

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

GILL JAGROOP S TR (PLN250040)

RESOLUTION NO. 25-053

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the addition to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent.

[PLN250040, Jay Gill, 1483 Padre Lane, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Accessor's Parcel Number: 008-441-017-000)]

The GILL JAGROOP S TR application (PLN250040) came on for an administrative decision before the County of Monterey Chief of Planning on October 15, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey 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; (General Plan)
 - Del Monte Forest Land Use Plan (DMF LUP);

- Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan (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) Allowed Use. The property is located at 1483 Padre Lane, Pebble Beach, Del Monte Forest Land Use Plan (Accessor's Parcel Number: 008-441-017-000). The parcel is zoned Low Density Residential with a density of 1.5 acres per 1 unit and a Design Control Overlay (Coastal Zone) or "LDR/1.5-D(CZ)", which allows the first single-family dwelling on a legal lot of record as principally allowed use subject to a Coastal Administrative Permit in each case (Title 20 Sections 20.14.040.A). Additionally, all development requires the granting of a Design Approval pursuant to Title 20 Chapter 20.44. The project involves the construction of a 357 square foot second-story addition to an existing 2,884 square foot single-family dwelling, and minor other modifications to the residence, including the construction of a 179 square foot second story "view deck", 184 square foot second story "private terrace", a 140 square foot stone entry porch, and 35 square feet of exterior wood stairs. Site improvements include reconfiguration of the entry steps and decomposed gravel walkways, and construction of a rear outdoor living area (480 square feet) consisting of permeable stone pavers and a barbecue. The project also proposes to reduce the front setback from the private driveway easement (south) by 10 percent, subject to the granting of a Coastal Administrative Permit (Title 20 section 20.14.040.U; see Finding No. 1, Evidence "e"). Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property is shown in its current configuration as Lot 102 on the map entitled Amended Map of Pebble Beach filed October 13, 1911 (Book 2, Cities and Towns, Pages 31, 31a, and 31b) with the Monterey County Recorder's Office. Therefore, the property is recognized by the County as a legal lot of record.
- d) Design and Visual Resources. The property is subject to the Visual Resources protection policies of the DMF LUP, the applicable implementing regulations of those policies in the CIP, and the Design Control regulations outlined in Title 20 section 20.44.030, which requires a design review of structures and fences to assure protection of the public viewshed and neighborhood character. The exterior colors and materials of the existing residence consist of beige stucco siding with black metal-clad wood exterior doors and windows. The two-story addition will match the existing home, but the roof will change from a grey composite shingled roof to a beige/taupe standing seam metal roof. The second story will also include a glass railing around the proposed terraces. Exterior stairs will be wood, and the rear outdoor living area will consist of natural colored stone pavers. The project, as designed, will be consistent with the surrounding residential neighborhood character.

The property is located in the unincorporated community of Pebble Beach, approximately a quarter mile east of the Pacific Ocean and two and a quarter mile west of Highway 1. The project site is developed and located within a visually sensitive area. As depicted on DMF LUP Figure 3, the subject property is not located within a visually sensitive area, nor within the viewshed of 17 Mile Drive and Point Lobos. However, staking and flagging was required to be installed pursuant to the DMF CIP section 20.147.070.A.1. Staff conducted a site visit on July 21, 2025, and confirmed that the subject property and staking and flagging were not visible from Point Lobos, Highway 1, or any other public common viewing areas due to topography, distance, and existing mature vegetation. The proposed project involves a second-story addition to the main residence. The project was not found to have any new significant impacts on the public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

- e) Development Standards. The development standards of the LDR zoning district are found in Title 20 section 20.14.060. The required structure setbacks for the subject property are 30 feet (front), 20 feet (side) and 20 feet (rear). The subject property has two front setbacks (Padre Lane [east] and a Private Driveway Easement [south]). The existing single-family dwelling has a 52-foot-4-inch front setback from Padre Lane and a non-conforming 9-foot-3-inch front setback from the Private Driveway Easement. Pursuant to Title 20 section 20.68.040, the enlargement, extension, reconstruction, or structural alteration of a nonconforming structure, nonconforming only as to height and yard regulations, may be permitted if the enlargement, extension, reconstruction, or structural alteration conforms to all the regulations of the district in which they are located. Accordingly, the proposed second-story addition and private terrace comply with the required 30-foot front setbacks. However, the proposed view deck encroaches into the front setback from the Private Driveway Easement by 3 feet. This is allowed pursuant to Title 20 section 20.14.040.U, which authorizes the reduction of required setbacks by no more than 10 percent, subject to the granting of a Coastal Administrative Permit. In this case, 10 percent of the required 30-foot front setback is 3 feet, and thus the view deck may be constructed 27 feet from the south property line, adjacent to the Private Driveway Easement. Although interior improvements are being made within the portion of the residence that is non-conforming to one of the required front setbacks, exterior walls will remain intact, and no enlargement or extension of this area is proposed.

	<i>Max Allowable</i>	<i>Proposed</i>
Building Site Coverage:	15% (2,883.4 sf)	15.5% (2,883.75 sf)
Floor Area Ratio:	15.5% (2,883.75 sf)	17.5% (3,240.5 sf)
Maximum Height:	30 ft	30 ft

The existing single-family dwelling has a legal non-conforming site coverage of 15.5 percent. There will be no expansion of site coverage that will result from this project. Additionally, due to the proposed maximum height of 30 feet, the project has been conditioned to

include height verification after construction to ensure (Condition No. 7).

