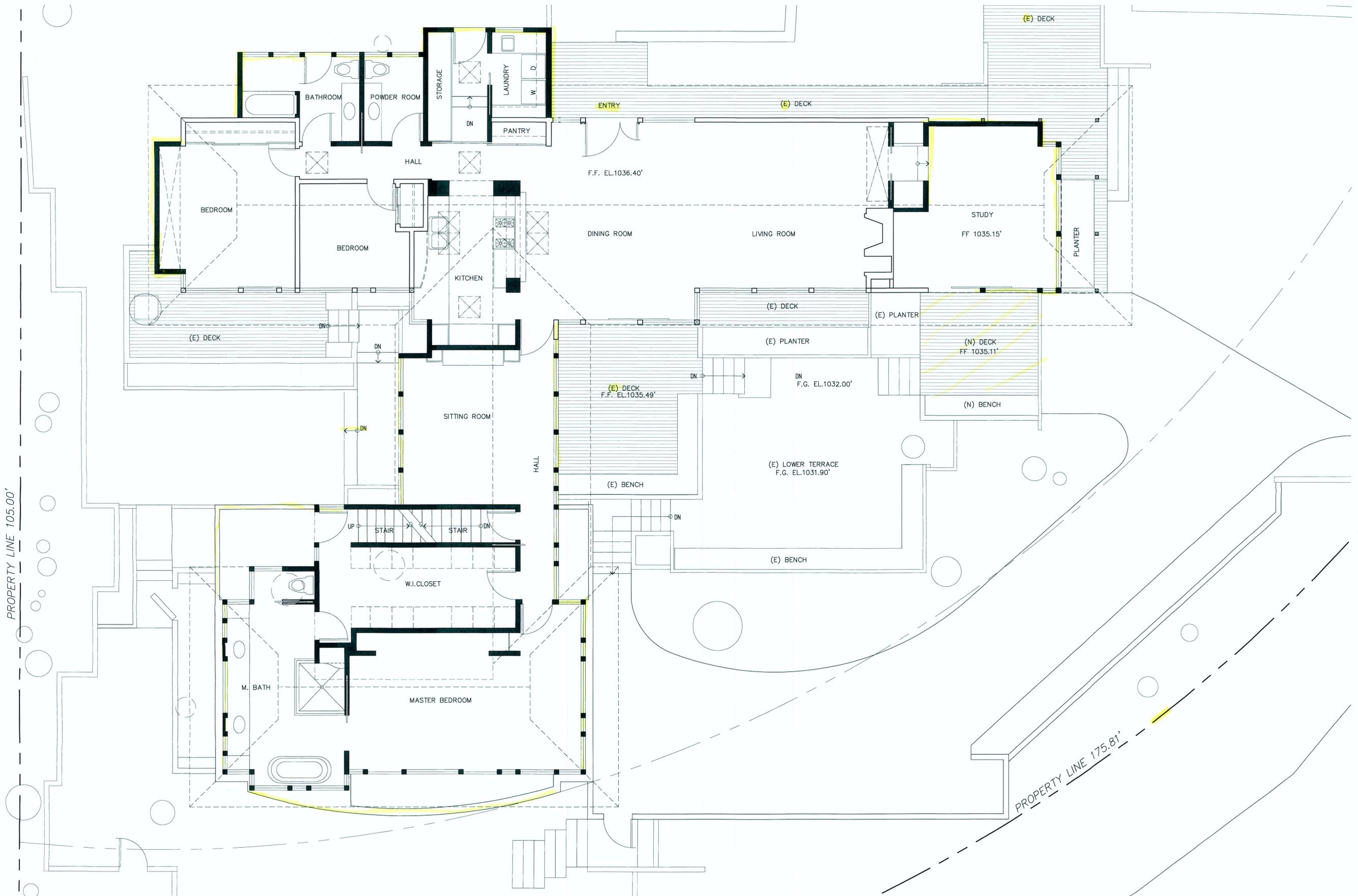
FLOOR PLAN - EXISTING CONDITION



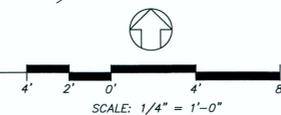


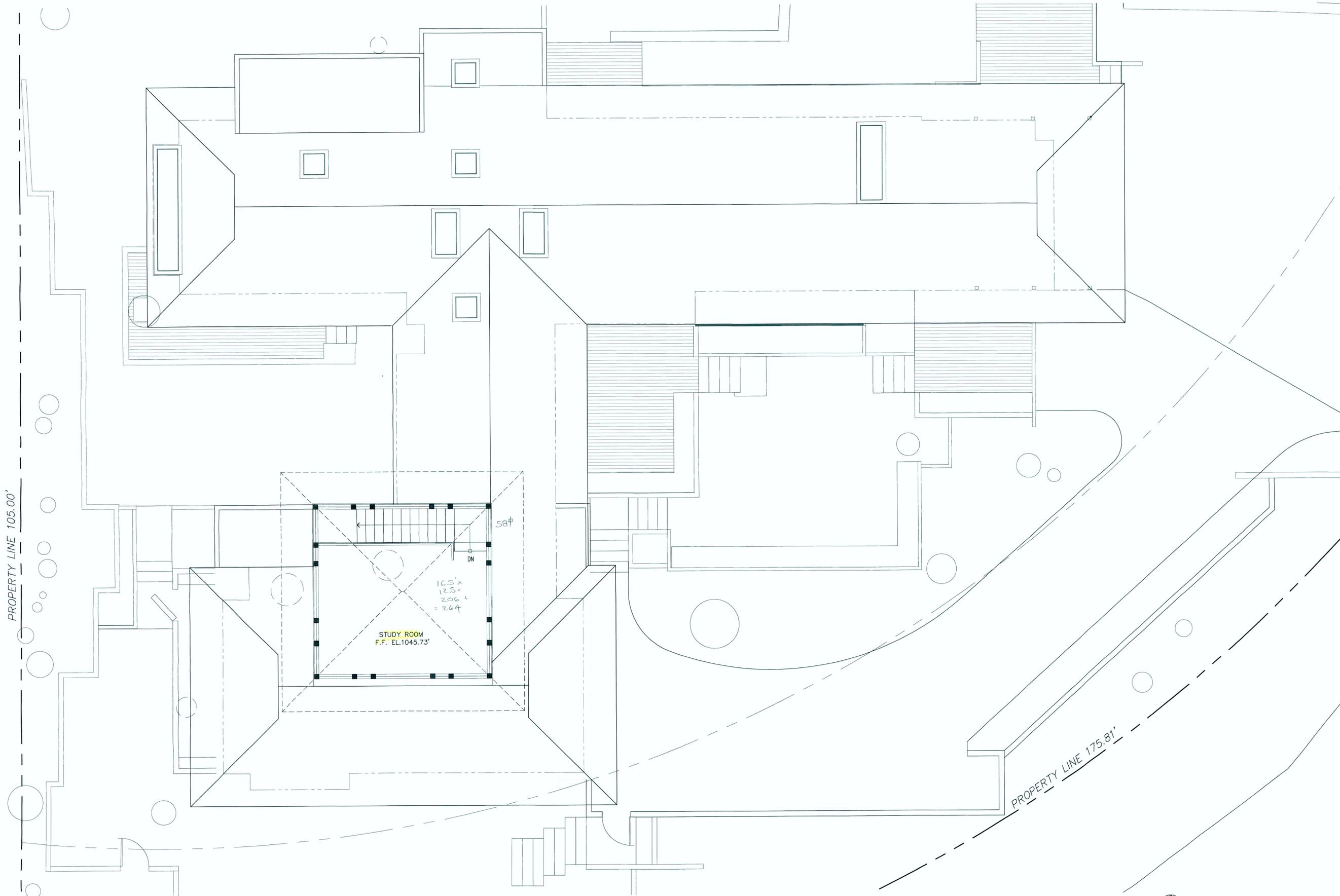
FLOOR PLAN - PROPOSED LOWER LEVEL GARAGE



