

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

In the matter of the application of:

HEVRDEJS (PLN170535)

RESOLUTION NO. 18 - 006

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 10,417 square foot single-family dwelling with a 799 square foot attached garage and a 548 square foot detached garage; a Coastal Administrative Permit and Design Approval to allow construction of a 810 square foot accessory dwelling unit; a Variance to allow a 8,463 square foot net reduction of impervious surface coverage (from 27,829 to 19,366 square feet); a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and a Coastal Administrative Permit to allow development on slope exceeding 30 percent.

1691 Crespi Lane, Pebble Beach, Del Monte Forest
Land Use Plan, Coastal Zone (APN: 008-371-013-
000)

The Hevrdejs application (PLN170535) came on for a public hearing before the Monterey County Zoning Administrator on February 8, 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 / HEALTH AND SAFETY / NO VIOLATIONS / SITE SUITABILITY** - The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan – Part 5, Monterey County Zoning Ordinance - Coastal (Title 20), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed, and no violations exist on the property.
EVIDENCE: a) The proposed project involves the construction of a single-family dwelling, attached and detached accessory structures, and an accessory dwelling unit.

- b) The property is located at 1691 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-371-013-000), Del Monte Forest (DMF) Land Use Plan (LUP), Coastal Zone. The parcel is zoned Low Density Residential, 1.5 acres per unit, with a Design Control zoning overlay (Coastal Zone) [LDR/1.5-D (CZ)]. Development of single-family dwellings, habitable accessory dwelling units, and non-habitable accessory structures are identified as allowed uses pursuant to MCC Sections 20.14.040.A, F, and W, and MCC Section 20.64.030, subject to the granting of applicable coastal development permits. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see Finding No. 2 below). See also Finding Nos. 6, 7, 8, and 9.
- c) The 2.12-acre (92,410 square feet) lot is identified as Parcel 9B, within Block 127, on Assessor's Map Book 8, Page 37, in both 1964 (Volume 1) and 1972 (Volume 3) records. Thus, the property is a legal lot of record.
- d) RMA-Planning File No. PLN160178. On June 9, 2016, the Monterey County Zoning Administrator approved the demolition of the existing single-family dwelling and accessory structures on the parcel (Zoning Administrator Resolution No. 16-019). The approved entitlements included a Coastal Development Permit to allow development (demolition) within 750 feet of known archaeological resources, and a Coastal Administrative Permit to allow the demolition of the existing structures. The proposed Combined Development Permit (RMA-Planning File No. PLN170535) is consistent with these previously-approved entitlements.
- e) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 1982 Monterey County General Plan;
 - Del Monte Forest Area Land Use Plan;
 - Del Monte Forest Coastal Implementation Plan (Part 5); and
 - Monterey County Zoning Ordinance - Coastal (Title 20)
- f) No conflicts were found to exist. The County received communications from interested members of the public during the course of project review indicating inconsistencies with the text, policies, and regulations in the applicable plans and Monterey County Code (MCC); however, the County finds that the project is consistent with the text, policies, and regulations in the applicable documents.
- g) The project has been reviewed for site suitability by RMA-Planning, RMA-Public Works, RMA-Environmental Services, Pebble Beach Community Services District (Fire Protection District), and Water Resources Agency. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the proposed project on the subject site conforms to the applicable plans, and that the site is suitable for the proposed development. The project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- h) The following technical reports have been prepared:
 - Tree Resource Assessment (LIB170234) prepared by Frank Ono, Urban Forester and Certified Arborist, Pacific Grove, California, March 29, 2017.

- Preliminary Archaeological Assessment (LIB170235) prepared by Archaeological Consulting, Salinas, California, June 1, 2017.
- Geotechnical Investigation (LIB170236) prepared by Soil Surveys Group, Inc., Salinas, California, June 14, 2017.

County staff has independently reviewed these reports and concurs with their conclusions.

- i) Necessary public facilities are available for both habitable structures. The property is and will be served by a public water system (California American Water) and an existing public sewer system (Pebble Beach Community Services District and Carmel Area Wastewater District). The Environmental Health Bureau did not impose any conditions for project approval.
- j) Design. See Finding No. 2.
- k) Accessory Dwelling Unit. See Finding No. 4.
- l) Public Access. See Finding No. 5.
- m) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on subject property.
- n) Pescadero Watershed: The property is located within the Pescadero Watershed, which limits structural and impervious surface coverage to a combined total of 9,000 square feet. However, see Finding Nos. 6, 7, 8, and 9; and supporting evidence.
- o) Variance: See Finding Nos. 7, 8, and 9.
- p) Development on Slope Exceeding 30 Percent. See Finding No. 10.
- q) The project planner conducted a site inspection on July 6, 2017, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.
- r) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity, and is within 750 feet of known archaeological resources. An archaeological survey (LIB170235) prepared for the project site concluded that there is no surface evidence of potentially significant archaeological resources. In addition, although located in an area of high sensitivity and known resources, the area of proposed development has been disturbed by previous structural and hardscape development, as well as landscaping. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- s) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Variance and a Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on July 6, 2017, at which all persons had the opportunity to be heard, and voted 6 – 0 – 1 (6 ayes and 1 abstention) to support the project as proposed. The LUAC noted comments made

by a neighbor, but chose to not recommend any changes to the project.

- t) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170535.

2. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- EVIDENCE:**
- a) The proposed project would re-develop an existing 2.12-acre lot with a single-family dwelling, an accessory dwelling unit, and attached and detached non-habitable accessory structures.
 - b) Pursuant to Section 20.44, Title 20 (Coastal Zoning Ordinance) of the Monterey County Code (MCC), the proposed project site and surrounding area are designated as a Design Control Combining District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.
 - c) Material and Color Finishes. The proposed exterior colors and materials are consistent with the residential setting and other dwelling units in the immediate vicinity. The primary colors and materials include a dark gray metal roof, gray aluminum window frames, beige stucco exterior walls, glass railing, and Carmel stone-faced columns. The proposed exterior finishes would blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood.
 - d) Visual Resources. The subject property is located in an area where the Local Coastal Program may require visual public access (Figure 3, Visual Resources, Del Monte Forest Land Use Plan). Based on review of the project location on the east (i.e., inland) side of 17-Mile Drive, the development proposal will not interfere with visual access along 17-Mile Drive because the property is not visible from 17-Mile Drive due to topography and existing tree screening. The proposed development is consistent with Del Monte Forest Land Use Plan Policies 123 and 137, and will not block public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed single-family dwelling does not increase the bulk and mass of the existing dwelling, and would not increase the visual impacts over the existing baseline. As proposed, the project would not result in any visual impacts, and the project is consistent with the applicable visual resource and public access policies of the Del Monte Forest Land Use Plan.
 - e) Review of Development Standards. The development standards for the LDR zoning district are identified in MCC Section 20.14.060. Required setbacks in the LDR district for main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides). Required setbacks in the LDR district for habitable accessory structures are 50 feet (front), 6 feet (rear), and 6 feet (sides). Required setbacks in the LDR district

for detached non-habitable accessory structures are 50 feet (front), 1 foot (rear), and 1 foot on rear one-half of property (sides). As proposed, the structures meet or exceed all required setbacks.

Corresponding maximum structure heights are 30 feet, 15 feet, and 15 feet, respectively. The proposed heights for the single-family dwelling, accessory dwelling unit, and detached garage/workshop are 29.0 feet, 15.0 feet, and 11.5 feet, respectively.

The allowed site coverage maximum in the LDR/1.5 zoning district is 15 percent, and the allowed floor area ratio maximum in the LDR/1.5 zoning district is 17.5 percent. The property is 2.12 acres or 92,410 square feet, which would allow site coverage of 13,862 square feet and floor area of 16,172 square feet. As proposed, the project would result in site coverage of 11,294 square feet or 12.2 percent, and floor area of 12,574 square feet or 13.6 percent.

Therefore, as proposed, the project meets all required development standards as identified in MCC Section 20.14.060.

- f) The project planner conducted a site inspection on July 6, 2017, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC, and will not adversely impact the neighborhood character or scenic/visual resources.
- g) Based on the evidence described above, the proposed structures and uses are consistent with the surrounding residential neighborhood character (i.e., structural design features, colors, and material finishes). In addition, the proposed development would not have an impact on a public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

3. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15302, Class 2, categorically exempts replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
 - b) The proposed project involves the demolition of a single-family dwelling and accessory structures on the parcel (previously approved under RMA-Planning File No. PLN160178; Zoning Administrator Resolution No. 16-019), and construction of a single-family dwelling and accessory structures on a residentially-zoned parcel within a developed neighborhood (i.e., replacement of an existing structure with the same purpose and on the same site). As proposed, the main dwelling unit and non-habitable accessory structures would be located on the same approximate hardscape and landscape footprint as the current structure and improvements. The proposed design does not increase the bulk and mass of the existing dwelling, and the proposed setbacks are similar to those of the existing residence (i.e., approximately the same capacity as the structure replaced). The

Applicant also proposes to construct an accessory dwelling unit on an area of the property that is clear of vegetation and reasonably level. Therefore, the project is consistent with the parameters of the Class 2 categorical exemption.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- d) No adverse environmental effects were identified during staff review of the development application, nor during a site inspection on July 6, 2017.
- e) 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 PLN170535.

4. **FINDING:** **ACCESSORY DWELLING UNIT** – The subject project meets the regulations, standards and circumstances for an accessory dwelling unit in accordance with the applicable goals, policies, and regulations of the applicable land use plan and zoning codes.

- EVIDENCE:**
- a) The establishment of the accessory dwelling unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 1 and supporting evidence).
 - b) The subject property upon which the accessory dwelling unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of the Del Monte Forest Land Use Plan (LUP) and the Monterey County Zoning Ordinance (Title 20). The proposed unit is in conformance with the policies of the LUP, specifically LUP Policy 76, which encourages the use of accessory dwelling units as a means of providing affordable housing within the Del Monte Forest community for caretakers and employees.
 - c) As proposed, the Accessory Dwelling Unit (ADU) would be 810 square feet, which is less than the maximum allowed of 1,200 square feet. County staff reviewed the project application materials and County records to verify that the proposed project on the subject parcel conforms to applicable plans and MCC, including the requirements of MCC Section 20.64.030, Regulations for Accessory Dwelling Units. As designed, the ADU would be visually consistent and compatible with the principal residence on-site and other residences in the area.
 - d) Adequate sewage disposal and water supply facilities exist or are readily available. The property is and will be served by a public

water system (Cal Am) and an existing public sewer system (Pebble Beach Community Services District and Carmel Area Wastewater District). The Environmental Health Bureau did not impose any conditions for project approval. The accessory dwelling unit will use water credits created by the replacement of water fixtures in the existing residence that will provide sufficient conservation to serve the new unit. The wastewater collection and treatment system has adequate remaining capacity for sewage disposal for the new unit.

