

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

WEIKANG GENG & JUN CHEN (PLN240037)

RESOLUTION NO. ----

Resolution by the County of Monterey HCD Chief of Planning:

- 1) Finding that project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and no exceptions under Section 15300.2 can be made; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow to allow construction of a 1,242 square foot one-story addition to an existing approximately 2,718 sq. ft. one-story single family dwelling inclusive of a two-car garage with replacement of existing garage door to one of black metal with dark gray glass and removal of brick veneer from the existing single family dwelling façade. Board and batten exterior colors and materials to match existing.

[PLN240037 Weikang Geng and Jun Chen, 4063 Mora Lane, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-181-005-000)]

The GEING WEIKANG & CHEN JUN application (PLN240037) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on December 4, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey HCD Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (DMF LUP);
- Coastal Implementation Plan, Part 5 (CIP); and
- Monterey County Zoning Ordinance (Title 20).

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 these documents.

- b) The proposed project is to allow for a 1,242 square foot addition to an existing 2,144 square foot single-family dwelling, and a minor change of colors and materials to the residence's exterior. The existing residence in its current configuration is a single-story residence with gray board and batten siding, brick veneer, and light-weight concrete roof tiles, and with the proposed remodel will remain the same with the exception of the removal of brick veneer and the roofing materials, to be replaced with additional board and batten siding and a dark gray metal roofing.
- c) Allowed Use. The property is located at 4063 Mora Lane in Pebble Beach, located within the Del Monte Forest Land Use Plan. The parcel is zoned Medium Density Residential with a 2 units per acre density, and a Design Control Overlay, Coastal Zone or "MDR/2-D(CZ)", which allows for an addition to a residence, provided the building site coverage and floor area ratio does not exceed 25 percent. With the proposed addition and remodel, the proposed project's building site coverage is 20.4 percent with a floor area ratio of 20.4 percent. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The subject parcel (0.45 acres) APN: 008-181-005-000, is identified in its current configuration as Lot 5 on the Final Map for the Pescadero Heights Subdivision, recorded in June 1948 (Volume 5, Page 19). Therefore, the County recognizes the subject parcel as a legal lot of record.
- e) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as being within a Design Control District or "D" overlay, which provides regulations of the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. As designed, the proposed addition and remodel would have exterior colors and materials colors that match the existing single-family dwelling, which include light gray board and batten siding, removal of existing brick veneer, and removal of existing roofing to be replaced with dark gray metal roofing. The exterior finishes blend with the surrounding environment and are consistent with the surrounding residential neighborhood character. The surrounding neighborhood is eclectic in architecture with several residences ranging from modern architectural to craftsmen homes. Surrounding the property are large oak trees and Monterey pines, which help conceal the residence and proposed addition from neighboring residences and nearby public roads. The exterior lighting will be downlit, unobtrusive, and will only illuminate the intended area, as conditioned and required by the County's 1982 General Plan, DMF LUP and CIP. Therefore, as designed and sited, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
- f) Development Standards. The proposed project is within the MDR zoning district and is subject to development standards established in Title 20 section 20.12.060.C.1. For main structures, the required

minimum setbacks are 20 feet front, 5 feet side, and 10 feet rear, a first-floor height of 10 feet, and the maximum allowed height in Del Monte Forest is 27 feet. As delineated on the attached project plans, the structure is within the required setbacks and sited approximately 39 feet from the front, 14 feet from the rear, and 16 feet from the side property lines. The residence will maintain a height of 13 feet 6 inches from the average natural grade. This property has an allowable maximum building site coverage of 25 percent and a maximum floor area ratio of 25 percent. The proposed addition will result in a building site coverage of 20.4 percent and a floor area ratio of 20.4 percent. Therefore, the proposed project complies with applicable site development standards.

- g) Visual Resources. Per DMF LUP Figure 3 – Visual Resources, the subject property is within an area identified as Sensitive, potentially from 17 Mile drive and Vista Points. 17-Mile drive is located east of the subject property, opposite of the area of addition. Point Lobos is over 4 miles southwest of the subject property and due to distance, significant vegetative cover and topography, the addition would not result in a significant visual impact from common public viewing areas. Further, the addition to the rear of the dwelling will maintain the existing height of the structure. Therefore, the proposed project is consistent with the policies contained in the DMF LUP Visual Resources Chapter and accompanying CIP regulations.
- h) Forest Resources. No tree removal is proposed. However, in order to protect nearby mature oaks from construction-related activities, Condition No. 8 has been applied to ensure the construction will not negatively impact any surrounding native trees.
- i) Cultural Resources. The project site is in an area identified in County records as having a moderate archaeological sensitivity. Although the project site is in area of moderate archaeological sensitivity, an archaeological report (see Finding 2, Evidence “b”) was submitted with the application. The report concluded that there is no evidence that any cultural resources would be disturbed with project implementation, and the potential for inadvertent impacts to cultural resources is limited. Accidental uncovering of resources will be addressed by the County’s standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- j) Land Use Advisory Committee (LUAC) Review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the Del Monte Forest LUAC because the project does not involve a Design Approval subject to the consideration by the Zoning Administrator. Staff, however, referred to the project to the Del Monte Forest LUAC to have the committee’s input on the rear addition and the increase in square footage when compared to the surrounding homes. The project went before the LUAC on September 19, 2024 and the members of the committee voted 7-0, in support of the project as proposed, with 2 members absent.
- k) The project planner conducted a site inspection on Google Earth to verify that the project on the subject parcel conforms to the plans listed

above.

- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240037.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (fire). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to archaeological resources. The following reports have been prepared:
 - “Phase 1 Inventory of Archaeological Resources for 4063 Mora Lane, Pebble Beach, CA 93953 (APN:008-181-005-000)” (LIB240176) prepared by Ruben G. Mendoza, Salinas, CA, April 6, 2024.

County staff independently reviewed this report and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with this report.

- c) Staff conducted a site inspection on Google Earth to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240037.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (fire). The respective agencies have recommended conditions, 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 will be provided. The project site is supplied water by California American Water. Pebble Beach Public Sewer system will supply the project with sewer service.
 - c) Staff conducted a site inspection on Google Earth to verify that the site is suitable for this use.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240037.
- 4. FINDING: NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on Google Earth and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240037.
- 5. FINDING: CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts additions to existing residences, provided that the addition will not result in 50 percent of the floor area of the structures, or 2,500 square feet, whichever is less.
 - b) The proposed project involves construction of a 1,242 square foot addition to an existing 2,719 square foot residence, inclusive of a 573 square foot attached garage. The addition is less than 50 percent of the existing floor area and therefore meets the qualifications for an exemption per CEQA Guidelines Section 15301(e)(1).
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. Although the property is located in close proximity to a scenic highway (17 Mile Drive) and in an area illustrated as the “Viewshed from 17 Mile Dr & Vista Points” (Figure 3 of the Del Monte Forest LUP), the proposed development will not be visible from the designated scenic corridor (see Finding No. 1, Evidence “e” and “g”). 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 during a site visit on Google Earth.
 - e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240037.
- 6. 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 applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public 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 visual or physical public access (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240037.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, 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 Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because the site is between the sea and the first public road; however, it is not within 100 feet of any wetlands or 300 feet of any coastal bluff or beach, and does not involve a conditionally allowed use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find the project for a proposed 1,242 square foot addition to an existing residence qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301;
2. Approve the Coastal Administrative Permit and Design Approval to allow construction of a 1,242 square foot one-story addition to an existing approximately 2,718 sq. ft. one-story single family dwelling inclusive of a two-car garage with replacement of existing garage door to one of black metal with dark gray glass and removal of brick veneer from the existing single family dwelling façade. Board and batten exterior colors and materials to match existing.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 4th day of December, 2024.

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

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

PLN240037

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN240037) allows the construction of a 1,242 square foot one-story addition to an existing approximately 2,718 sq. ft. one-story single family dwelling, inclusive of a two-car garage, with replacement of existing garage door to one of black metal with dark gray glass and removal of brick veneer from the existing single family dwelling façade. Board and batten exterior colors and materials to match existing. The property is located at 4063 Mora Lane, Pebble Beach(Assessor's Parcel Number 008-181-005-000), 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 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 on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 008-181-005-000 on December 4, 2024. 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 Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County 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 Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.
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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: 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 HCD - 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. (HCD - 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 HCD - 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 HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. 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 the Monterey County HCD - 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/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. 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 issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect 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 Monterey County 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.

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

Responsible Department: 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 submit three (3) copies of an exterior lighting plan which 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 the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

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

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

7. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

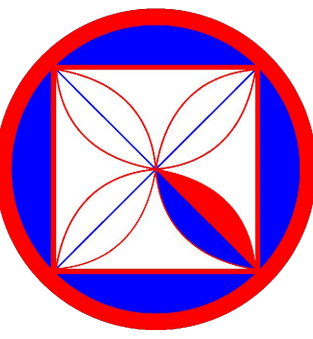
Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

GENG RESIDENCE

SFD REMODEL & ADDITION
Pebble Beach, California

A.P.N. 008-181-005-000



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REVIEWS:



PROJECT DATA

LOT SIZE	19,391.4 S.F. (0.44 Acres)			
ZONING	MDR/2-D(2CZ)			
A.P.N.	008-181-005-000			
HEIGHT (MAX. ALLOWED)	27FT			
SETBACKS (MIN. ALLOWED)	FRONT: 20.0FT, SIDE: 10FT ONE STORY - 20FT SECOND STORY, REAR: 10.0FT			
STORIES:	ONE			
FLOOR AREA FAR ALLOWED: 25% 4,847.9 SF	EXISTING		PROPOSED	
MAIN DWELLING	2,144.4 S.F.		2,144.4 S.F.	
ADDITION	0.0 S.F.		1,242.2 S.F.	
ATTACHED GARAGE	575.3 S.F.		575.3 S.F.	
TOTAL (P) GROSS FLOOR AREA:	2,719.7 S.F.	14.0%	3,961.9 S.F.	20.4%
SITE COVERAGE FOOTPRINT ALLOWED: 25% 4,847.9 SF	EXISTING		PROPOSED	
MAIN DWELLING	2,144.4 S.F.		2,144.4 S.F.	
ADDITION	0.0 S.F.		1,242.2 S.F.	
ATTACHED GARAGE	575.3 S.F.		575.3 S.F.	
TOTAL (P) GROSS FOOTPRINT:	2,719.7 S.F.	14.0%	3,961.9 S.F.	20.4%
HARDSCAPE COVERAGE	EXISTING		PROPOSED	
IMPERVIOUS COVERAGE				
WEST PATIO	1,278.0 S.F.		843.0 S.F.	
PORCH	53.0 S.F.		107.0 S.F.	
SOUTH PATIO	0.0 S.F.		86.0 S.F.	
TOTAL (P) IMPERVIOUS COVERAGE	1,331.0 S.F.	6.8%	1,036.0 S.F.	5.3%
PERVIOUS COVERAGE				
ENTRY WALKWAY	213.0 S.F.		376.0 S.F.	
DRIVEWAY	2,878.0 S.F.		2,878.0 S.F.	
TOTAL (P) PERVIOUS COVERAGE	3,091.0 S.F.		3,254.0 S.F.	
TOTAL PROPOSED COVERAGE	4,422.0 S.F.	22.8%	4,290.0 S.F.	22.2%

SHEET INDEX

ARCHITECTURAL

- CN COVER SHEET & GENERAL NOTES
- A0.1 TRAFFIC CONTROL PLAN, TRUCK ROUTE, & PARKING PLAN
- A1.0 SURVEY
- A1.1 EXISTING SITE PLAN
- A1.2 PROPOSED SITE PLAN
- A2.0 DEMOLITION PLAN
- A3.0 EXISTING FLOOR PLAN
- A4.0 EXISTING ROOF PLAN
- A5.0 EXISTING ELEVATIONS
- A6.0 PROPOSED FLOOR PLAN
- A7.0 PROPOSED ROOF PLAN
- A8.0 PROPOSED ELEVATIONS
- A8.1 PROPOSED ELEVATIONS
- A9.0 MATERIALS
- L1.0 LANDSCAPE PLAN
- L1.1 FUEL MANAGEMENT PLAN

CIVIL PLANS

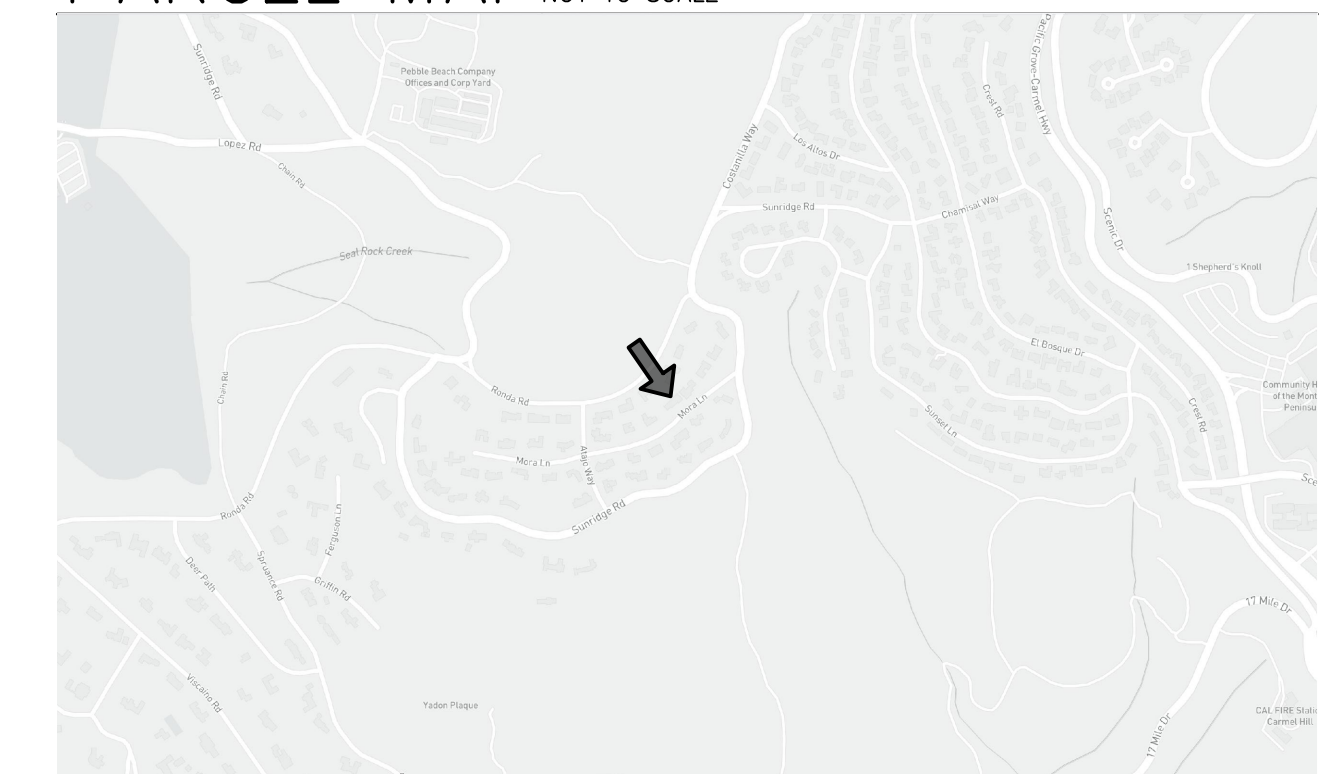
- 1. COVER SHEET
- 2. GRADING AND EROSION CONTROL PLAN
- 3. DRAINAGE PLAN
- 4. DETAILS

SCOPE OF WORK

1. REMODEL AND ADDITION OF AN EXISTING ONE-STORY SINGLE FAMILY-DWELLING. REMODELING APPROXIMATELY 1,350 SF AND A NEW 1,242.2 SF ONE-STORY ADDITION.
2. MATERIALS: NEW METAL ROOF, REMOVAL OF THE BRICK VENEER AND REPLACING WITH BOARD & BATTENS, ALL NEW WOOD-CLAD WINDOWS AND EXTERIOR DOORS.
3. NEW PATIOS AND WALKWAYS
4. TREE REMOVAL: NONE
5. GRADING: NONE

PARCEL MAP

NOT TO SCALE



PROJECT:
GENG RESIDENCE
4063 MORA LANE, PEBBLE BEACH
BLOCK: LOTS:
APN: 008-181-005-000
PROJECT NO.
23-12

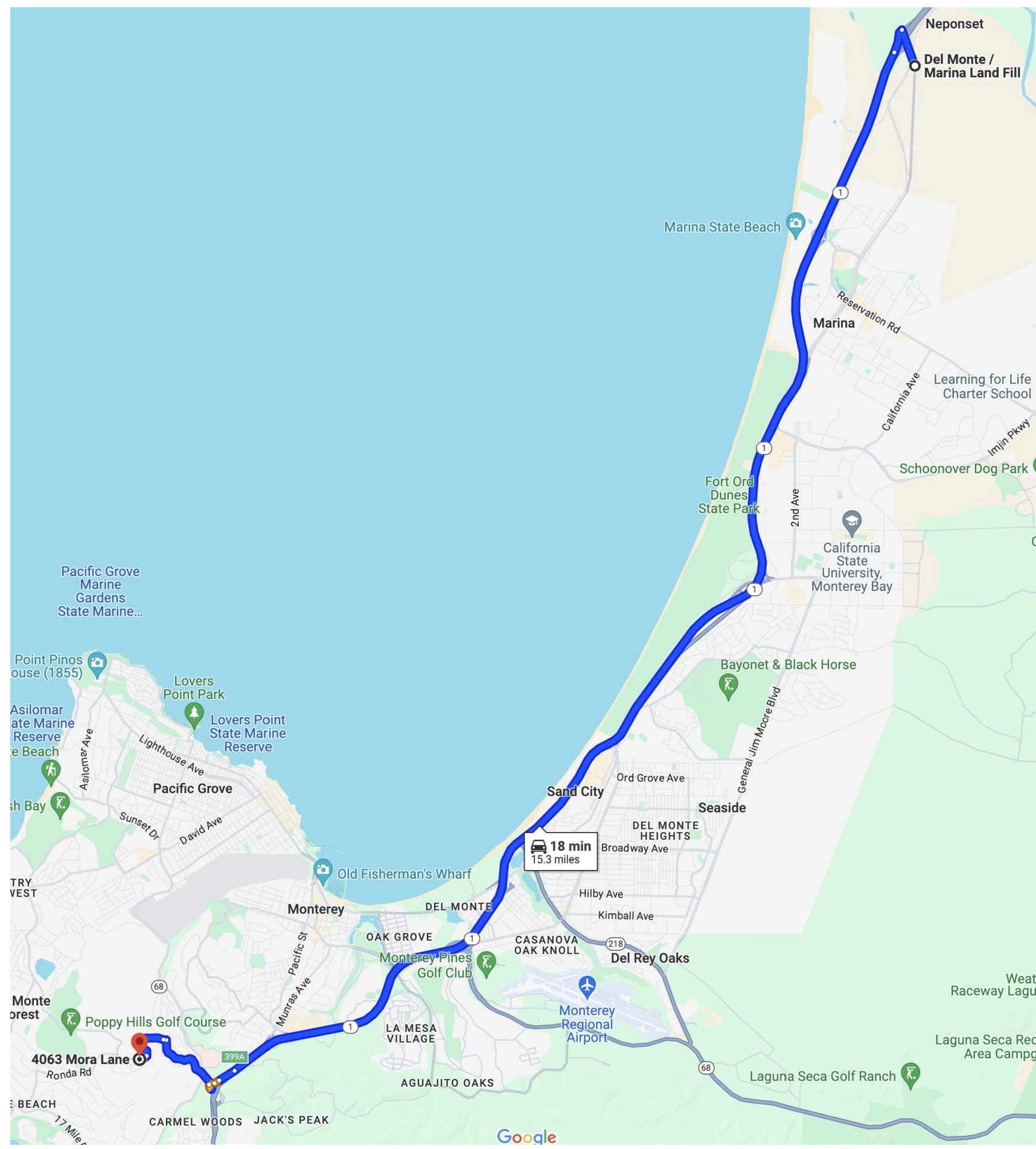
ISSUE:
07-08-2024

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COVER SHEET &
GENERAL NOTES

SCALE: 1" = 1/4"

CN



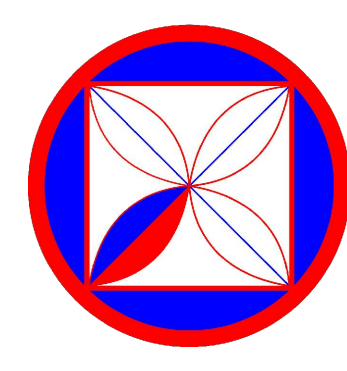
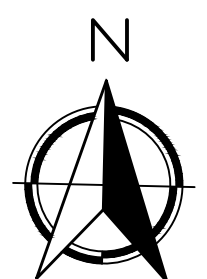
TRAFFIC CONTROL PLAN NOTES

DIRT & DEBRIS EXPORT ROUTE OF TRAVEL

4063 MORA LANE
 PEBBLE BEACH CA 93953
 APN: 008-181-005-000

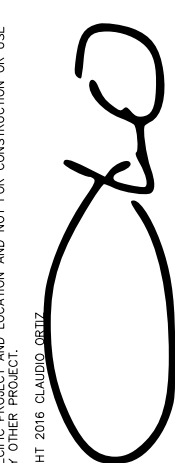
PROJECT ROUTE FOR HAULING AWAY DEBRIS OR CONSTRUCTION MATERIALS.

