

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

In the matter of the application of:

GREMP (PLN180023)

RESOLUTION NO. 18 - 045

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 Design Approval to allow the demolition of an existing 2,410 square foot single-family dwelling with an attached 618 square foot garage, and construction of a 4,871 square foot two-story single-family dwelling with a 475 square foot attached garage and a 222 square foot unconditioned mechanical room, 286 linear feet of 6-foot high perimeter walls, and associated grading, subject to seven (7) conditions of approval.

3024 Cormorant Road, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-303-016-000)

**REVISED
August 20, 2018**

**(This resolution
supersedes the previous
resolution mailed on
August 9, 2018)**

The Grempp application (PLN180023) came on for a public hearing before the Monterey County Zoning Administrator on August 9, 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 2010 General Plan, Greater Monterey Peninsula Area Plan, Monterey County Zoning Ordinance (Title 21), 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 demolition of an existing 2,410 square foot single-family dwelling with an attached 618 square foot garage, and construction of a 4,871 square foot two-story single-family dwelling with a 475 square foot attached garage and a 222 square foot unconditioned mechanical room. The project also includes 286 linear feet of 6-foot high perimeter walls with pedestrian and vehicle entry gates, 70 square feet of overhangs greater than 30 inches, a 196 square foot detached arbor, 662 square feet of attached arbor/pilasters, terraces, walkways, driveway, and a trash enclosure. Associated site grading would involve 740 cubic yards of cut and 136 cubic yards of fill. See also Finding No. 2 and supporting evidence.

- b) The property is located at 3024 Cormorant Road, Pebble Beach (Assessor's Parcel Number 007-303-016-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential, 4 units per acre, with Building Site 6, Design Control, and Recreational Equipment Storage zoning overlays (MDR/4-B-6-D-RES); and Open Space, with Design Control, Site Plan Review, and Recreational Equipment Storage zoning overlays (O-D-S-RES). Development of residential dwellings is an allowed use pursuant to MCC Section 21.12.030.A. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development. Pursuant to MCC Section 21.44.040.C, in this case, the Zoning Administrator is the appropriate authority to consider and decide the Design Approval. See Finding No. 2 and supporting evidence below.
- c) The original parcel was created as Lot 33, Block 23, on the Final Map for the Monterey Peninsula Country Club Subdivision No. 1, recorded May 4, 1925 (Volume 3, Cities & Towns, Page 26). On July 28, 1953, a 594 square foot portion of Club Lot 4 [as shown on the Final Map for the Monterey Peninsula Country Club Subdivision No. 2, recorded September 8, 1925 (Volume 3, Cities & Towns, Page 29)] was conveyed to the owner of Lot 33 (Deed No. 974 recorded July 28, 1953, at Book 1470, Pages 142 through 145), thereby creating the current configuration of the subject parcel. The subject parcel, Assessor's Parcel Number 007-303-016-000, is also identified in its current configuration and under separate ownership in both the 1964 (Volume 1) and 1972 (Volume 2) Assessor's Map Book 7, Page 30. Additionally, the parcel has been previously developed with a single-family dwelling. Therefore, the County recognizes the subject property as a legal lot of record.
- d) The subject parcel has been developed with a single-family dwelling since 1948. The 594-square foot area of the parcel zoned Open Space was conveyed in 1953 to accommodate 98 square feet of existing residential development which had been constructed over the pre-existing property line. As proposed, the amount of residential development within the Open Space area would be reduced by 34 square feet, from 98 square feet to 64 square feet. Based on County and historical records, the area zoned Open Space conveyed to the subject parcel in 1953 has always been intended for residential development. Additionally, the Greater Monterey Peninsula Area Land Use Plan (Figure LU5 of the 2010 Monterey County General Plan) shows a land use designation of MDR for all of the residential parcels in this area of the DMF, including the subject parcel. The County has not yet updated the applicable zoning maps to reflect current land use designations; however, pursuant to planning and zoning law, the land use designation identified in LU5 would take precedence. Therefore, once updated, the area would be zoned MDR.
- e) The project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan; and
 - Monterey County Zoning Ordinance (Title 21)

- f) No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in the applicable documents.
- g) Review of Development Standards. The development standards for the MDR zoning district are identified in MCC Section 21.12.060. Required setbacks in the MDR district for main dwelling units are typically 20 feet (front), 10 feet (rear), and 5 feet (sides). However, pursuant to MCC Section 21.12.070.D, parcels located within the Del Monte Forest (DMF) are additionally subject to side setbacks of 10 feet for the first story and 20 feet for the second story. As proposed, the single-family dwelling with an attached garage would have first story setbacks of 20 feet (front), 10 feet (rear), and 10 feet and 16.25 feet (sides). The second story would have side setbacks of 20 feet and 21.25 feet. Moreover, the existing second story is directly above the lower level and does not meet the 20-foot setback requirement. The proposed residence would correct this nonconforming situation.

Pursuant to MCC Section 21.12.070.D, the maximum main structure height is 27 feet. The proposed height for the single-family dwelling is 27 feet. The County has applied Condition No. 7, Height Verification, to ensure the structure does not exceed the maximum height allowed.

Pursuant to MCC Section 21.12.070.D, the maximum allowed site coverage and floor area in the DMF MDR/4 district are 35 percent. The property is 0.243 acres or 10,580 square feet, which would allow site structural coverage and floor area of 3,703 square feet. The proposed single-family dwelling would result in site coverage of 3,668 square feet (34.7 percent) and floor area of 3,702 square feet (35 percent). The total interior square footage of the proposed development would be 5,568 square feet; however, 1,866 square feet would be developed completely below grade and would not count toward allowed floor area. Therefore, as proposed, the project meets all required development standards.

- h) The project has been reviewed for site suitability by RMA-Planning. The project planner 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. Conditions recommended by RMA-Planning have been incorporated.
- i) The following technical reports have been prepared:
 - Preliminary Cultural Resources Reconnaissance (LIB180107) prepared by Susan Morley, M.A., Marina, California, March 2018; and
 - Phase I Historic Review (LIB180108) prepared by Kent L. Seavey, Pacific Grove, California, February 25, 2018.County staff has independently reviewed these reports and concurs with their conclusions.
- j) Design. See Finding No. 2.

- k) Long-Term Sustainable Water Supply and Adequate Water Supply System. See Finding No. 5.
- l) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on subject property.
- m) Tree Removal. The project would involve the removal of three non-native, planted trees. Pursuant to MCC Section 21.64.260, as well as applicable policies in the 2010 General Plan and the Greater Monterey Peninsula Area Plan, no trees with protected status are proposed for removal.
- n) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity. An archeological report (LIB180107) 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, the area of proposed development has been disturbed by previous structural, hardscape, and landscape development. 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 Greater Monterey Peninsula 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 is a Design Approval subject to review by the Zoning Administrator. The LUAC, at a duly-noticed public meeting on March 1, 2018, voted 6 – 0 to support the project with a recommendation to change the front perimeter wall so it does not appear as one solid line across the front of the property. On March 9, 2018, the Applicant submitted revised plans to address the LUAC's recommendation. As revised, the front perimeter wall would include two sections setback from the remainder.
- 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 PLN180023.

