

Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:

DOBBINS (PLN200217)

RESOLUTION NO.

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 1,648 single-story single-family dwelling with an attached 462 square foot garage, and the construction of an approximately 3,915 square foot two-story single-family dwelling with an attached 470 square foot two-car garage and 234 square foot carport, a 786 square foot covered loggia, a 858 square foot second story terrace, a 730 square foot courtyard, a 5 foot high 163 linear foot stucco wall with iron gates, and associated grading of 50 cubic yards of cut, subject to seven (7) conditions of approval.

3124 Hacienda Drive, Pebble Beach, Greater
Monterey Peninsula Area Plan (APN: 007-341-017-
000)

The Dobbins application (PLN200217) came on for a public hearing before the Monterey County Zoning Administrator on January 28, 2021. 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

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 1,648 single-story single-family dwelling with an attached 462 square foot garage, and the construction of an approximately 3,915 square foot two-story single-family dwelling with an attached 470 square foot two-car garage and 234 square foot carport. The project also includes a 786 square foot covered loggia, a 858 square foot second story

terrace, a 730 square foot courtyard, a 5 foot high 163 linear foot stucco wall with iron gates. Associated site grading would involve 50 cubic yards of cut. See also Finding No. 2 and supporting evidence.

- b) The subject property is located at 3124 Hacienda Drive, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-341-017-000). The subject 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 subject parcel is located in a developed residential subdivision (MPCC Subdivision No. 2) and sits approximately 120 feet from the Dunes Golf Course and 1/3-mile East of 17-Mile Drive. The surrounding land uses include residences to the west, east, and south; and the Monterey Peninsula County Club Dunes Golf Course to the north.
- d) The original parcel was created as Lot 38, Block 201, on the Final Map for the Monterey Peninsula Country Club Subdivision No. 2, recorded May 4, 1925 (Volume 3, Cities & Towns, Page 29). The parcel has been previously developed with a single-family dwelling and is recognized by the County as legal lot of record.
- 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 (sides). The second story would have side setbacks of 20 feet.

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 26 feet 10 inches. 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 0.288 acres or 12,527 square feet, which would allow site structural coverage and floor area of 4,384 square feet. The proposed single-family dwelling would result in site coverage of 3,333 square feet (26.6 percent) and floor area of 4,384 square feet (35 percent). The total floor area of the proposed development includes the main residence (main floor and upper floor) and the attached two-car garage. The attached 234 square foot carport is not included in the calculation of the total floor area square footage as it is not a fully enclosed structure. Therefore, as proposed, the project meets all required development standards.

- h) The project has been reviewed for site suitability by HCD-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 HCD-Planning have been incorporated.
- i) The following technical reports have been prepared:
 - Preliminary Cultural Resources Reconnaissance (LIB#200231) prepared by Susan Morley, M.A., Marina, California, October 15, 2020, and
 - Phase I Historic Review (LIB#200232) prepared by Kent L. Seavey, Pacific Grove, California, September 2020.

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

- j) Staff conducted a site inspection on November 24, 2020 and confirmed the site is suitable for implementation of the proposed development.
- k) Design. See Finding No. 2.
- l) Long-Term Sustainable Water Supply and Adequate Water Supply System. See Finding No. 5.
Monterey County HCD-Planning and HCD-Building Services
- m) records were reviewed, and the County is not aware of any violations existing on subject property.
- n) Tree Removal. The project would involve no tree removal.
- o) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity. An archeological report (LIB#200231) 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.

- p) 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 October 15, 2020, voted seven (7) – 0, with one absent member, to support the project as proposed.
- q) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN200217.

2. **FINDING:**

DESIGN – The design of the proposed project assures protection of the public view shed, 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 0.288-acre lot with an approximately 3,915 square foot two-story single-family dwelling with an attached 470 square foot two-car garage and 234 square foot carport. The project also includes a 786-square foot covered loggia, an 858-square foot second story terrace, a 730-square foot courtyard, and a 5-foot-high 163 linear foot stucco wall. Associated site grading would involve 50 cubic yards of cut.
- 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 view shed and neighborhood character.
- c) Neighborhood Character. The proposed two-story (above grade) single-family dwelling would replace an existing single-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 visible structure would increase by 2,274 square feet compared to the existing residence, but would remain comparable to the bulk and mass of other dwellings in the vicinity. The surrounding residences along Hacienda Road are an eclectic mix of residential design styles. Many of the residences in the surrounding neighborhood have developed to the full floor area ratio allowed. Of the 12 residences along Hacienda Road, eight (8) have either a full or partial second story and six (6) of which are adjacent to the Dunes Golf Course and face 17-Mile Drive.
- d) Material and Color Finishes. The proposed project is a modern Spanish style single family dwelling. This modern Spanish design style would replace the existing residence's altered 'California modern' style. The Applicant proposes exterior colors and materials are consistent with the residential setting. The primary colors and materials include Clay 2-piece roofing tiles, 'Cameo White' stucco exterior building and walls, bronze patina clad windows and doors,

cedar trim and garage door, and tempered glass guardrail for second story terrace. The proposed exterior finishes would blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and 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. Although the project site is approximately 0.33 miles East of 17-Mile Drive and has an intervening golf course, the proposed project's second story is visible from 17-Mile Drive. The project does not block significant public views, nor does it significantly adversely impact public views and scenic character of 17-Mile Drive. The project is consistent the surrounding development and land uses and would be minimally visible to the naked eye at a distance when looking East 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 view shed. As proposed, the project assures protection of the public view shed, 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) Due to the lack of physical integrity and historical significance, the subject property does not meet the criteria established by the County of Monterey to qualify for inclusion in the Monterey County Historic Resources Inventory, and therefore cannot be considered a historic resource as defined by CEQA (see Historical Assessment Report

LIB200232).