1. TRUCKS WILL BE COMING IN FROM SUN RIDGE ROAD.
2. TURNING RIGHT ON MORA LANE ROAD TO JOB SITE.
3. LOAD TRUCK AND HEAD DOWN MORA LANE TO SUN RIDGE ROAD, THEN TURN LEFT ON HIGHWAY ONE. CONTINUE TO HIGHWAY ONE THEN TURN RIGHT TO GO TO MARINA LAND FILL.
4. NOISE-GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 7 P.M. MONDAY THROUGH SATURDAY; NO CONSTRUCTION NOISE IS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAYS.



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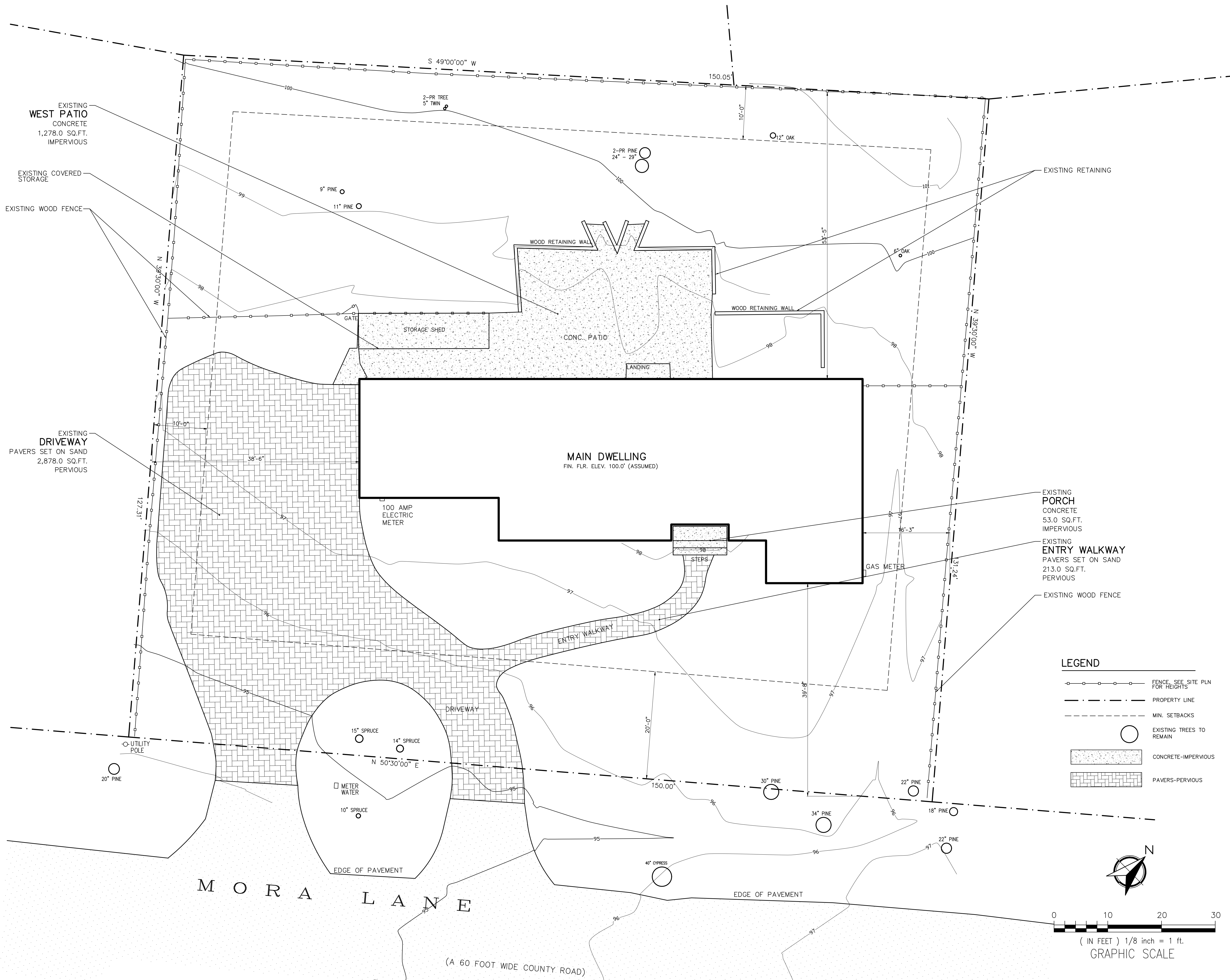
PROJECT: GENG RESIDENCE
 4063 MORA LANE, PEBBLE BEACH
BLOCK: LOTS:
 APN: 008-181-005
PROJECT NO. 23-12

ISSUE: 07-8-2024

TRAFFIC CONTROL PLAN, TRUCK ROUTE & PARKING PLAN

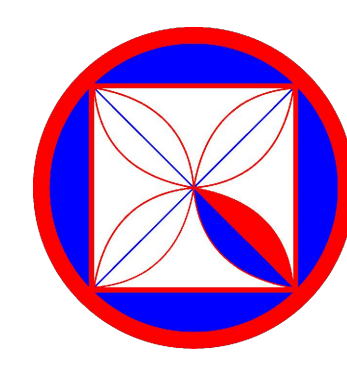
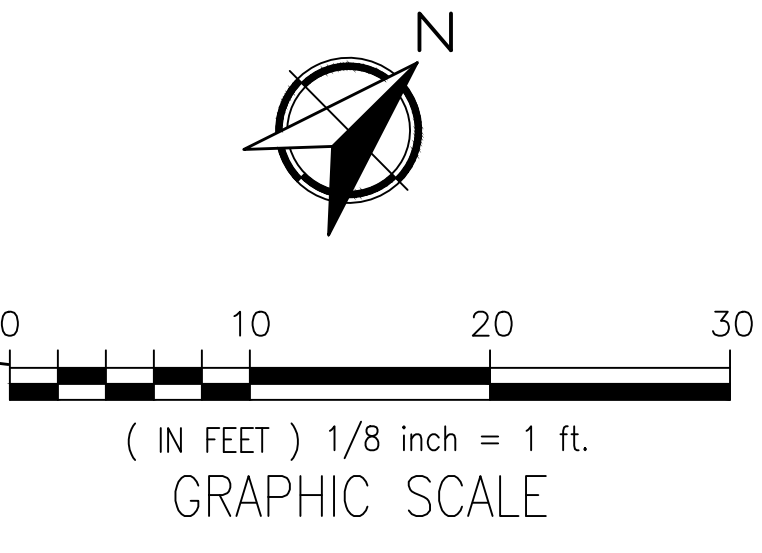
SCALE: NTS
A0.1

DRAWN BY: CO



LEGEND

	FENCE, SEE SITE PLAN FOR HEIGHTS
	PROPERTY LINE
	MIN. SETBACKS
	EXISTING TREES TO REMAIN
	CONCRETE-IMPERVIOUS
	PAVERS-PERVIOUS



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(Small disclaimer text regarding professional liability and insurance coverage)

REVIEWS:

PROJECT:
 GENG RESIDENCE
 4063 MORA LANE, PEBBLE BEACH
BLOCK: LOTS:
 APN: 008-181-005
PROJECT NO.
 23-12

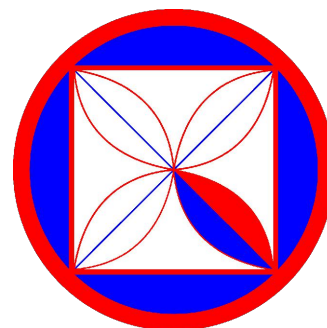
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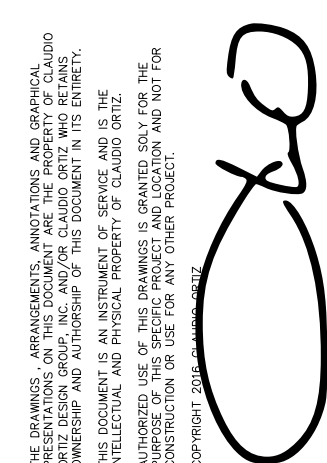
EXISTING
 SITE PLAN

SCALE: 1/8" = 1'

A1.1



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REVIEWS:

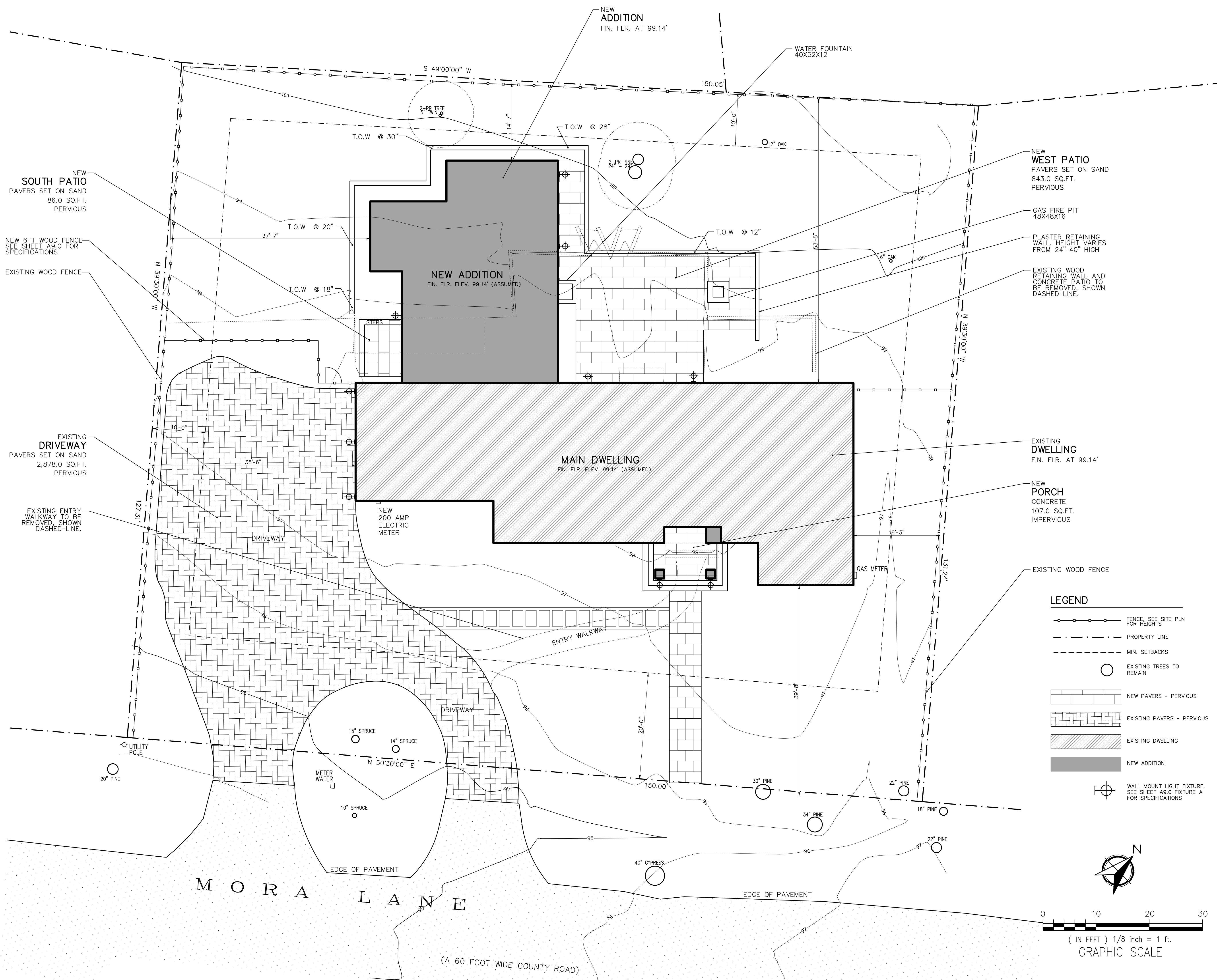
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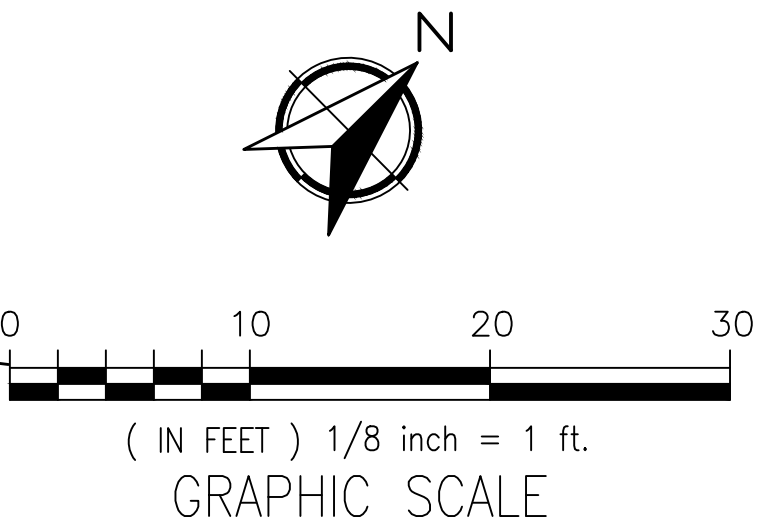
PROPOSED
 SITE PLAN

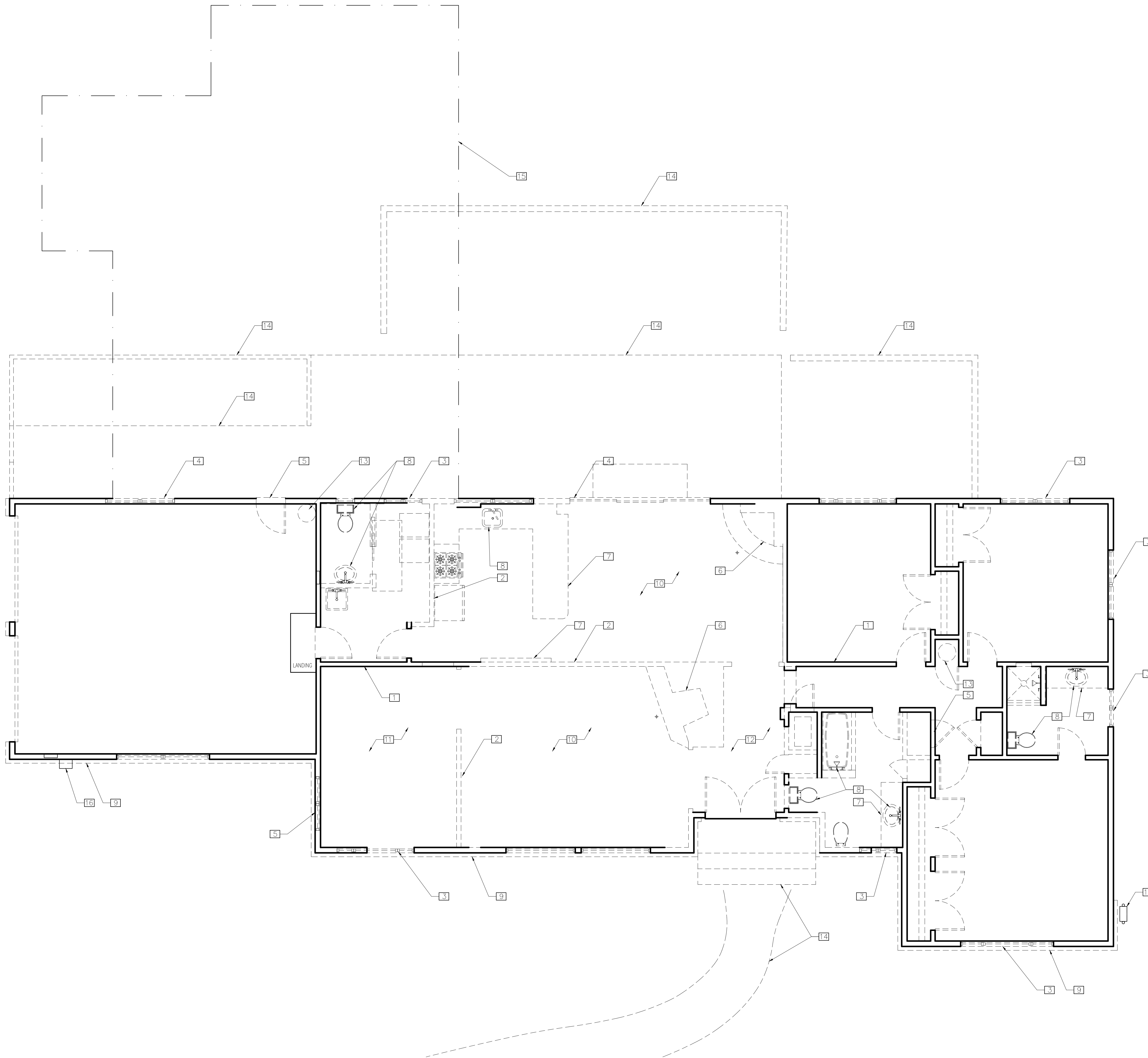
SCALE: 1/8" = 1'