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 Applicant proposes to re-develop the existing 0.243-acre lot with a 4,871 square foot two-story single-family dwelling with a 475 square foot attached garage and a 222 square foot unconditioned mechanical room. The project also includes 286 linear feet of 6-foot high perimeter walls with pedestrian and vehicle entry gates, 70 square feet of overhangs greater than 30 inches, a 196 square foot detached arbor, 662 square feet of attached arbor/pilasters, terraces, walkways, driveway, and a trash enclosure.

- b) Pursuant to Section 21.44, Title 21 (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) Neighborhood Character. The proposed two-story (above grade) single-family dwelling would replace an existing two-story residence, would be located on the same general footprint as the existing residence, and would have a comparatively similar layout to other residences in the vicinity. As proposed, the bulk and mass of the visible structure would increase by 674 square feet compared to the existing residence, but would remain comparable to other dwellings in the vicinity. Many of the properties in the surrounding neighborhood have been developed to the full floor area ratio allowed. Of the 48 residences along Cormorant Road, 30 have either a full or partial second story, including 12 of 18 residences adjacent to the golf course and facing 17-Mile Drive.
- d) Material and Color Finishes. The Applicant proposes exterior colors and materials that are consistent with the surrounding residential setting. The primary colors and materials include zinc patina metal roofing, natural limestone building and perimeter walls, bronze patina clad windows, ipe and cypress wood doors and gates, and natural limestone terraces and driveway. 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.
- e) Visual Resources. The project site is not within an area of visual sensitivity, as designated on Figure 14 (Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map) of the 2010 Monterey County General Plan. The project site would be visible from 17-Mile Drive; however, the property is over 800 feet from 17-Mile Drive. This distance, as well as existing trees and vegetation on the intervening golf course, would partially screen the proposed development from 17-Mile Drive. Therefore, as proposed, the project would not result in adverse visual impacts, and the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Greater Monterey Peninsula Area Plan.
- f) The project planner reviewed the application materials, plans, and County GIS records 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 structure and use are consistent with the surrounding residential neighborhood character (i.e., structural design features, colors, and material finishes). The proposed development would also not have a significant 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 categorically exempts the replacement or reconstruction of existing structures where the new structure(s) will be located on the same site as the structure(s) replaced and will have substantially the same purpose and capacity as the structure(s) replaced.
 - b) The subject project consists of the demolition of a single-family dwelling, and construction of a single-family dwelling on a residentially-zoned parcel within a developed neighborhood. Therefore, the proposed development is consistent with CEQA Guidelines Section 15302.
 - 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.
4. **FINDING:** **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project has been reviewed by RMA-Planning, 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) Necessary public facilities are available. The existing single-family dwelling has public water and sewer connections provided by the California American Water Company and the Pebble Beach Community Services District/Carmel Area Wastewater District, respectively, and the new residence will continue to use these same connections.
 - c) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180023.
5. **FINDING:** **LONG-TERM SUSTAINABLE WATER SUPPLY AND ADEQUATE WATER SUPPLY SYSTEM** – The project has an adequate water supply system to serve the development, and the project is not required to provide proof of a Long-Term Sustainable

Water Supply under Monterey County 2010 General Plan Policies PS-3.1 and PS-3.2, respectively.

- EVIDENCE:**
- a) The proposed residence and garage are not required to provide proof of a Long-Term Sustainable Water Supply under General Plan Policy PS-3.1 because these structures fall under the exemption as the first single-family dwelling and non-habitable accessory structure/use on an existing lot of record.
 - b) The new development will use or require the use of water. The water source for the proposed development is the California American Water Company (Cal Am), a regulated public utility that is mandated to provide water that meets public health standards and thus has adequate water quality as required by PS-3.2(a). Cal Am also has the technical, managerial, and financial capability to provide water to the subject site consistent with PS-3.2(c).
 - c) The project planner reviewed the project application materials and plans, as well as the County's GIS database, to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in RMA-Planning File No. PLN180023.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Planning Commission.

EVIDENCE: Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator. The decision of the Planning Commission would be final and may not be appealed.

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 Design Approval to allow the demolition of an existing 2,410 square foot single-family dwelling with an attached 618 square foot garage, and construction of a 4,871 square foot two-story single-family dwelling with a 475 square foot attached garage and a 222 square foot unconditioned mechanical room, 286 linear feet of 6-foot high perimeter walls, and associated grading, in general conformance with the attached plans and subject to seven (7) conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of August, 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON ~~AUG 09 2018~~.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE AUG 20 2018.

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

NOTES

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

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

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

Monterey County RMA Planning

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

PLN180023

1. PD001(A) - SPECIFIC USES ONLY - DESIGN APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Design Approval (RMA-Planning File No. PLN180023) allows the demolition of an existing 2,410 square foot single-family dwelling with an attached 618 square foot garage, and construction of a 4,871 square foot two-story single-family dwelling with a 475 square foot attached garage and a 222 square foot unconditioned mechanical room, 286 linear feet of 6-foot high perimeter walls, and associated grading. The property is located at 3024 Cormorant Road, Pebble Beach (Assessor's Parcel Number 007-303-016-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the 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. (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 Design Approval (Resolution Number 18 - 045) was approved by the Zoning Administrator for Assessor's Parcel Number 007-303-016-000 on August 9, 2018. The permit was granted subject to seven (7) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to 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(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 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.

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 the discovery.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, the Owner/Applicant shall submit a landscape 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 plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to RMA-Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant shall submit a landscape plan and contractor's estimate to RMA-Planning for review and approval. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

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

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall an exterior lighting plan as part of the construction 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 as part of the construction plan set to RMA-Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

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

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

6. 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.

7. 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-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-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.

PROJECT COVER

THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF W. DAVID MARTIN, AKA, & ASSOCIATES AND ARE INTENDED FOR USE SOLELY ON THE PROJECT TITLE HEREIN. THESE DRAWINGS & SPECIFICATIONS ARE NOT TO BE LOANED, REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT BY THE ARCHITECT. ALL REPRODUCTIONS OF THESE DRAWINGS & SPECIFICATIONS REMAIN UNDER THE PROTECTIVE EYE OF THE ARCHITECT AND SHALL BE RETURNED UPON COMPLETION OF THE PROJECT OR UPON REQUEST BY THE DESIGNER. TITLE TO ALL DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE VIOLANCE OF THESE RESTRICTIONS.

