

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

In the matter of the application of:

CAT'S CAPE LLC (PLN170830)

RESOLUTION NO. 18 - 040

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the project qualifies as a Class 1 and Class 3 Categorical Exemption pursuant to Sections 15301 and 15303 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 2,071 square foot first level addition and a 1,055 square foot second level addition to an existing 9,058 square foot single-family dwelling, construction of a 110 square foot pool house, a 769 square foot pool, and relocation of one Coast Live oak tree; a Coastal Administrative Permit and Design Approval to allow construction of a 815 square foot accessory dwelling unit; and a Coastal Development Permit to allow development within 750 feet of known archaeological resources; subject to twenty (20) conditions of approval.

3410 17-Mile Drive, Pebble Beach, Del Monte Forest
Land Use Plan, Coastal Zone (APN: 008-381-003-
000)

The Cat's Cape LLC application (PLN170830) came on for a public hearing before the Monterey County Zoning Administrator on July 12, 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 / 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 additions to an existing single-family dwelling, a detached accessory structure, and an accessory dwelling unit.

- b) The property is located at 3410 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-381-003-000), 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 (including additions), habitable accessory dwelling units, and non-habitable accessory structures are identified as allowed uses pursuant to Monterey County Code (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). Therefore, the proposed development is an allowed use for this site.
- c) The 2.43-acre (105,757 square feet) lot is identified as Parcel 9, within Block 129, on Assessor's Map Book 8, Page 38, in both 1964 (Volume 1) and 1972 (Volume 3), and under separate ownership. Thus, the property is a legal lot of record.
- d) 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)
- e) 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/or regulations of the applicable MCC.
- f) 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.
- g) The following technical report has been prepared:
 - Preliminary Cultural Resources Reconnaissance (Revised) (LIB170447) prepared by Archaeological Consulting, Salinas, California, October 27, 2017.County staff has independently reviewed this report and concurs with its conclusions.
- h) Design. See Finding No. 2.
- i) Accessory Dwelling Unit. See Finding No. 4.
- j) Public Access. See Finding No. 5.
- k) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on subject property.
- l) 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. As proposed, the project

would result in site coverage, including impervious surfaces, of 9,000 square feet, which is at the combined maximum allowed and consistent with Policy 77. See Finding No. 2, Evidence f.

- m) The project planner conducted a site inspection on January 4, 2018, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.
- n) 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. A revised archaeological survey (LIB170447) 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.
- o) 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 Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on December 21, 2017, at which all persons had the opportunity to be heard, and voted 5 – 0 to support the project as proposed. The LUAC also noted the need for separate entitlements required by MCC if the property owner proposes to use the property as a short-term rental or for assemblages of people. At this time, the Applicant has proposed neither of these uses, and the subject Combined Development Permit does not entitle either of these uses.
- p) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170830.

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 2.43-acre lot with additions to an existing single-family dwelling, an accessory dwelling unit, and a detached non-habitable accessory structure.
 - 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 light gray shingle roof and beige stucco exterior walls. 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 west (i.e., coastal) side of 17-Mile Drive, the development proposal will not interfere with visual access along 17-Mile Drive because the development on the property is not readily 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 additions and the accessory dwelling unit does not significantly increase the bulk and mass of the existing development if viewed from Stillwater Cove, 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 additions, accessory dwelling unit, and detached pool house are 27.0 feet, 15.0 feet, and 9.0 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 2.43 acres or 105,757 square feet, which would allow site structural coverage of 15,864 square feet and floor area of 18,507 square feet. As proposed, the project would result in site structural coverage of 8,248 square feet or 7.8 percent, and floor area of 13,084 square feet or 12.4 percent.

Therefore, as proposed, the project meets all required development standards. See also Finding No. 2, Evidence f, below.

- f) Combined Structural and Impervious Surface Coverage. The project site is located within Pescadero Watershed, a designated watershed of the Del Monte Forest (DMF) as shown on the DMF Land Use Plan (LUP) Figure 2b; therefore, site structural and impervious surface coverage are limited to 9,000 square feet per Policy 77 of the DMF LUP.

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 Area of Special Biological Significance (ASBS). The existing site coverage total is 10,147 square feet, which includes 5,304 square feet of structural coverage and 4,843 square feet of impervious surface coverage (terraces and pond). The existing site development was completed prior to the adoption of the Del Monte Forest Land Use Plan. Therefore, the existing development is legal, non-conforming with regard to applicable watershed coverage limitations. The project would convert the existing 4,843 square feet of impervious surface coverage to 3,696 square feet of structural and impervious surface coverage, resulting in a net reduction of 1,147 square feet of overall impervious site coverage, thereby bringing the resulting total coverage into conformance with the limit of 9,000 square feet.

- g) The project planner conducted a site inspection on January 4, 2018, 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.
- h) 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 15301 (Class 1) and 15303 (Class 3), categorically exempt the minor alteration of existing public or private structures and facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, as well as the construction of new, small facilities or structures.
- b) The proposed project involves construction of additions to an existing single-family dwelling and accessory structures on a residentially-zoned parcel within a developed neighborhood. As proposed, the

main dwelling unit and non-habitable accessory structure would be located on the same approximate hardscape and landscape footprint as the current structure and improvements. The Applicant also proposes to construct an accessory dwelling unit on an area of the property that has been previously disturbed as developed hardscape and landscaping. Therefore, the project is consistent with the parameters of the Class 1 and 3 categorical exemptions.

- 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 January 4, 2018.
- 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 PLN170830.

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 815 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 wastewater collection and treatment system has adequate remaining capacity for sewage disposal for the new unit. See Finding No. 6, Health and Safety, and supporting evidence.
- 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 technical report to address potential traffic impacts. In addition, upon application for the construction permits, the Applicant shall be required to pay applicable traffic impacts fees (Condition No. 10).
- f) The project planner conducted a site inspection on January 4, 2018, 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 PLN170830.

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). See Evidence e below.
 - e) Based on review of the project location on the west (i.e., coastal) side of 17-Mile Drive, the development proposal will not interfere with visual access along 17-Mile Drive because the development on the property is not readily 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 additions and the accessory dwelling unit does not significantly increase the bulk and mass of the existing development if viewed from Stillwater Cove, and would not increase the visual impacts over the existing baseline. As proposed, the project is consistent with the applicable visual resource and public access policies of the Del Monte Forest Land Use Plan.

- f) The project planner completed a site inspection on January 4, 2018, to verify that the proposed project would not impact public 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 PLN170830.

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

- EVIDENCE:**
- a) The project was reviewed by RMA-Planning, Pebble Beach Community Services District (Fire Protection District), RMA-Public Works, RMA-Environmental Services, and Water Resources Agency, and conditions have been recommended, 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) All necessary public facilities are available. 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 wastewater collection and treatment system has adequate remaining capacity for sewage disposal from the accessory dwelling unit and residence additions.
 - c) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN170830.

7. **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 1 and Class 3 Categorical Exemption pursuant to Sections 15301 and 15303 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 2,071 square foot first level addition and a 1,055 square foot second level addition to an existing 9,058 square foot single-family dwelling, construction of a 110 square foot pool house and a 769 square foot pool, and relocation of one Coast Live oak tree; a Coastal Administrative Permit and Design Approval to allow construction of a 815 square foot accessory dwelling unit; and a Coastal Development Permit to allow development within 750 feet of known archaeological resources; in general conformance with the attached plans and subject to twenty (20) conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of July, 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JUL 12 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 JUL 23 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

PLN170830

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN170830) allows construction of a 2,071 square foot first level addition and a 1,055 square foot second level addition to an existing 9,058 square foot single-family dwelling, a 110 square foot pool house, a 769 square foot pool, a 798 square foot accessory dwelling unit, development within 750 feet of archaeological resources, and relocation of 1 Coast Live oak tree. The property is located at 3410 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-381-003-000), 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 - 040) was approved by the Zoning Administrator for Assessor's Parcel Number 008-381-003-000 on July 12, 2018. The permit was granted subject to twenty (20) 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 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 RMA-Planning.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

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

If the coroner determines the remains to be Native American:

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

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

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

In addition, the Applicant/Contractor, under the supervision of a qualified archaeologist, shall install protective construction fencing between the area of impact and the area of known resources on the adjacent parcel. This protective construction fencing shall remain in place throughout the duration of the construction process. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall include the requirements of this condition as a note on all grading and building plans.

Prior to the issuance of grading or building permits, the Owner/Applicant, per a qualified archaeologist, shall install the construction fencing and submit evidence of installation to RMA-Planning. The protective construction fencing shall be maintained throughout the duration of the construction process.

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

4. 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. 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 applicant shall submit an exterior lighting plan as part of the construction permit plan set. The exterior lighting plan 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 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 an exterior lighting plan to RMA-Planning for review and approval. The exterior lighting plan shall be incorporated into final building plans.

Prior to final, the Owner/Applicant shall submit written and photographic evidence demonstrating that the lighting has been installed according to applicable requirements and 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.

6. 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 July 12, 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 Chief of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

7. 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.

8. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to RMA-Building Services and RMA-Planning for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA-Planning and RMA-Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to RMA-Planning and RMA-Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to RMA-Planning and RMA-Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

9. 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) Development Services 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: Prior to issuance of any grading permit or building permit, the Owner/Applicant/Contractor shall prepare and submit a CMP to RMA-Development Services for review and approval.

The Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phases of the project.

10. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

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

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

11. 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.

12. 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.

13. GEOTECHNICAL REPORT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Geotechnical Report with project specific recommendations. The report shall include data regarding the nature, distribution, and strength of existing soils, as well as, a description of the site geology and any applicable geologic hazards. The report shall also include project specific recommendations and conclusions regarding design criteria and grading procedures. (RMA-Environmental Services)

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

14. 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. 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. (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.

15. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a stormwater control plan, prepared by a registered civil engineer or architect, in conformance with the development standards outlined in Monterey County Code 20.147.030. Improvements shall be constructed in accordance with plans approved by RMA-Environmental Services. (RMA-Environmental Services)

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

16. 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.

17. 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.

18. 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.

19. GEOTECHNICAL REVIEW CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from the licensed practitioner that their geotechnical recommendations have been incorporated into the grading plan and stormwater control plan. (RMA-Environmental Services)

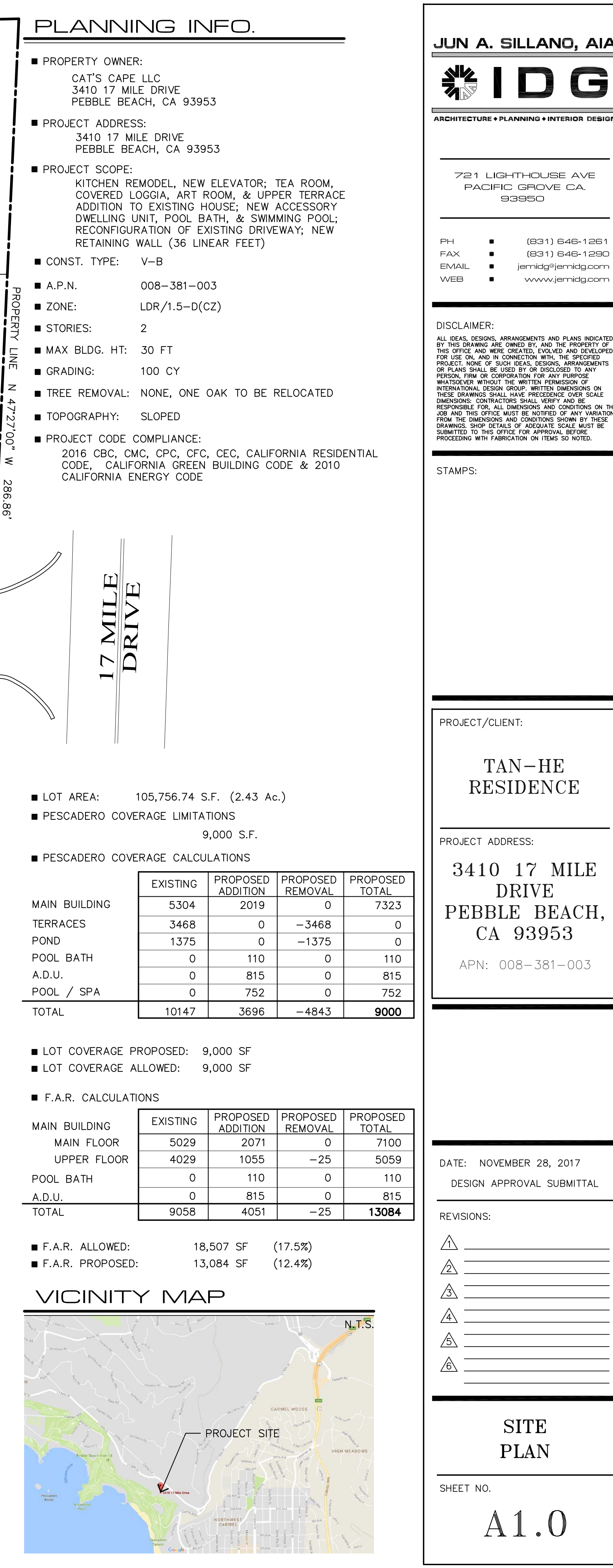
Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permit, the applicant shall provide certification from the licensed practitioner(s).