A1.2



- LEGEND**
- FENCE, SEE SITE PLN FOR HEIGHTS
 - PROPERTY LINE
 - MIN. SETBACKS
 - EXISTING TREES TO REMAIN
 - NEW PAVERS - PERVIOUS
 - EXISTING PAVERS - PERVIOUS
 - EXISTING DWELLING
 - NEW ADDITION
 - WALL MOUNT LIGHT FIXTURE, SEE SHEET A9.0 FIXTURE 'A' FOR SPECIFICATIONS





KEY NOTES

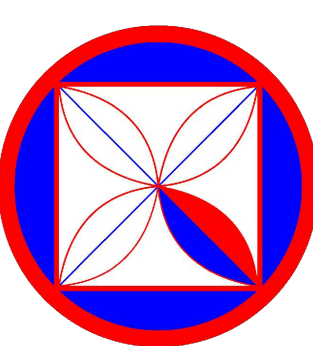
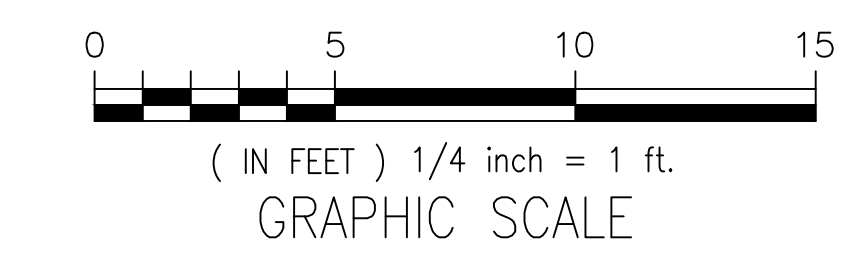
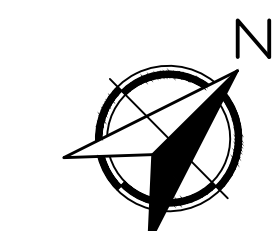
- 1 EXISTING WALLS TO REMAIN
- 2 EXISTING WALLS TO BE REMOVED
- 3 REPLACE WINDOWS AND PREPARE AREA FOR NEW WINDOW OPENING PER SCHEDULES
- 4 REPLACE DOORS AND PREPARE AREA FOR NEW DOOR OPENING PER SCHEDULES
- 5 CLOSE OPENING AND PREPARE WALL PER PLANS
- 6 REMOVE EXISTING FIREPLACE, HEARTH, CHIMNEY, GAS LINE, AND FLUE ABOVE THE ROOF.
- 7 REMOVE ALL CABINETS AND VANITIES
- 8 REMOVE ALL PLUMBING FIXTURES
- 9 REMOVE BRICK VENEER, AND PREPARE WALLS FOR NEW SIDING PER PLANS.
- 10 REMOVE EXISTING BEAMS AND DRYWALL, AND PREPARE CEILING FOR NEW VAULTED CEILING, AND SHED DORMER. PREPARE RIDGE FOR A NEW RIDGE BEAM AND PROVIDE ADEQUATE TEMP. SHORING AS REQUIRED.
- 11 REMOVE EXISTING FLAT CEILING DRYWALL AND FRAMING AS NECESSARY TO PREPARE CEILING FOR NEW VAULTED CEILING PER PLANS.
- 12 REMOVE EXISTING DRYWALL AND PREPARE CEILING FOR NEW TRAY CEILING PER RCP.
- 13 REMOVE EXISTING WATER HEATER.
- 14 REMOVE EXISTING ENTRY WALKWAY, PORCH, CONCRETE PATIO, STORAGE SHED STRUCTURE, WOOD RETAINING WALL.
- 15 PREPARE SITE FOR NEW ADDITION PER PLAN, GRADE AND REMOVE SOIL AS REQUIRED. NEW ADDITION SHOWN DASHED-DOT-LINE.
- 16 REPLACE EXISTING MAIN ELECTRIC METER PANEL WITH A NEW 200 AMP PANEL.
- 17 REPLACE EXISTING MAIN GAS METER WITH A NEW GAS METER SPECIFIC TO PG&E REQUIREMENTS.

LEGEND

- EXISTING WALLS TO REMOVE
- EXISTING WALLS TO REMAIN
- ▨ BRICK VENEER TO REMOVE

SCOPE OF WORK

1. REMOVE ALL EXISTING FLOORS.
2. REMOVE ALL CABINETS
3. REMOVE ALL INTERIOR DOORS AND EXTERIOR WINDOWS. WHERE APPLICABLE PER PLAN, PREPARE WALLS FOR NEW ROUGH OPENINGS OR CLOSE WALLS.
4. REMOVE ALL CLOSET SHELVES AND RODS.
5. REMOVE ALL TILE WORK.
6. REMOVE ALL PLUMBING FIXTURES AND ROUGH PLUMBING AS REQUIRED PER PLAN FOR NEW FIXTURES.
7. REMOVE ELECTRICAL WIRING AND FIXTURES PER PLAN. OPEN DRYWALL WHERE NECESSARY TO WIRE NEW FIXTURES AND RUN NEW WIRING.
8. OPEN CEILING IN THE LIVING ROOM, FAMILY ROOM, DINING ROOM, AND KITCHEN. PREPARE CEILINGS FOR NEW VAULTED CEILING PER RCP.
9. REMOVE DRYWALL AT ENTRY AND PREPARE EXISTING FRAMING FOR NEW TRAY CEILING PER RCP.
10. REMOVE EXISTING FIREPLACES, HEARTH, CHIMNEY AND GAS LINES.
11. REMOVE EXTERIOR ENTRY WALKWAY, PORCH, CONCRETE PATIO, CONCRETE LANDING, STORAGE SHED, FENCES, AND WOOD RETAINING WALL.
12. REPLACE BOTH GAS AND ELECTRIC METERS TO CONFORM TO PG&E STANDARDS AND LOAD REQUIREMENTS FOR THIS DWELLING.



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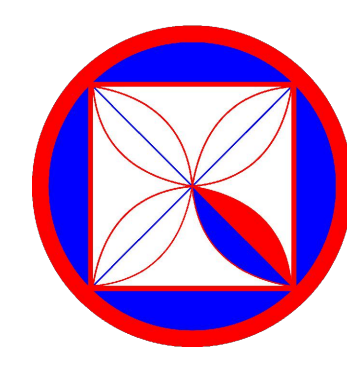
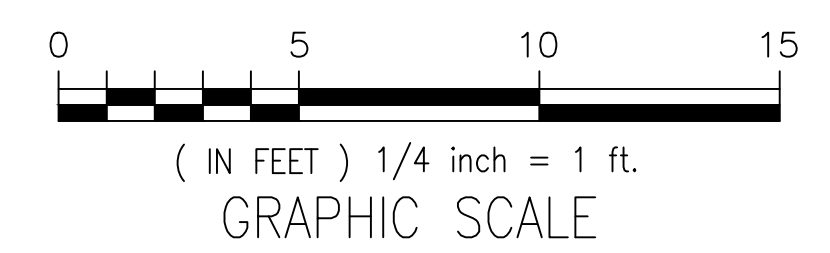
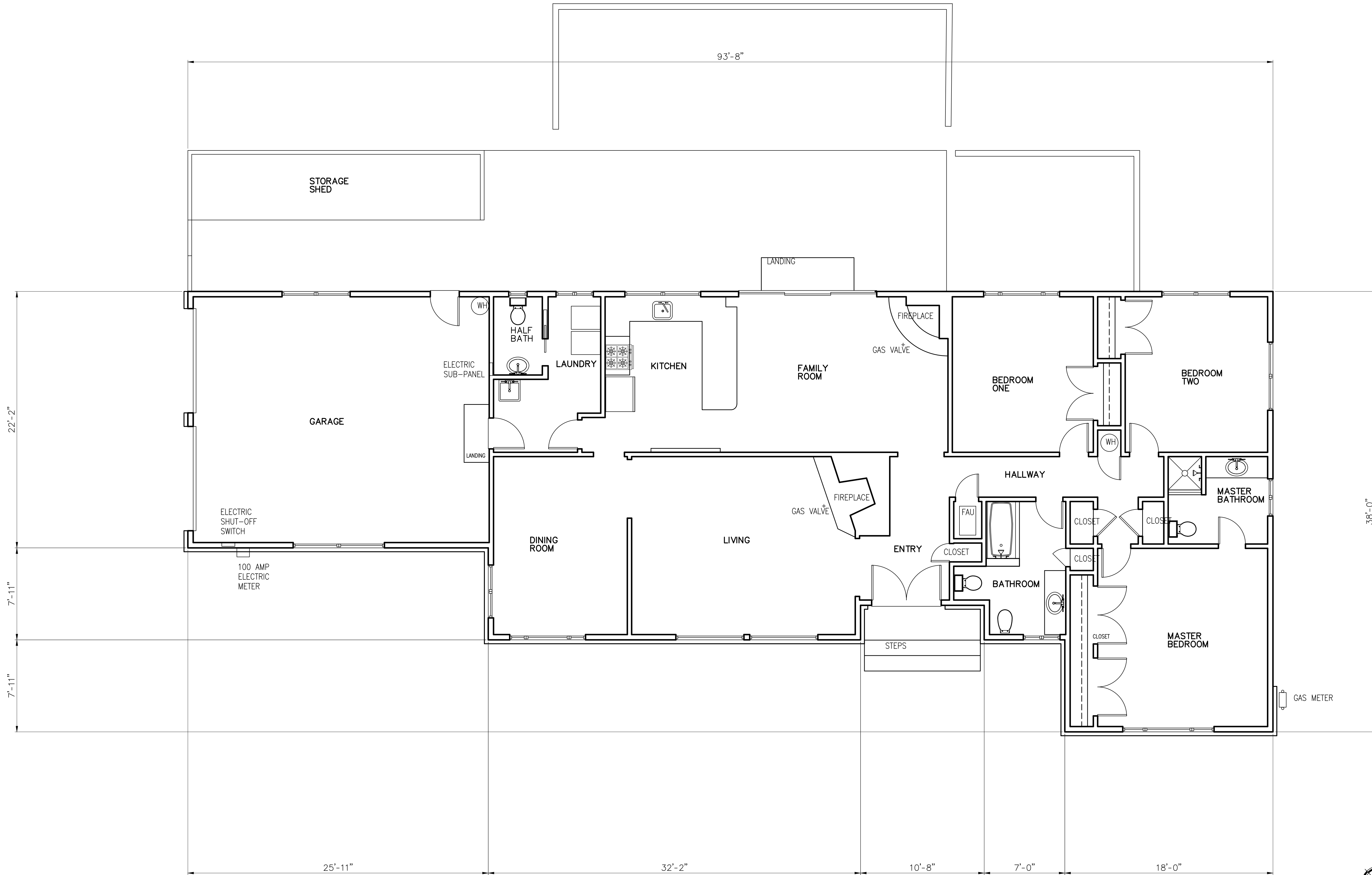
PROJECT: GENG RESIDENCE
 4063 MORA LANE, PEBBLE BEACH
BLOCK: LOTS:
 APN: 008-181-005
PROJECT NO.
 23-12

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DEMOLITION PLAN

SCALE: 1" = 1/4"

A2.0



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REVIEWS:

PROJECT:
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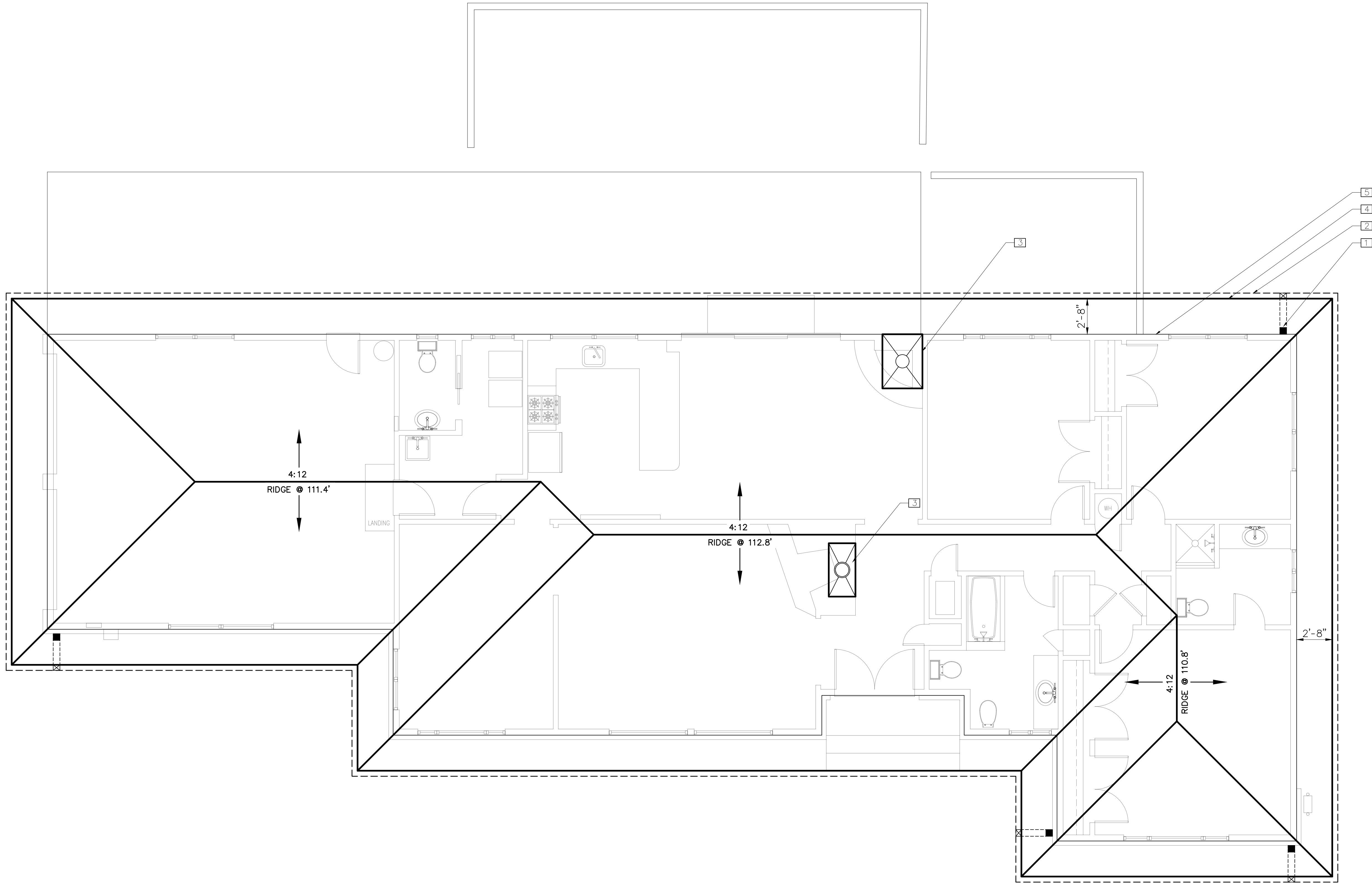
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EXISTING FLOOR
 PLAN

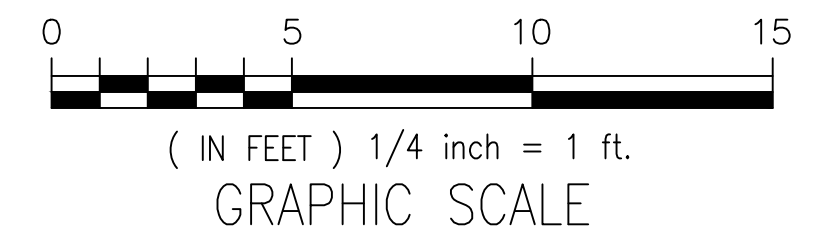
SCALE: 1" = 1/4"

A3.0



- KEY NOTES**
- 1 GUTTER DOWNSPOUTS
 - 2 5-IN OGEE GALV. METAL GUTTERS W/ 2% SLOPE
 - 3 CHIMNEY
 - 4 ROOF SHOWN THICK SOLID LINE
 - 5 MAIN STRUCTURE SHOWN THIN-SOLID LINE

- LEGEND**
- ROOF SLOPE DIRECTION
ARROW
 - ROOF LINE- NEW
THICK SOLID LINE
 - MAIN STRUCTURE FOOTPRINT
THIN DASHED LINE
 - GUTTERS
 - DOWNSPOUTS
W/2% SLOPE



**EXISTING ROOF
PLAN**

SCALE: 1" = 1/4"

A4.0

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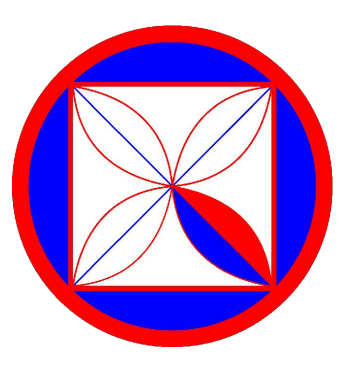
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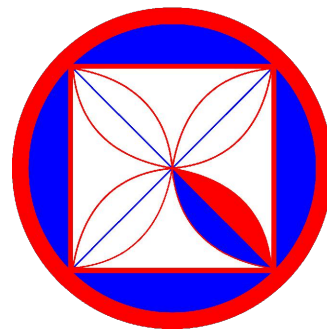
PROJECT NO.
23-12

REVIEWS:

THE DRAWING REPRESENTS AN APPROXIMATE INDICATION OF THE PROPOSED ROOF LINE AND IS NOT TO BE USED FOR CONSTRUCTION OF THE ROOF. THE ROOF LINE IS SUBJECT TO THE FINAL APPROVAL OF THE LOCAL PERMITS DEPARTMENT AND IS NOT TO BE USED FOR CONSTRUCTION OF THE ROOF. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF THE ROOF.

