

Exhibit A

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

In the matter of the application of:

STULENA HOLDINGS LLC (PLN200109)

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 that no exceptions pursuant to Section 15300.2 apply; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow demolition of an existing 593 square foot detached garage, remodel of existing 5,169 square foot single family dwelling, addition of 1388 square feet of heated living space, a new 709 square foot two-car attached garage, and 710 square feet of lower level storage, rebuild of 875 square feet of existing deck and addition of 760 square foot new deck, totaling 1,636 square foot raised deck; demolition of existing entry gate, driveway to be reconfigured with new entry gate; and a from Variance to the 9,000 square foot Pescadero Watershed coverage limitations to allow 12,648 square feet (reduced from 15,498 square feet);.

1502 Bonafacio Road, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-341-038-000)

The Stulena Holdings LLC application (PLN200109) came on for a public hearing before the Monterey County Zoning Administrator on February 11, 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 / HEALTH AND SAFETY / NO VIOLATIONS / SITE SUITABILITY** - The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan – Part 5, Monterey County Zoning Ordinance - Coastal (Title 20), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed, and no violations exist on the property.

- EVIDENCE:**
- a) The proposed project involves partial demolition, remodel, and additions to a single-family dwelling.
 - b) The property is located at 1502 Bonafacio Road, Pebble Beach (Assessor's Parcel Number 008-341-038-000), 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)]. A Single Family Dwelling is identified as an allowed use with a Coastal Administrative Permit pursuant to MCC Sections 20.14.040.A. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see Finding No. 2 below). See also Finding Nos. 6, 7, 8, and 9.
 - c) The 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)Other than the Pescadero Watershed coverage limitations which are addressed in this permit, no conflicts were found to exist. Communications were received during the Land use Advisory Committee review of this project indicating inconsistency with setback requirements; however, the plans have since been modified to conform with this requirement. (See evidence m) No other communications were received indicating inconsistency with the text, policies, and regulations in the applicable plans and Monterey County Code (MCC).
 - d) The project has been reviewed for site suitability by HCD-Planning, HCD-Public Works, HCD-Environmental Services, and Pebble Beach Community Services District (Fire Protection District). 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.
 - e) The following technical report was prepared:
 - Preliminary Archaeological Assessment (LIB070014) prepared by Archaeological Consulting, Salinas, California, June 26, 2006.County staff has independently reviewed this report and concurs with its conclusions. (See Evidence m).
 - f) 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 Company). The property owner purchased water credits from the Pebble Beach Company and the new proposed fixture

count was approved by the Monterey Peninsula Water Management District. The Environmental Health Bureau did not impose any conditions for project approval.

- g) Design. See Finding No. 2.
- h) Public Access. See Finding No. 5.
- i) Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on subject property.
- j) 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. The project proposes a total impervious of 12,648 square feet which will be reduced from 15,498 square feet existing on the site. A Variance is included in this permit for the impervious coverage limitations. see Finding Nos. 6, 7, 8, and 9; and supporting evidence.
- k) The project planner conducted a site inspection on January 7, 2021, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.
- l) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity. An archaeological survey (LIB070014) previously prepared for the property 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 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.
- m) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Variance and a Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on January 7, 2021, at which all persons had the opportunity to be heard, and voted 6 – 0 – 1 (6 ayes and 1 abstention) to support the project with changes recommended. The recommended change was to relocate the outdoor BBQ area away from the side setback to address concerns of the neighboring property owner. This change has been incorporated in the attached plans.
- n) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN200109.

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 partially demolish and remodel an existing single family dwelling and garage, and add 1,388 square feet of heated floor area, a new 709 square foot garage, and 760 feet of deck.
- 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 cream colored stucco, wood siding and trim, stone finishes, aluminum clad window trim in “wine berry” color, and copper standing seam “aged bronze” colored roofing. 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 within a designated viewshed from Point Lobos (Figure 3, Visual Resources, Del Monte Forest Land Use Plan). The development will remain in the same general footprint as the existing house with minor expansions. No substantial increase in height is proposed and all existing trees, which provide screening of the house from the south are proposed to remain. A condition of approval (Condition No. 5) has been added to require south-facing windows, the direction that faces Point Lobos, to be non-reflective and tinted or electrochromatic glass and to require skylights to be opaque or covered/shielded to minimize daytime glare and nighttime visibility of interior lighting. The proposed development is consistent with Del Monte Forest Land Use Plan Policies 123 and 137, and will not block public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed single-family dwelling 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). As proposed, the structures meet or exceed all required setbacks with allowable exceptions for side setbacks. A proposed patio on the west side of the house extends into the side setback by 3 feet. Additionally, the proposed deck on the east side of the house extends into the side setback by 3 feet. Monterey County Code section 20.62.040 (D) allows uncovered decks, porches, or stairways, fire escapes or landing places to extend into any required side setback not exceeding 3 feet.

Maximum height for a main structure is 30 feet. The proposed height for the single-family dwelling is 20 feet, 6 inches.

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 1.748 acres or 76,142 square feet, which would allow site coverage of 11,421 square feet and floor area of 13,324 square feet. As proposed, the project would result in site coverage of 8,901 square feet or 12 percent, and floor area of 7,964 square feet or 10.5 percent.

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

- f) The project planner conducted a site inspection on January 7, 2021, to verify that the proposed project on the subject parcel conforms to the applicable plans and will not adversely impact the neighborhood character or scenic/visual resources.
- g) Based on the evidence described above, the proposed structures and uses are consistent with the surrounding residential neighborhood character (i.e., structural design features, colors, and material finishes). In addition, the proposed development would not have an impact on a public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

3. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15302, Class 2, categorically exempts replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
 - b) The proposed project involves partial demolition of a single-family dwelling and accessory structures on the parcel, and construction of a single-family dwelling and accessory structures on a residentially-zoned parcel within a developed

neighborhood (i.e., replacement of an existing structure with the same purpose and on the same site). As proposed, the house would be located on the same approximate hardscape and landscape footprint as the current structure and improvements. The proposed design does not substantially increase the bulk and mass of the existing dwelling, and the proposed setbacks are similar to those of the existing residence (i.e., approximately the same capacity as the structure replaced). Total impermeable hardscape area is proposed to decrease. Therefore, the project is consistent with the parameters of the Class 2 categorical exemption.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- d) No adverse environmental effects were identified during staff review of the development application, nor during a site inspection on January 7, 2021.
- 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 PLN200109.

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 a viewshed area from Point Lobos (Figure 3, Visual Resources, Del Monte Forest Land Use Plan). However, see Evidence e below.
 - e) Based on review of the project location and design, the project will not create an adverse impact on views from Point Lobos. Existing trees on the south side of the property are proposed to remain and will

continue to provide screening of the property from the direction of Point Lobos. The project does not represent a significant increase in height or bulk from the existing single family dwelling. A condition of approval (Condition 5) has been added to require that the proposed skylights be covered/shielded at night or use opaque glass and that south facing windows have non-reflective coatings to avoid glare. The proposed development is consistent with Del Monte Forest Land Use Plan Policies 123 and 137, and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed single-family dwelling does not increase the bulk and mass of the existing dwelling, and would not increase the visual impacts over the existing baseline. As proposed, the project is consistent with applicable visual resource and public access policies in the Del Monte Forest Land Use Plan.

- f) The project planner completed a site inspection on January 7, 2021, 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 PLN200109.

6. **FINDING: SITE COVERAGE (DEL MONTE FOREST WATERSHEDS) –**
The property is located in an area which limits structural and impervious surface coverage in order to reduce runoff within the Pescadero, Seal Rock Creek, and Sawmill Gulch Watersheds and some smaller unnamed watersheds that drain into the Carmel Bay Area of Special Biological Significance (ASBS).
- EVIDENCE:**
- a) Policy 77 of the Del Monte Forest Land Use Plan limits development of parcels within the applicable watersheds to a maximum site coverage of 9,000 square feet, including both structural and impervious surface coverages. The intent of this policy is to reduce runoff into the waters of the Pacific Ocean surrounding the Del Monte Forest, specifically the Carmel Bay ASBS.
 - b) The existing impervious site coverage total is 15,498 square feet, which includes 6,636 square feet of structural coverage and 8,862 square feet of impervious surface coverage (driveway and walkways). Therefore, the existing development is legal, but non-conforming with regard to applicable watershed coverage limitations.
 - c) The project will remove 5,155 square feet of paved impervious surface coverage and 593 square feet of structural coverage, and will add 2,897 square feet of structural coverage, resulting in a net reduction of 2,897 square feet of overall impervious site coverage. The resulting totals will be 8,941 square feet of structural coverage and 3,707 square feet of impervious paved coverage, for a proposed overall total of 12,648 square feet. Therefore, the project results in a net reduction of structural and impervious surface coverage and reduces runoff into the Carmel Bay ASBS.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN200109.

7. **FINDING:** **VARIANCE (Authorized Use)** – The Variance will not permit a use or activity which is not otherwise expressly authorized by the zoning regulation governing the parcel of property.
- EVIDENCE:** a) The property has a zoning designation of Low Density Residential, 1.5 acres per unit, with a Design Control zoning overlay (Coastal Zone) [LDR/1.5-D (CZ)].
- b) Development of single-family dwellings is identified as an allowed use pursuant to MCC Sections 20.14.040.A, F, and W, and MCC Section 20.64.030, subject to the granting of applicable coastal development permits. Therefore, the proposed dwellings and accessory structures are uses expressly authorized within the project site residential district. See also Finding No. 1, Evidence b above.
8. **FINDING:** **VARIANCE (Special Circumstances)** - Because of special circumstances applicable to the subject property, including the size, shape, topography, location of the lot, or the surrounding area, the strict application of development standards in the Monterey County Codes is found to deprive the subject property of privileges enjoyed by other property owners in the vicinity under identical zoning classification.
- EVIDENCE:** a) Policy 77 of the Del Monte Forest Land Use Plan (DMF LUP) limits development of parcels within the applicable watersheds to a maximum site coverage of 9,000 square feet, including both structural and impervious surface coverages (See Finding No. 6 and supporting evidence above).
- b) Pursuant to MCC Section 20.14, the Low Density Residential, 1.5 acres per unit (LDR/1.5) zoning district/classification allows building site coverage of 15 percent, and does not specifically restrict impervious surface coverage. The subject property is 76,142 square feet (1.748 acres), which would allow building site coverage of 11,421 square feet under regular zoning district development standards. Pursuant to Policy 77 of the DMF LUP, the property is restricted beyond the limits imposed by the Monterey County Zoning Ordinance (Title 20) on other properties with the same zoning classification.
- c) The existing impervious site coverage total is 15,498 square feet, which includes 6,636 square feet of structural coverage and 8,862 square feet of impervious surface coverage (driveway and walkways). Therefore, the existing development is legal, non-conforming with regard to limitations required by Policy 77 of the DMF LUP. The project will remove 5,155 square feet of paved impervious surface coverage and 593 square feet of structural coverage, and will add 2,897 square feet of structural coverage, resulting in a net reduction of 2,850 square feet of overall impervious site coverage. The resulting totals will be 8,941 square feet of structural coverage and 3,707 square feet of impervious paved coverage, for a proposed overall total of 12,648 square feet. Therefore, the project results in a net reduction of structural and impervious surface coverage and reduces runoff into the Carmel Bay ASBS.

- d) There are special circumstances on the site that warrant a Variance to allow the conversion of impervious surface coverage to structural coverage, provided that: 1) the conversion results in a net reduction of overall coverage, 2) there is no special privilege (see Finding No. 9 below), and 3) it is an authorized use (see Finding No. 7 above). The restriction of Policy 77 of the DMF LUP, the topography of the property, and the existing locations of disturbed areas present significant limitations to development of the site.
- e) The project planner conducted a site inspection on January 7, 2021, to verify circumstances related to other properties in the vicinity and in the same zoning district.
- f) The project will result in an approximate 19 percent net reduction of the existing legal, non-conforming site coverage limitations.
- 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 PLN200109.

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

- EVIDENCE:**
- a) Policy 77 of the Del Monte Forest Land Use Plan (DMF LUP) limits development of parcels within the applicable watersheds to a maximum site coverage of 9,000 square feet, including both structural and impervious surface coverages (See Finding Nos. 6, 7, and 8; and supporting evidence above).
 - b) Other property owners in the vicinity and under identical zoning classification have been afforded the same privilege sought by the property owner of this application. The Steakley project (PC93167) established the precedence to allow a Variance for a developed parcel to exceed the 9,000 square foot combined coverage limitation where a net reduction in the existing combined coverage will occur. Within the general vicinity, several residential projects have been granted similar variances. For PLN980384 (Rachleff), PLN020361 (Griggs), PLN980540 (Schwab), PLN090061 (Rachleff), and PLN120663 (Bardis) the Zoning Administrator approved Variances to exceed the structural and impervious coverage limitations, and allowed an increase to structural coverage, based on a reduction of impervious surface coverage, and an overall net reduction in total coverage.
 - c) This permit revises the variance granted under PLN060308 (Bardis). On September 13, 2007, the Zoning Administrator approved a variance for the same property, and under similar circumstances. PLN060308 approved a demolition of the existing home and re-build of a new single family dwelling with increased structural coverage and reduced impervious surface coverage, which resulted in a net reduction of approximately 4,872 square feet of total coverage. A variance was approved to allow the increased structural coverage with reduced impervious surface coverage. The approved demolition and re-build was never started, and the permit has expired. The property has since changed hands and this project is a new design which reduces the impervious surface coverage by less: 2,851 square

feet, but preserves a majority of the external walls of the existing structure, and the proposes a house with reduced height and bulk as compared to the previously approved design.

- d) The project planner conducted a site inspection on January 7, 2021, to verify that the Variance would not constitute a grant of special privileges inconsistent with the limitations upon other property owners in the vicinity and zone in which the subject property is situated.
- e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN200109.

10. **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).

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. Approving a Coastal Administrative Permit and Design Approval to allow demolition of an existing 593 square foot detached garage, remodel of existing 5,169 square foot single family dwelling, addition of 1388 square feet of heated living space, a new 709 square foot two-car attached garage, and 710 square feet of lower level storage, rebuild of 875 square feet of existing deck and addition of 760 square foot new deck, totaling 1,636 square foot raised deck; demolition of existing entry gate, driveway to be reconfigured with new entry gate; and a Variance to the 9,000 square foot Pescadero Watershed coverage limitations to allow 12,648 square feet (reduced from 15,498 square feet.

In general conformance with the attached plans and conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of February, 2021.

John M. Dugan, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

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

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

PLN200109

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit permit (PLN200109) allows demolition of an existing 593 square foot detached garage, remodel of existing 5,169 square foot single family dwelling, addition of 1388 square feet of heated living space, a new 709 square foot two-car attached garage, and 710 square feet of lower level storage, rebuild of 875 square feet of existing deck and addition of 760 square foot new deck, totaling 1,636 square foot raised deck; demolition of existing entry gate, driveway to be reconfigured with new entry gate; and a variance from the Pescadero watershed structural and impervious surface coverage limitations to allow the conversion of 5748 square feet of impervious surface coverage to 2897 square feet of structural coverage (net reduction of 2851 square feet of coverage). The property is located at 1502 Bonafacio Road, Pebble Beach (Assessor's Parcel Number 008-341-038-000), Del Monte Forest Land Use 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 RMA - 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Coastal Administrative Permit, Design Approval, and Variance (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-341-038-000 on February 11, 2021. 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 RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of 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 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 RMA - 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 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 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 RMA - 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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. PDNS_VIEWSHED_WINDOWS/SKYLIGHTS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Project is located within the viewshed from Point Lobos (Figure 3, Visual Resources, Del Monte Forest Land Use Plan). South-facing windows shall be non-reflective and tinted or electrochromatic glass to minimize daytime glare and nighttime visibility of interior lighting. Skylights shall be opaque or covered/shielded.