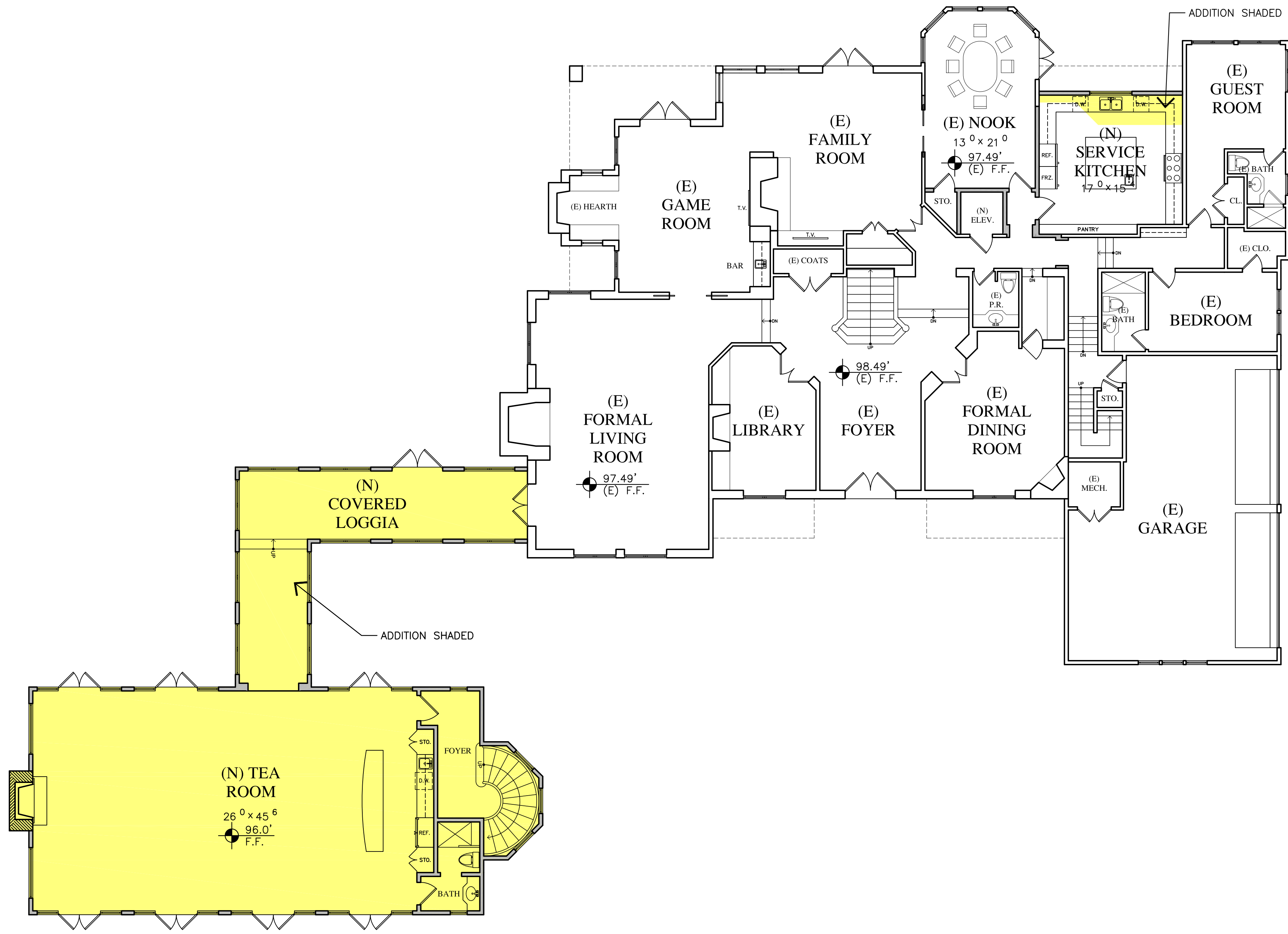
20. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the geotechnical report and the approved grading and stormwater control plans. (RMA-Environmental Services)

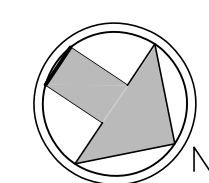
Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed professional engineer.





PROPOSED - MAIN LEVEL PLAN

1/8"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL jemidg@jemidg.com
WEB www.jemidg.com

DISCLAIMER:
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

TAN-HE
RESIDENCE

PROJECT ADDRESS:

3410 17 MILE
DRIVE
PEBBLE BEACH,
CA 93953

APN: 008-381-003

DATE: NOVEMBER 28, 2017
DESIGN APPROVAL SUBMITTAL

REVISIONS:

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____

MAIN
LEVEL PLAN

SHEET NO.

A2.0

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL jemidg@jemidg.com
WEB www.jemidg.com

DISCLAIMER:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INFORMATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

TAN-HE
RESIDENCE

PROJECT ADDRESS:

3410 17 MILE
DRIVE
PEBBLE BEACH,
CA 93953

APN: 008-381-003

DATE: NOVEMBER 28, 2017

DESIGN APPROVAL SUBMITTAL

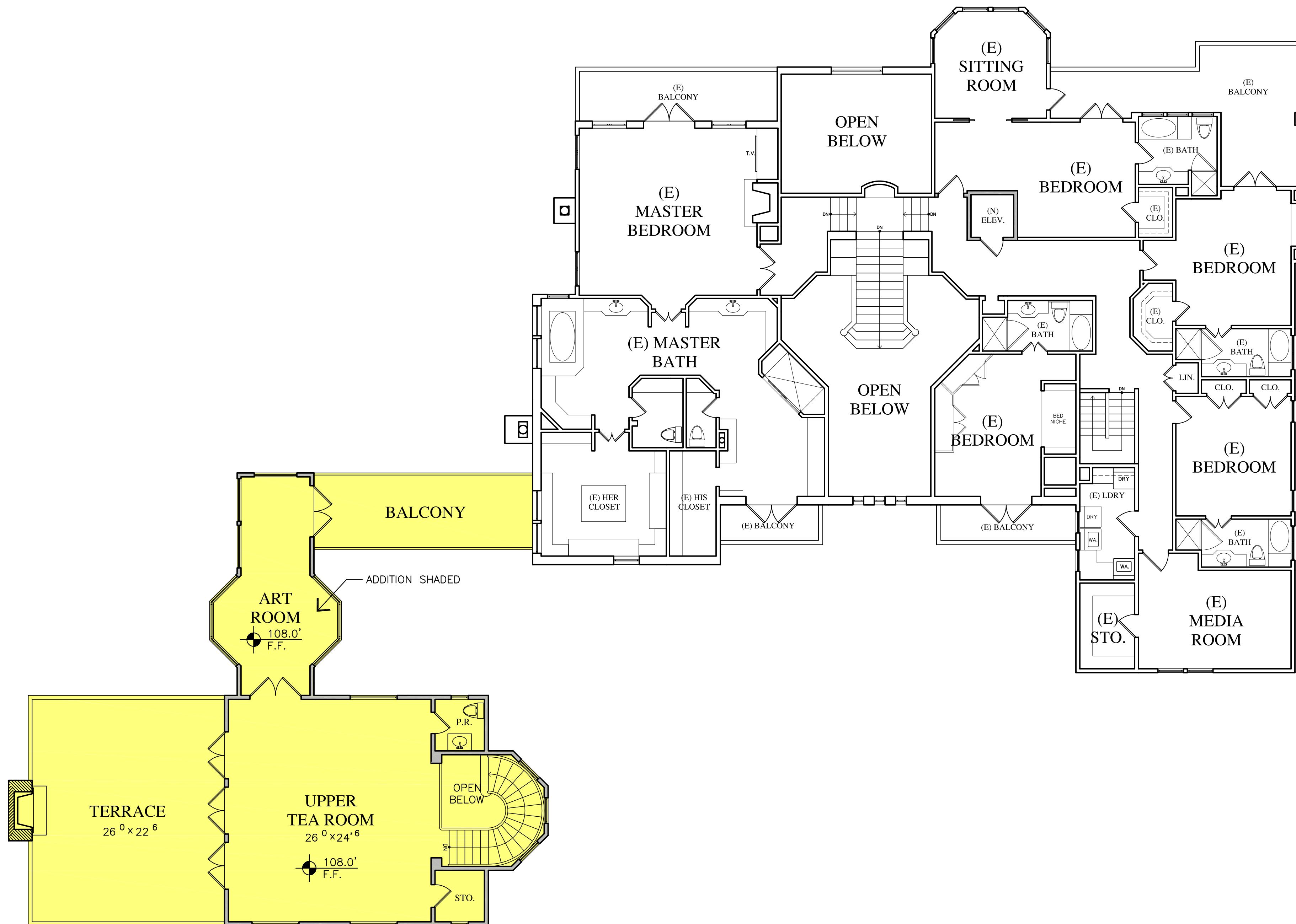
REVISIONS:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

UPPER
LEVEL PLAN

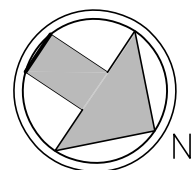
SHEET NO.

