

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:

LEE ROBERT TR (PLN250063)

RESOLUTION NO. 26-031

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow an 801 square foot addition to an existing 7,125 square foot single family dwelling with associated site improvements.

[PLN250063 Robert Lee, 1298 Portola Rd, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-302-034-000)]

The LEE ROBERT TR application (PLN250063) came on for an administrative decision hearing before the County of Monterey Chief of Planning on April 1st, 2026. 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);
 - Del Monte Forest Coastal Implementation Plan (DMF 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) Project Scope. The property is located at 1298 Portola Drive, Pebble Beach, within the Del Monte Forest Land Use Plan (Assessor’s Parcel Number 008-302-034-000). The parcel is already developed with an existing 7,125 square foot single family dwelling, two attached single car garages, and a courtyard. On September 9, 2025, the applicant submitted an application seeking to construct an 801 square foot

addition to an existing 7,125 square foot single family dwelling with associated site improvements. The associated site improvements include 720 square foot swimming pool, a water feature, and less than 20 yards of grading. Therefore, the project is an allowed land use for this site.

- c) Allowed Use. The parcel is zoned Low Density Residential, with a Building Site 6 Overlay and a Design Overlay in the Coastal Zone, or “LDR/B-6-D (CZ)”. LDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use subject to the granting of a Coastal Administrative Permit pursuant to Title 20 section 20.14.040.A. Additions to existing single family dwellings are typically exempt as outlined in Title 20 section 20.70.120.A; however, the project meets the exception section 20.70.120.A.4, which states if the project is on property located between the sea and the first public road paralleling the sea that would result in an increase of 10% or more of the internal floor area of an existing structure, a discretionary permit is required. The project would result in an 801 square foot addition to an existing 7,125 square foot single family dwelling, more than 10% of the existing internal floor area. Therefore, the proposed development is subject to the granting of a Coastal Administrative Permit in this case. The Design Control overlay requires the granting of a Design Approval for all structures as further discussed in evidence “e” below. Therefore, the project is an allowed use.
- d) Lot Legality. The subject property (55,926 square feet, or 1.795 acres), APN: 008-302-034-000, is identified in its current configuration as Lot 9 on the Cities & Towns Map of the Griffin Subdivision in Rancho el Pescadero Tract No. 1228 (Volume 18, Page 56), recorded on May 12th, 1998. Therefore, the County recognizes this lot as a legal lot of record.
- e) Design/Neighborhood and Community Character. The project site and surrounding area are designated as being within a Design Control District or “D” overlay subject to the regulations outlined in Title 20 Chapter 20.44, which is intended to regulate the location, size, configuration, materials, and color of structures to assure protection of the public viewshed and the neighborhood character. The proposed addition will be consistent to the existing single-family dwelling’s contemporary blend of southwestern modernism and pueblo revival, with the warm orange smooth stucco exterior and geometrical massing. The proposed colors and materials for the proposed addition on the existing single-family dwelling are consistent with the surrounding neighborhood character and will not detract from the immediate surrounding neighborhood character. General Plan Policy LU- 1.13 requires for all exterior lighting to be down-lit, unobtrusive, and harmonious with the areas. Consistent with this policy, Condition No. 4 has been applied to require the installation of down-lit unobtrusive exterior lighting.

DMF LUP Figure 3 identifies the subject property to be within the public viewshed when viewed from Point Lobos, a public viewing area pursuant to DMF LUP Policy 47. Although the subject property is identified to be within the viewshed from Point Lobos, the proposed development is not visible from public access areas and vista points, or

along ridgelines, as the staking required by DMF CIP section 20.147.070.A.1 and flagging was provided which showed the subject property was not visible from Point Lobos. Additionally, existing topography and vegetation screen the subject property from both Highway 1 and Point Lobos. Consistent with the DMF LUP Policy 53 and DMF CIP section 20.147.070.B.3, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic areas. Therefore, as designed, sited, and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the DMF LUP, DMF CIP and Title 20.

- f) Development Standards. The project meets all required development standards for Low Density Residential zoning district, which are identified in Title 20 section 20.14.060. Pursuant to Title 20 section 20.42.030.C, development within this district shall meet the required setbacks unless combined with a “B” district. Title 20 section 20.42.030.F outlines more restrictive setbacks due to the Building Site 6 overlay. Pursuant to Title 20 section 20.42.030.F, the required setbacks are 30 feet (front), 10 percent of average lot width in feet(side), and 20 feet (rear). The single-family dwelling will continue to meet the setbacks of around 60 feet (front), 20 feet (side), over 60 feet (side), and around 30 feet (rear), with the only setbacks that change with the proposed development are the side left and rear. The LDR zoning district allows a maximum height of 30 feet for main structures, and the single-family dwelling will continue to have a height of 16 feet 8 inches. The LDR zoning district allows a maximum building site coverage of 15% and the allowed Floor Area Ratio (FAR) is 17.5%. The proposed project will have a building site coverage of 7,926 square feet or 14% and an FAR of 7,926 square feet, or 14%. Therefore, the project meets all required development standards.
- g) Cultural Resources. The Monterey County Geographic Information System (GIS) identifies the subject property to a high archaeological sensitivity. Pursuant to DMF CIP Part 5 section 20.147.080.B.1, a Memorandum in Support of the Phase I Archaeological Report Waiver (County of Monterey Library No. LIB250314) was prepared. The survey found no indicators of culturally significant materials on site. There is no evidence that any cultural resources would be disturbed by this project. The potential for inadvertent impacts on cultural resources is limited and will be controlled by the application of the County’s standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- h) Public Access. As demonstrated in Finding 6, the development is consistent with public access policies in the DMF LUP and DMF CIP.
- i) Land Use Advisory Committee (LUAC) Review. Based on the LUAC guidelines, the project was not referred to the Del Monte Forest Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.