- f) Cultural Resources. The property is in an area that is mapped as having a high sensitivity to the presence of archaeological resources. A Phase I Archaeological Report (County of Monterey Library No. LIB250174) was prepared for the property, which assessed the potential of the project area to contain archaeological resources. The report included archival research and a pedestrian survey of the property and concluded that the site did not contain evidence of archaeological resources. Results of the reconnaissance were negative, and the siting and design of the project were found not to have any potential impacts on known archaeological resources because the site was previously developed. Therefore, potential impacts on archaeological resources are limited, and a standard condition of approval requiring work to stop if previously unidentified resources are found during construction has been incorporated into this permit (Condition No. 3).
- g) Historical Resources. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21084.1(a), all properties fifty years of age or older must be reviewed for potential historic significance. On September 14, 2024, Kent Seavey performed a site visit to analyze the potential historical significance of the existing one-story single-family dwelling (Finding 2, Evidence “b”). The property was developed in 1964 with a California Ranch Style home. The characteristics of the home include wood-framed and stucco exterior wall cladding with a low-pitched hipped roof system and full-height glazing windows. According to the 2013 Pebble Beach Historic Context Statement, due to the number of California Ranch Style homes built after World War II and the Korean conflicts, this residential design does not possess any historical significance, and therefore, is not eligible for listing on any national, state, or local Historic Resources registry.
- h) Geological Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250175), this site is suitable for the residential addition this project proposes; there are no geological or seismic hazards that would preclude this property from being developed, and the proposed development is adequately setback from the known fault trace. Therefore, the project complies with Policy 38 of the DMF LUP, which requires that new development be sited and designed to minimize risk from geologic hazards, assure stability and structural integrity, does not threaten the stability of a site or contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas. See Finding 3, evidence “d”.
- i) Pescadero Watershed. The DMF LUP Policy 77 requires that new residential development, including accessory structures, be limited to 9,000 square feet of structural and other impervious coverage within the Pescadero Watershed, which drains into the Carmel Bay Area of Special Biological Significance. The existing residence and impervious development are currently at 6,476 square feet. The proposed site improvements would include the addition of permeable coverage, which results in a 142 square foot decrease of impervious coverage. The

proposed site improvements consist of a 140 square foot stone entry walkway and 307 square feet of decomposed granite walkways, which are considered permeable materials allowing groundwater percolation. The overall proposed impervious coverage will be 6,334 square feet. Therefore, the property will conform to the 9,000 square foot limitation of structural and impervious coverage.

- j) Public Access. The project is consistent with applicable public access policies as demonstrated in Finding No. 6 and supporting evidence.
- k) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Del Monte Forest LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103.
- l) The project planner conducted a site inspection on July 21, 2025, to verify that the project on the subject parcel conforms to the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250040.

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. 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, historical, and soil resources. The following reports have been prepared:
 - “Geotechnical Report” (County of Monterey Library No.LIB250175) prepared by Greg Bloom with Butano Geotechnical Engineers, Inc., Watsonville, CA, April 25, 2025.
 - “Phase I Archaeological Assessment” (County of Monterey Library No.LIB250174) prepared by Susan Morley and Brenna Wheelis with Achasta Archaeological Services, Marina, CA, April 10, 2025.
 - “Phase I Historic Report” (County of Monterey Library No.LIB250176) prepared by Kent L. Seavey, Pacific Grove, CA, September 14, 2024.

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. All development shall be in accordance with these reports.
 - c) Staff conducted a site inspection on July 21, 2025, 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 can be found in Project File PLN250040.

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. 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 are provided and have existed on the project site. Water and sewer are provided to the parcel through the public water system by CalAm and the Carmel Wastewater District (CAWD) via the Pebble Beach Community Services District. The project, as proposed, will continue to use these same connections.
 - c) The property is located in an area mapped as having a high fire hazard according to the Monterey County Geographic Information System. Pursuant to DMF LUP Policy 38, new development shall be sited and designed to minimize risk from fire hazards. The proposed second-story addition to the existing single-family dwelling is sited in a previously developed area, and the existing materials used for the home are fire-resistant.
 - d) The project is located within 1/8 mile of the Cypress Point fault according to Monterey County GIS information. A geotechnical and geological hazards report was prepared to assess geologic hazards on the site, and whether they would impact the proposed development. The report included physical inspection of the site for fault-induced features or other hazards and research of published data on seismicity and other mapped geologic hazards. The report concluded that the site was suitable for the proposed use, given that the recommendations in it were followed. Compliance with Title 18 section 16.08.110 will ensure that the geotechnical engineer's recommendations are adhered to and implemented into the final construction plans.
 - e) Staff conducted a site inspection on July 21, 2025, to verify that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File PLN250040.
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 July 21, 2025, 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 can be found in Project File PLN250040.

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) The project is categorically exempt from environmental review pursuant to section 15301 of the CEQA Guidelines involving existing facilities. This exemption applies to whether the project involves a negligible or no expansion of use. Section 15301(e) categorically exempts additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the existing structure or 2,500 square feet, whichever is less. The project consists of a 357 square foot second-story addition with 363 square feet of second-story terraces to an existing 2,884 square foot single-family dwelling and associated site improvements. The additions total 720 square feet, or less than 50% of the existing floor area of the residence. Therefore, the project was found to meet the CEQA Guideline requirements for this exemption.
- b) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource as demonstrated in Finding No. 1, Evidence “h”. The project is also not located near a hazardous waste site or within view of a scenic highway corridor. The project, as proposed, does not cause any unusual circumstances that would result in a significant effect or would result in a cumulative significant impact. However, the project site is located within an area of high archaeological sensitivity. Subject to CEQA Guidelines section 15300.2(c), a field reconnaissance survey was required to be performed for the proposed project. On April 10, 2025, Susan Morley and Brenna Wheelis with Achasta Archaeological Services conducted a survey to determine if resources were present on site. The result of that survey was negative. Therefore, a standard condition of approval (Condition No. 3) has been incorporated to ensure construction work is halted if archaeological resources are accidentally uncovered. Thus, there is no feature or condition of the project that distinguishes the project from the exempt class.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on July 21, 2025.
- d) 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 can be found in Project File PLN250040.

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 can be found in Project PLN250040.

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

- EVIDENCE:**
- a) In accordance with 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) In accordance with Title 20 Section 20.86.080.A, this project is appealable to the California Coastal Commission as it is between the sea and the first through public road paralleling the sea; for the Del Monte Forest, this would be Highway 68.

DECISION

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

1. Find that the addition to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Coastal Administrative Permit and Design Approval to allow modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent.

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 15th day of October 2025.

Jacquelyn Nickerson,
Principal Planner

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

PLN250040

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Coastal Administrative Permit and Design Approval (PLN250040) allows modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent; and a Coastal Administrative Permit to reduce the front setback by 10 percent; and a Coastal Administrative Permit to reduce the front setback by 10 percent. The property is located at 1483 Padre Land, Pebble Beach (Assessor's Parcel Number 008-441-017-000), 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 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 008-441-017-000 on October 15, 2025. The permit was granted subject to 8 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal 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 in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. 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 or tree removal, the Owner/Applicant/Tree Removal Contractor 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.