A3.0



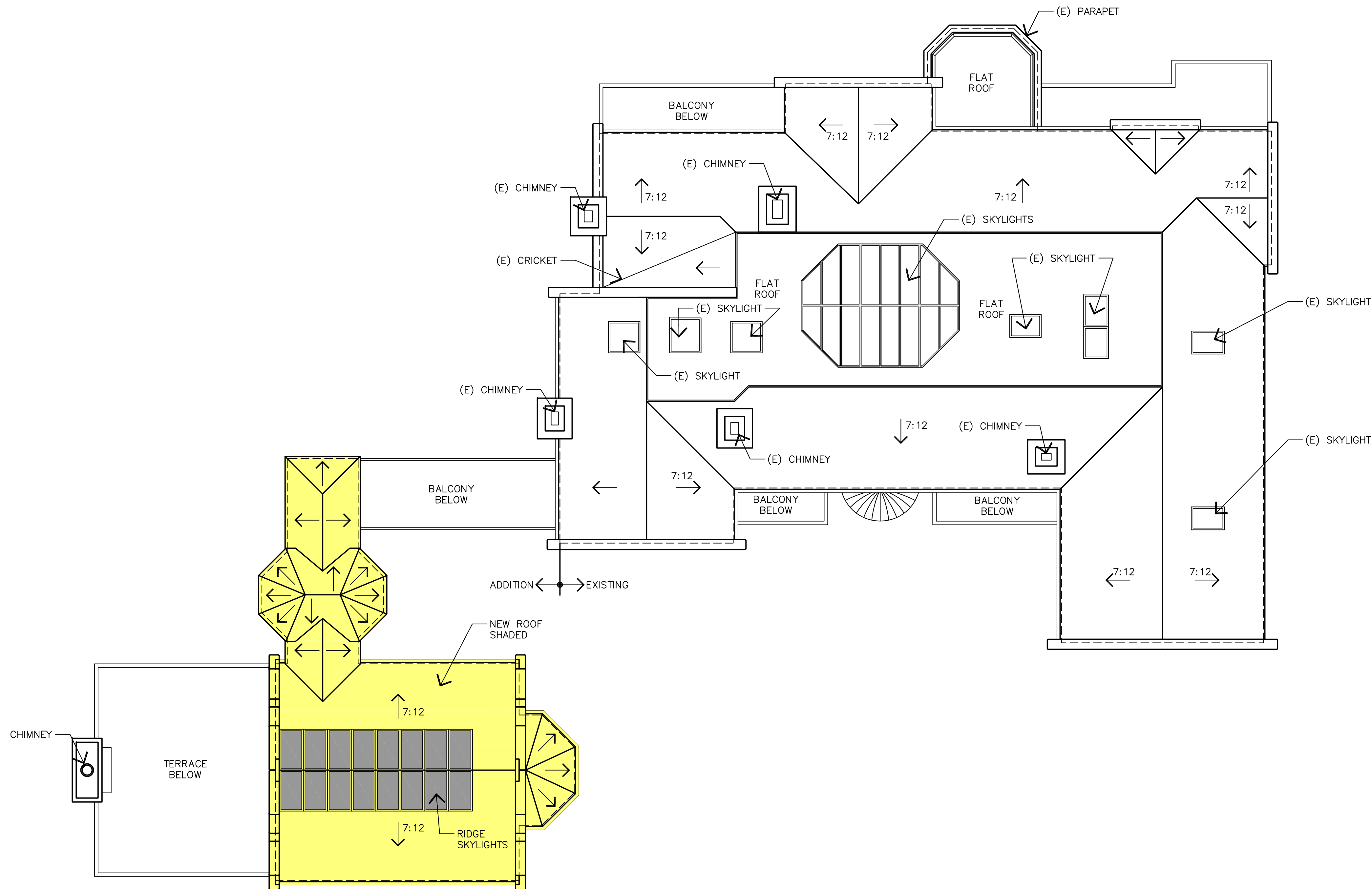
PROPOSED - UPPER LEVEL PLAN

1/8" = 1'-0"



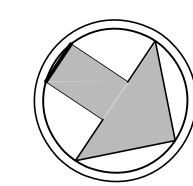
WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.



ROOF PLAN

1/8"=1'-0"



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL jemidg@jemidg.com
WEB www.jemidg.com

DISCLAIMER:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ACQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

TAN-HE
RESIDENCE

PROJECT ADDRESS:

3410 17 MILE
DRIVE
PEBBLE BEACH,
CA 93953

APN: 008-381-003

DATE: NOVEMBER 28, 2017

DESIGN APPROVAL SUBMITTAL

REVISIONS:

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

ROOF
PLAN

SHEET NO.

A5.0

DISCLAIMER:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

TAN-HE
RESIDENCE

PROJECT ADDRESS:

3410 17 MILE
DRIVE
PEBBLE BEACH,
CA 93953

APN: 008-381-003

DATE: NOVEMBER 28, 2017

DESIGN APPROVAL SUBMITTAL

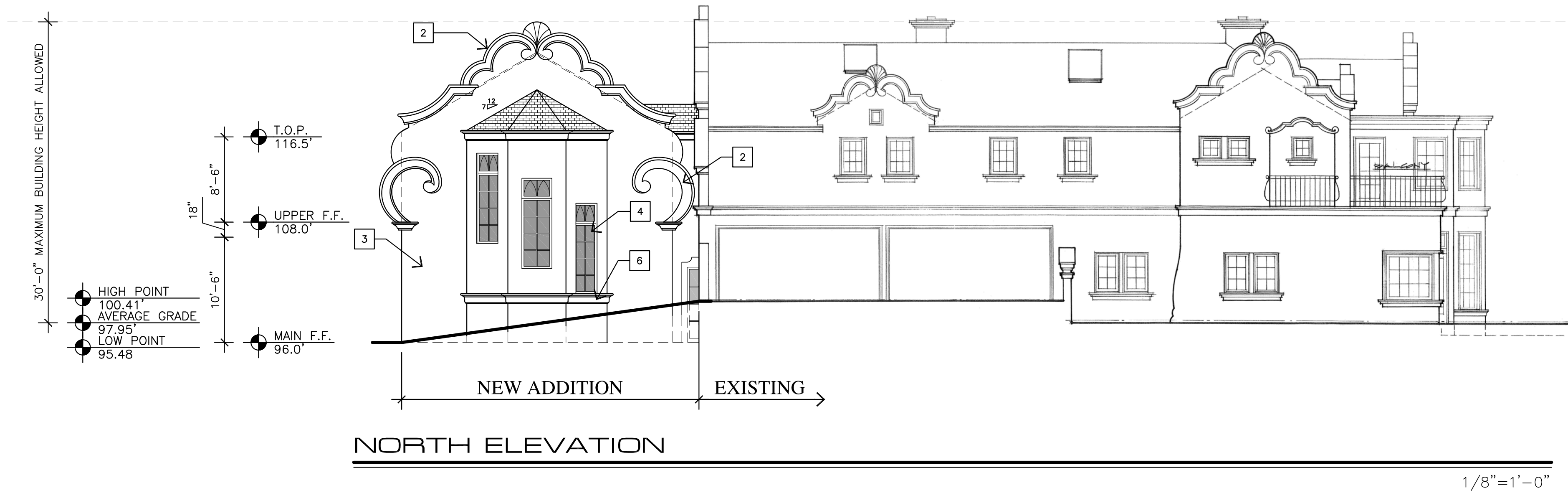
REVISIONS:

- △ _____
△ _____
△ _____
△ _____
△ _____
△ _____
△ _____

ELEVATIONS

SHEET NO.

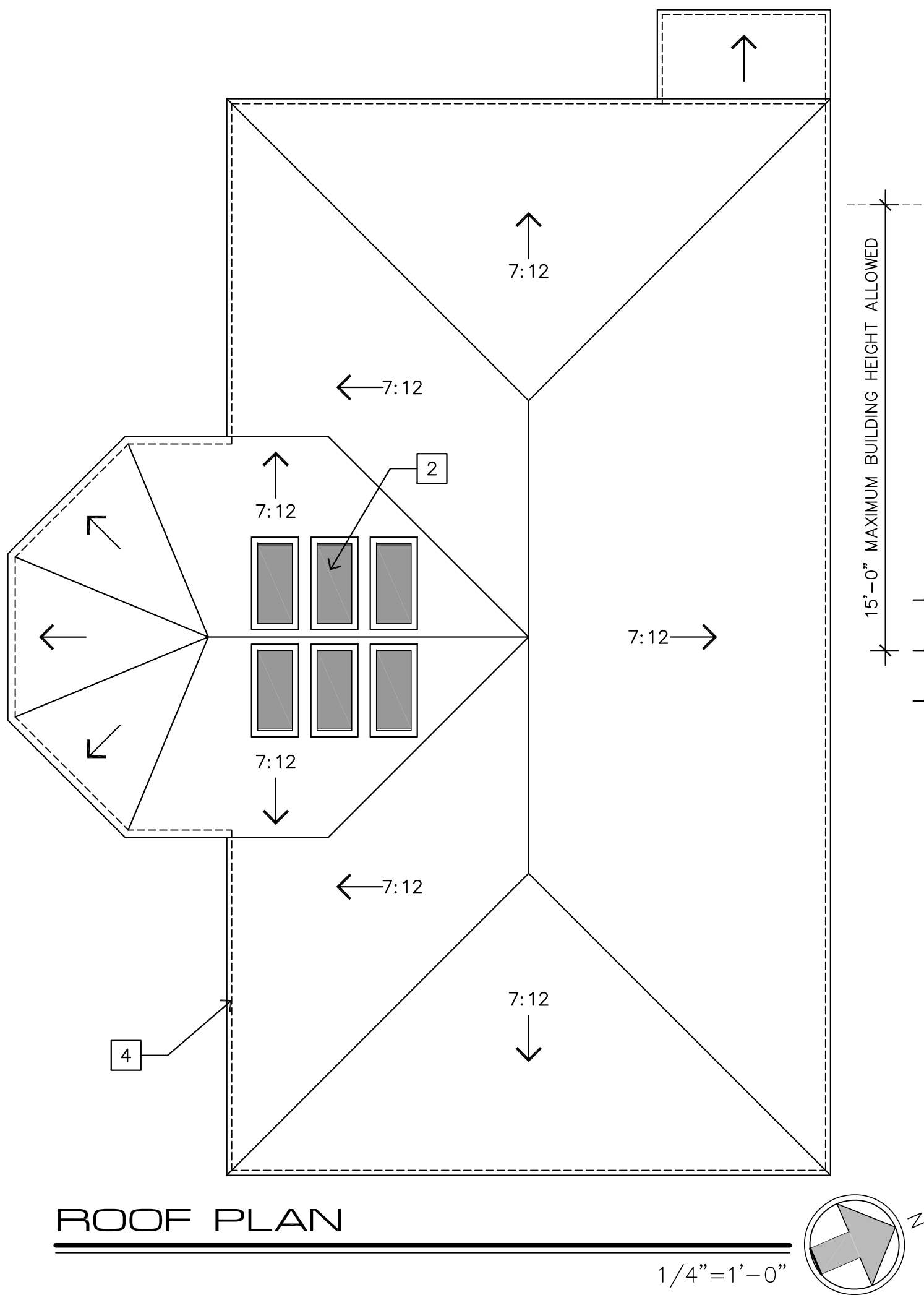
A6.0



EXTERIOR FINISH LEGEND

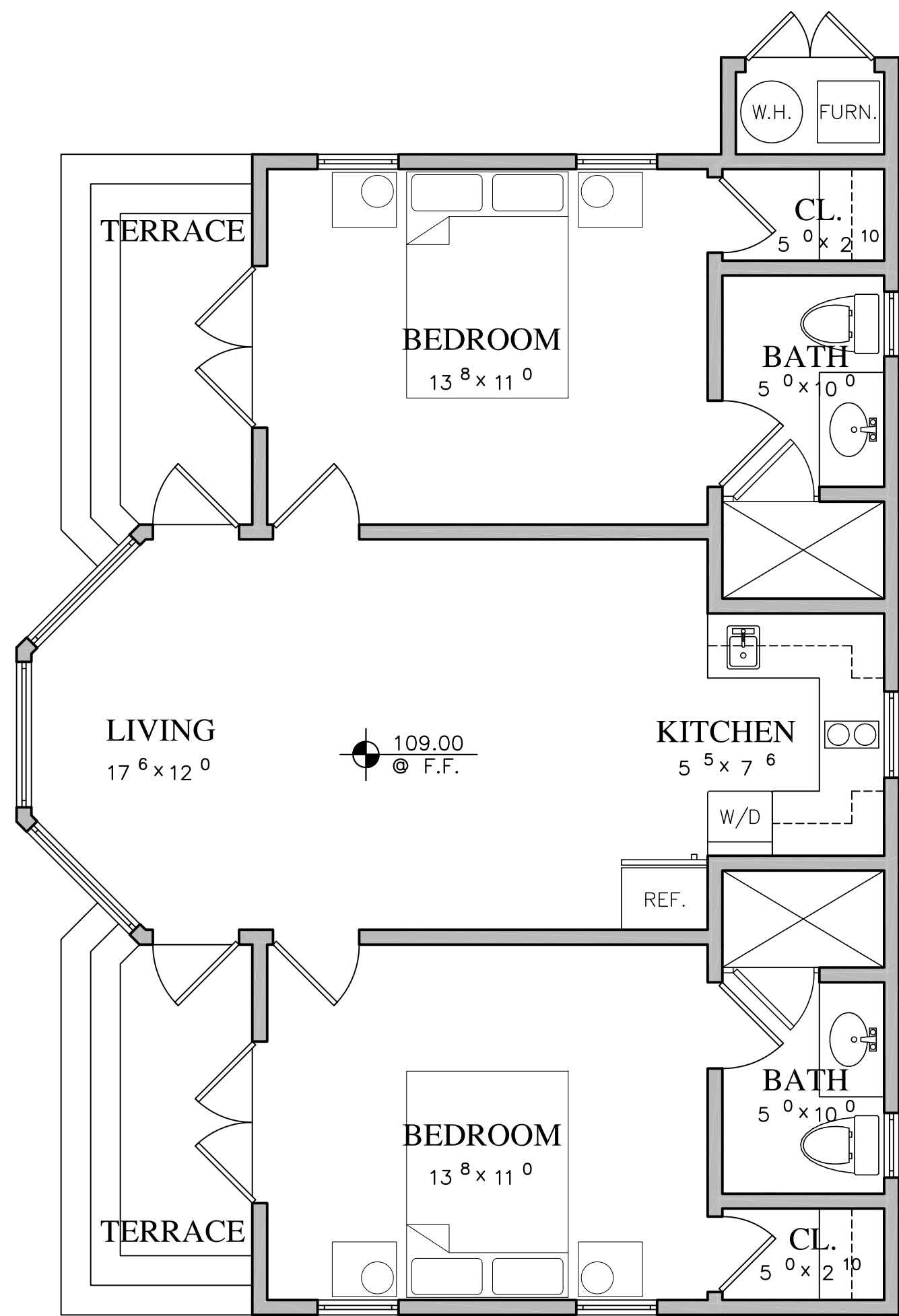
- 1 SLATE ROOF, MATCH EXISTING
2 STUCCO RELIEF, MATCH EXISTING
3 EXTERIOR STUCCO, MATCH EXISTING
4 EXT. WOOD WINDOWS & DOORS, MATCH EXISTING
5 COPPER GUTTERS & DOWNSPOUTS, MATCH EXISTING
6 PLASTER MOULDING & TRIM, MATCH EXISTING
7 RAILING, MATCH EXISTING
8 CLAY CHIMNEY, MATCH EXISTING
9 RIDGE SKYLIGHT





