

Exhibit C

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

In the matter of the application of:

CASA LADERA LLC (PLN190424)

RESOLUTION NO. 22-001

Resolution by the Monterey County Zoning
Administrator:

- a. Finding the project is a minor addition to an existing structure that qualifies as a Class 1 Categorical Exemption per Section 15301 of the CEQA Guidelines, and there are no exceptions to the exemption per Section 15300.2 of the CEQA Guidelines; and
- b. Approving a Combined Development Permit consisting of:
 - 1) Variance to allow impervious coverage area in excess of 9,000 square feet in the Pescadero Watershed for reduction from 11,022 square feet to 10,918 square feet;
 - 2) Coastal Administrative Permit and Design Approval to allow a 2,040 square foot addition to an existing 11,200 square-foot two-story single family dwelling inclusive of an attached three-car garage reduced from 1,043 to 919 square feet; and
 - 3) Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

(PLN190424), CASA LADERA LLC, 1658 Crespi Lane, Pebble Beach, CA, Del Monte Forest Land Use Plan (APN: 008-392-007-000).

Corrected on January 25, 2022

(This resolution supersedes the previous resolution mailed on January 13, 2022)

The Casa Ladera application (PLN190424) for a Combined Development Permit came on for public hearing before the Monterey County Zoning Administrator on 13 January 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Zoning Administrator 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 (LUP);
- Coastal Implementation Plan (CIP) Part 5; 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 subject site is 3.41 acres in size and is zoned Low Density Residential (LDR) in the coastal zone with development density of 1.5 acres per unit (LDR/1.5-D[CZ]) in the Del Monte Forest Land Use Plan. A residential structure is a use allowed in the LDR zoning district subject to a Coastal Administrative Permit in each case (Title 20 Section 20.14.040.A). Criteria for granting a Coastal Administrative Permit have been met.
- c) Pursuant to Section 20.14.060.F of Title 20, the floor area ratio (FAR) is required to be no more than 17.5 percent. The existing residence contains a FAR of 7.5 percent. The applicant proposes additions that would increase the FAR to 8.9 percent. Therefore, the project conforms to this FAR requirement.
- d) The 3.41-acre lot was created as Parcel B of the El Pescadero Rancho Block 130, Division of Lot 1, recorded on 25 July 2005 in Volume 22 of Parcel Maps at Page 7, and thus the County recognizes the property as a legal lot of record.
- e) The subject parcel is in the Pescadero Watershed which drains into the Carmel Area of Special Biological Significance (ASBS). Del Monte Forest LUP Policy 77 requires a limit of 9,000 square feet maximum impervious surface site coverage for residential development on properties that drain into the Carmel ASBS. The existing impervious surface site coverage is approximately 11,022 square feet and the project proposes a net reduction of 104 square feet resulting in 10,918 square feet of impervious surface site coverage after implementation of the project. Therefore, the project proposal would bring the residence closer to conformance with Policy 77. See Findings 6, 7, & 8.
- f) The proposal includes 1,057 square-foot expansion of the existing 357 square-foot basement under the footprint of the existing structure, along with a 2,040 square-foot addition to the existing 11,200 square-foot residence and reduction of the attached three-car garage from 1,043 to 919 square feet. The subject parcel is mapped in the County GIS database as High status for archaeological sensitivity. A Phase II archaeological study was prepared by archaeologist Susan Morley, MA, RPA, for the proposed addition in May 2021. The report concludes from four auger tests there is no evidence of cultural resources (File No. LIB210283). Based on the Archeological survey results, the project is not anticipated to impact archaeological resources. However, to minimize potential unforeseen impacts, a condition of approval has been applied to the project that requires work to stop if potential resources are uncovered during construction while evaluation takes place and if necessary, mitigations are developed.

- g) Pursuant to MCC Chapter 20.44, the proposed project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. The proposed exterior colors and materials of the addition will match existing including clay tile roof, plaster walls painted warm cream color, painted wood doors and windows in off-white, and Carmel stone veneer landscape walls. The proposed exterior finishes are consistent with the varied styles of other dwellings in the neighborhood. As proposed, the project assures visual integrity and will not detract from neighborhood character.
- h) Staff visited the subject property on June 15, 2020 to confirm the site is consistent with the proposed site plan and layout.
- i) Public Access. See Finding No. 9.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190424.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Environmental Services, Pebble Beach Community Services District, HCD-Development Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions from these departments/agencies have been incorporated.
 - b) The following technical reports were prepared:
 - Phase II Cultural Resources Auger Testing (LIB210283) prepared by Susan Morley, MA, Marina, California, May 2021.
 - Geotechnical Investigation – Design Phase (LIB200110) prepared by Butano Geotechnical Engineering, Inc., Freedom, California, 31 December 2019.
 - Biological Resource Review for Proposed Site Conversion/Remodel Projects (LIB190291) prepared by Fred Ballerini, Pacific Grove, California, 8 August 2019.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed.
 - c) Access to the residence would remain from the same driveway entrance on Crespi Lane. No changes are proposed to the width or layout of either the entrance or the driveway.
 - d) The Biological Resource Review reports that the tall canopy of Monterey pine and introduced Monterey cypress existing onsite provides potential nesting for migratory birds and raptors. Ballerini’s review recommends that provisions should be made for construction prior to the commencement of nesting season (generally observed mid-February) to avoid potential disturbance to protected bird species

habitat for nesting, mating, or fledgling behavior. Therefore, a condition is applied to the project that if construction is delayed past the start of nesting season, a migratory and raptor nesting survey should be conducted and based on the results of the survey, further conditions of approval shall be developed to avoid, if possible, and minimize, at the least, disturbance.

- e) Staff visited the subject property on June 15, 2020 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190424.

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 the HCD-Planning, Pebble Beach Community Services District, HCD-Development Services, HCD-Environmental Services, and Environmental Health Bureau (EHB). 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) The existing single-family dwelling has public water and sewer connections provided by the California American Water Company and the Pebble Beach Community Services District, respectively, and no change is proposed that would require intensification of these connections.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190424.

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. There are no known violations on the subject parcel.
 - b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190424.

5. FINDING: ENVIRONMENTAL REVIEW (Categorically 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 (Category 1) categorically exempts additions to existing structures provided whichever is less of either fifty percent of the floor area before the addition, or 2,500 square feet, is applicable.
 - b) The project is for proposed addition of a net 2,040 square feet to the residence. Therefore, the project qualifies for categorical exemption per Section 15301 of the CEQA Guidelines.
 - c) The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, or unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. Therefore, none of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190424.

6. FINDING: VARIANCE FOR SITE COVERAGE IN THE PESCADERO WATERSHED (Policy 77 of the Del Monte Forest LUP) – SPECIAL CIRCUMSTANCES. Because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings, the strict application of development standards in the Monterey County Codes is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under identical zoning classification.

- EVIDENCE:**
- a) A Variance (Resolution No. 11-012, File No. PLN100550) to allow site coverage in the Pescadero Watershed in exceedance of 2,022 square feet over the maximum allowed 9,000 square feet was granted for the subject property on March 10, 2011. The existing building coverage is 6% (8,964 square feet), below the allowed 15% (22,280 square feet). The applicant proposes increase of building coverage to 6.2% (9,212 square feet), remaining below the allowed 15%.
 - b) For a property to not exceed 9,000 square feet, or 15%, building coverage, the size of the lot could be no greater than 60,000 square feet (1.78 acres). The subject property is 3.41 acres, rendering strict application of Policy 77 in the DMF LUP deprivation of being allowed any more than 36 square feet addition to the existing dwelling, a privilege enjoyed by other similarly sized, identically zoned properties in the vicinity not within the Pescadero Watershed that are allowed 15% building coverage.
 - c) Therefore, the size of the subject property along with its location in the Pescadero Watershed are special circumstances applicable in this case.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190424.

7. **FINDING:** **VARIANCE FOR SITE COVERAGE IN THE PESCADERO WATERSHED (Policy 77 of the Del Monte Forest LUP) – SPECIAL PRIVILEGES.** The variance shall not constitute a grant of privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.
- EVIDENCE:**
- a) A net reduction of impervious surface coverage would result from removal of 352 square feet of impervious paving beyond the net increase in building coverage of 248 square feet. The 104 square-foot net reduction brings the subject property closer to compliance with the maximum coverage requirement of 9,000 square feet from the previous 11,022 to 10,918 square feet. Other properties in the vicinity greater than 1.74 acres in size which are identically zoned within the Pescadero Watershed are subject to the same limitations set forth in Policy 77. Each variance request is considered on a case-by-case basis and issuance of this variances does not constitute a grant of special privileges given the special circumstances applicable to the subject property.
 - b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190424.
8. **FINDING:** **VARIANCE FOR SITE COVERAGE IN THE PESCADERO WATERSHED (Policy 77 of the Del Monte Forest LUP) – AUTHORIZED USE.** The variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.
- EVIDENCE:**
- a) The property has a zoning designation of low density residential (LDR) in the coastal zone. A single family residence is a use allowed in the coastal LDR zone, and therefore addition and remodel of an existing residence is an allowed use with findings to support issuance of an administrative permit in each case.
 - b) Staff visited the subject property to verify the circumstances related to the property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190424.
9. **FINDING:** **PUBLIC ACCESS** – The project is consistent with the ordinances related to public trust or public use, and is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program pursuant to 20.147.130 of Monterey County Code Title 20 Coastal Implementation Plan, Part 5 for Del Monte Forest Land Use Plan Area.
- EVIDENCE:**
- a) The subject parcel is located between the sea and the first through public road, State Highway 1. Therefore, in accordance with Section 20.70.050.B.4 of Title 20 Zoning Code for Monterey County Coastal Zone, the project is required to be in conformance with public access and public recreation policies of the Coastal Act.
 - b) The addition to the existing single family dwelling has no effect on visual and physical public access to and along the shoreline nor on

public recreational values. Therefore, the project is consistent with the intent of the California Coastal Act regulations for public access relative to the Del Monte Forest Area.

- c) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 8 in the Del Monte Forest Land Use Plan).
- d) Del Monte Forest Land Use Plan Policy 123 protects public viewsheds and requires that development neither block nor adversely affect public views or scenic character. The subject property would not obstruct public views of the shoreline from designated public access areas/vista points because the project is located on the inland side of 17-mile drive and because the project is not visible from a designated scenic viewing area. Therefore, addition to the single-family dwelling will not adversely affect public views or scenic access.

10. FINDING:

APPEALABILITY - The decision on this project may be appealed to the Board of Supervisors, and to the California Coastal Commission.

EVIDENCE:

- a) Board of Supervisors. 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 the development lies between the sea and the first through public road paralleling the sea.

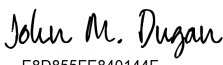
DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Finding the project is a minor addition to an existing structure that qualifies as a Class 1 Categorical Exemption per Section 15301 of the CEQA Guidelines, and there are no exceptions to the exemption per Section 15300.2 of the CEQA Guidelines; and
- B. Approving a Combined Development Permit consisting of:
 - 1) Variance to allow impervious coverage area in excess of 9,000 square feet in the Pescadero Watershed for reduction from 11,022 square feet to 10,918 square feet;
 - 2) Coastal Administrative Permit and Design Approval to allow a 2,040 square foot addition to an existing 11,200 square-foot two-story single family dwelling inclusive of an attached three-car garage reduced from 1,043 to 919 square feet; and
 - 3) Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

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

PASSED AND ADOPTED this 13th day of January 2022.

DocuSigned by:

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John Dugan, FAICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON 01/13/2022.

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 01/24/2022.

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.

Monterey County RMA Planning

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

PLN190424

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN190424) allows construction a 2,040 square foot addition to an existing 11,200 square-foot two-story single family dwelling inclusive of an attached three-car garage reduced from 1,043 to 919 square feet; variance of impervious coverage area in excess of 9,000 square feet in the Pescadero Watershed for reduction from 11,022 square feet to 10,918 square feet; and development within 750 feet of a known archaeological resource. The property is located at 1658 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-392-007-000), Del Monte Forest Land Use Plan, Coastal Zone. 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 Chief 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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 22-001) was approved by the Zoning Administrator for Assessor's Parcel Number 008-392-007-000 on 13 January 2022. The permit was granted subject to 11 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 Chief of HCD-Planning prior to issuance of grading and building permits 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. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

4. PD021 - DEED RESTRICTION-FIRE HAZARD

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions as per section(s) of the Coastal Implementation Plan and per the standards for development of residential property."
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Chief of HCD-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the Chief of HCD-Planning.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County 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.

6. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Chief of HCD - Building Services. (HCD- Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Chief of HCD - Building Services Department to conduct land clearing or grading between October 15 and April 15.

7. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any project-related construction activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed construction activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance during the typical bird nesting season, the Owner/Applicant shall submit to HCD-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

8. 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 HCD-Environmental Services. (HCD-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 HCD-Environmental Services for review and approval.

9. 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 shall be demonstrated prior to issuance of building permits subject to the approval of Chief of HCD-Planning. If there is any potential for damage, all work must stop in the area and a certified arborist contracted to prepare a report, with mitigative actions. Should any 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 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.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped pursuant to MCC Chapter 16.63 - Water and Energy Efficient Landscape Ordinance (WEELO).
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant shall submit a Landscape Package to the HCD - Planning for review and approval.