- j) The project planner conducted a site inspection on March 10th, 2026, to verify that the project on the subject parcel conforms to the plans listed above.
- k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250063.

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 Service 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) The following reports have been prepared:
 - “Memorandum in Support of the Phase I Archaeological Report Waiver” (LIB250314) prepared by Susan Morley M.A. RPA, Marina, CA, August 1st, 2025.
 County staff independently reviewed this report and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
 - c) Staff conducted a site inspection on March 10th, 2026, 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 County of Monterey HCD-Planning found in Project File PLN250063.

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 Service 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) All necessary public facilities are available to the subject property. Domestic water and sewage services are currently, and will continue to be, provided by California American Water Company (Cal Am) and the Pebble Beach Community Services District. Potable water is provided by Cal Am through the Monterey Peninsula Water Management District

(MPWMD). The project includes additional fixtures in which the applicant purchased water credits from Pebble Beach and obtained a water entitlement from MPWMD. Sewer service will be provided by the Pebble Beach Community Services District (PBCSD). The PBCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal, which then transfers wastewater to the Carmel Area Wastewater District treatment facility.

- c) Staff conducted a site inspection on March 10th, 2026, 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 County of Monterey HCD-Planning found in Project File PLN250063.

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 County of Monterey 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 March 10th, 2026, 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 County of Monterey HCD-Planning found in Project File PLN250063.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts minor alterations of existing public or private structures that will not result in an increase of more than 2,500 square feet.
 - b) The project proposes 801 square foot additions to an existing 7,125 square foot single family dwelling with associated site improvements. Therefore, the proposed development qualifies as a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because no feature or condition of the project distinguishes it from the exempt class. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal, and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. The historical report concluded that the existing main residence has no historical significance

or integrity. The Phase I archaeological report concluded that there will be no impact on archaeological resources with the implementation of the project. Construction of the proposed residential development will neither create nor significantly contribute to geologic instability or geologic hazards, and the project will not lead to an unacceptable level of risk to life and property. See Finding Nos. 2 and 3 and supporting evidence. There is no substantial evidence to support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a significant cumulative impact.

- d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250063.

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 access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130, can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).
 - c) As proposed, the development project will not interfere with visual access from or to 17-Mile Drive and nearby designated vista points. The proposed development is consistent with DMF LUP Policies 123 and 137 and will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. As proposed, the project is consistent with the applicable visual resource and public access policies of the DMF LUP.
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250063.

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

- EVIDENCE:**
- a) Board of Supervisors. Section 20.80.040.D of the Monterey County Zoning Ordinance (Title 20) allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of the Planning Commission.
 - b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301;
2. Approve the Coastal Administrative Permit and Design Approval to allow an 801 square foot addition to an existing 7,125 square foot single family dwelling with associated site improvements.

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 1st day of April 2026.

Melanie Beretti, AICP
Chief of Planning

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

PLN250063

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN250063) allow an 801 square foot addition to an existing 7,125 square foot single family dwelling with associated site improvements. The property is located at 1298 Portola Rd, Pebble Beach (Assessor's Parcel Number 008-302-034-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit and Design Approval (Resolution Number _____) was approved by Chief of Planning for Assessor's Parcel Number 008-302-034-000 on April 1st, 2026. The permit was granted subject to 4 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. 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.

1298 PORTOLA ROAD



SHEET INDEX

- A0.1 PROJECT DATA
- A0.2 EXISTING ELEVATIONS
- A1.0 PROPOSED SITE PLAN
- A1.1 EXISTING FLOOR PLAN
- A1.2 DEMOLITION PLAN
- A1.3 PROPOSED FLOOR PLAN
- A1.4 PROPOSED ELEVATIONS
- A1.5 PROPOSED ELEVATIONS
- A1.6 PROPOSED ELEVATIONS