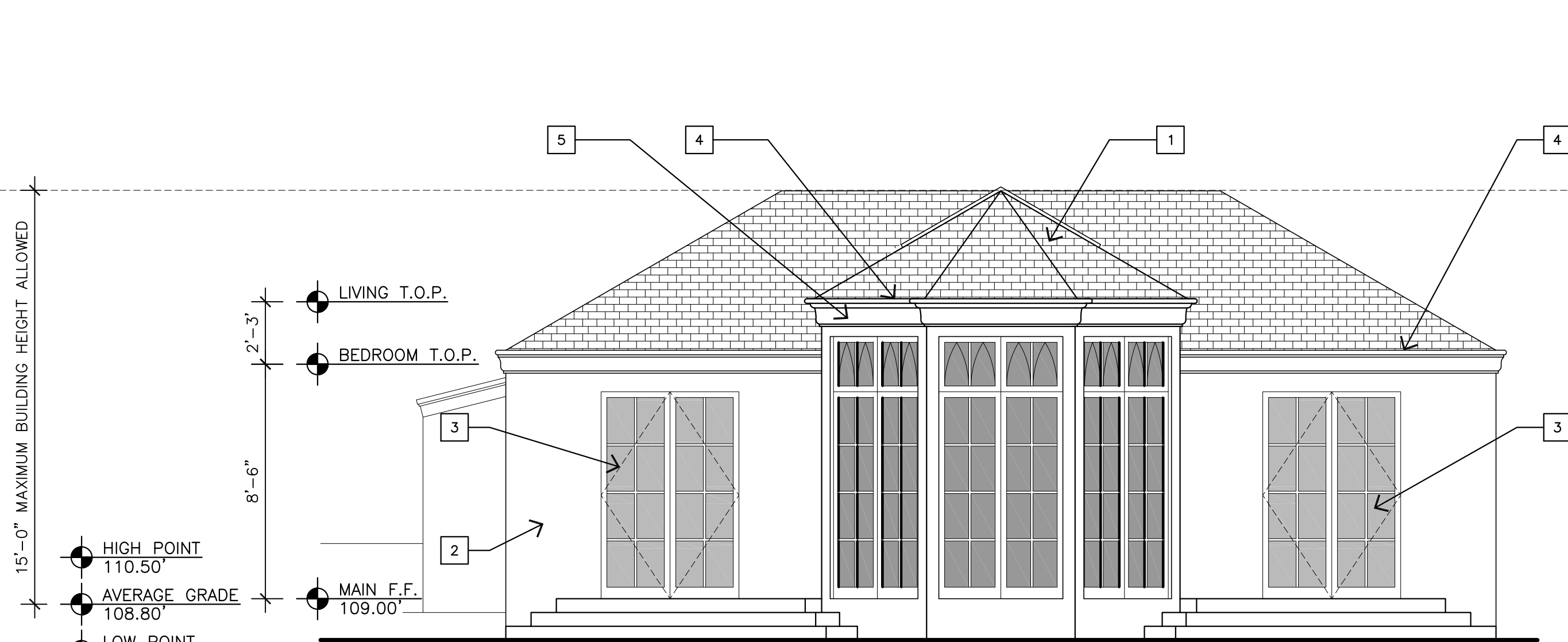
ROOF PLAN

1/4"=1'-0"



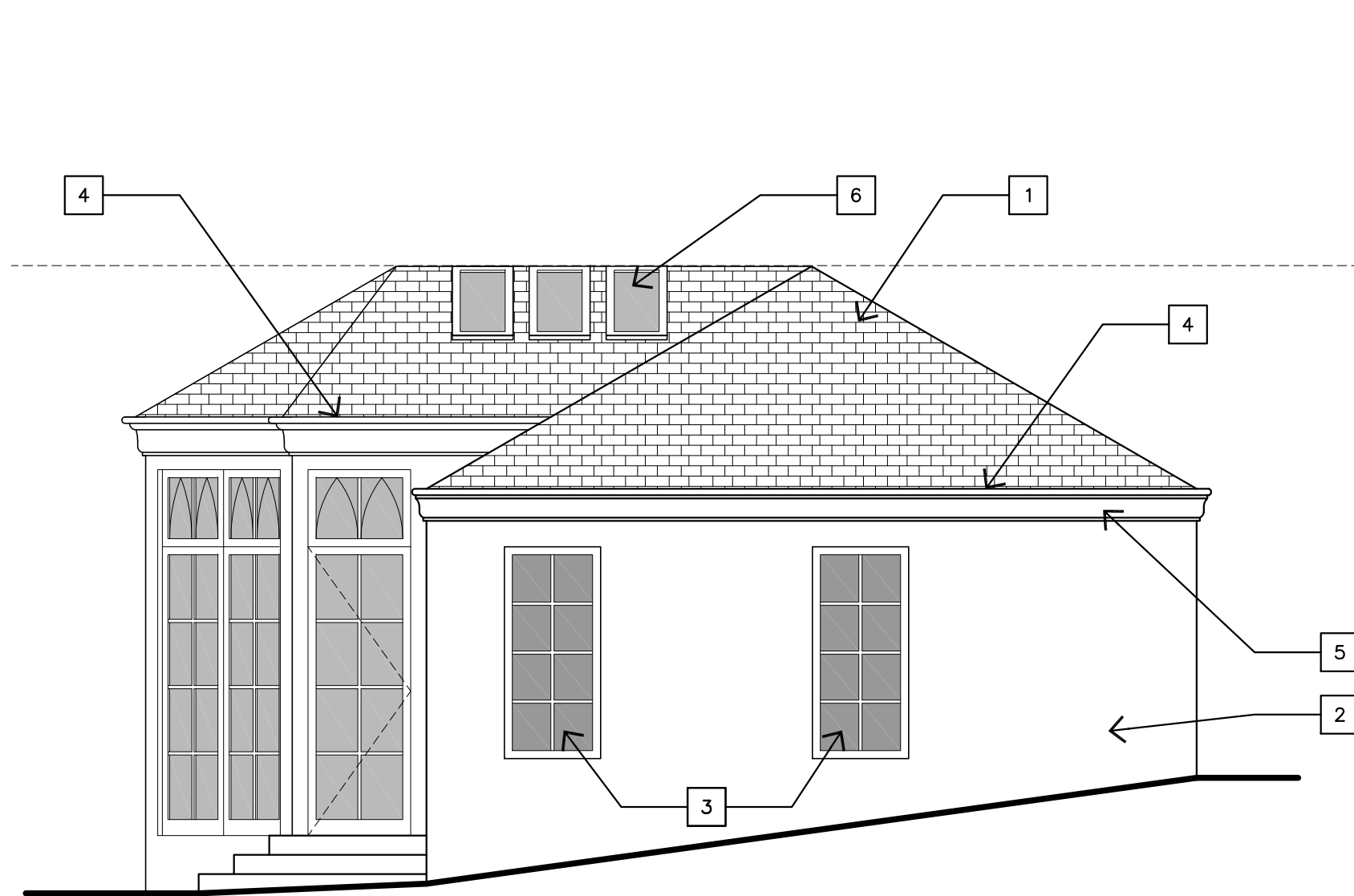
A.D.U.

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"

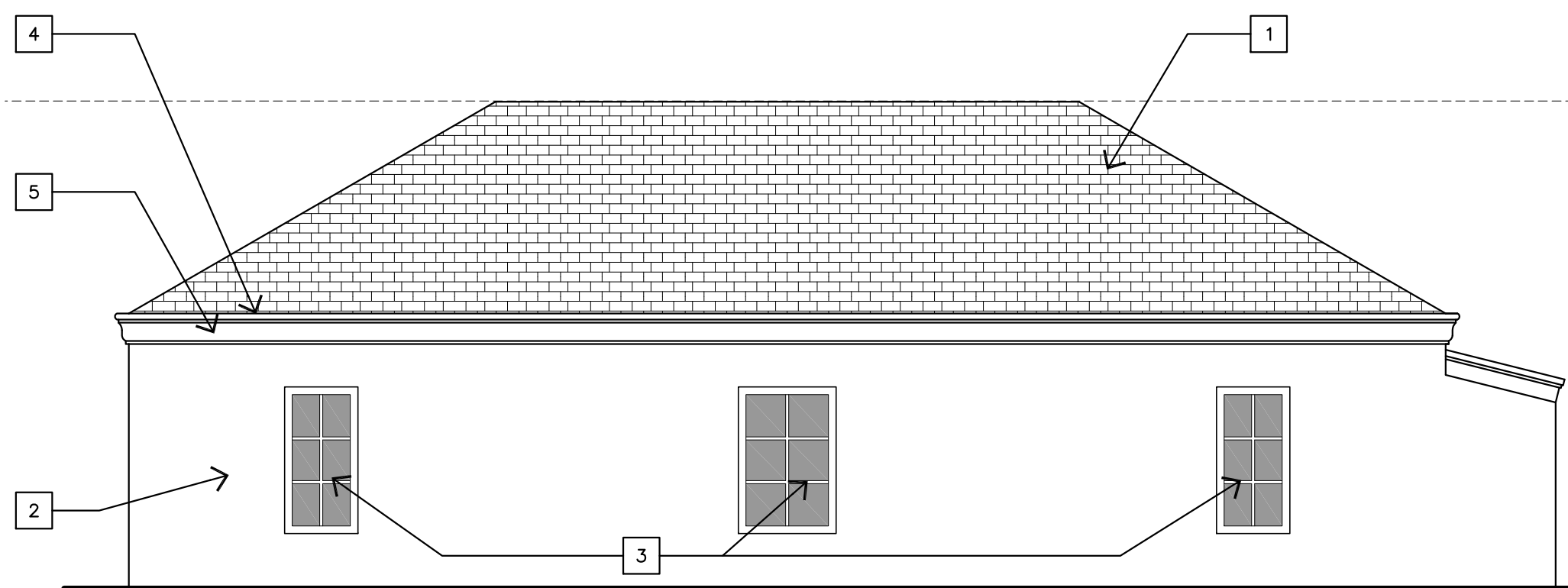


EAST ELEVATION

1/4"=1'-0"