Prior to occupancy, the owner/applicant shall schedule a final inspection of landscape installed in accordance with the approved Landscape Package .

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.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit an exterior lighting plan that indicates the quantity, 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 Chief 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 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.

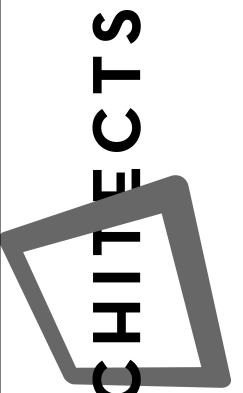
CASA LADERA

pebble beach, california

issued: 4/30/20

revised: -

drawn by:



550 hornell st, suite H
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JUSTIN PAULY ARCHITECTS

PRELIMINARY - NOT FOR CONSTRUCTION

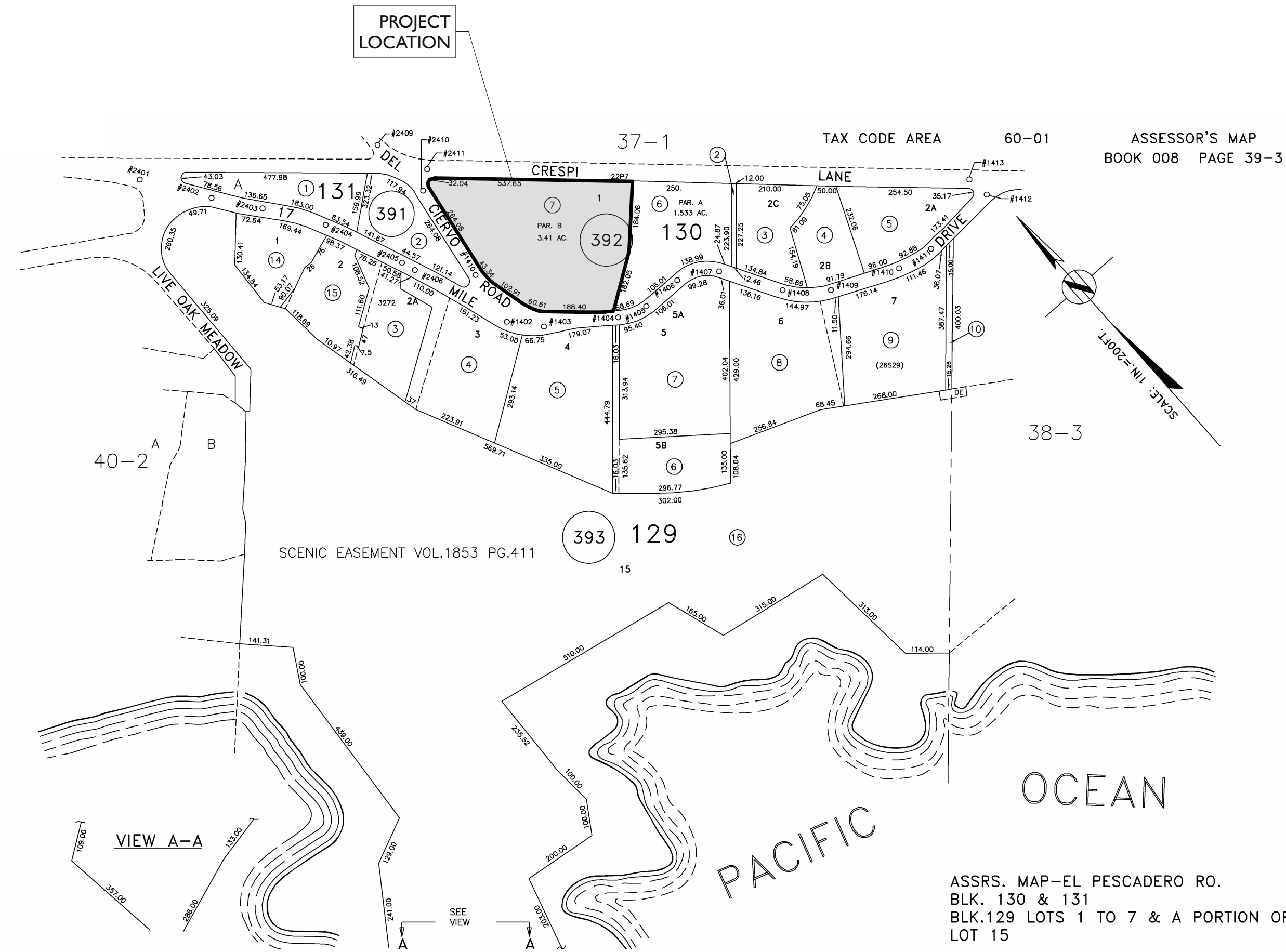
a residential remodel and addition to:
CASA LADERA
1658 crespí lane
pebble beach, california
apn: 008.392.007.000

ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT (© JUSTIN PAULY ARCHITECTS)

COVER SHEET

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PARCEL MAP



PROJECT DATA

LOT DATA			
OWNER:	CASA LADERA LLC		
SITE ADDRESS:	1658 CRESPI LANE PEBBLE BEACH, CA 93953		
A.P.N.	008-392-007-000		
FIRE DISTRICT:	CYPRESS FIRE PROTECTION DISTRICT		
LOT SIZE	3.410 ACRES	148,539 SQ. FT.	
PLANNING DATA			
ZONING:	LDR1(1.5-D)(CZ)		
PARKING	(1) COVERED REQ.	(3) COVERED SPACES PROVIDED.	
BUILDING HEIGHT:	30'-0" (ALLOWED MAIN STRUCTURE)	27'-9" (EXISTING: NO CHANGE)	
EXCAVATION:		530 CU. YARDS.	
TREE REMOVAL:	NO TREE REMOVAL		
ALLOWABLE SITE COVERAGE	15%	22,281 SQ. FT.	
ALLOWABLE FLOOR AREA RATIO	17.5%	25,994 SQ. FT.	
BUILDING CODE DATA			
OCCUPANCY:	R-3 (RESIDENCE) U (GARAGE)		
CONSTRUCTION TYPE:	V-B		
FIRE SPRINKLERS:	YES		
WATER SUPPLY:	CAL AM		
SEWER:	PEBBLE BEACH COMMUNITY SERVICES DISTRICT		
ELECTRICITY PROVIDER:	PG&E		
FLOOR AREAS			
	EXISTING (SQ. FT.)	PROPOSED (SQ. FT.)	DIFFERENCE (SQ. FT.)
MAIN RESIDENCE: FIRST FLOOR	6,927	7,260	333
MAIN RESIDENCE: SECOND FLOOR	2,384	4,215	1,831
GARAGE	1,043	919	-124
ADU	846	846	0
MAIN RESIDENCE TOTAL FLOOR AREA	11,200	13,240	2,040
F.A.R.	7.5%	8.9%	1.4%
BASEMENT (NOT INCLUDED IN F.A.R.)			
	359	1416	1057
BUILDING COVERAGE			
	EXISTING (SQ. FT.)	PROPOSED (SQ. FT.)	DIFFERENCE (SQ. FT.)
MAIN RESIDENCE + GARAGE	7,970	8,179	209
EXTERIOR STAIRWAYS	148	187	39
CARETAKERS UNIT	846	846	0
TOTAL	8,964	9,212	248
IMPERVIOUS SURFACES			
	EXISTING (SQ. FT.)	PROPOSED (SQ. FT.)	DIFFERENCE (SQ. FT.)
STRUCTURES	8,964	9,212	248
SURFACES	2,058	1,706	-352
TOTAL	11,022	10,918	-104

PROJECT TEAM

CLIENT:
CASA LADERA, LLC

AGENT:
AENGUS L. JEFFERS LAW OFFICE
215 W. FRANKLIN STREET, #5
MONTEREY, CALIFORNIA 93940
831.649.6100
aengus@aengusljevffers.com

ARCHITECT:
JUSTIN PAULY
JUSTIN PAULY ARCHITECTS
40 VIA BUENA VISTA
MONTEREY CA 93940
P.831.240.7765
jtp@justinpaulyarchitects.com
CA LICENSE #C32962

SURVEYOR:
CENTRAL COAST SURVEYORS
ATT: DAVE EDSON
5 HARRIS COURT
MONTEREY, CA 93940
831.394.4930
dave@ccsurveyors.com

GENERAL CONTRACTOR
STOCKER & ALLAIRE GENERAL CONTRACTORS INC
21 MANDEVILLE COURT
MONTEREY CA 93940
831.375.1890
dstocker@stockerallaire.com

SHEET INDEX

ID	NAME
A0.0	COVER SHEET
A0.1	CONSTRUCTION MANAGEMENT PLAN
A1.1	SURVEY
A1.2	PROPOSED SITE PLAN
A2.0	EXISTING FLOOR PLANS
A2.1	BASEMENT DEMOLITION PLAN
A2.2	FIRST FLOOR DEMOLITION PLAN
A2.3	SECOND FLOOR DEMOLITION PLAN
A2.4	PROPOSED BASEMENT PLAN
A2.5	PROPOSED MAIN FLOOR PLAN
A2.6	PROPOSED SECOND FLOOR PLAN
A2.7	ROOF PLANS
A3.0	EXISTING EXTERIOR ELEVATIONS
A3.1	PROPOSED EXTERIOR ELEVATIONS
A3.2	COLOR AND MATERIALS

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES AS FOLLOWS:

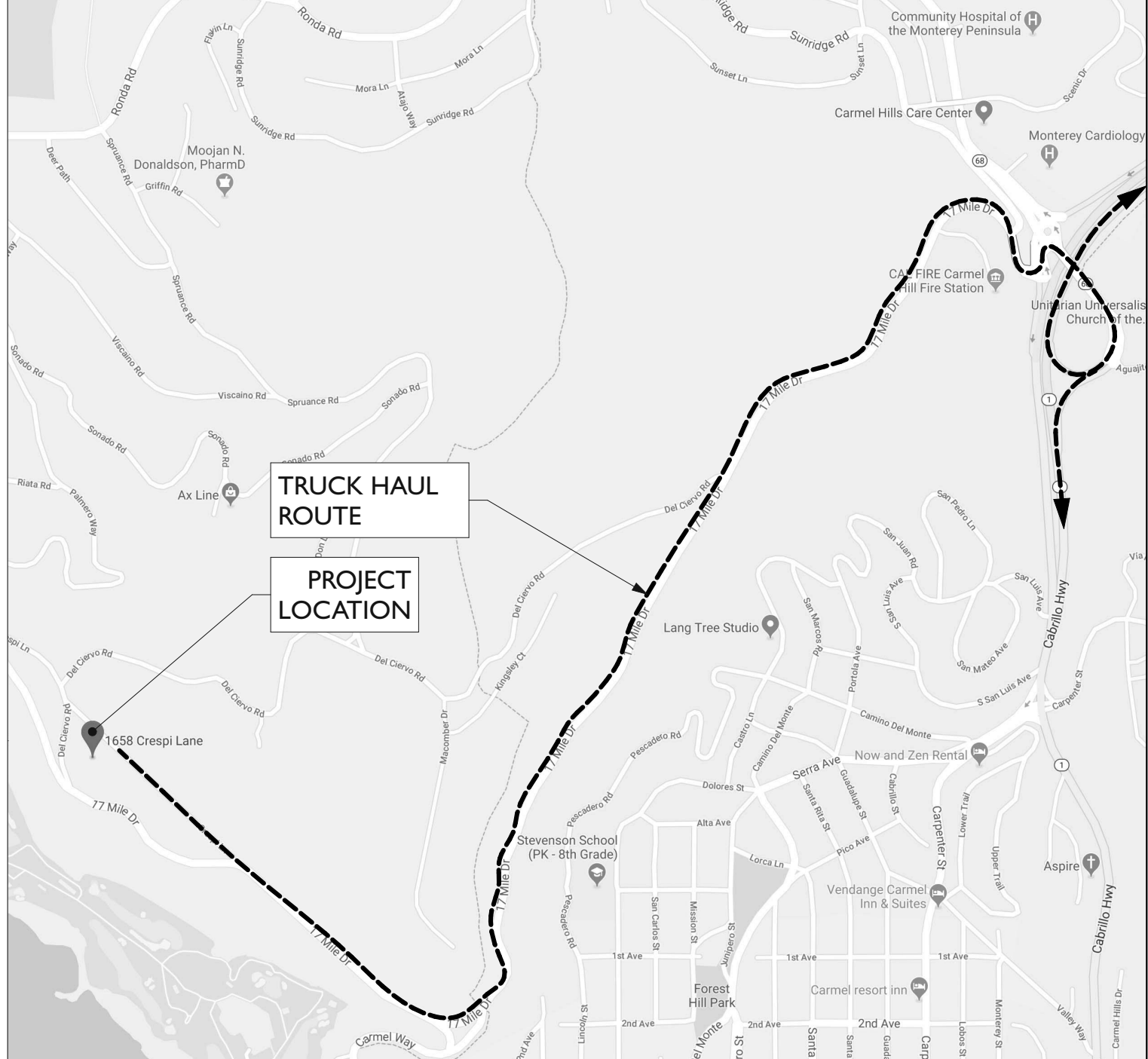
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING CODE
- 2016 CALIFORNIA RESIDENTIAL CODE

SCOPE OF WORK

ADDITIONS TO AND REMODEL OF THE MAIN RESIDENCE RESULTING IN A NEW BUILDING SITE COVERAGE INCREASE OF 248 SQ. FT., AND REMOVAL OF 352 SQ. FT. OF EXISTING AND APPROVED EXTERIOR IMPERVIOUS COVERAGE RESULTING IN A NET 104 SQ. FT. REDUCTION IN TOTAL IMPERVIOUS SITE COVERAGE.