- d) 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.
- e) 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 HCD-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 HCD-Planning for the proposed development found in project file PLN200217.

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. The existing single-family dwelling is currently serviced by the California American Water Company. The proposed project will demolish the existing single-family dwelling and still be considered the first single-family dwelling on the recorded lot.

- 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 HCD-Planning for the proposed development are found in HCD-Planning File No. PLN200217.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Planning Commission.
- EVIDENCE:** a) 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 demolish an existing 1,648 single-story single-family dwelling with an attached 462 square foot garage, and construction of a 3,914 square foot two-story single-family dwelling with an attached 470 square foot garage and 234 square foot carport, a 786 square foot covered loggia, a 858 square foot second story terrace, a 730 square foot courtyard, a 5 foot high 163 linear foot stucco wall with iron gates, and associated grading, subject to seven (7) conditions of approval.

PASSED AND ADOPTED this 28th day of January, 2021.

John M. Dugan, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

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 HCD-Planning and HCD-Building Services Department office in Salinas.

Monterey County RMA Planning

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

PLN200217

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Design Approval to allow the demolition of a 1,648 square foot single family dwelling and a 462 square foot attached garage; a new 3,914 square foot two-story single family dwelling with a 470 square foot attached garage, a 234 square foot attached carport, a 786 covered loggia, a 858 square foot second story terrace with a firepit and built-in barbeque, a 730 square foot courtyard and a 5 foot high, 163 linear foot stucco wall with iron gates. The property is located at 3124 Hacienda Drive, Pebble Beach (Assessor's Parcel Number 007-341-017-000), 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 Director of HCD- 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. (HCD-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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 007-341-017-000 on [Date the permit was approved]. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD- Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD- Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD- Planning)

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 HCD- 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.
(HCD- Planning)

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

Action to be Performed: Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD- Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

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. (HCD-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 HCD-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 HCD-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 HCD-Planning prior to the issuance of building permits. HCD-Planning)

Compliance or Monitoring Action to be Performed:

6. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. HCD-Planning and PWWP- 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.