Stocker & Allaire
General Contractors, Inc. Lic. # 504797

Ph 831.375.1880 Fax 831.375.1480

21 Mandeville Court Monterey, CA 93940

1298 Portola Road
Pebble Beach, CA 93953

JANUARY 10th, 2025 APN: 008-302-034-000

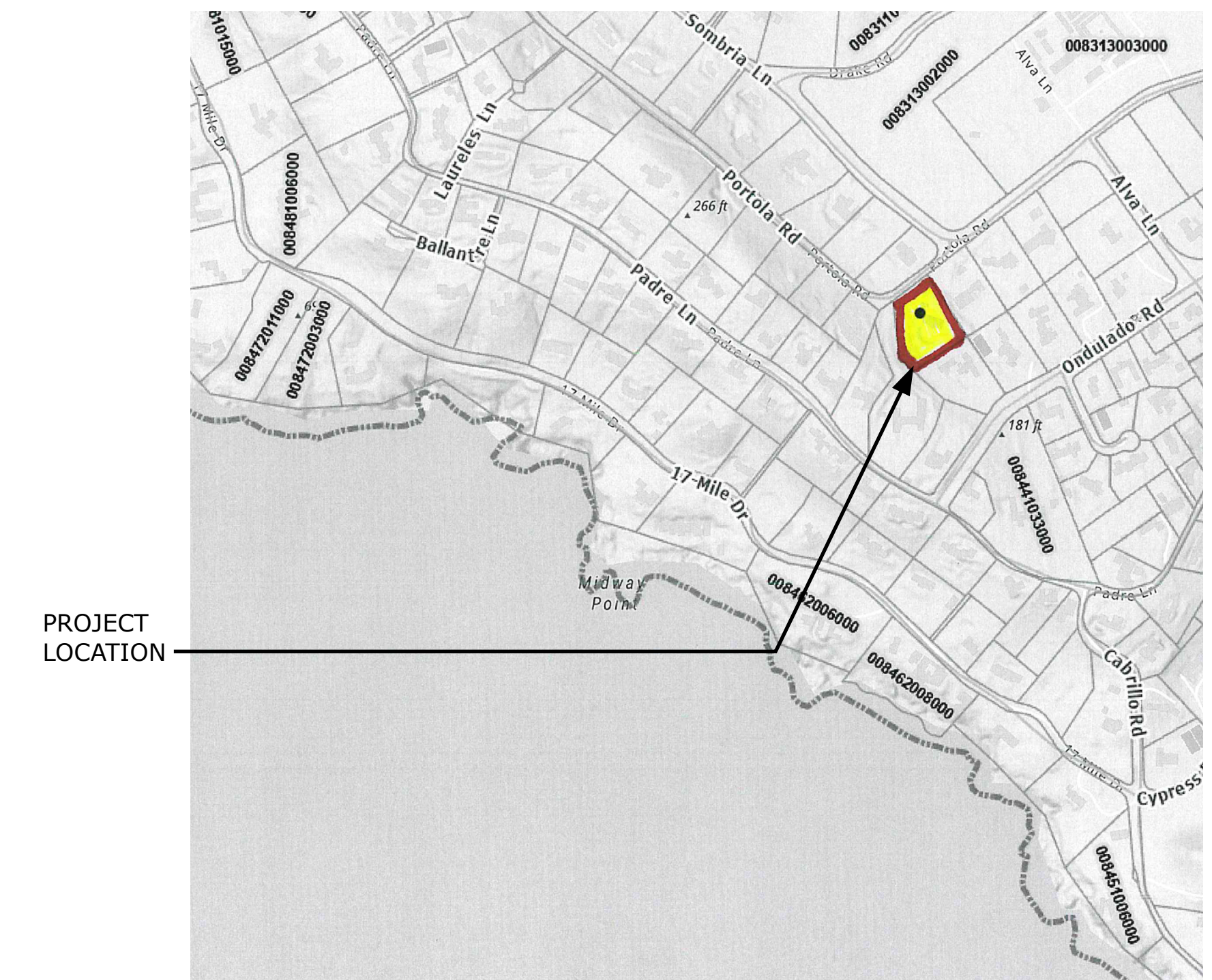
PROJECT DATA

PROPERTY OWNER:	BBD 2012 GIFT TRUST PO BOX 7464 CARMEL, CA 93921	BUILDING HEIGHT:	<i>NO CHANGE</i>
PROJECT ADDRESS:	1298 PORTOLA ROAD PEBBLE BEACH, CA 93953	TREE REMOVAL:	NONE
APPLICANT:	STOCKER & ALLAIRE, INC. 21B MANDEVILLE CT. MONTEREY, CA. 93940 PH: (831) 375-1890	GRADING:	LESS THAN 20 YDS
A.P.#:	008-302-034-000	LOT SIZE:	55,926 SQ FT
ZONING:	LDR/1.5-D(CZ)	BUILDING SITE COVERAGE:	8,389 SQ FT ALLOWED (15%) 7,926 SQ FT PROPOSED (14%) 7,125 SQ FT EXISTING (12.7%)
PROJECT CODE COMPLIANCE:	2022	FAR:	9,787 SQ FT ALLOWED (17.5%) 7,926 SQ FT PROPOSED (14%) 7,125 SQ FT EXISTING (12.7%)
OCCUPANCY GROUP:	R-3		
CONSTRUCTION TYPE:	VB		
TOPOGRAPHY:	SLOPES DOWNWARD TO THE NORTH		
SEWER:	PBCSD		
WATER:	CAL Am Water		
SPRINKLERS:	YES		

DESCRIPTION

PROPOSAL IS TO REMODEL AN EXISTING 7,125 SQ. FT. SINGLE FAMILY RESIDENCE AND ADD 801 SQ. FT. ADDITION TO INCLUDE AN OFFICE, POWDER ROOM, LAUNDRY, (1) GUEST ROOM, AND (1) GARAGE. ALSO, A 720 SQ. FT. SWIMMING POOL AND A WATER FEATURE WILL BE INSTALLED. MATERIALS TO MATCH EXISTING.

