

# Attachment E

This page intentionally left blank.



May 1, 2019

Mr. and Mrs. Martin O'Malley  
40 Crescent Drive  
Palo Alto, CA 94301

PEBBLE BEACH  
COMPANY

Reference: **Lot 12A      Block 142B      Subdivision PB**  
**3265 Ondulado Road, Pebble Beach**

Dear Mr. and Mrs. O'Malley:

At their meeting on April 25, 2019, the Del Monte Forest Architectural Review Board (ARB), considered your **preliminary plans** for the demolition of an existing single-family residence and construction of a new single-story single-family residence, at the above-referenced property.

The Board approved the plans with the following standard conditions:

1. All new foundations within three feet of a setback will require proof of survey or location of existing property corners for on-site measurement purposes prior to pouring concrete, and an average grade benchmark shall be set to measure the 2<sup>nd</sup> story height.
2. No native trees shall be removed without issuance of a *Tree Removal Permit* from Pebble Beach Company **AFTER** issuance of a Building Permit from Monterey County, and any native trees removed shall be replaced/mitigated with an approved replanting plan using native endemic trees such as *Coast Live Oak* or *Monterey Cypress/Pine*.
3. All drainage shall be contained on-site and any drainage which adversely affects neighboring properties or the Pebble Beach Company road right-of-way shall be addressed and remedied by the applicant, this includes all sump pumps.
4. All construction related vehicles shall be parked on the property during construction. No construction-related vehicles shall encroach onto the road right-of-way or obstruct the flow of traffic in any way. The Contractor shall be responsible for parking of such vehicles, off-site if necessary when no space is available on the construction site. Any variance to this important condition must be explicitly approved by the Architectural Review Board.
5. All driveway connections to the Pebble Beach Company road right-of-way shall be asphalt and shall be maintained by the applicant.

We remind you that you will need additional approval and permits from the Monterey County Planning and Building Department.

**Prior** to issuance of your Monterey County Building Permit, we will require one (1) set – 24"x 36" of final architectural drawings. **All significant exterior changes from the preliminary drawings should be clearly marked and may require additional approval by the Board.** Final plans will be reviewed and approved by staff if there have been no significant changes. Questions about this approval process may be referred to Jean Mendez, ARB, at (831) 625-8455. Thank you for your cooperation with the Architectural Review Board.

Sincerely,

DEL MONTE FOREST ARCHITECTURAL REVIEW BOARD

Steven R. Aitchison  
Chairman

copy: Pacific Peninsula Architecture  
SRA:mel\ARB-LTRS\

DEL MONTE FOREST ARCHITECTURAL REVIEW

This page intentionally left blank.