- e) The proposed accessory dwelling unit will not adversely impact traffic conditions in the area. The project involves replacement of an existing residence that would not generate new traffic, and a proposed accessory dwelling unit that would generate new traffic; however, the proposed accessory dwelling unit would generate an insignificant amount of new traffic. The roadways in this area are not at degraded levels of service, and the contribution of traffic from the accessory dwelling unit would not cause any vicinity roadway or intersection level of service to be degraded. The County reviewed the project application and did not require a traffic technical report. In addition, upon application for the construction permits, the Applicant shall be required to pay applicable traffic impact fees.
- f) The project planner conducted a site inspection on July 6, 2017, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.
- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170535.

5. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).
 - d) The subject property is identified as an area where the Local Coastal Program may require visual public access (Figure 3, Visual Resources, Del Monte Forest Land Use Plan). However, see Evidence e below.
 - e) Based on review of the project location on the east (i.e., inland) side of 17-Mile Drive, the development proposal will not interfere with visual access along 17-Mile Drive because the property is not visible from 17-Mile Drive due to topography and existing tree screening. The proposed development is consistent with Del Monte Forest Land

Use Plan Policies 123 and 137, and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed single-family dwelling does not increase the bulk and mass of the existing dwelling, and would not increase the visual impacts over the existing baseline. As proposed, the project is consistent with applicable visual resource and public access policies in the Del Monte Forest Land Use Plan.

- f) The project planner completed a site inspection on July 6, 2017, to verify that the proposed project would not impact public access. The project planner also reviewed plans and visual simulations of the proposed development to verify that the structures will not impact visual resources/access. See also Finding No. 2.
- g) 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 PLN170535.

6. **FINDING:** **SITE COVERAGE (DEL MONTE FOREST WATERSHEDS)** – The property is located in an area which limits structural and impervious surface coverage in order to reduce runoff within the Pescadero, Seal Rock Creek, and Sawmill Gulch Watersheds and some smaller unnamed watersheds that drain into the Carmel Bay Area of Special Biological Significance (ASBS).

- EVIDENCE:**
- a) Policy 77 of the Del Monte Forest Land Use Plan limits development of parcels within the applicable watersheds to a maximum site coverage of 9,000 square feet, including both structural and impervious surface coverages. The intent of this policy is to reduce runoff into the waters of the Pacific Ocean surrounding the Del Monte Forest, specifically the Carmel Bay ASBS.
 - b) The existing site coverage total is 27,829 square feet, which includes 6,251 square feet of structural coverage and 21,578 square feet of impervious surface coverage (driveway and terrace areas). Therefore, the existing development is legal, non-conforming with regard to applicable watershed coverage limitations.
 - c) The project will convert 13,506 square feet of impervious surface coverage to 5,043 square feet of structural coverage, resulting in a net reduction of 8,463 square feet of overall site coverage. The resulting totals will be 11,294 square feet of structural coverage and 8,072 square feet of impervious surface coverage, for a proposed overall total of 19,366 square feet. Therefore, the project results in a net reduction of structural and impervious surface coverage and reduces runoff into the Carmel Bay ASBS.
 - 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 PLN170535.

7. **FINDING:** **VARIANCE (Authorized Use)** – The Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zoning regulation governing the parcel of property.

- EVIDENCE:**
- a) The property has a zoning designation of Low Density Residential, 1.5 acres per unit, with a Design Control zoning overlay (Coastal Zone) [LDR/1.5-D (CZ)].
 - b) Development of single-family dwellings, habitable accessory dwelling units, and non-habitable accessory structures are identified as allowed uses pursuant to MCC Sections 20.14.040.A, F, and W, and MCC Section 20.64.030, subject to the granting of applicable coastal development permits. Therefore, the proposed dwellings and accessory structures are uses expressly authorized within the project site residential district. See also Finding No. 1, Evidence b above.

8. **FINDING:** **VARIANCE (Special Circumstances)** - Because of special circumstances applicable to the subject property, including the size, shape, topography, location of the lot, or the surrounding area, the strict application of development standards in the Monterey County Codes is found to deprive the subject property of privileges enjoyed by other property owners in the vicinity under identical zoning classification.

- EVIDENCE:**
- a) Policy 77 of the Del Monte Forest Land Use Plan (DMF LUP) limits development of parcels within the applicable watersheds to a maximum site coverage of 9,000 square feet, including both structural and impervious surface coverages (See Finding No. 6 and supporting evidence above).
 - b) Pursuant to MCC Section 20.14, the Low Density Residential, 1.5 acres per unit (LDR/1.5) zoning district/classification allows building site coverage of 15 percent, and does not specifically restrict impervious surface coverage. The subject property is 92,410 square feet (2.12 acres), which would allow building site coverage of 13,862 square feet under regular zoning district development standards. Pursuant to Policy 77 of the DMF LUP, the property is restricted beyond the limits imposed by the Monterey County Zoning Ordinance (Title 20) on other properties with the same zoning classification.
 - c) The existing site coverage total is 27,829 square feet, which includes 6,251 square feet of structural coverage and 21,578 square feet of impervious surface coverage (driveway and terrace areas). Therefore, the existing development is legal, non-conforming with regard to limitations required by Policy 77 of the DMF LUP. The project will convert 13,506 square feet of impervious surface coverage to 5,043 square feet of structural coverage, resulting in a net reduction of 8,463 square feet of overall site coverage. The resulting totals will be 11,294 square feet of structural coverage and 8,072 square feet of impervious surface coverage, for a proposed overall total of 19,366 square feet. Therefore, the project limits structural and impervious surface coverage, reduces runoff into the Carmel Bay ASBS, and meets the intent of Policy 77 of the DMF LUP.
 - d) There are special circumstances on the site that warrant a Variance to allow the conversion of impervious surface coverage to structural coverage, provided that: 1) the conversion results in a net reduction of overall coverage, 2) there is no special privilege (see Finding No. 9 below), and 3) it is an authorized use (see Finding No. 7 above). The

restriction of Policy 77 of the DMF LUP, the topography of the property, and the existing locations of disturbed areas present significant limitations to development of the site.

- e) The project planner conducted a site inspection on July 6, 2017, to verify circumstances related to other properties in the vicinity and in the same zoning district.
- f) The project planner conducted a site inspection on July 6, 2017, to verify the circumstances related to the subject property.
- g) The project will result in an approximate 30.4 percent net reduction of the existing legal, non-conforming site coverage limitations.
- h) 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 PLN170535.

9. **FINDING:** **VARIANCE (Special Privileges)** – The Variance shall not constitute a grant of privileges inconsistent with the limitations upon other property owners in the vicinity and zone in which such property is situated.

- EVIDENCE:**
- a) Policy 77 of the Del Monte Forest Land Use Plan (DMF LUP) limits development of parcels within the applicable watersheds to a maximum site coverage of 9,000 square feet, including both structural and impervious surface coverages (See Finding Nos. 6, 7, and 8; and supporting evidence above).
 - b) Other property owners in the vicinity and under identical zoning classification have been afforded the same privilege sought by the property owner of this application. The Steakley project (PC93167) established the precedence to allow a Variance for a developed parcel to exceed the 9,000 square foot combined coverage limitation where a net reduction in the existing combined coverage will occur. Within the general vicinity, several residential projects have been granted similar variances. For PLN980384 (Rachleff), PLN020361 (Griggs), PLN980540 (Schwab), PLN090061 (Rachleff), and PLN120663 (Bardis) the Zoning Administrator approved Variances to exceed the structural and impervious coverage limitations, and allowed an increase to structural coverage, based on a reduction of impervious surface coverage, and an overall net reduction in total coverage.
 - c) Based on testimony from the Applicant's representative at the Zoning Administrator public hearing on February 8, 2018, the County approved two other projects to allow a Variance to exceed coverage limitations – PLN070577 (Pepe) and PLN020517 (Reade).
 - d) The project planner conducted a site inspection on July 6, 2017, to verify that the Variance would not constitute a grant of special privileges inconsistent with the limitations upon other property owners in the vicinity and zone in which the subject property is situated.
 - 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 PLN170535.

10. **FINDING:** **DEVELOPMENT ON SLOPE** – There is no feasible alternative which better meets the objectives of the applicable land use plan, and would allow development to occur on slopes of less than 30 percent.
- EVIDENCE:**
- a) Pursuant to Policy 78 of the Del Monte Forest Land Use Plan, development on slopes that exceed 30 percent is prohibited unless the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable land use plan than other development alternatives.
 - b) In accordance with applicable policies of the Del Monte Forest Land Use Plan and the Monterey County Zoning Ordinance (Title 20, Parts 1 and 5), a coastal development permit is required and the authority to grant said permit has been met.
 - c) The project includes application for approximately 500 square feet of development on slopes exceeding 30 percent to allow adjustments to the access driveway and turnaround area for fire response vehicles to meet current fire code requirements. The existing main residence was built on slopes exceeding 30 percent, and there is no alternative building site on the subject property that better meets the goals, policies and objectives of the Monterey County General Plan and applicable land use plan. The proposed main dwelling unit would be located on the same approximate hardscape and landscape footprint as the current structure, an area previously disturbed by structural development, retaining walls, terraces, landscaping, driveway, and other miscellaneous site improvements.
 - d) The project planner conducted a site inspection on July 6, 2017, to verify the subject project minimizes development on slopes exceeding 30 percent in accordance with the applicable goals and policies of the applicable land use plan and zoning codes.
 - e) The topography of the parcel significantly limits available building area without encroaching into slope exceeding 30 percent. The County has reviewed the project plans and visited the site to analyze possible development alternatives. Based on site topography and existing development, the proposed project better meets the goals and objectives of the Del Monte Forest Land Use Plan. As proposed, the project adheres to required development standards.
 - f) Conditions of approval and changes in the development are required as deemed necessary to assure compliance with MCC Section 21.64.230.E.2 and to assure stability of the development; therefore, the following conditions have been applied: Condition Nos. 5, 9, 10, 11, 12, 13, and 14 – Winter Grading Restriction, Erosion Control Plan, Grading Plan, Inspections, and Geotechnical Certification.
 - g) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170535.

11. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors: Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a

decision of an Appropriate Authority other than the Board of Supervisors.

- b) California Coastal Commission: Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (State Route 1), and development that is permitted in the underlying zone as a conditional use (i.e.; development within an area of known archaeological resources).

DECISION

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

- A. Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- B. Approve a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 10,417 square foot single-family dwelling with a 799 square foot attached garage and a 548 square foot detached garage; a Coastal Administrative Permit and Design Approval to allow construction of a 810 square foot accessory dwelling unit; a Variance to allow a 8,463 square foot net reduction of impervious surface coverage (from 27,829 to 19,366 square feet); a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and a Coastal Administrative Permit to allow development on slope exceeding 30 percent; in general conformance with the attached plans and conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of February, 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **FEB 08 2018**

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 **FEB 20 2018**.

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

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

NOTES

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

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

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

Monterey County RMA Planning

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

PLN170535

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN170535) allows construction of a 10,417 square foot single-family dwelling with a 799 square foot attached garage and a 548 square foot detached garage; construction of a 810 square foot accessory dwelling unit; a Variance for a 7,833 square foot net reduction of impervious surface coverage (from 27,829 to 19,996 square feet); development within 750 feet of known archaeological resources; and development on slope exceeding 30 percent. The property is located at 1691 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-371-013-000), 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 RMA Chief of 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 18 - 006) was approved by the Zoning Administrator for Assessor's Parcel Number 008-371-013-000 on February 8, 2018. The permit was granted subject to nineteen (19) 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 RMA Chief of Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA-Planning)

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE 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 staff 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. (RMA-Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

5. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by RMA-Building Services. (RMA-Planning and RMA-Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from RMA-Building Services to conduct land clearing or grading between October 15 and April 15.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be consistent with applicable General Plan and Monterey County Code requirements, including being 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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to final, the Owner/Applicant shall submit evidence demonstrating that the lighting has been installed according to applicable requirements.

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

7. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on February 8, 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 RMA-Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

8. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA-Planning and RMA-Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

9. 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.

10. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Investigation prepared by Soils Surveys Group 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.

11. 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.

12. 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.

13. 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.

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 Investigation. (RMA-Environmental Services)

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

15. 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. (RMA-Public Works)

Compliance or Monitoring Action to be Performed: Prior to issuance of a grading/construction permit, the Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to RMA-Public Works for review and approval.

On-going through construction phases, the Owner/Applicant/Contractor shall implement the approved measures during the grading and construction phases of the project.

16. WRSP1 - DRAINAGE PLAN - DMF PESCADERO WATERSHED

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to demonstrate compliance with the stormwater policies of the Del Monte Forest Land Use Plan. The plan shall provide on-site retention to prevent off-site discharge from storms less than or equal to the 85th percentile 24-hour rainfall event. If on-site retention is not feasible, then on-site detention with water quality treatment shall be provided. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

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

17. WRSP2 - COMPLETION CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater retention/detention facilities have been constructed in accordance with the approved drainage plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a certification letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

18. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: If the County Wide Traffic Impact Fee is in place prior to issuance of building permits, applicant shall pay the County Wide Traffic Impact Fee. The fee amount shall be determined based on the parameters adopted in the fee schedule. (RMA-Public Works)

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

19. PDSP001 - LANDSCAPE PLAN & MAINTENANCE (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, and as part of the construction permit application package, the Owner/Applicant shall submit a landscape and irrigation plan to RMA-Planning for review and approval. 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 landscape plan shall also include the planting of trees of sufficient size, to provide a screen between the project site and the parcel to the northwest. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping (including the screening trees) 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 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)

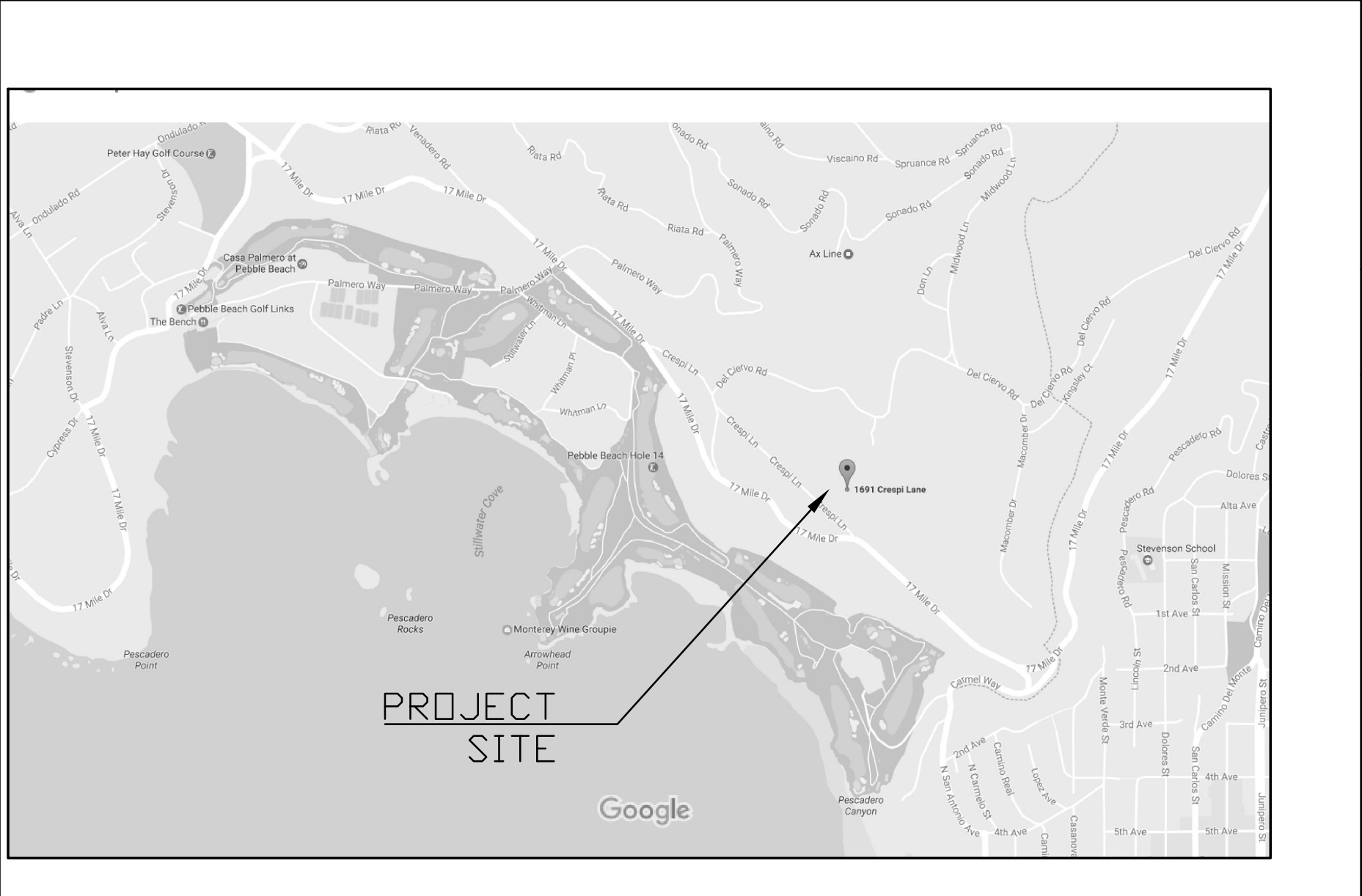
Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit a landscape and irrigation plan to RMA-Planning for review and approval.

Prior to occupancy, the landscaping (including the screening trees) 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 Monterey County RMA-Planning.

On an on-going basis, 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.

ABBREVIATIONS			
AB.	-ANCHOR BOLT	F.E.(C).	-FIRE EXTINGUISHER(CABINET)
AC.	-AIR CONDITIONER	F.H.	-FIRE HYDRANT
ACT.	-ACOUSTIC TILE	F.H.C.	-FIRE HOSE
AD.	-AREA DRAIN	FIBERGL.	-FIBERGLASS
ADJ.	-ADJUSTABLE	FIN.	-FINISH
ALUM.	-ALUMINUM	FIN.FL.	-FINISH FLOOR
&	-AND	FIN.GR.	-FINISH GRADE
<	-ANGLE	FLR.	-FLOOR
ANGD.	-ANODIZED	FLUOR.	-FLUORESCENT
AP.	-ACCESS PANEL	F.O.	-FACE OF
ARCH.	-ARCHITECTURAL	F.O.S.	-FACE OF STUD
BD.	-BOARD	F.S.P.	-FIRE STANDPIPE
BTUM.	-BTUMINOUS	FR.	-FRAME
BLDG.	-BUILDING	FT.	-FOOT, FEET
BLK(S).	-BLOCKING	FTG.	-FOOTING
BOT.	-BOTTOM	FXTR.	-FIXTURE
BRK.	-BRICK	GA.	-GAUGE
BSMT.	-BASEMENT	GALV.	-GALVANIZED
B.U.R.	-BUILT UP ROOF	GEN.	-GENERAL
C	-CENTERLINE	G.I.	-GALVANIZED IRON
CAB.	-CABINET	GL.	-GLASS
CAP.	-CAPACITY	GLZ.	-GLAZING
CAT.	-CATALOG	GR.	-GRADE
CEM.	-CEMENT(itious)	G.I.	-GALVANIZED IRON
CER.	-CERAMIC	G.F.I.	-GROUND FAULT INTERRUPT
C.F.M.	-CUBIC FEET/MIN	GWBD.	-GYPSUM WALL BOARD
CLG.	-CEILING	HD(R)	-HEAD(ER)
C.J.	-CONTROL JOINT	HWOD.	-HARDWOOD
C.M.U.	-CONCRETE MASONRY UNIT	HWDR.	-HARDWARE
CNTR	-COUNTER	H.M.	-HOLLOW METAL
C.O.	-CLEANOUT	HORZ.	-HORIZONTAL
CONF.	-CONFERENCE	HR.	-HOUR
COL.	-COLUMN	HT.	-HEIGHT
COMM.	-COMMUNICATION	HTR.	-HEATING(ER)
CONC.	-CONCRETE	H.V.A.C.	-HEATING VENTILATION AND AIR CONDITIONING
CONST.	-CONSTRUCTION	I.D.	-INSIDE DIAMETER
CONT.	-CONTINUOUS	IN.	-INCHES
CORR.	-CORRIDOR	INSUL.	-INSULATION
CPT.	-CARPET	INV.	-INVERT
C.T.	-CERAMIC TILE	JAN.	-JANITOR
CTR.	-CENTER	JT.	-JOINT
DET.	-DETAIL	KDVDF.	-KILN DRY VERT. GRAIN DOUG FIR
D.F.	-DRINKING FOUNTAIN	LAM.	-LAMINATE(CON)
DIA.	-DIAMETER	LAV.	-LAVATORY
DIAG.	-DIAGONAL	LB.	-POUND
DIM.	-DIMENSION	LT.(S)	-LIGHT(ING)
DN.	-DOWN	LVR.	-LOUVER
DR.	-DOOR	MACH.	-MACHINE
D.S.	-DOWNSPOUT	MAX.	-MAXIMUM
DWG.	-DRAWING	MECH.	-MECHANICAL
E.	-EAST	MEMB.	-MEMBRANE
EA.	-EACH	MEZZ.	-MEZZANINE
ELEV.	-ELEVATION	MFR.	-MANUFACTURER
ELECT.	-ELECTRICAL	MIN.	-MINIMUM
ELEV.	-ELEVATOR	MISC.	-MISCELLANEOUS
EMER.	-EMERGENCY	MTD.	-MOUNTED
EQ.	-EQUAL	MTG.	-MEETING
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		