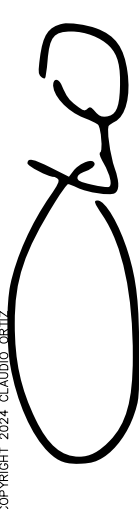
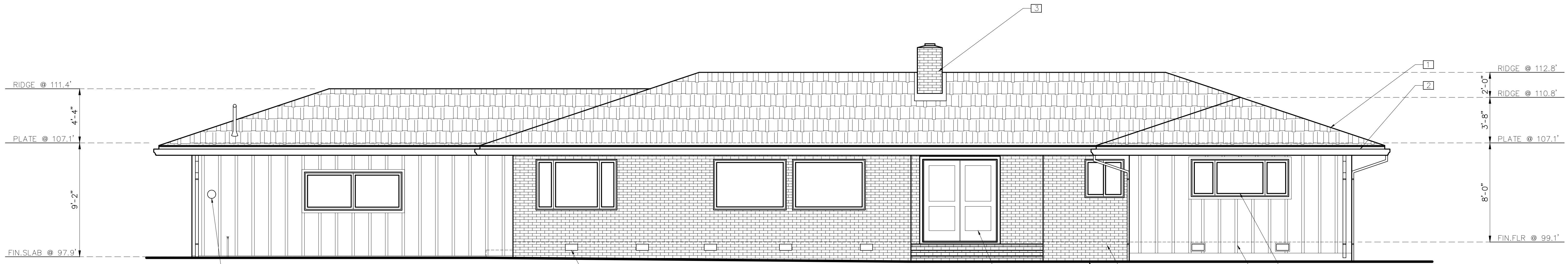
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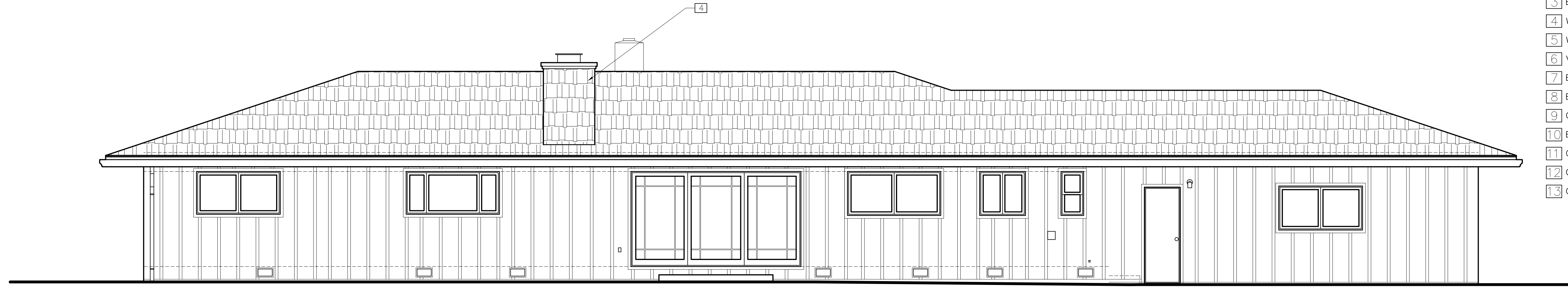
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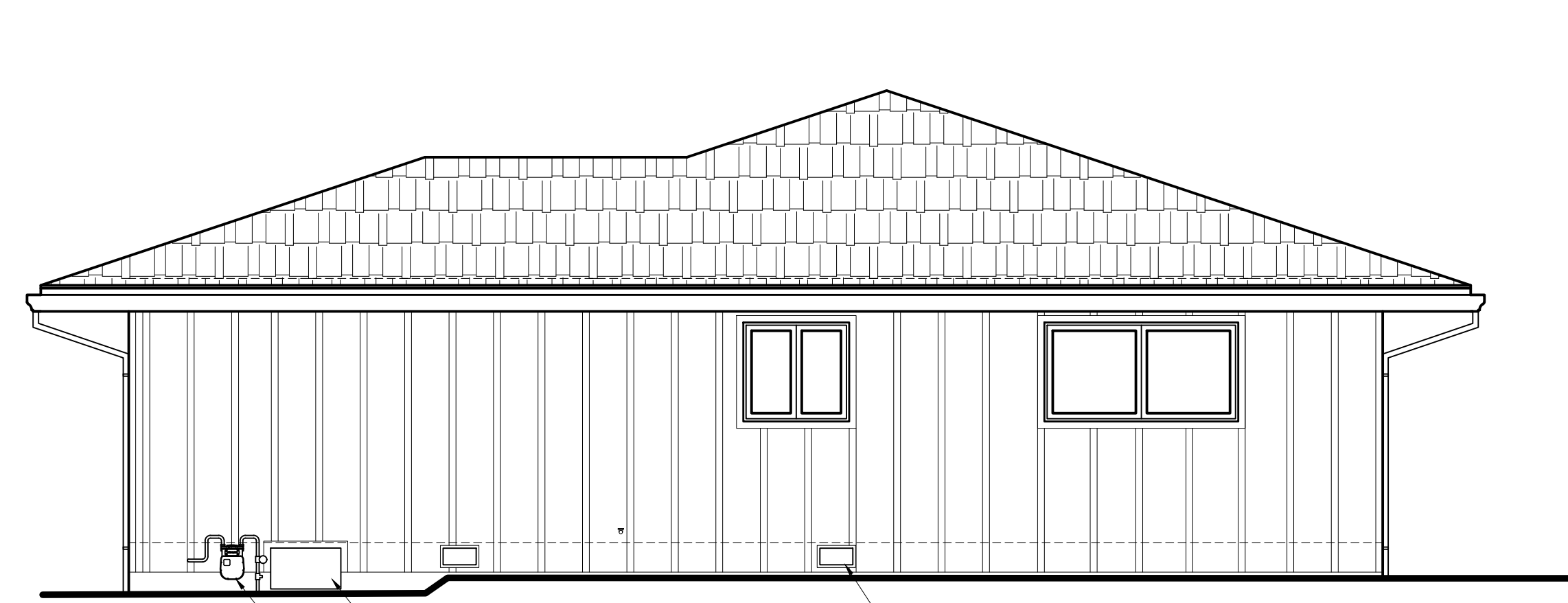



SOUTH ELEVATION

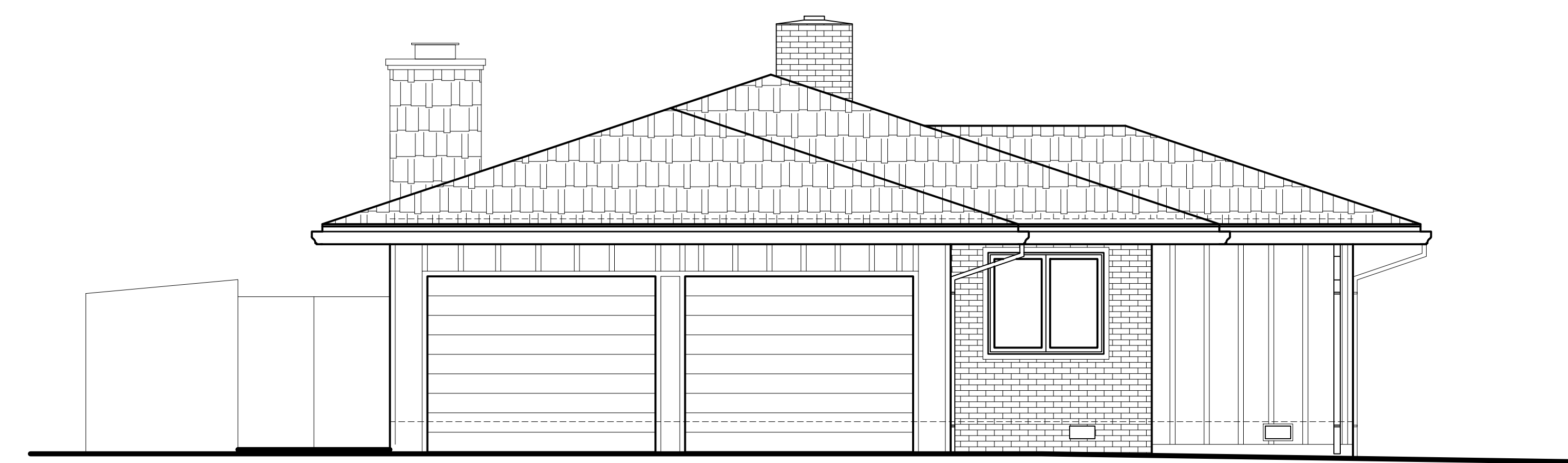
- KEY NOTES**
- 1 LIGHT WEIGHT CONCRETE ROOF, PITCH 4:12
 - 2 GUTTERS & DOWNSPOUTS, ALLUMINUM
 - 3 BRICK CHIMNEY
 - 4 WOOD SHINGLE CHIMNEY
 - 5 WOOD ENTRY DOOR
 - 6 VINYL WINDOWS AND DOORS
 - 7 BOARD AND BATTENS SIDING
 - 8 BRICK VENEER SIDING
 - 9 GRADE WHERE OCCURS
 - 10 ELECTRIC METER
 - 11 GAS METER
 - 12 CRAWL SPACE VENTS
 - 13 CRAWL SPACE ACCESS DOOR



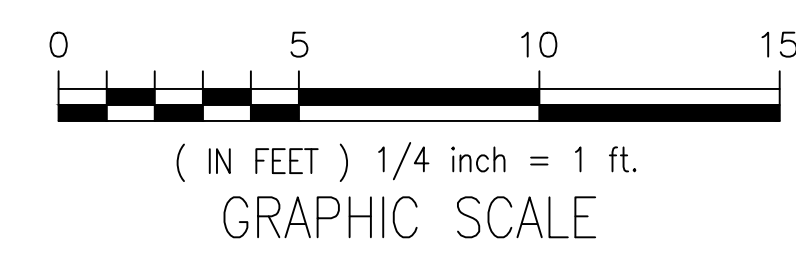
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



REVIEWS:

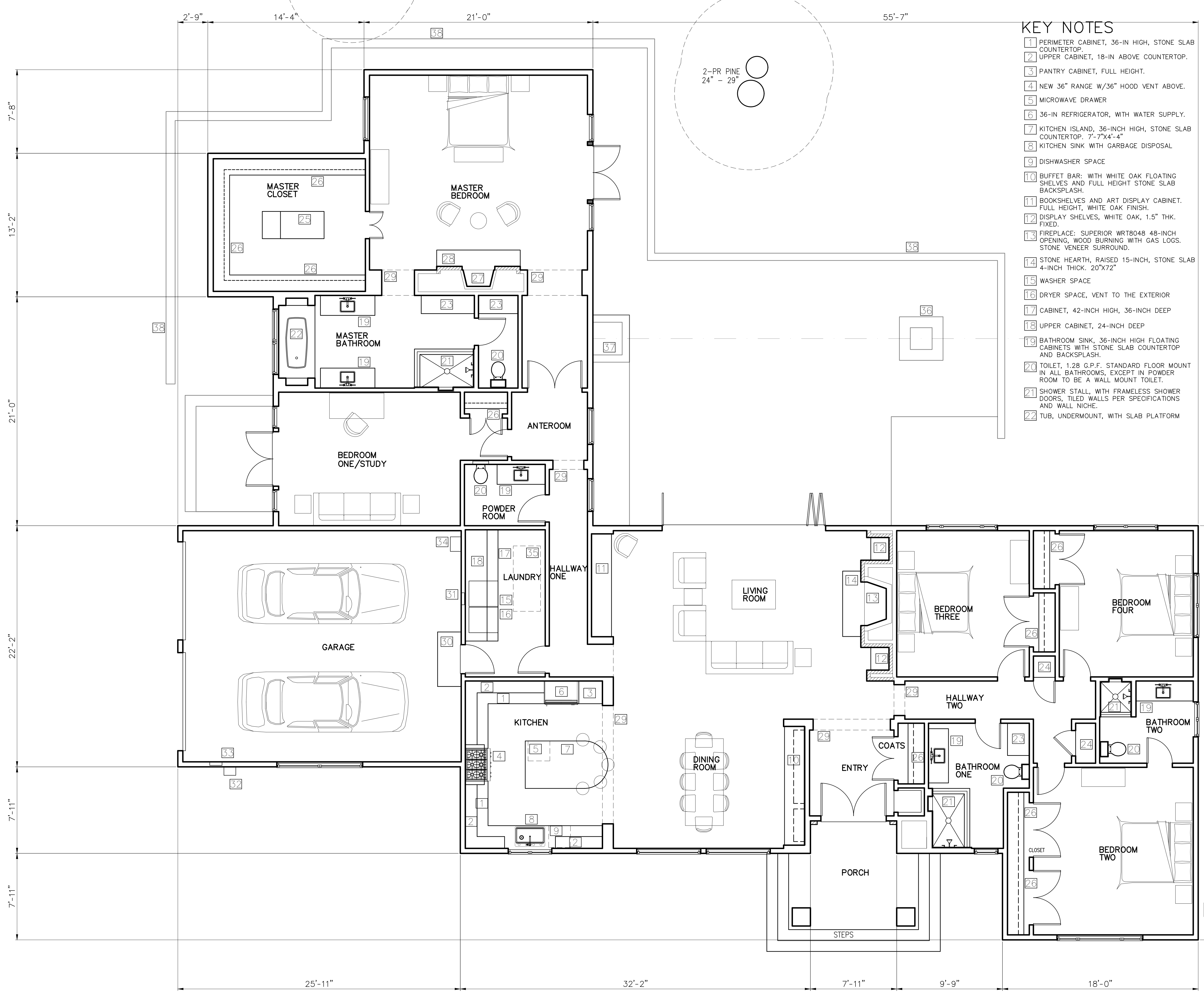
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EXISTING
 ELEVATIONS

SCALE: 1" = 1/4"

A5.0

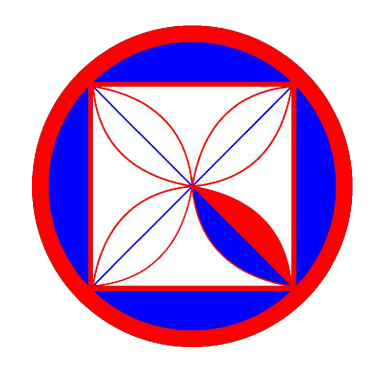
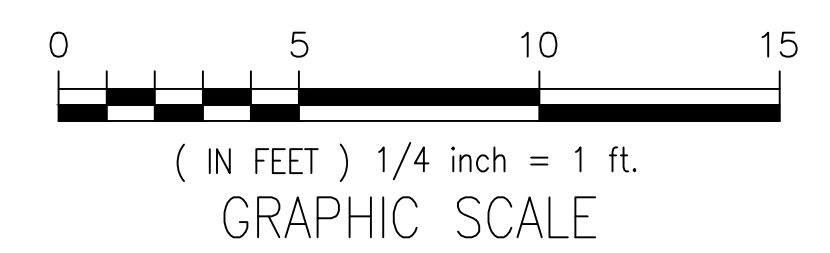


KEY NOTES

- 1 PERIMETER CABINET, 36-IN HIGH, STONE SLAB COUNTERTOP.
- 2 UPPER CABINET, 18-IN ABOVE COUNTERTOP.
- 3 PANTRY CABINET, FULL HEIGHT.
- 4 NEW 36" RANGE W/36" HOOD VENT ABOVE.
- 5 MICROWAVE DRAWER
- 6 36-IN REFRIGERATOR, WITH WATER SUPPLY.
- 7 KITCHEN ISLAND, 36-INCH HIGH, STONE SLAB COUNTERTOP, 7'-7"x4'-4"
- 8 KITCHEN SINK WITH GARBAGE DISPOSAL
- 9 DISHWASHER SPACE
- 10 BUFFET BAR: WITH WHITE OAK FLOATING SHELVES AND FULL HEIGHT STONE SLAB BACKSPLASH.
- 11 BOOKSHELVES AND ART DISPLAY CABINET, FULL HEIGHT, WHITE OAK FINISH.
- 12 DISPLAY SHELVES, WHITE OAK, 1.5" THK. FIXED.
- 13 FIREPLACE: SUPERIOR WRT8048 48-INCH OPENING, WOOD BURNING WITH GAS LOGS. STONE VENEER SURROUND.
- 14 STONE HEARTH, RAISED 15-INCH, STONE SLAB 4-INCH THICK. 20"x72"
- 15 WASHER SPACE
- 16 DRYER SPACE, VENT TO THE EXTERIOR
- 17 CABINET, 42-INCH HIGH, 36-INCH DEEP
- 18 UPPER CABINET, 24-INCH DEEP
- 19 BATHROOM SINK, 36-INCH HIGH FLOATING CABINETS WITH STONE SLAB COUNTERTOP AND BACKSPLASH.
- 20 TOILET, 1.28 G.P.F. STANDARD FLOOR MOUNT IN ALL BATHROOMS, EXCEPT IN POWDER ROOM TO BE A WALL MOUNT TOILET.
- 21 SHOWER STALL, WITH FRAMELESS SHOWER DOORS, TILED WALLS PER SPECIFICATIONS AND WALL NICHE.
- 22 TUB, UNDERMOUNT, WITH SLAB PLATFORM
- 23 BUILT-IN LINEN CABINETS, FULL HEIGHT, W/ADJUSTBLE SHELVES.
- 24 LINEN CLOSET, WITH ADJUSTABLE SHELVES
- 25 DRESSING ISLAND W/ BUILD-IN BENCH AND DRAWERS, 68"x30"x42"H
- 26 CLOSET SHELVES AND METAL ROD
- 27 FIREPLACE: SUPERIOR WRT4536 36-INCH OPENING, GAS ONLY, WITH STONE VENEER SURROUND.
- 28 STONE HEARTH, RAISED 15-INCH, STONE SLAB 4-INCH THICK. 18"x92"
- 29 ARCHEDWAY, PLASTER FINISH TO MATCH THE NEW WALLS
- 30 EXISTING CONC. STOOP TO REMAIN
- 31 EXISTING ELECTRIC SUB-PANEL, UPGRADE TO NEW 200AMP PANEL
- 32 EXISTING 100 AMP ELECTRIC MAIN PANEL, UPGRADE TO A NEW 200AMP PANEL.
- 33 EXISTING ELECTRICAL SHUT-OFF MASTER SWITCH.
- 34 NEW TANKLESS WATER HEATER.
- 35 NEW FURNACE IN THE ATTIC, SHOWN THIN DASHED-LINE.
- 36 FIRE PIT: GAS, WITH STONE CAP AND PLASTER SURROUND, 48"x48"x16"H
- 37 WATER FOUNTAIN, SPIGOT ON THE WALL, STONE CAP , 12-INCH HIGH.
- 38 RETAINING WALL: PLASTER FINISH, HEIGHT VARIES FROM 24"-40" HIGH.
- 39 EXISTING GAS METER TO REMAIN.