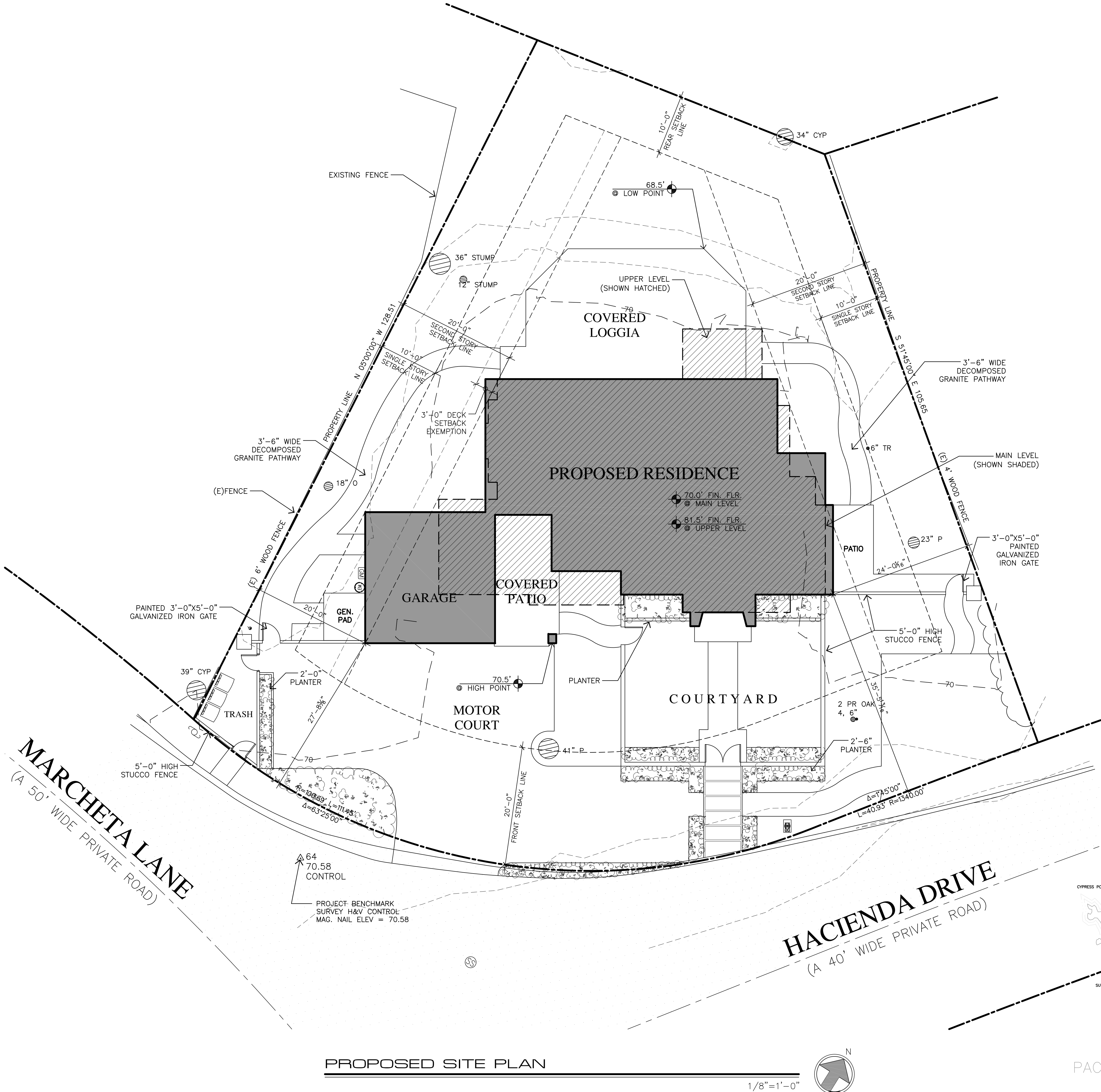
7. PD041 - HEIGHT VERIFICATION

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 HCD-Building Services and HCD-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. HCD-Planning and HCD-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 HCD-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 HCD-Building Services and HCD-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.



PLANNING INFO.

- PROPERTY OWNER:
DEREK AND KRISTINE DOBBINS
4719 QUAIL LAKES DRIVE
SUITE, G PMB 521
STOCKTON CA 95207
- PROJECT ADDRESS:
3124 HACIENDA DRIVE
PEBBLE BEACH, CA 93953
- PROJECT SCOPE:
NEW 2 STORY SINGLE FAMILY RESIDENCE WITH
ATTACHED GARAGE; DEMOLITION OF 2,110 SQ.FT.
SINGLE STORY RESIDENCE
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 007-341-017
- LEGAL DESC.: LOT: BLOCK:
- ZONE: MDR/B-6-D-RES | O-D-S-RES
- STORIES: 2
- MAX BLDG. HT: 27 FT
- GRADING: 50 CY
- TREE REMOVAL: NONE
- TOPOGRAPHY: GENTLY SLOPING
- PROJECT CODE COMPLIANCE:
2019 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE,
CALIFORNIA GREEN BUILDING CODE & CALIFORNIA ENERGY CODE

- LOT AREA: 12,527 S.F. (.28 Ac.)
- LOT COVERAGE CALCULATIONS:

| | PROPOSED |
|----------------|----------|
| BUILDINGS | 2,313 SF |
| COVERED LOGGIA | 786 SF |
| COVERED PATIO | 234 SF |
| TOTAL | 3,333 SF |

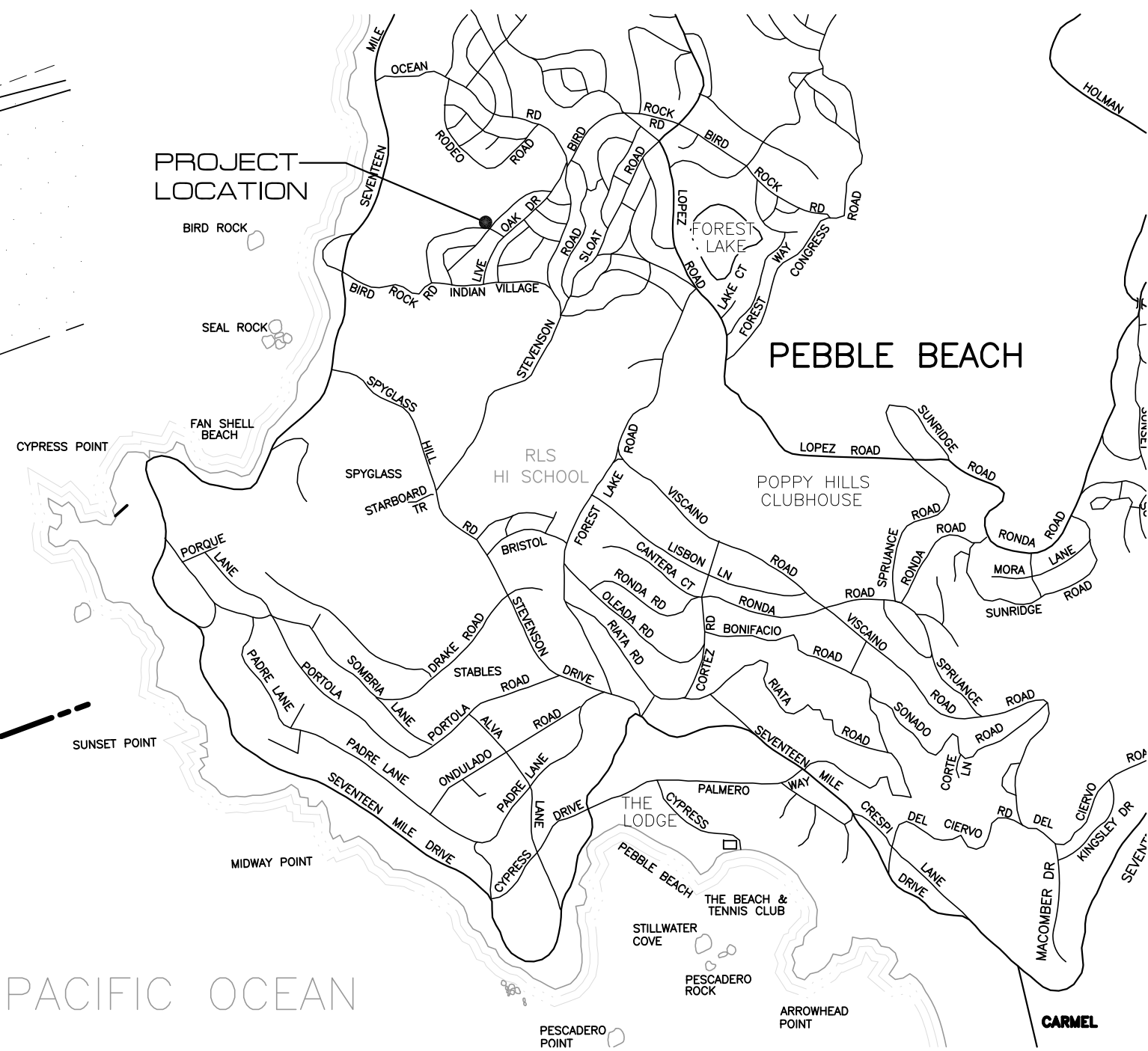
- LOT COVERAGE ALLOWED: 4,384.45 SF (35%)
- LOT COVERAGE PROPOSED: 3,333 SF (26.6%)