NO CHANGES TO EXTERIOR LIGHTING, DRAINAGE AND LANDSCAPING ARE PROPOSED.

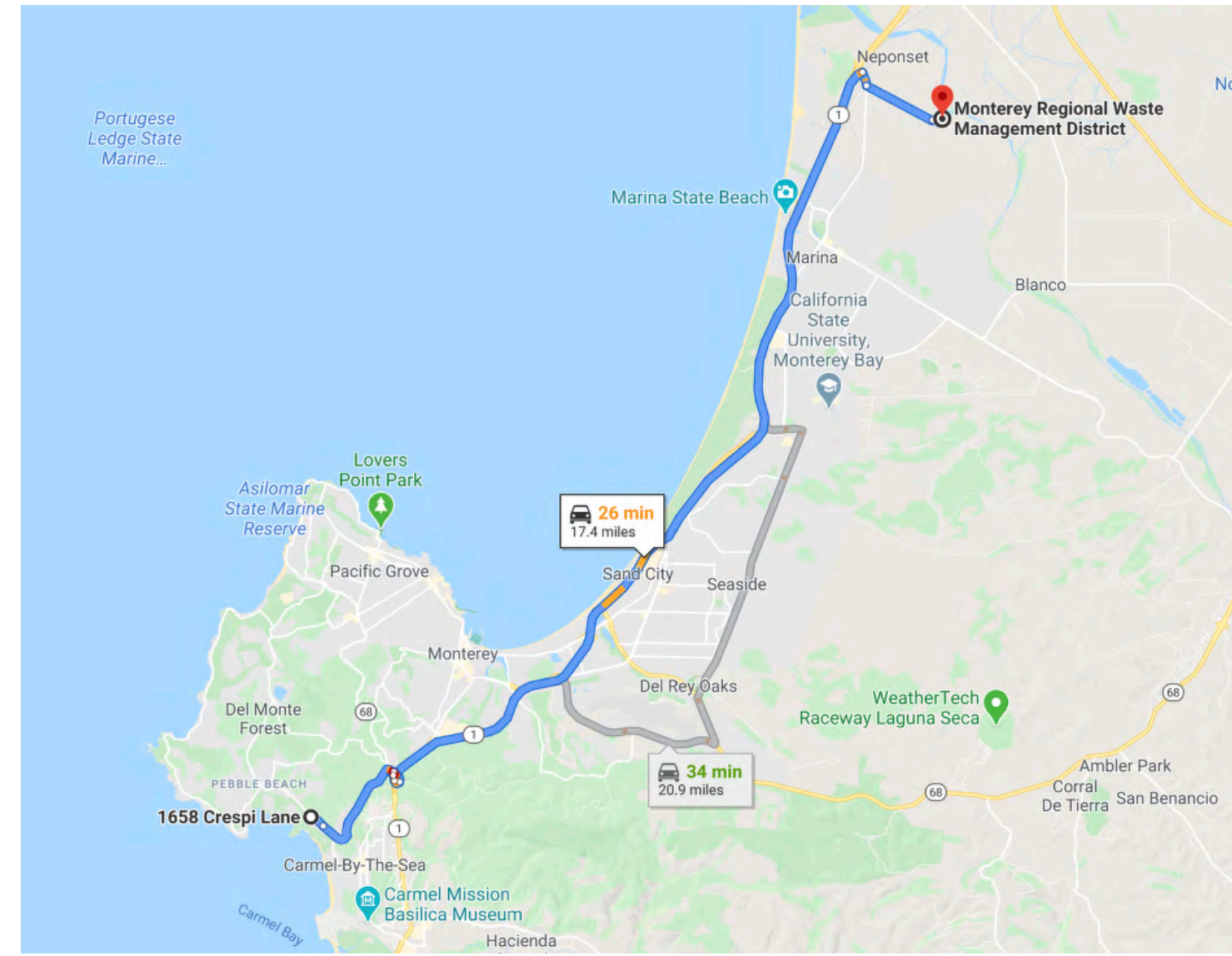
VICINITY MAP / TRUCK HAUL ROUTE



COVER SHEET

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TRUCK HAUL ROUTE



26 min (17.4 miles)

via CA-1 N

Fastest route, despite the usual traffic

⚠️ This route has tolls.

⚠️ This route has restricted usage or private roads.

1658 Crespi Ln

Pebble Beach, CA 93953

➤ Get on CA-1 N/Cabrillo Hwy from 17 Mile Dr

6 min (2.4 mi)

➤ Follow CA-1 N/Cabrillo Hwy to Del Monte Blvd. Take exit 412 from CA-1 N/Cabrillo Hwy

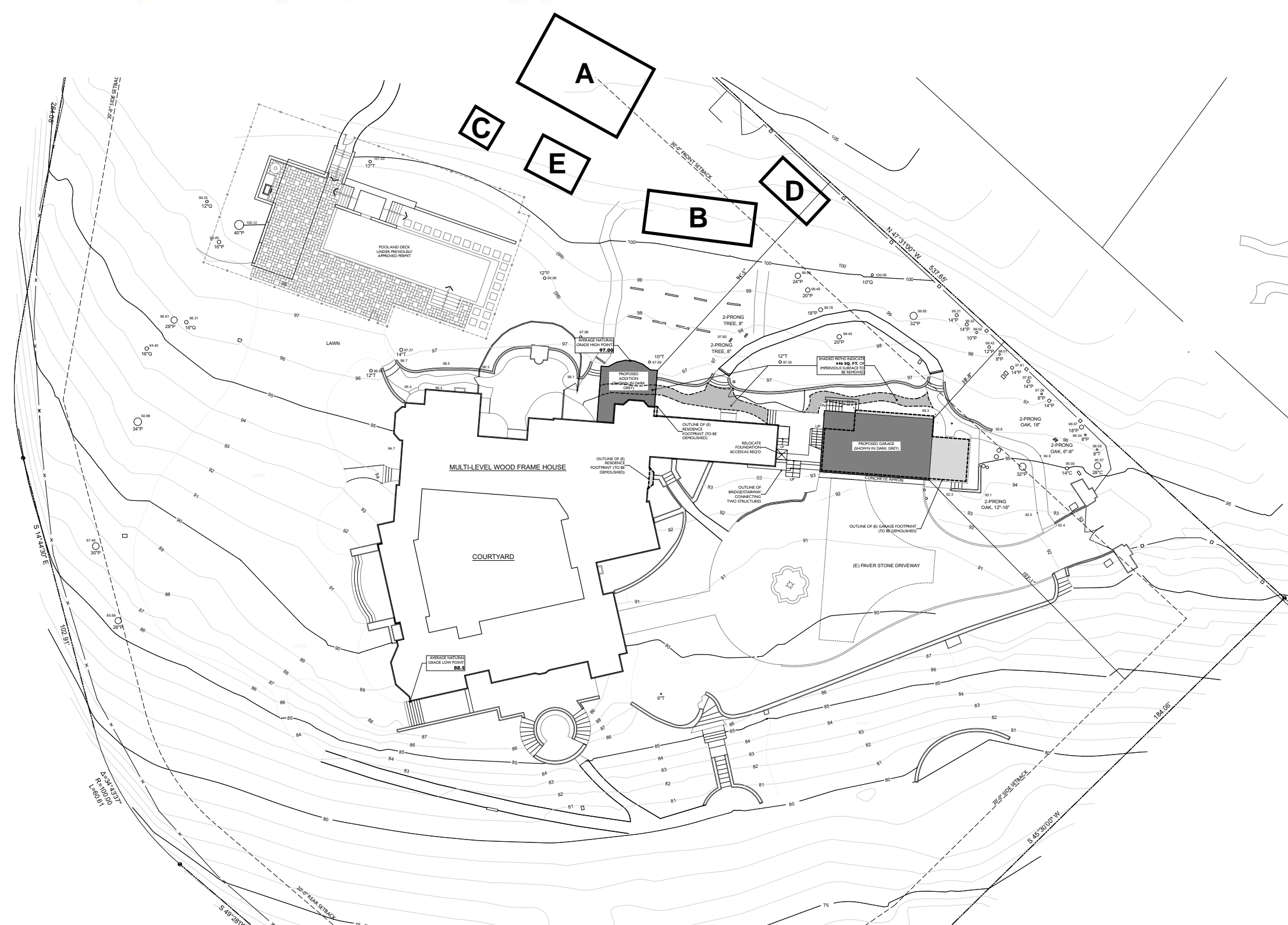
13 min (13.5 mi)

➤ Take Charles Benson Rd to your destination

4 min (1.5 mi)

Monterey Regional Waste Management District

14201 Del Monte Blvd, Marina, CA 93933



CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

THE FOLLOWING BMP, MUST BE PROPERLY USED AT ALL CONSTRUCTION SITES TO PROTECT STORM DRAINS AND MINIMIZE POLLUTION.

The Monterey Regional Stormwater Management Program (MRSWMP) prohibits pollutant discharges at work sites from flowing into storm drains and polluting neighborhood creeks, rivers, and the ocean. To comply with the law and keep your project on schedule, make sure proper BMPs are in place and functioning. Sites must be checked and maintained daily. The following BMPs are recommended; they are not all-inclusive. Refer to references indicated on the front of this brochure for additional BMPs.

PAINT AND STUCCO

All paint and stucco material stored on the site must be contained and covered. It is illegal to dump unused paint or stucco in the sewer or storm drain system. Do not wash out brushes in the street or dump any residues in the storm drain. Paint brushes and spray guns must be washed/cleaned out into a hazardous materials drum or back into the original container and disposed of properly.

PERIMETER CONTROLS

Gravel bags, silt fences and straw wattles (weighted down) are acceptable perimeter controls, and must be used to surround the entire site. Avoid running over perimeter controls with vehicles or heavy equipment as they can damage the materials. Keep silt fences and straw wattles and/or wet-dry vacuums on site to quickly pick up unintended spills.

BUILDING MATERIALS/STAGING AREAS

Construction material must be stored on site at all times. Building materials should always be covered when not in use to prevent runoff caused by wind or rain. Flooding must also be prevented by monitoring the site before, during, and after rain events to ensure that BMPs are functioning and that there are no safety issues.

TRAFFIC CONTROL PERMITS

Prior to staging any materials or equipment in the right-of-way (such as dumpsters or trucks), please contact the applicable local jurisdiction to learn of any temporary encroachment permit or traffic control requirements necessary for right-of-way staging and loading areas, applicable stormwater BMPs and safety plan review requirements. Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.

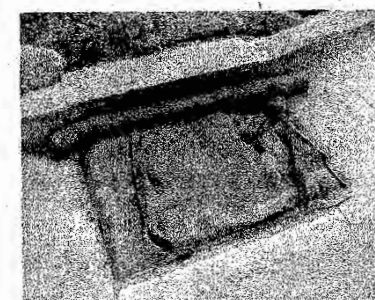
DUMPSTERS

Always cover dumpsters with a rollback tarp. Areas around dumpsters should be swept daily. Perimeter controls around dumpster areas should be provided if pollutants are leaking or discharging from the dumpster.

POLLUTION PREVENTION PLANNING

Every construction project must have an erosion and sediment control plan to prevent soil and materials from leaving the site. Basic steps for this plan include:

1. Understand local jurisdictional stormwater management requirements and create your plan to match your construction site and project needs.
2. Identify the storm drains and the conveyance system (s) nearest the construction site area and provide plan to protect them from work site pollutants.
3. Obtain all local jurisdictional permits, including traffic control permits, if needed.
4. Schedule construction activities so that the soil is not exposed for long period of time. Limit grading to small areas, install key sediment control practices before site grading begins.
5. Contact the inspector assigned to your project to answer any questions and ensure compliance. Modify BMPs as job requires.