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. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

8. 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.

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PLANNING INFO.

- PROPERTY OWNER:
JAY GILL
1483 PADRE LANE
PEBBLE BEACH, CA 93953
- PROJECT ADDRESS:
1483 PADRE LANE
PEBBLE BEACH, CA 93953
- PROJECT SCOPE:
RECONFIGURE ENTRY STEPS; NEW OUTDOOR STONE
TERRACE; NEW DECOMPOSED GRANITE WALKWAYS;
NEW UPPER LEVEL PRIMARY BEDROOM;BATHROOM;
AND VIEW DECK, INTERIOR REMODEL
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 008-441-017
- LEGAL DESC.: LOT: 5 BLOCK:142A
- ZONE: LDR/15-D(CZ)
- STORIES: 2
- MAX BLDG. HT: 30 FT
- GRADING: N/A
- TREE REMOVAL: N/A
- TOPOGRAPHY: SLOPED
- PROJECT CODE COMPLIANCE:
2023 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL
CODE, CALIFORNIA GREEN BUILDING CODE & 2023
CALIFORNIA ENERGY CODE

■ LOT AREA: 18,517.36 S.F. (0.4251 Ac.)

■ F.A.R. CALCULATIONS

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN BUILDING				
MAIN FLOOR	2,415.75	0	0	2,415.75
UPPER FLOOR	0	0	356.75	356.75
GARAGE	468.00	0	0	468
TOTAL	2,883.75	0	356.75	3,240.5

■ EXISTING F.A.R. : 2,883.75 SF (15.5%)

■ F.A.R. ALLOWED: 3,240.5 SF (17.5%)

■ F.A.R. PROPOSED: 3,240.5 SF (17.5%)

■ COVERAGE CALCULATIONS (BUILDING & IMPERVIOUS):

EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	TOTAL	
2,883.75	0	0	2,883.75	IMPERVIOUS
854	-177	35	712	PERMEABLE
10	0	0	10	IMPERVIOUS
0	0	140	140	PERMEABLE
219	0	0	219	IMPERVIOUS
0	0	480	480	PERMEABLE
293	0	307	600	PERMEABLE
2,509	0	0	2,509	IMPERVIOUS

MAIN RESIDENCE *
WOOD TERRACES/ STAIRS
CONCRETE LANDING
STONE ENTRY PORCH
CONCRETE WALKWAYS
OUTDOOR TERRACE
DG WALKWAY
AC DRIVEWAY

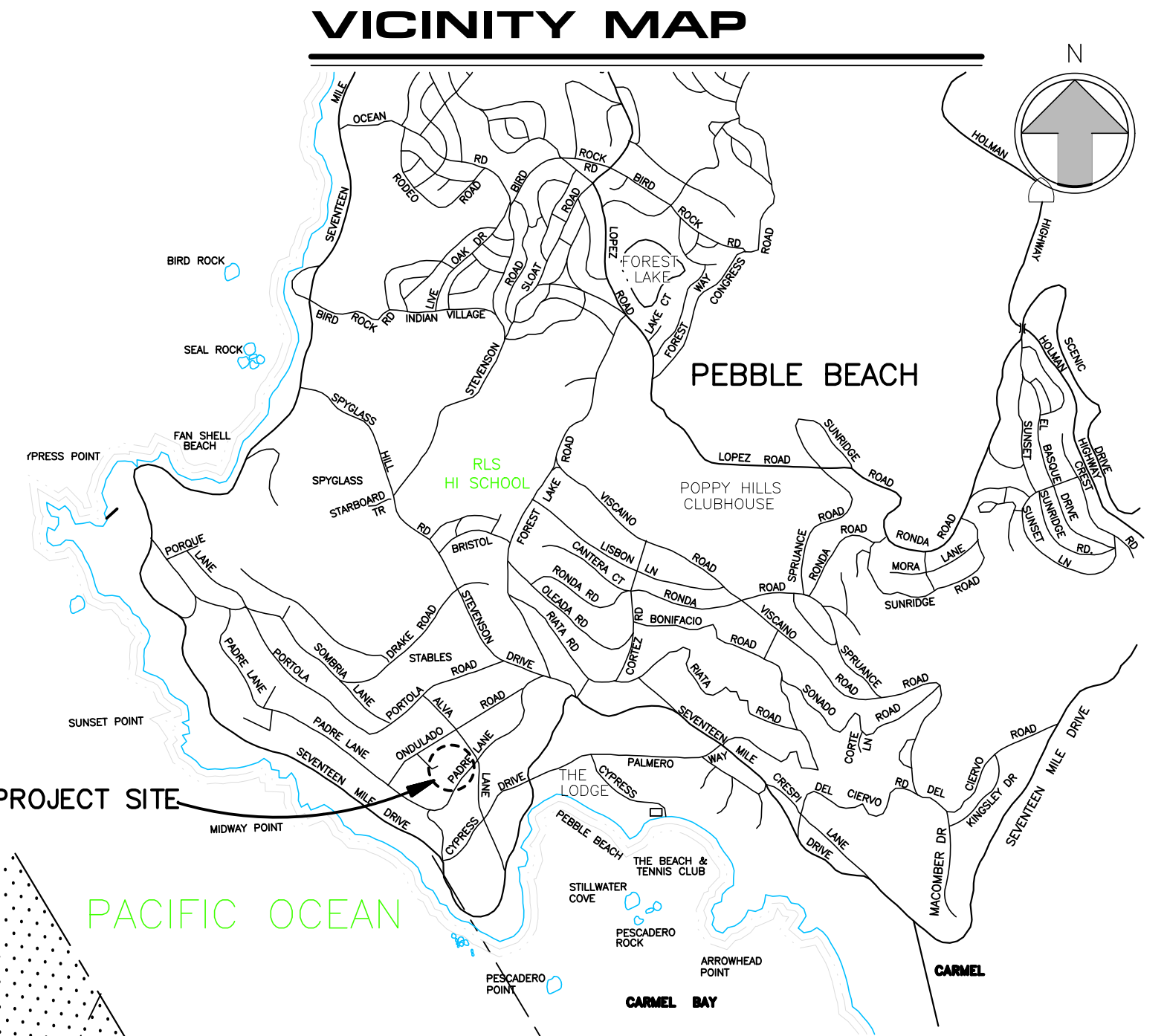
*BUILDING COVERAGE

■ EXISTING BUILDING SITE COVERAGE: 2,883.75 SF (15.5%)