Compliance or Monitoring Action to be Performed: Prior to building permit issuance, applicant/agent/owner shall ensure building plans show non-reflective tinted or electrochromatic glass south-facing windows and opaque or covered/shielded skylights.

Prior to final, applicant/agent/owner shall submit evidence that windows and skylights have been installed to the specifications on the building plans.

6. PW0031 – BOUNDARY SURVEY

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Owner/Applicant shall have a professional land surveyor perform a boundary survey of the easterly and westerly boundary lines of the subject parcel and have said lines monumented.

Compliance or Monitoring Action to be Performed: Prior to foundation inspection, Owner/Applicant shall have a professional land surveyor survey and monument the easterly and westerly boundary lines of the subject parcel and provide evidence to the County Surveyor of conformance to the setbacks shown on the approved Site Plan. The surveyor shall be responsible for compliance with the requirements of Section 8762 of the California Business and Professions Code (PLS Act).

7. STORMWATER CONTROL PLAN

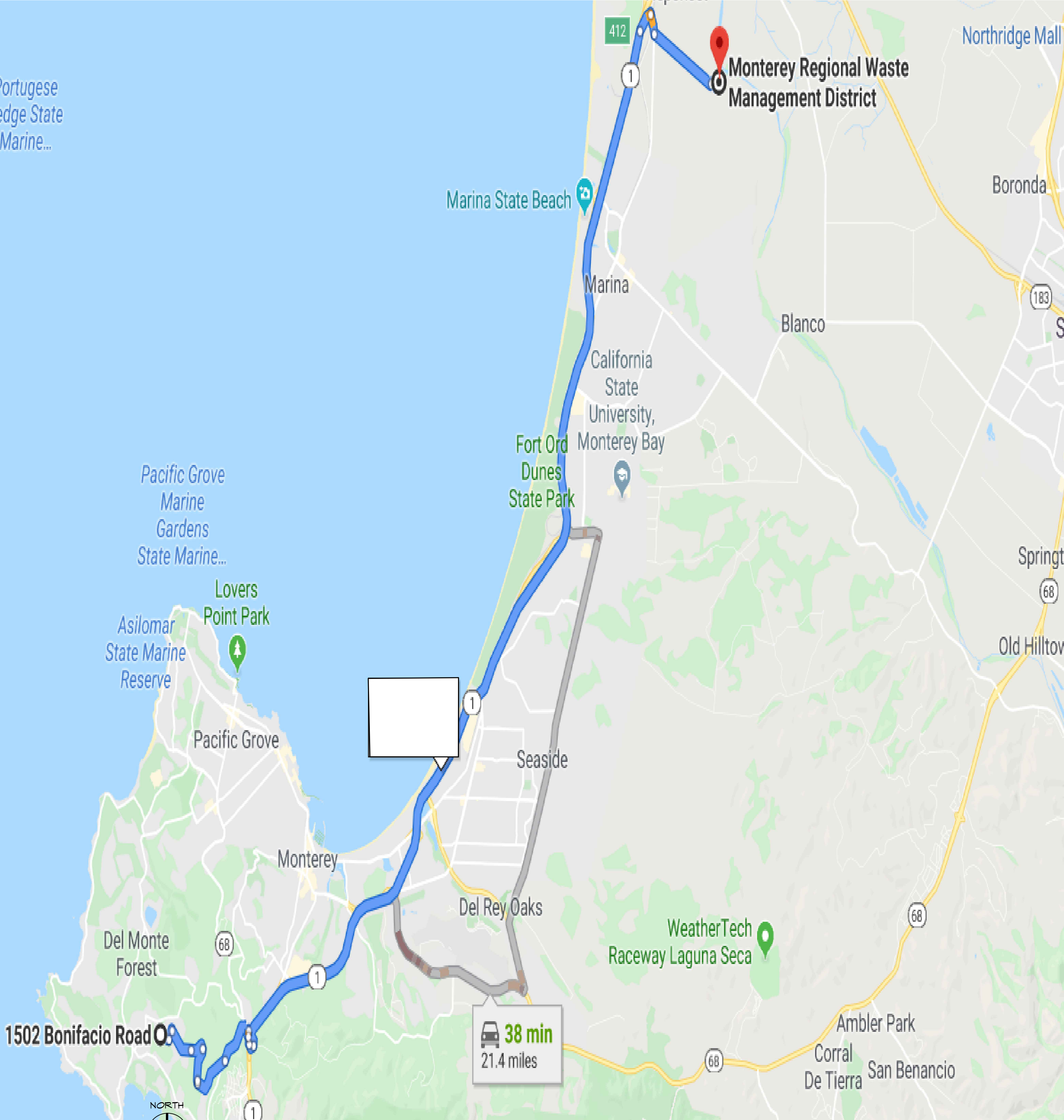
Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide a stormwater control plan, prepared by a registered civil engineer or architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with the plan approved by RMA-Environmental Services. (RMA-Environmental Services)

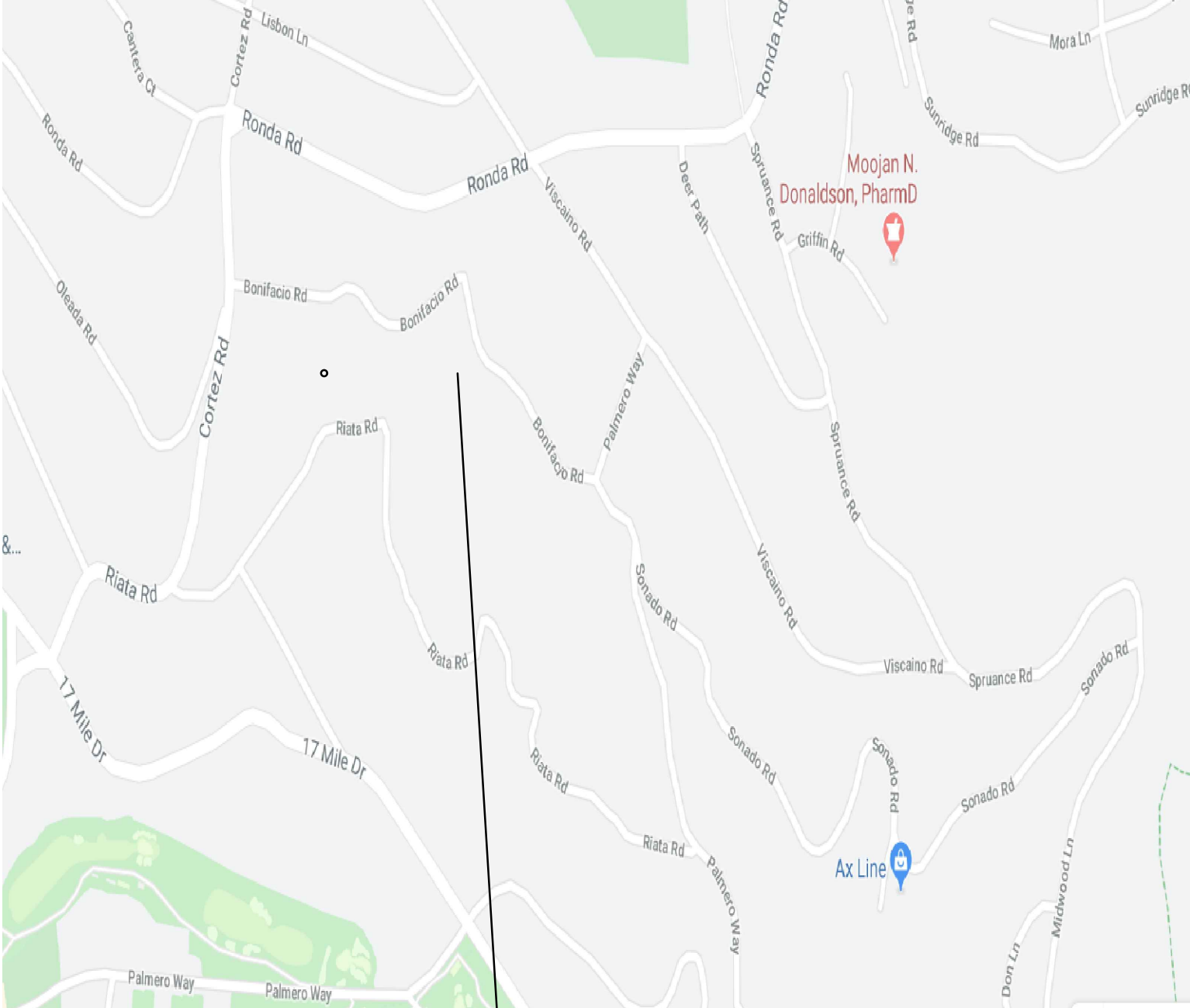
Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a stormwater control plan to RMA-Environmental Services for review and approval.

CLARK RESIDENCE

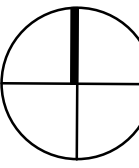
<div>OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:</div> <div>1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN + LIETZKE ARCHITECTURE HEREINAFTER REFERRED TO AS "ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.</div> <div>2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR, NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IS THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.</div> <div>3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.</div> <div>4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.</div>		<div>17. <u>CHANGE ORDERS</u>: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.</div> <div>18. <u>CONSTRUCTION BRACING & SHORING</u>: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.</div> <div>19. <u>SIMILAR CONDITIONS</u>: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.</div> <div>20. <u>DISCREPANCIES</u>: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNERS PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.</div> <div>21. <u>TECHNICAL SPECIFICATIONS</u>: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.</div> <div>22. <u>SUBSEQUENT CHANGES</u>: ADDITIONAL CONSTRUCTION, LANDSCAPE IMPROVEMENTS, OR OTHER CHANGES IN THE IMPROVEMENTS THAT DIFFER FROM THE APPROVED FINAL DESIGN REVIEW DOCUMENTS, MUST BE SUBMITTED IN WRITING TO THE VIA QUINTANA ARCHITECTURAL REVIEW BOARD FOR REVIEW AND APPROVAL. PRIOR TO MAKING CHANGES, ANY CHANGES MADE WITHOUT SPECIFIC APPROVAL ARE CONSIDERED NOT APPROVED, AND SUBJECTED TO REMOVAL OR ALTERATION AS REQUIRED.</div> <div>23. <u>TITLE 24 ENERGY REQUIREMENTS</u>: THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE COUNTY BUILDING DIVISION WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.</div> <div>24. <u>TREE AND ROOT PROTECTION</u>: TREES ARE TO BE PROTECTED AND PRESERVED IN OR NEAR THE CONSTRUCTION AREA. A BOUNDARY OF ORANGE SNOW NETTING OR HIGH VISIBILITY PLASTIC FENCING SUPPORTED BY WOOD OR METAL STAKES AND/OR STRAW BALES SHOULD BE ERECTED ALONG THE APPROXIMATE DRIP LINES OF SUCH PROTECTED TREES TO DEFINE THE CONSTRUCTION PROJECT BOUNDARY. EXCAVATION AND CONSTRUCTION ACTIVITIES AND MATERIALS SHOULD NOT INTRUDE INTO THIS DEFINED BOUNDARY AT ANY TIME AND KEPT AS MUCH AS POSSIBLE WITHIN PROPOSED STRUCTURE AND DRIVEWAY FOOTPRINTS OR OUTSIDE OF THE TREE DRIP LINES IN THE TREELESS AREA.</div> <div>25. ALL MANUFACTURER'S INSTALLATION GUIDES SHALL BE PROVIDED TO INSPECTOR AT TIME OF INSPECTION.</div>		<div>6. <u>ACCESS DRIVEWAYS - TURNING RADIUS</u> - FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4' SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150' IN LENGTH, BUT LESS THAN 800' IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400' INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12' WIDE AND 30' LONG WITH A MINIMUM OF 25' TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150' OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50' OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40' FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE MINIMUM OF 60' IN LENGTH.</div> <div>7. ALL BUILDINGS SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS. INSTALLATION, APPROVAL AND MAINTENANCE SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION AND/OR U.B.C. STANDARDS, THE EDITIONS OF WHICH SHALL BE DETERMINED BY THE ENFORCING JURISDICTION. FOUR SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. ROUGH-IN INSPECTIONS MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. 8. FIRE ALARM FLOW SWITCH SHALL BE WIRED TO THE KITCHEN REFRIGERATOR CIRCUIT. ANY DEVIATION REQUIRES APPROVAL FROM THE FIRE DEPARTMENT.</div>		<div>SCOPE OF WORK: DEMOLITION OF EXISTING 593 S.F. DETACHED GARAGE, REMODEL 5169 S.F. OF EXISTING SINGLE FAMILY RESIDENCE, ADDITION INCLUDES 1388 S.F. OF HEATED LIVING SPACE, A 704 S.F. 2-CAR ATTACHED GARAGE AND 710 S.F. OF LOWER LEVEL STORAGE. REBUILD 875 S.F. OF EXISTING DECK AND ADD 760 S.F. OF NEW DECK = 1636 S.F. TOTAL RAISED DECK. DEMO EXISTING ENTRY GATE AND DRIVE WAY TO BE RECONFIGURED WITH NEW ENTRY GATE.</div> <div>PROJECT ADDRESS: 1502 BONIFACIO ROAD, PEBBLE BEACH CA</div> <div>A.P.N.: 008-341-0-38</div> <div>ZONING: LDR / 1.5-D (CZ)</div> <div>LOT SIZE: 1.748 ACRES (76,142 S.F.)</div> <div>OCCUPANCY GROUP: RESIDENCE: R-3, GARAGE & STORAGE: U</div> <div>TYPE OF CONSTRUCTION: V-B , SPRINKLER</div> <div>GRADING: CUT = ± 0 CY FILL = ± 0 CY</div> <div>TREES TO BE REMOVED: NO TREES TO BE REMOVED</div> <div>COVERED PARKING SPACES: REQUIRED TWO (2) PROVIDED TWO (2) MAIN RESIDENCE:</div> <div>WATER COMPANY: SEWER:</div>		<div>A0.1 COVER SHEET BMP.1 PROPOSED ROUT FOR HAULING MATERIAL</div> <div>CIVIL: 1 OF 1 TOPOGRAPHIC SURVEY</div> <div>ARCHITECTURAL: A1.0 EXISTING & DEMOLITION SITE PLAN A1.1 PARTIAL PROPOSED SITE PLAN / PLOT PLAN A1.2 SITE LIGHTING PLAN A2.1 3/16" DEMO FLOOR PLAN A2.2 3/16" PARTIAL MAIN FLOOR PLAN A2.3 3/16" PARTIAL MAIN FLOOR & LOWER FLOOR PLAN A2.9 3/16" DEMO ROOF PLAN A2.10 3/16" PROPOSED ROOF PLAN A3.1 3/16" EXISTING EXTERIOR ELEVATIONS A3.2 3/16" PROPOSED EXTERIOR ELEVATIONS A3.3 3/16" PROPOSED EXTERIOR ELEVATIONS</div>		<div>HOLDREN+LIETZKE ARCHITECTURE</div> <div>225 CANNERY ROW - SUITE A MONTEREY, CA 93940</div> <div>Ph: 831.649.6001 Fax: 831.649.6003 www.hl-arc.com</div>																																																																																																			
<div>GENERAL NOTES</div> <div>1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.</div> <div>2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.</div> <div>3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.</div> <div>4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.</div> <div>5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.</div> <div>6. LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2001 U.B.C.)</div> <div>7. RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.</div> <div>8. SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & O.S.H.A. SAFETY REGULATIONS.</div> <div>9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.</div> <div>10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS/DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEYS' FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.</div> <div>11. CLEANUP UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.</div> <div>12. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.</div> <div>13. ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.</div> <div>14. BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2019 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, PLUMBING, MECHANICAL, ELECTRICAL, FIRE & ENERGY CODES & ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.</div> <div>15. GRADING: NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION. ALL CUT AND/OR FILL OF SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED WITH NATIVE GRASSES OR OTHERWISE TREATED TO CONTROL EROSION.</div> <div>16. SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.</div>		<div>DEFERRED ITEMS</div> <div>1. PLANS, DETAILS AND CALCULATIONS FOR ALL FIRE SPRINKLER SYSTEM DESIGNS SHALL BE SUBMITTED TO THE MONTEREY COUNTY BUILDING DIVISION AND PRESIDING FIRE AUTHORITY PRIOR TO INSTALLATION.</div> <div>2. A LICENSED C-16 CONTRACTOR SHALL SUBMIT FOUR SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS, AND APPROVED PRIOR TO INSTALLATION.</div> <div>3. PRIOR TO COMMENCEMENT OF WORK THE LICENSED GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION AND WASTE MANAGEMENT PLAN, COMPLYING WITH CGBSC SECTION 4.408.2 FOR APPROVAL</div>		<div>PROJECT TEAM</div> <div>OWNER: STULENA HOLDINGS LLC</div> <div>PROJECT ADDRESS: 1502 BONIFACIO ROAD PEBBLE BEACH , CA. 93955</div> <div>ARCHITECT: HOLDREN + LIETZKE ARCHITECTURE 225 CANNERY ROW - A MONTEREY, CA 93940 PH: (831) 649-6001 CONTACT: CRAIG HOLDREN</div> <div>GEOTECHNICAL ENGINEERING: GRICE ENGINEERING 561-A BRUNKEN AVE. SALINAS, CA 93901 PH: 831-422-9616 (SALINAS) 831-375-1198 (MONTEREY)</div> <div>SURVEYOR/CIVIL ENGINEER: CENTRAL COAST SURVEYORS 5 HARRIS COURT, SUITE N-11 MONTEREY, CA 93940 PH: 831-394-4930</div>		<table><tr><th>FLOOR AREAS:</th><th>EXISTING</th><th>DEMO</th><th>ADDITION</th><th>PROPOSED</th></tr><tr><td>MAIN HOUSE</td><td>5169</td><td></td><td>1388</td><td>6557</td></tr><tr><td>GARAGE</td><td>593</td><td>593</td><td>709</td><td>709</td></tr><tr><td>LOWER LEVEL STORAGE</td><td></td><td></td><td>710</td><td>710</td></tr><tr><td>TOTAL</td><td>5762</td><td>593</td><td>2807</td><td>7976</td></tr></table> <div>FLOOR AREA RATIO : ALLOWED: 15% x 76,142 = 11,421.3 PROPOSED: 7,964/ 76,142 = 10.5%</div> <table><tr><th colspan="5">PESCADERO WATERSHED</th></tr><tr><th>COVERAGE LIMITATION</th><th>EXISTING (sq. ft.)</th><th>DEMO (sq. ft.)</th><th>ADDITION (sq. ft.)</th><th>PROPOSED (sq. ft.)</th></tr><tr><td>STRUCTURAL (5000 sq. ft.)</td><td></td><td></td><td></td><td></td></tr><tr><td>MAIN HOUSE</td><td>5169</td><td></td><td>1388</td><td>6557</td></tr><tr><td>MAIN FLOOR</td><td></td><td></td><td></td><td></td></tr><tr><td>MAIN HOUSE GARAGE</td><td>592</td><td>593</td><td>709</td><td>709</td></tr><tr><td>MAIN HOUSE ENTRY PORCH</td><td></td><td></td><td>40</td><td>40</td></tr><tr><td>MAIN HOUSE DECKS</td><td>875</td><td></td><td>760</td><td>1635</td></tr><tr><td>TOTAL STRUCTURAL</td><td>6636</td><td>593</td><td>2897</td><td>8941</td></tr><tr><td>IMPERVIOUS (4000 sq. ft.)</td><td></td><td></td><td></td><td></td></tr><tr><td>DRIVEWAY</td><td>7145</td><td>3867</td><td></td><td>3278</td></tr><tr><td>WALKWAYS</td><td>1717</td><td>1288</td><td></td><td>429</td></tr><tr><td>TOTAL IMPERVIOUS</td><td>8862</td><td>5155</td><td></td><td>3707</td></tr><tr><td>TOTAL (9000 sq. ft.)</td><td>15498</td><td>5748</td><td>2897</td><td>12648</td></tr><tr><td>PERVIOUS DRIVEWAY</td><td></td><td></td><td></td><td>4274</td></tr></table>		FLOOR AREAS:	EXISTING	DEMO	ADDITION	PROPOSED	MAIN HOUSE	5169		1388	6557	GARAGE	593	593	709	709	LOWER LEVEL STORAGE			710	710	TOTAL	5762	593	2807	7976	PESCADERO WATERSHED					COVERAGE LIMITATION	EXISTING (sq. ft.)	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PROPOSED ROUT FOR HAULING MATERIAL
SCALE: N.T.S.