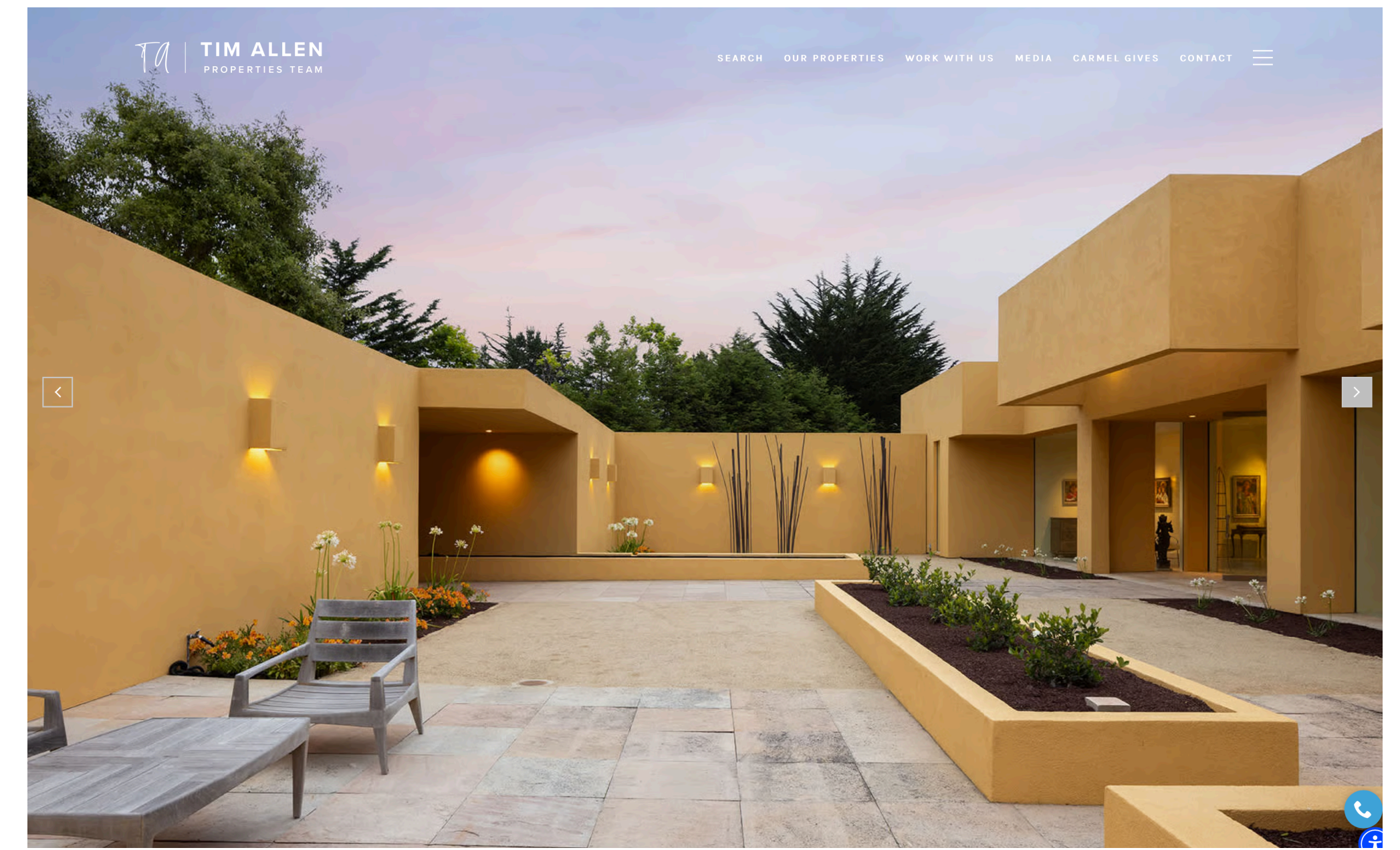
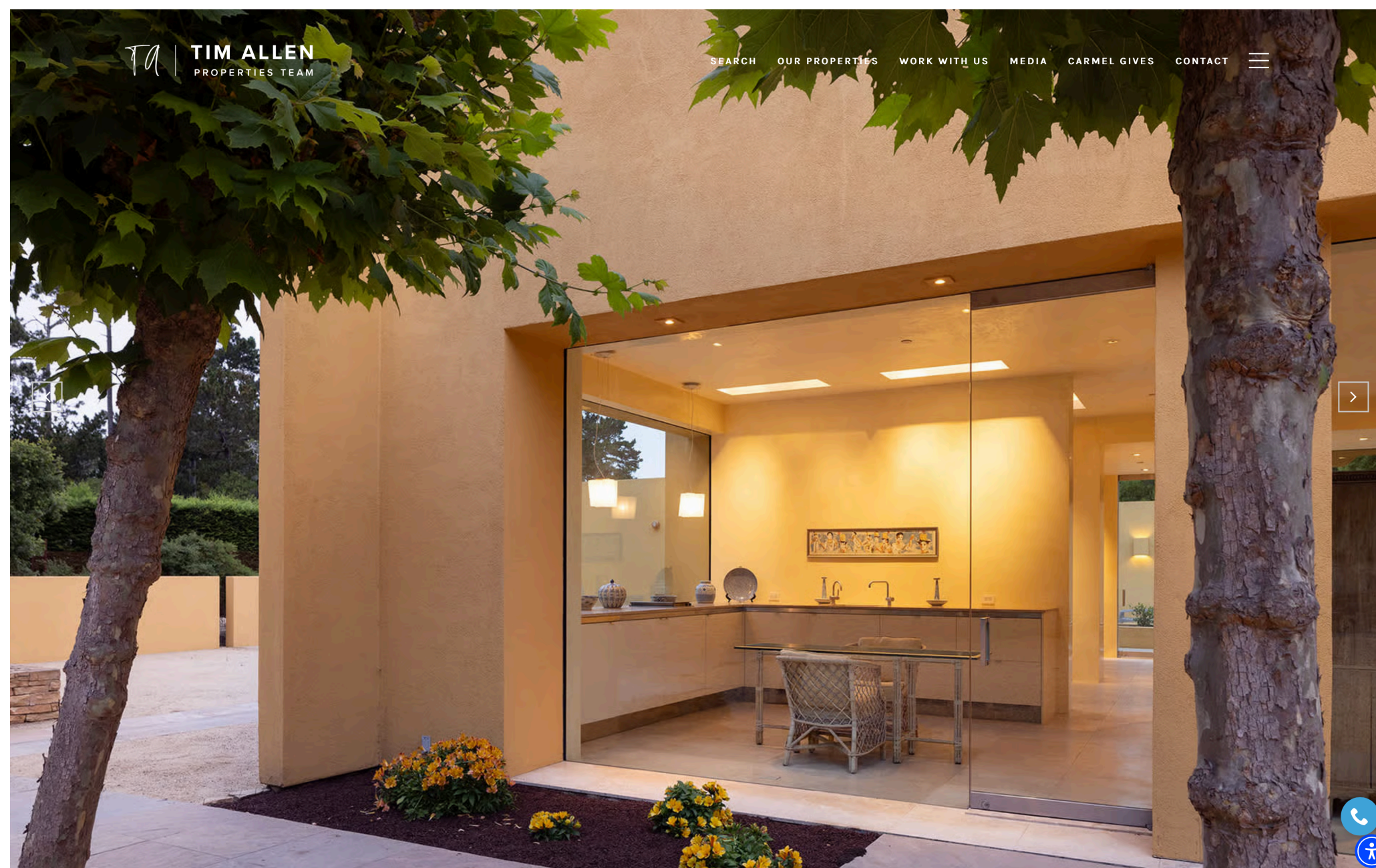