Plan view of LSEPA

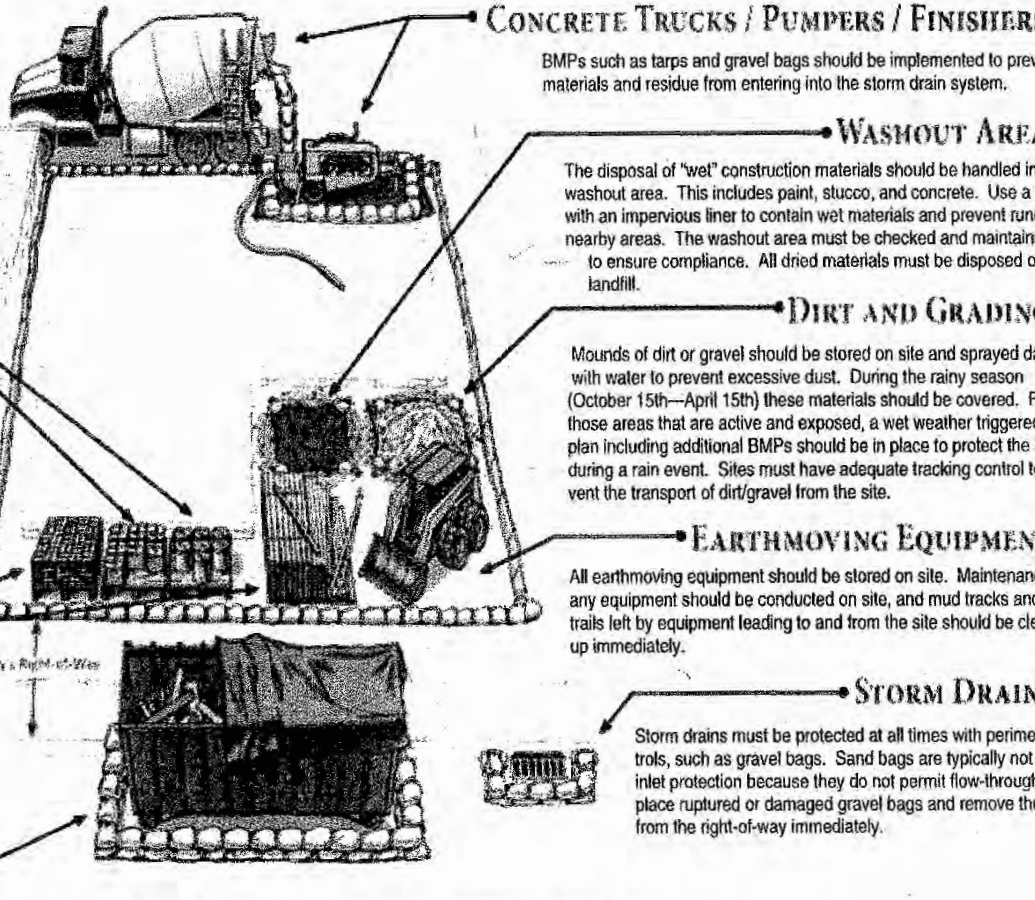
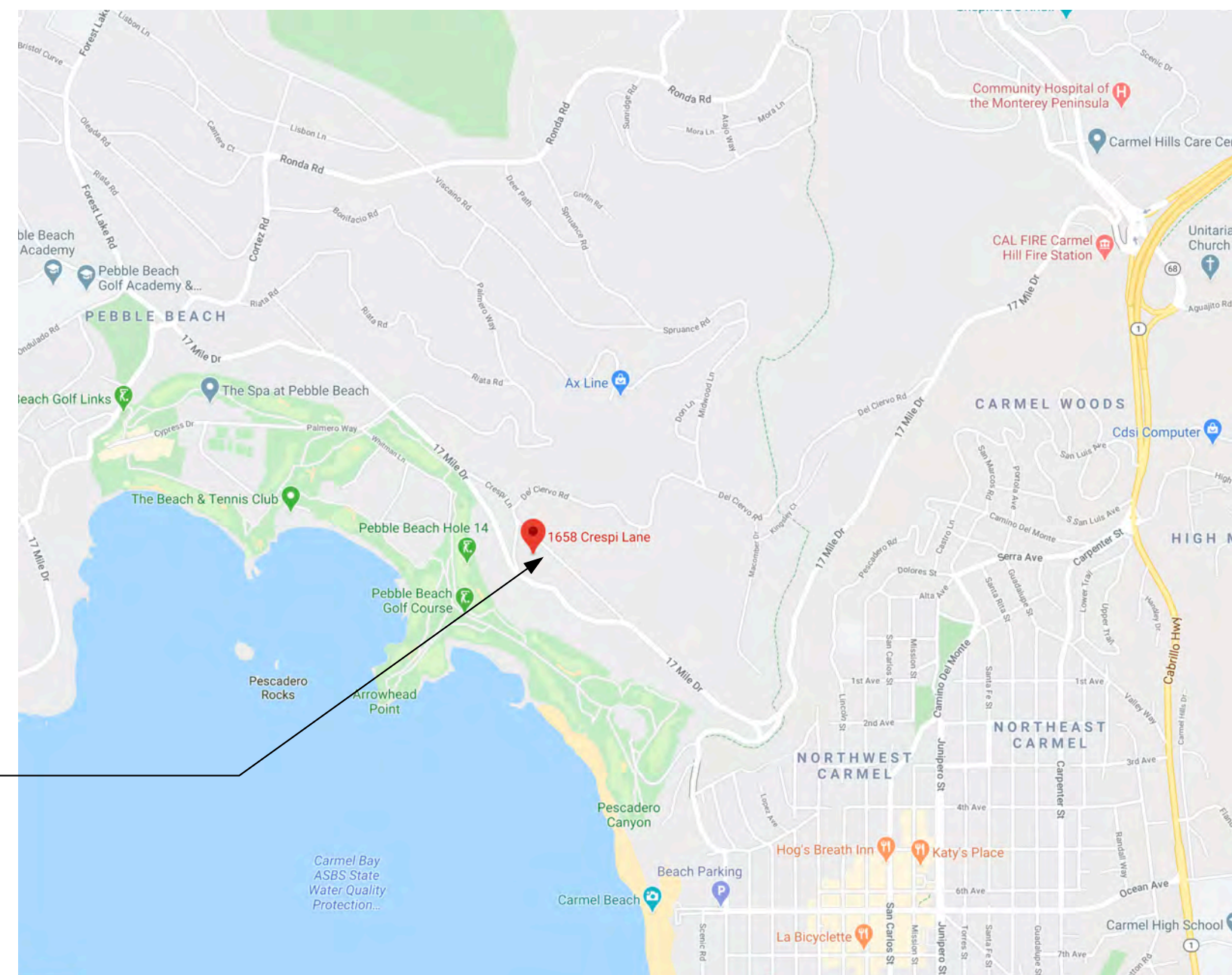
PREVENT POLLUTION AND AVOID FINES (3 C's)

Control: The best line of defense is to use good house-keeping practices and sedimentation control BMPs to prevent materials and debris from entering the storm drain.

Contain: Isolate your work area to prevent discharges from leaving the site. Store materials out of the rain and in secondary containment, if necessary.

Capture: Sweep or vacuum up any material that could possibly run offsite. Dispose of wastes properly by checking product labels for disposal requirements.

VICINITY PLAN



Protecting water resources improves and preserves quality of life for our children and future generations.
Questions? Contact the local Public Works Dept. in the jurisdiction your project resides or the MRSWMP Program Manager.

Additional Tips to Support BMPs:

- Schedule site stabilization activities, such as landscaping, to be completed immediately after the land has been graded to its final contour.
- Inspect & maintain silt fences and straw wattles after each rainstorm. Make sure stormwater is not flowing around these devices or other vegetative buffers. Cover all dirt piles to protect from wind and rain.
- Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.
- Minimize amount of vegetation cleared from the site. Protect and install vegetative buffers along waterbodies to slow and filter stormwater runoff.
- Properly dispose of all waste materials. Never dump unused or waste product on the ground or in a storm drain. Don't hose off surfaces to clean. Sweep and place waste in dumpster.
- Break up long slopes with sediment barriers. Install structural BMPs to trap sediment on downslope sides of the lot.
- When in doubt, contact local jurisdiction for guidance.

ONLINE RESOURCES

- California Storm Water Quality Association - www.calstormwaterboards.com
- International BMP Database - www.bmpdatabase.org
- California State Water Board - www.waterboards.ca.gov

5 Harris Ct., Big D
Monterey, CA 93940
Phone: (831) 645-4621
Fax: (831) 372-6178
Web: MontereySEA.org

Monterey Regional Storm Water Program

Got Construction?
A STORM WATER POLLUTION PREVENTION GUIDE FOR THE CONSTRUCTION INDUSTRY
MontereySEA.org
(831) 645-4621

CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8 AM TO 5PM
2. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE PER DAY. FREQUENCY SHOULD BE BASED UPON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE
3. ALL GRADING ACTIVITIES SHALL BE HALTED DURING PERIODS OF HIGH WINDS (15 MPH).
4. HAUL TRUCKS SHALL MAINTAIN 2 - FEET FREEBOARD AND BE COVERED.
5. COVER INACTIVE STORAGE PILES.
6. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT COPIES ARE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
8. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER).
9. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
10. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA, AND A QUALIFIED ARCHAEOLOGIST SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HRS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION ACTIVITY DESCRIPTION

DURATION: 18 MONTHS
MONDAY THRU FRIDAY 8AM - 5PM
6 WORKERS
3 REGULAR PICKUP TRUCKS
85% RECYCLE RATE FOR LUMBER.
TRASH AND UNRECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND A REGULAR PICKUP TRUCK ONCE A MONTH TO THE MARINA LANDFILL.
AREA A: VEHICULAR PARKING
AREA B: MATERIAL STOCKPILE
AREA C: PORTA POTTY
AREA D: DEBRIS TRAILER
AREA E: JOB SHACK

NO GRADING. THERE IS NO IMPORT OF DIRT. THE DIRT THAT COMES AS A RESULT OF EXCAVATION WILL BE LOADED AND HAULED TO THE MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT LANDFILL. TRUCK HAULING ROUTE AS PER THIS PAGE.

NO TREE REMOVAL.

Stocker & Allaire
 General Contractors, Inc.
 Lic. # 504797
 21 Mandeville Court Monterey, CA 93940
 Ph 831.375.1880 Fax 831.375.1480

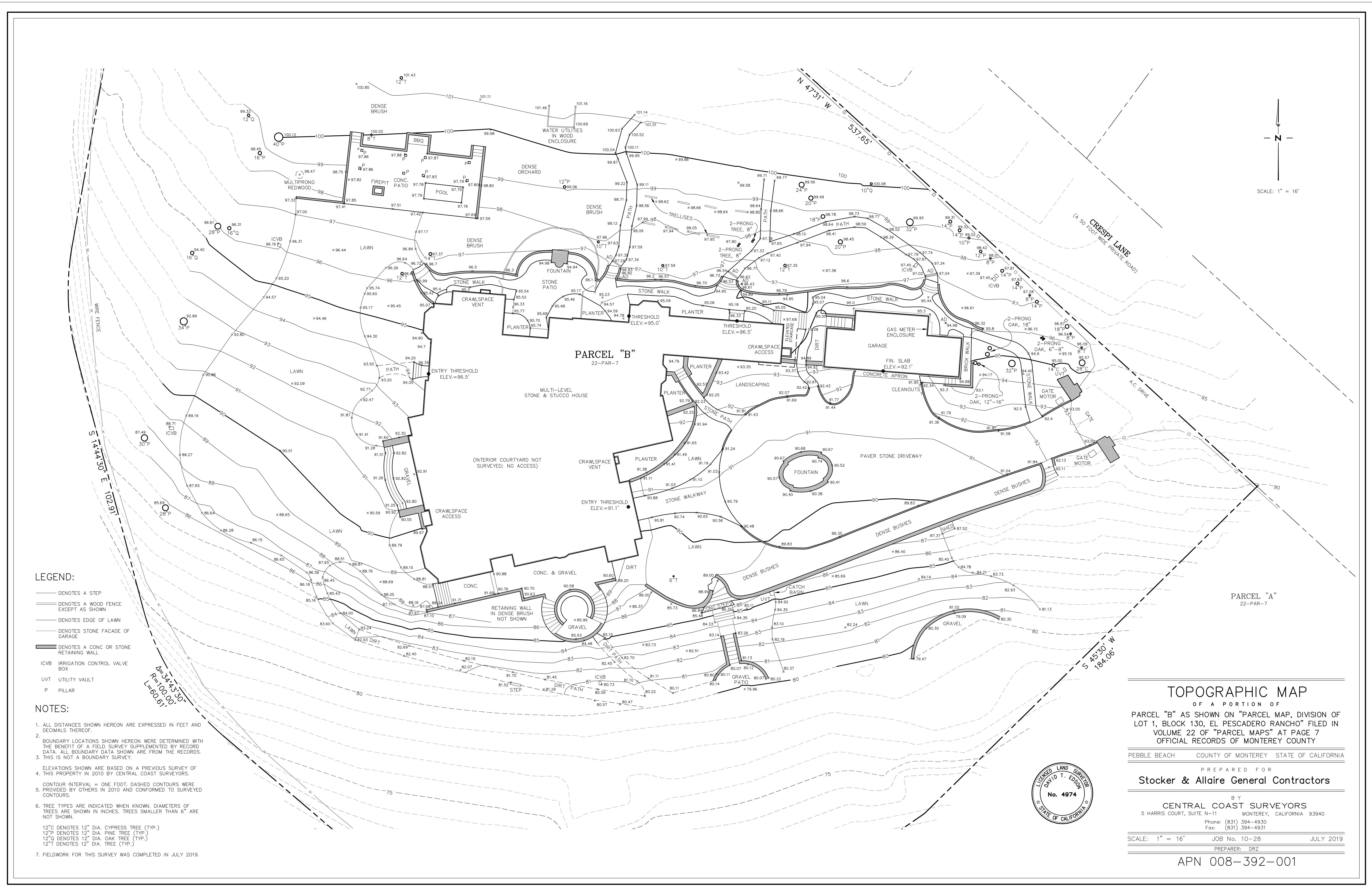
1658 CRESPI LANE
 PEBBLE BEACH, CA 93953

APN: 008-392-007-000
 APRIL 9, 2021

CASA LADERA
CONSTRUCTION MANAGEMENT PLAN

Revisions: _____

CMP



N
Z
SCALE: 1" = 16'

- LEGEND:**
- DENOTES A STEP
 - DENOTES A WOOD FENCE EXCEPT AS SHOWN
 - DENOTES EDGE OF LAWN
 - DENOTES STONE FACADE OF GARAGE
 - DENOTES A CONC OR STONE RETAINING WALL
 - ICVB IRRIGATION CONTROL VALVE BOX
 - UVT UTILITY VAULT
 - P PILLAR

- NOTES:**
1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 2. 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.
 3. ELEVATIONS SHOWN ARE BASED ON A PREVIOUS SURVEY OF THIS PROPERTY IN 2010 BY CENTRAL COAST SURVEYORS.
 4. CONTOUR INTERVAL = ONE FOOT. DASHED CONTOURS WERE PROVIDED BY OTHERS IN 2010 AND CONFORMED TO SURVEYED CONTOURS.
 5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.
 6. 12"C DENOTES 12" DIA. CYPRESS TREE (TYP.)
12"P DENOTES 12" DIA. PINE TREE (TYP.)
12"Q DENOTES 12" DIA. OAK TREE (TYP.)
12"T DENOTES 12" DIA. TREE (TYP.)
 7. FIELDWORK FOR THIS SURVEY WAS COMPLETED IN JULY 2019.