■ BUILDING SITE COVERAGE PROPOSED: 2,883.75 SF (15.5%)

■ PESCADERO COVERAGE CALCULATIONS

■ EXISTING IMPERVIOUS COVERAGE:	5,621.75 SF IMPERVIOUS
■ IMPERVIOUS COVERAGE PROPOSED:	5,621.75 SF IMPERVIOUS
■ IMPERVIOUS COVERAGE ALLOWED:	9,000 SF IMPERVIOUS



JUN A. SILLANO, AIA



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INTERNATIONAL DESIGN GROUP. WRITTEN PERMISSIONS ON
THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE
DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE
RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE
JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION
FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE
DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE
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STAMPS:

PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017

DATE: MAY 9, 2025

PLANNING SUBMITTAL

REVISIONS:

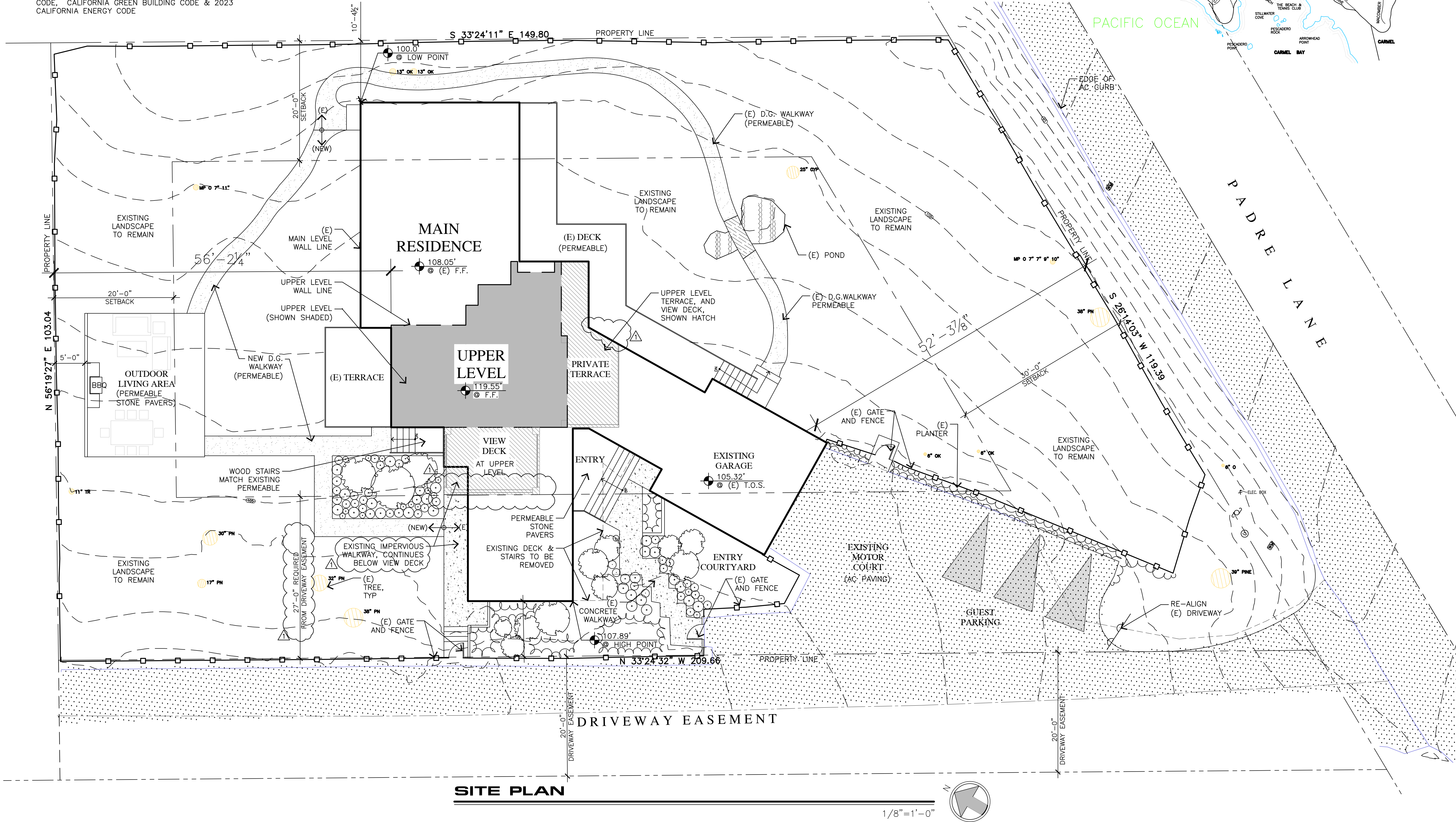
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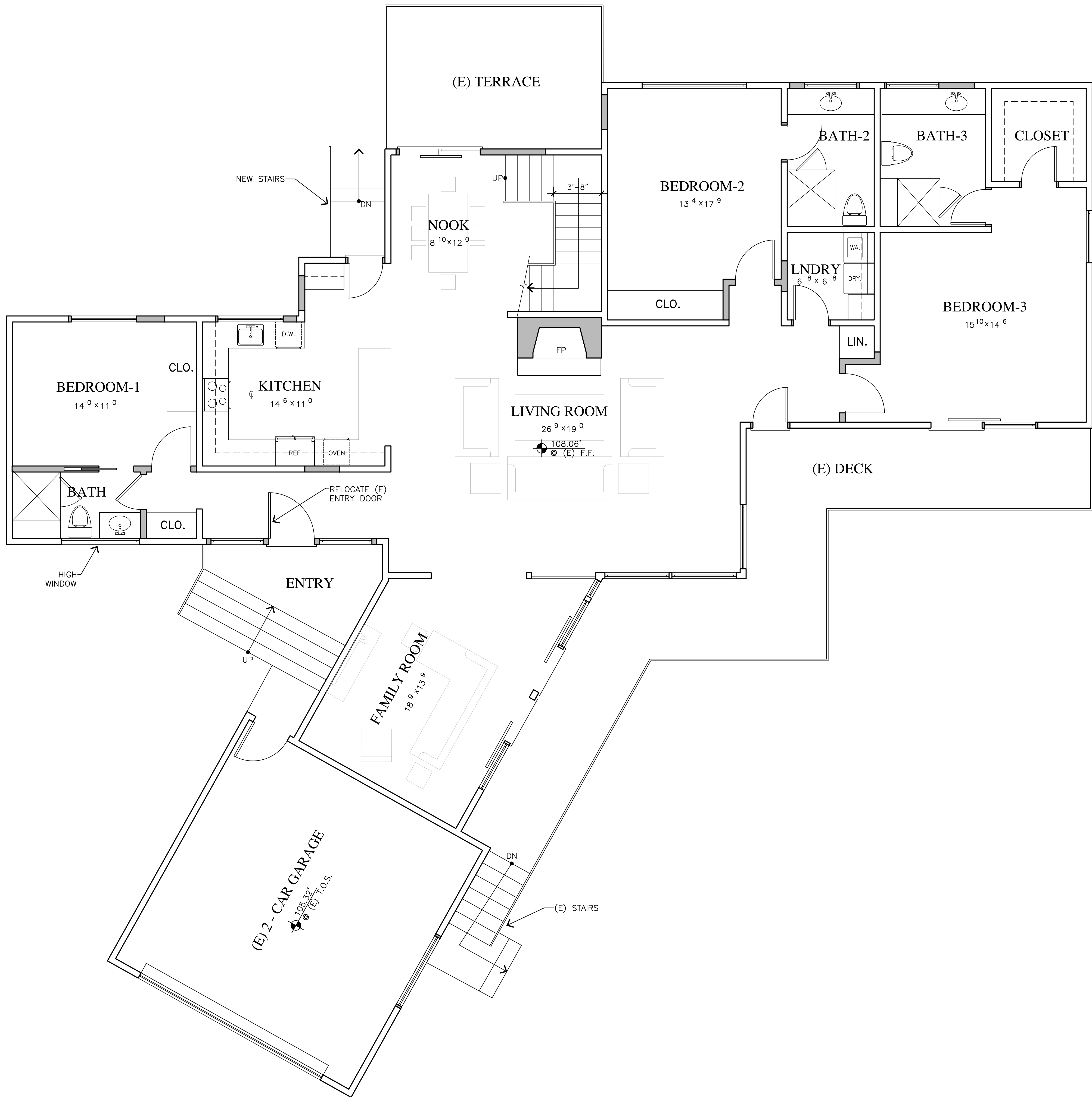
SITE