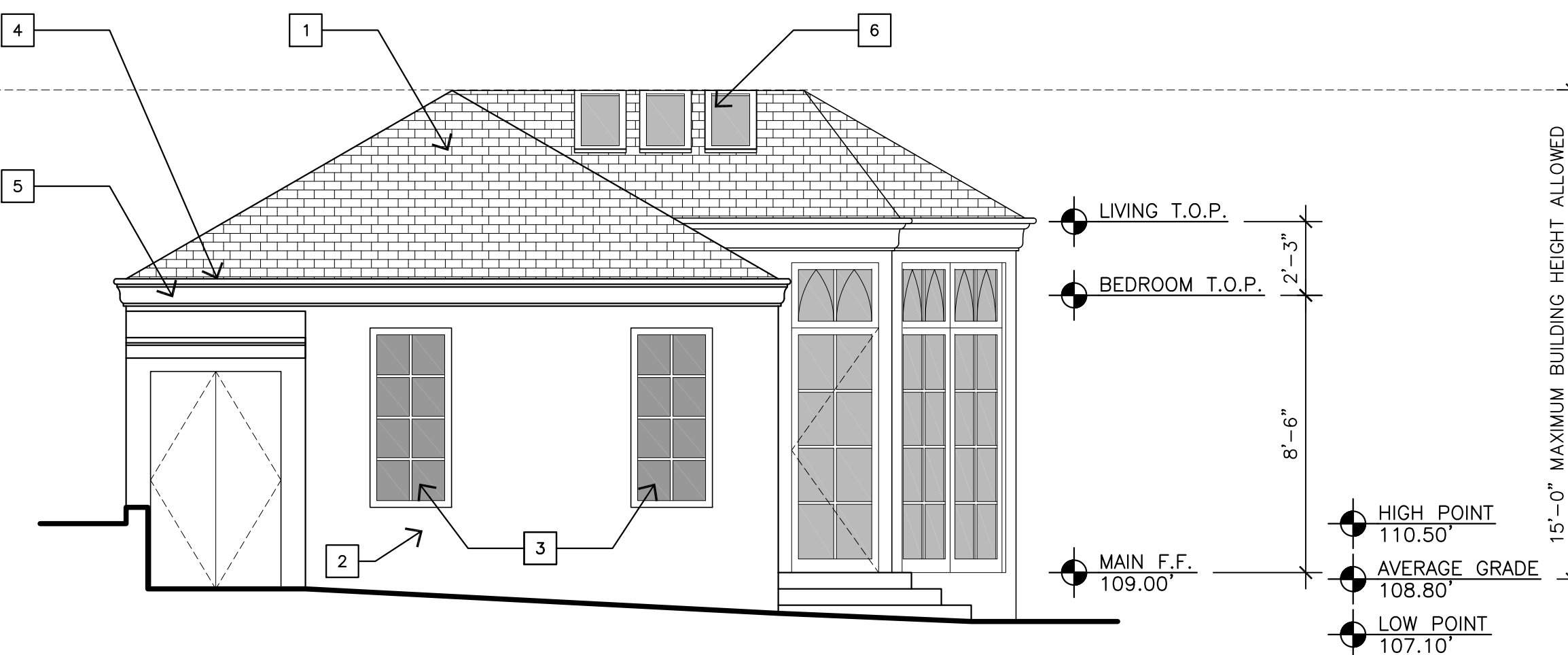
EXTERIOR FINISH LEGEND

- 1 SLATE ROOF, MATCH EXISTING
- 2 EXTERIOR STUCCO, MATCH EXISTING
- 3 EXT. WOOD WINDOWS & DOORS, MATCH EXISTING
- 4 COPPER GUTTERS & DOWNSPOUTS, MATCH EXISTING
- 5 PLASTER MOULDING & TRIM, MATCH EXISTING
- 6 RIDGE SKYLIGHT



WEST ELEVATION

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL jemidg@jemidg.com
WEB www.jemidg.com

DISCLAIMER:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, JUN A. SILLANO, AIA, AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY OTHER PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF JUN A. SILLANO, AIA. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ACCURATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

TAN-HE
RESIDENCE

PROJECT ADDRESS:

3410 17 MILE
DRIVE
PEBBLE BEACH,
CA 93953

APN: 008-381-003

DATE: NOVEMBER 28, 2017

DESIGN APPROVAL SUBMITTAL

REVISIONS:

- 1
- 2
- 3
- 4
- 5
- 6

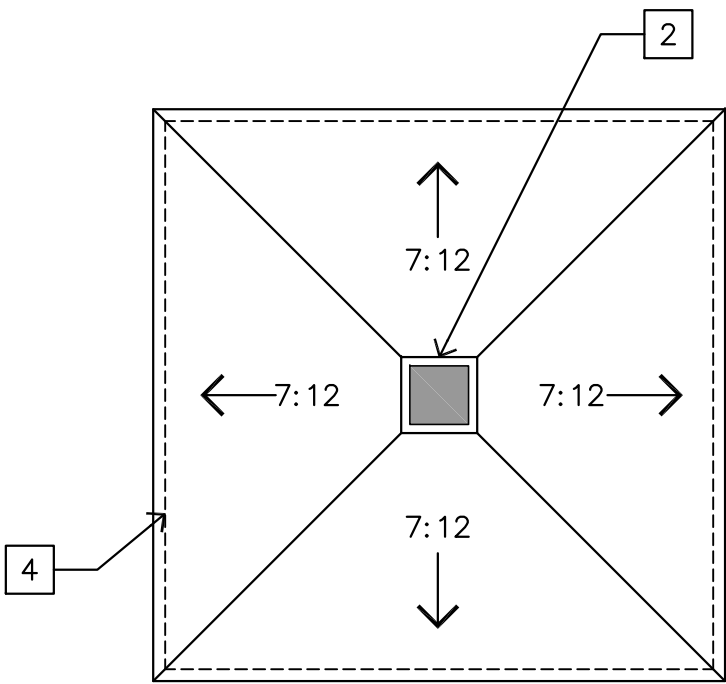
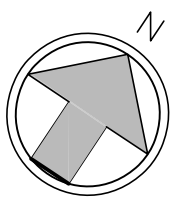
ACCESSORY
DWELLING UNIT

SHEET NO.

A8.0

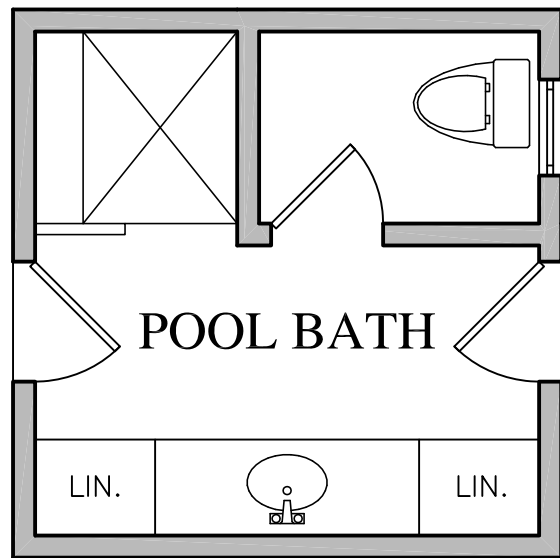
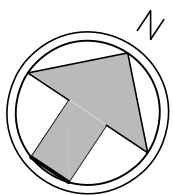
ROOF PLAN

1/4"=1'-0"



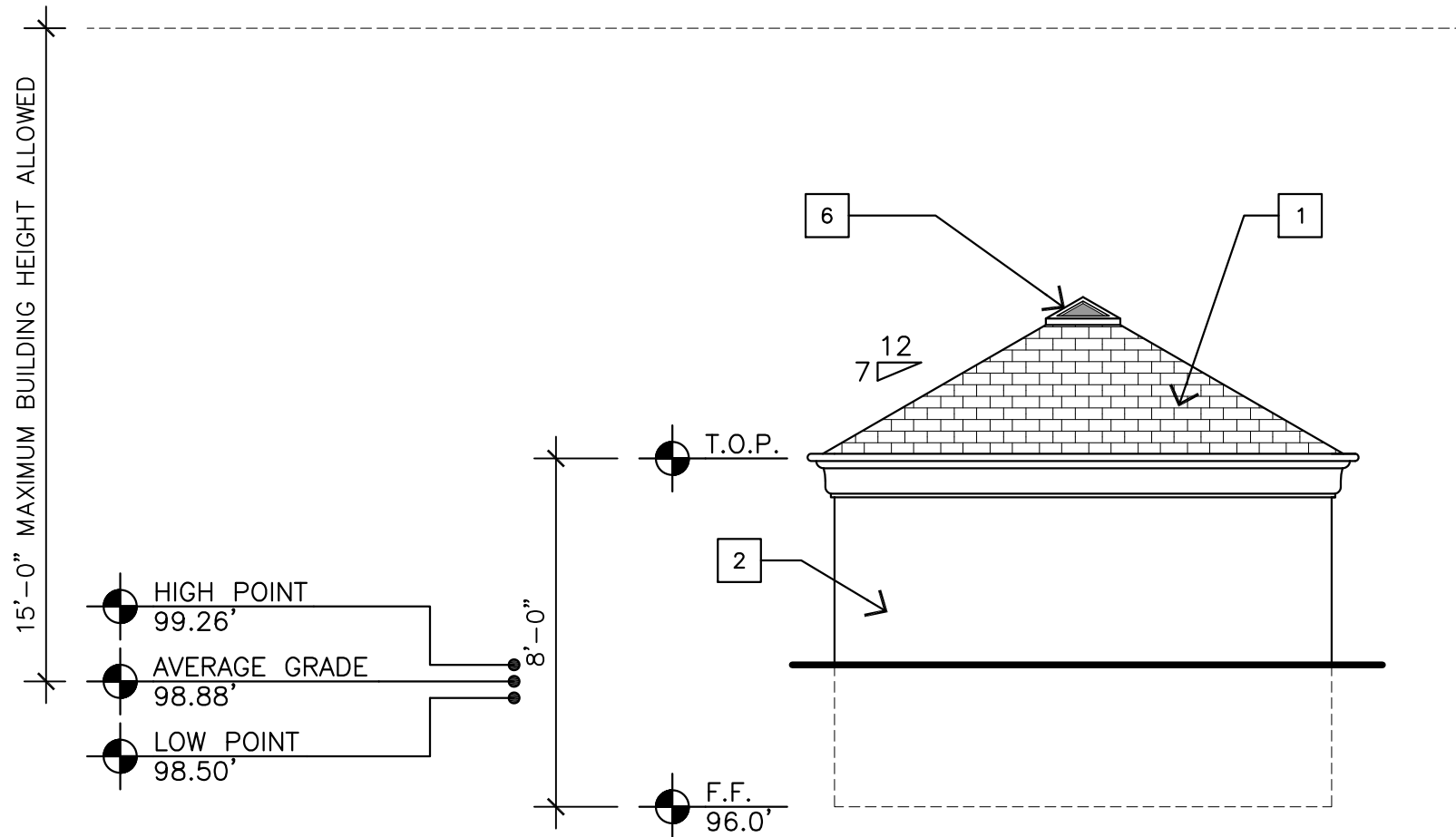
POOL BATH

1/4"=1'-0"



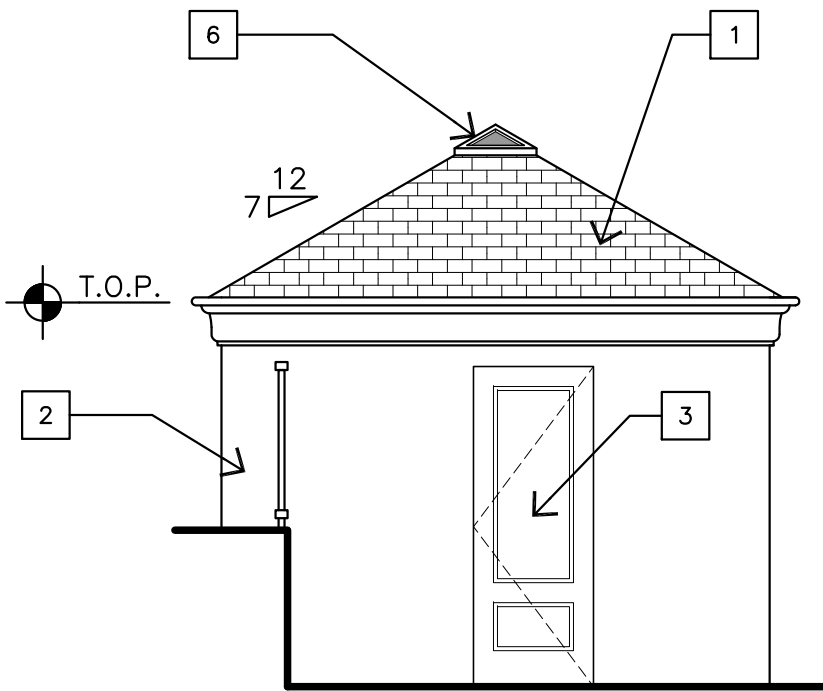
NORTH ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"