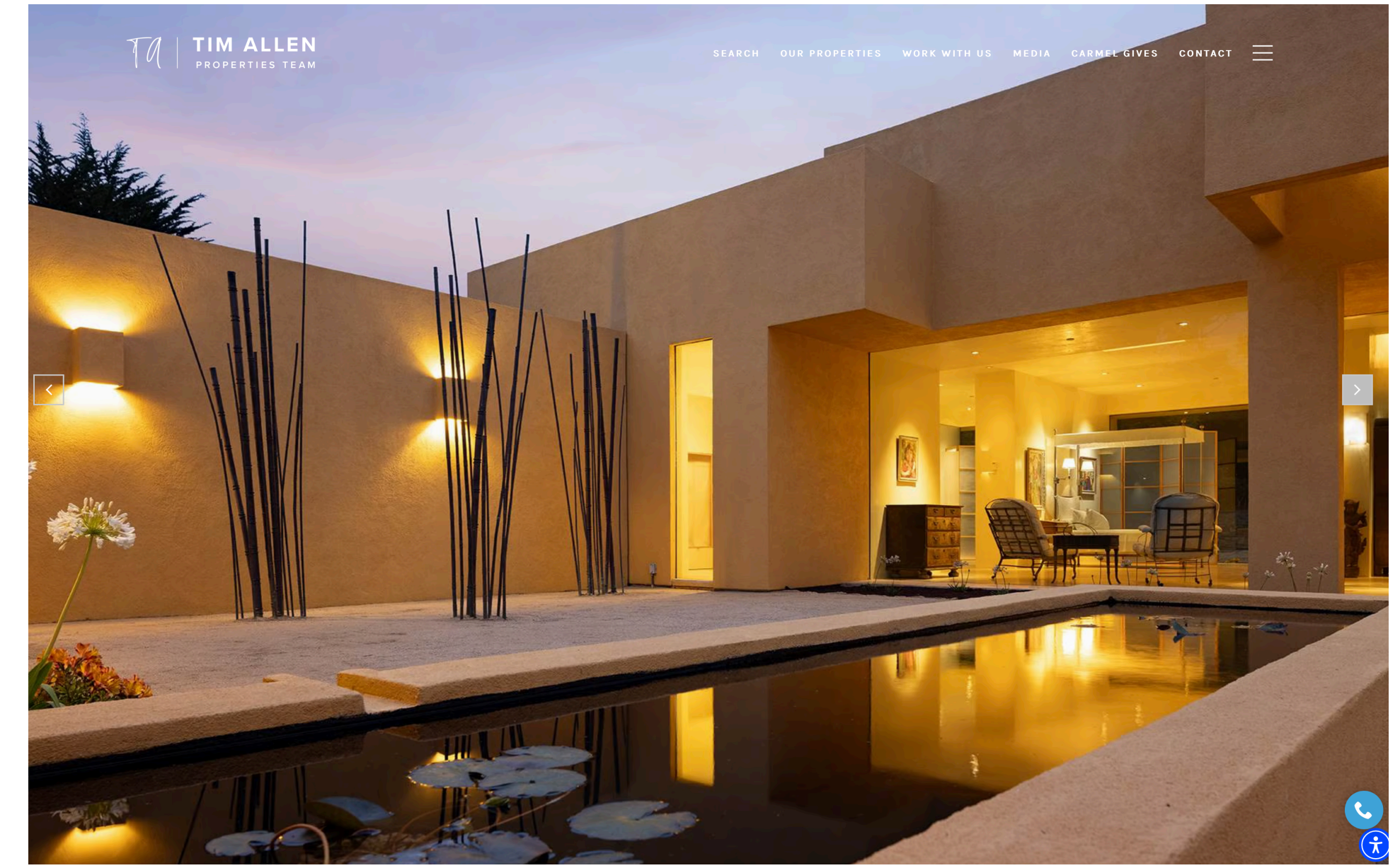
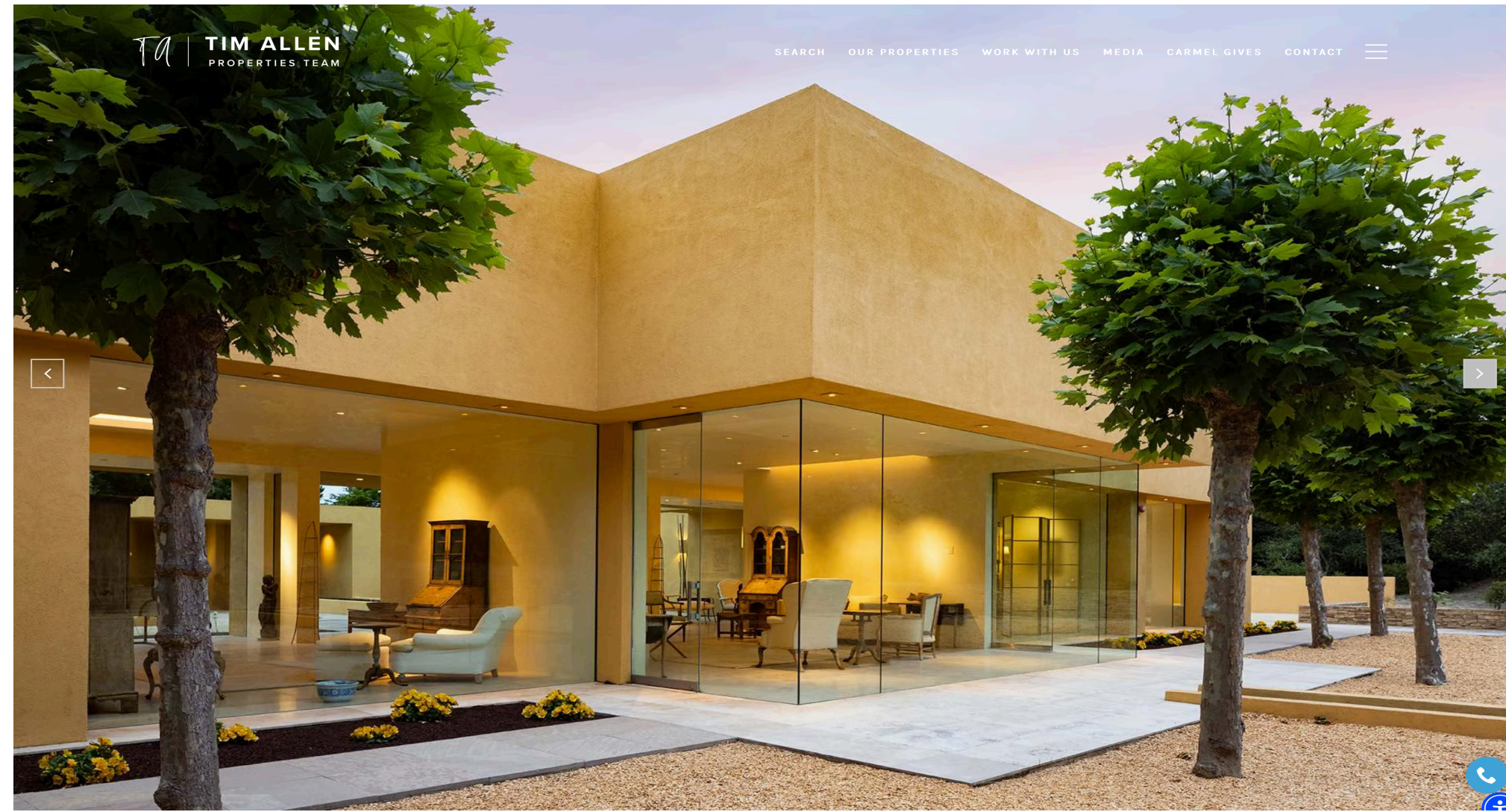
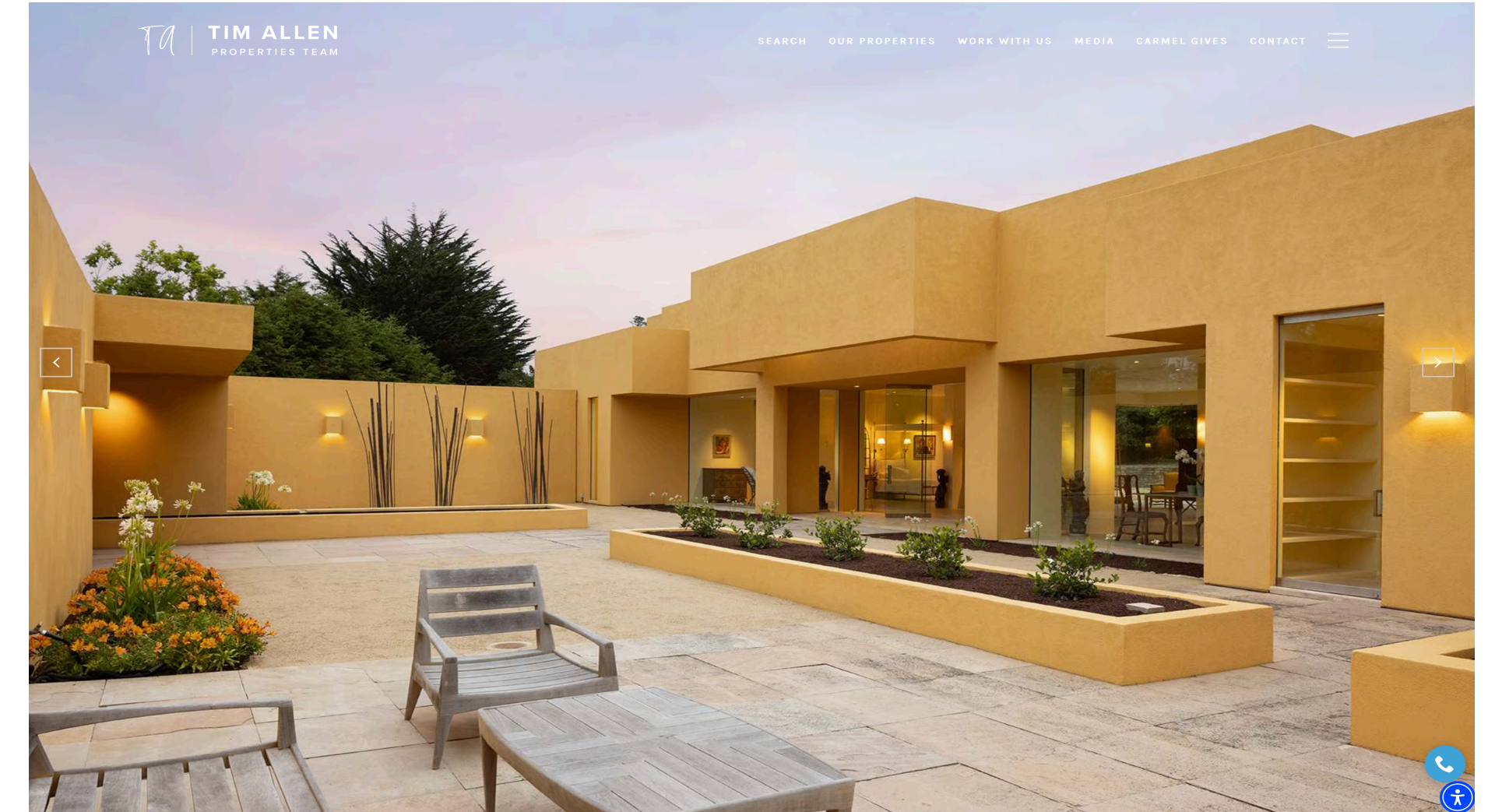