PLAN

SHEET NO.

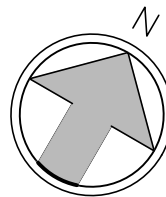
A1.0





PROPOSED MAIN LEVEL PLAN

1/4"=1'-0"



WALL LEGEND

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

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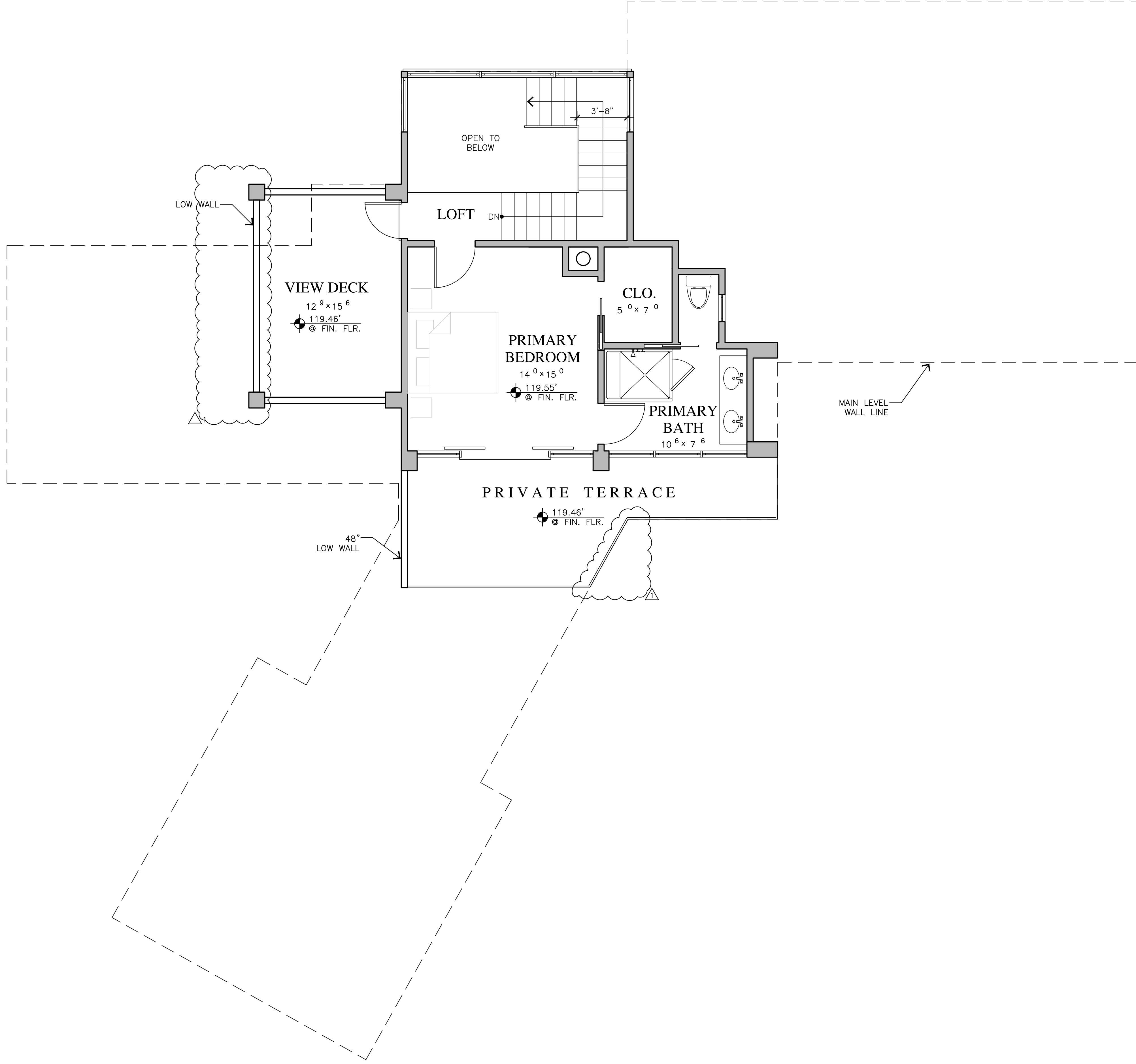
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MAIN LEVEL
PLAN

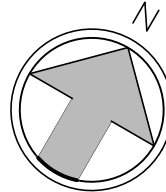
SHEET NO.