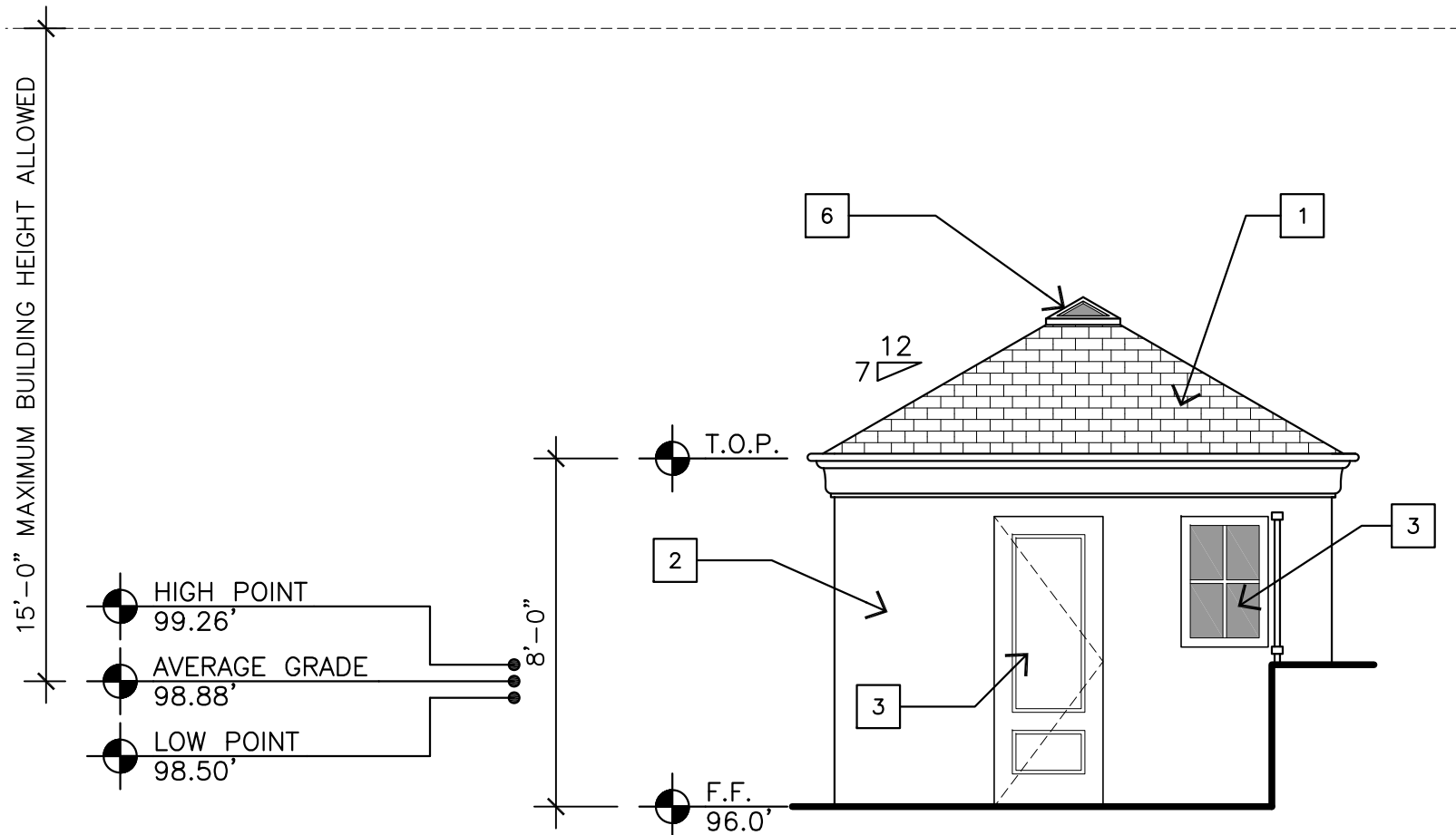


EXTERIOR FINISH LEGEND

- 1 SLATE ROOF, MATCH EXISTING
- 2 EXTERIOR STUCCO, MATCH EXISTING
- 3 EXT. WOOD WINDOWS & DOORS, MATCH EXISTING
- 4 COPPER GUTTERS & DOWNSPOUTS, MATCH EXISTING
- 5 PLASTER MOULDING & TRIM, MATCH EXISTING
- 6 RIDGE SKYLIGHT

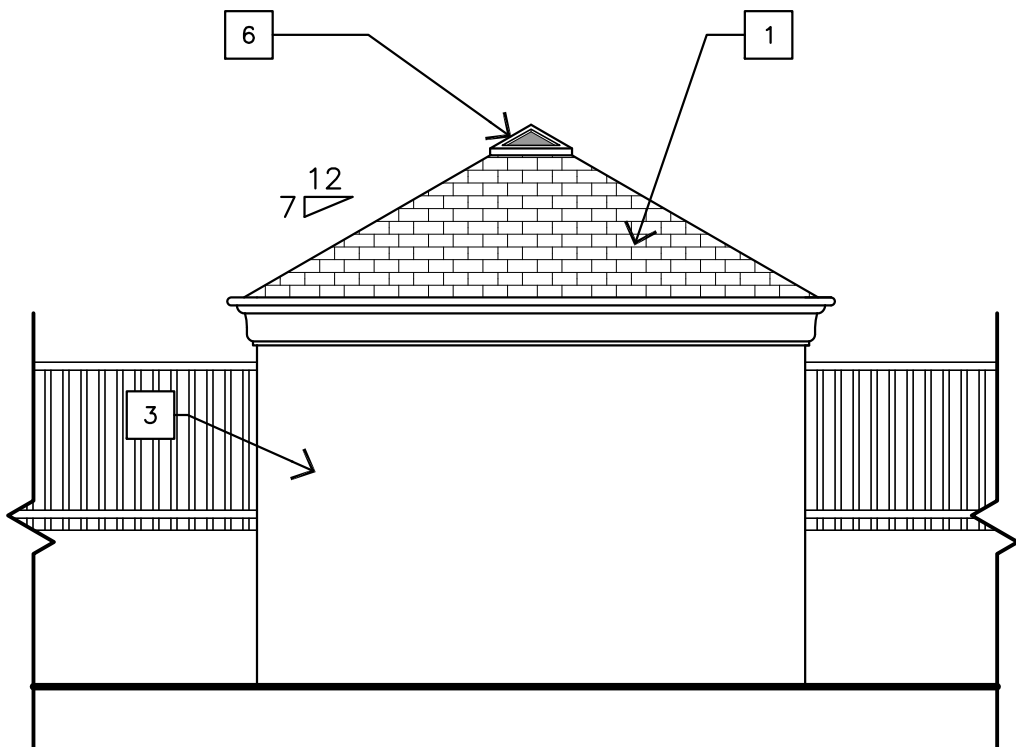
EAST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL jemidg@jemidg.com
WEB www.jemidg.com

DISCLAIMER:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THE OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

TAN-HE
RESIDENCE

PROJECT ADDRESS:

3410 17 MILE
DRIVE
PEBBLE BEACH,
CA 93953

APN: 008-381-003

DATE: NOVEMBER 28, 2017

DESIGN APPROVAL SUBMITTAL

REVISIONS:

- 1
- 2
- 3
- 4
- 5
- 6

POOL BATH
PLANS

SHEET NO.

A8.1



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL jemidg@jemidg.com
WEB www.jemidg.com

DISCLAIMER:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

TAN-HE
RESIDENCE

PROJECT ADDRESS:

3410 17 MILE
DRIVE
PEBBLE BEACH,
CA 93953

APN: 008-381-003

DATE: NOVEMBER 28, 2017

DESIGN APPROVAL SUBMITTAL

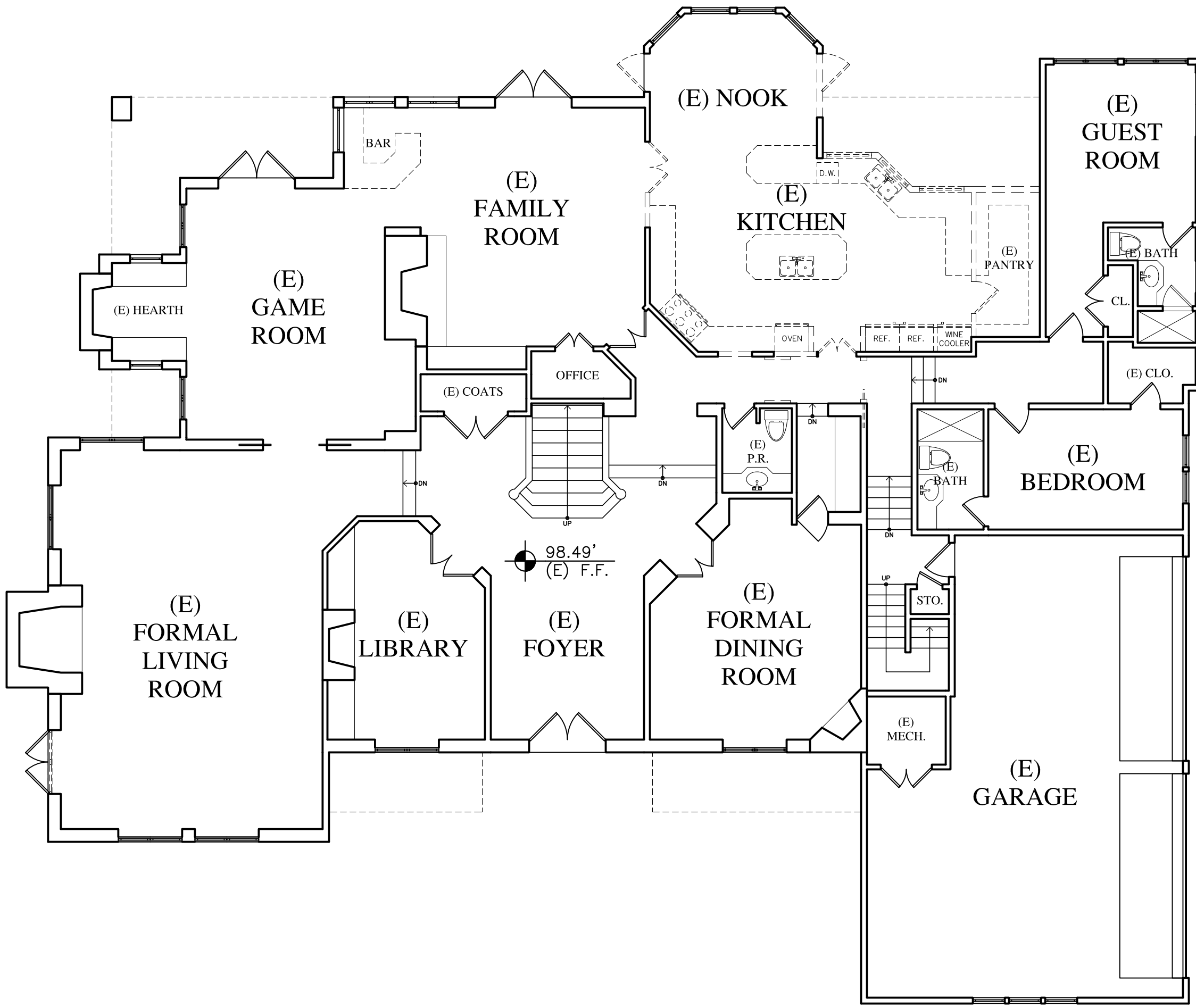
REVISIONS:

- △ _____
△ _____
△ _____
△ _____
△ _____
△ _____
△ _____

MAIN LEVEL
DEMO PLAN

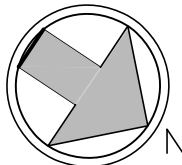
SHEET NO.