LEGEND

- (N) WALL
- EXISTING WALLS TO REMAIN
- (N) STONE VENEER



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REVIEWS:

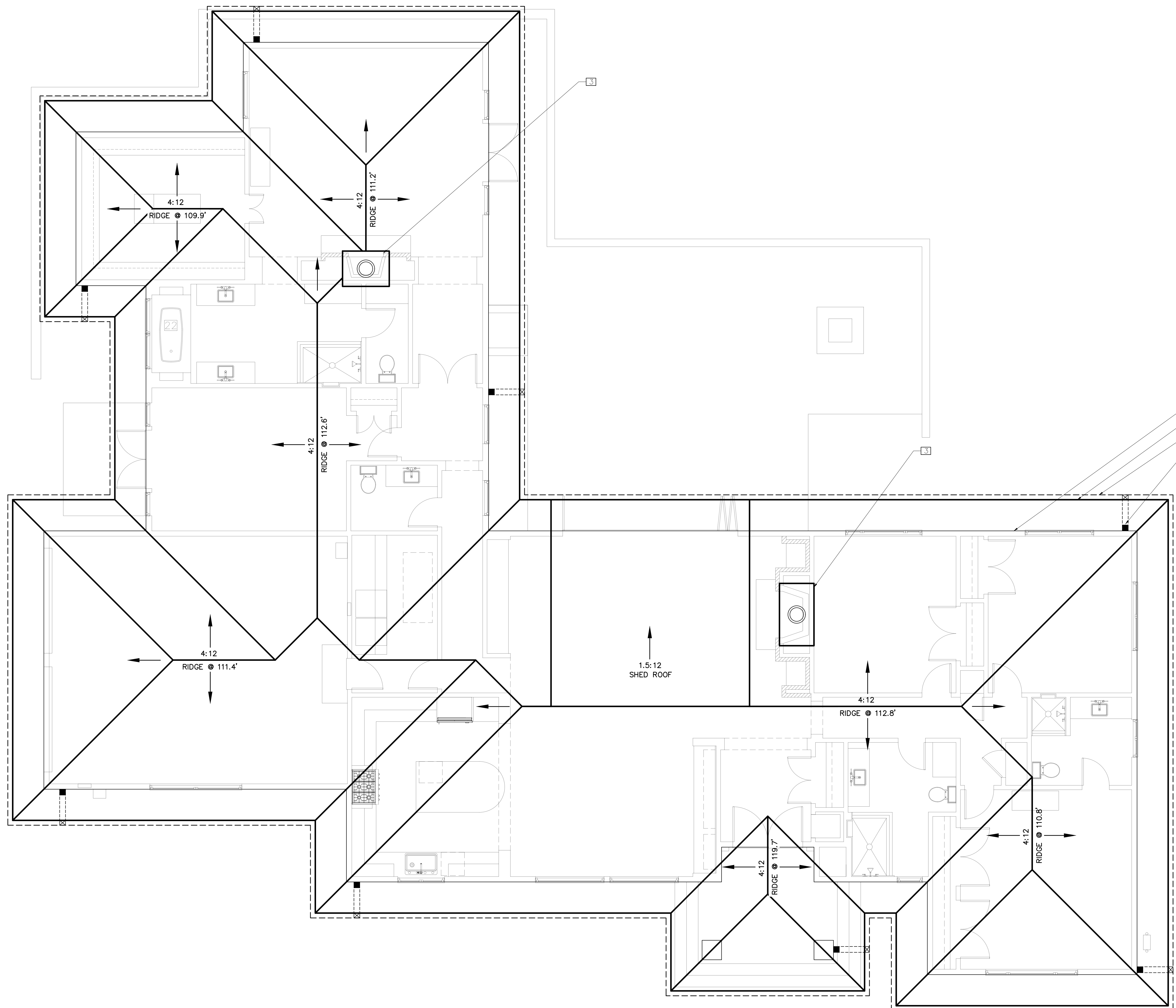
PROJECT: GENG RESIDENCE
 4063 MORA LANE, PEBBLE BEACH
BLOCK: LOTS:
 APN: 008-181-005
PROJECT NO. 23-12

ISSUE: 07-08-2024
DRAWN BY: CO

PROPOSED FLOOR PLAN

SCALE: 1" = 1/4"

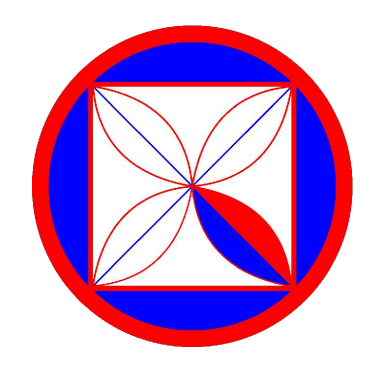
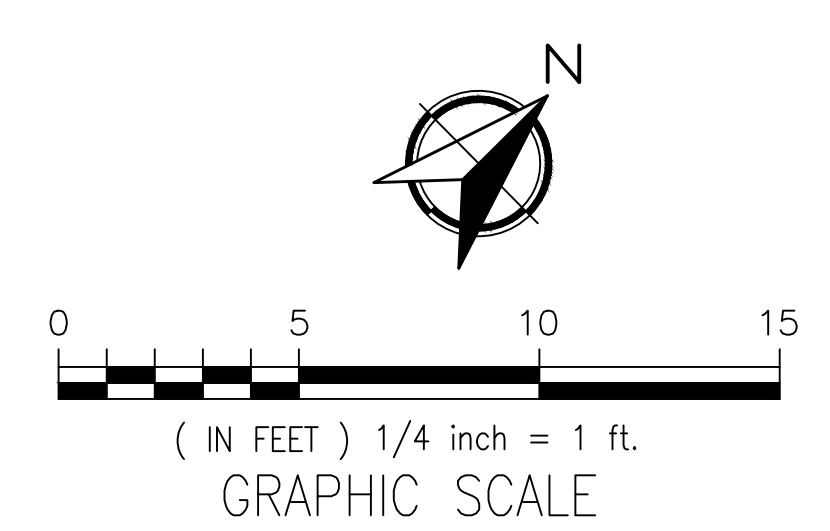
A6.0



- KEY NOTES**
- 1 GUTTER DOWNSPOUTS
 - 2 5-IN OGEE GALV. METAL GUTTERS W/ 2% SLOPE
 - 3 CHIMNEY
 - 4 ROOF SHOWN THICK SOLID LINE
 - 5 MAIN STRUCTURE SHOWN THIN-SOLID LINE

- LEGEND**
- ROOF SLOPE DIRECTION ARROW
 - ROOF LINE: NEW THICK SOLID LINE
 - - - MAIN STRUCTURE FOOTPRINT THIN DASHED LINE
 - - - GUTTERS
 - DOWNSPOUTS W/2% SLOPE

- REVIEWS:
- 5
 - 4
 - 2
 - 1



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PROJECT:
 GENG RESIDENCE
 4063 MORA LANE, PEBBLE BEACH

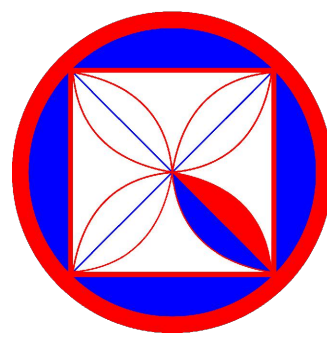
BLOCK: LOTS:
 APN: 008-181-005
 PROJECT NO:
 23-12

ISSUE:
 07-08-2024

PROPOSED ROOF
 PLAN

SCALE: 1" = 1/4"

A7.0



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 CLAUDIO ORTIZ
 ARCHITECT

REVIEWS:

PROJECT: GENG RESIDENCE
 4063 MORA LANE, PEBBLE BEACH
 BLOCK: LOTS:
 APN: 008-181-005
 PROJECT NO.
 23-12

ISSUE: 07-08-2024
 DRAWN BY:
 CO

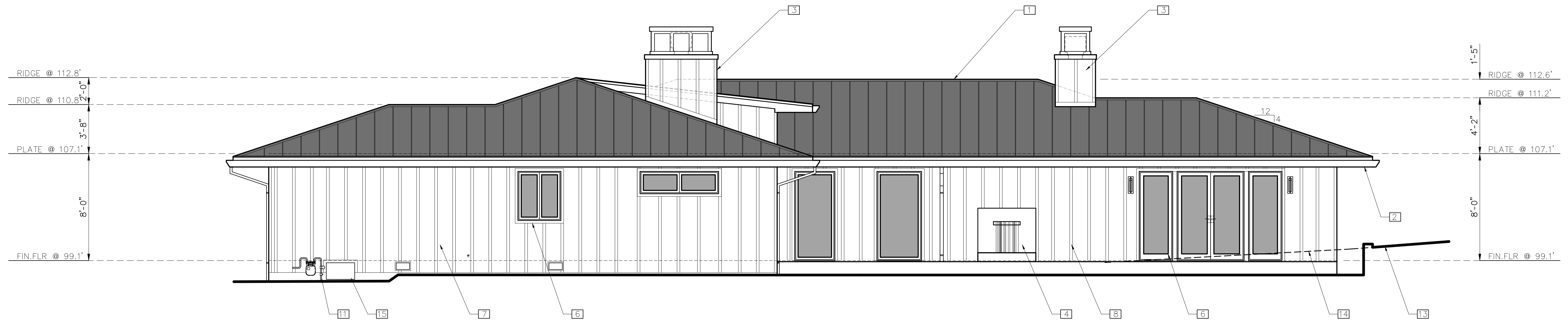
PROPOSED
 ELEVATIONS

SCALE: 1" = 1/4"

A8.0



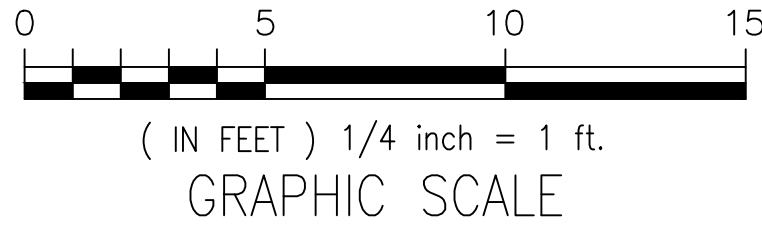
SOUTH ELEVATION

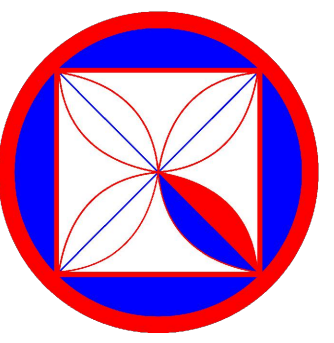


EAST ELEVATION


KEY NOTES

- | | |
|--|-------------------------------------|
| 1 NEW STANDING SEAM METAL ROOF, PITCH 4:12 | 10 NEW LIGHT FIXTURES |
| 2 NEW GUTTERS & DOWNSPOUTS, ALUMINUM | 11 EXISTING GAS METER |
| 3 NEW CHIMNEY WITH BOARD AND BATTENS SIDING OVER CUSTOM METAL SHROUD | 12 EXISTING ELECTRICAL MAIN PANEL |
| 4 NEW WATER FOUNTAIN | 13 GRADE WHERE OCCURS |
| 5 WOOD ENTRY DOOR WITH GLASS PANELS | 14 EXISTING GRADE SHOWN DASHED LINE |
| 6 WINDOWS AND DOORS: NEW, WOOD CLAD | 15 EXISTING CRAWL SPACE ACCESS DOOR |
| 7 EXISTING BOARD AND BATTENS SIDING | |
| 8 NEW BOARD AND BATTENS TO MATCH EXISTING | |
| 9 NEW GARAGE DOORS WITH GLASS PANELS | |





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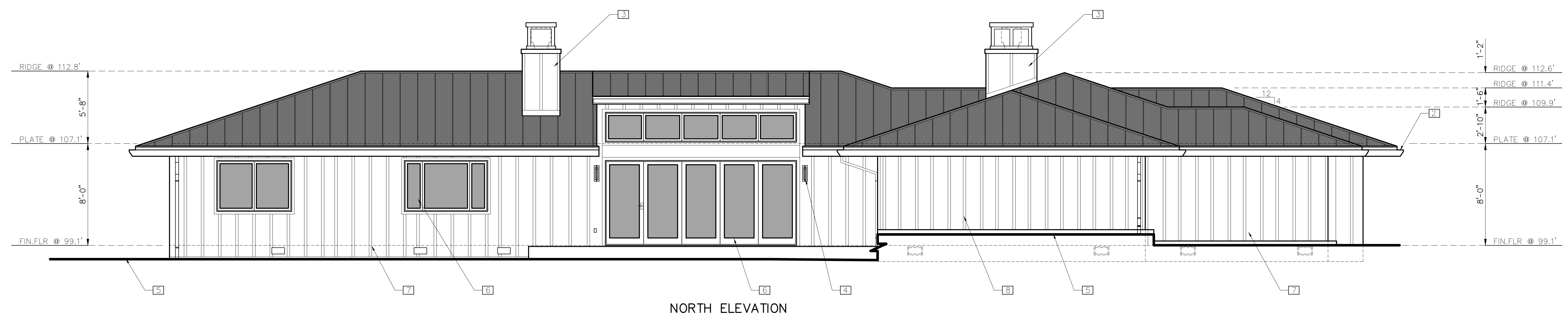
PROJECT: GENG RESIDENCE
 4063 MORA LANE, PEBBLE BEACH
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 APN: 008-181-005
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 23-12

ISSUE: 07-08-2024

DRAWN BY:
 CO

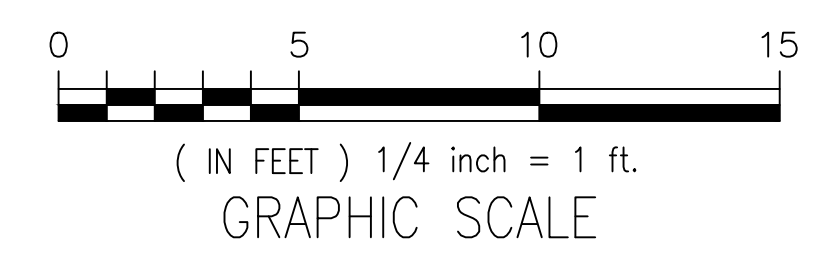
**PROPOSED
 ELEVATIONS**

SCALE: 1" = 1/4"



KEY NOTES

- 1 NEW STANDING SEAM METAL ROOF, PITCH 4:12
- 2 NEW GUTTERS & DOWNSPOUTS, ALUMINUM
- 3 NEW CHIMNEY WITH BOARD AND BATTENS SIDING OVER CUSTOM METAL SHROUD
- 4 NEW LIGHT FIXTURES
- 5 GRADE WHERE OCCURS
- 6 WINDOWS AND DOORS: NEW, WOOD CLAD
- 7 EXISTING BOARD AND BATTENS SIDING
- 8 NEW BOARD AND BATTENS TO MATCH EXISTING
- 9 NEW GARAGE DOORS WITH GLASS PANELS





EXISTING RESIDENCE

SIDING: WOOD BOARD & BATTENS, AND BRICK VENEER
 ROOF: WOOD SHINGLES
 WINDOWS: VINYL SLIDING
 DOORS: VINYL SLIDING



BOARD & BATTENS SIDING

NEW SIDING TO MATCH EXISTING B&B
 MATERIAL: WOOD
 FINISH: PAINT

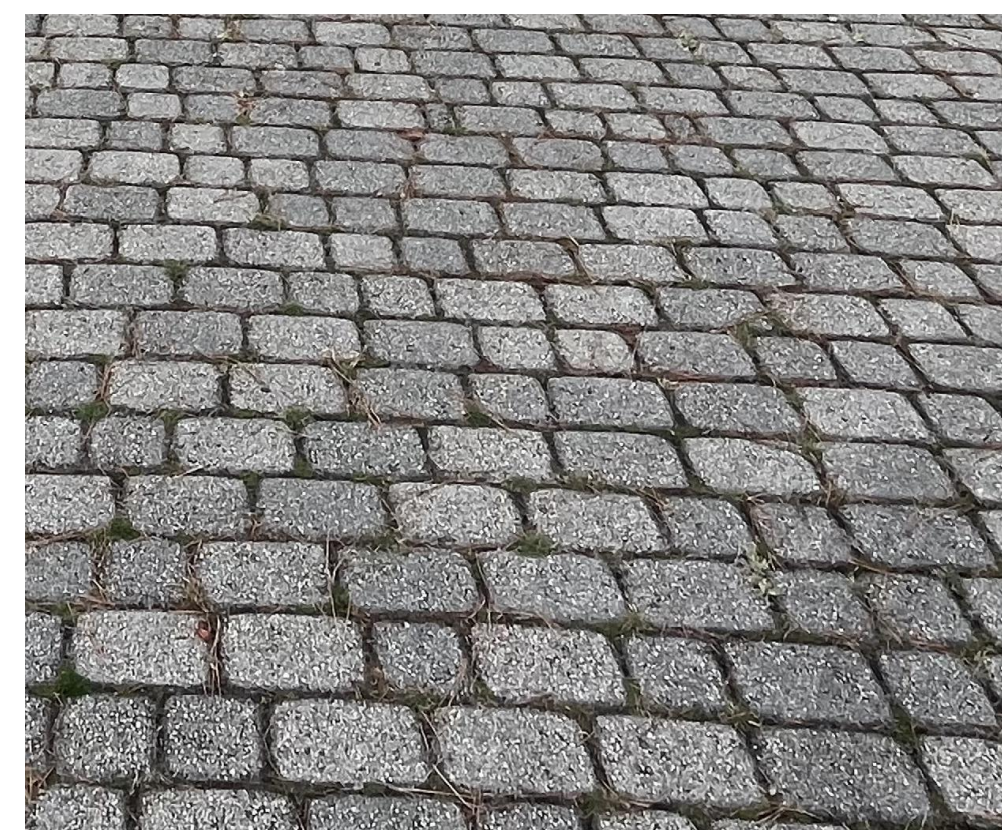
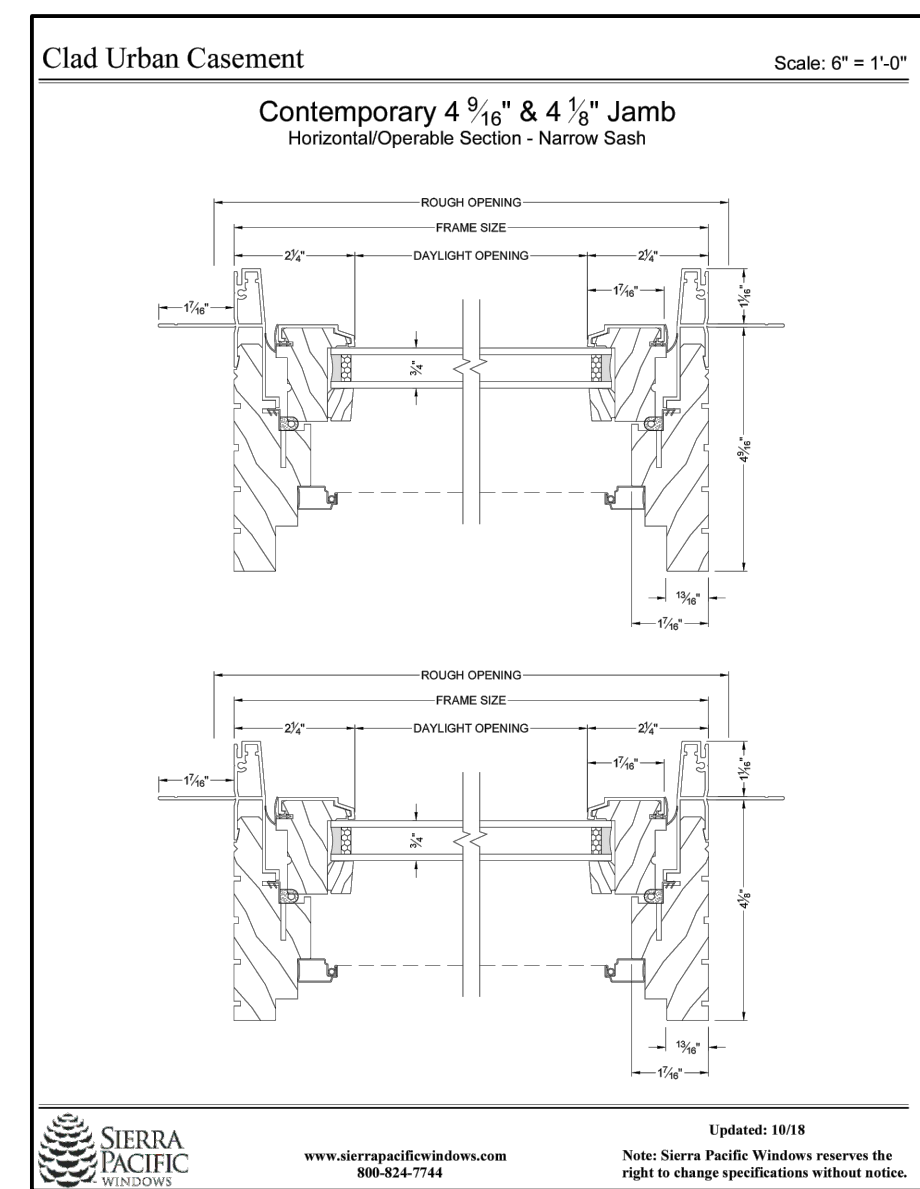