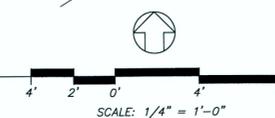


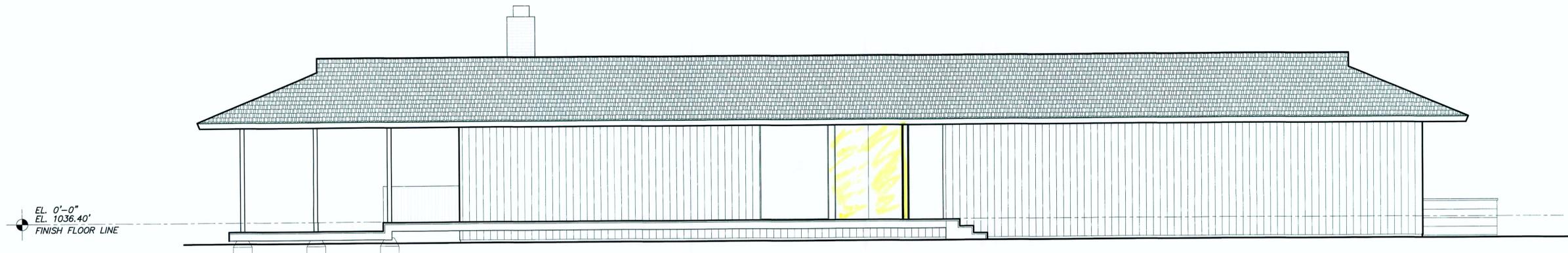
FLOOR PLAN - PROPOSED MAIN LEVEL REMODEL





FLOOR PLAN - PROPOSED UPPER LEVEL STUDY ROOM



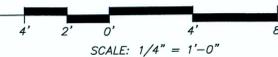


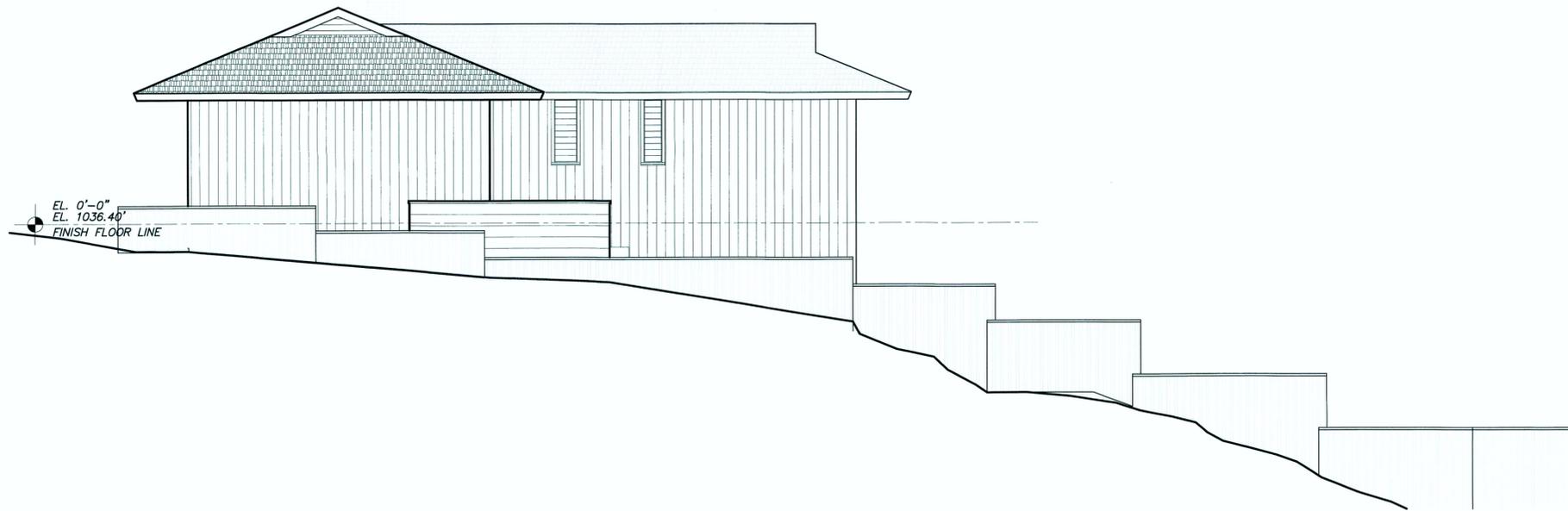