NORTH



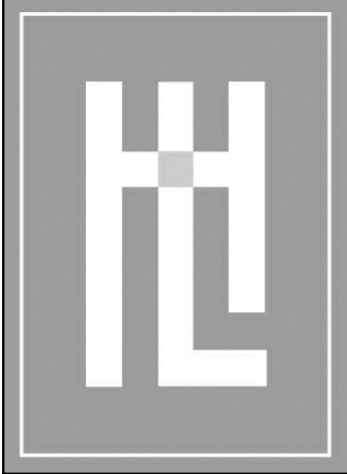
VICINITY MAP

SCALE: N.T.S.

SITE

PROPOSED ROUT FOR HAULING MATERIAL

- HEAD SOUTHEAST ON BONIFACIO RD. TOWARD PALMERO WAY
- TURN LEFT ONTO PALMERO WAY
- TURN RIGHT ONTO VISCAINO RD.
- SLIGHT RIGHT ONTO SPRUANCE RD.
- CONTINUE ONTO MIDWOOD LN.
- KEEP LEFT TO STAY ON MIDWOOD LN.
- TURN LEFT ONTO DEL CIERVO RD.
- TURN LEFT ONTO 17 MILE DR.
- CONTINUE ONTO 17 MILE DR.
- TURN RIGHT TOWARD CA-68
- USE THE RIGHT LANE TO TAKE THE RAMP ONTO CA-1 N/CABRILLO HWY
- FOLLOW CA-1 N/CABRILLO HWY TO DEL MONTE BLVD. TAKE EXIT 412 FROM CA-1 N/CABRILLO HWY
- MERGE ONTO CA-1 N/CABRILLO HWY
- TAKE EXIT 412 FOR DEL MONTE BLVD
- TAKE CHARLES BENSON RD TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT



**HOLDREN+LIETZKE
ARCHITECTURE**

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE: 06/10/20

SCALE: N.T.S

DRAWN: SGC

JOB NUMBER: 20.04

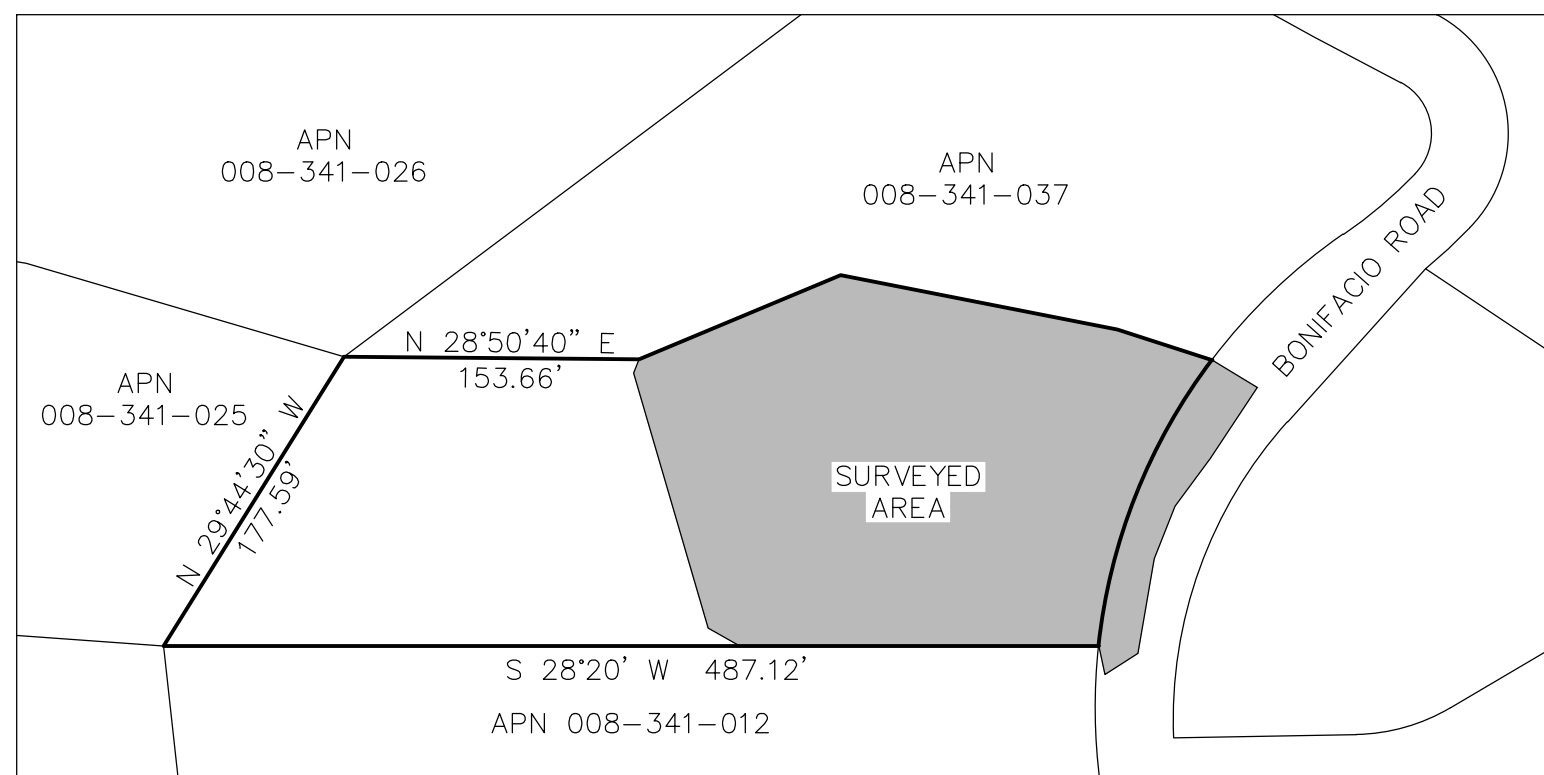
REVISION

PROPOSED ROUT FOR HAULING MATERIAL

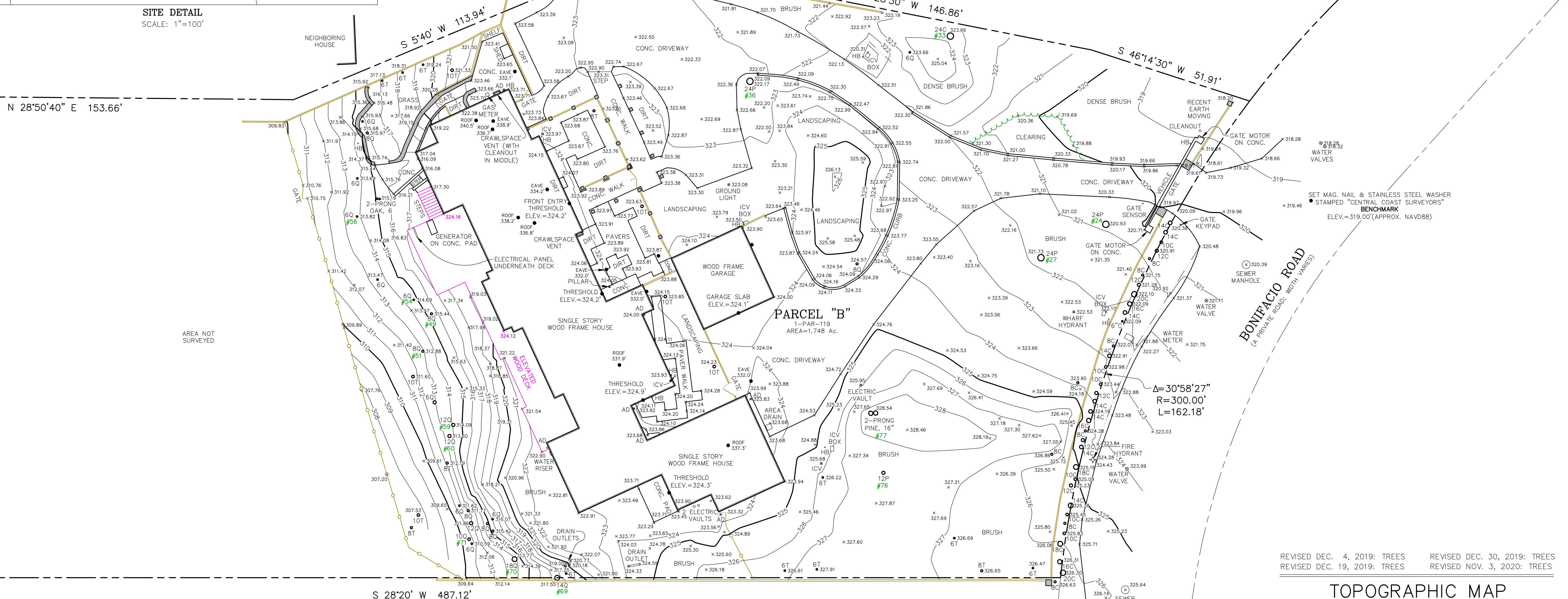
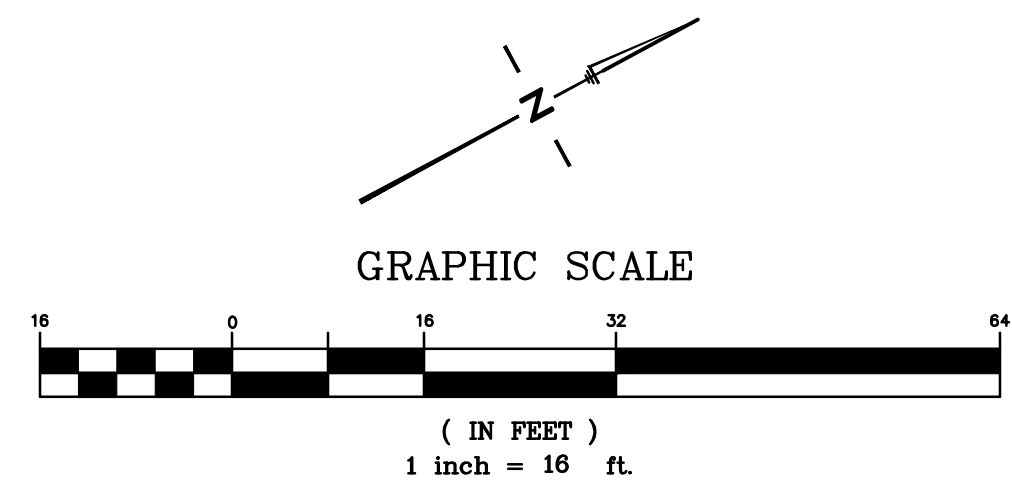
CLARK RESIDENCE

1502 BONIFACIO ROAD
PEBBLE BEACH, CA
008-341-038

BMP.1



SITE DETAIL
SCALE: 1"=100'



NOTES:

- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
- ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF BONIFACIO ROAD ACROSS FROM THE DRIVEWAY ENTRANCE, AS SHOWN HEREON.
ELEVATION = 319.00 FEET (APPROX. NAVD88)
- CONTOUR INTERVAL = ONE FOOT.
- TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6 ARE NOT SHOWN. TREE TAG NUMBERS ARE SHOWN IN GREEN.
12C DENOTES 12" DIA. CYPRESS TREE(TYP.)
12P DENOTES 12" DIA. PINE TREE(TYP.)
12Q DENOTES 12" DIA. OAK TREE(TYP.)
12T DENOTES 12" DIA. TREE(TYP.)
- FIELDWORK FOR THIS SURVEY WAS COMPLETED ON MARCH 21, 2019.