- F.A.R. CALCULATIONS

| | PROPOSED |
|---------------|----------|
| MAIN BUILDING | |
| MAIN FLOOR | 1,800 SF |
| UPPER FLOOR | 2,114 SF |
| GARAGE | 470 SF |
| TOTAL | 4,384 SF |

- F.A.R. ALLOWED: 4,384.45 SF (35%)
- F.A.R. PROPOSED: 4,384 SF (35%)

VICINITY MAP



JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVALUATED 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 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:

THE DOBBINS
RESIDENCE

PROJECT ADDRESS:

3124 HACIENDA DR.
PEBBLE BEACH,
CA 93953

APN: 007-341-017

DATE: AUGUST 31, 2020
DESIGN APPROVAL SUBMITTAL

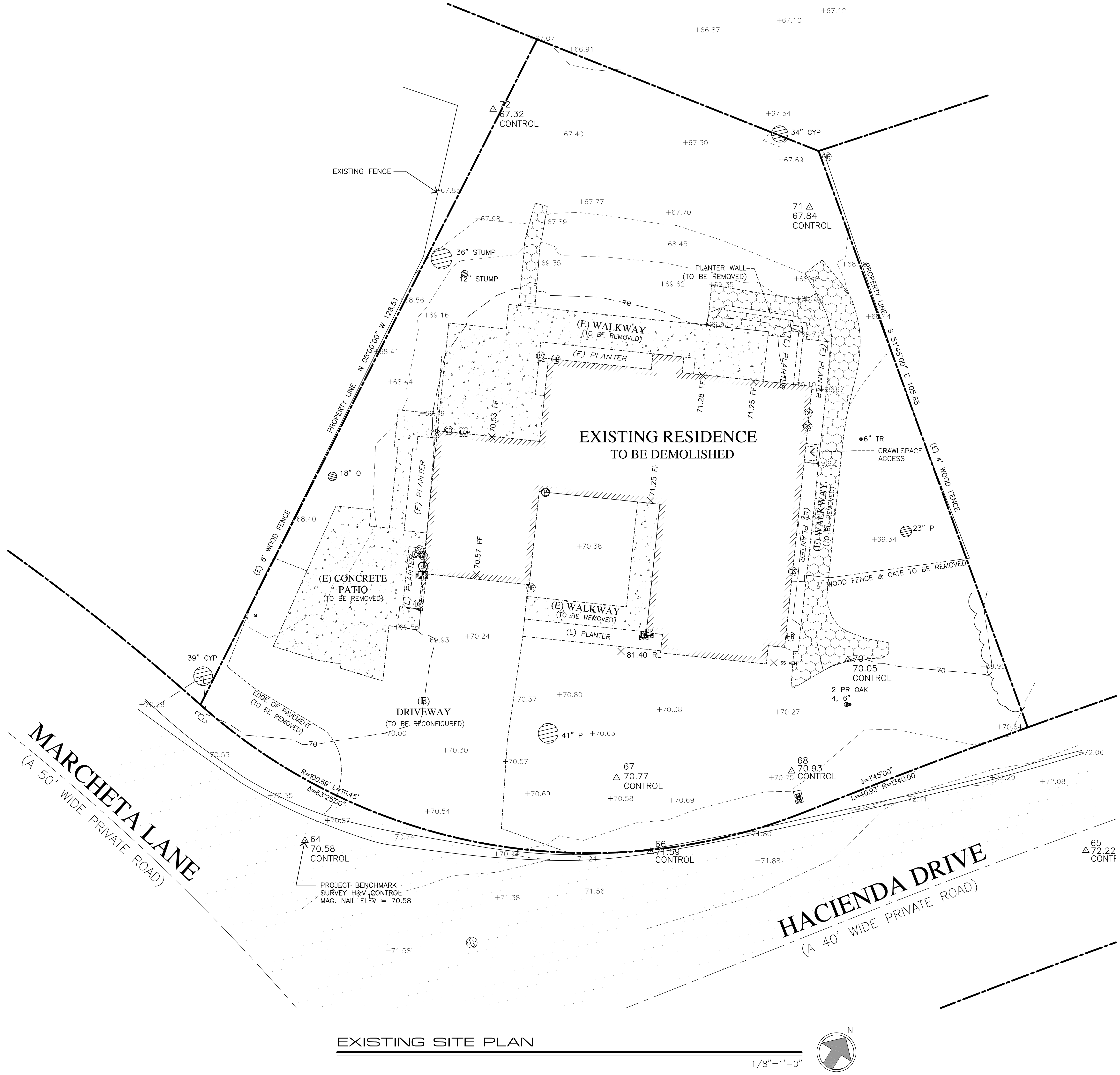
REVISIONS:

- OCTOBER 14, 2020
PLANNING DEPT. SUBMITTAL

SITE
PLAN

SHEET NO.