ARCHAEOLOGICAL NOTE
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.
VICINITY MAP



HEVRDEJS RESIDENCE

1691 CRESPI LANE
PEBBLE BEACH, CA

A.P.N. 008-371-013

PROJECT DESCRIPTION	OWNER INFORMATION
CONSTRUCTION OF NEW 2 STORY 10,417 S.F. SINGLE FAMILY HOME WITH ATTACHED 799 S.F. GARAGE AND DETACHED 548 S.F. GARAGE AND 810 S.F. ACCESSORY DWELLING UNIT. PROJECT INCLUDES 1094 C.Y. CUT AND 520 C.Y. FILL.	FRANK AND MICHELLE HEVRDEJS 9 GREENWAY PLAZA, SUITE 2400 HOUSTON, TX 77046

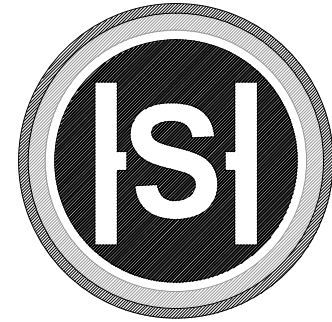
CONSULTANT LIST	ZONING DATA/BUILDING CODE LEGEND
ARCHITECTURE: STERLING + HUDDLESON P.O. BOX 221092 CARMEL, CA 93923 831.624.4363	A.P.N.: 008-373-013 LOT SIZE.: 2.12 AC (92,410 S.F.) ZONE: LDR/1.5-D(CZ) OCCUPANCY GROUP: R-3/U GENERAL PLAN DESIGNATION: RESIDENTIAL TYPE OF CONSTRUCTION: TYPE V-B FIRE SPRINKLERS: YES STORIES: 2 HEIGHT LIMIT: 30'-0" RESIDENCE 15'-0" ACCESSORY UNIT
SURVEY/CIVIL: C3 ENGINEERING, INC. 126 BONIFACIO PLACE MONTEREY, CA 93940 831.647.1192 CONTACT: FRANK CAMPO	TREE REMOVAL: NONE APPROX GRADING QUANTITIES: CUT: 1094 C.Y. FILL: 520 C.Y.
STRUCTURAL: STUDIO ENGINEERS, INC. 1108 DE LA VINA SANTA BARBARA, CA 93101 805.962.2780 CONTACT: JOSEPH TASCA	PARKING REQUIRED: 2 PARKING PROVIDED: 4 COVERED, 2 UNCOVERED
MECHANICAL: MONTEREY ENERGY GROUP 26465 CARMEL RANCHO BLVD. STE 8 CARMEL, CA 93923 831.372.8328 CONTACT: DAVID KNIGHT	WATER PROVIDER: CAL-AM SEWER PROVIDER: PBCSD
SOILS: SOILS SURVEYS INC. 103 CHURCH STREET SALINAS, CA 93901 831.757.2172 CONTACT: BELINDA TALUBAN	
LANDSCAPE: FLORAVISTA 19017 KAREN DRIVE PRUNEDALE, CA 93907 831.663.7652 CONTACT: DINAH IRINO	
ARBORIST: FRANK ONO 1213 MILES AVENUE PACIFIC GROVE, CA 93950 831-373-7086	

SQUARE FOOT ANALYSIS
LOT SIZE: 2.12 AC (92,410 S.F.)
EXISTING IMPERVIOUS COVERAGE TABULATION:
BUILDING FOOTPRINT 6,251 S.F. TERRACES, WALKWAYS, WALLS 5,837 S.F. A.C. DRIVEWAY 15,741 S.F.
EXISTING IMPERVIOUS COVERAGE 27,829 S.F.
PROPOSED IMPERVIOUS COVERAGE TABULATION:
BUILDING FOOTPRINT 7,718 S.F. DETACHED GARAGE 548 S.F. ACCESSORY DWELLING UNIT 810 S.F. MAIN TERRACE 1,898 S.F. A.C. DRIVEWAY (PORTION OF EXISTING) 8,072 S.F.
PROPOSED IMPERVIOUS COVERAGE 19,046 S.F.
SITE COVERAGE TABULATION:
BUILDING FOOTPRINT 7,718 S.F. DETACHED GARAGE 548 S.F. ACCESSORY DWELLING UNIT 810 S.F. DECKS >24" ABOVE GRADE 1,898 S.F. COVERED ENTRY 320 S.F.
TOTAL SITE COVERAGE (12.2%) 11,294 S.F. ALLOWABLE SITE COVERAGE (15.0%) 13,862 S.F.
FLOOR AREA TABULATION
MAIN LIVING AREA 6,930 S.F. LOWER LIVING AREA 3,487 S.F. ACCESSORY DWELLING UNIT 810 S.F. ATTACHED GARAGE 799 S.F. DETACHED GARAGE 548 S.F.
TOTAL FLOOR AREA (13.6%) 12,574 S.F. ALLOWABLE FLOOR AREA (17.5%) 16,172 S.F.

PROJECT NOTES
1. THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2016 CALIFORNIA RESIDENTIAL CODE (CRC), 2016 CALIFORNIA MECHANICAL CODE (CMC), 2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA ELECTRICAL CODE (CEC) CALIFORNIA ENERGY CODE (CENC), 2016 CALIFORNIA FIRE CODE AND GREEN BUILDING STANDARDS.
2. CONSTRUCTION WASTE MANAGEMENT: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4.
3. PRIOR TO BUILDING PERMIT FINAL APPROVAL, T HE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R327.1.5.
PEBBLE BEACH CONDITIONS
1. ALL NEW FOUNDATIONS WITHIN THREE FEET OF A SETBACK WILL REQUIRE PROOF OF SURVEY OR LOCATION OF EXISTING PROPERTY CORNERS FOR ON-SITE MEASUREMENT PURPOSES PRIOR TO POURING CONCRETE AND AN AVERAGE GRADE BENCHMARK SHALL BE SET TO MEASURE THE 2ND STORY HEIGHT.
2. NO NATIVE TREES SHALL BE REMOVED WITHOUT ISSUANCE OF A TREE REMOVAL PERMIT FROM PEBBLE BEACH COMPANY AFTER ISSUANCE OF A BUILDING PERMIT FROM MONTEREY COUNTY, AND ANY NATIVE TREES REMOVED SHALL BE REPLACED/MITIGATED WITH AN APPROVED REPLANTING PLAN USING NATIVE ENDEMIC TREES SUCH AS COAST LIVE OAK OR MONTEREY CYPRESS/PINE.
3. FINAL REVIEW OF ACTUAL PAINT/STAIN ON STRUCTURE TO BE STAFF APPROVED.
4. ALL DRAINAGE SHALL BE CONTAINED ON-SITE AND ANY DRAINAGE WHICH ADVERSELY AFFECTS NEIGHBORING PROPERTIES OR THE PEBBLE BEACH COMPANY ROAD RIGHT-OF WAY SHALL BE ADDRESSED AND REMEDIED BY THE APPLICANT, THIS INCLUDES ALL SUMP PUMPS.
5. ALL DRIVEWAY CONNECTIONS TO THE PEBBLE BEACH COMPANY ROAD RIGHT-OF-WAY SHALL BE ASPHALT AND SHALL BE MAINTAINED BY THE APPLICANT.

DEFERRED SUBMITTALS
1. THE FIRE SPRINKLERS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL AT A LATER DATE.