LEGEND:

- DENOTES ELEVATED WOOD DECK (SURFACE CONTOURS NOT SHOWN)
- DENOTES WOOD FENCE
- DENOTES A STONE PILLAR
- AD AREA DRAIN
- HB HOSEBIB
- ICV IRRIGATION CONTROL VALVE

REVISED DEC. 4, 2019: TREES
REVISED DEC. 19, 2019: TREES
REVISED DEC. 30, 2019: TREES
REVISED NOV. 3, 2020: TREES

TOPOGRAPHIC MAP
OF A PORTION OF
PARCEL I AS DESCRIBED IN DOCUMENT #2015065436,
BEING PARCEL "B" AS SHOWN ON THE MAP FILED IN
VOL. 1 OF "PARCEL MAPS" AT PG. 119
OFFICIAL RECORDS OF MONTEREY COUNTY

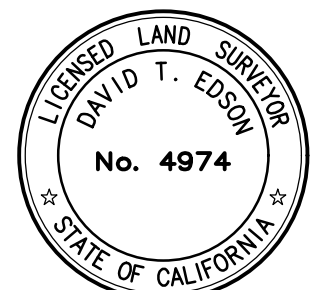
PEBBLE BEACH COUNTY OF MONTEREY STATE OF CALIFORNIA

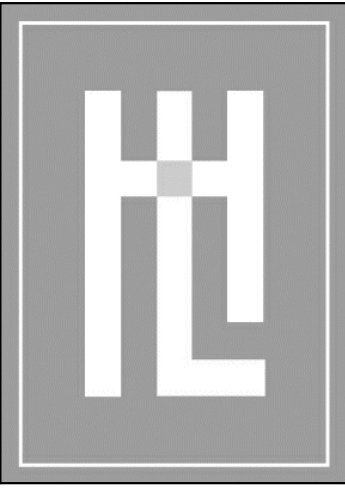
PREPARED FOR
Stuart Clark

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 16' JOB No. 19-22 MARCH 2019
PREPARER: DRZ

APN 008-341-038





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	PLANNING COMMENTS
	12/11/20

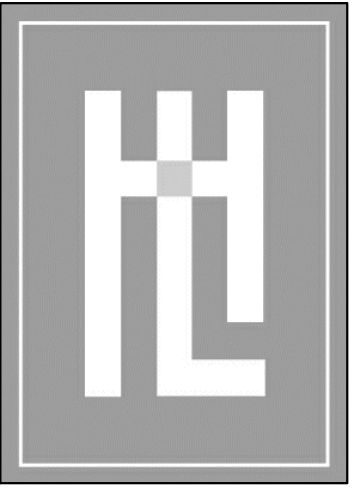
EXISTING & DEMO SITE PLAN

CLARK RESIDENCE

1502 BONIFACIO ROAD
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A1.0





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JOB NUMBER: 20.04

REVISION

PLANNING COMMENTS

12/11/20

LIAC COMMENTS

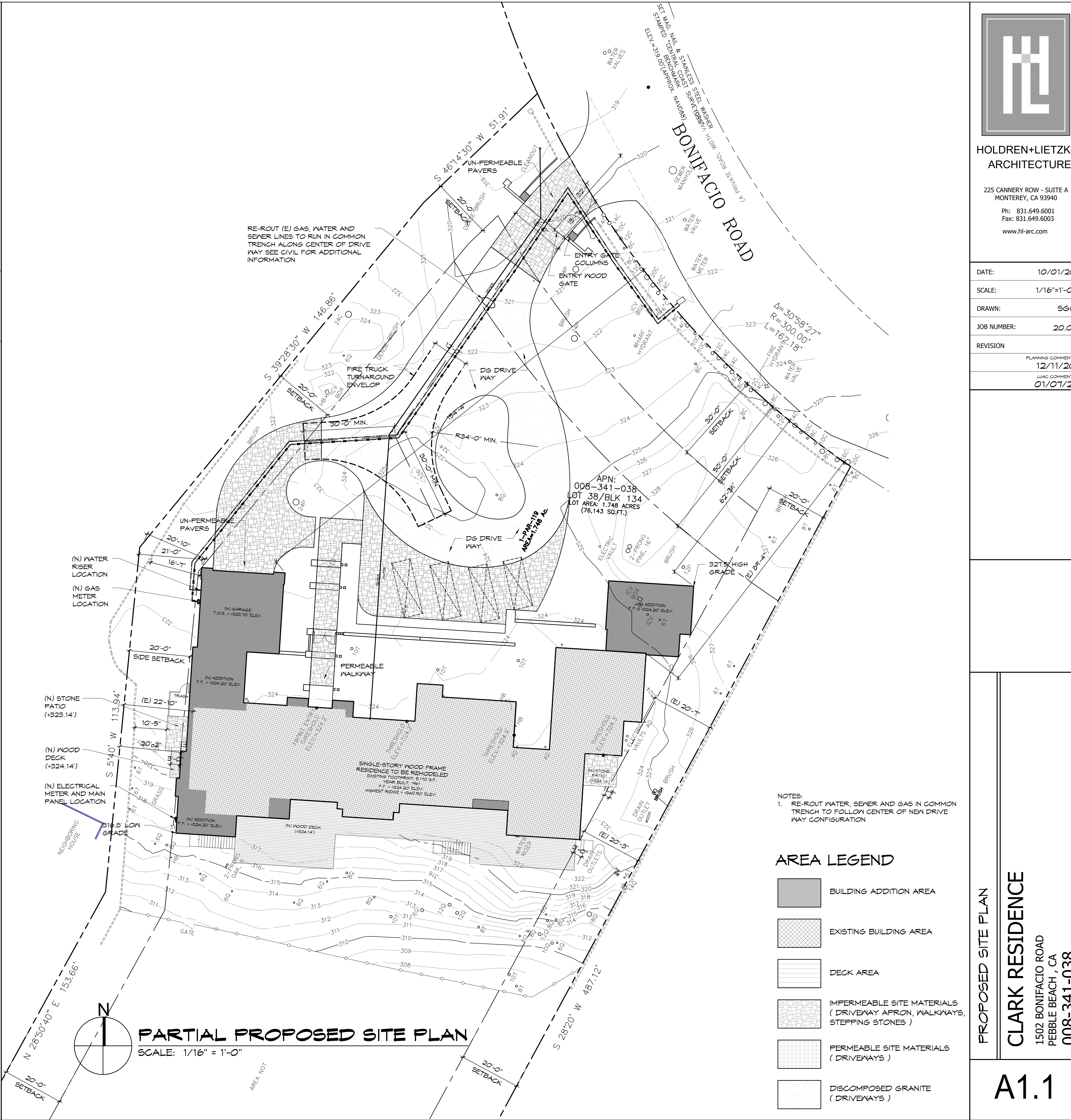
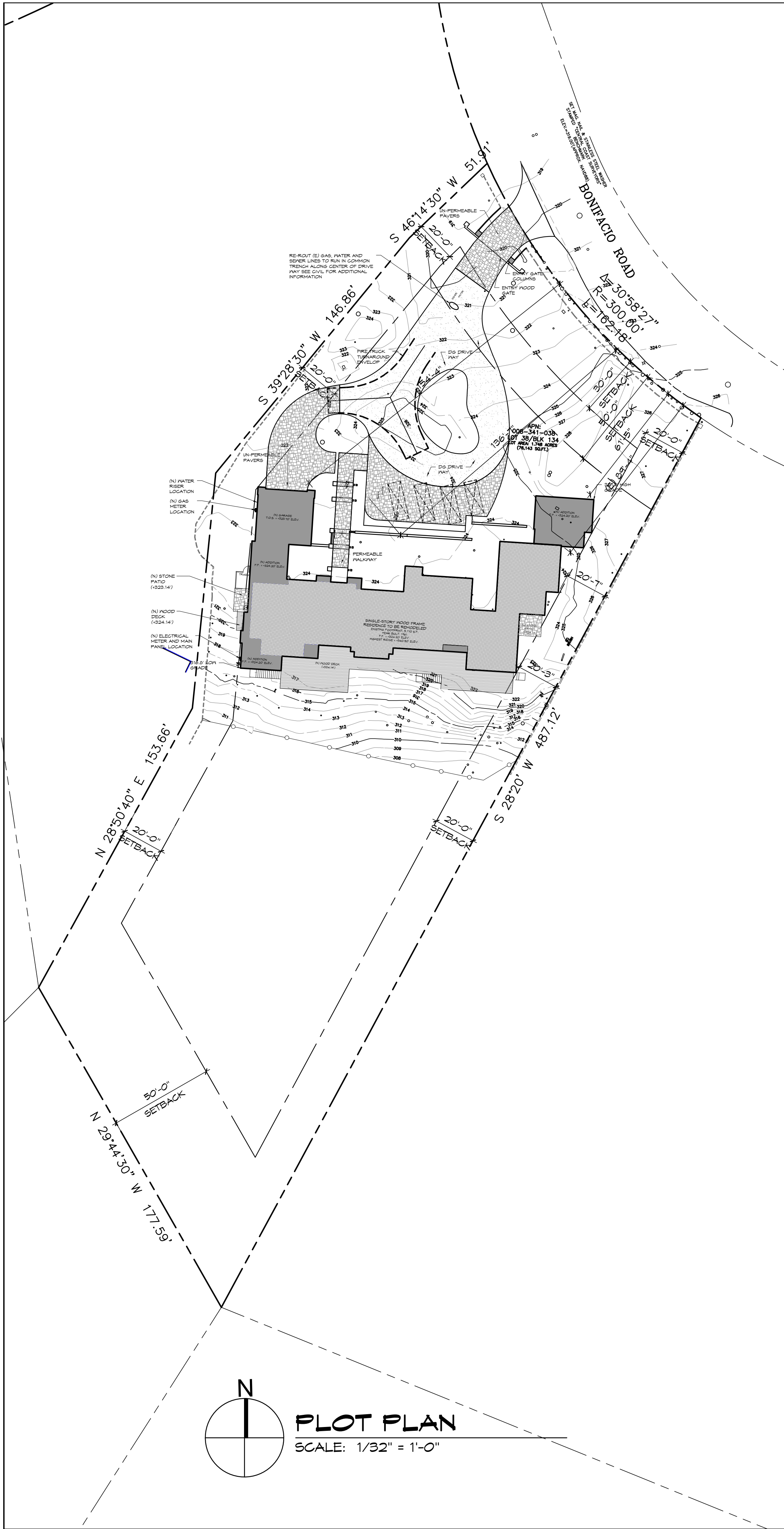
01/07/21

PROPOSED SITE PLAN

CLARK RESIDENCE

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008-341-038

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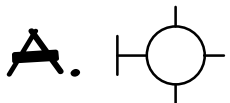


NOTES:
1. RE-ROUT WATER, SEWER AND GAS IN COMMON TRENCH TO FOLLOW CENTER OF NEW DRIVE WAY CONFIGURATION

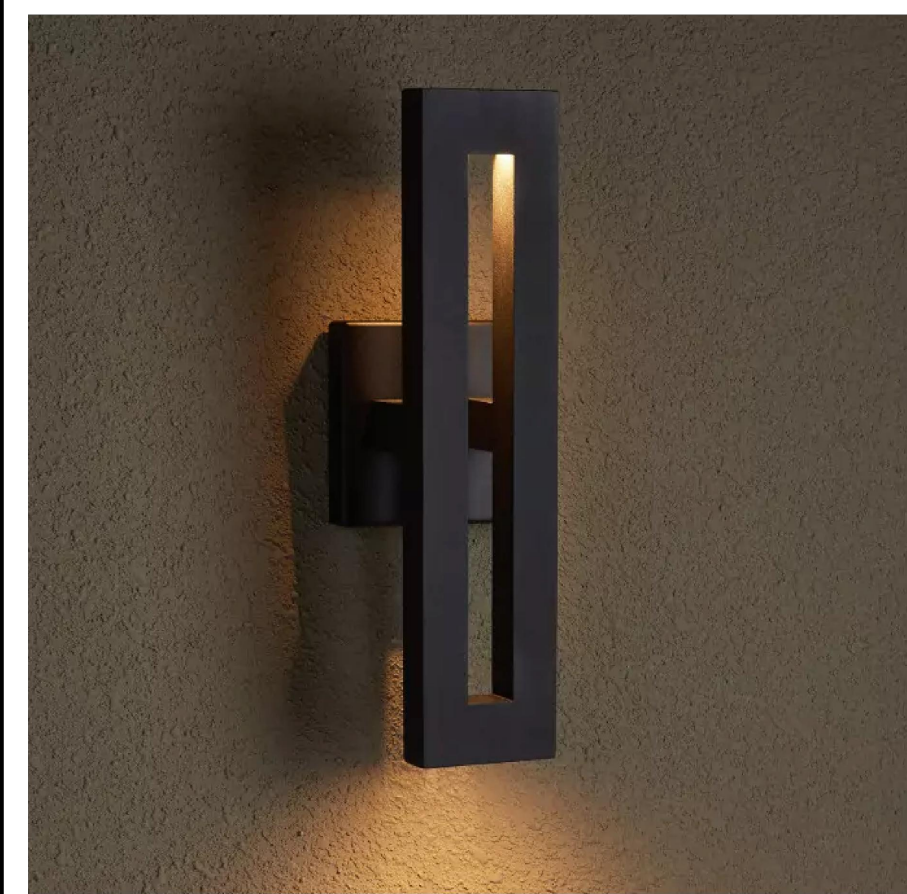
AREA LEGEND

- BUILDING ADDITION AREA
- EXISTING BUILDING AREA
- DECK AREA
- IMPERMEABLE SITE MATERIALS (DRIVEWAY APRON, WALKWAYS, STEPPING STONES)
- PERMEABLE SITE MATERIALS (DRIVEWAYS)
- DISCOMPOSED GRANITE (DRIVEWAYS)

LIGHT FIXTURE KEY



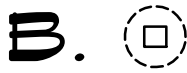
ISI SIGNATURE HARDWARE



SKU: 944724

PADDOCK 2-LIGHT OUTDOOR ENTRANCE WALL SCONCE - BLACK

- Design: Traditional
Product Finish: Black
Material: Aluminum
Installation Type: Wall Mount
Number of Bulbs: 2
Width: 5-1/2"
Depth: 4"
Base Plate Width: 5"
Base Plate Height: 5"
Location Type: Dry/Damp/Wet
Bulbs Included: Yes
Bulb Type: Integrated LED
Wattage per Bulb: 3 W



Kichler 26 1/2" High 2700K LED Bronze Pyramid Path Light - Style # 1G108

1 Review | Ask a Question

\$198.00

FREE SHIPPING* | Low Price Guarantee
IN STOCK - Ships in 3 to 5 Days

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SAVE

Check Store Availability | Questions? Ask a Store Associate

A pyramid shade lends a classic look to the modern LED technology behind this warm white landscape path light.

MORE DETAILS >

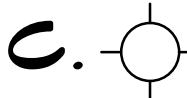
PRODUCT DETAILS

This energy-efficient textured architectural bronze path light is a smart and stylish way to add accent light to your home's exterior space. Constructed of durable aluminum, its versatile design features a pyramid roof and square stem, and it's illuminated by a long-lasting 2700K color temperature LED that produces a warm light. A stylish green energy solution from Kichler Landscape that will work with your existing low voltage landscape lighting system.



Shop all Kichler

- Energy-efficient 2700K LED pyramid path light.
- Textured architectural bronze finish.
- Cast aluminum construction.
- From the Kichler landscape lighting collection.
- 8" in-ground stake included.
- Wet-rated for use anywhere outdoors.
- Works with existing low-voltage landscape lighting systems.
- Includes one 3.8 watt LED.
- Light output is 168 lumens.
- Light output comparable to a 30 watt incandescent bulb.
- 80 CRI.
- Non-dimmable.
- Measures 26 1/2" high, 8" wide, 8" deep.