NORTH ELEVATION - EXISTING CONDITION



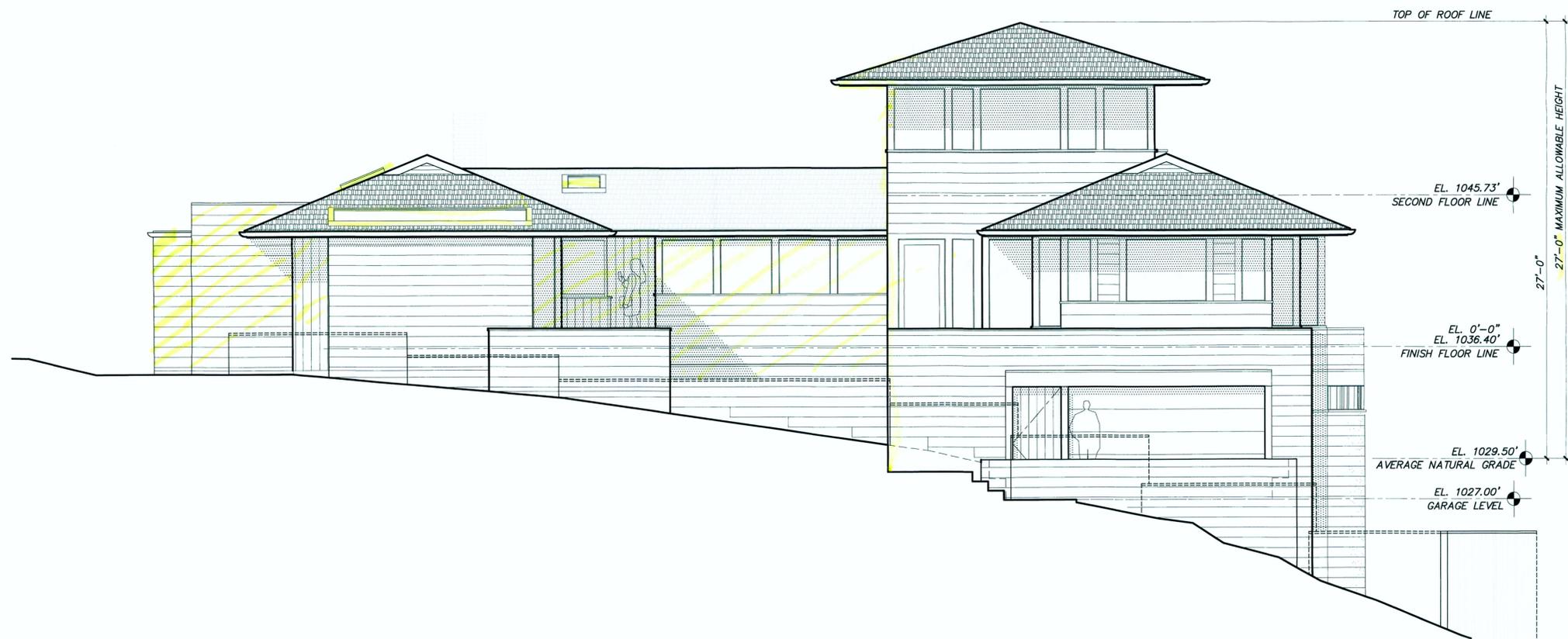
NORTH ELEVATION - PROPOSED REMODEL

EXTERIOR ELEVATIONS - EXISTING AND PROPOSED



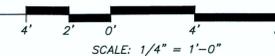