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CIVIL	A1.1	SITE PLAN
	C1	COVER SHEET & GENERAL NOTES
	C2	SLOPE MAP
	C3	GRADING & DRAINAGE PLAN - MAIN HOUSE
	C4	GRADING & DRAINAGE PLAN - ACC. DWELLING UNIT
ARCHITECTURAL	C5	SITE CROSS SECTIONS & DETAILS
	C6	EROSION CONTROL PLAN
	A2.1	MAIN LEVEL PLAN
	A2.1.1	ENLARGED PARTIALMAIN LEVEL PLAN
	A2.1.2	ENLARGED PARTIALMAIN LEVEL PLAN
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	A2.2.1	ENLARGED LOWER LEVEL PLAN
	A2.3	ACCESSORY DWELLING UNIT PLAN
	A2.3.1	ENLARGED ACCESSORY DWELLING UNIT PLAN
	A3.1	ROOF PLAN
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	A4.2	LOWER LEVEL REFLECTED CEILING PLAN
	A5.1	BUILDING SECTIONS
	A5.2	BUILDING SECTIONS
	A6.1	EXTERIOR ELEVATIONS
PLUMBING & MECHANICAL	A6.2	EXTERIOR ELEVATIONS
	A6.3	EXTERIOR ELEVATIONS
	A8.1	DOOR SCHEDULE
	A8.2	WINDOW SCHEDULE
	A8.3	FINISH SCHEDULES
LANDSCAPE	A9.1	DETAILS
	A9.2	DETAILS
	A9.3	DETAILS
	A9.4	DETAILS
	A9.5	DETAILS
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	E1.2	LOWER LEVEL ELECTRICAL PLAN
	EX1.1	EXTERIOR LIGHTING PLAN
	S1.1a	GENERAL NOTES & ABBREVIATIONS
	S1.1b	GENERAL NOTES & SPECIAL INSPECTIONS
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	S1.3	TYPICAL DETAILS
	S1.4	TYPICAL STAIR DETAILS
	S1.5	STEEL STRONGWALL TYPICAL DETAILS
	S1.6	STEEL STRONGWALL TYPICAL DETAILS
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	S2.1	LOWER FOUNDATION PLAN
	S2.2	MAIN FOUNDATION & FLOOR FRAMING PLAN
	S2.3	MAIN ROOF FRAMING PLAN
	S2.4	DETACHED GARAGE & ADU FOUNDATION & ROOF FRAMING PLANS
LANDSCAPE	S3.1	FOUNDATION DETAILS
	S3.2	FOUNDATION DETAILS
	S4.1	FRAMING DETAILS
	S4.2	FRAMING DETAILS
LANDSCAPE	M0.1	NOTES
	M0.2	NOTES
	M0.3	ENERGY COMPLIANCE - MAIN RESIDENCE
	M0.4	ENERGY COMPLIANCE - ACCESSORY UNIT
	M0.5	RESIDENTIAL MANDATORY MEASURES SUMMARY
LANDSCAPE	M2.1	LOWER LEVEL RADIANT HEATING PLAN
	M2.2	PARTIAL MAIN LEVEL RADIANT HEATING PLAN
	M2.3	PARTIAL MAIN LEVEL & ACCESSORY UNIT RADIANT HEATING PLAN
	M2.4	LOWER LEVEL VENTILATION PLAN
	M2.5	PARTIAL MAIN LEVEL VENTILATION PLAN
LANDSCAPE	M2.6	PARTIAL MAIN LEVEL AND ACCESSORY UNIT VENTILATION PLAN
	M6.1	MAIN RESIDENCE PIPING SCHEMATIC
	M6.2	MAIN RESIDENCE CONTROLS SCHEMATIC
	M6.3	ACCESSORY UNIT PIPING SCHEMATIC
	M6.4	DETAILS
LANDSCAPE	M6.5	MAIN RESIDENCE HEAT SOURCE VENTING
	P2.1	GAS LINE SCHEMATIC
	L1	PLANTING PLAN
	L2	IRRIGATION PLAN
ASSESSOR'S PARCEL MAP		



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A.P.N. 008-371-013

Prepared by:

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Action:

06.13.17 PLANNING SUBMITTAL

07.10.17 PLANNING REVISION

11.15.17 BUILDING SUBMITTAL

12.12.17 IMPERVIOUS REDUCTION

BUILDING P/C 01.22.18

Date: 06.12.17

Scale: NONE

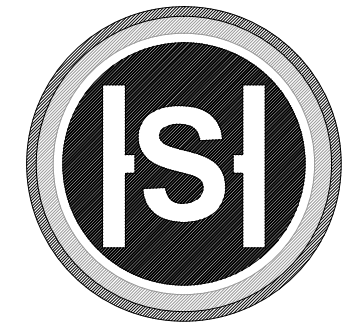
Drawn:

Description:

TITLE SHEET

Sheet No:

T-1.1



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Action:

06.13.17 PLANNING
SUBMITTAL

Date: 05.30.17

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

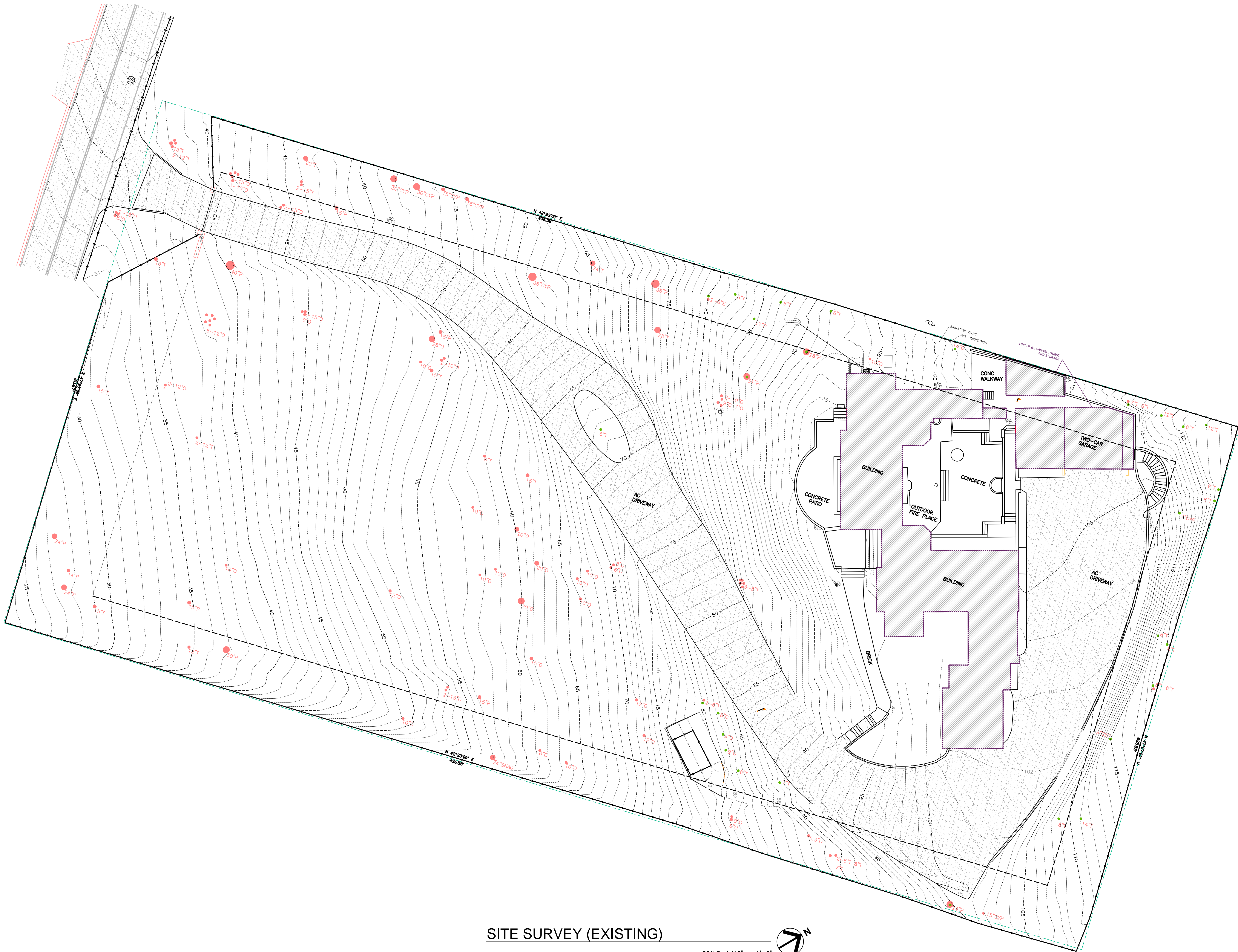
Drawn:

Description:

SITE SURVEY

Sheet No:

A-1.0



SITE SURVEY (EXISTING)

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



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SterlingHudson.com

Action:

06.13.17	PLANNING SUBMITTAL
11.15.17	BUILDING SUBMITTAL
12.12.17	IMPERVIOUS REDUCTION

Date: 07.19.17

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

Drawn: _____

Description:

PROPOSED

SITE PLAN

Sheet No:

Sheet No. **A 1 1**

A-1.1





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Action:
06.13.17 PLANNING
SUBMITTAL

Date: 06.12.17

Scale: 1/8"=1'-0"

Drawn:

Description:

PROPOSED
MAIN LEVEL

Sheet No:

A-2.1



SYMBOLS LEGEND

- EXISTING FOOTPRINT
- PERVIOUS PAVERS

SYMBOLS LEGEND

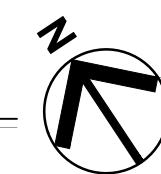
- FINISHES PER SHEET A-7.1
- DOOR PER SHEET A-7.2
- WINDOW PER SHEET A-7.2

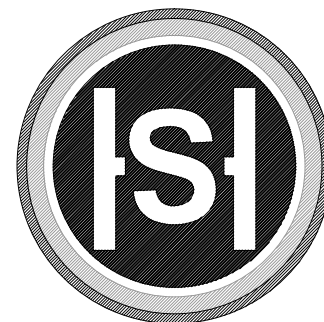
WALL LEGEND

- 2X6 (MIN.) STUD WALL @ 16" O.C.
3" PLYWOOD AT EXTERIOR WALLS
- 2X6 (MIN.) STUD WALL @ 16" O.C.
W/ THIN STONE VENEER

MAIN LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"





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Action:

06.13.17 PLANNING
SUBMITTAL

Date:

06.12.17

Scale:

1/8"=1'-0"