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WAC Lighting - 4011-30BK - WAC Landscape Black 3000K 90CRI LED Horizontal Outdoor Step and Wall Light

WAC Landscape Black 3000K 90CRI LED Horizontal Outdoor Step and Wall Light by WAC Lighting

Available Now. Ships from warehouse in 2-3 business days

\$75.00
Or 4 Installments of \$18.75 with afterpay

ITEM # 4011-30BK
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Hinkley Lighting - Lura Deck Light \$89 - \$99

WAC Lighting - WL-LED100-CBK - LED One Brushed Nickel 3000K White 120 Volt Outdoor Step and Wall Light \$112

Kichler - Landscape LED 3 inch 1 Light Hardwood Light \$67 - \$81

Kichler - Landscape LED 3 inch Hardwood Light \$59 - \$73

WAC Lighting - WAC Landscape Black 3000K 90CRI LED Horizontal Outdoor Step and Wall Light

- Step and wall lights are manufactured with a stainless steel, aluminum, or brass construction available in a variety of finishes. Brass and Stainless Steel may provide enhanced protection against corrosive elements and is recommended in coastal and marine grade environments.
- Factory sealed water tight and IP66 rated for protection against high-pressure water jets and outdoor elements.
- Magnetic (preferred) or Electronic Power supply is required.
- Use EN-1260-R2 power supply when wiring indoors with direct line voltage, or a WAC Landscape transformer for outdoors applications.
- High Powered LED, Input: 9-15V AC, Power: 2W (3VA), Brightness: up to 68Lm, CRI: 90, Rated Hours: 60,000.

SKU	4011-30BK	Color Temp (K)	3000
UPC	790576420783	CRI	90
Finish	Black	Lumens	68
ADA Compliant	Yes	Estimated Life (hr)	60000
Safety Rating	UL5 cUL1838, IP66 Wet Location Rated	Dimmable	Yes
		Beam Spread	50

Title 24 Compliant	Yes	Height (in)	3
Material	Aluminum, Glass	Width (in)	5
Warranty	5 Years Functional, 2 Years Finish	Length (in)	1.5
Collection	WAC Landscape	Weight (lbs)	0.78
Bulb Information	1) 2 Watt LED Module	Resources	Spec Sheet Instruction Sheet
Voltage	12		

Still have questions? Check out our buying guides!

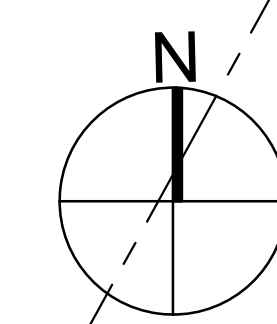
Outdoor Lighting Guide
Light Bulb Guide
Glossary of Lighting Terms

RE-ROUT (E) GAS, WATER AND SEWER LINES TO RUN IN COMMON TRENCH ALONG CENTER OF DRIVE MAY SEE CIVIL FOR ADDITIONAL INFORMATION

(N) WATER RISER LOCATION
(N) GAS METER LOCATION

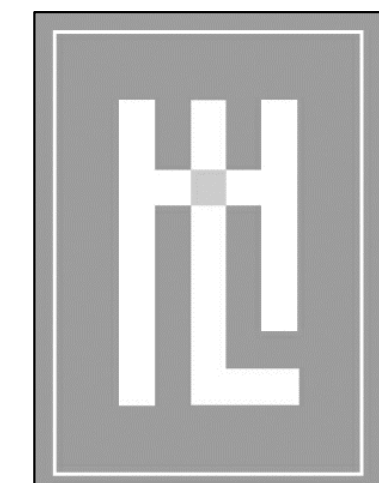
(N) STONE PATIO (+323.14')
(N) WOOD DECK (+324.14')
(N) ELECTRICAL METER AND MAIN PANEL LOCATION

316.8' LOW GRADE



PARTIAL SITE PLAN
SCALE: 1/16" = 1'-0"

NOTE:
1. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
2. LANDSCAPE PLANS TO BE SUBMITTED AT A LATER DATE
3. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION



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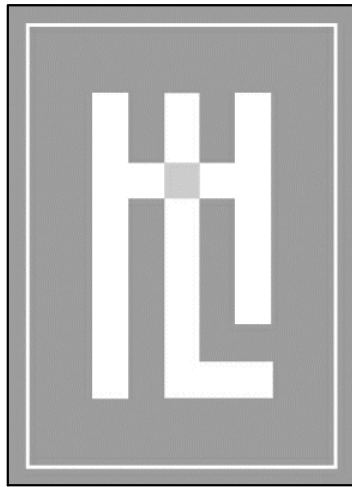
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LMAC COMMENTS	01/07/21

SITE LIGHTING PLAN

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A1.2

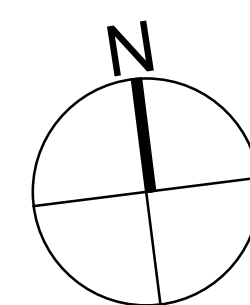


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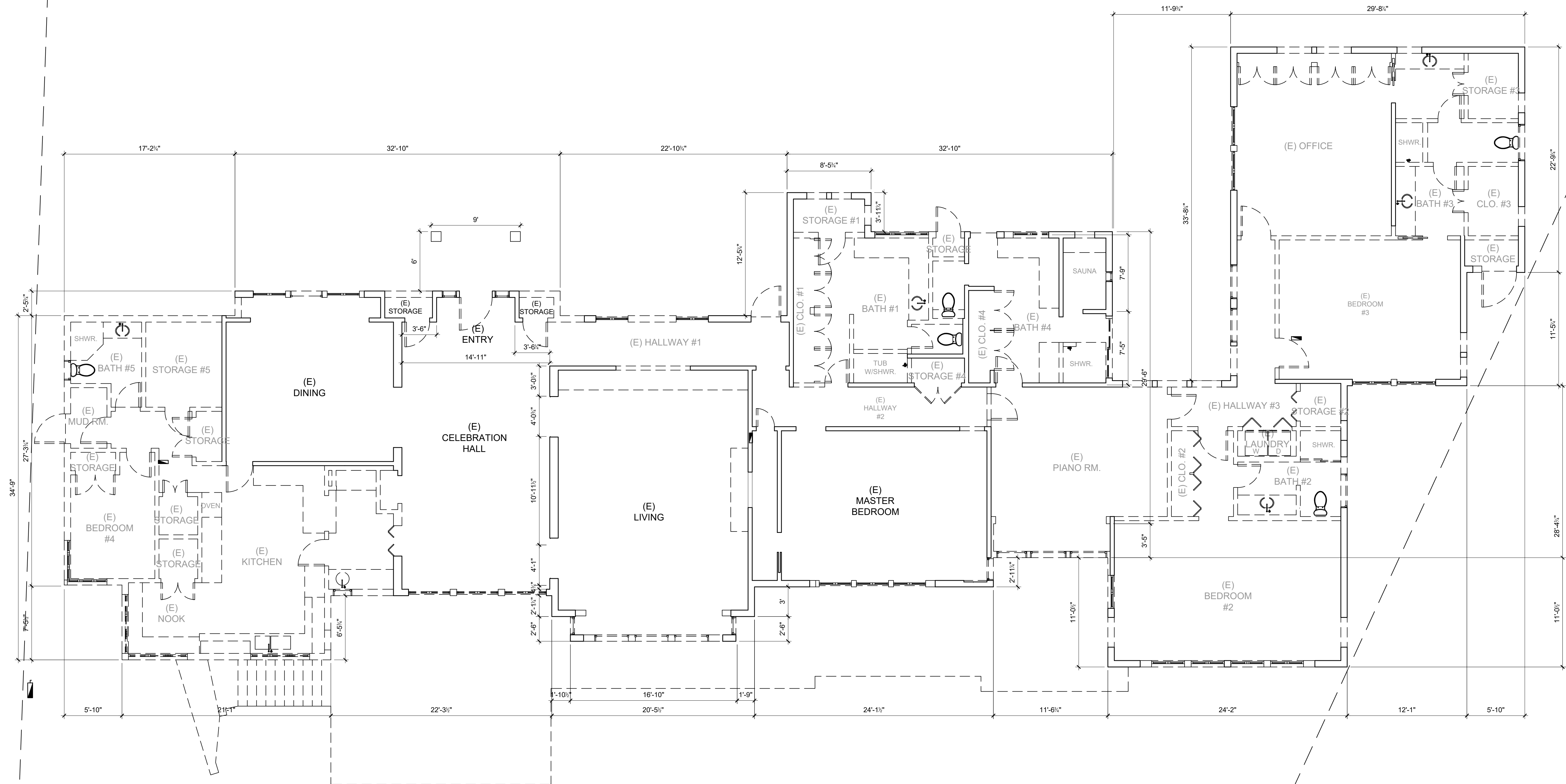
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- FULL HEIGHT (N) WALL WITH SOUND-PROOFING
- FULL HEIGHT (N) WALL
- FULL HEIGHT (E) WALL w/ SOUND PROOFING
- FULL HEIGHT (E) WALL
- FULL HEIGHT (D) WALL

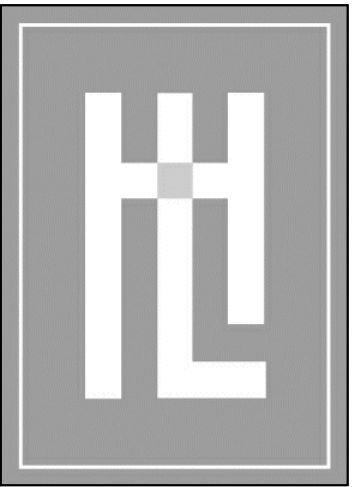


MAIN FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"



3/16" MAIN FLOOR PLAN
CLARK RESIDENCE
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A2.1



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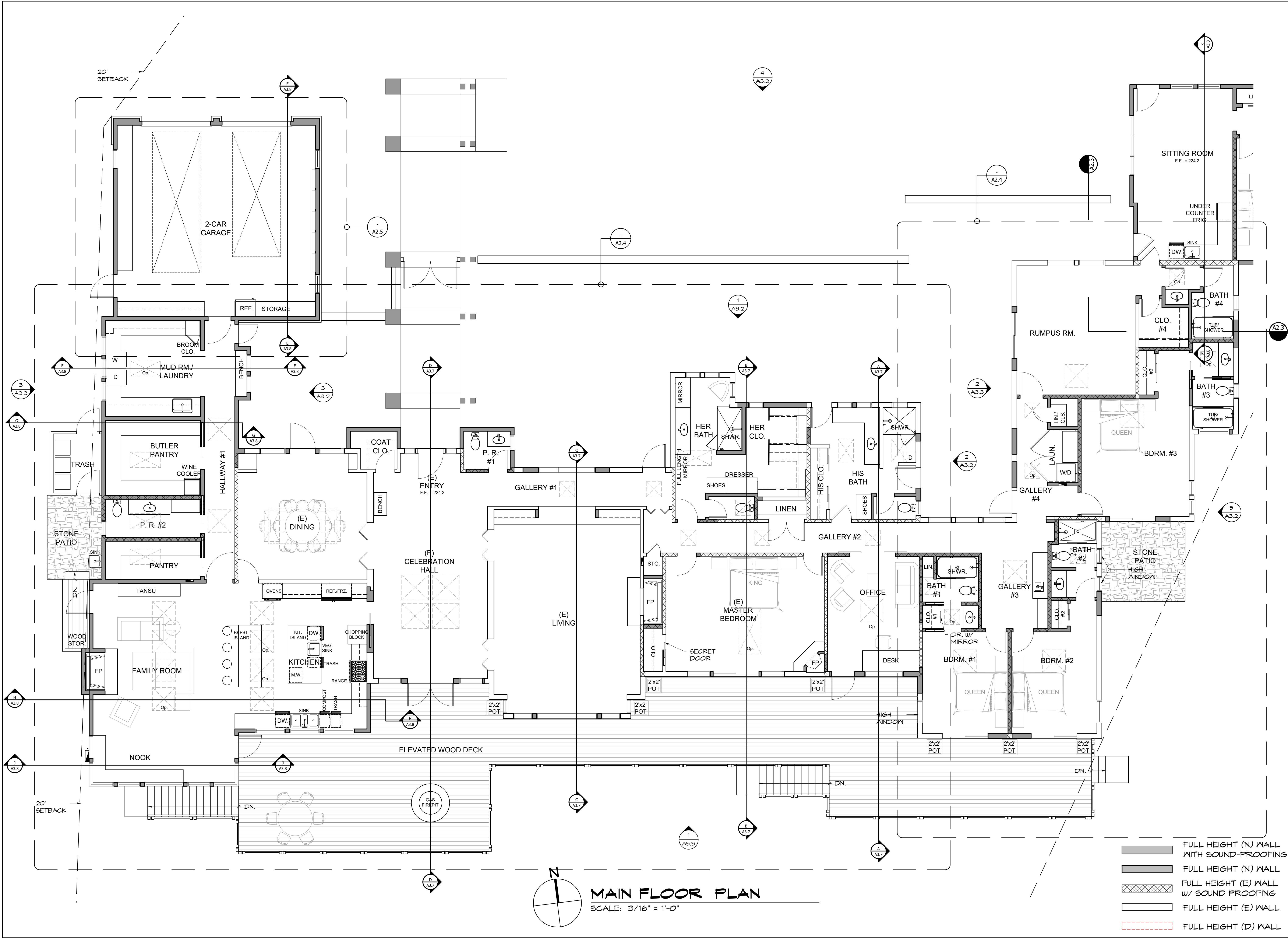
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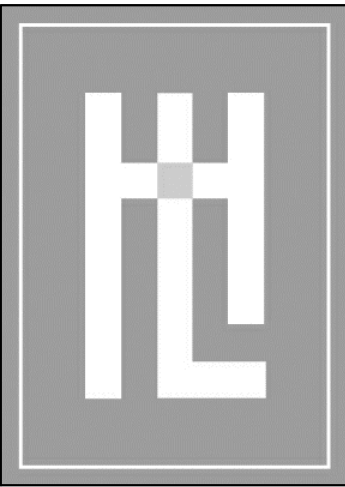
3/16" PARTIAL MAIN FLOOR PLAN