D2.0



MAIN LEVEL DEMO PLAN

1/8"=1'-0"

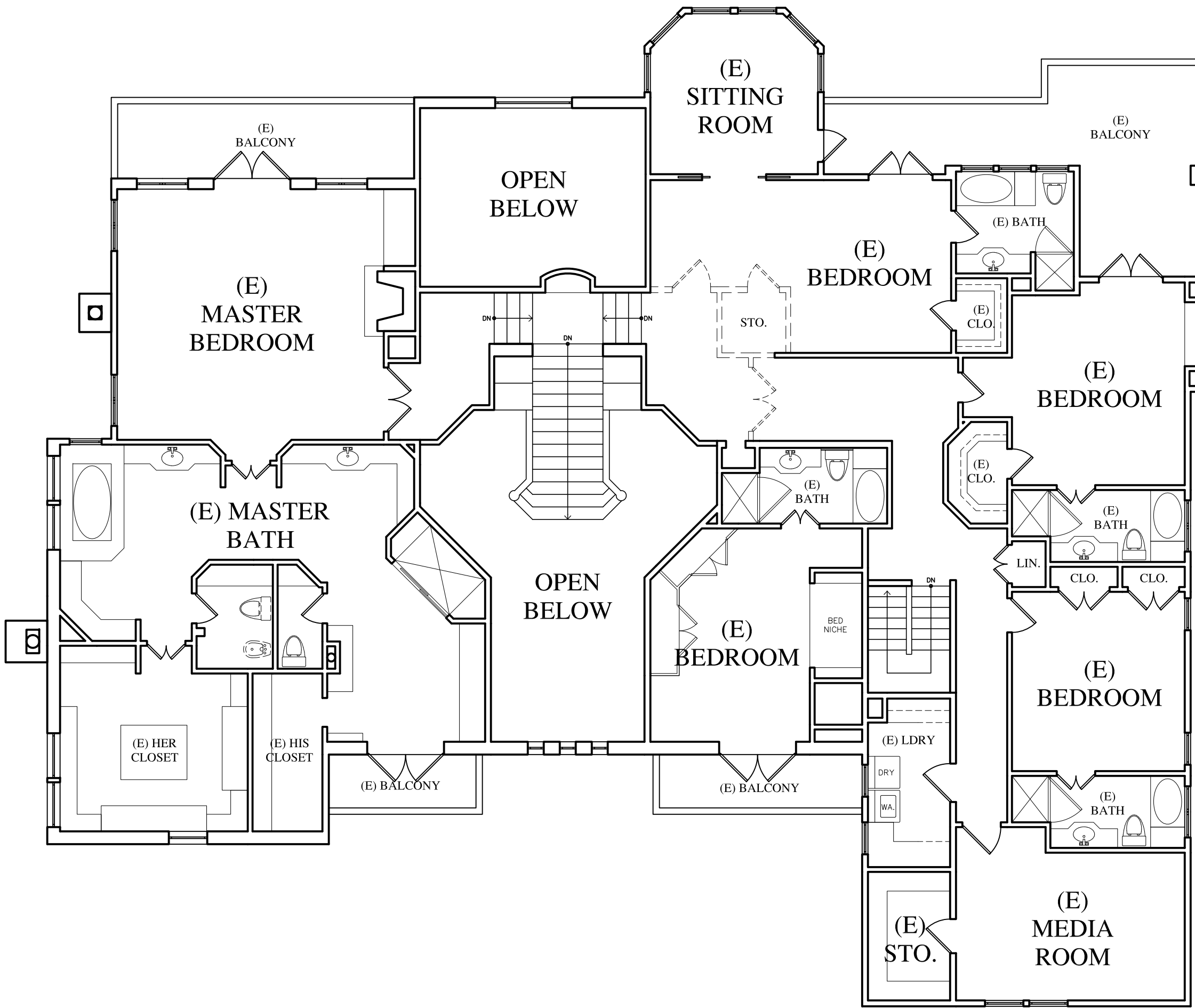
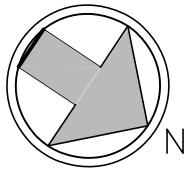


WALL LEGEND

- 2X EXISTING WALL TO REMAIN
—— (E) DOOR OR WINDOW TO BE REMOVED
----- 2X EXISTING WALL TO BE REMOVED

UPPER LEVEL DEMO PLAN

1/8"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL jemidg@jemidg.com
WEB www.jemidg.com

DISCLAIMER:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

TAN-HE
RESIDENCE

PROJECT ADDRESS:

3410 17 MILE
DRIVE
PEBBLE BEACH,
CA 93953

APN: 008-381-003

DATE: NOVEMBER 28, 2017

DESIGN APPROVAL SUBMITTAL

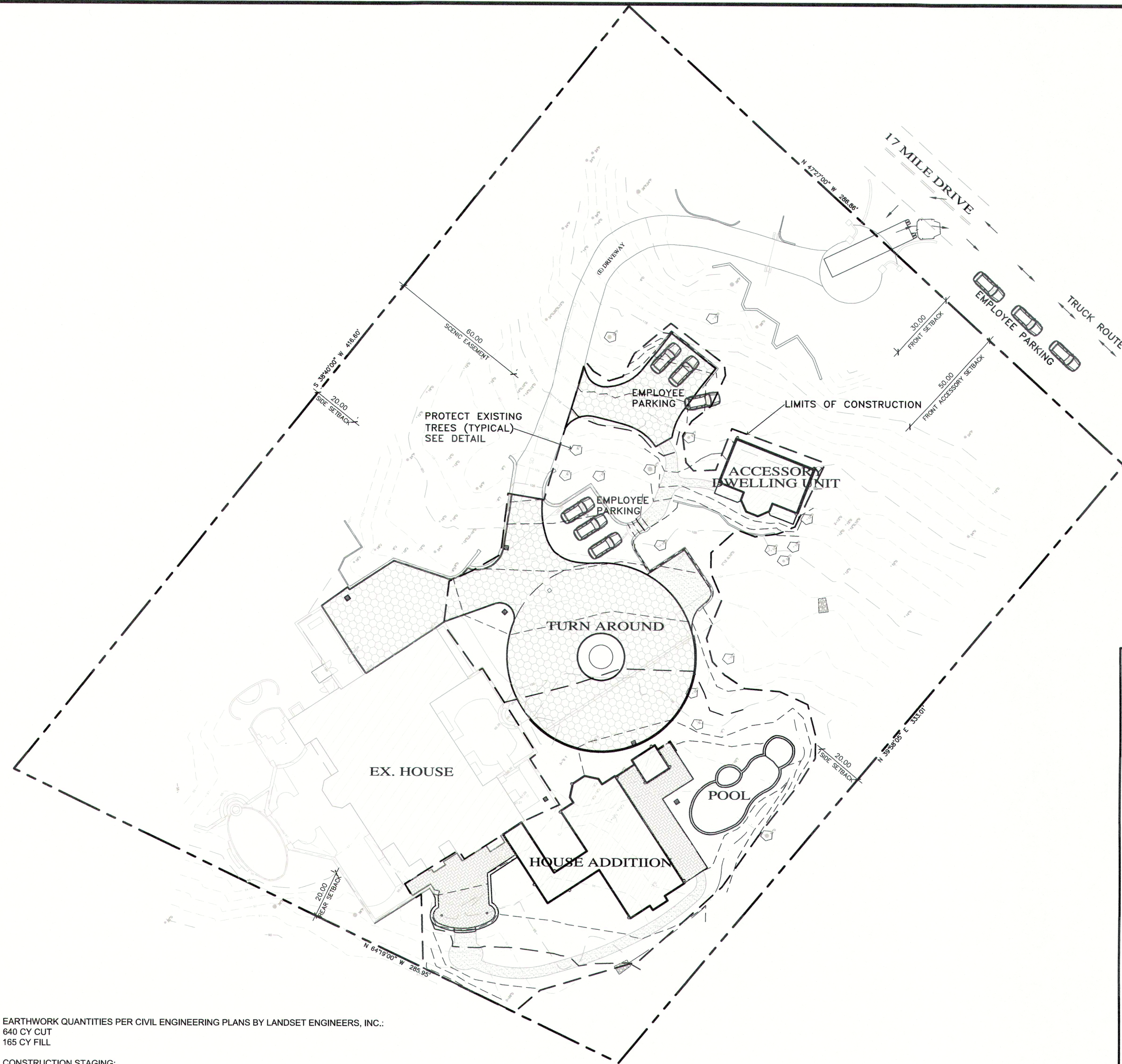
REVISIONS:

- 1
- 2
- 3
- 4
- 5
- 6

UPPER LEVEL
DEMO PLAN

SHEET NO.

D3.0



EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
640 CY CUT
165 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE TO BE REMOVED AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.
PERFORM MAIN FLOOR ADDITION & NEW ACCESSORY DWELLING UNIT EXCAVATION AND OFFHAUL EXCESS SPOILS: EXISTING DRIVEWAY AREA TO BE USED FOR HAUL TRUCK STAGING.
PERFORM MINOR GRADING, CONSTRUCT NEW STRUCTURE, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.
INSTALL NEW PAVERS: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.
SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

HAUL ROUTES:
HAUL TRUCKS ENTER THE SITE FROM 17 MILE DRIVE AND EXIT IN THE SAME FASHION. VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE ON THE 17 MILE DRIVE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE 17 MILE DRIVE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON 17 MILE DRIVE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG THE 17 MILE DRIVE, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS AND PINE TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

NUMBER OF TRUCK TRIPS/DAY: 5
AMOUNT OF GRADING/DAY: 40-50 C.Y.
HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE: 15 APRIL 2018. 11 WORKING DAYS TO COMPLETE GRADING. MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