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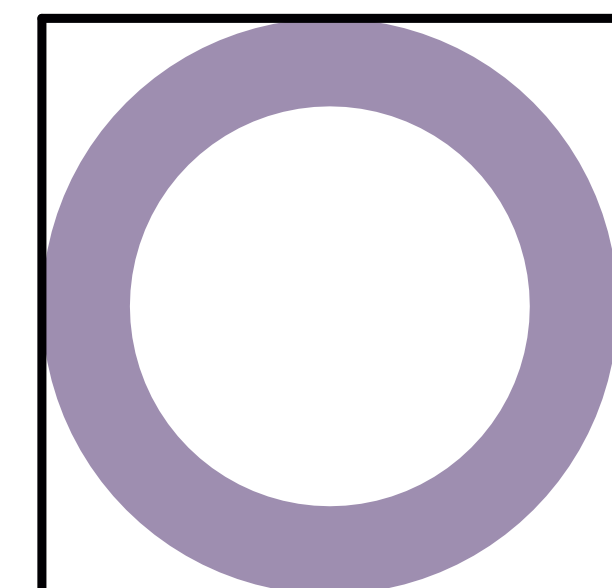


BASED ON SURVEY BY JON D. HAGEMEYER, L.S. MAY 19, 2016 - W.O. 5719

$$\overline{1/8'' = 1'-0''}$$

LEGEND:

	BOUNDARY LINES
	MDR/4 SETBACKS
	NEW CONSTRUCTION
	NEW SITE WALLS (6FT MAX. HT.)
	EXISTING RESIDENCE TO BE REMOVED



W. DAVID MARTIN
AIA + ASSOCIATES

ARCHITECTURE + LAND PLANNING

P.O. BOX 2053 • MONTEREY • CA • 93940

TEL: (831) 373-7101

PROJECT

GREMP
RESIDENCE

- 3024 CORMORANT RD
- PEBBLE BEACH • CA
- PARCEL: 007-303-016

DRAWING TITLE

SITE PLAN

DRAWN BY: TASI

DRAWING DATE: OCT 21, 2016

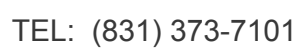
REVISIONS:

DEC 14, 2017 PEBBLE BEACH ARB REVIEW
JAN 08, 2018 RMA DESIGN APPROVAL REQUEST
MAR 09, 2018 REVISED PER LUAC COMMENTS

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SHEET NUMBER:

A-1



GREMP
RESIDENCE

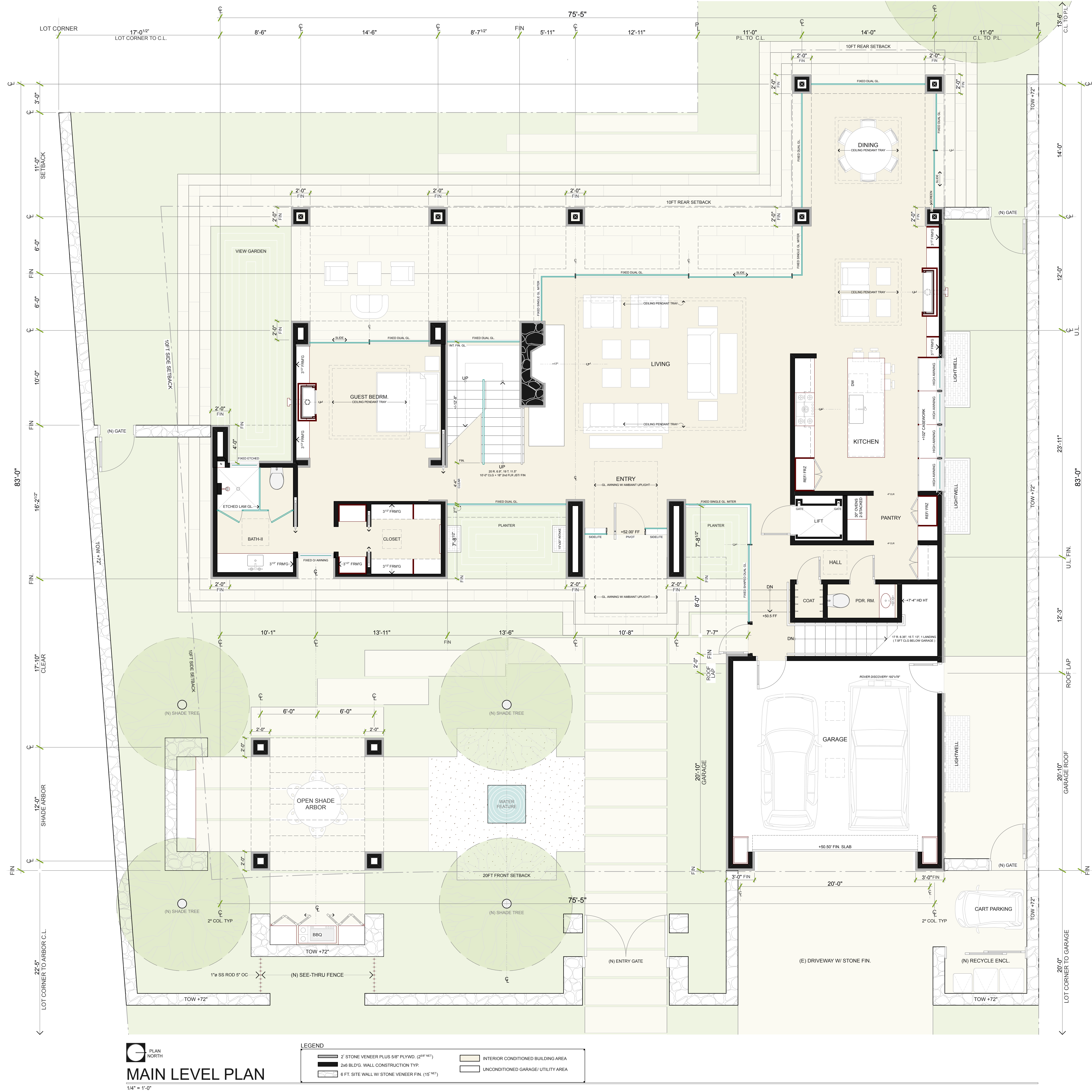
- 3024 CORMORANT RD
- PEBBLE BEACH • CA
- PARCEL: 007-303-016

FLOOR PLAN

MAR 09, 2018 REVISED PER LUAC COMMENTS

SHEET NUMBER:

A-2





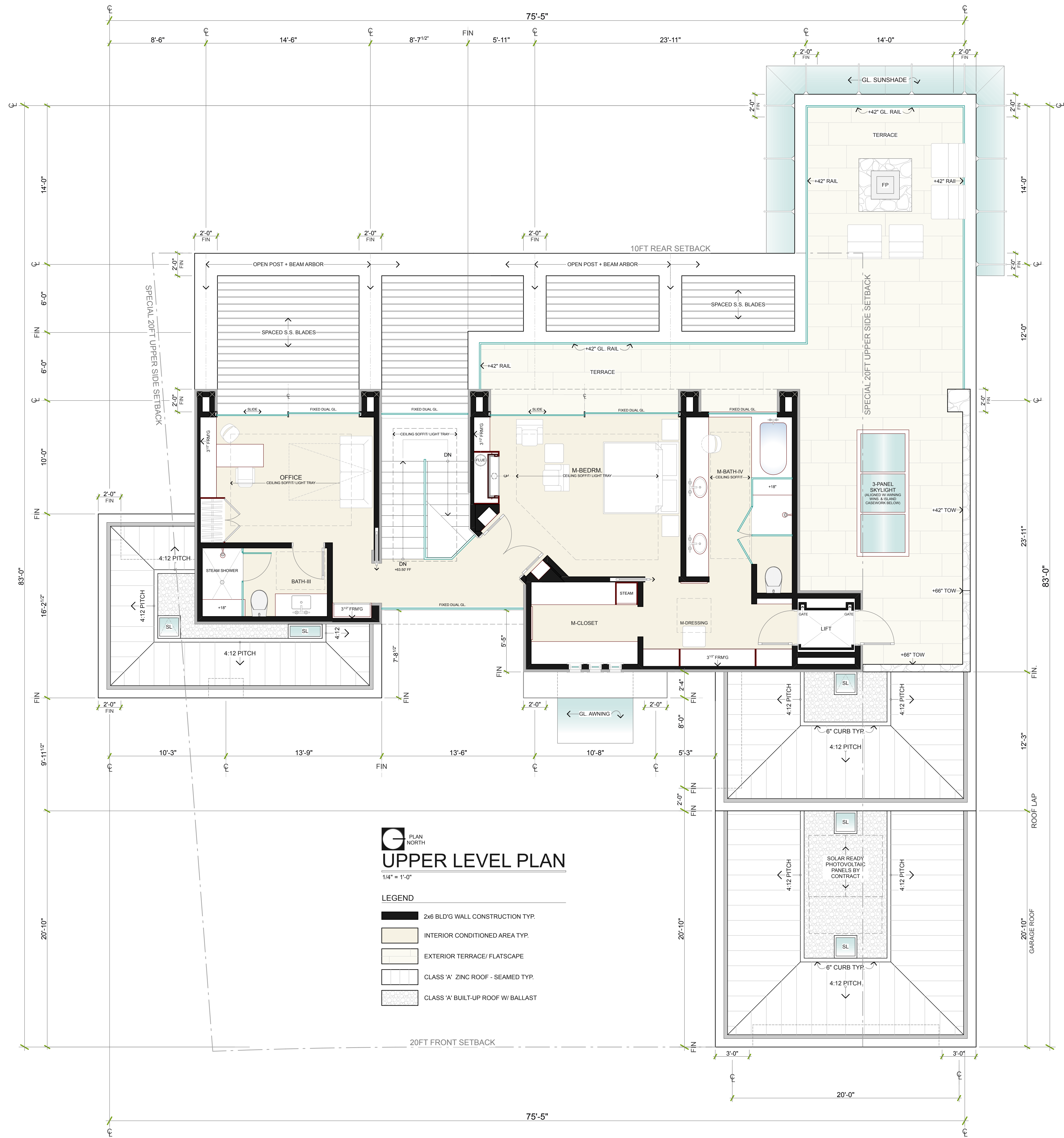
GREMP
RESIDENCE

- 3024 CORMORANT RD
- PEBBLE BEACH • CA
- PARCEL: 007-303-016

FLOOR PLAN

MAR 09, 2018 REVISED PER LUAC COMMENTS

SHEET NUMBER:





- PARCEL: 007-303-016

FLOOR PLAN

MAR 09, 2018 REVISED PER LUAC COMMENTS

A-4



TEL: (831) 373-7101

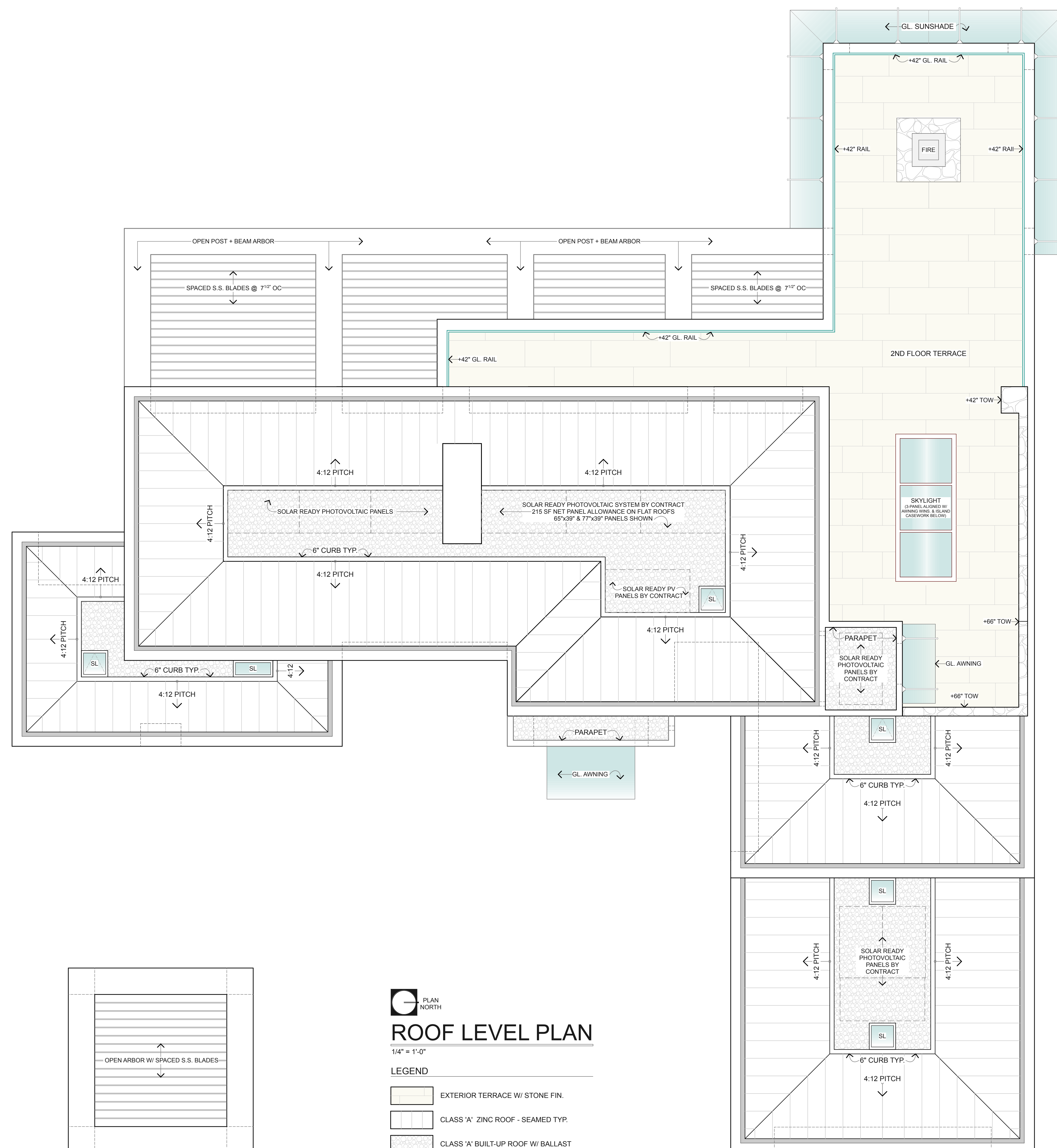
GREMP
RESIDENCE

- 3024 CORMORANT RD
- PEBBLE BEACH • CA
- PARCEL: 007-303-016

ROOF PLAN

MAR 09, 2018 REVISED PER LUAC COMMENTS

A-5



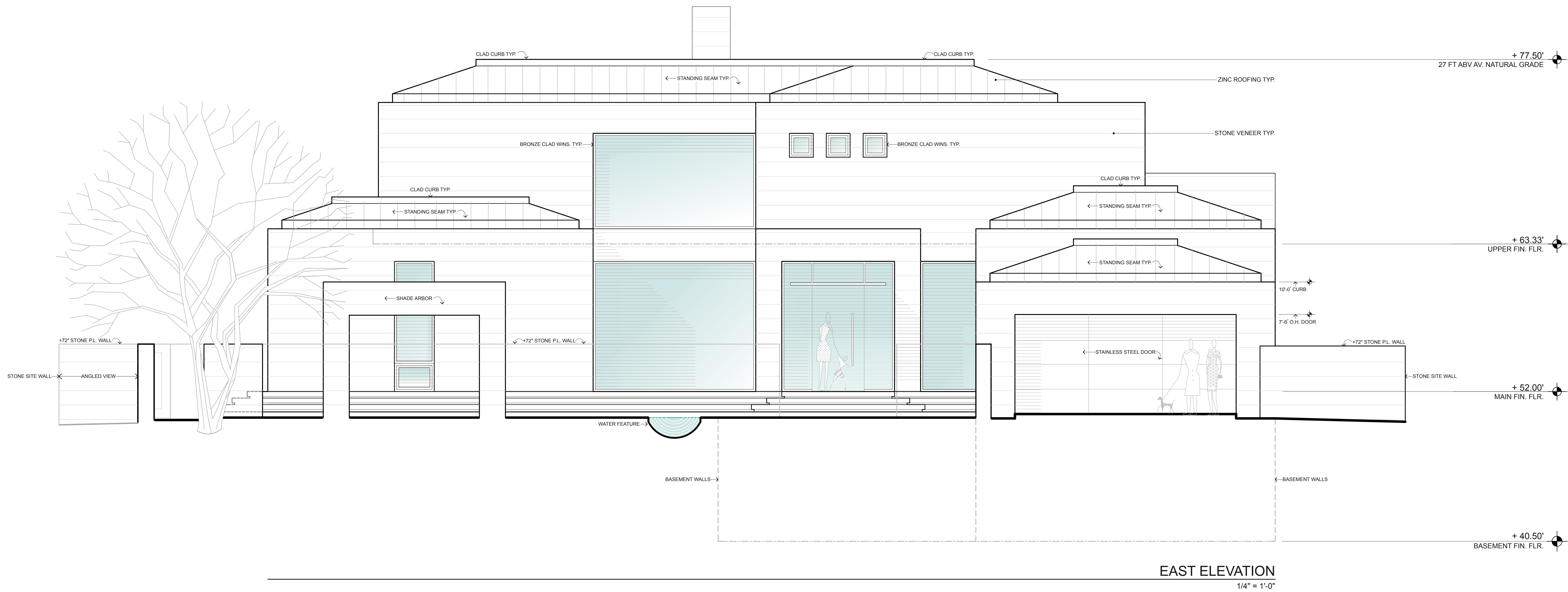
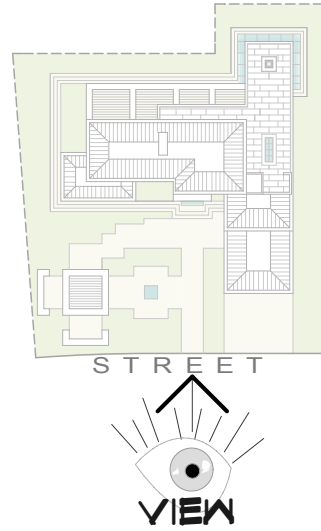


- PARCEL: 007-303-016

ELEVATIONS

JAN 08, 2018 RMA DESIGN APPROVAL REQUEST

A-6


$$1/4'' = 1'-0''$$


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LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.



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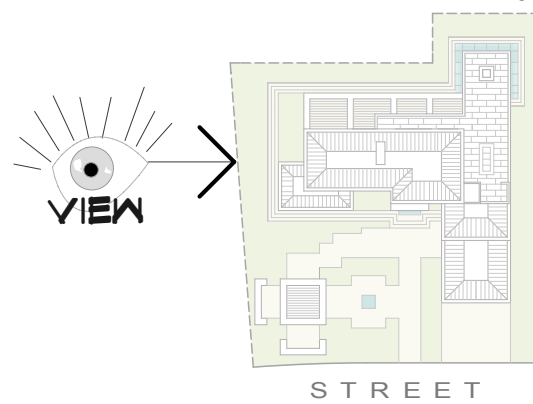
ELEVATIONS

JAN 08, 2018 RMA DESIGN APPROVAL REQUEST

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A-7



Landscape Plan shall comply with all published requirements of Monterey County for use of drought tolerant and non-invasive species.

Landscape and Irrigation Plans shall comply with the California Department of Water Resources, Model Water Efficient Landscape Ordinance, Chapter 2.7.

	Quantity	Botanical Name	Common Name	Container Size
TREES				
	4	Ginkgo biloba	Maidenhair Tree	48" box
SHRUBS				
		Agave americana 'Variegata'	Variegated Century Plant	15 gal
		Agave attenuata	Foxtail Agave	5 gal
		Laurus nobilis 'Saratoga'	Bay Laurel	15 gal
		Olea 'Little Oille'	Dwarf Olive	5 gal
		Phormium cookianum	Mountain Flax	15 gal
		Rhaphirolepis umbellata 'Minor'	Dwarf Hawthorn	5 gal
		Rosmarinus 'Gordia'	Rosemary	5 gal
		Westringia fruticosa 'Mundi'	Low Coast Rosemary	5 gal
GRASSES + GRASS-LIKE PLANTS				
		Calamagrostis 'Karl Foerster'	Feather Reed Grass	1 gal
		Carex praegracilis	Berkeley Sedge	1 gal
		Carex flacca 'Blue Zinger'	Blue Sedge	4" pots
		Chondropetalum 'El Campo'	Dwarf Cape Rush	5 gal
		Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 gal
		Sesleria 'Greenlee'	Greenlee's Moor Grass (to 18")	1 gal
GROUNDCOVERS				
		Aeonium canariense var. palmense	Velvet Rose	1 gal
		Rosmarinus 'Irene'	Dwarf Rosemary	1 gal
		Thymus pseudolanuginosus	Woody Thyme	flats
		Viola hederacea	Australian Violet	flats