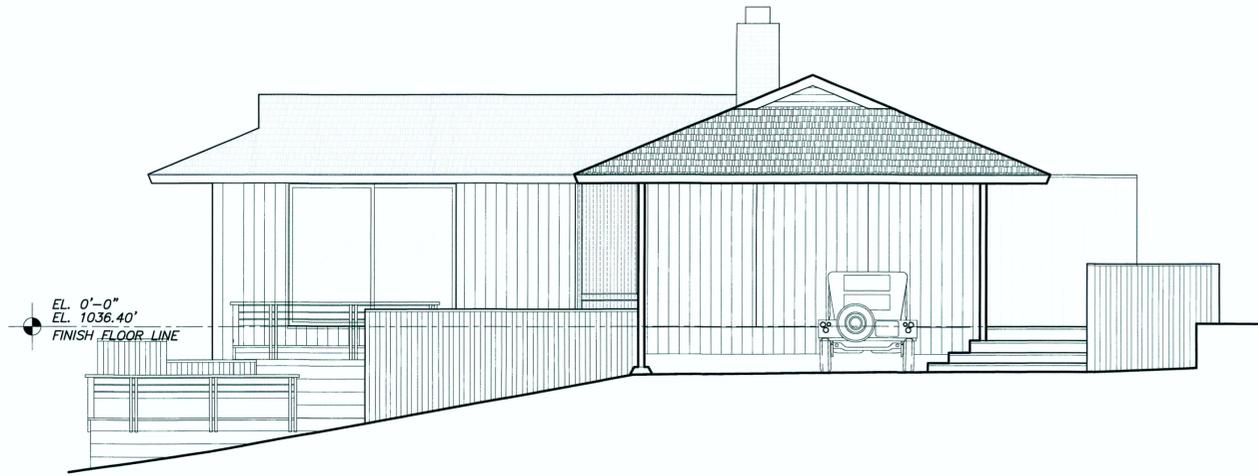
WEST ELEVATION - EXISTING CONDITION



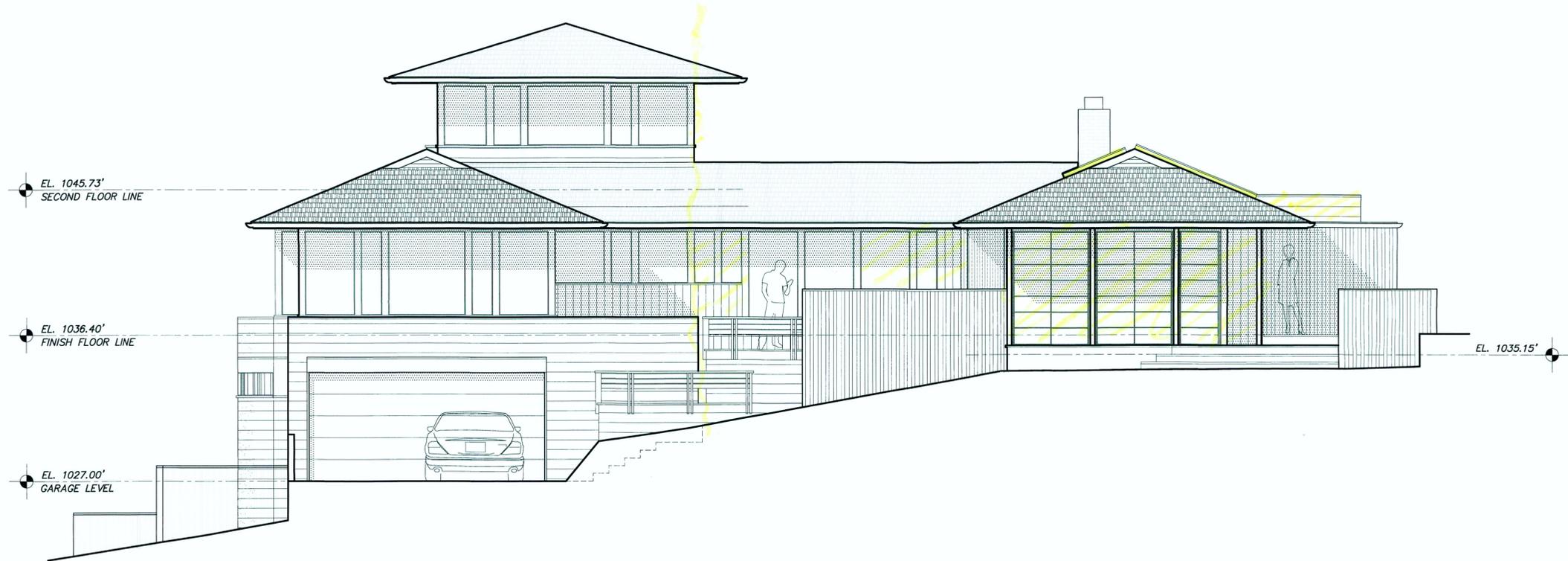
WEST ELEVATION - PROPOSED REMODEL

EXTERIOR ELEVATIONS - EXISTING AND PROPOSED