CLARK RESIDENCE

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A2.2





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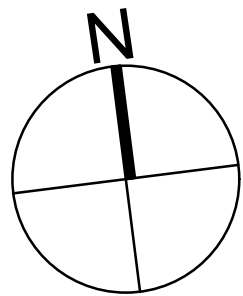
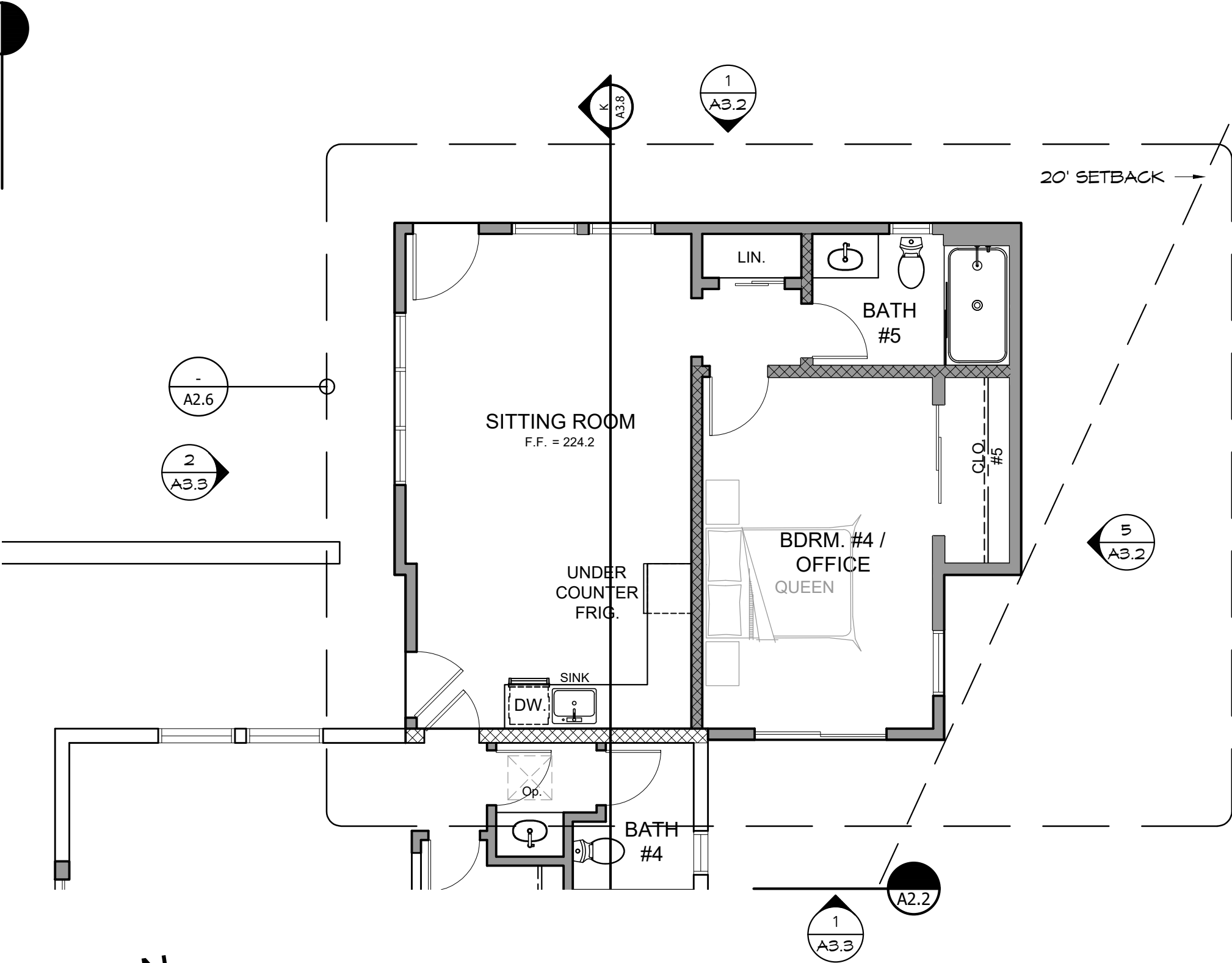
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3/16" PARTIAL MAIN FLOOR & LOWER FLOOR PLAN

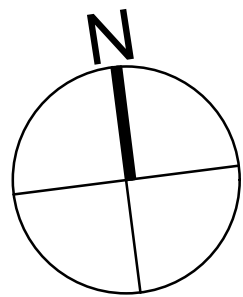
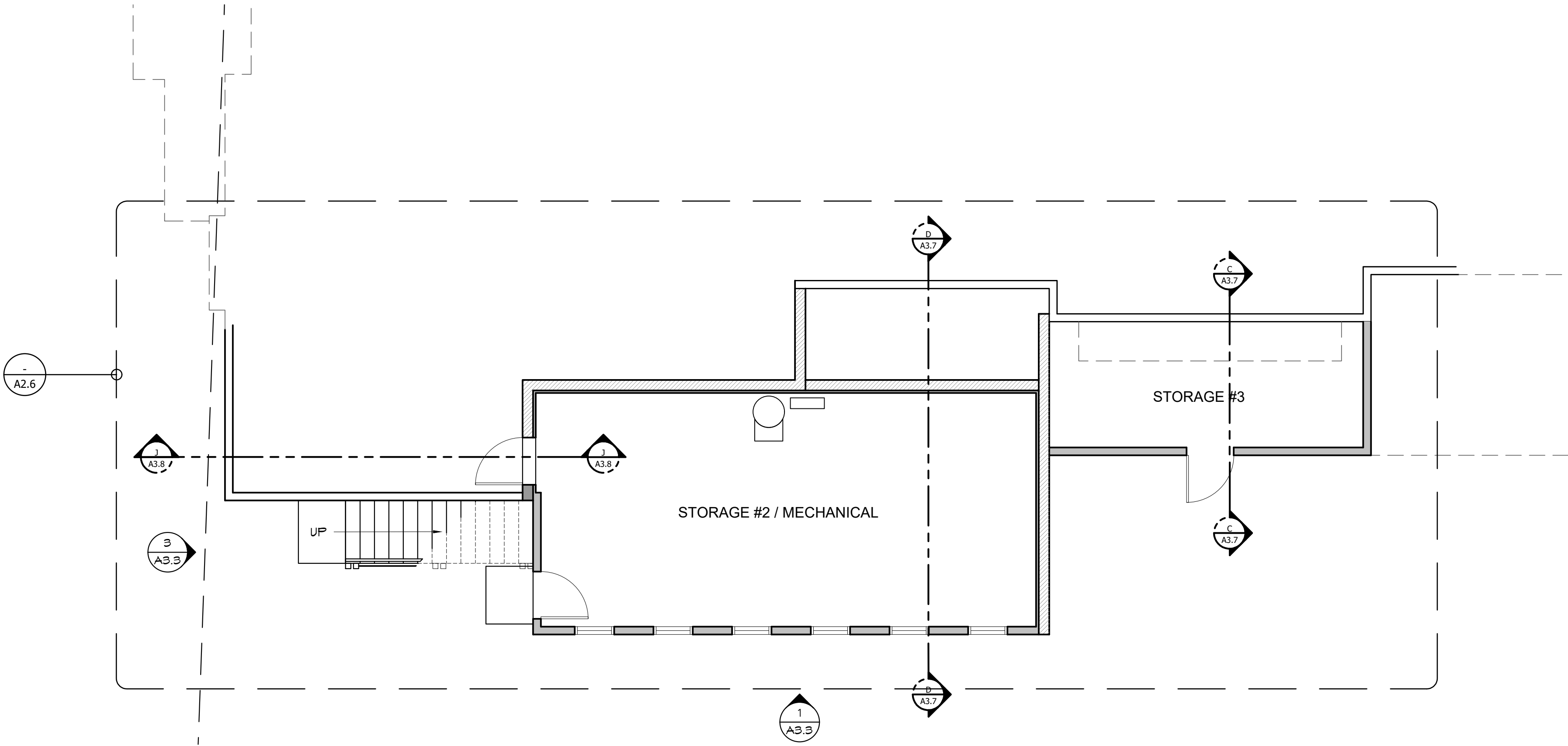
CLARK RESIDENCE

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A2.3

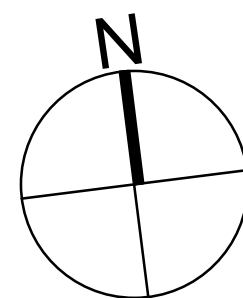
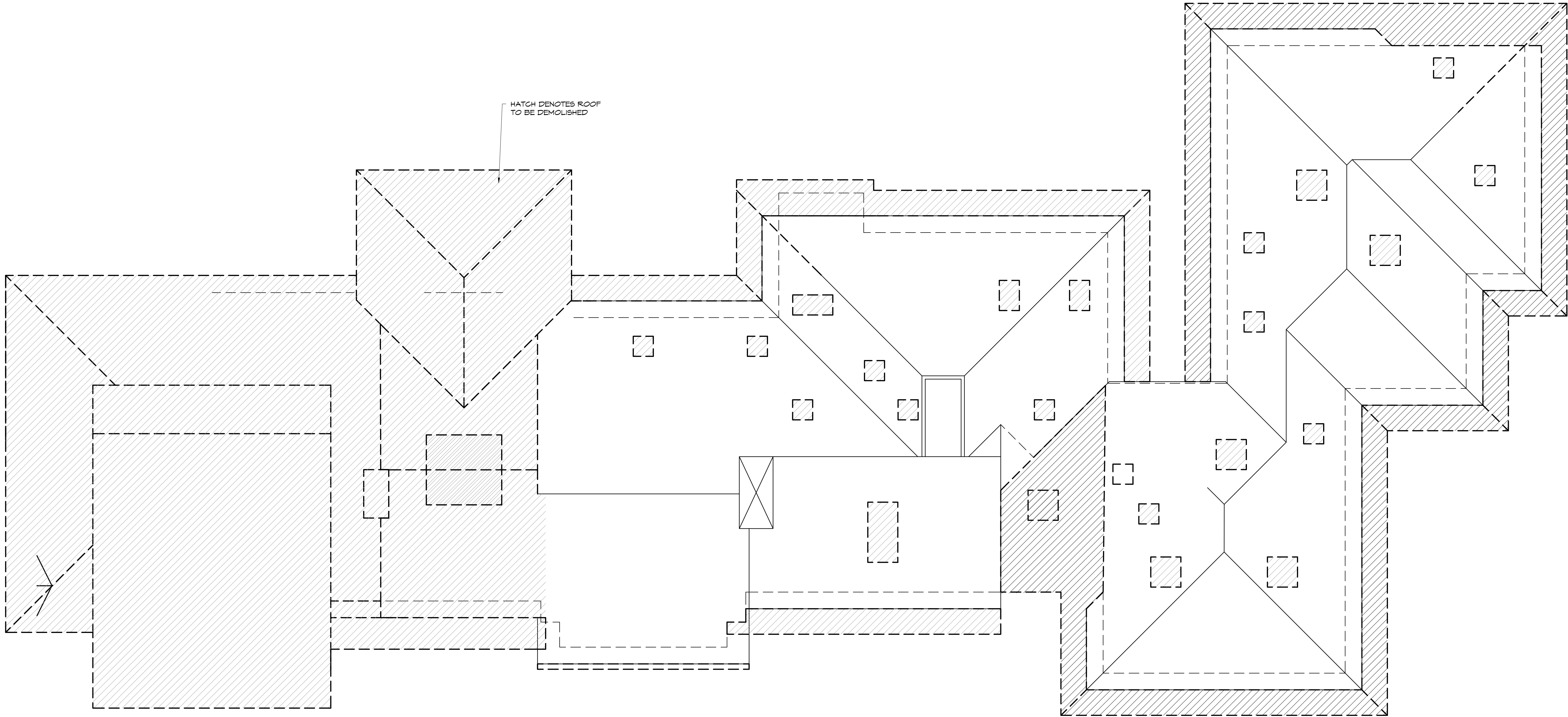


PARTIAL MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

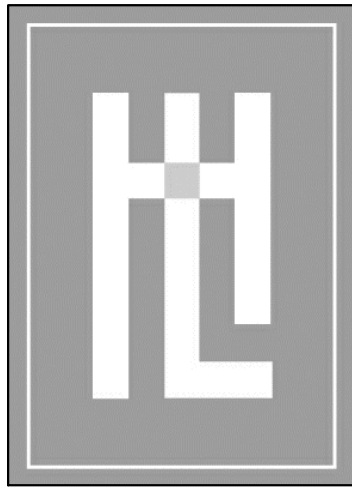


LOWER FLOOR PLAN
SCALE: 3/16" = 1'-0"

- FULL HEIGHT (N) WALL WITH SOUND-PROOFING
- FULL HEIGHT (N) WALL
- (N) RETAINING WALL
- FULL HEIGHT (E) WALL w/ SOUND PROOFING
- FULL HEIGHT (E) WALL
- FULL HEIGHT (D) WALL



DEMO ROOF PLAN
SCALE: 3/16" = 1'-0"



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LIAC COMMENTS

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DEMO ROOF PLAN

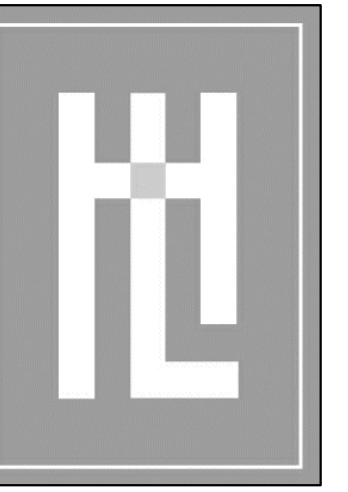
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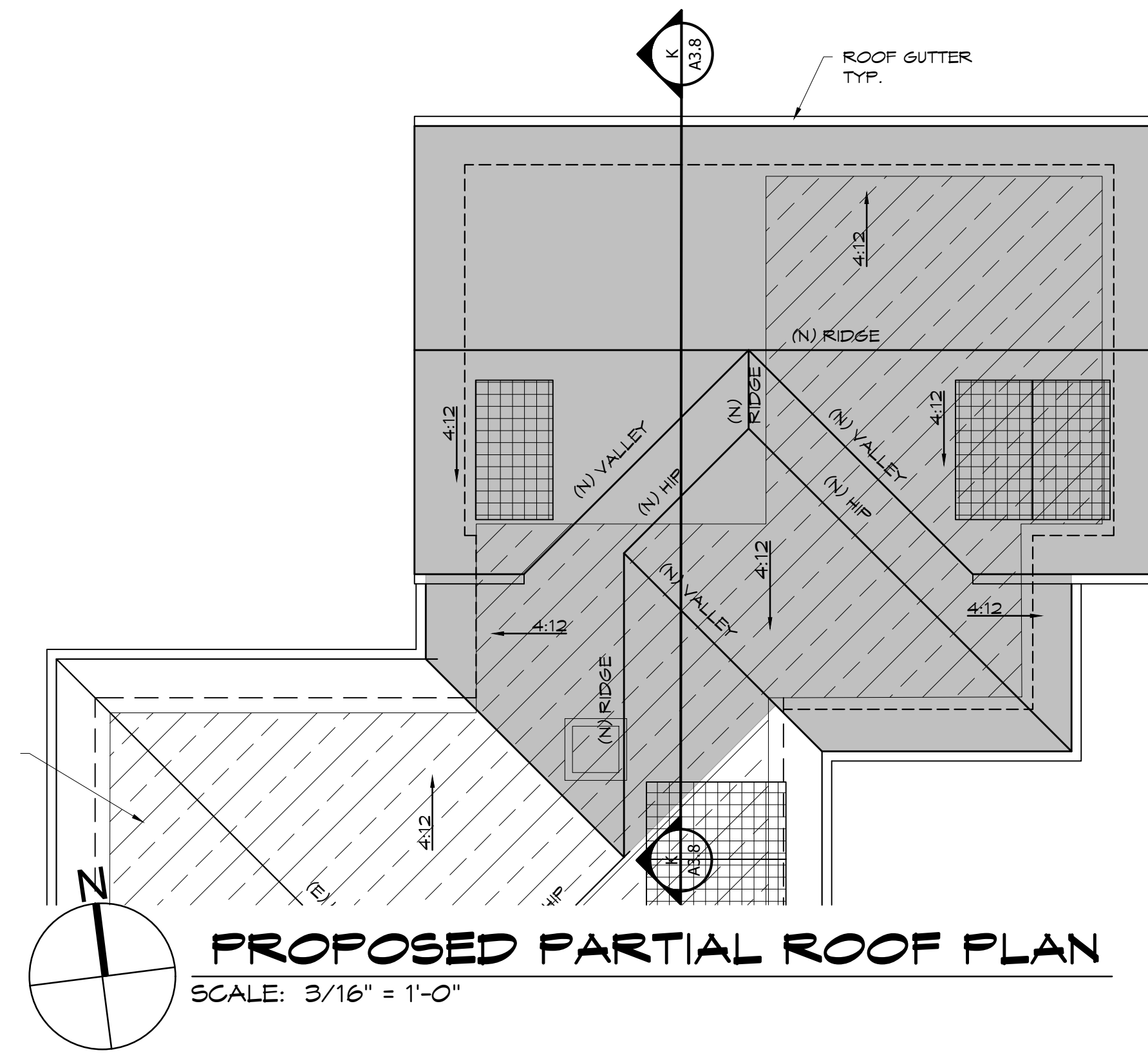
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PROPOSED ROOF PLAN