Foxtail Agave



Feather Reed Grass



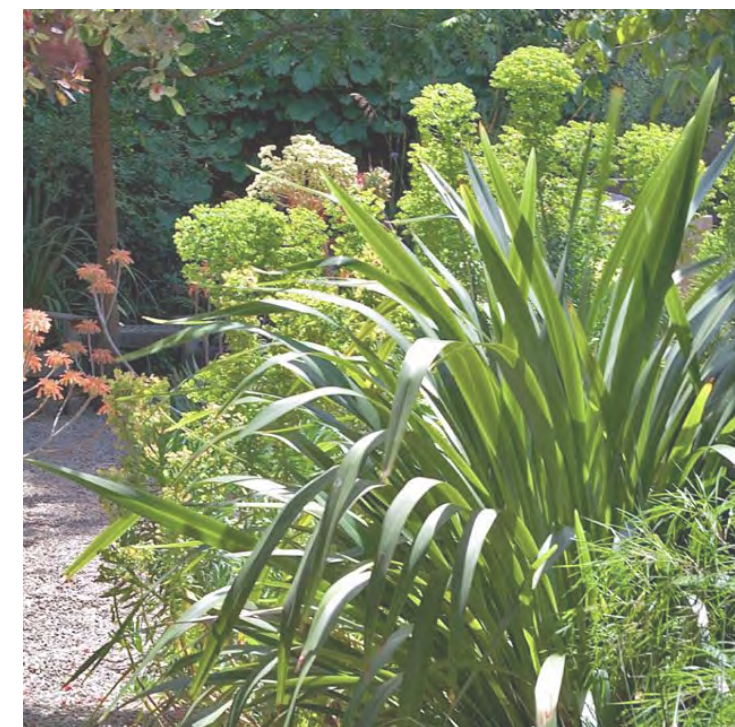
Woolly Thyme



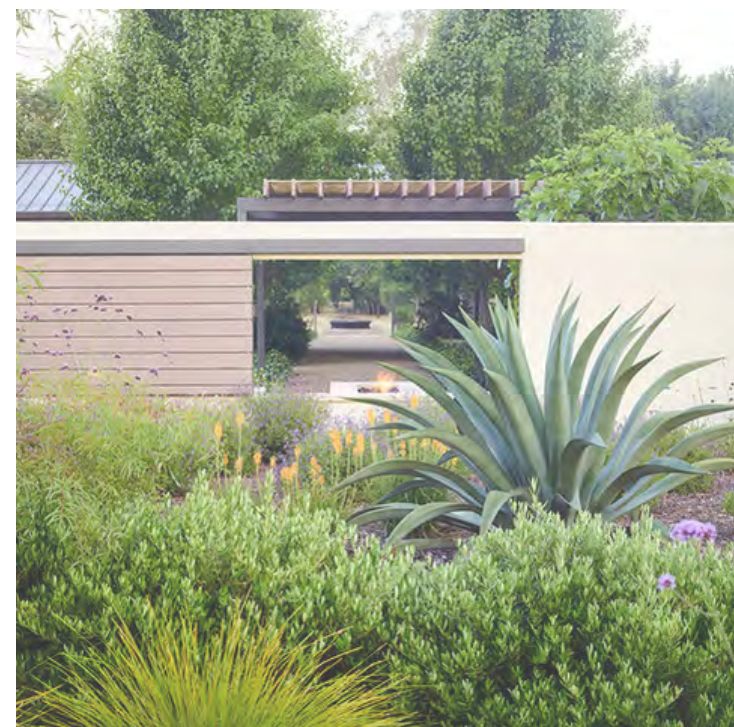
Dwarf Cape Rush



Woolly Thyme

 Dwarf Mat Rush

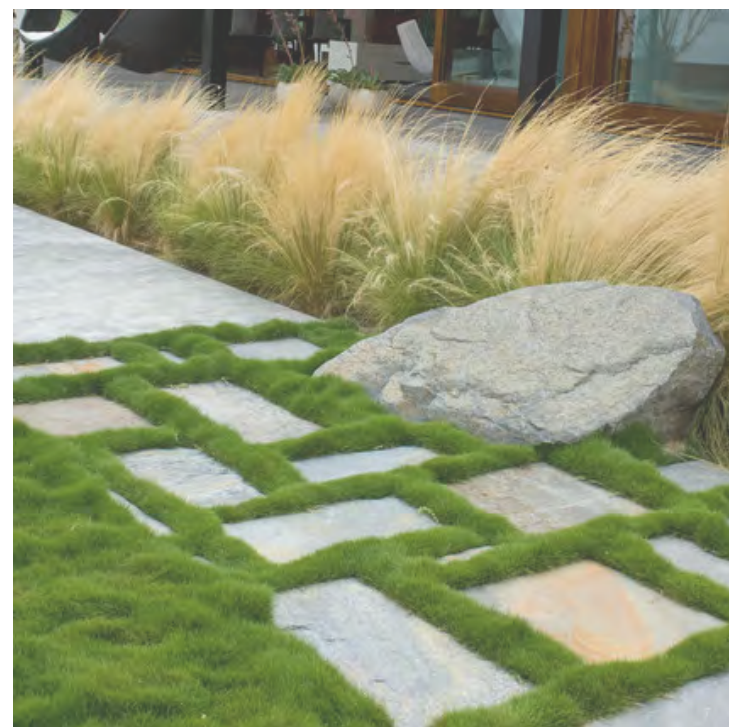
Mountain Flax



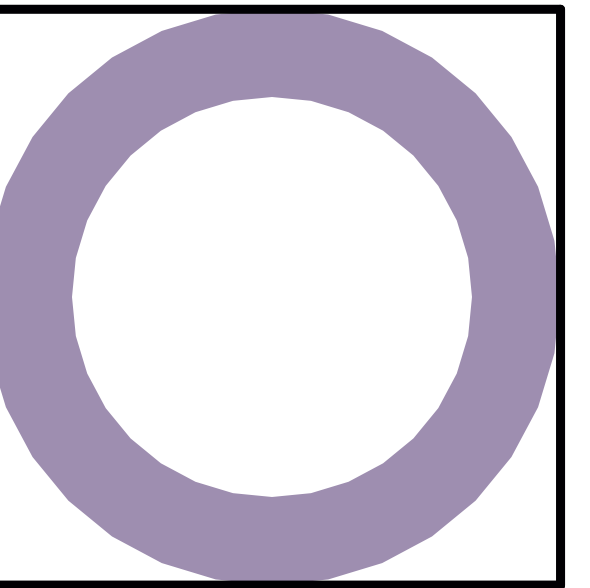
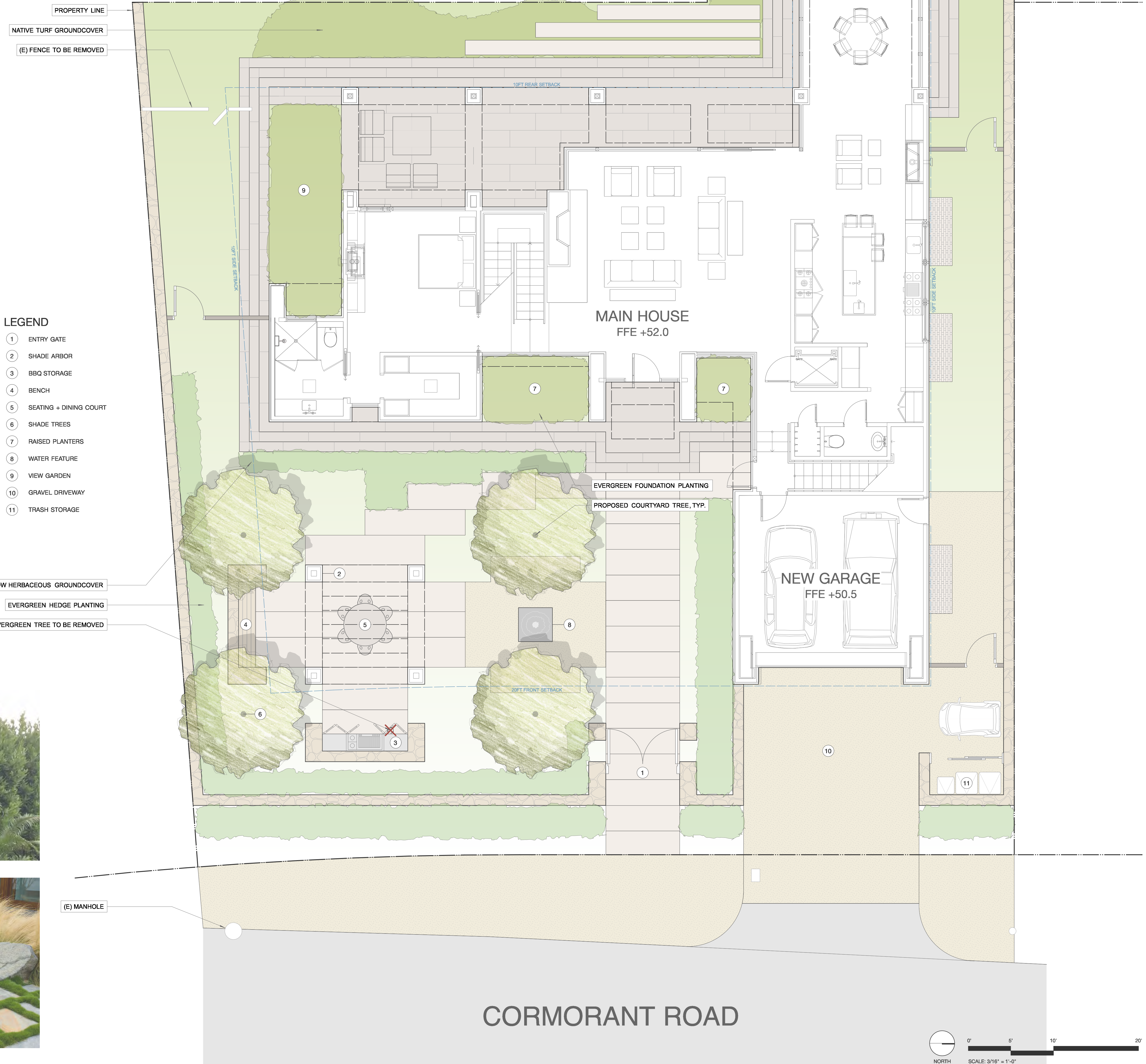
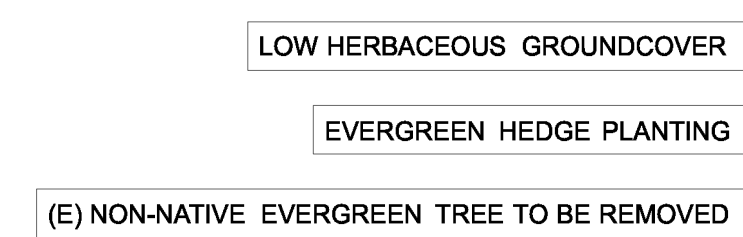
Landscape Flavor



Bay Laurel



Landscape Flavor



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TEL: (831) 373-7101

BLISS | LANDSCAPE ARCHITECTURE

312 Patch Court Marina, CA 93933
www.blisslandscapearchitecture.com

PROJECT:

GREMP
RESIDENCE

- 3024 COMORANT RD
- PEBBLE BEACH • CA
- PARCEL: 007-303-016

DRAWING TITLE:

LANDSCAPE CONCEPT
PLAN

DRAWN BY: OL

DRAWING DATE: OCT 21, 2016

REVISIONS:

DEC 14, 2017 PEBBLE BEACH CO. ARB REVIEW

JAN 08, 2018 RMA DESIGN APPROVAL REQUEST

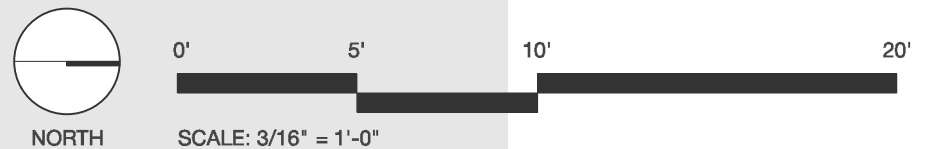
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SHEET NUMBER:

L1.0



W. DAVID MARTIN, AIA
+ ASSOCIATES

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PROJECT:

GREMP

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• 3024 COMORANT RD

• PEBBLE BEACH • CA

• PARCEL: 007-303-016

DRAWING TITLE:

EXTERIOR LIGHTING

PLAN

DRAWN BY: OL

DRAWING DATE: OCT 21, 2016

REVISIONS:

DEC 14, 2017 PEBBLE BEACH CO. ARB REVIEW

JAN 08, 2018 RMA DESIGN APPROVAL REQUEST

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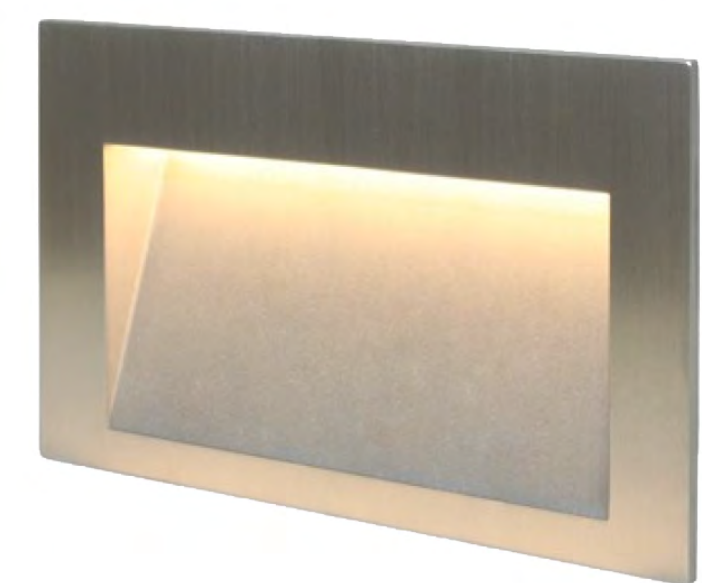
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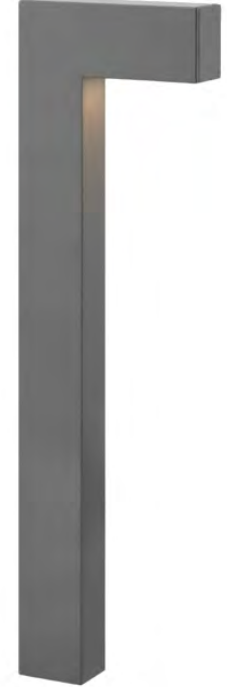
L1.1