A1.0



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

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STAMPS:

PROJECT/CLIENT:

THE DOBBINS
RESIDENCE

PROJECT ADDRESS:

3124 HACIENDA DR.
PEBBLE BEACH,
CA 93953

APN: 007-341-017

DATE: AUGUST 31, 2020
DESIGN APPROVAL SUBMITTAL

REVISIONS:

| | |
|---|--------------------------|
| △ | OCTOBER 14, 2020 |
| △ | PLANNING DEPT. SUBMITTAL |
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| △ | |
| △ | |

EXISTING SITE
PLAN

SHEET NO.

A1.1

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

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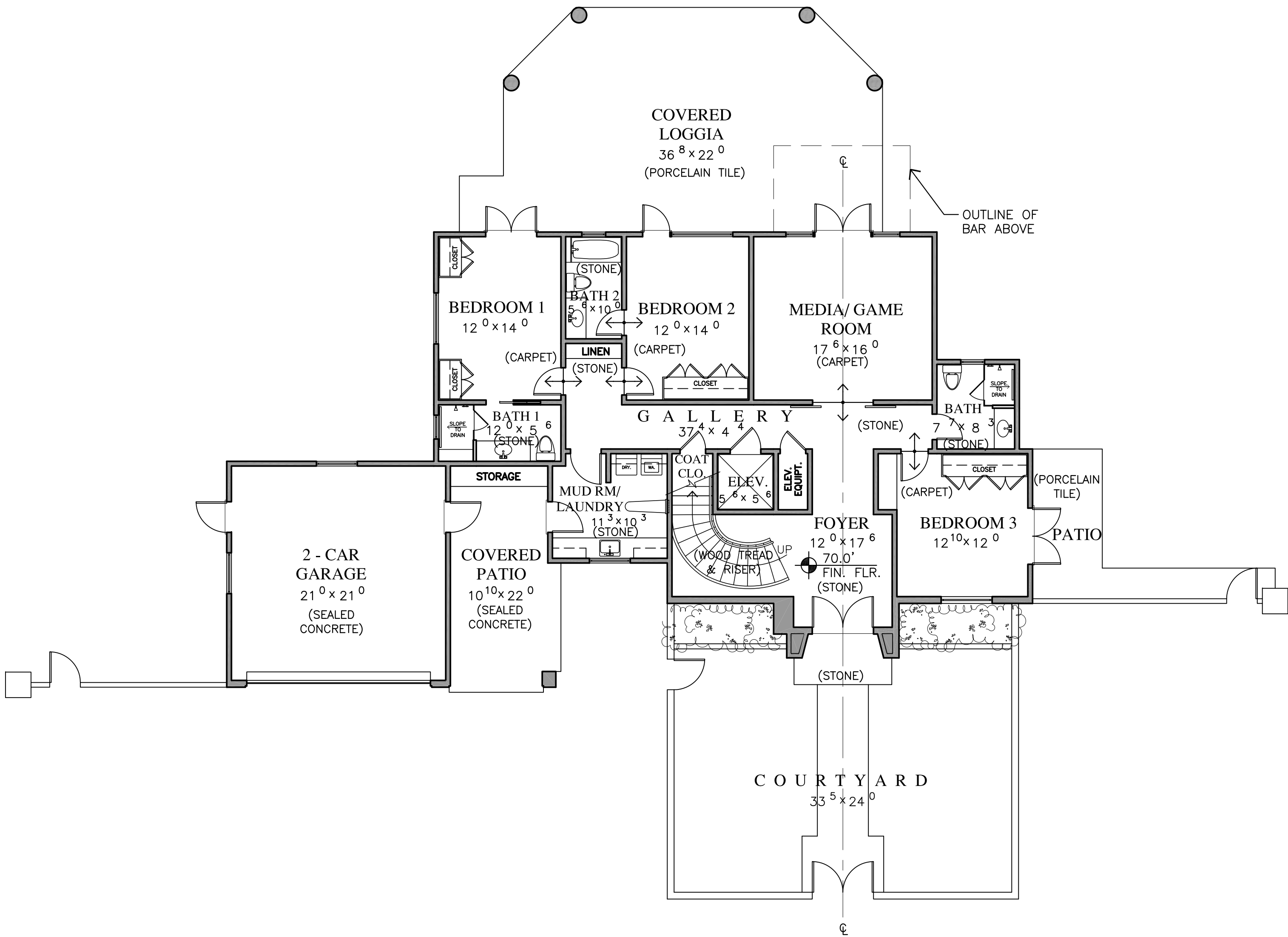
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△ OCTOBER 14, 2020
△ PLANNING DEPT. SUBMITTAL
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MAIN LEVEL
PLAN

SHEET NO.

A2.0



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.