METAL ROOF

MANUFACTURER: TAYLOR METAL PRODUCTS
 FINISH: CHARCOAL GRAY SRI-25
 GAUGE: 24
 LVR: 12

WINDOW

MANUFACTURE: SIERRA PACIFIC
 MODEL: URBAN
 MATERIAL: WOOD-CLAD
 TYPE: CASEMENT
 COLOR: BLACK



DRIVEWAY PAVERS

MANUFACTURE: UNKNOWN, EXISTING TO REMAIN
 COLOR: GRAY
 INSTALLATION: SET ON SAND



GARAGE DOORS

MANUFACTURE: OVERHEAD DOORS
 COLOR: BLACK
 MATERIAL: ALUMINUM, OBSCURED GLASS



BULB

MANUFACTURE: PHILLIPS
 WATTS: 4 WATTS
 LUMENS: 150
 BULB TYPE: B11 LED SOCKET



FENCE

MATERIAL: CEDAR
 COLOR: NATURAL
 HEIGHT: 6- FEET



PATIO STONE

MATERIAL: TRAVERTINE
 COLOR: NATURAL
 INSTALLATION: SET ON SAND



FIRE PIT

MANUFACTURER: PRISM
 FINISH: NATURAL
 SIZE: 48X48X16
 FUEL: NATURAL GAS



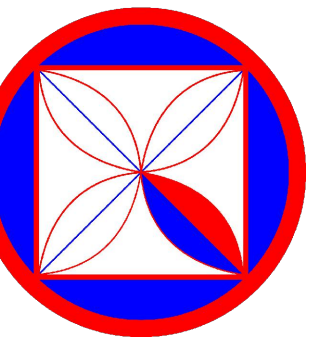
FIXTURE A

MANUFACTURE: HUBBARDTON FORGE
 T24 COMPLIANT: YES
 COLOR: BLACK
 WATTS: 4 WATTS
 LUMENS: 150
 BULB TYPE: SEE BULB BELOW
 DIMENSIONS: MED: 19\"/>



FIXTURE B

MANUFACTURE: AC LEDme
 T24 COMPLIANT: YES
 COLOR: BRONZE
 WATTS: 3.9 WATTS
 LUMENS: 68
 BULB TYPE: LED MODULE
 DIMENSIONS: 21\"/>



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REVISIONS:

PROJECT: GENG RESIDENCE
 4063 MORA LANE, PEBBLE BEACH
 BLOCK: LOTS:
 APN: 008-181-005
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 23-12

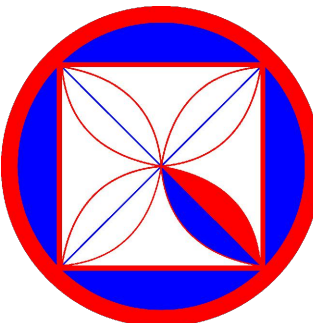
ISSUE:
 07-08-2024

DRAWN BY:
 --

MATERIALS

SCALE: N.T.S.

A9.0



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REVISIONS:
 1. [Signature]

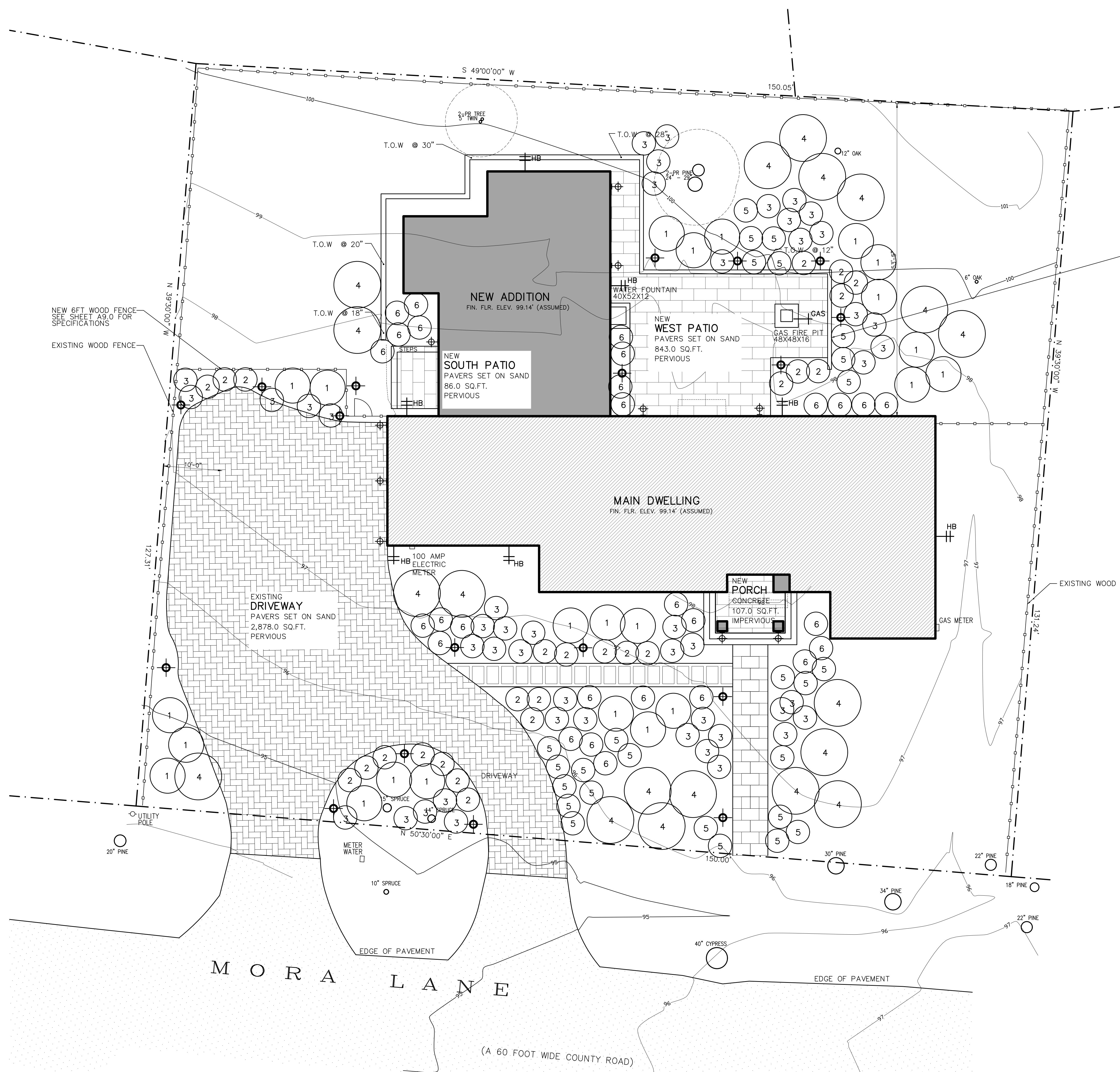
REVISIONS:

PROJECT: GENG RESIDENCE
 4063 MORA LANE, PEBBLE BEACH
 BLOCK: [blank]
 APN: 008-181-005
 PROJECT NO. 23-12

ISSUE: 07-08-2024

DRAWN BY: C.O.

L1.0



No.	BOTANICAL NAME	COMMON NAME	SIZE
* 1	DRYOPTERIS ARGUTA	COASTAL WOOD FERN	5 GAL
2	CISTUS DORIS HIBBERSON	ROCK ROSE	5 GAL
3	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL
* 4	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL
5	ROSMARINUS	ROSMARY	5 GAL
* 6	NEMOPHILA MENZIESII	BABY BLUE EYE	5 GAL

* CALIFORNIA NATIVE

LIGHT KEY

⊕ PATH LIGHT, 3 WATTS LED, SEE FIXTURE "C" ON SHEET 15.0
 MAY NOT BE SPACED CLOSER THAN 10-FEET APART

IRRIGATION SYSTEM

1. 1-INCH ANTISYPHON DEVICE
2. 1-INCH ELECTRIC VALVES
3. FILTER PLUS REGULATOR FOR EACH VALVE
4. ELECTRIC CONTROLLER
5. EACH PLANT TO BE ON DRIP SYSTEM
6. ALL PLANTS WILL BE PLANTED WITH AGRIFORM
7. TABS FOLLOWING MANUFACTURE DIRECTIONS
8. COMPOST WILL BE MIXED WITH SOIL AT 2:1

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAN 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFELY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

IRRIGATION SCHEDULE

Trees shrubs and ground covers can be maintained until they are established (approx. three years) with automated valve controlled drip irrigation except where noted.

The best time for irrigation is between 2 am and 6 am. This timing affects the health of the plants and minimizes evaporation.

A) Program setting for shrubs and ground cover during the first year:
 May-Oct., Irrigate 2 times per week for 30 min. duration
 Oct.-Dec., Irrigate 1 times per week for 30 min. duration
 Dec.-April., Irrigate 1 times per week for 15 min. duration

B) Program setting for shrubs and ground cover during the second year:
 May-Oct., Irrigate 2 times per week for 20 min. duration
 Oct.-Dec., Irrigate 1 times per week for 20 min. duration
 Dec.-April., Irrigate 0 times per week

C) Program setting for shrubs and ground cover during the third year:
 May-Oct., Irrigate 2 times per week for 30 min. duration
 Oct.-Dec., Irrigate 0 times per week
 Dec.-April., Irrigate 0 times per week

D) Program setting for shrubs and ground cover for subsequent years:
 May-Oct., Irrigate 1 times per month for 60 min. only as needed
 Oct.-Dec., Irrigate 0 times per week
 Dec.-April., Irrigate 0 times per week

LEGEND

- FENCE, SEE SITE PLN FOR HEIGHTS
- - - - - PROPERTY LINE
- 100 CONTOUR LINE
- EXISTING TREES TO REMAIN
- [Pattern] NEW PAVERS - PERVIOUS
- [Pattern] EXISTING PAVERS - PERVIOUS
- [Pattern] EXISTING DWELLING
- [Pattern] NEW ADDITION
- ⊕ WALL MOUNT LIGHT FIXTURE, SEE SHEET A9.0 FIXTURE A FOR SPECIFICATIONS
- HB HOSE BIB
- GAS GAS VALVE

0 10 20 30
 (IN FEET) 1/8" = 1 ft.
 GRAPHIC SCALE

SCALE: 1/8" = 1'

M O R A L A N E

(A 60 FOOT WIDE COUNTY ROAD)

PROJECT FILE NO. PLN240037

PHOTOGRAPHS



EXISTING RESIDENCE

SIDING: WOOD BOARD & BATTENS, AND BRICK VENEER
ROOF: WOOD SHINGLES
WINDOWS: VINYL SLIDING
DOORS: VINYL SLIDING

Date: _____ Site Address: _____ Planner: _____

Description: _____

PROJECT FILE NO. _____

PHOTOGRAPHS

Date: _____ Site Address: _____ Planner: _____

Description: _____

COLOR SAMPLES FOR PROJECT FILE NO. PLN240037

*color to match existing
 *To replace brick veneer that will be removed.



BOARD & BATTENS SIDING
 NEW SIDING TO MATCH EXISTING B&B
 MATERIAL: WOOD
 FINISH: PAINT

Materials: Board & Batten Siding Colors: _____
 Description: _____



METAL ROOF
 MANUFACTURER: TAYLOR METAL PRODUCTS
 FINISH: CHARCOAL GRAY SRI-25
 GAUGE: 24
 LVR: 12



PATIO STONE
 MATERIAL: TRAVERTINE
 COLOR: NATURAL
 INSTALLATION: SET ON SAND

Materials: New Metal Roofing Colors: New Travertine for walkways
 Description: _____ ppatios



GARAGE DOORS
 MANUFACTURE: OVERHEAD DOORS
 COLOR: BLACK
 MATERIAL: ALUMINUM, OBSCURED GLASS

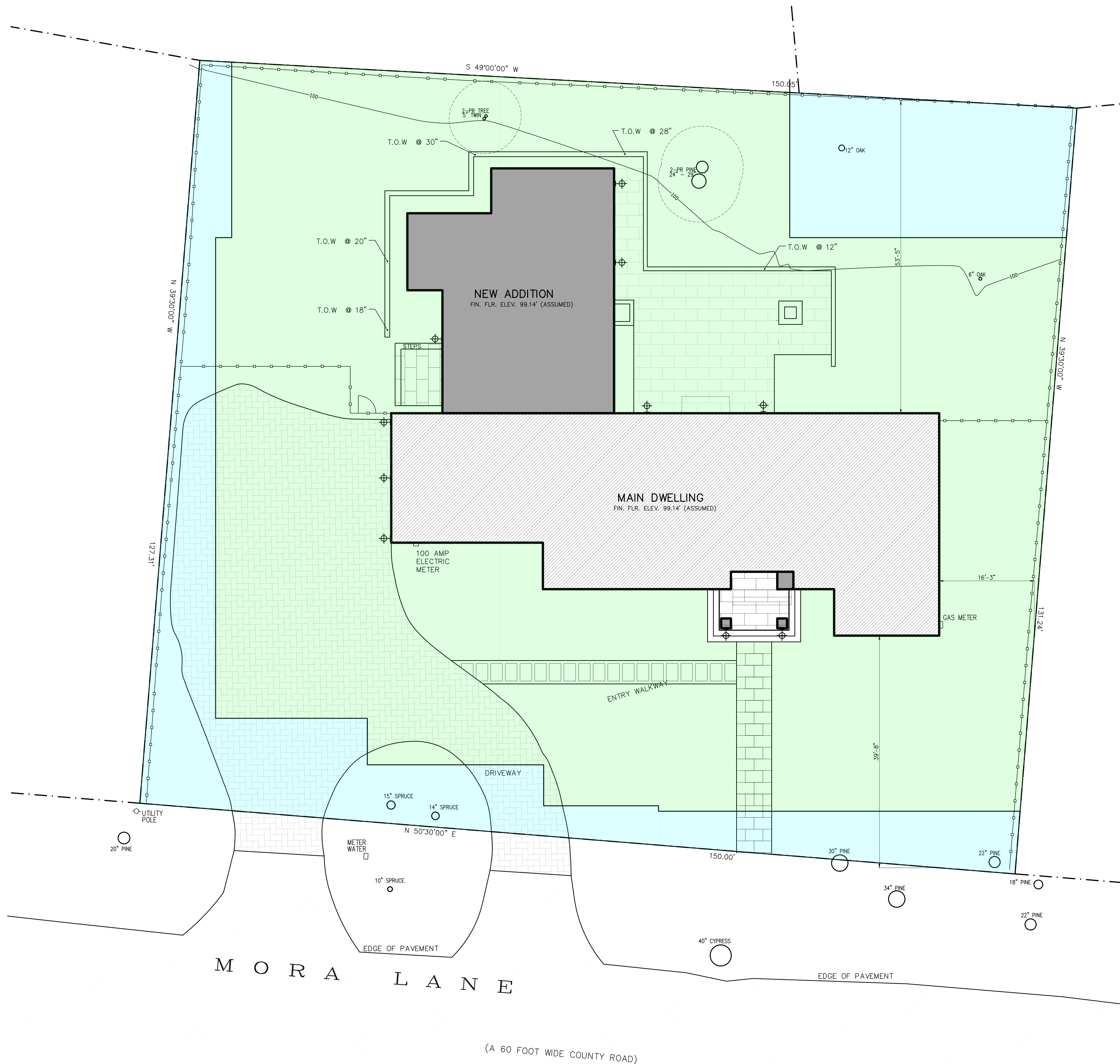
Materials: _____
 Description: _____

New garage door.



DRIVEWAY PAVERS
 MANUFACTURE: UNKNOWN, EXISTING TO REMAIN
 COLOR: GRAY
 INSTALLATION: SET ON SAND

New drive way pavers.

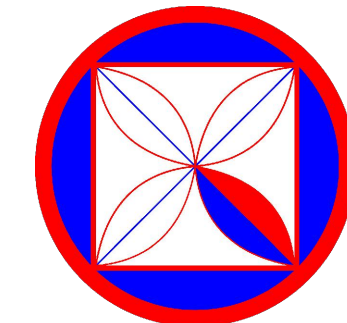


LEGEND

	FENCE, SEE SITE PLN FOR HEIGHTS
	PROPERTY LINE
	MIN. SETBACKS
	EXISTING TREES TO REMAIN
	NEW PAVERS - PERVIOUS
	EXISTING PAVERS - PERVIOUS
	EXISTING DWELLING
	NEW ADDITION
	WALL MOUNT LIGHT FIXTURE, SEE SHEET A9.0 FIXTURE A FOR SPECIFICATIONS
	GREEN ZONE (0-30)
	MANAGEMENT ZONE (30+)



(IN FEET) 1/8 inch = 1 ft.
GRAPHIC SCALE



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REVIONS:

PROJECT: GENG RESIDENCE
4063 MORA LANE, PEBBLE BEACH
BLOCK: LOTS:
APN: 008-181-005
PROJECT NO. 23-12

ISSUE: 07-08-2024
DRAWN BY: C.O.