TOPOGRAPHIC MAP
OF A PORTION OF
PARCEL "B" AS SHOWN ON "PARCEL MAP, DIVISION OF
LOT 1, BLOCK 130, EL PESCADERO RANCHO" FILED IN
VOLUME 22 OF "PARCEL MAPS" AT PAGE 7
OFFICIAL RECORDS OF MONTEREY COUNTY

PEBBLE BEACH COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Stocker & Allaire General Contractors

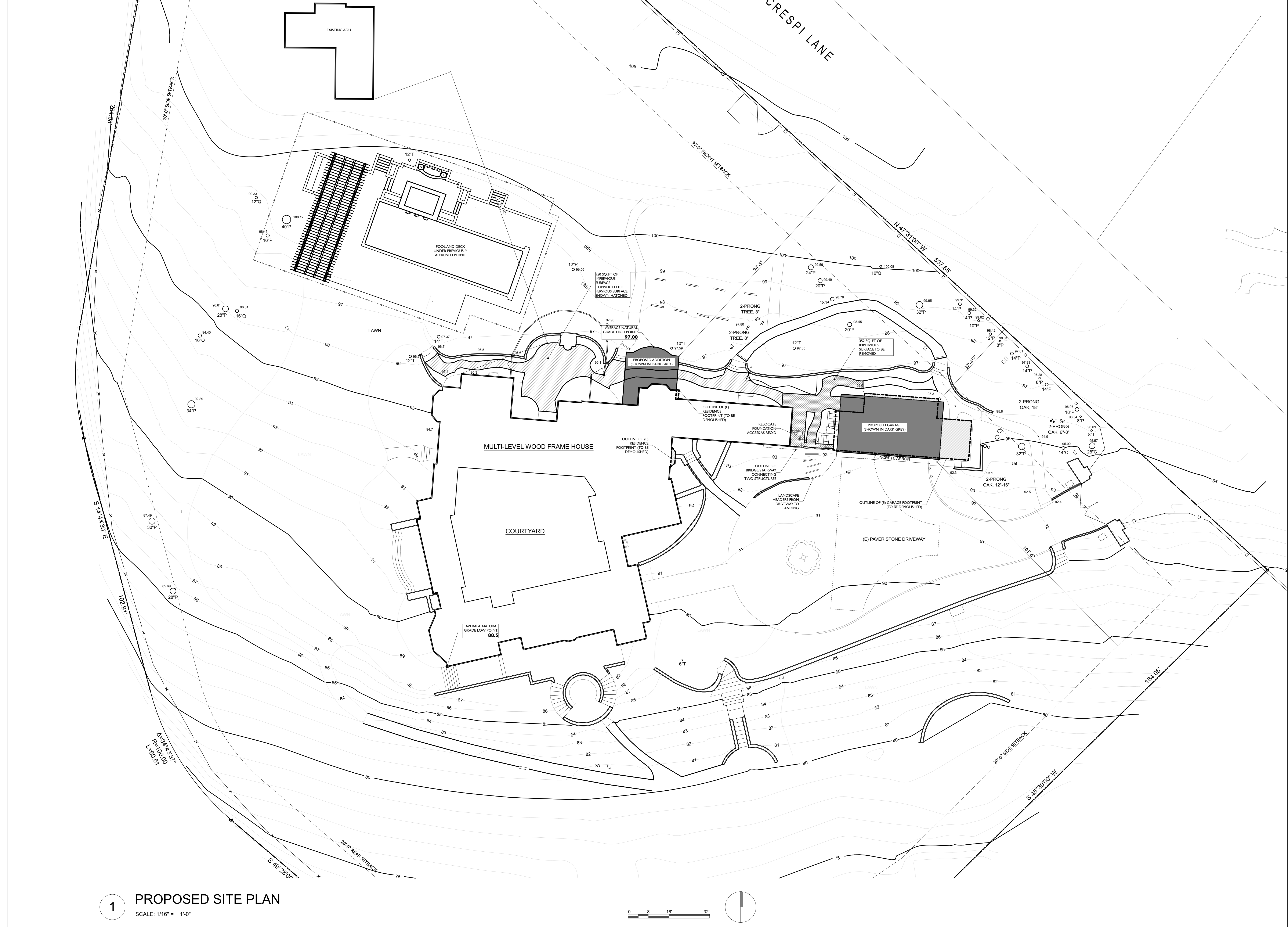


BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 16' JOB No. 10-28 JULY 2019
PREPARED BY: DRZ

APN 008-392-001

A1.1



issued: 4/30/20

revised: -

drawn by:

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 jpa@justinpaulyarchitects.com

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PROPOSED SITE PLAN

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

issued: 4/30/20

revised: -

drawn by:

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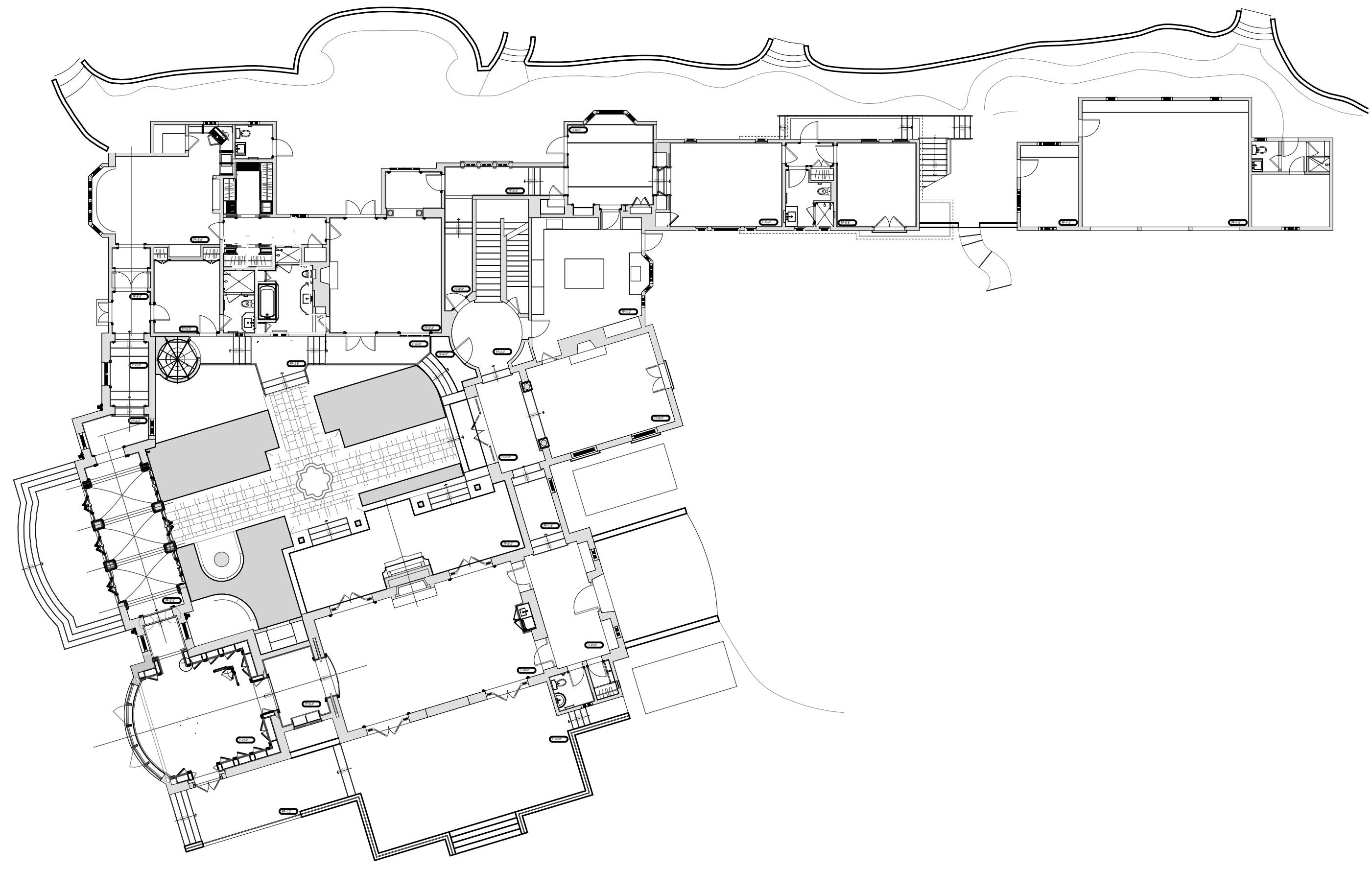
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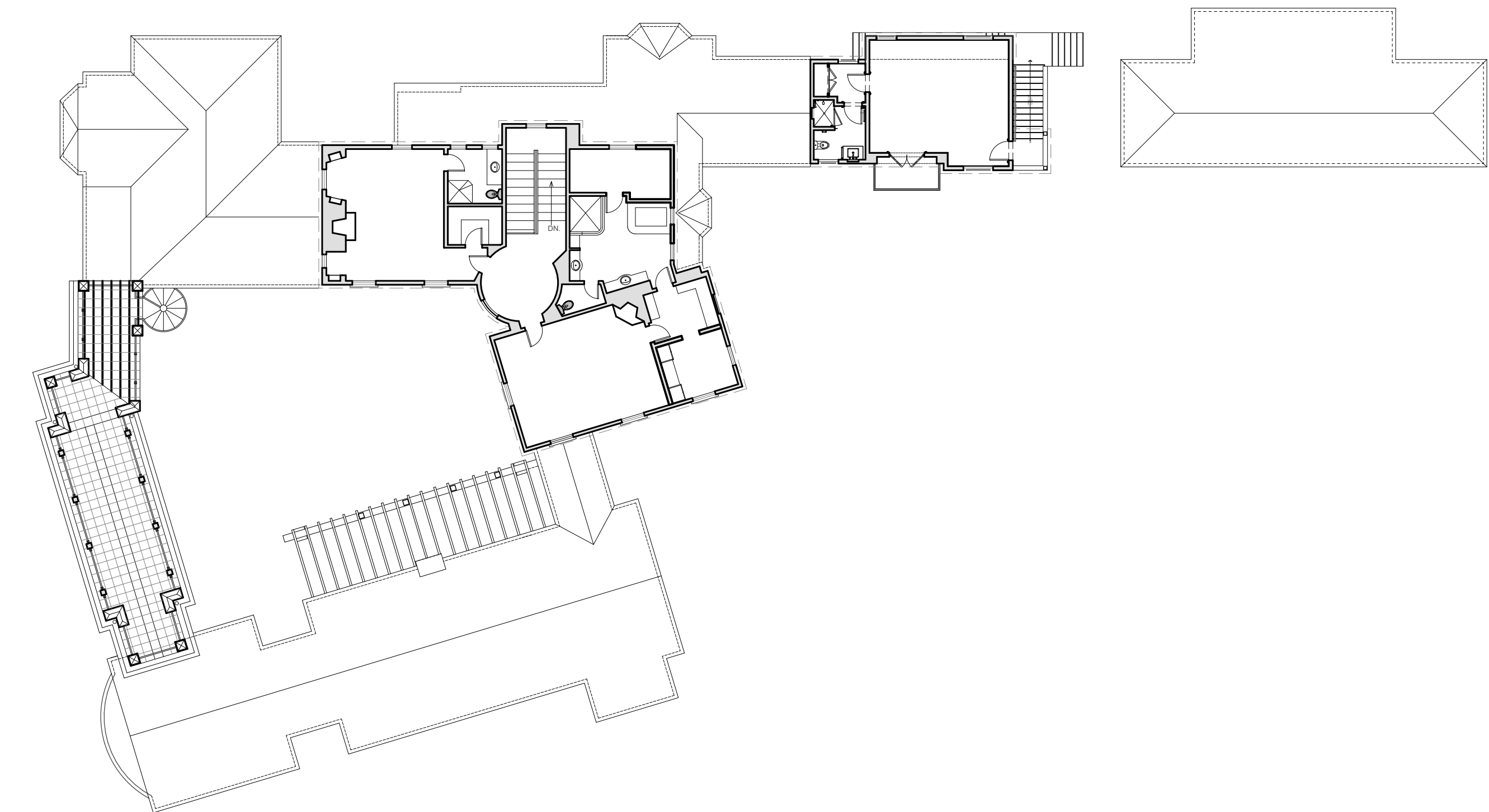
EXISTING FLOOR PLANS