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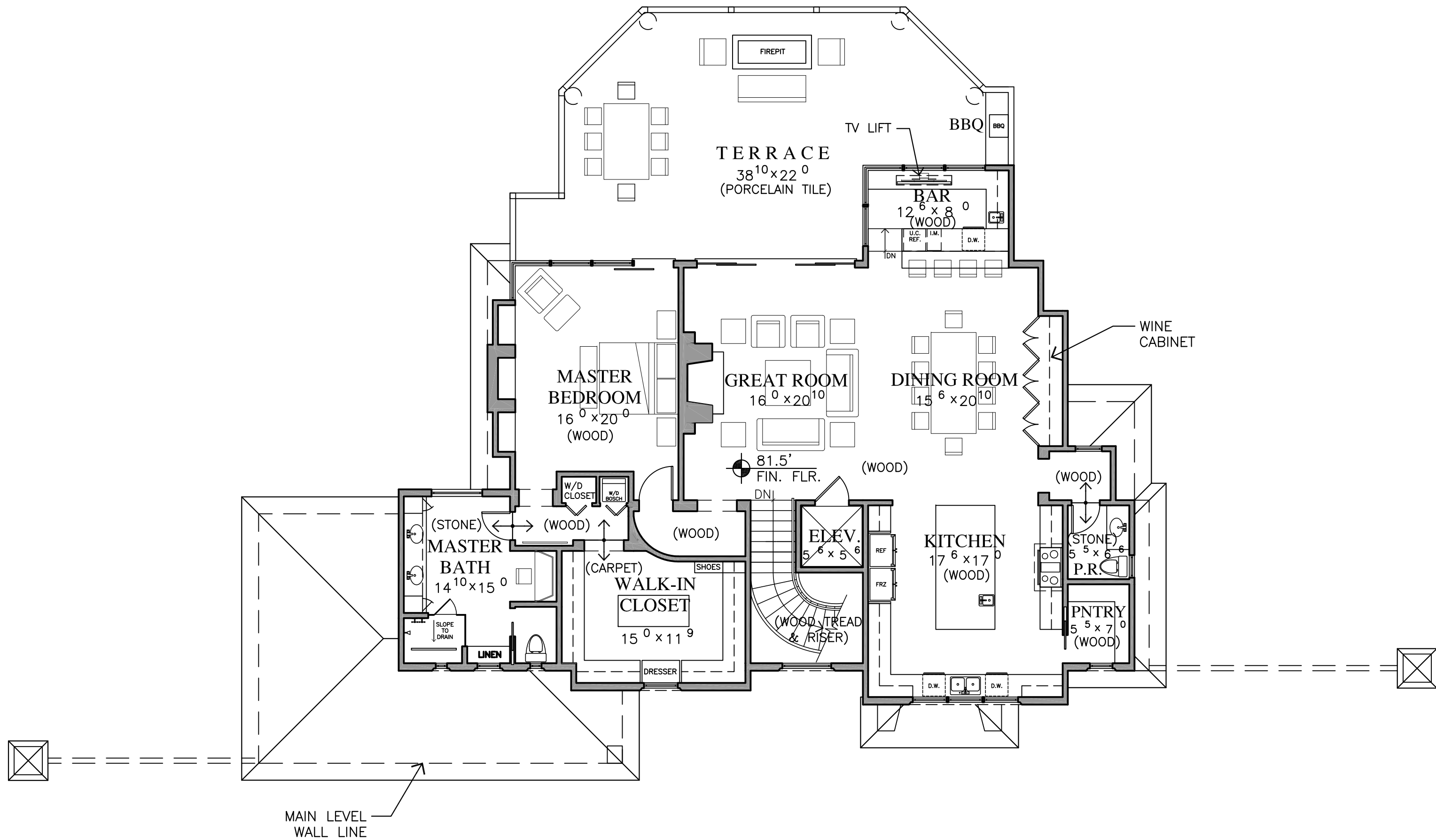
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UPPER LEVEL
PLAN

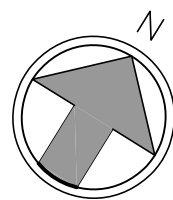
SHEET NO.