A2.0



PROPOSED UPPER LEVEL PLAN

1/4" = 1'-0"



WALL LEGEND

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

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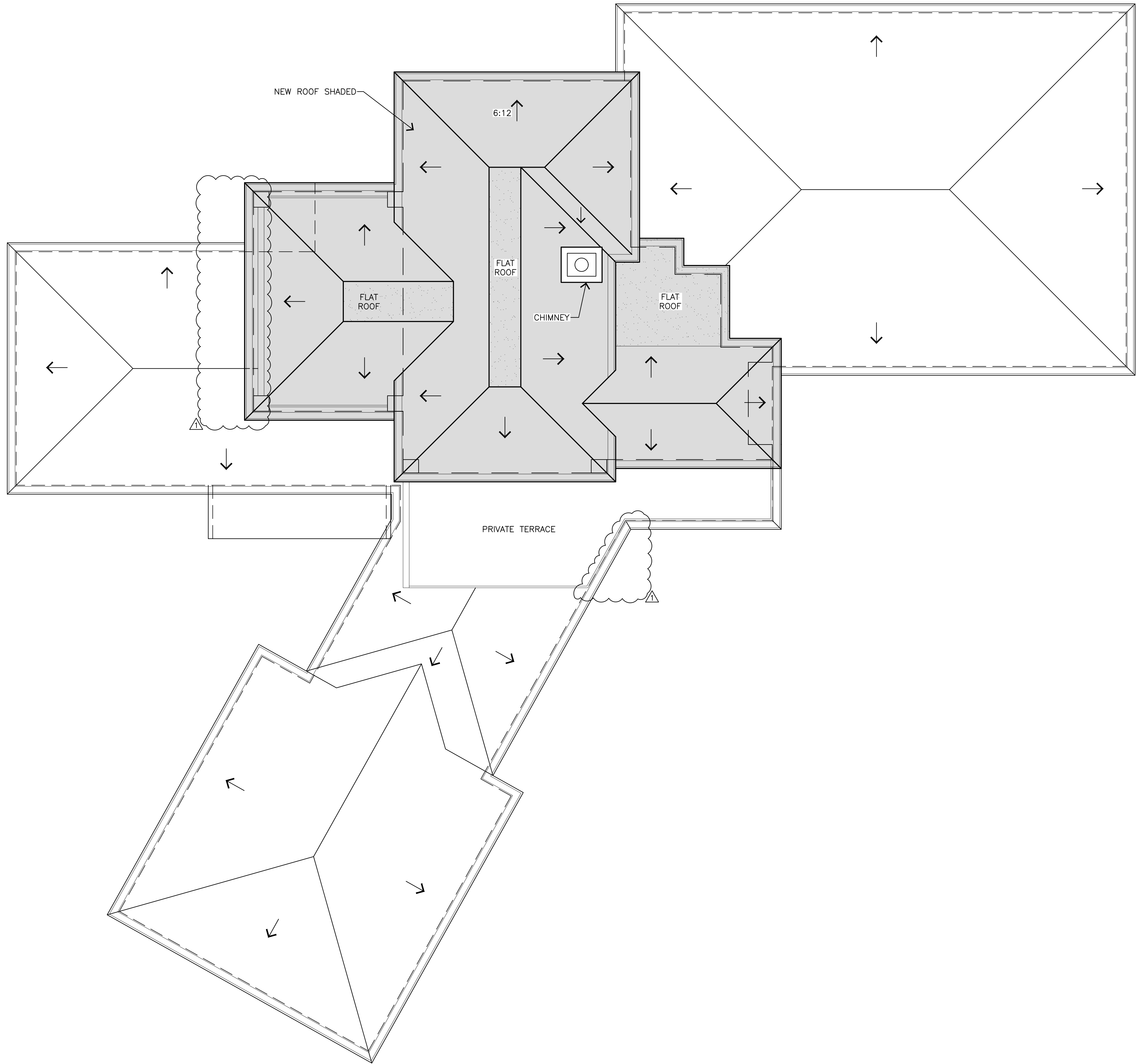
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UPPER LEVEL
PLAN

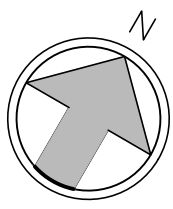
SHEET NO.

A3.0



ROOF PLAN

1/8"=1'-0"