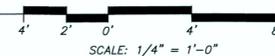


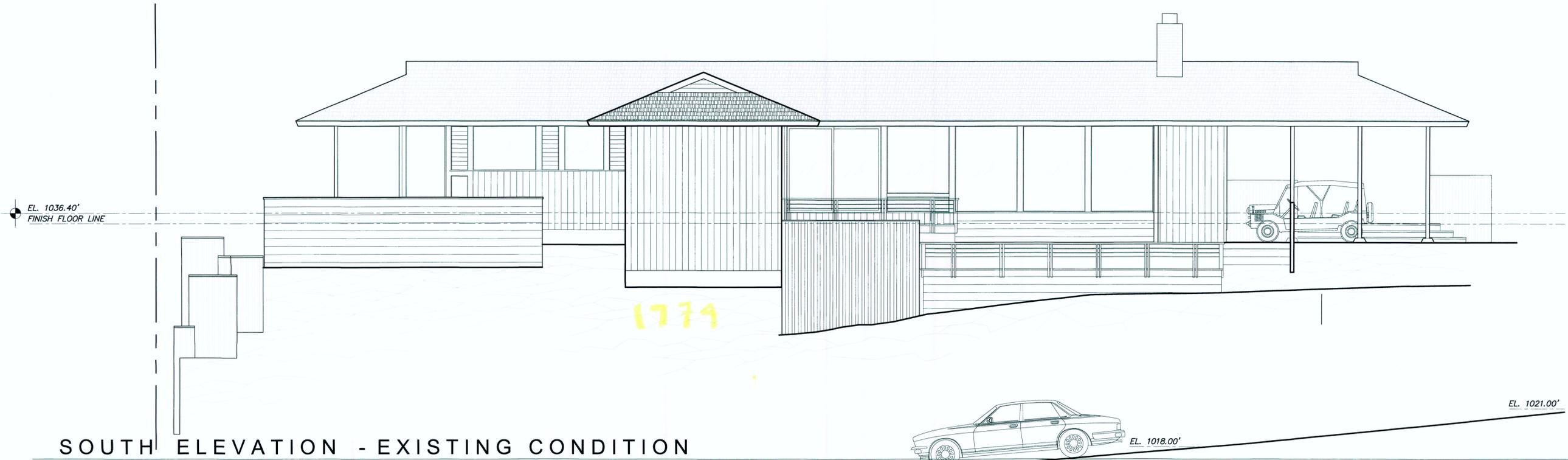
EAST ELEVATION - EXISTING CONDITION



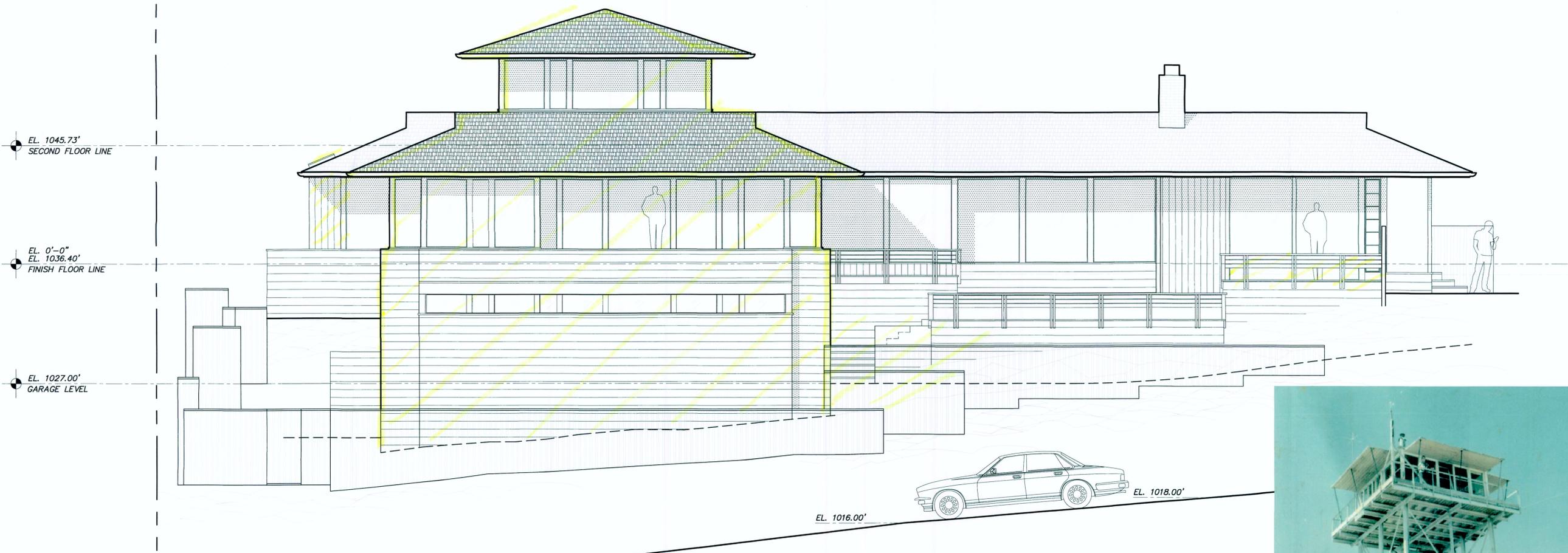
EAST ELEVATION - PROPOSED REMODEL

EXTERIOR ELEVATIONS - EXISTING AND PROPOSED