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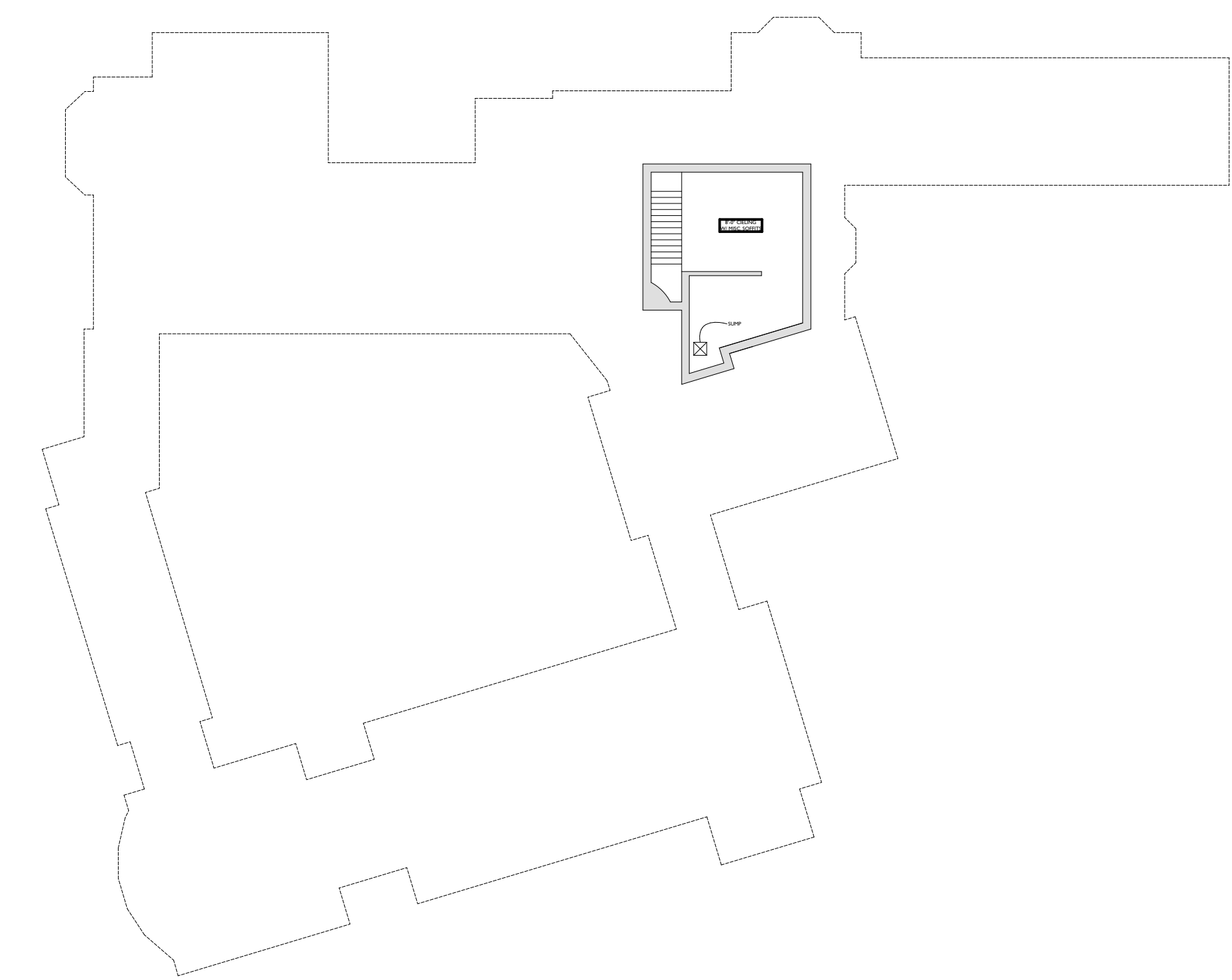
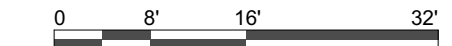
1 EXISTING FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



2 EXISTING SECOND FLOOR

SCALE: 1/16" = 1'-0"



3 EXISTING BASEMENT

SCALE: 1/16" = 1'-0"



issued: 4/30/20

revised: -

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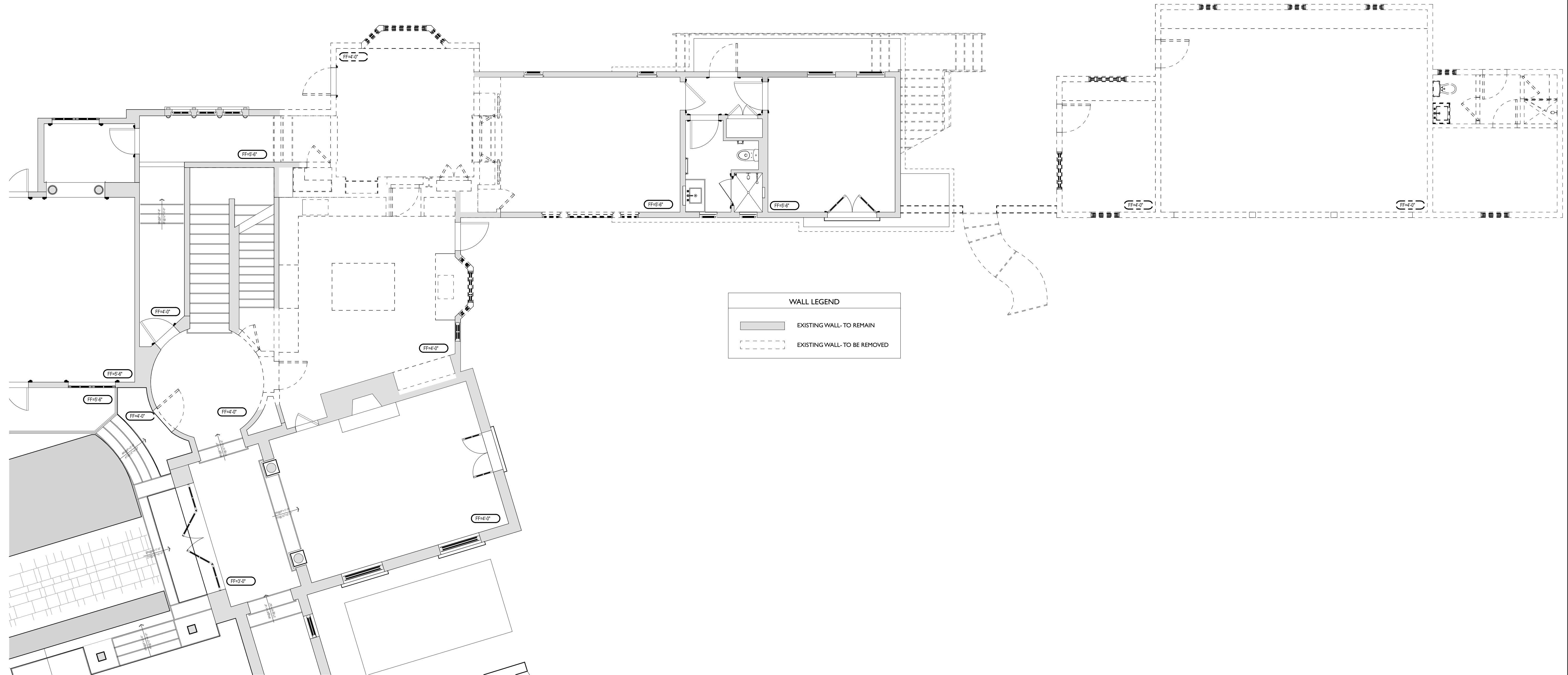
BASEMENT DEMOLITION PLAN

1 BASEMENT DEMOLITION PLAN

SCALE: 3/16" = 1'-0"



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WALL LEGEND

— EXISTING WALL-TO REMAIN

- - - EXISTING WALL-TO BE REMOVED

1 FIRST FLOOR DEMOLITION PLAN

SCALE: 3/16" = 1'-0"



issued: 4/30/20

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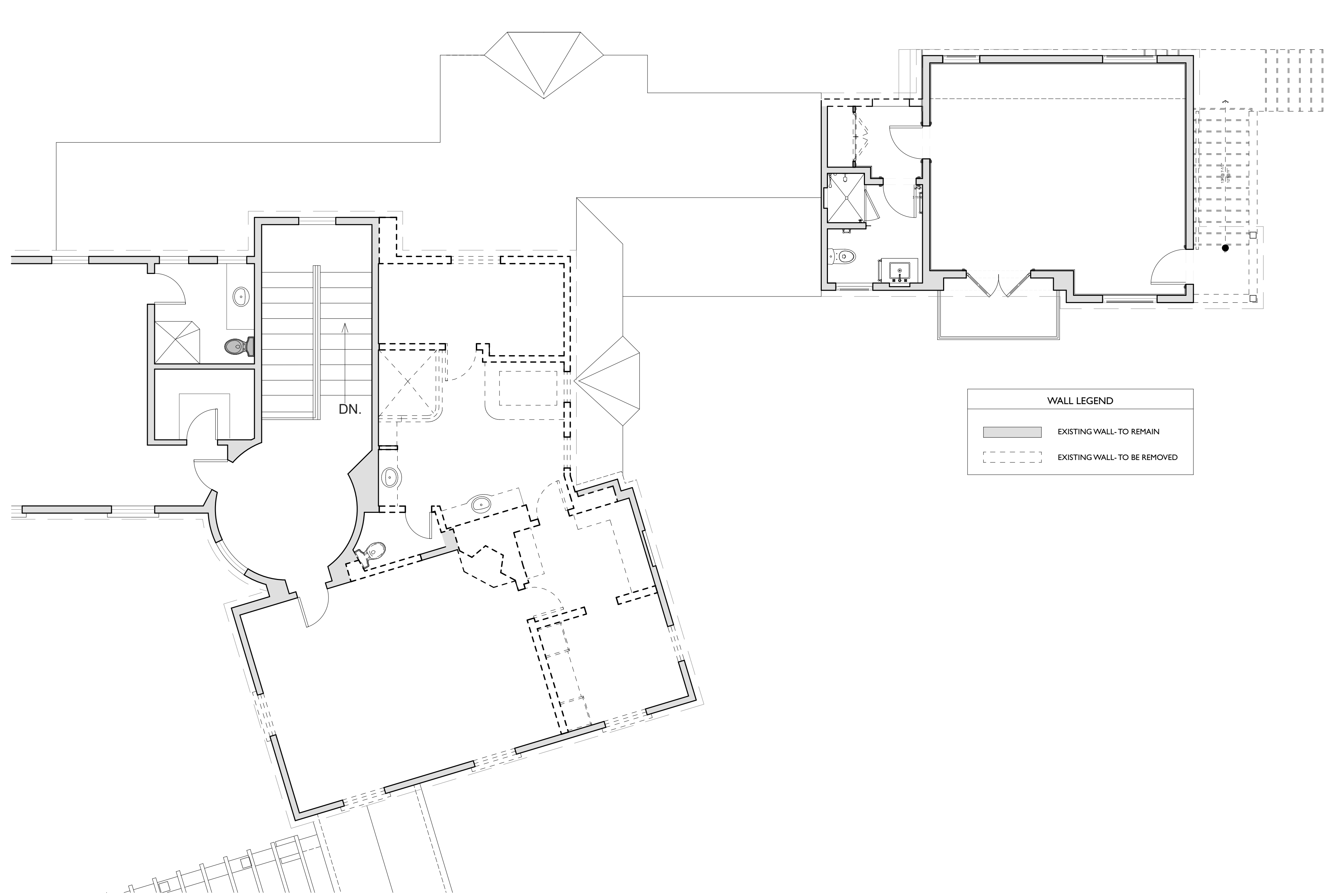
CASA LADERA


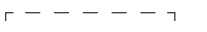
1658 crespi lane
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FIRST FLOOR DEMOLITION PLAN

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WALL LEGEND	
	EXISTING WALL-TO REMAIN
	EXISTING WALL-TO BE REMOVED

1 SECOND FLOOR DEMOLITION PLAN

SCALE: 3/16" = 1'-0"



issued: 4/30/20

revised: -

drawn by:

JUSTIN PAULY ARCHITECTS

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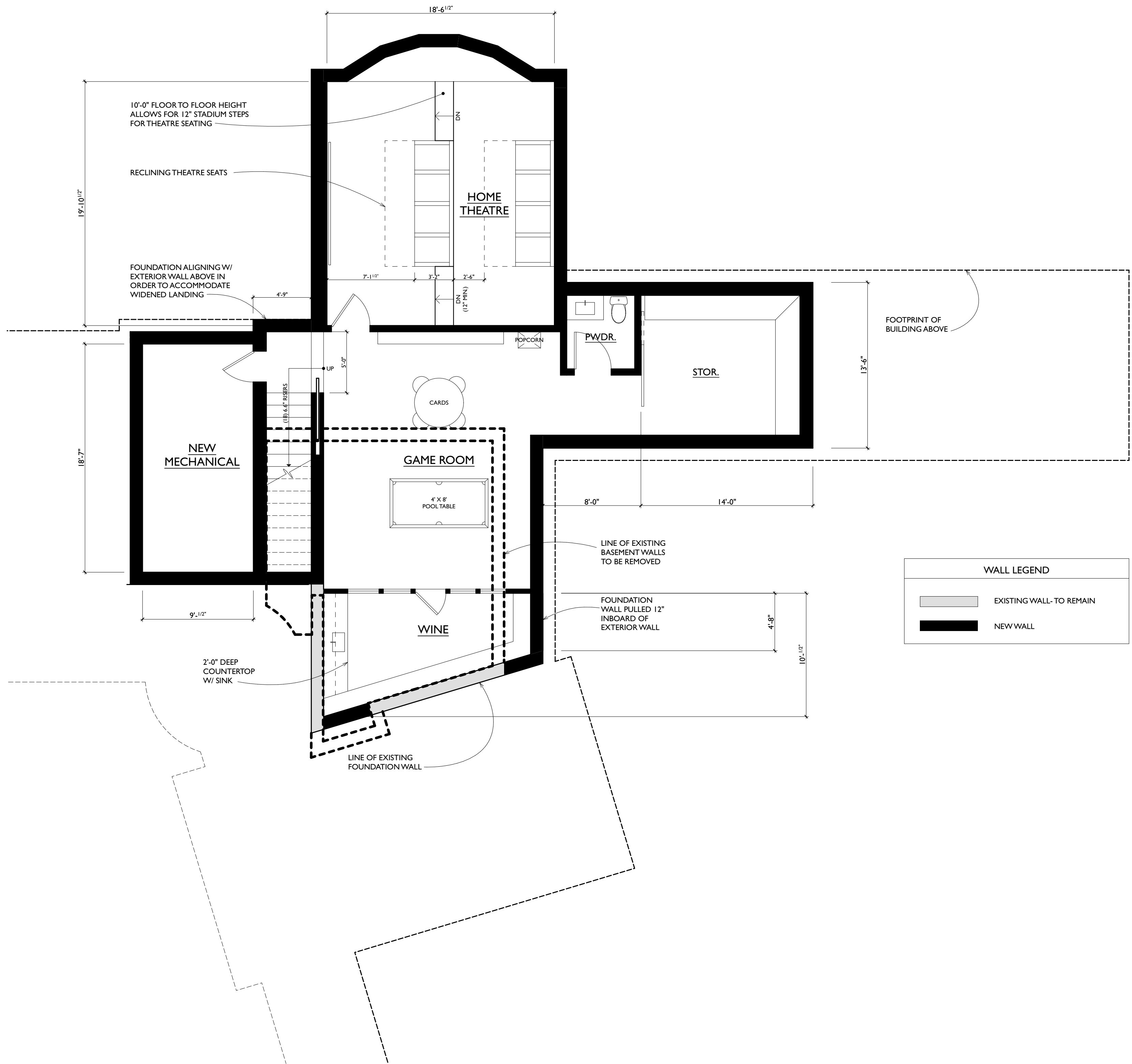
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a residential remodel and addition to:
CASA LADERA
 1658 crespí lane
 pebble beach, california
 apn: 008.392.007.000

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SECOND FLOOR DEMOLITION PLAN

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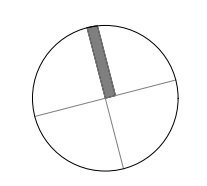
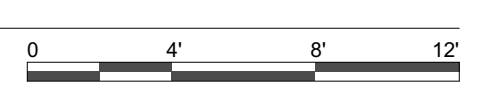
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1658 crespi lane
pebble beach, california

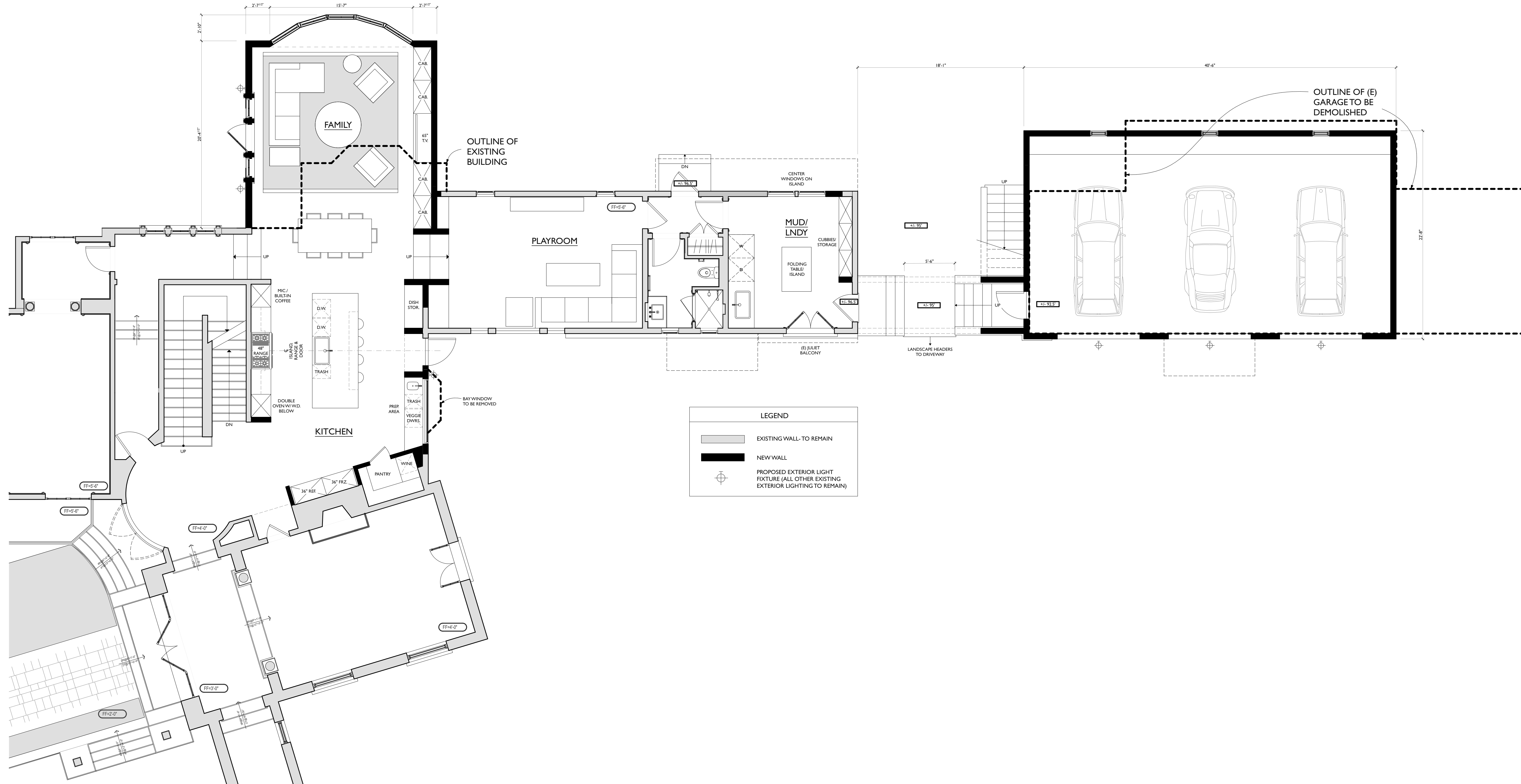
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PROPOSED BASEMENT PLAN

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of ###
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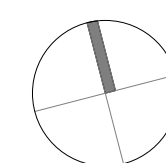
1 PROPOSED BASEMENT
SCALE: 3/16" = 1'-0"





1 PROPOSED FIRST FLOOR

SCALE: 3/16" = 1'-0"



a residential remodel and addition to:

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1658 crespi lane

pebble beach, california

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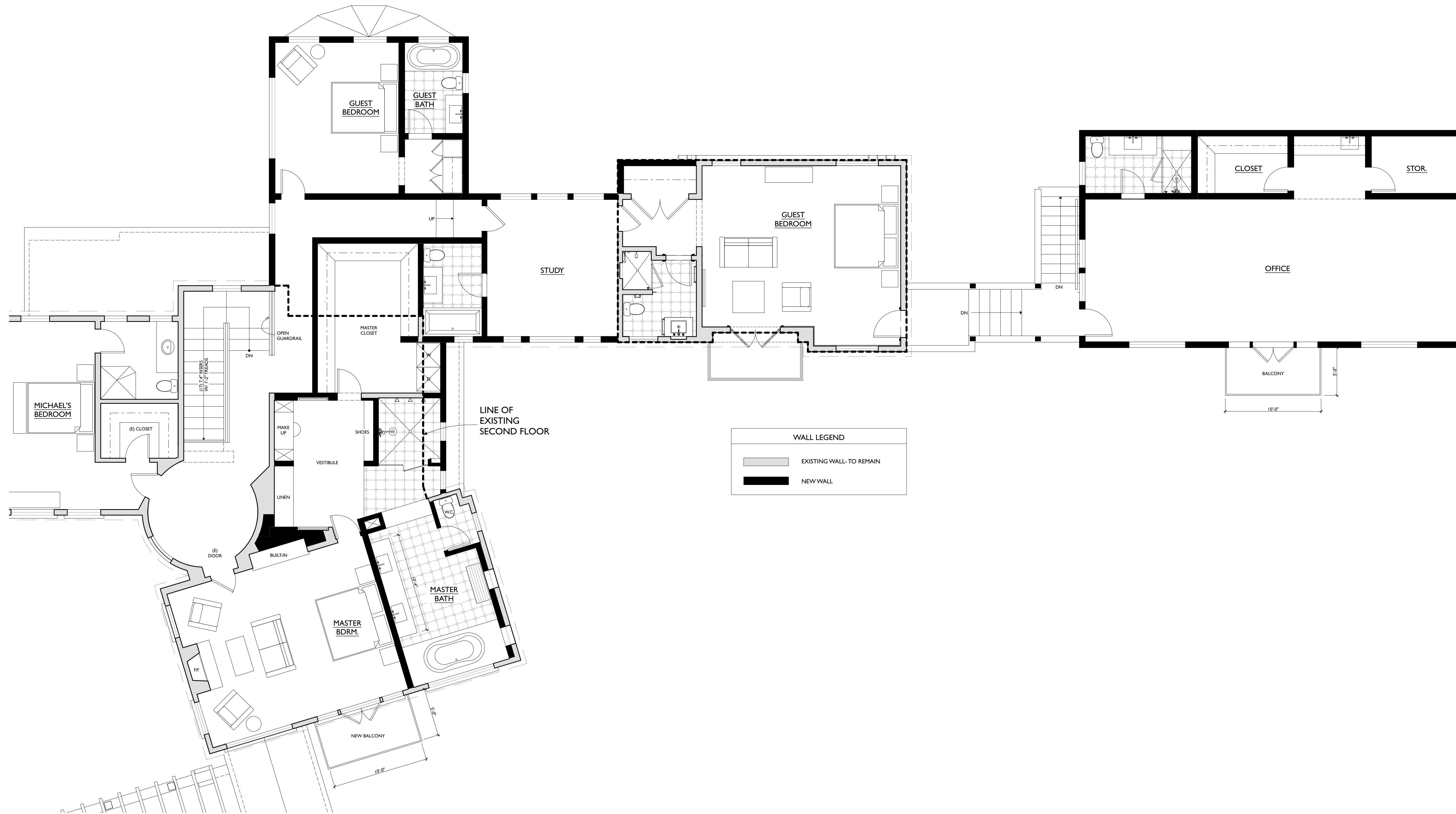
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PROPOSED MAIN FLOOR PLAN

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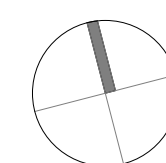
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of ###
sheet



1 PROPOSED SECOND FLOOR

SCALE: 3/16" = 1'-0"



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PROPOSED
 SECOND FLOOR
 PLAN