FUEL MANAGEMENT PLAN

SCALE: 1/8" = 1'

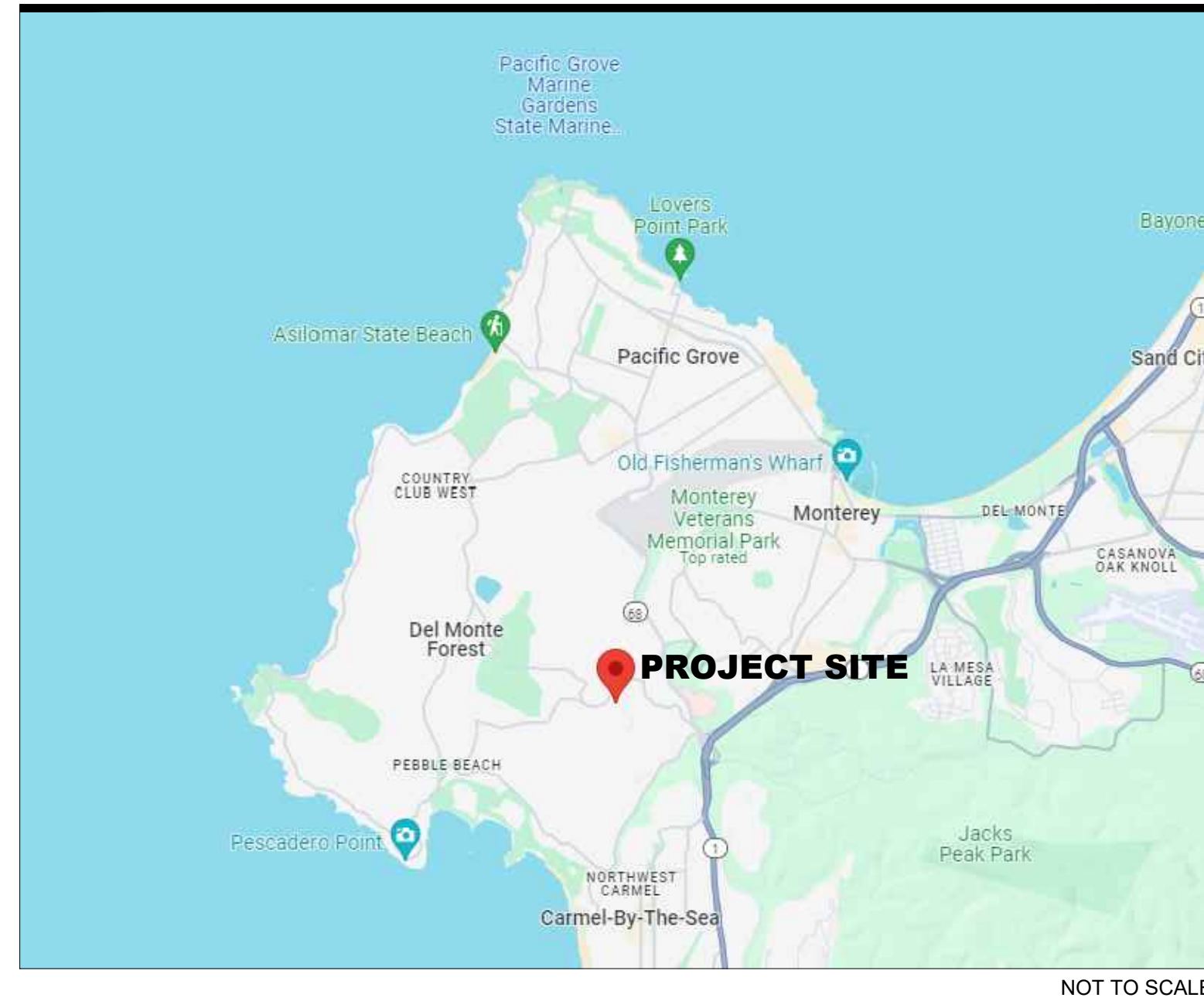
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M O R A L A N E

(A 60 FOOT WIDE COUNTY ROAD)

ADDITION & REMODEL 4063 MORA LANE PEBBLE BEACH, CA GRADING & DRAINAGE PLANS

VICINITY MAP



NOT TO SCALE

SURVEY DATUM

Boundary & Topographic Survey provided by Neal Dickey Land Surveying dated December 2023.

MAP DATA

Contour Interval: 1 Foot

Aerial Photo: None

SHEET INDEX

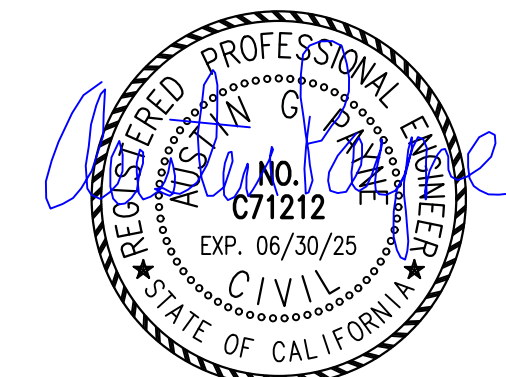
- 1 COVER SHEET
- 2 GRADING & EROSION CONTROL PLAN
- 3 DRAINAGE PLAN
- 4 DETAILS

GENERAL NOTES

1. THESE ENGINEERING DRAWINGS ARE BASED ON CONDITIONS AT THE TIME OF DESIGN AND FROM INFORMATION PROVIDED BY THE OWNER. FUTURE MODIFICATIONS TO GRADING AND SITE DEVELOPMENT COULD CAUSE EROSION AND SLOPE FAILURE.
2. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL AND/OR THE PROJECT SOIL ENGINEER.
3. OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COMPLETE THE CONSTRUCTION IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND GENERALLY ACCEPTED STANDARDS OF PRACTICE. THE PURPOSE OF THE ENGINEERS VISITS WILL BE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND DETERMINE IF THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH OUR DESIGN INTENT.
4. LOCATIONS OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.

GENERAL STORMWATER NOTES

1. STOCKPILES: ALL STOCKPILES ASSOCIATED WITH THE PROJECT SHALL BE COVERED WITH PLASTIC SHEETING PRIOR TO ANY PRECIPITATION EVENT TO PREVENT RUNOFF OF SEDIMENT. SHEETING SHALL BE FIRMLY HELD IN PLACE WITH SANDBAGS OR OTHER WEIGHTS PLACED NO MORE THAN 10FT APART. SEAMS SHALL BE TAPED OR WEIGHTED DOWN THEIR ENTIRE LENGTH AND THERE SHALL BE AT LEAST A 12 INCH OVERLAP.
2. DUST CONTROL: BEST MANAGEMENT PRACTICES SHALL BE USED THROUGHOUT ALL PHASES OF CONSTRUCTION. THIS INCLUDES ANY SUSPENSION OF WORK, ALLEVIATION OR PREVENTION OF ANY FUGITIVE DUST NUISANCE AND THE DISCHARGE OF SMOKE OR ANY OTHER AIR CONTAMINANTS INTO THE ATMOSPHERE IN SUCH QUANTITY AS WILL VIOLATE ANY REGIONAL AIR POLLUTION CONTROL RULES, REGULATIONS, ORDINANCES, OR STATUTES. WATER SHALL BE APPLIED AS REQUIRED. DUST NUISANCE SHALL ALSO BE ABATED BY CLEANING, VACUUMING AND SWEEPING OR OTHER MEANS AS NECESSARY.
3. INTERIM EROSION AND SEDIMENT CONTROL: THIS PLAN INCLUDES INTERIM EROSION AND SEDIMENTATION CONTROL MEASURES TO BE TAKEN DURING WET SEASONS UNTIL PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES CAN ADEQUATELY MINIMIZE EROSION, EXCESSIVE STORM WATER RUNOFF AND SEDIMENTATION. THIS PLAN INCLUDES THE MINIMUM NECESSARY MEASURES TO BE TAKEN TO PREVENT EXCESSIVE STORM WATER RUNOFF OR CARRYING BY STORM WATER RUNOFF OF SOLID MATERIALS ON TO LANDS OF ADJACENT PROPERTY OWNERS, PUBLIC STREETS, OR TO WATERCOURSES AS A RESULT OF CONDITIONS CREATED BY GRADING OPERATIONS. ADDITIONAL MEASURES MAY BE REQUIRED IF DETERMINED BY THE CONTRACTOR, THE CITY, THE COUNTY, OR THE ENGINEER AS CHANGING CONDITIONS OCCUR. GRADING SHALL NOT TAKE PLACE DURING THE RAINY SEASON WITHOUT THE IMPLEMENTATION OF ADDITIONAL BMP'S TO PREVENT EROSION AND RUNOFF.
4. PERMANENT EROSION AND SEDIMENT CONTROL: PERMANENT EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED BY LANDSCAPING OF DISTURBED AREAS OF THE PROJECT SITE. LANDSCAPING SHALL CONSIST OF SOME OR ALL THE FOLLOWING: SPREADING OF MULCH, SEEDING, AND PLANTING OF CONTAINER PLANTS. ANTICIPATED TIME UNTIL ESTABLISHMENT FOR THESE 3 LANDSCAPING METHODS IS AS FOLLOWS: IMMEDIATE, 3 MONTHS, 1 MONTH (RESPECTIVELY, ASSUMING APPROPRIATE IRRIGATION IS PROVIDED. DOWNSPOUTS SHALL BE DIRECTED INTO THE UNDERGROUND DRAINAGE SYSTEM AS INDICATED ON THE DRAINAGE PLAN OR AWAY FROM STRUCTURES.
5. THIS PROJECT WILL DISPERSE ALL RUNOFF FROM ROOFS AND HARDSCAPE AREAS TO APPROPRIATE LOCATIONS AND AS SHOWN ON THE PLANS.
6. STORMWATER DISCHARGE ADJACENT TO FOUNDATIONS AND OTHER STRUCTURES IS NOT PERMITTED.
7. WASH OUT CONCRETE EQUIPMENT/TRUCKS OFF-SITE OR INTO CONTAINED WASHOUT AREAS THAT WILL NOT ALLOW DISCHARGE OF WASH WATER ONTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.



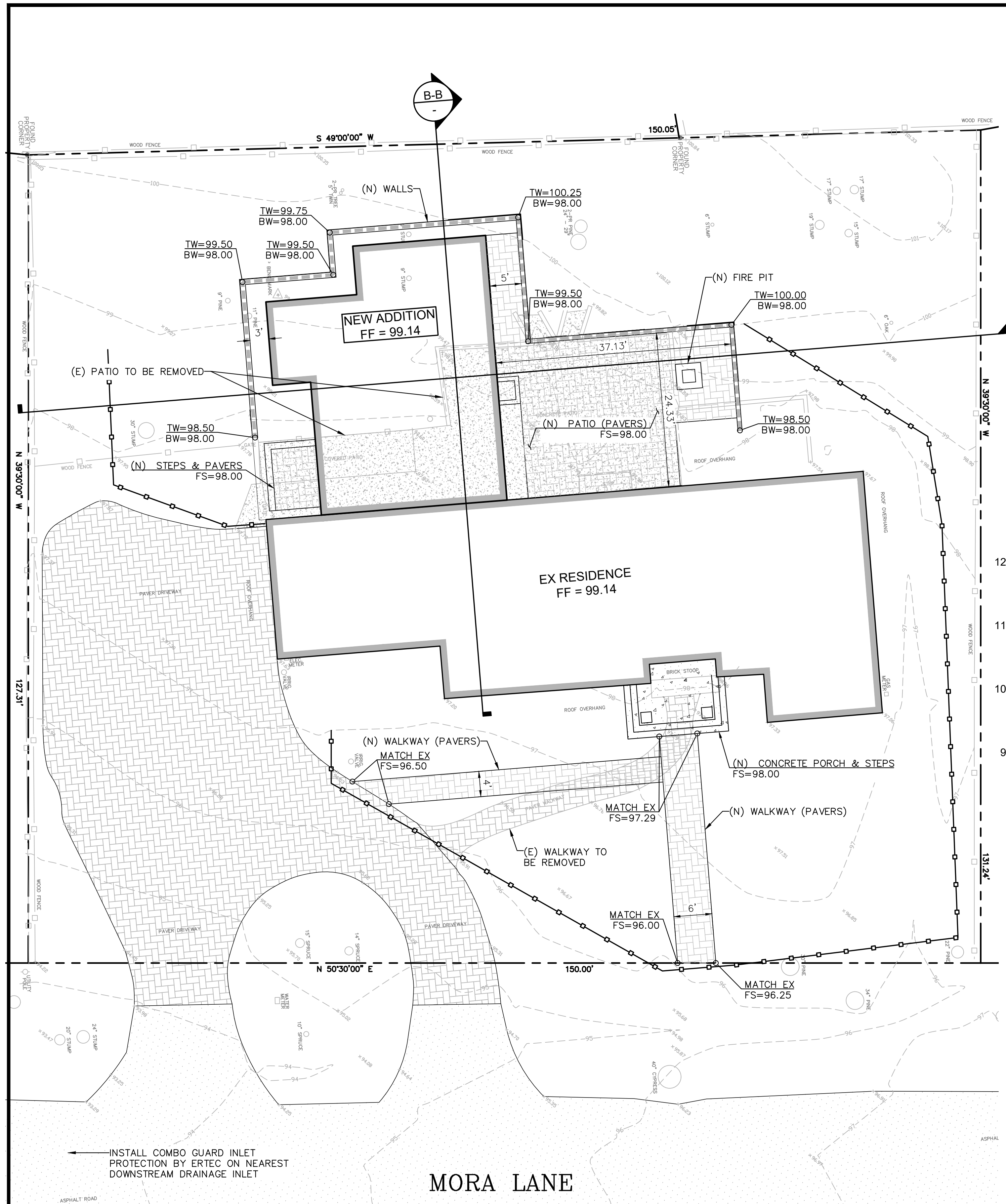
PERMIT SET

REV. NO.	DESCRIPTION	DATE	APPROVED
1			
2			
3			
4			
5			



DATE: 6/27/2024
ADDITION & REMODEL
4063 MORA LANE
PEBBLE BEACH, CA
COVER SHEET

DESIGNED BY: AP
 DRAWN BY: WZ
 SURVEYED BY: WS
 CHECKED BY: AP
 SHEET NO.
1 OF 4



MORA LANE
GRADING & EROSION CONTROL PLAN
 SCALE: 1" = 10'

LEGEND

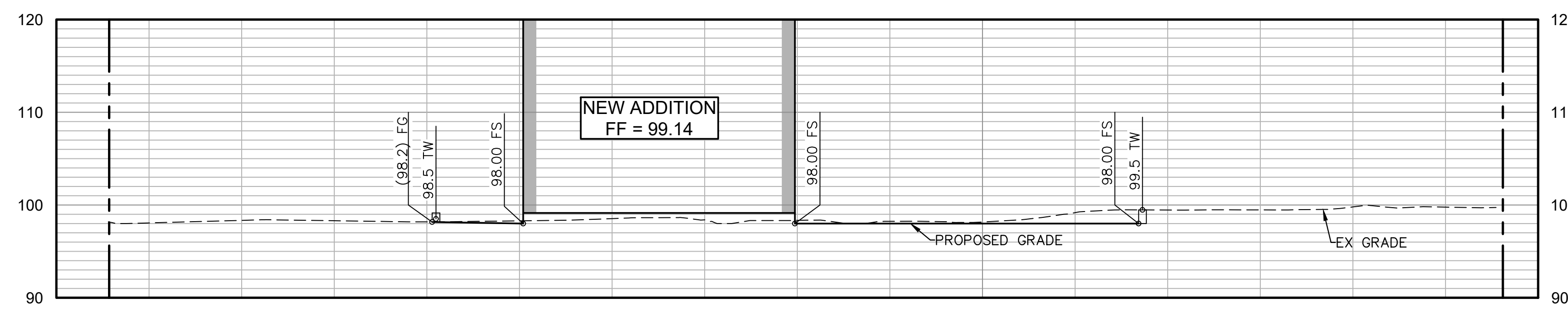
---	PROPERTY LINE
-x-x-	PROPOSED STRAW WATTLE SEE DETAIL 1 ON SHEET 4
▬▬▬	PROPOSED RETAINING WALL
(E)	EXISTING
(N)	PROPOSED
FS	FINISH SURFACE
TW	TOP OF WALL
BW	BOTTOM OF WALL

CUT/FILL TABLE

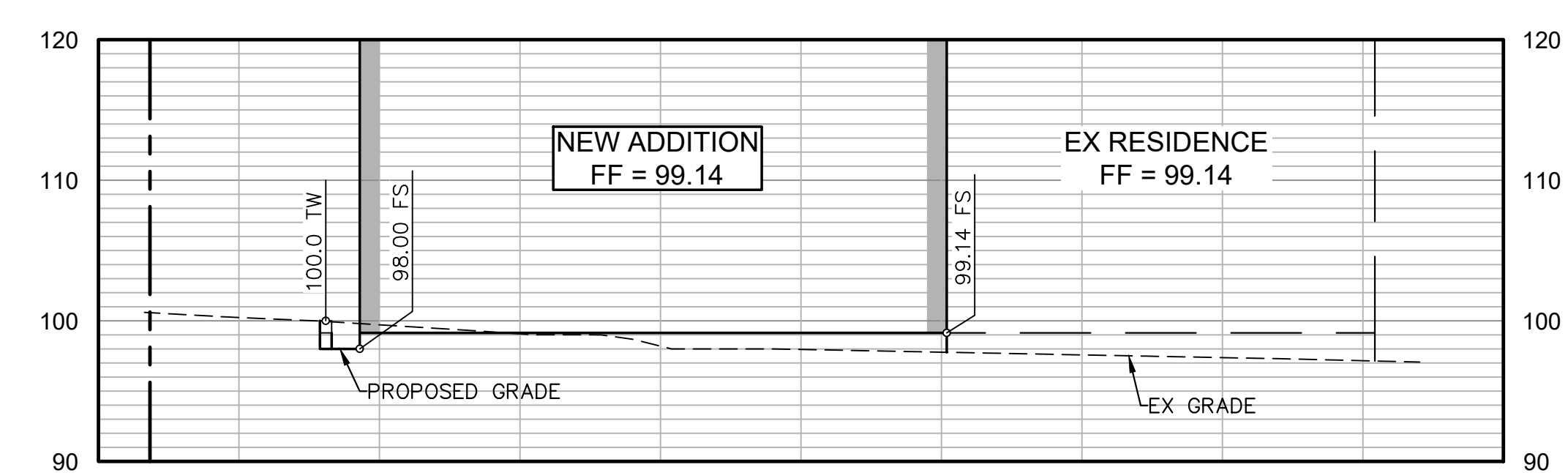
ELEMENT	FILL (CY)	CUT (CY)	NET (CY)
GRADING	31	(29)	2

TOTAL DISTURBED AREA: 2690 SQFT

- GRADING NOTES**
1. LOCATION OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.
 2. ALL GRADING SHALL BE PERFORMED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL STUDY AND STRUCTURAL DRAWINGS.
 3. CONTRACTOR SHALL CONSTRUCT DRAINAGE IMPROVEMENTS PRIOR TO GRADING TO PREVENT RUN-ON TO WORK AREA. IF IT IS NOT FEASIBLE TO CONSTRUCT DRAINAGE PRIOR TO GRADING, TEMPORARY DRAINAGE FACILITIES SHALL BE PROVIDED BY THE CONTRACTOR.
 4. MAXIMUM FILL SLOPE SHALL BE 2:1 (HORIZ:VERT)
 5. MAXIMUM CUT SLOPE SHALL BE 1.5:1 (HORIZ:VERT)
 6. FILL SHALL BE PLACED IN MAXIMUM 6" LIFTS. MOISTURE CONDITIONED TO WITHIN 3% OF OPTIMUM, AND COMPACTED USING SHEEPS FOOT ROLLER OR SIMILAR EQUIPMENT TO 95% RELATIVE COMPACTION AS MEASURED USING THE MODIFIED PROCTOR METHOD.