SOUTH ELEVATION - EXISTING CONDITION



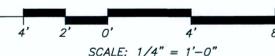
SOUTH ELEVATION - PROPOSED REMODEL

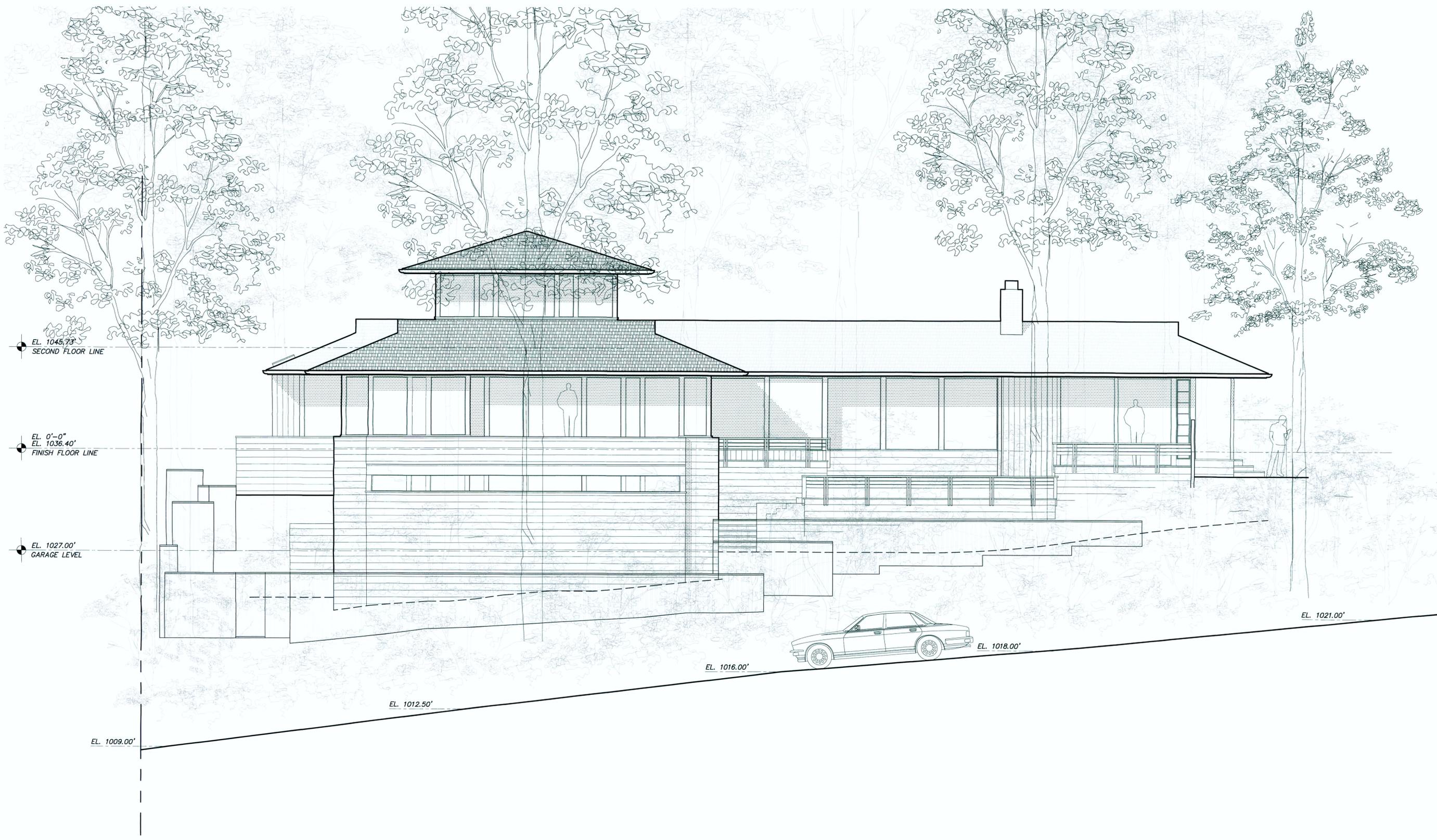
EXTERIOR ELEVATIONS - EXISTING AND PROPOSED