LIGHTING LEGEND & SPECIFICATIONS

Symbol	Quantity	Description	Wattage	
	L1	4	L1 - Recessed Wall / Step Light	6.5W
	L2	5	L2 - Post Mount Path Light	3.8W
	L3	2	L3 - Mounted Down Light	7W
	L4	1	L4 - Submersible Pond Light	8W
	L5	8	L5 - Flush Mount Path Light	3W
	L6	7	L6 - Wall Light	4W



L1 - Recessed Wall / Step Light



L2 - Post Mount Path Light



L3 - Mounted Down Light



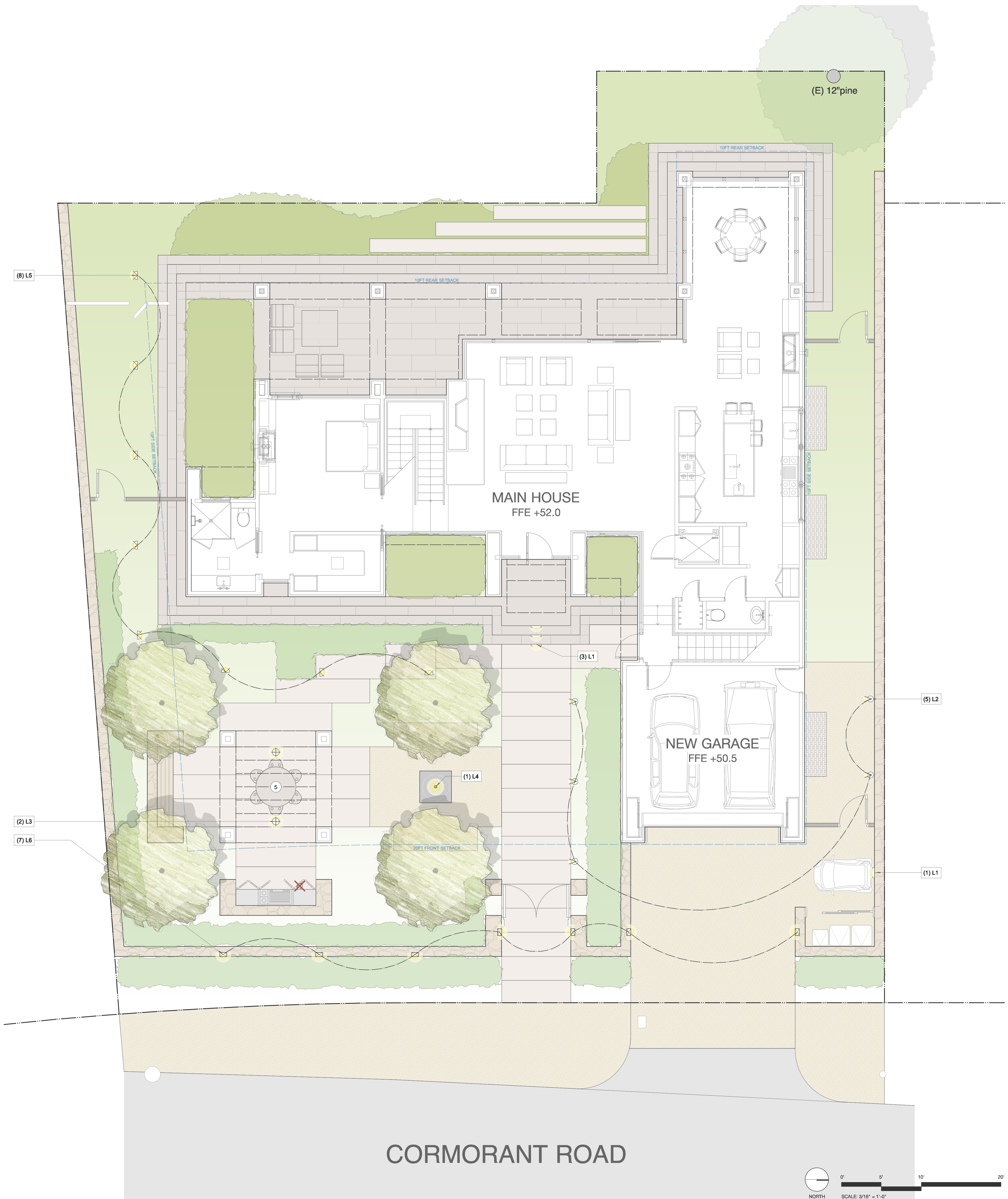
L4 - Submersible Pond Light



L5 - Flush Mount Path Light



L6 - Wall Light



PROJECT: **GREMP Residence**

APN: 007-303-016

ADDRESS: **3024 Cormorant Rd, Pebble Beach, California 93953**

PROPOSED EXTERIOR FINISHES FOR PROJECT FILE NO: **PLN:**



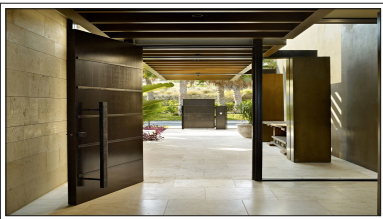
MATERIAL: **METAL ROOFING**

COLOR: **ZINC PATINA**



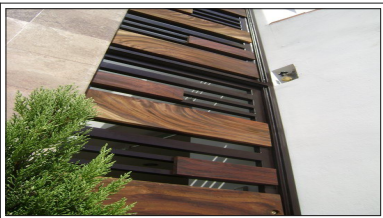
MATERIAL: **BUILDING + SITE WALLS**

COLOR: **NATURAL LIMESTONE**



MATERIAL: **CLAD WINDOWS**

COLOR: **BRONZE PATINA**



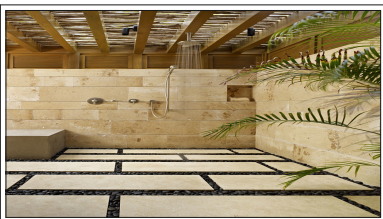
MATERIAL: **WOOD DOORS + GATES**

COLOR: **IPE & CYPRESS**



MATERIAL: **TERRACE PAVING**

COLOR: **NATURAL LIMESTONE**



MATERIAL: **STEPPING STONES**

COLOR: **NATURAL LIMESTONE**



w. david martin, aia + associates

po box 2053 ° monterey ° california 93942 ° telephone : (831) 373-7101 ° fax : (831) 373-4708