A-A SECTION
 SCALE: 1" = 10'



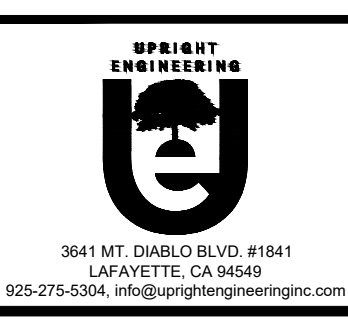
B-B SECTION
 SCALE: 1" = 10'



PERMIT SET

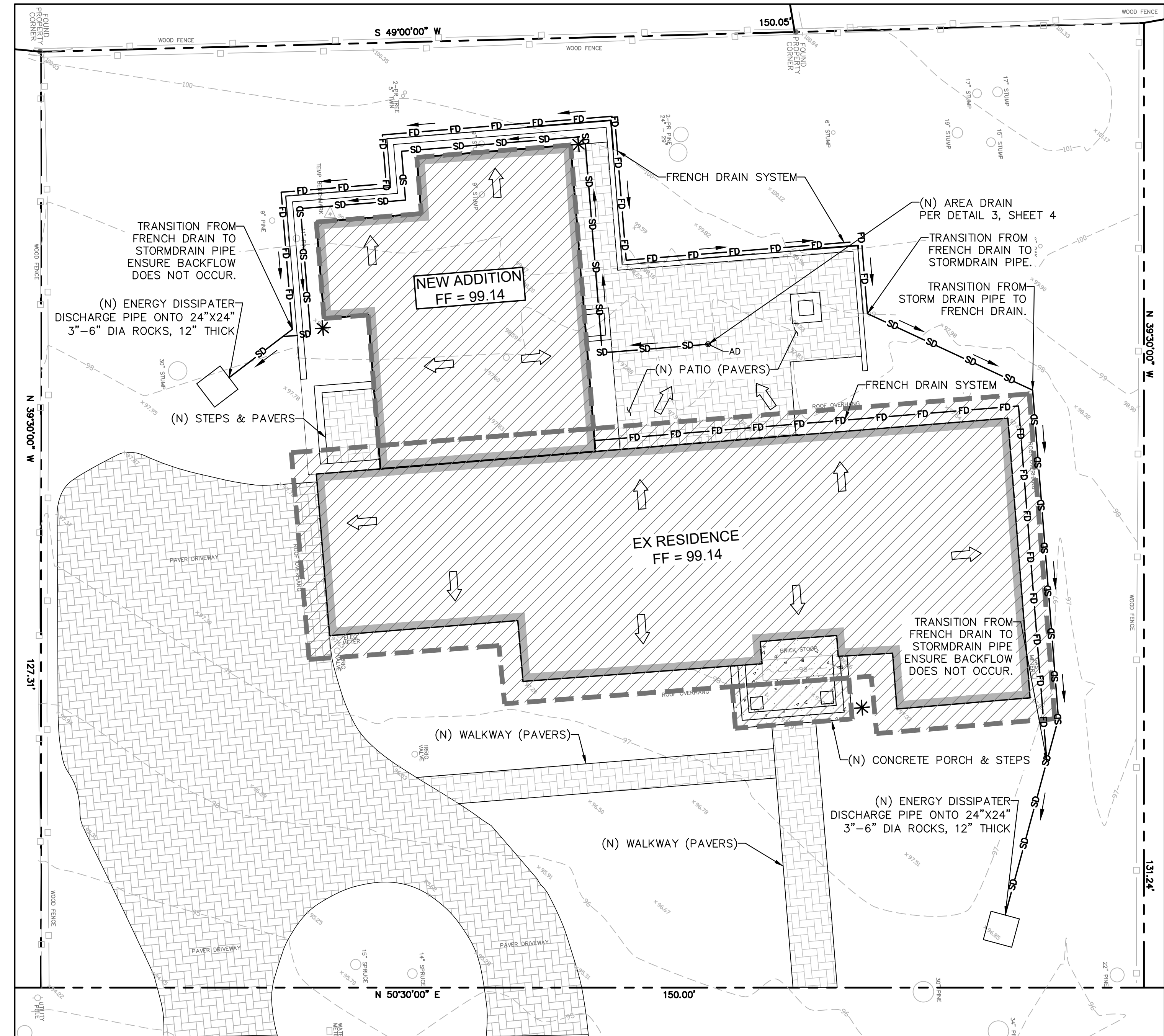
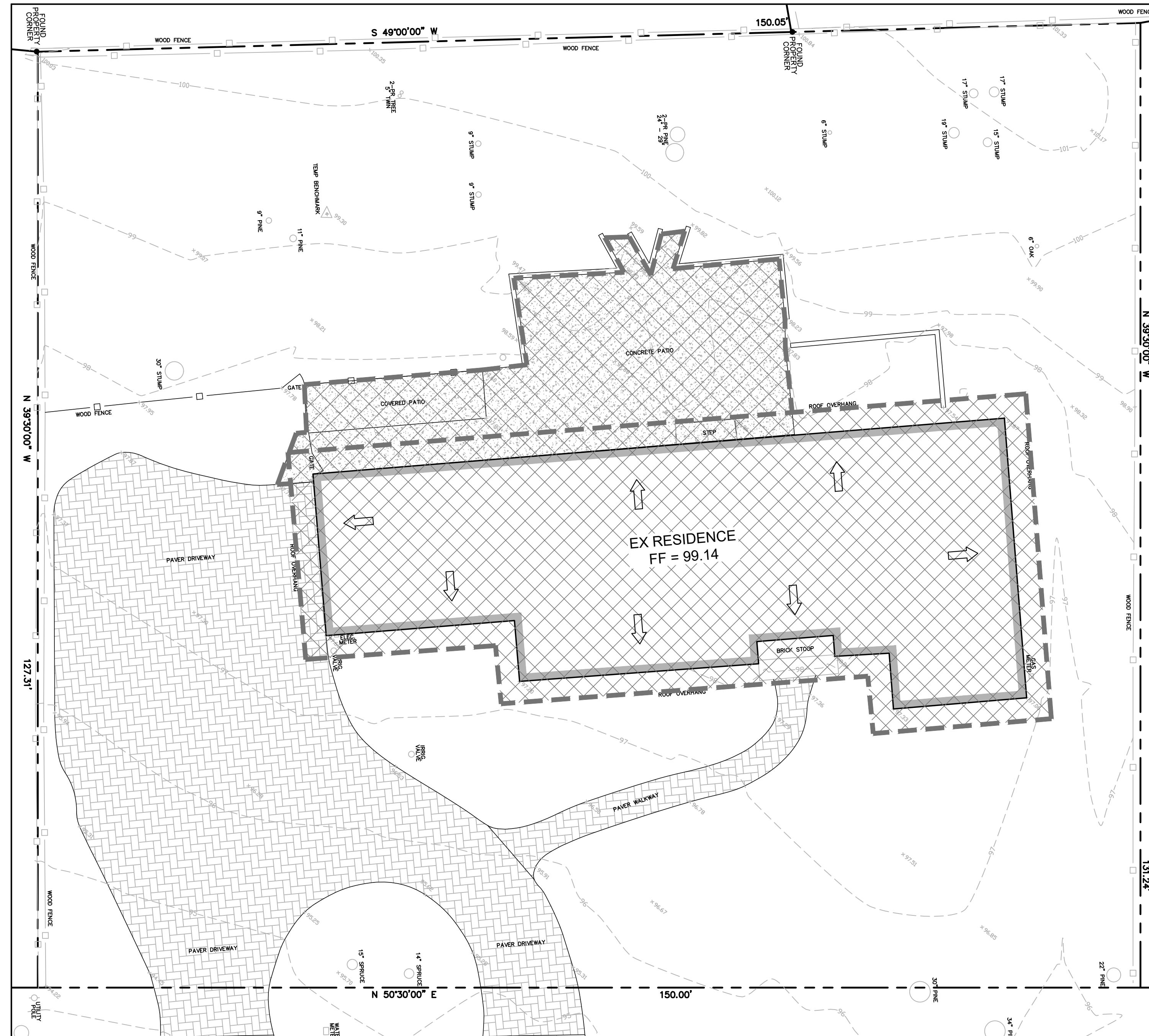
REVISIONS

REV. NO.	DESCRIPTION	DATE	APPROVED
1			
2			
3			
4			



DATE: 6/27/2024
ADDITION & REMODEL
4063 MORA LANE
PEBBLE BEACH, CA
 GRADING & EROSION CONTROL PLAN

DESIGNED BY: AP
 DRAWN BY: WZ
 SURVEYED BY: WS
 CHECKED BY: AP
 SHEET NO.
2 OF 4



LEGEND

- PROPERTY LINE
- PROPOSED GRAVITY STORM DRAIN
4" SDR35 PVC PIPE (UNLESS OTHERWISE NOTED), MIN 2% SLOPE, MIN 18" BURIAL DEPTH. CLEANOUTS SHALL BE PROVIDED AT ALL PIPE BENDS AND INTERSECTIONS.
- PROPOSED IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)
- EXISTING IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)
- PROPOSED DOWNSPOUT PER DETAIL 2, SHEET 4
- FRENCH DRAIN PER STRUCTURAL PLANS

EXISTING IMPERVIOUS AREAS

SCALE: 1" = 10'

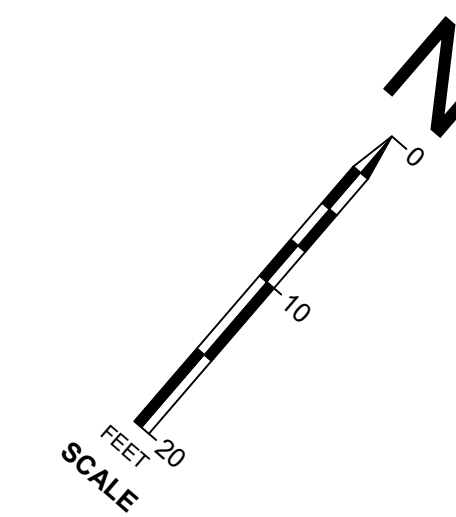
GENERAL DRAINAGE NOTES:

1. ONSITE STORM DRAIN SYSTEM SHALL NOT CONNECT TO FRENCH DRAIN SYSTEM.
2. ALL JOINTS SHALL BE TIGHT GLOUED AND ALL PIPES SHALL BE SOUNDS AND FREE FROM STRUCTURAL DEFECTS, CRACKS, BREAKS, OPENINGS, AND MISSING PORTIONS TO PREVENT EX-FILTRATION OR INFILTRATION BY GROUND WATER OR STORM WATER.

PROPOSED IMPERVIOUS AREAS

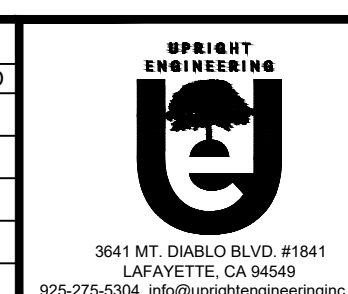
SCALE: 1" = 10'

IMPERVIOUS AREAS TABLE		
ELEMENT	PROPOSED AREA (SF)	EXISTING AREA (SF)
STRUCTURES	4799	3649
EXTERIOR HARDSCAPE	-	1058
TOTAL	4799	4707
NET INCREASE IN IMPERVIOUS AREA: 92 SF		

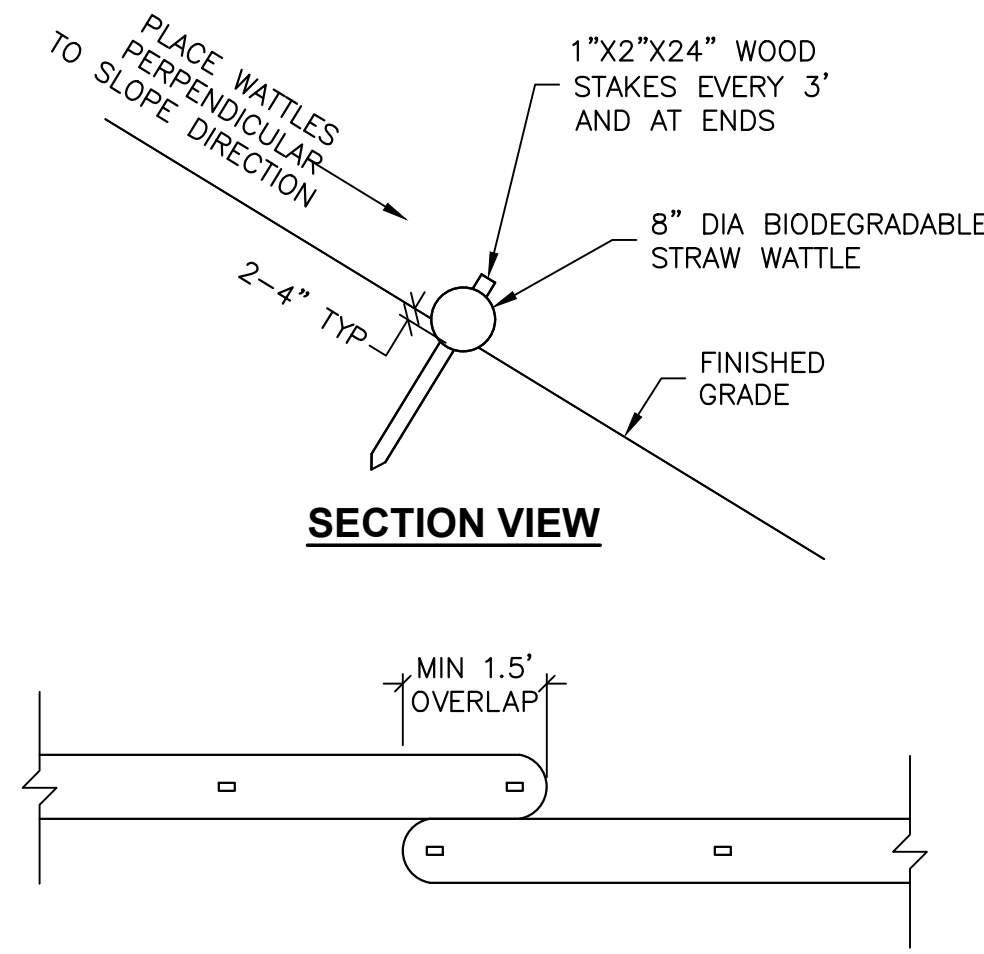


PERMIT SET

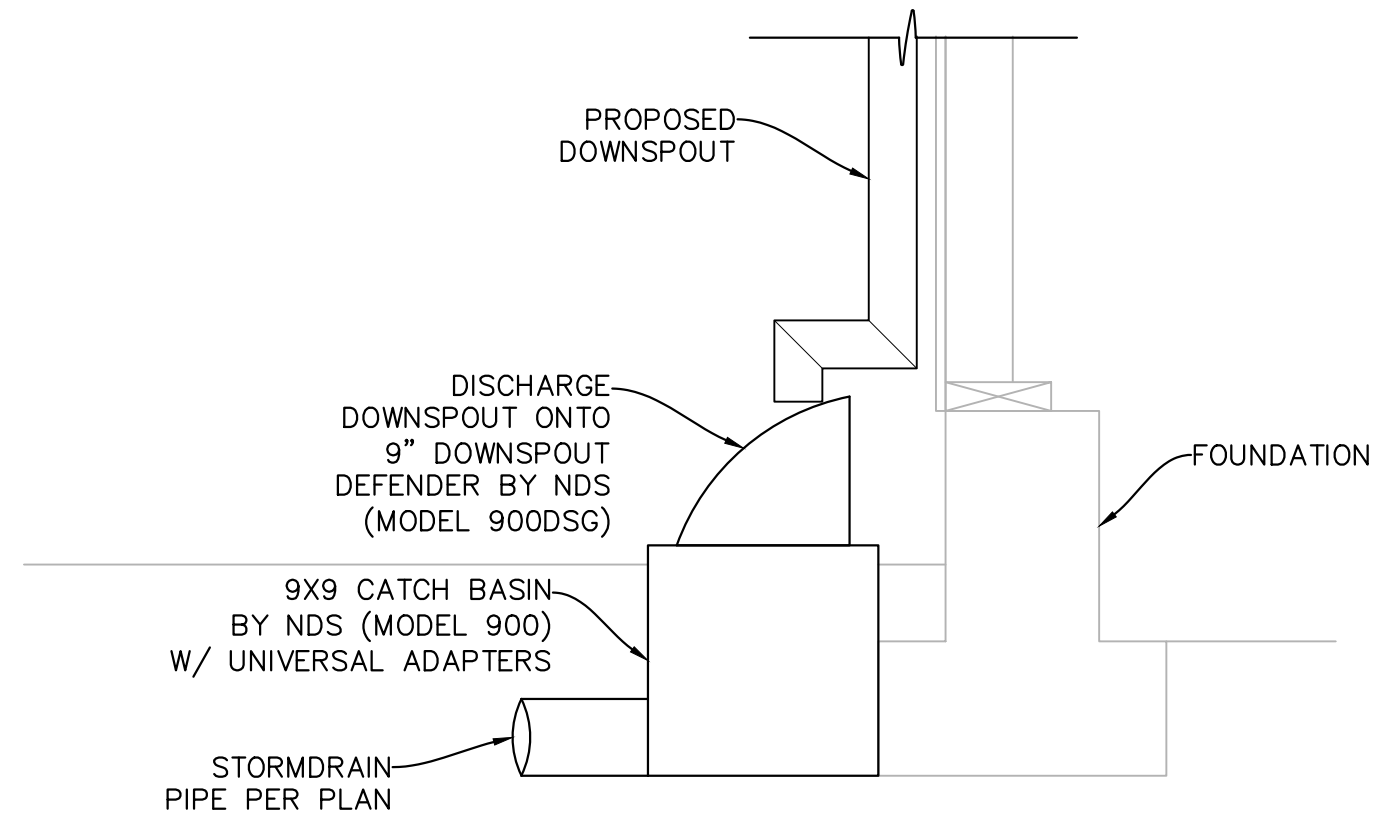
REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED



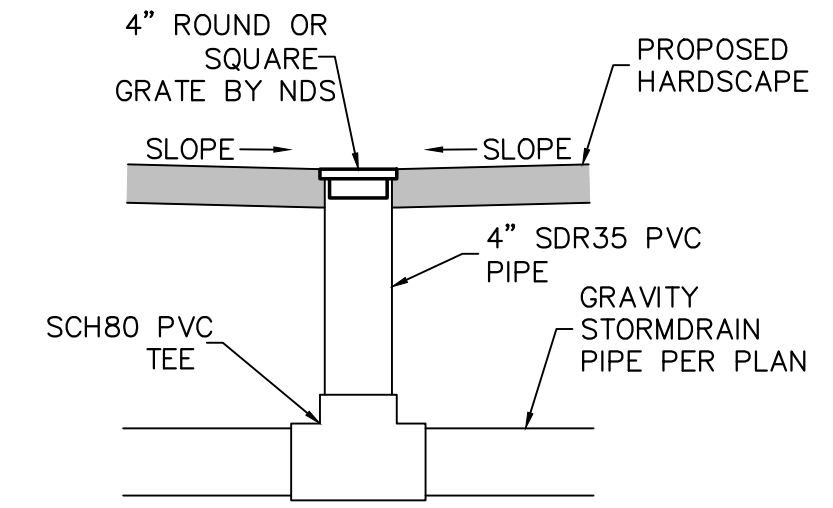
DATE: 6/27/2024	DESIGNED BY: AP
ADDITION & REMODEL	DRAWN BY: WZ
4063 MORA LANE	SURVEYED BY: WS
PEBBLE BEACH, CA	CHECKED BY: AP
DRAINAGE PLAN	SHEET NO.
	3 OF 4



1 STRAW WATTLE DETAILS
NOT TO SCALE



2 DOWNSPOUT DETAIL
NOT TO SCALE

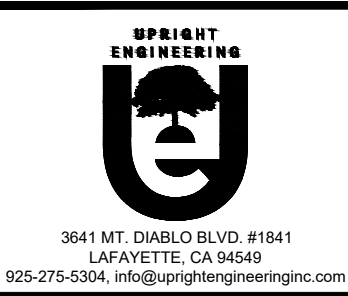


3 AREA DRAIN DETAIL
NOT TO SCALE



PERMIT SET

REV. NO.	DESCRIPTION	DATE	APPROVED
1			
2			
3			
4			
5			



DATE: 6/27/2024
ADDITION & REMODEL
4063 MORA LANE
PEBBLE BEACH, CA
 DETAILS

DESIGNED BY: AP
 DRAWN BY: WZ
 SURVEYED BY: WS
 CHECKED BY: AP
 SHEET NO.
4 OF 4

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