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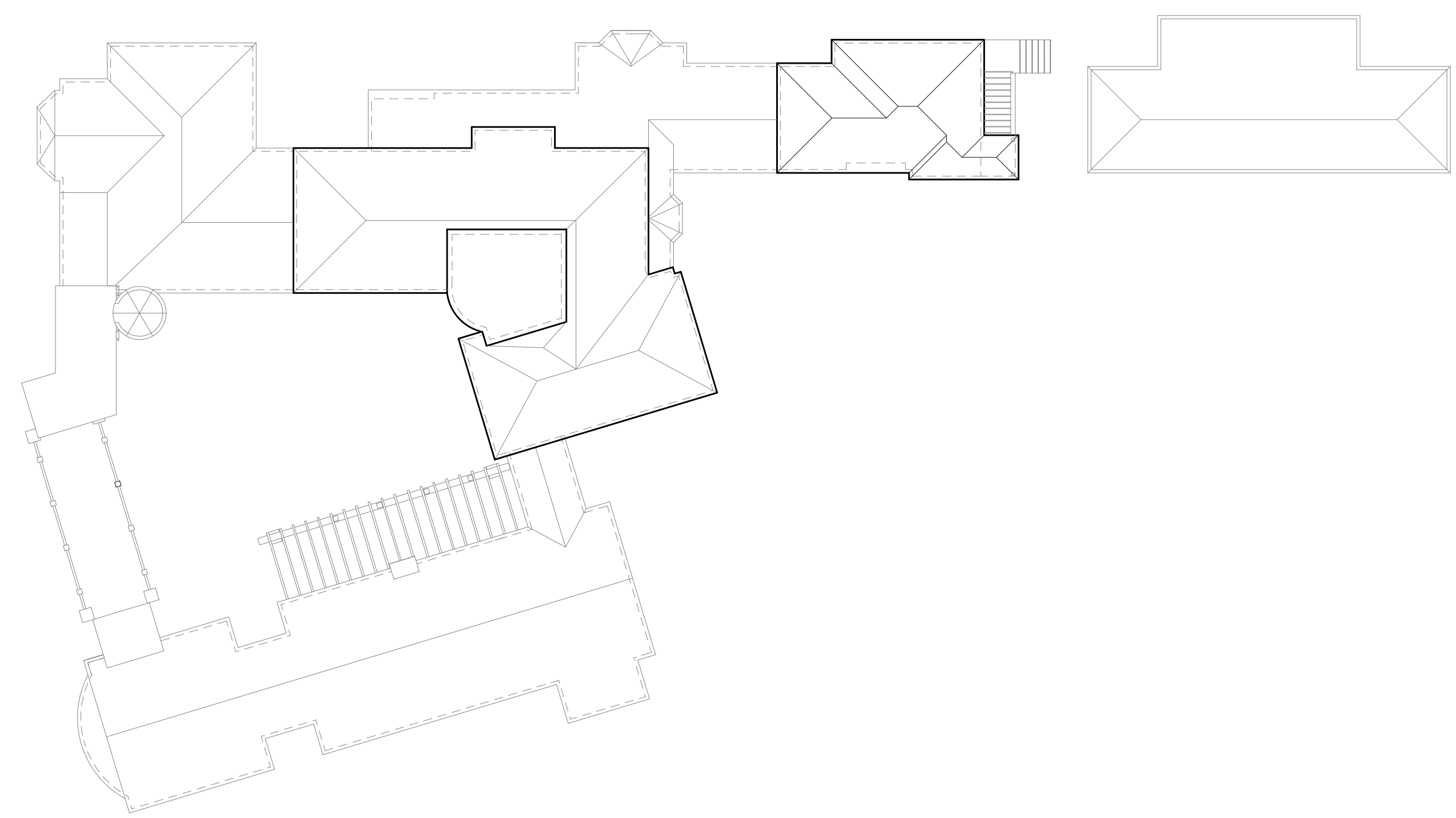
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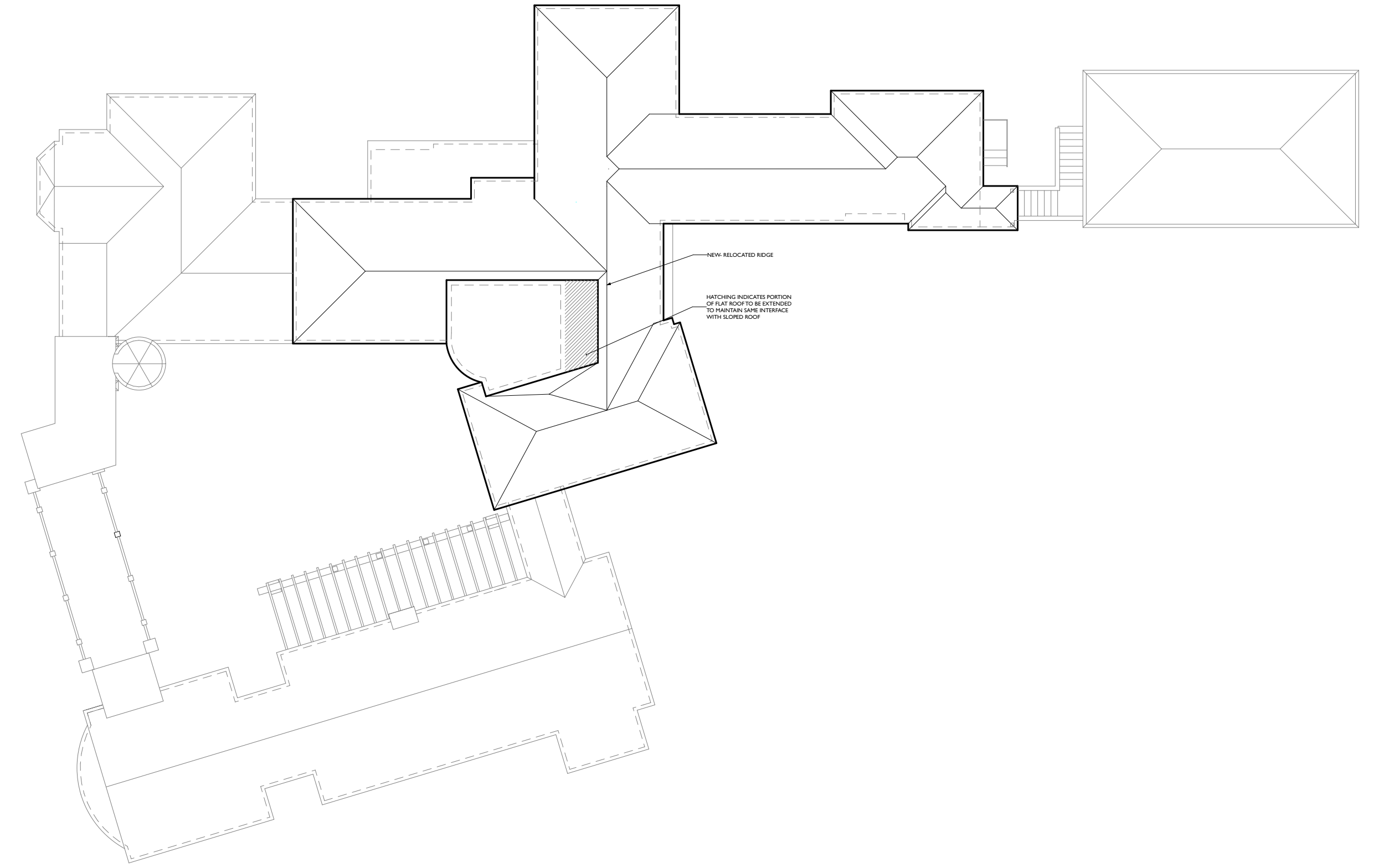
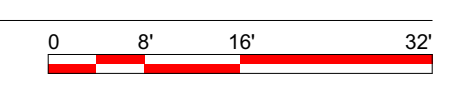
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ROOF PLANS

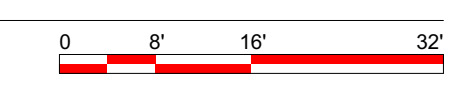
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2 EXISTING ROOF PLAN
SCALE: 1/16" = 1'-0"

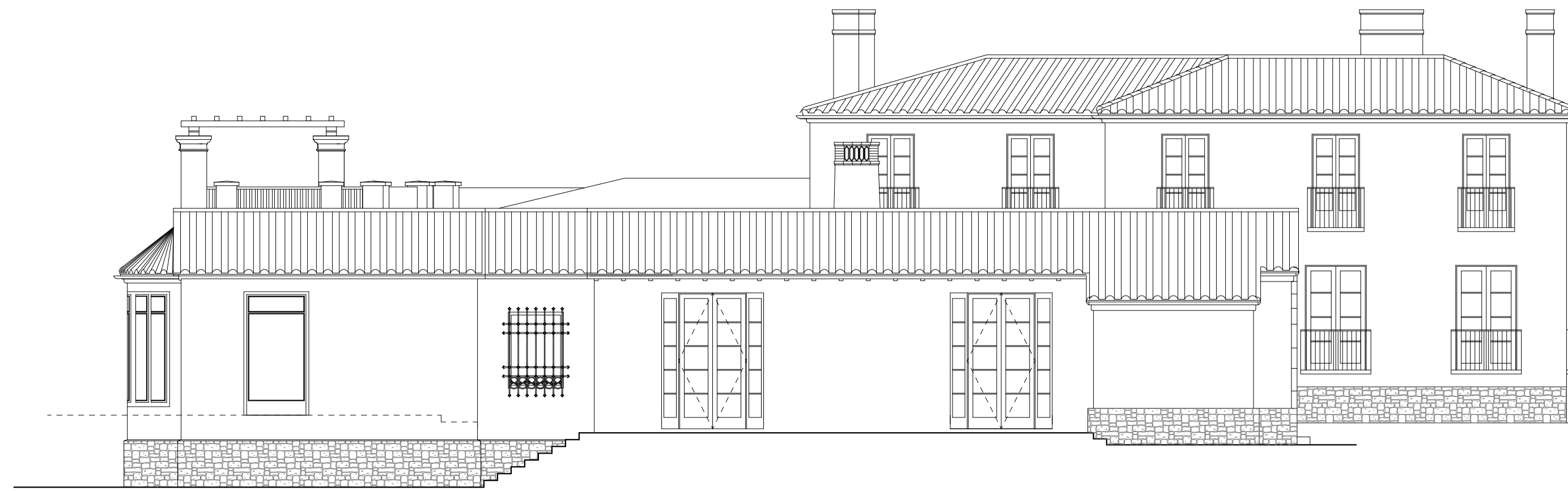


1 PROPOSED ROOF PLAN
SCALE: 1/16" = 1'-0"





EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION (MASTER BEDROOM)



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION

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pebble beach, california

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EXISTING EXTERIOR ELEVATIONS

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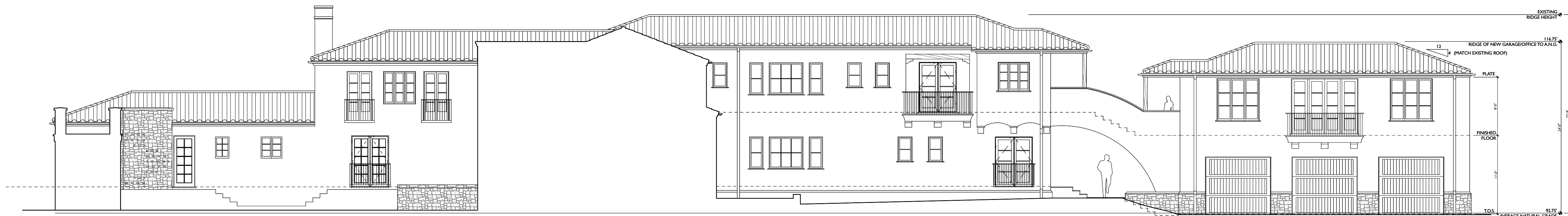
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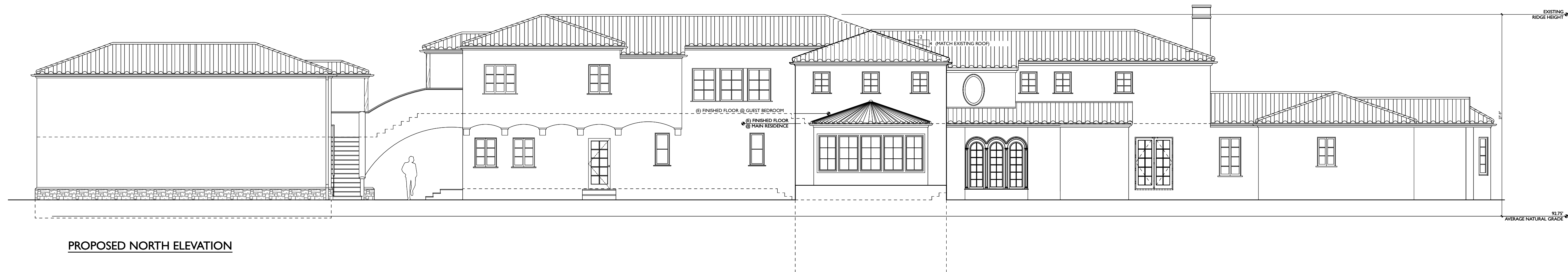
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

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PROPOSED EXTERIOR ELEVATIONS

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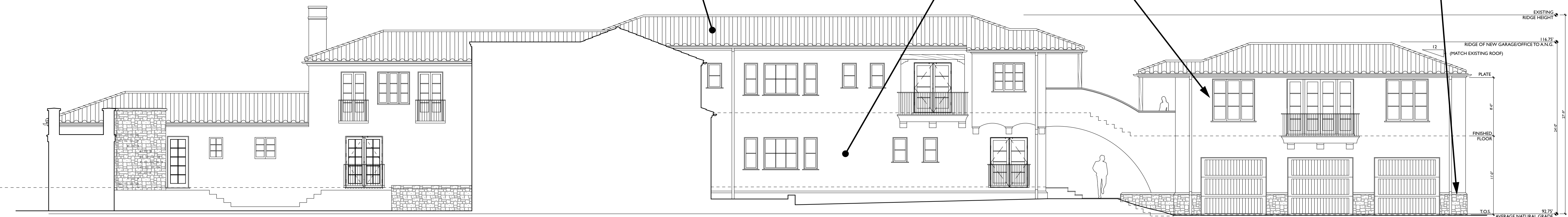


CLAY TILE ROOF TO MATCH EXISTING

PAINTED CEMENT PLASTER FINISH TO MATCH EXISTING

PAINTED WOOD DOORS AND WINDOWS TO MATCH EXISTING

CARMEL STONE VENEER TO MATCH EXISTING



PROPOSED SOUTH ELEVATION

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COLOR AND MATERIALS

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