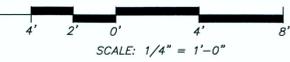
LOOKOUT INSPIRATION

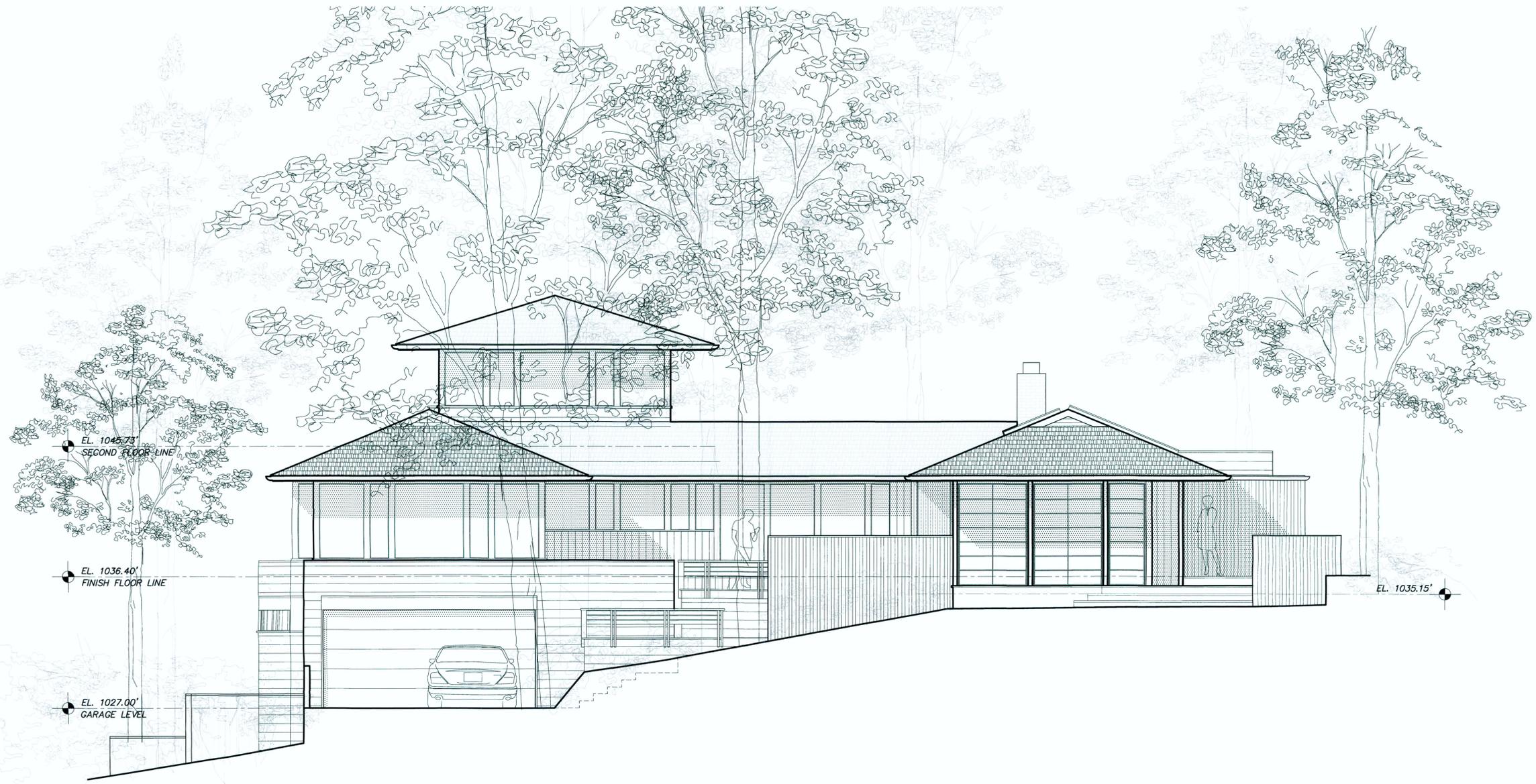
OWNER PHOTO CIRCA 1973



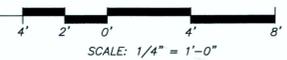


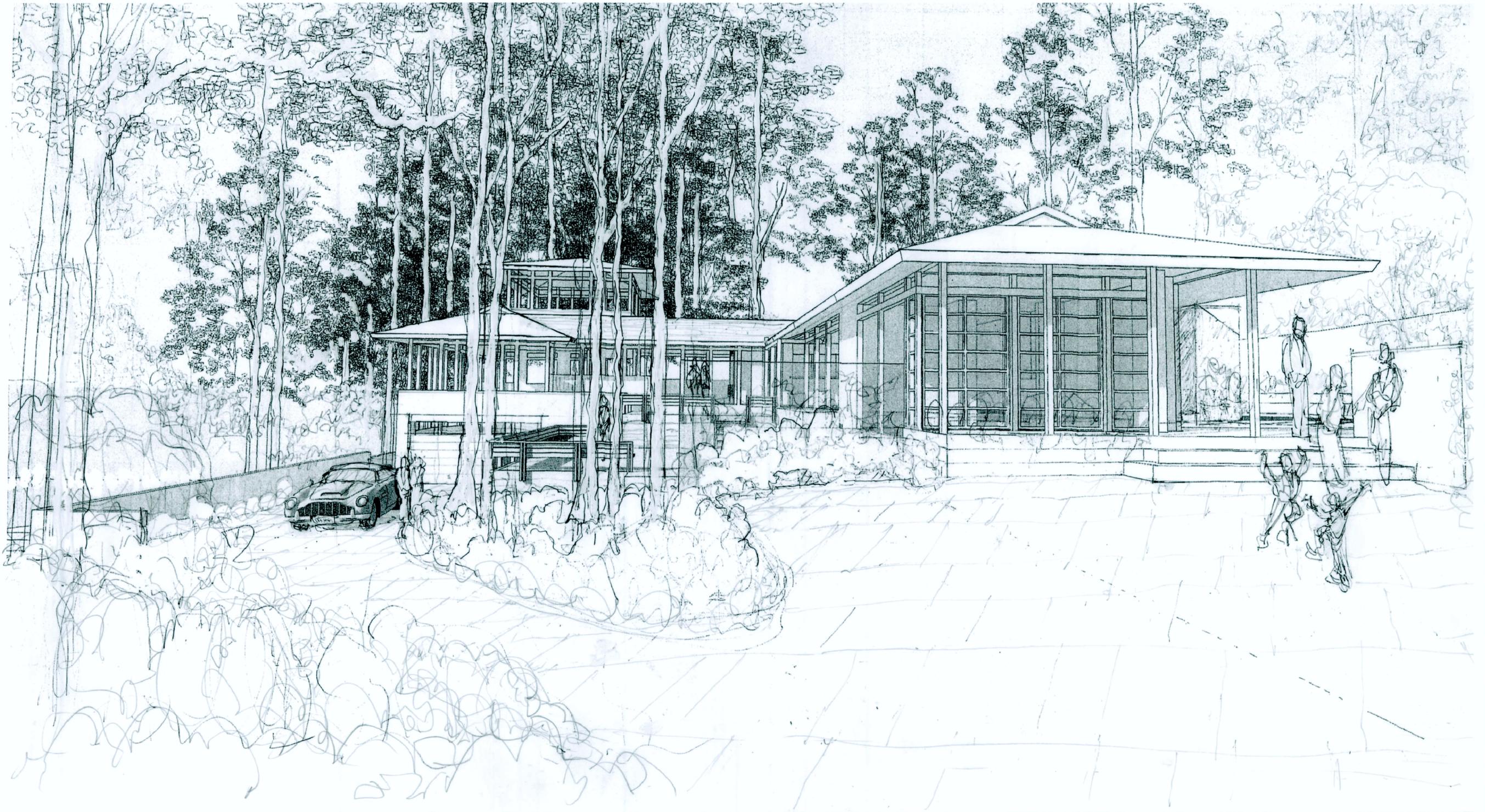
PROPOSED SOUTH ELEVATION - SUNSET LANE STREET