A3.0



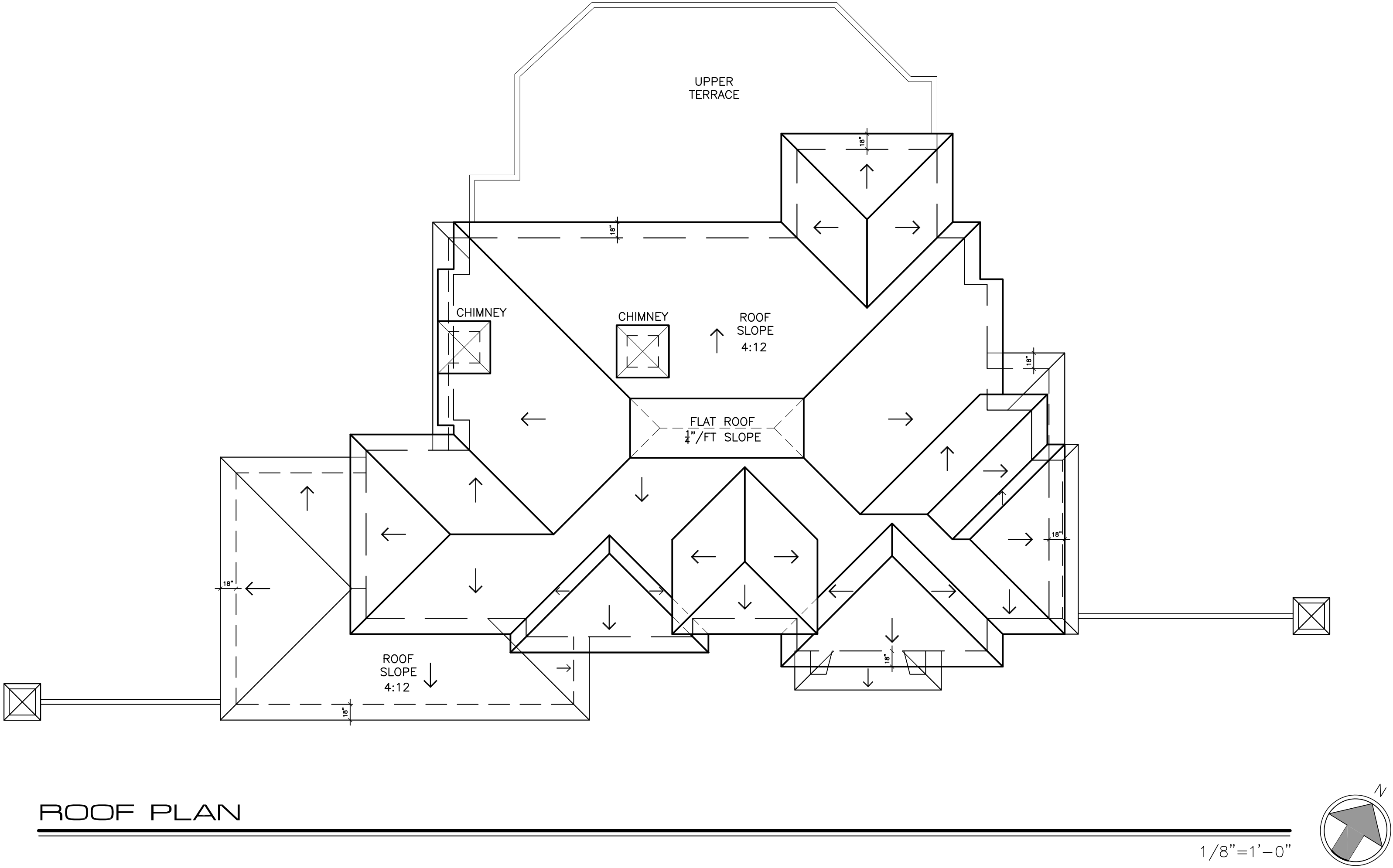
UPPER LEVEL PLAN

1/8"=1'-0"



WALL LEGEND

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



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ROOF
PLAN

SHEET NO.

A5.0

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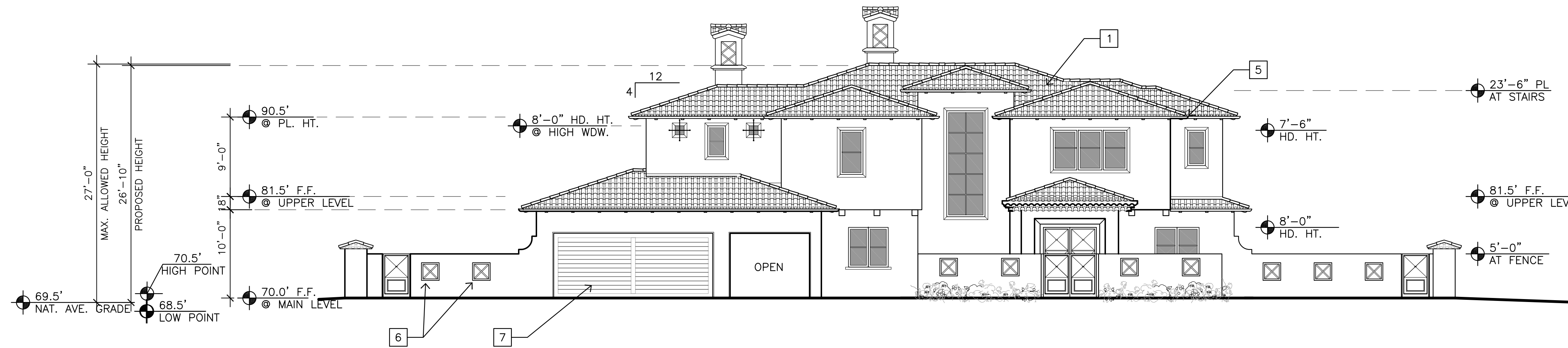
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ELEVATIONS

SHEET NO.