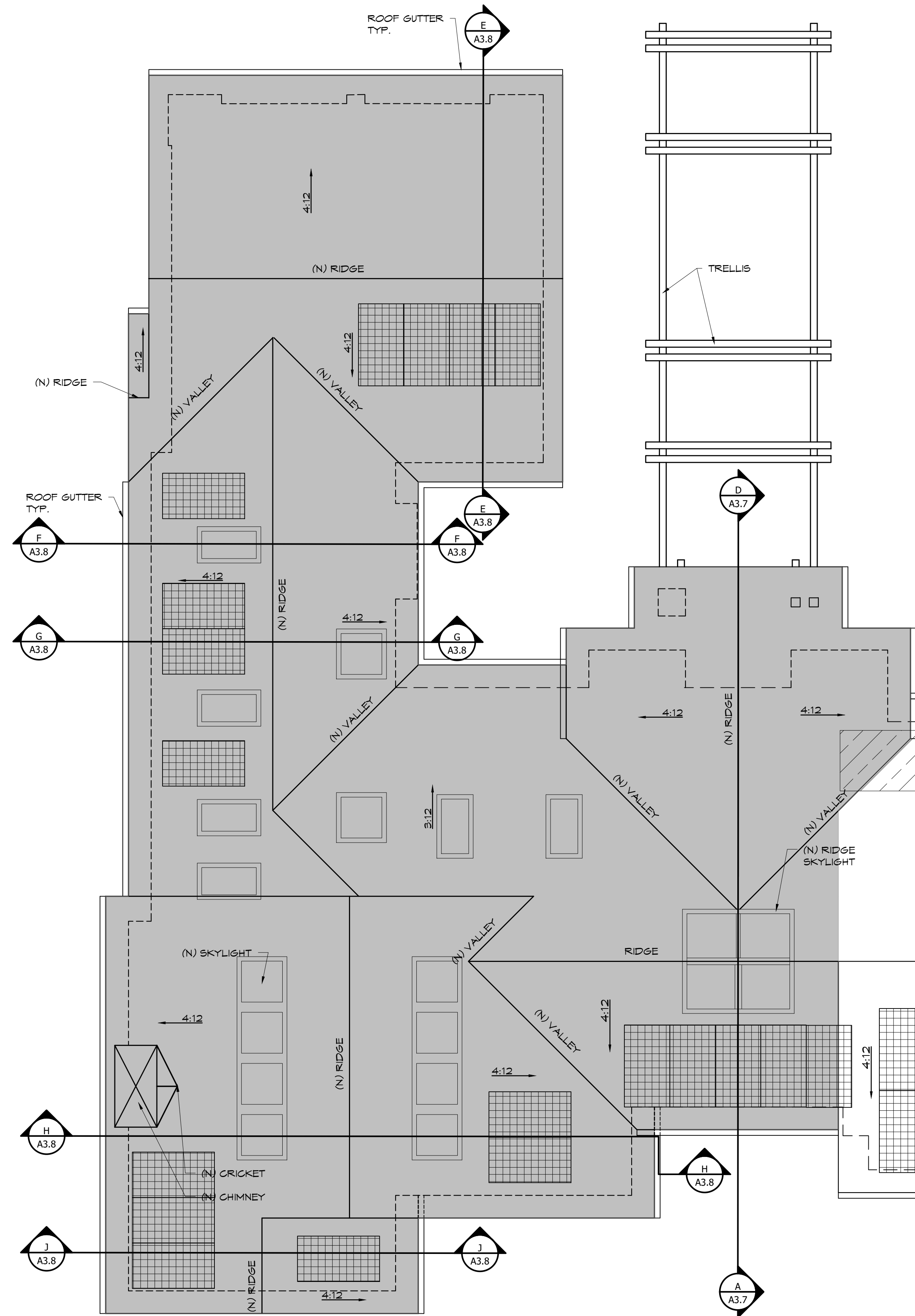
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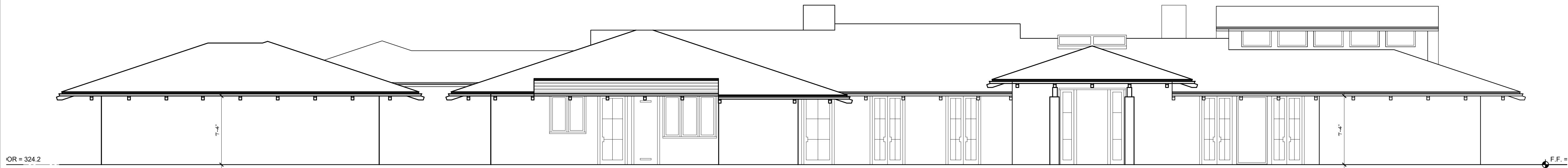
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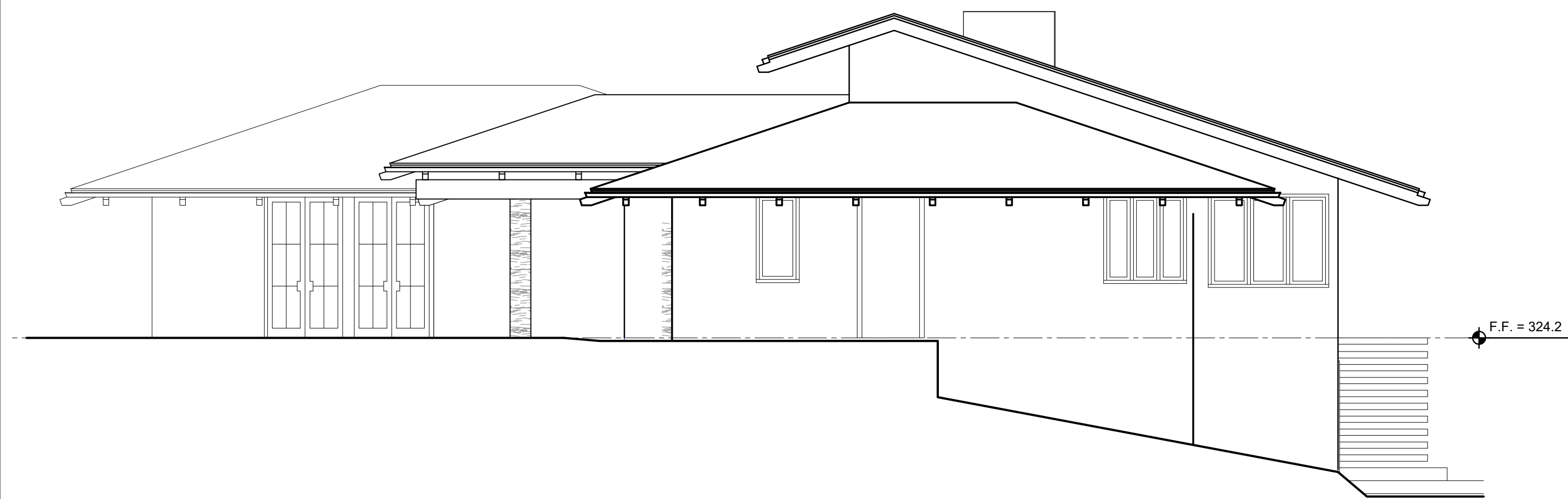
PROPOSED PARTIAL ROOF PLAN
SCALE: 3/16" = 1'-0"



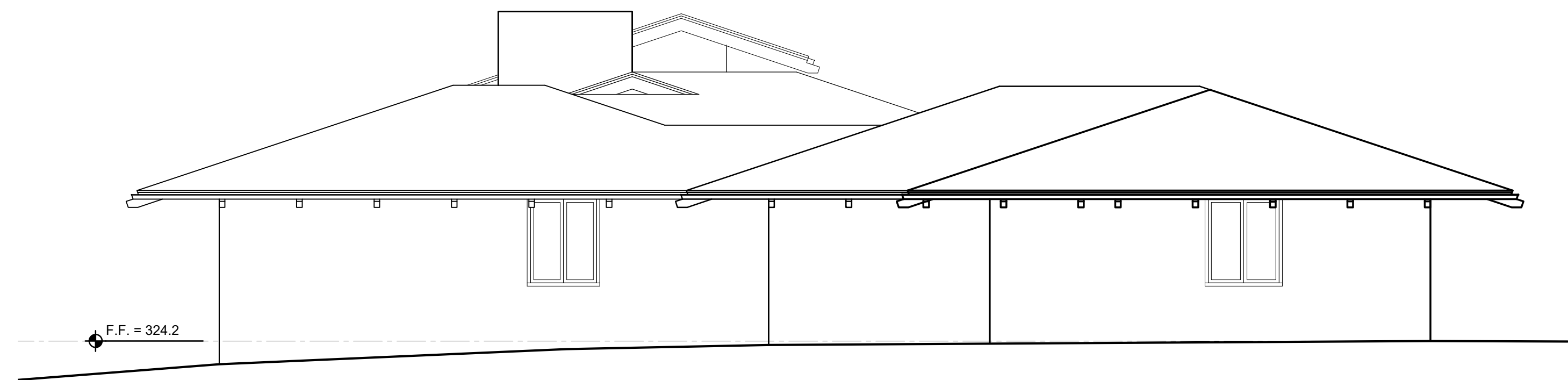
PROPOSED PARTIAL ROOF PLAN
SCALE: 3/16" = 1'-0"



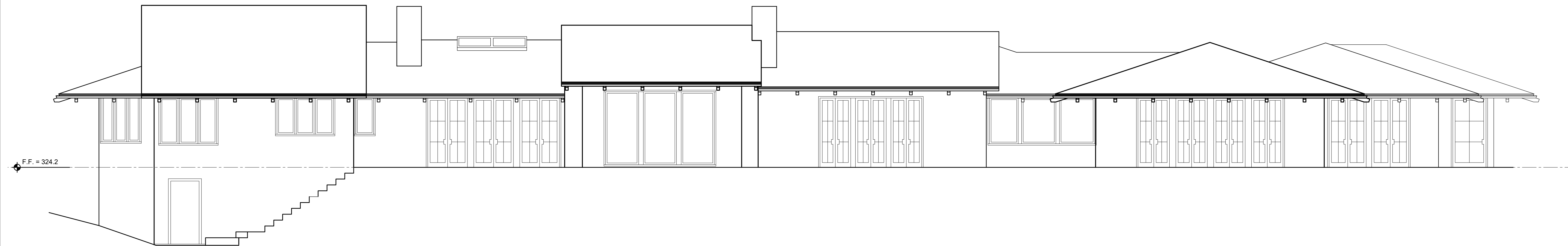
(E) FRONT (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"



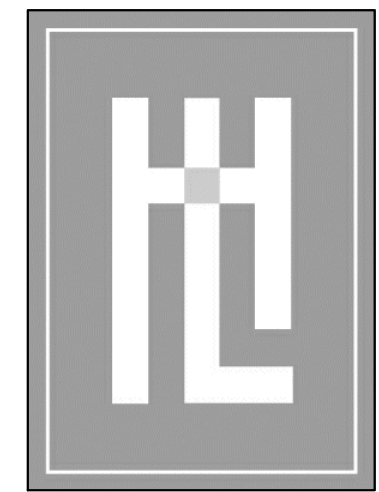
SIDE (WEST) ELEVATION
SCALE: 3/16" = 1'-0"



(E) SIDE (EAST) ELEVATION
SCALE: 3/16" = 1'-0"



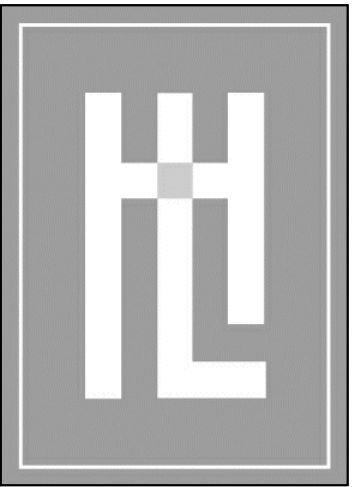
REAR (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"



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(E) ELEVATIONS
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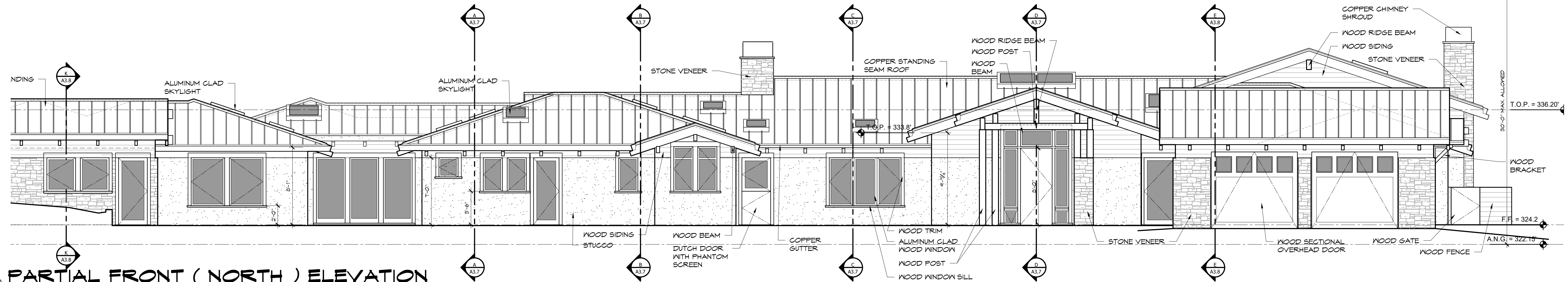
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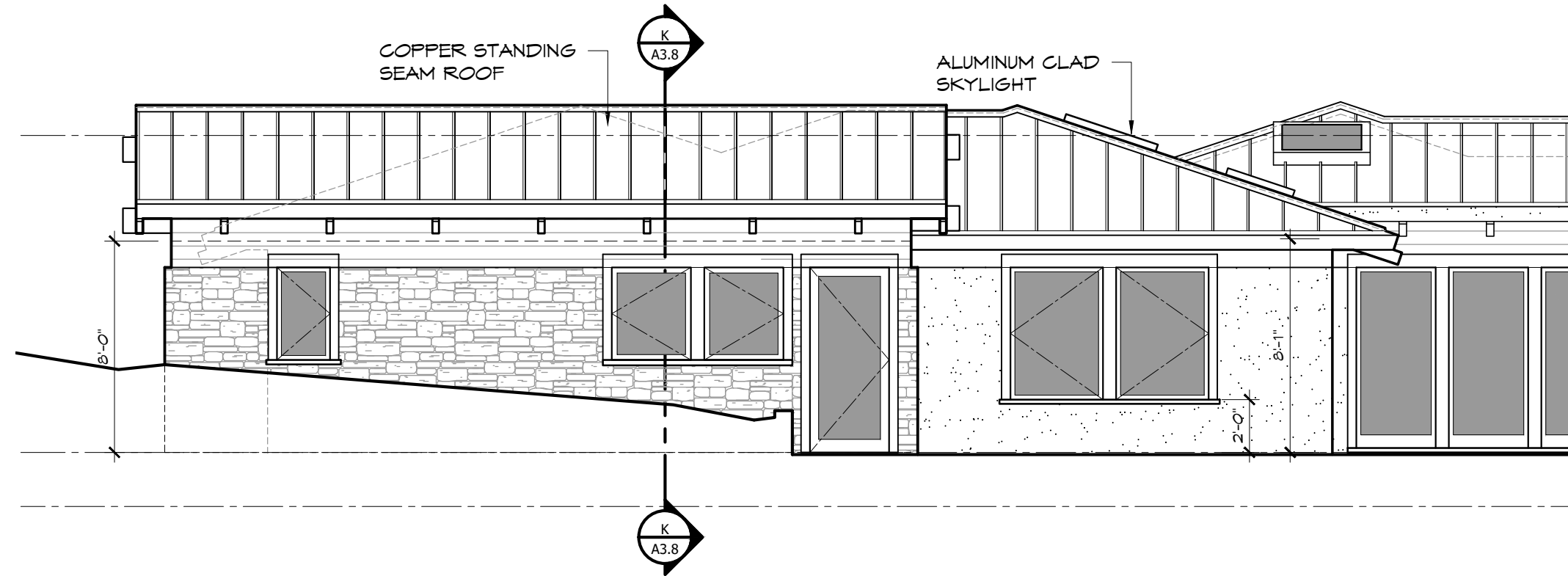
(N) ELEVATIONS