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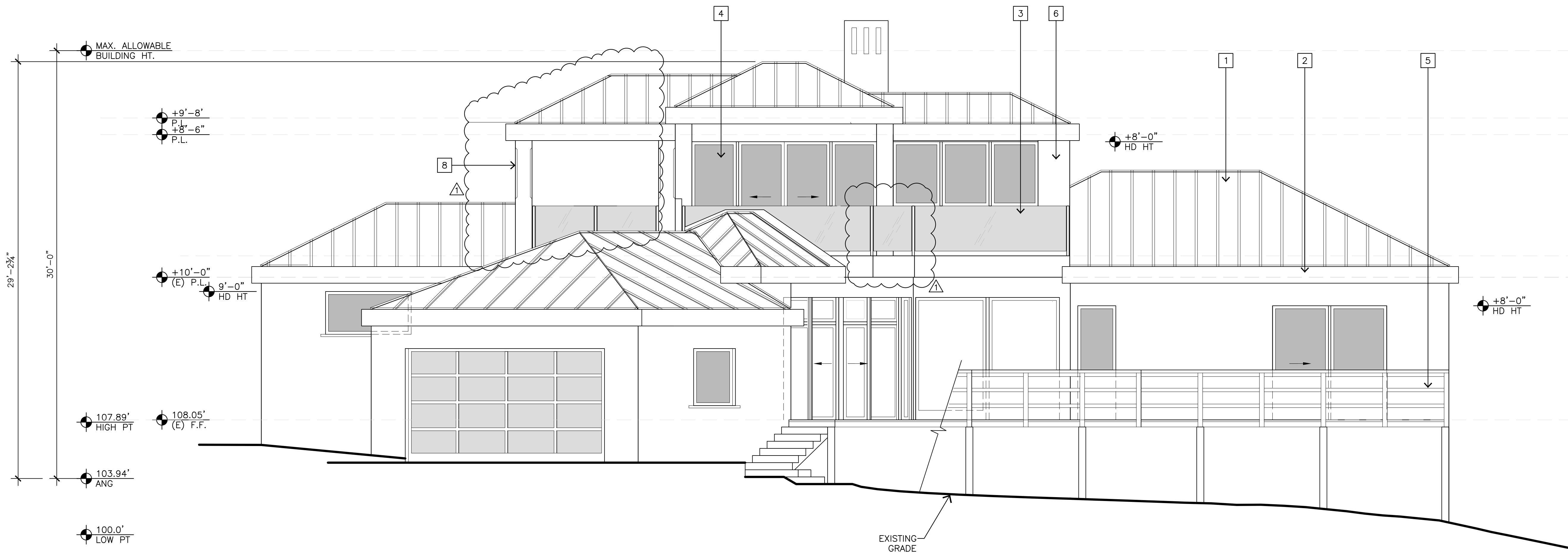
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ROOF
PLAN

SHEET NO.

A5.0

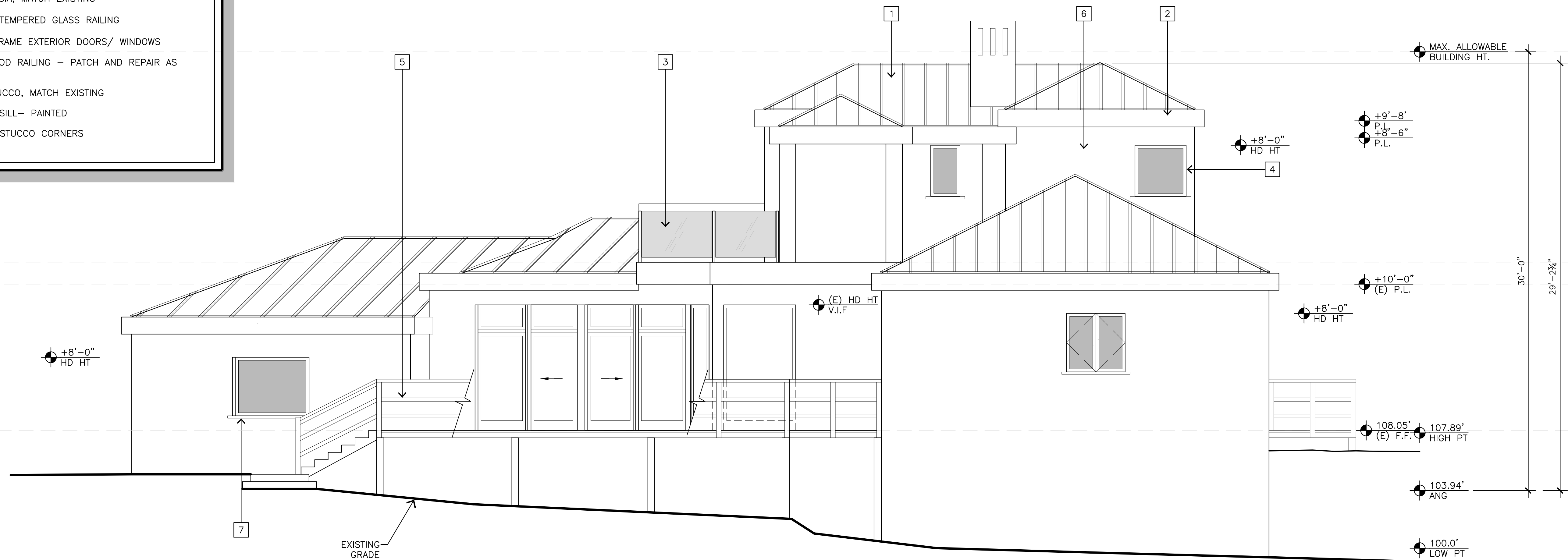


SOUTH ELEVATION - PROPOSED

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 STANDING SEAM METAL ROOF WITH CONCEALED GUTTERS
- 2 STUCCO FASCIA, MATCH EXISTING
- 3 1/2" THICK TEMPERED GLASS RAILING
- 4 ALUMINUM FRAME EXTERIOR DOORS/ WINDOWS
- 5 EXISTING WOOD RAILING - PATCH AND REPAIR AS NECESSARY
- 6 EXISTING STUCCO, MATCH EXISTING
- 7 3X3 CEDAR SILL- PAINTED
- 8 CHAMFERED STUCCO CORNERS



EAST ELEVATION - PROPOSED

1/4"=1'-0"

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RESIDENCE**

PROJECT ADDRESS:

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CA 93953**

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**PROPOSED
ELEVATIONS**

SHEET NO.

A6.0

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PROPOSED
ELEVATIONS

SHEET NO.

A6.1

+9'-0"
AT TRANSOM

MAX. ALLOWABLE
BUILDING HT.

+9'-8"
P.L.
+8'-6"
P.L.

+8'-0"
HD HT

+10'-0"
P.L.
+8'-0"
HD HT

108.05'
(E) F.F.

107.89'
HIGH PT

103.94'
ANG

100.0'
LOW PT

NORTH ELEVATION - PROPOSED

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 STANDING SEAM METAL ROOF WITH CONCEALED GUTTERS
- 2 STUCCO FASCIA, MATCH EXISTING
- 3 1/2" THICK TEMPERED GLASS RAILING
- 4 ALUMINUM FRAME EXTERIOR DOORS/ WINDOWS
- 5 EXISTING WOOD RAILING - PATCH AND REPAIR AS NECESSARY
- 6 EXISTING STUCCO, MATCH EXISTING
- 7 3X3 CEDAR SILL- PAINTED
- 8 CHAMFERED STUCCO CORNERS

MAX. ALLOWABLE
BUILDING HT.