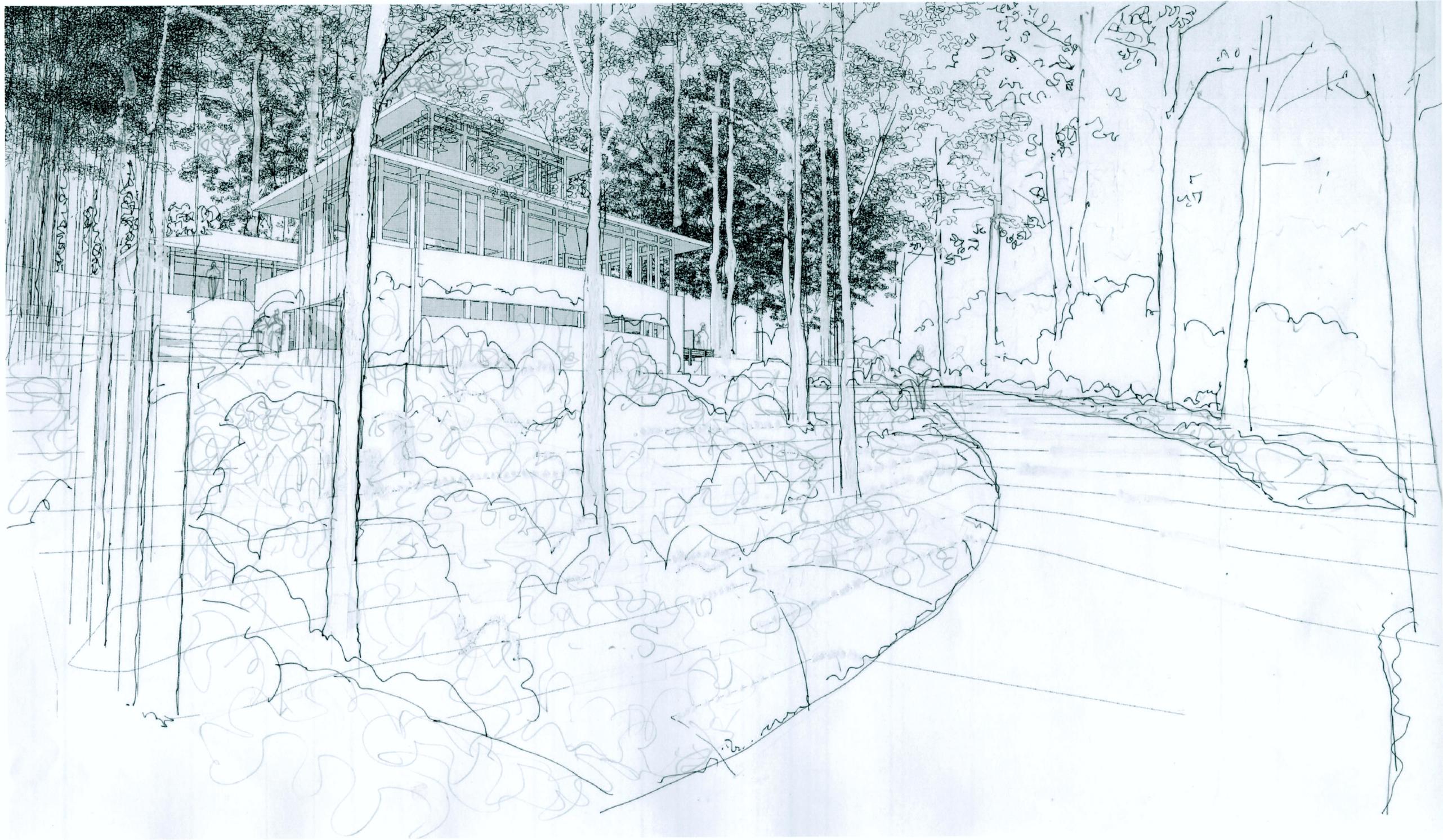


PROPOSED EAST ELEVATION - @ENTRY DRIVE





EAST PERSPECTIVE ELEVATION



SOUTHWEST PERSPECTIVE ELEVATION

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