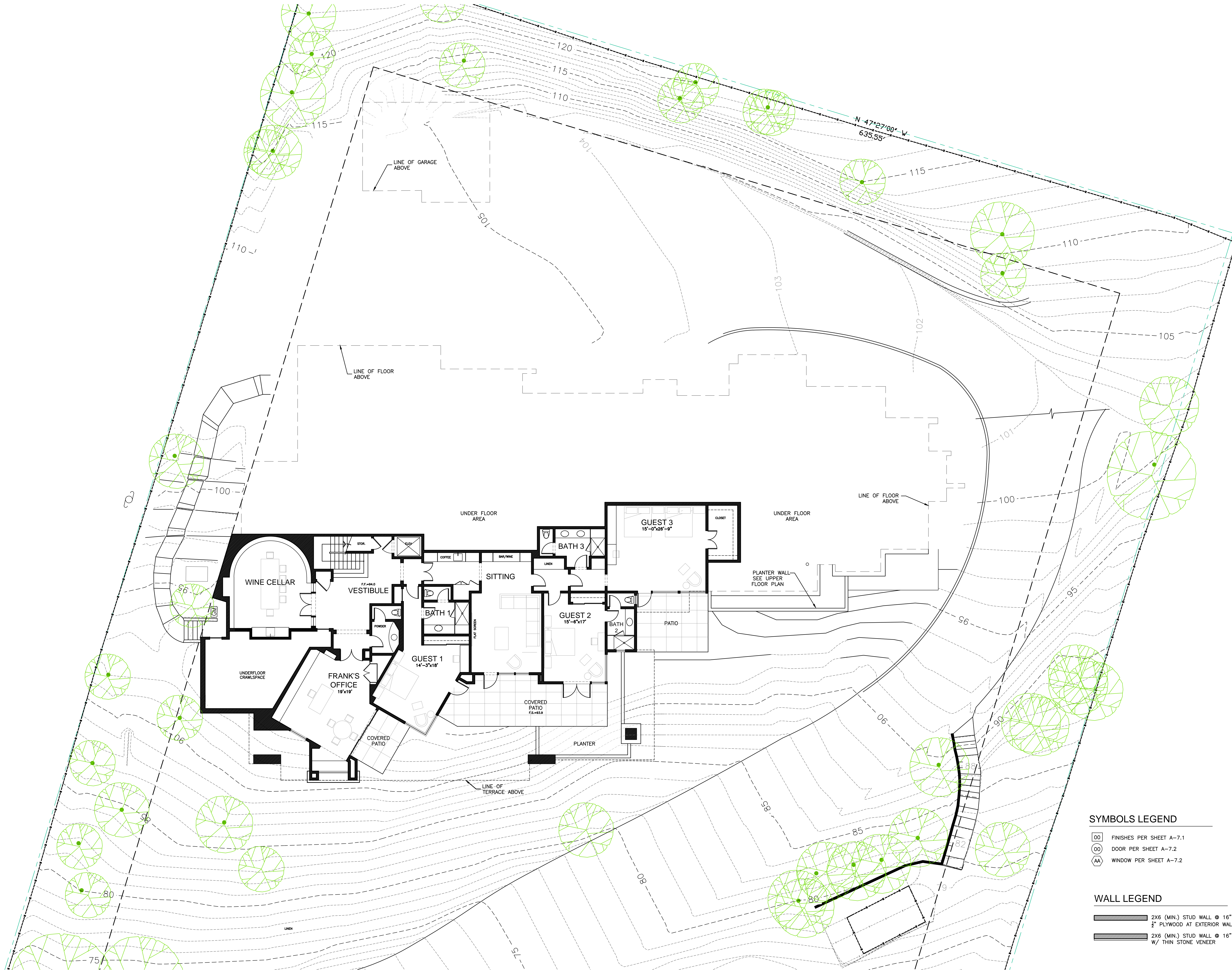
Drawn:

Description:

PROPOSED
LOWER LEVEL

Sheet No:

A-2.2



SYMBOLS LEGEND

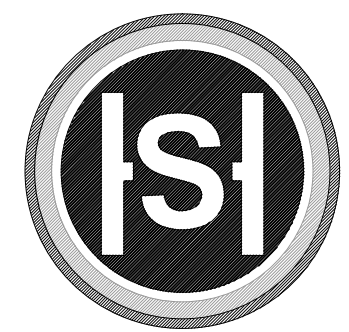
- 00 FINISHES PER SHEET A-7.1
- 00 DOOR PER SHEET A-7.2
- AA WINDOW PER SHEET A-7.2

WALL LEGEND

- 2X6 (MIN.) STUD WALL @ 16" O.C.
3/4" PLYWOOD AT EXTERIOR WALLS
- 2X6 (MIN.) STUD WALL @ 16" O.C.
W/ THIN STONE VENEER

LOWER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



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Action:

06.13.17 PLANNING
SUBMITTAL

Date: 06.12.17

Scale: 1/8"=1'-0"

Drawn:

Description:
PROPOSED
ACCESSORY
DWELLING UNIT

Sheet No:

A-2.3



SYMBOLS LEGEND

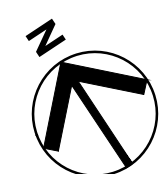
- 00 FINISHES PER SHEET A-7.1
- 00 DOOR PER SHEET A-7.2
- AA WINDOW PER SHEET A-7.2

WALL LEGEND

- 2X6 (MIN.) STUD WALL @ 16" O.C.
1/2" PLYWOOD AT EXTERIOR WALLS
- 2X6 (MIN.) STUD WALL @ 16" O.C.
W/ THIN STONE VENEER

ACCESSORY UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0"





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Action:

06.13.17 PLANNING
SUBMITTAL

Date: 05.30.17

Scale: 1/8"=1'-0"

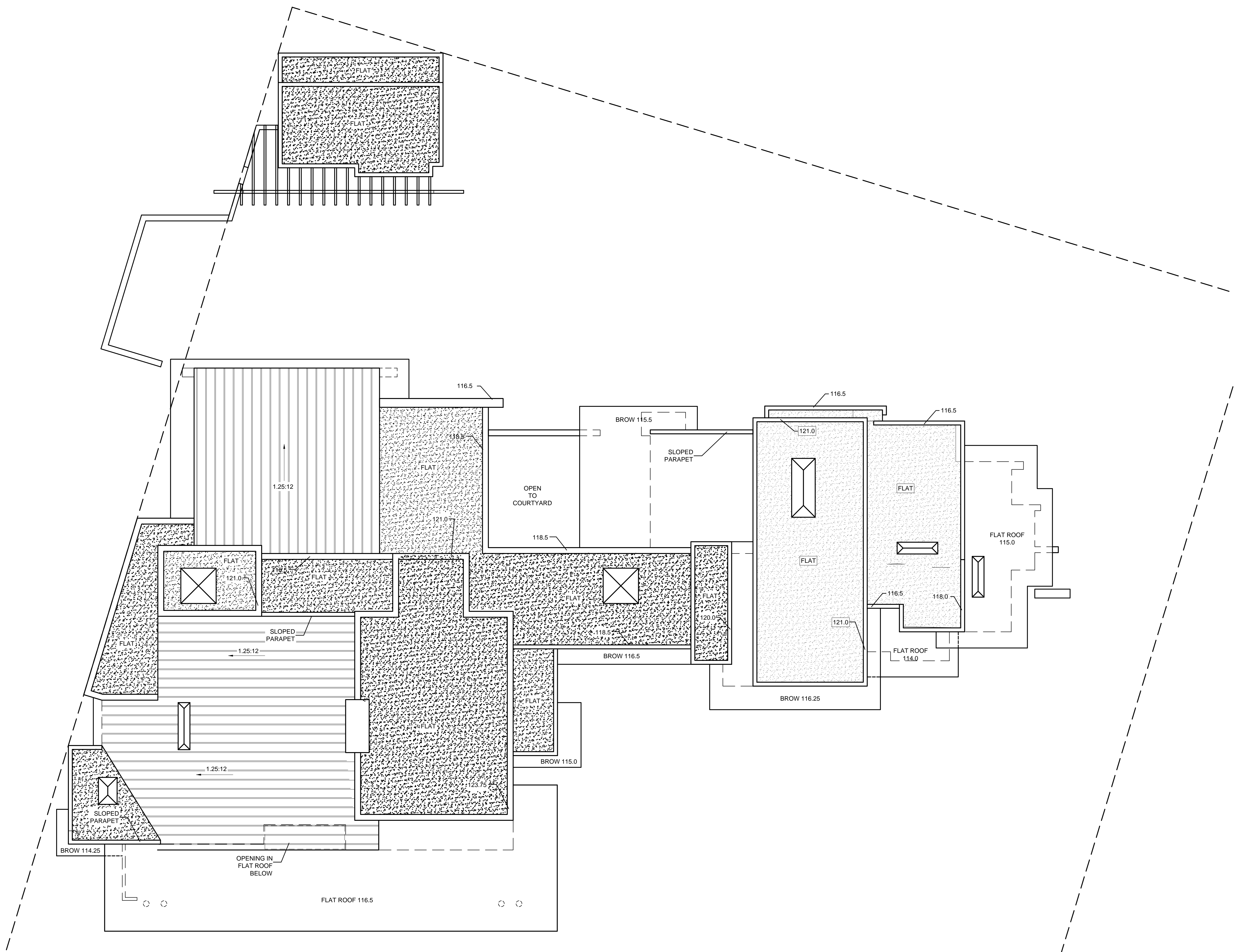
Drawn:

Description:

PROPOSED
ROOF PLANS

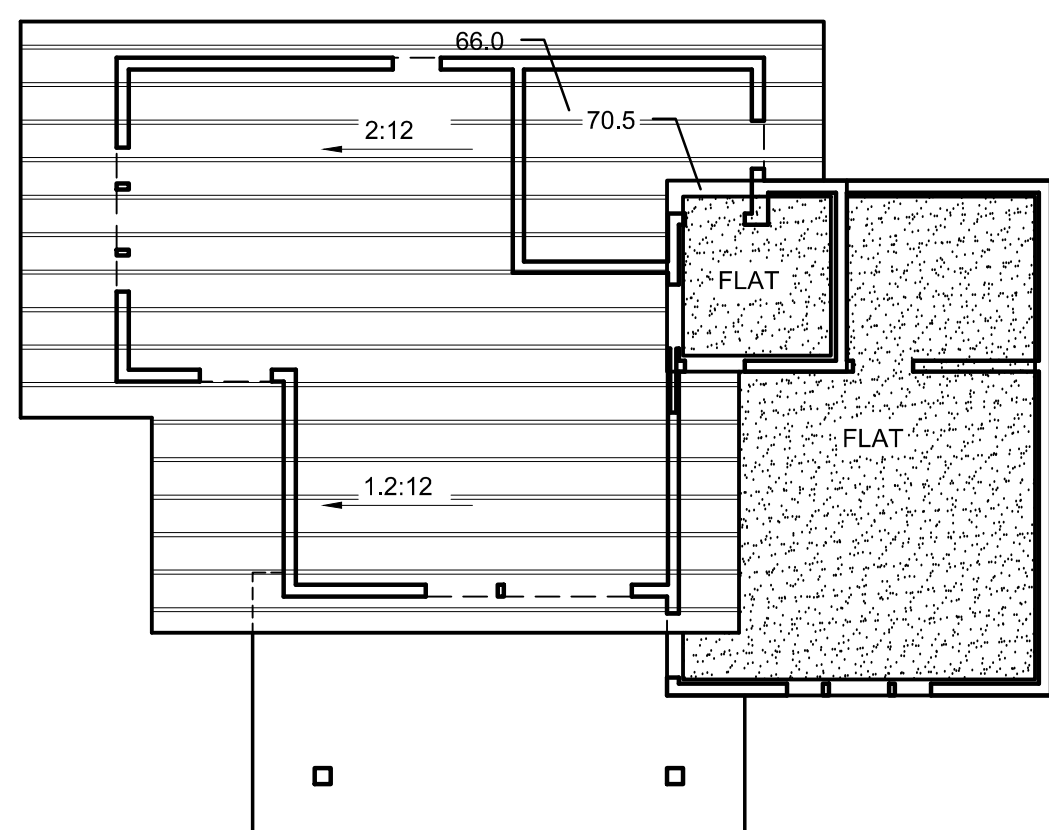
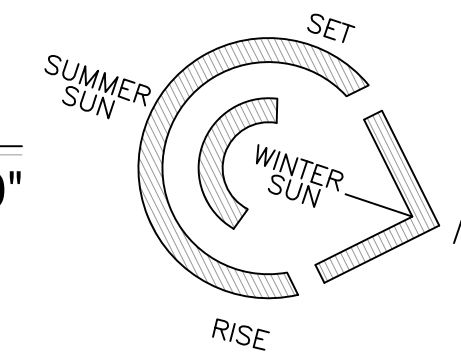
Sheet No:

A-3.1



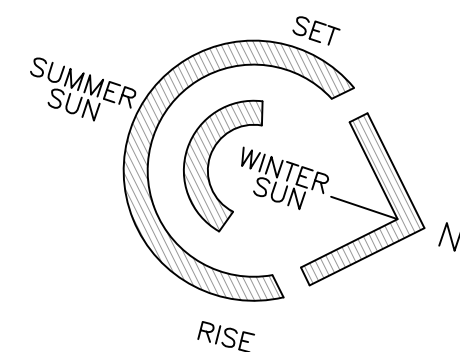
MAIN RESIDENCE ROOF PLAN

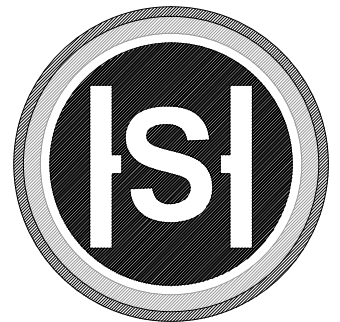
SCALE: 1/8" = 1'-0"



ACC. DWELLING UNIT ROOF PLAN

SCALE: 1/8" = 1'-0"





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PROPOSED SOUTH ELEVATION

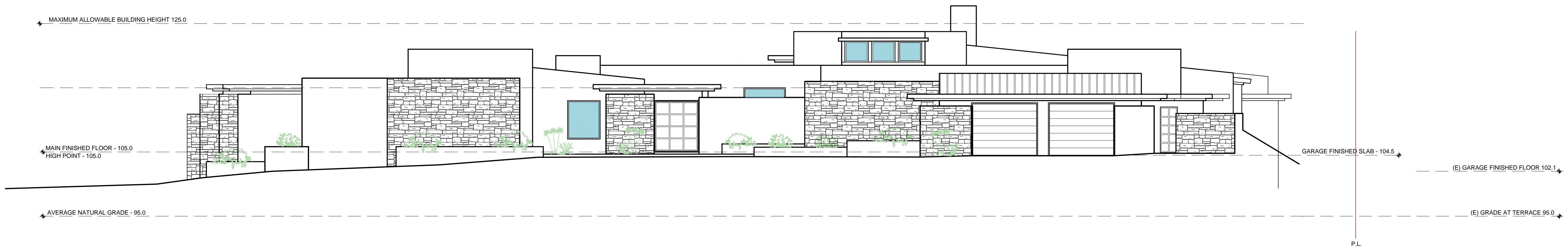
SCALE: 1/8"=1'-0"

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Action:



PROPOSED NORTH ELEVATION

SCALE: 1/8"=1'-0"

Date: 06.12.17

Scale: 1/8" = 1'-0"

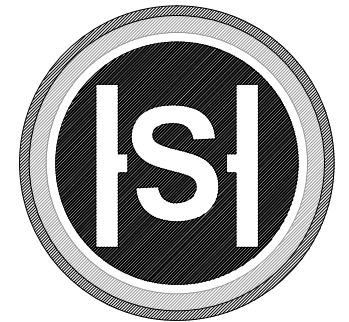
Drawn:

Description:

EXTERIOR
ELEVATIONS

Sheet No:

A-6.1

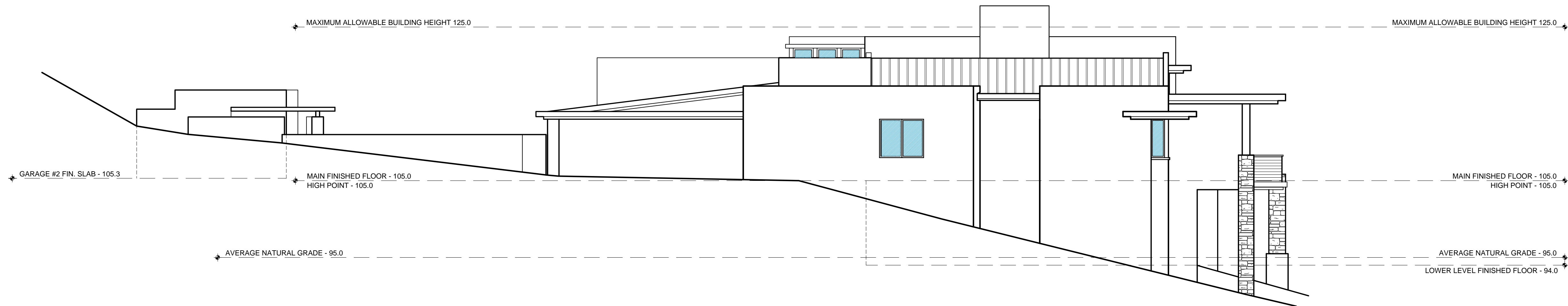


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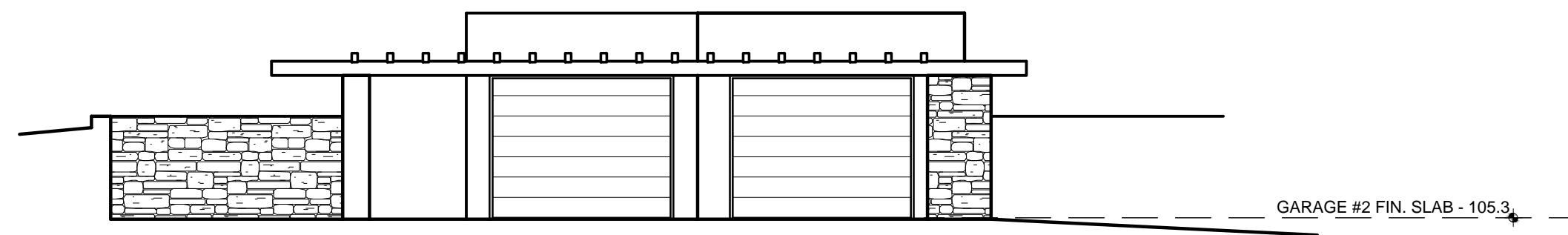
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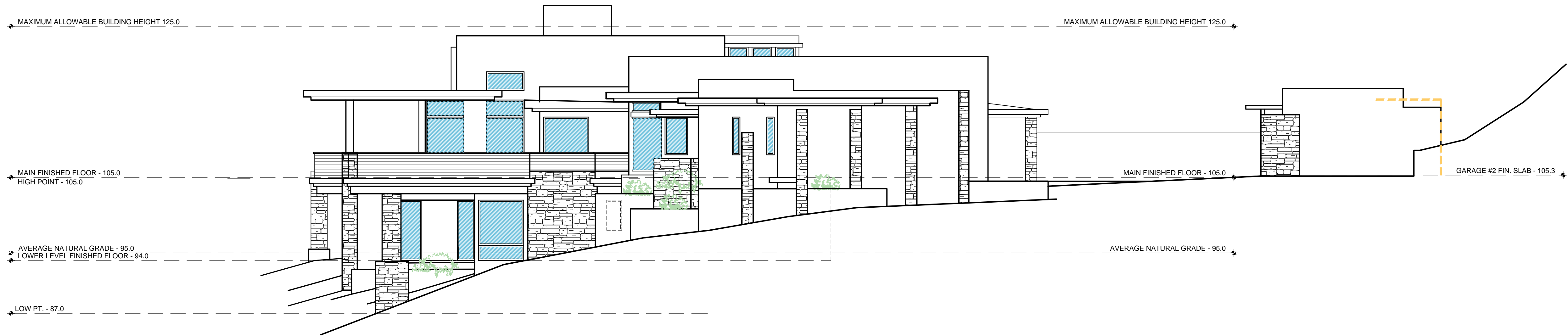
PROPOSED WEST ELEVATION

SCALE: 1/8"=1'-0"



GARAGE 2 - SOUTH ELEVATION

SCALE: 1/8"=1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/8"=1'-0"

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Action:

Date: 06.12.17

Scale: 1/8" = 1'-0"

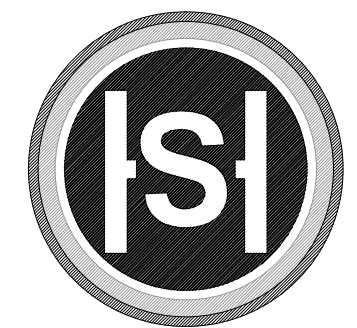
Drawn:

Description:

EXTERIOR
ELEVATIONS

Sheet No:

A-6.2

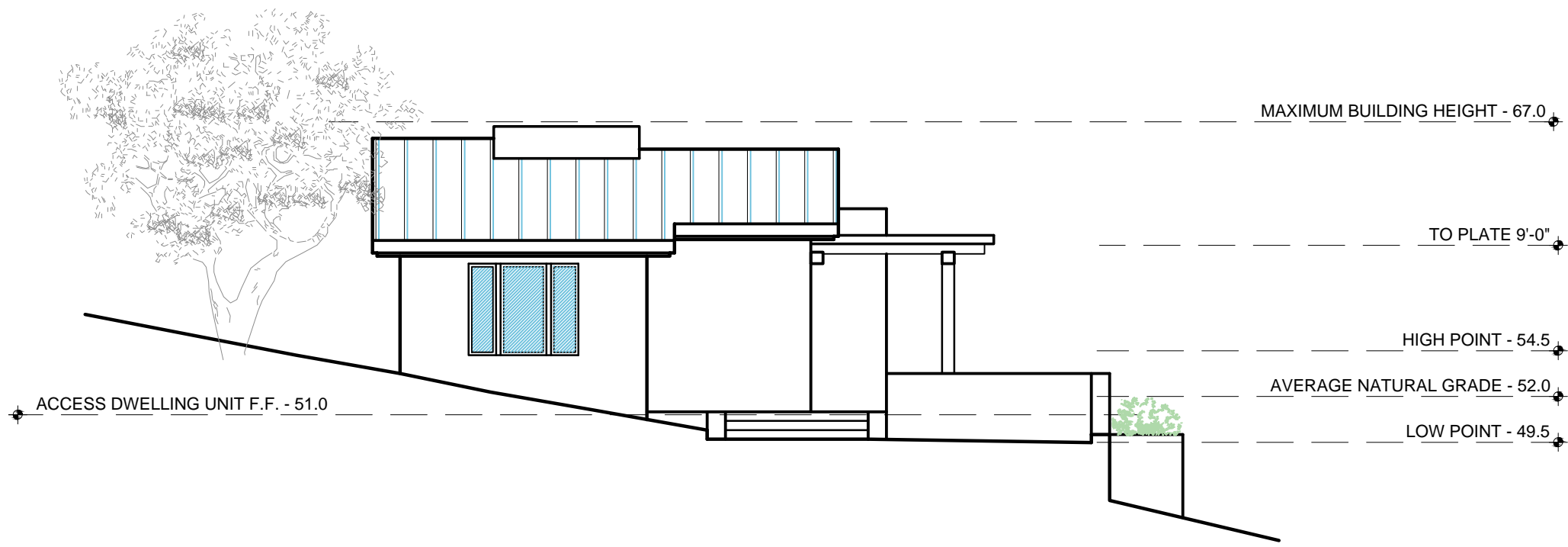


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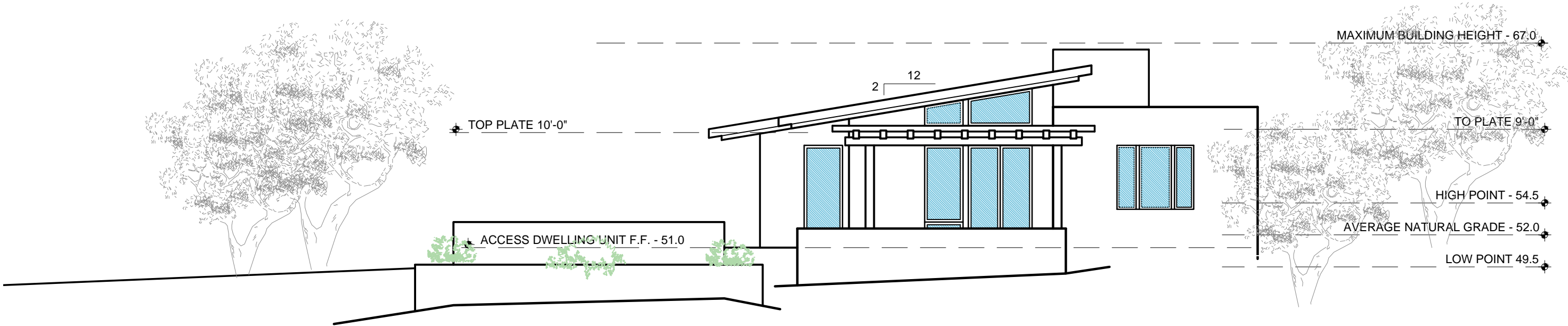
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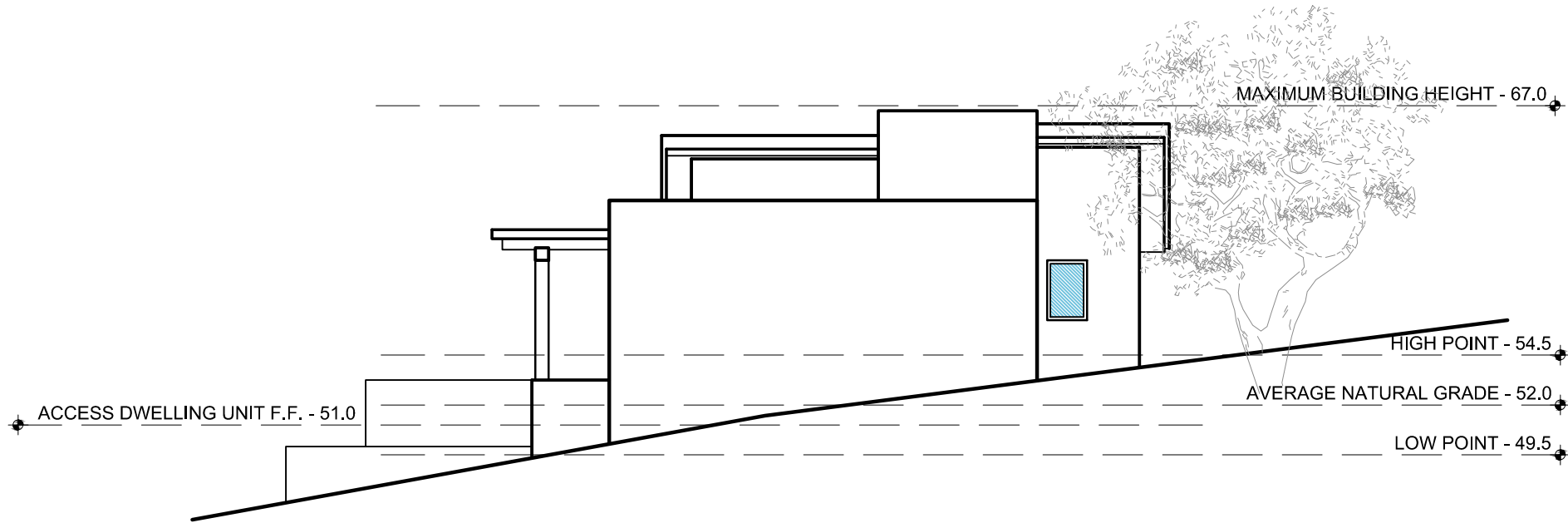
ACCESSORY DWELLING UNIT - WEST ELEVATION

SCALE: 1/8" = 1'-0"



ACCESSORY DWELLING UNIT - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



ACCESSORY DWELLING UNIT - EAST ELEVATION

SCALE: 1/8" = 1'-0"

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Action:

Date: 05.30.17

Scale: 1/8" = 1'-0"

Drawn:

Description:

EXTERIOR
ELEVATIONS

Sheet No:

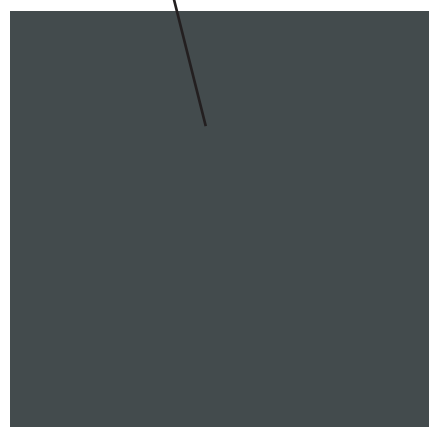
A-6.3



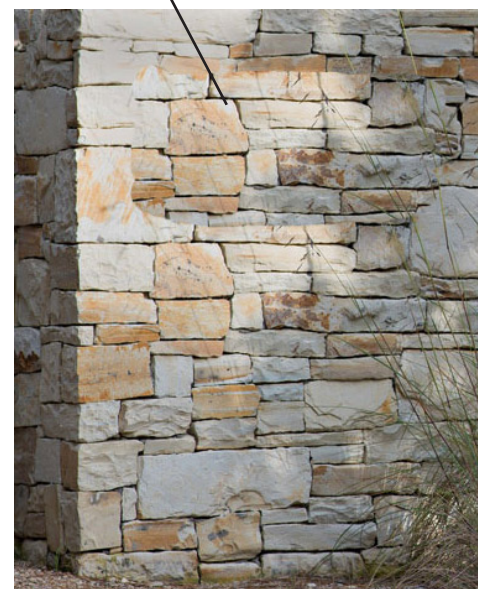
GLASS RAILING, TYPICAL



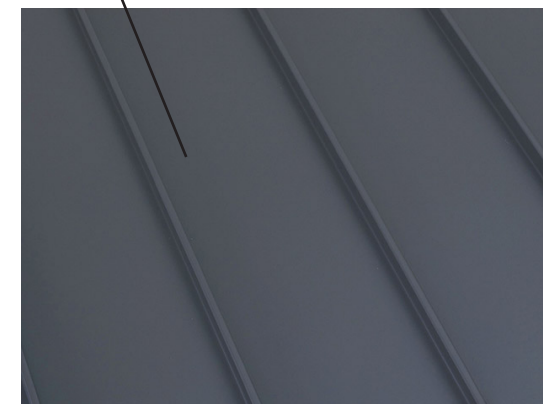
SMOOTH TROWEL STUCCO
COLOR: BM PALE OAK



ALUMINUM WINDOWS
BY FLEETWOOD (OR EQ.)
COLOR: GUNMETAL



NATURAL DRYSTACKED
CARMEL STONE (OR EQ.)



STANDING SEAM METAL
ROOF (WHERE APPLICABLE)
COLOR: VERMONT SLATE



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