+9'-8"
P.L.
+8'-6"
P.L.

+8'-0"
HD HT

+10'-0"
(E) P.L.

108.05'
(E) F.F.

107.89'
HIGH PT

103.94'
ANG

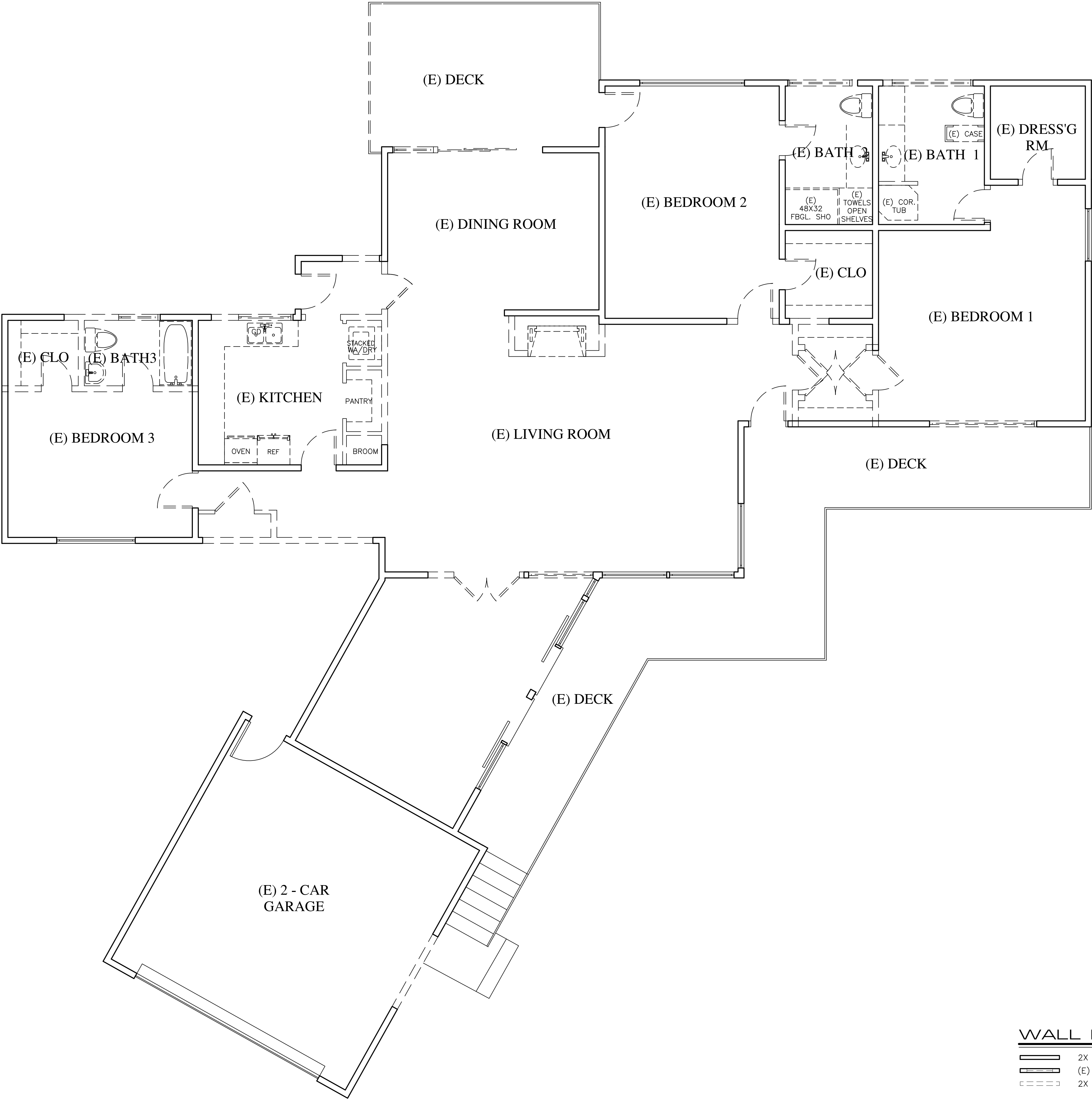
100.0'
LOW PT

SOUTH ELEVATION - PARTIAL PROPOSED

1/4"=1'-0"

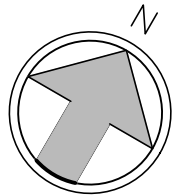
WEST ELEVATION - PROPOSED

1/4"=1'-0"



MAIN LEVEL DEMO PLAN

1/4"=1'-0"



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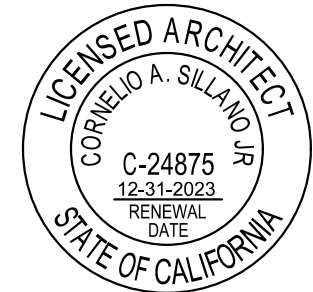
PROJECT/CLIENT:

JAY GILL
RESIDENCE

PROJECT ADDRESS:

1483 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-441-017



DATE: MAY 9, 2025
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MAIN LEVEL
DEMO PLAN

SHEET NO.

D2.0

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**COLOR AND MATERIAL SAMPLES FOR
GILL RESIDENCE
1483 PADRE LANE, PEBBLE BEACH, CA 93953
APN: 008-441-017**

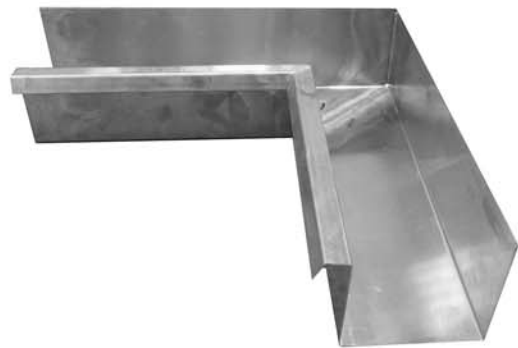
STANDING SEAM METAL ROOF



**EXTERIOR STUCCO -
MATCH EXISTING**



**HIDDEN ALUMINUM
GUTTERS**



**GLASS & STAINLESS
STEEL RAILINGS**



**METAL CLAD WOOD EXTERIOR DOORS
& WINDOWS LOEWEN OR EQUAL, MATCH EXISTING**



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