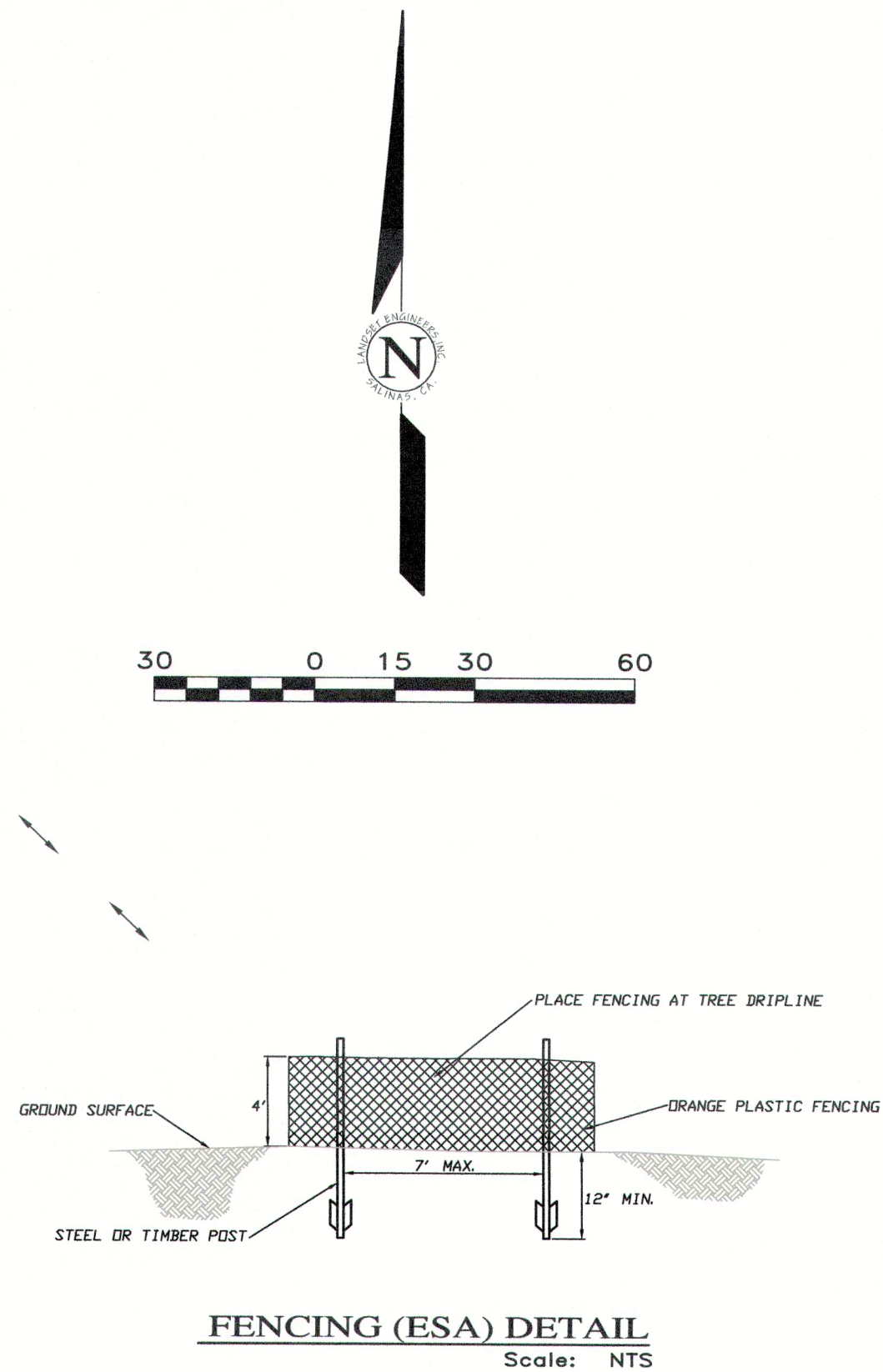
A CONSTRUCTION STAGIN PLAN
SCALE: 1"=30'

TRUCK TRIP GENERATION CHART:

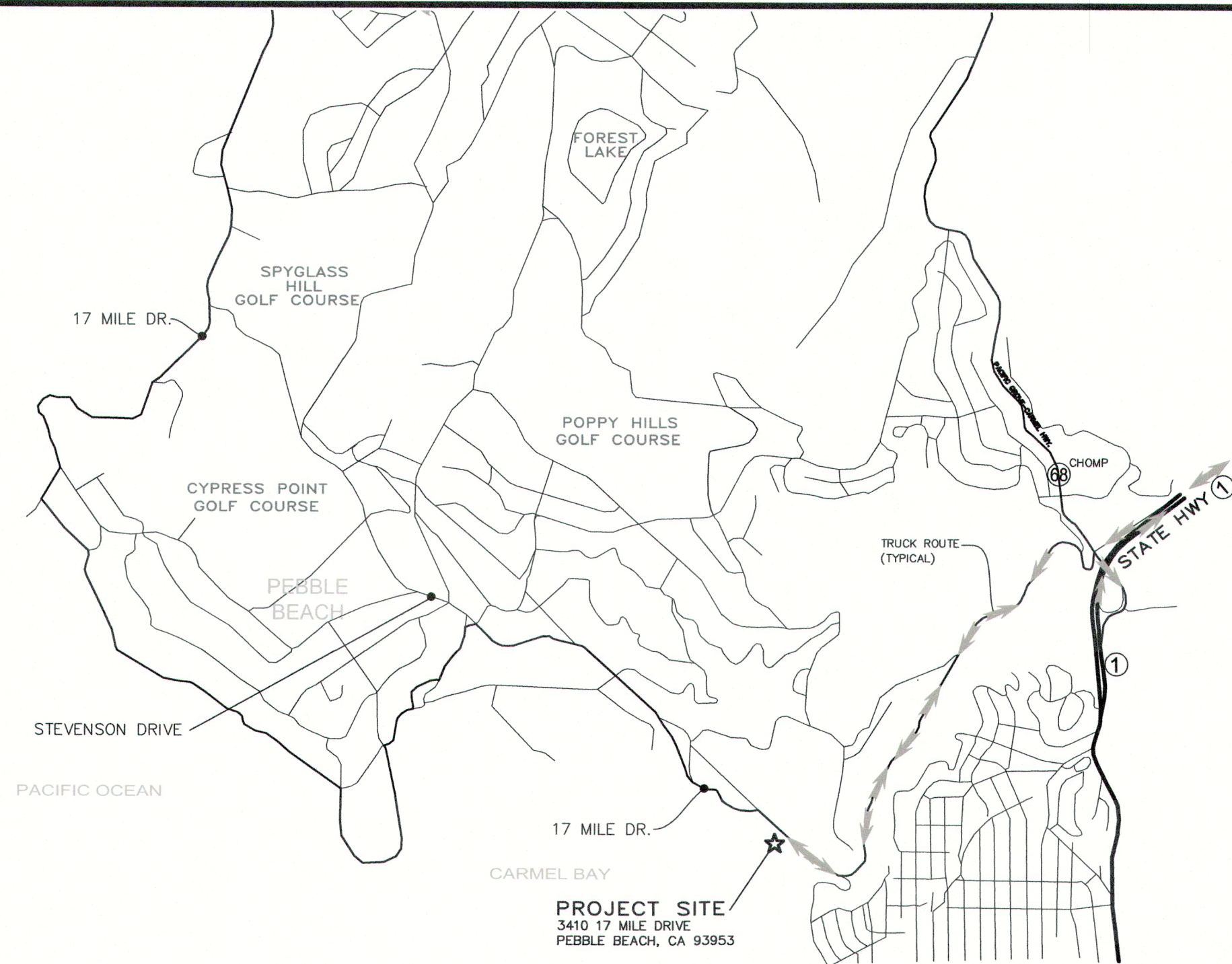
CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	4	3
GRADING & SOIL REMOVAL (EXPORT)	59	11
ENGINEERING MATERIALS (IMPORT)	4	4
TOTALS	67	18

TRUCK TRIP GENERATION NOTES:

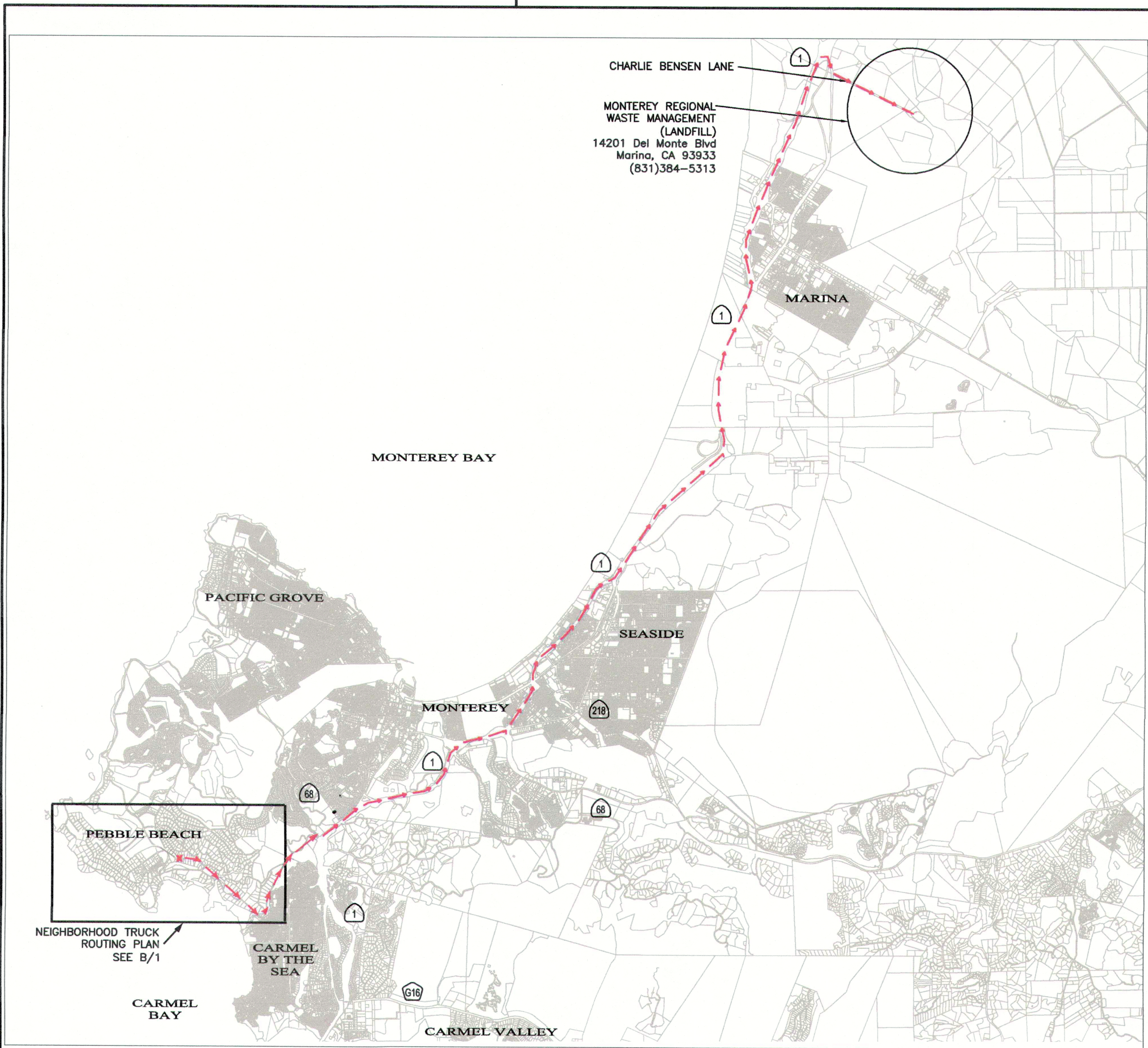
- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 8 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
 - THERE ARE APPROXIMATELY 475 CUBIC YARDS OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
 - GRADING OPERATIONS SHALL TAKE APPROXIMATELY 11 WORKING DAYS TO COMPLETE.
 - THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 40 & 50 CUBIC YARDS.
- HOURS OF OPERATION/DAY:** 8
DAYS OF OPERATION: MONDAY THRU FRIDAY
TIME OF OPERATION: 8:00 A.M. - 4:30 P.M.
- PROJECT SCHEDULING:** PROJECTED START DATE IS 15 APRIL 2018. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.



FENCING (ESA) DETAIL
Scale: NTS



B NEIGHBORHOOD TRUCK ROUTING PLAN
NOT TO SCALE



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

CONTACT INFORMATION:

PRIMARY: OWNER
CAT'S CAPE LLC
3410 17 MILE DRIVE
PEBBLE BEACH, CA 93953

SECONDARY: ARCHITECT
INTERNATIONAL DESIGN GROUP
ATTN: MR. ANATOLY OSTRETSOV
721 LIGHT HOUSE AVE.
PEBBLE BEACH, CA 93950
PH (831)646-1261

SITE LOCATION:
3410 17 MILE DRIVE
PEBBLE BEACH, CA 93953

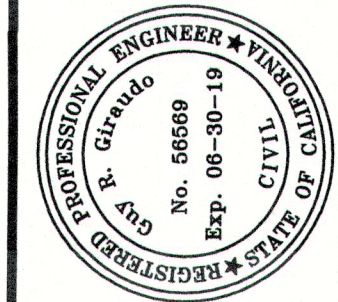
No.	DATE	BY	REVISION
11/21/17	AMS	RELEASED TO CLIENT	

CONSTRUCTION MANAGEMENT PLAN
OF
TAN-HE RESIDENCE REMODEL & ADDITION
A.P.N.: 008-381-003
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
CAT'S CAPE LLC

SCALE: AS SHOWN
DATE: NOV. 2017
JOB NO. 1745-01

SHEET **CMP**

OF 1 SHEETS



APPROVED BY:

GUY R. GIRAUDO