A6.0



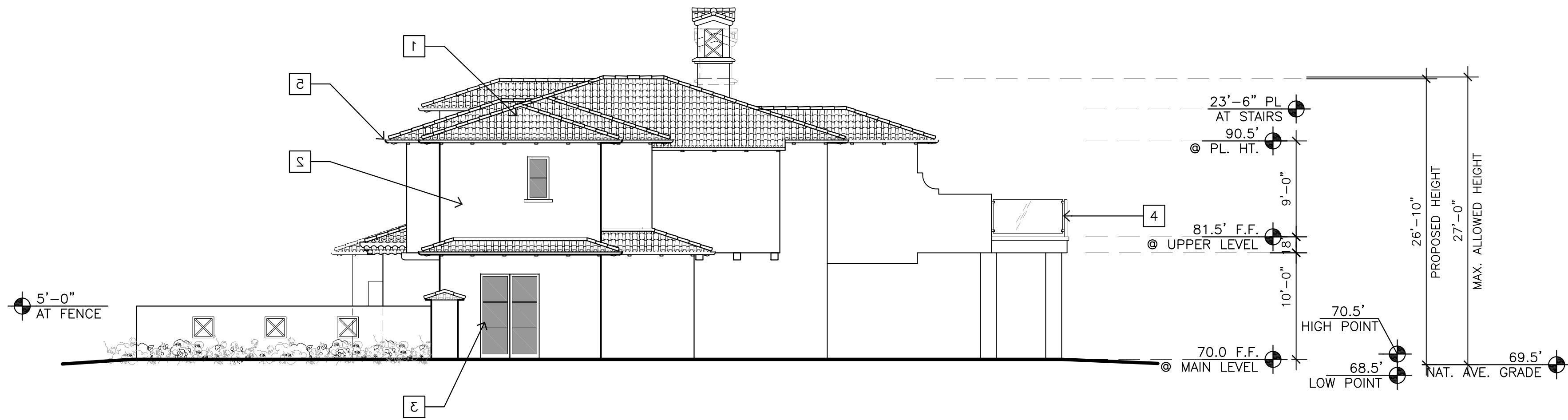
SOUTH ELEVATION AT COURTYARD

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

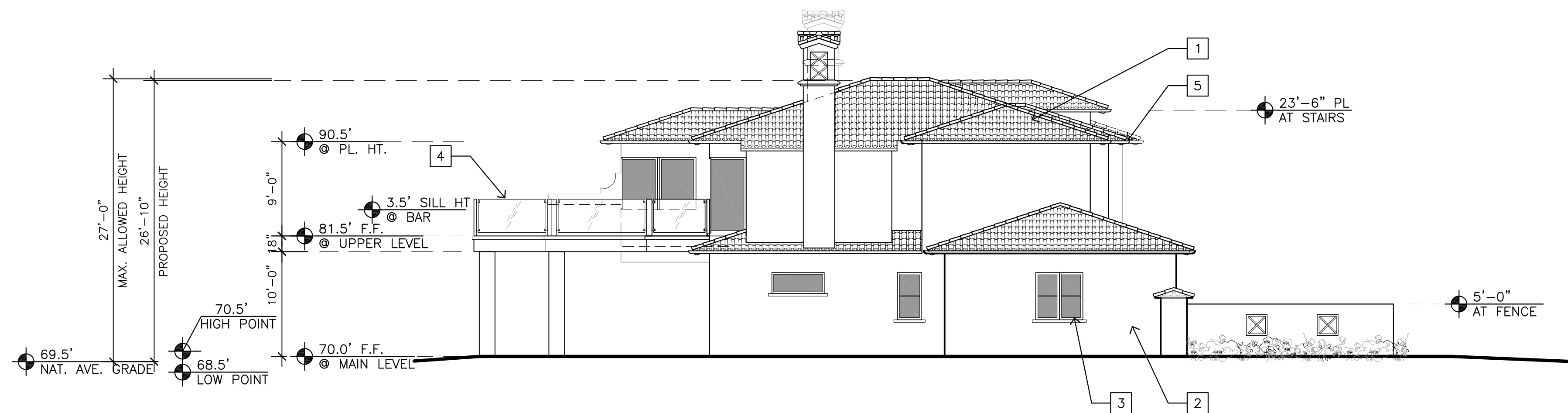
EXTERIOR FINISH LEGEND

- 1 CLASS 'A' CAP & PAN CLAY ROOF TILE - REDLANDS OR EQUAL
- 2 3/8" THK SMOOTH STUCCO
- 3 METAL CLAD WOOD EXTERIOR DOORS AND WINDOWS
- 4 1/2" THICK GLASS RAILING OR EQUAL
- 5 5" HALF ROUND COPPER GUTTER AND DOWNSPOUTS
- 6 PAINTED GALVANIZED METAL FEATURE
- 7 PAINTED ROLL-UP WOOD GARAGE DOOR



NORTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 CLASS 'A' CAP & PAN CLAY ROOF TILE - REDLANDS OR EQUAL
- 2 3/8" THK SMOOTH STUCCO
- 3 METAL CLAD WOOD EXTERIOR DOORS AND WINDOWS
- 4 1/2" THICK GLASS RAILING OR EQUAL
- 5 5" HALF ROUND COPPER GUTTER AND DOWNSPOUTS
- 6 PAINTED GALVANIZED METAL FEATURE
- 7 PAINTED ROLL-UP WOOD GARAGE DOOR

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

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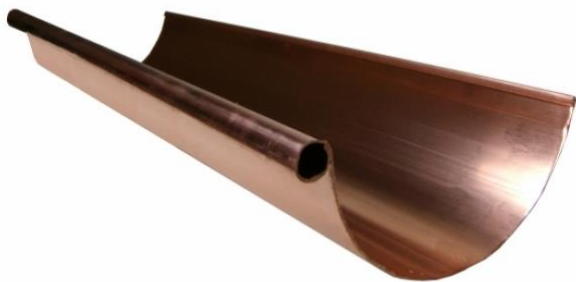
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**COLOR AND MATERIAL SAMPLES FOR
DEREK AND KRISTINE DOBBINS
3124 HACIENDA DRIVE, PEBBLE BEACH, CA
APN: 007-341-017**

**CLAY 2-PIECE MISSION
ROOF TILE
REDLAND OR EQUAL**



**COPPER
HALF-ROUND GUTTERS**



**METAL CLAD EXTERIOR
DOORS AND WINDOWS
MEDIUM BRONZE COLOR
(Kolbe or Equal)**



**PAINTED EXTERIOR
STUCCO WALLS**



**BENJAMIN MOORE
“CAMEO WHITE”
PM-25**

**PAINTED CEDAR CORBELS,
RAFTER TAILS, TRIM AND
GARAGE DOOR**



**CABOT STAIN
SEMI-TRANSPARENT:
“BARK” DP-390**

**½” THICK TEMPERED GLASS
GUARDRAIL**