CLARK RESIDENCE
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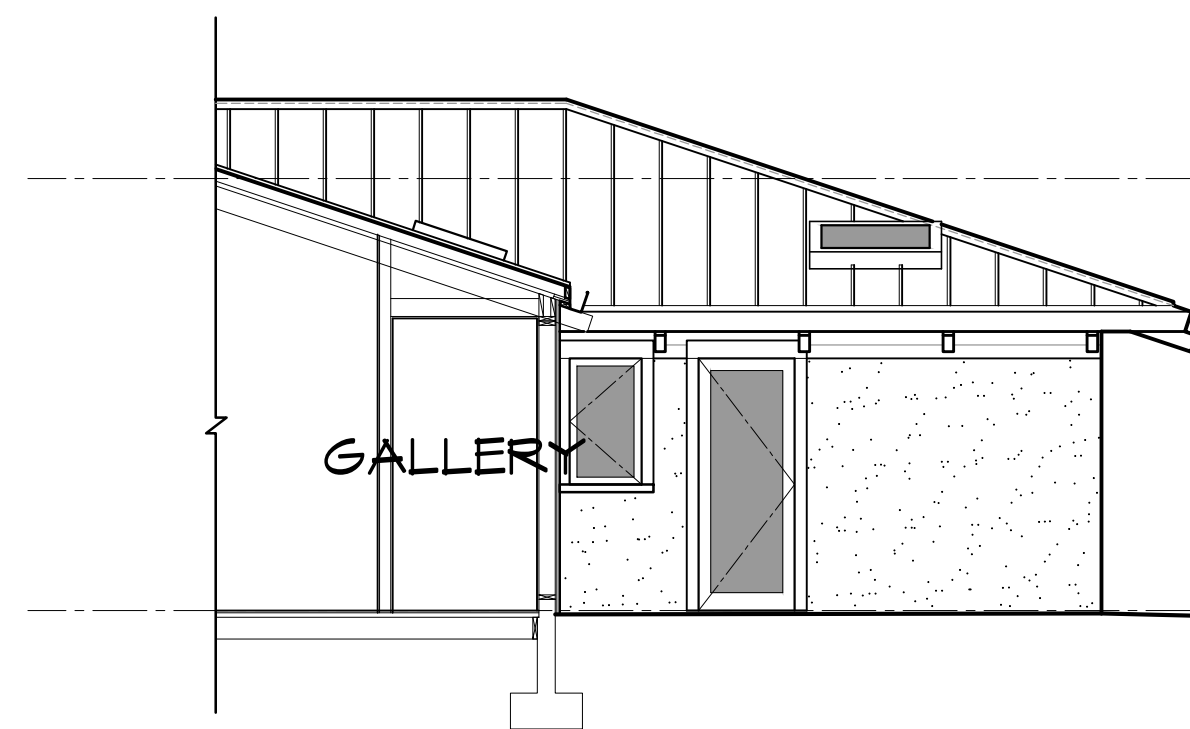
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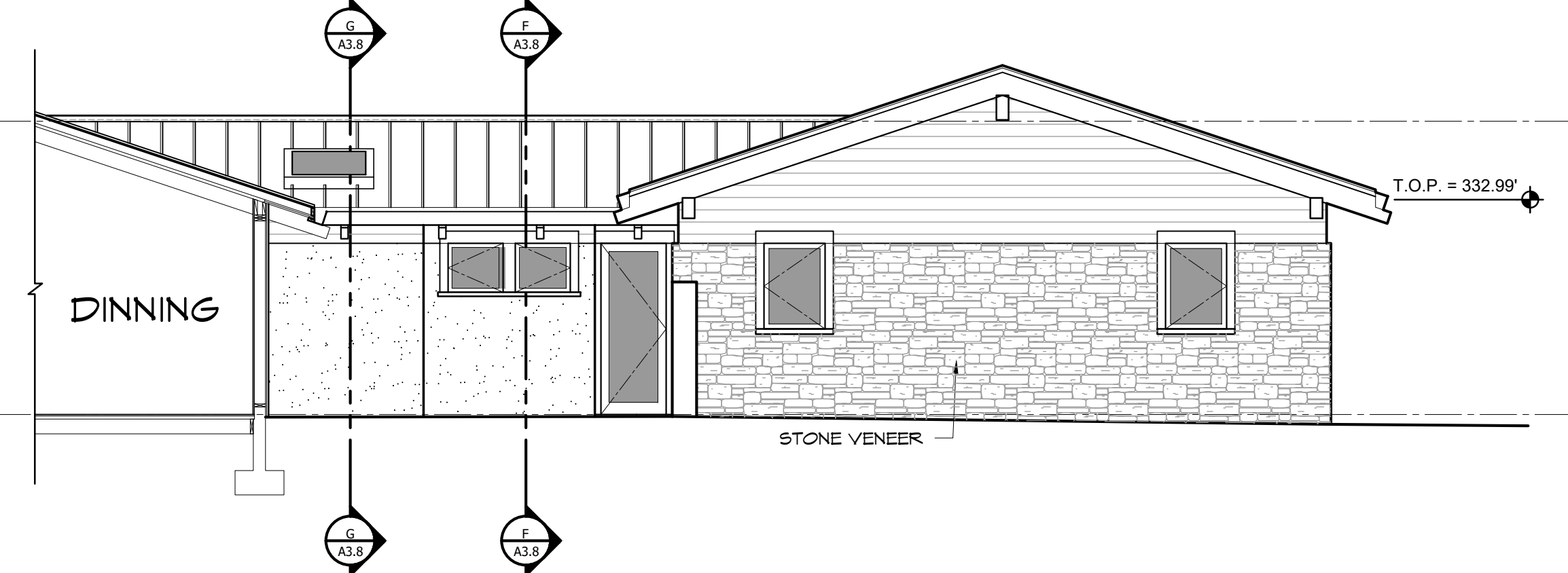
1 PARTIAL FRONT (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"



1 PARTIAL FRONT (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"



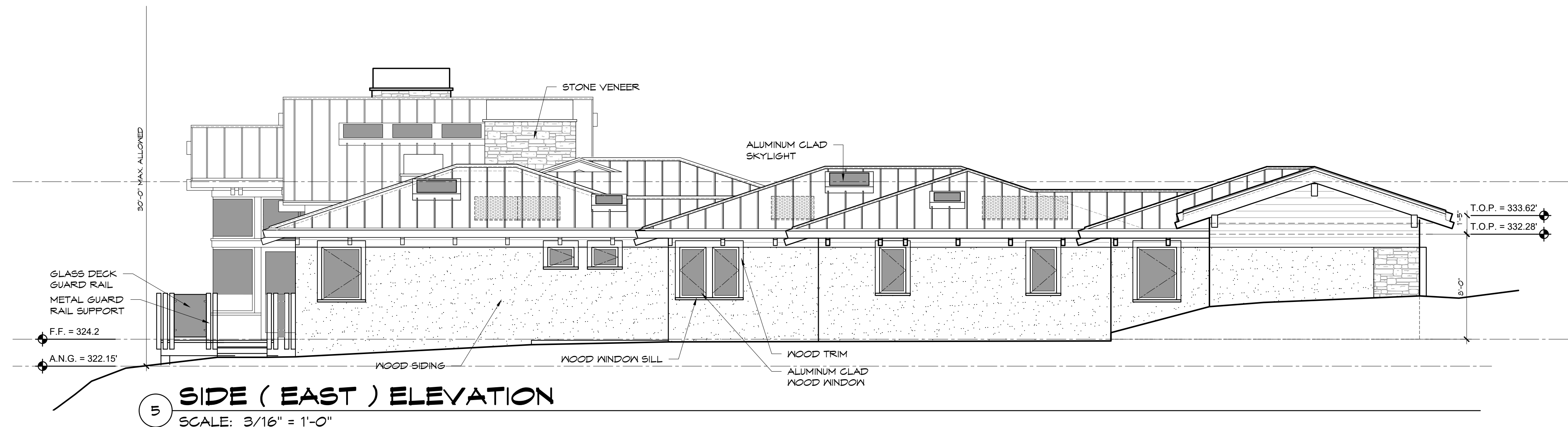
2 PARTIAL (EAST) ELEVATION
SCALE: 3/16" = 1'-0"



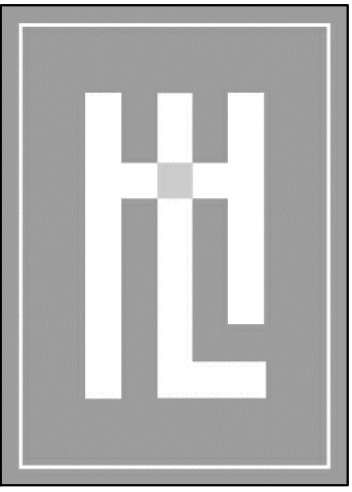
3 PARTIAL (EAST) ELEVATION
SCALE: 3/16" = 1'-0"



4 GARDEN WALL (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"



5 SIDE (EAST) ELEVATION
SCALE: 3/16" = 1'-0"



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DRAWN: SGC

JOB NUMBER: 20.04

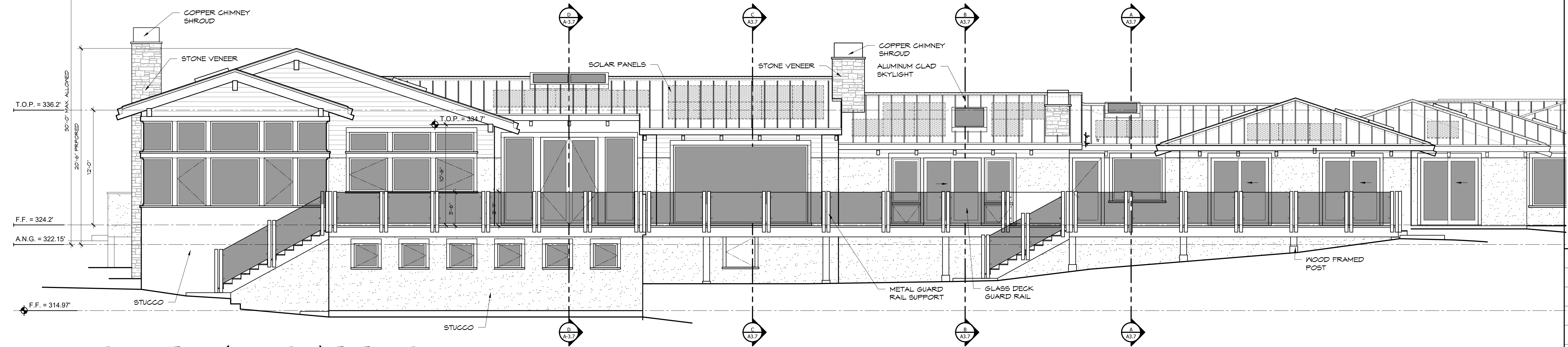
REVISION

PLANNING COMMENTS

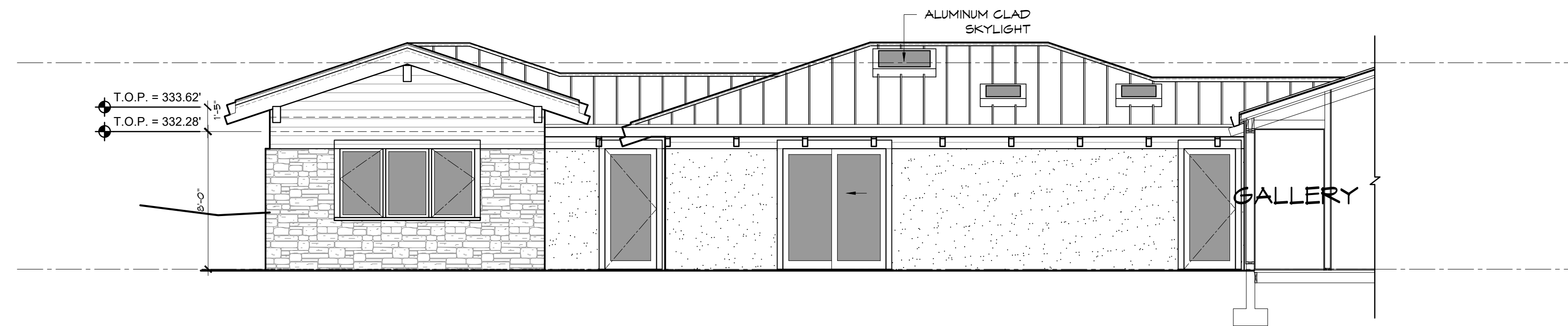
12/11/20

LIAC COMMENTS

01/07/21



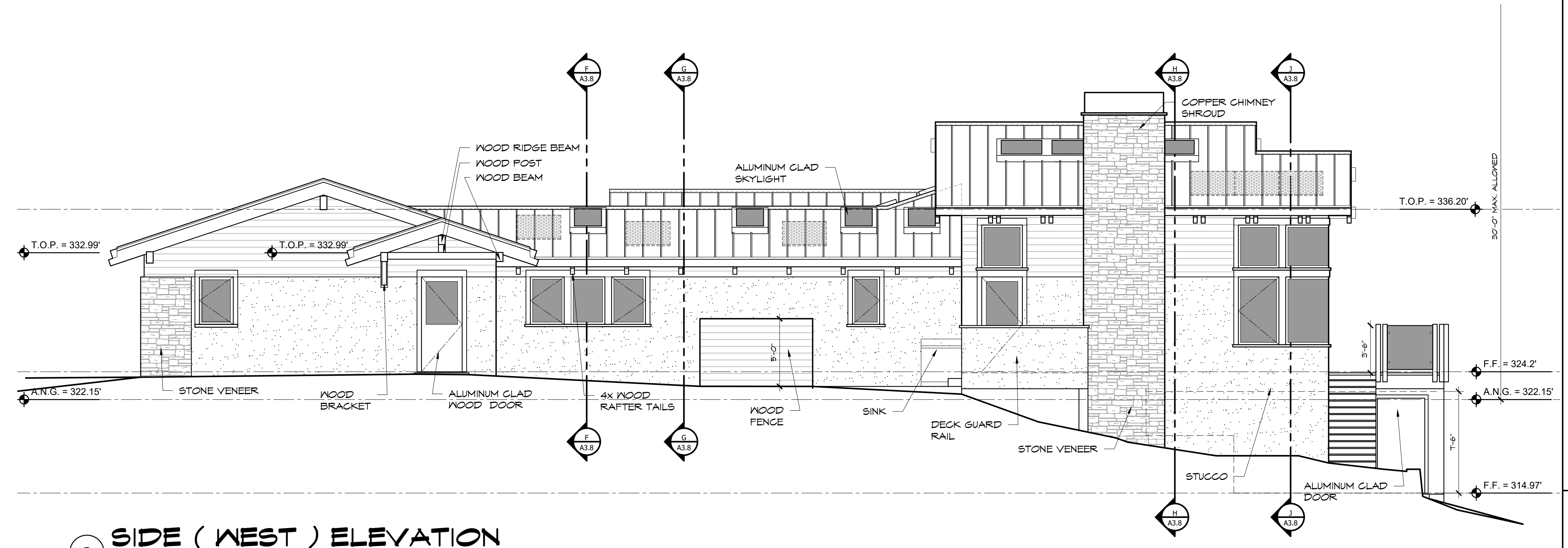
1 PARTIAL REAR (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"



2 PARTIAL (WEST) ELEVATION
SCALE: 3/16" = 1'-0"



1 PARTIAL REAR (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"



3 SIDE (WEST) ELEVATION
SCALE: 3/16" = 1'-0"

(N) ELEVATIONS

CLARK RESIDENCE
1502 BONIFACIO ROAD
PEBBLE BEACH, CA
008-341-038

A3.3

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