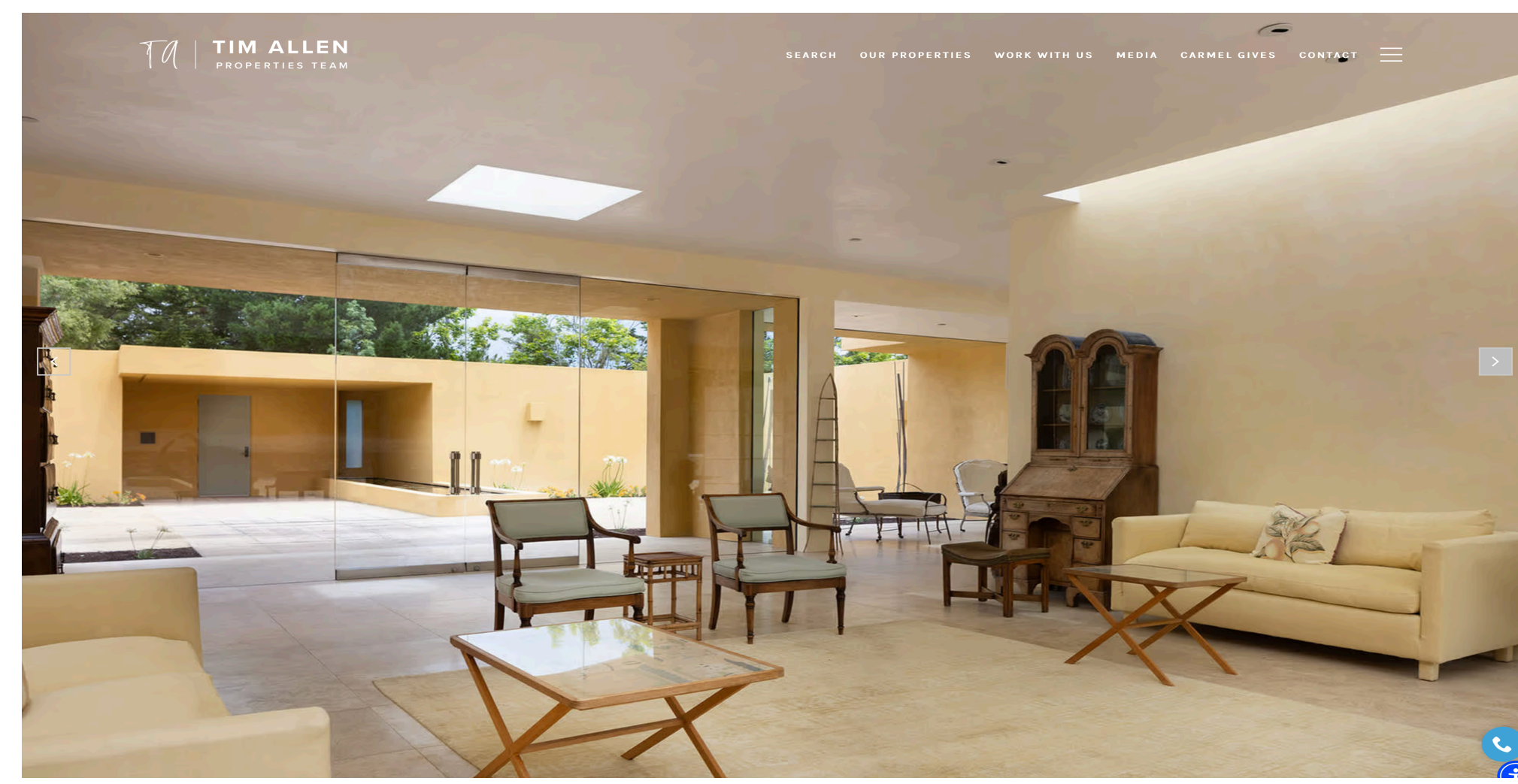
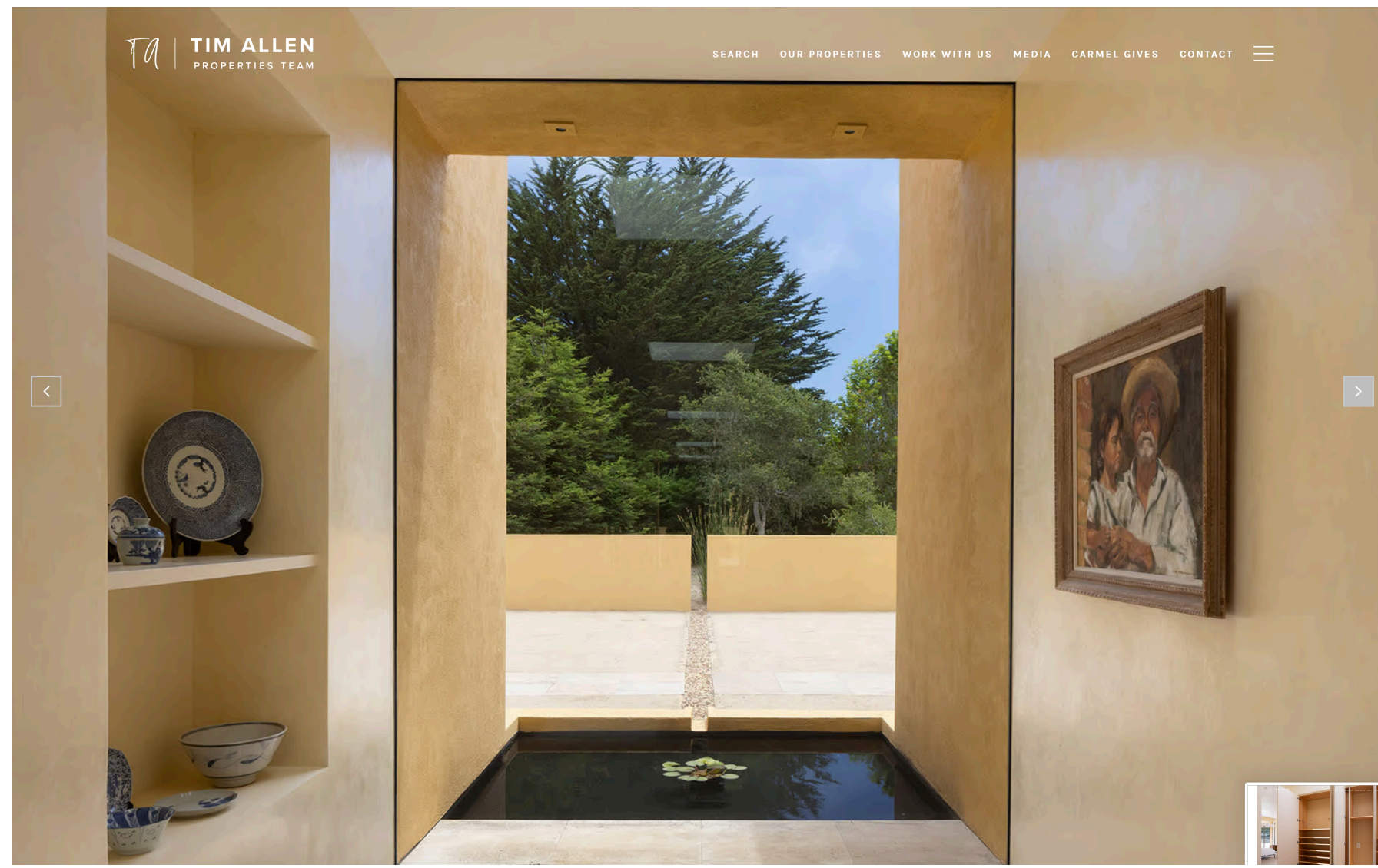
VICINITY MAP



**RESIDENCE
COVERSHEET**

Revisions:

A0.1



Stocker & Allaire
General Contractors, Inc.

Lic. # 504797

Ph 831.375.1880 Fax 831.375.1480

21 Mandeville Court Monterey, CA 93940

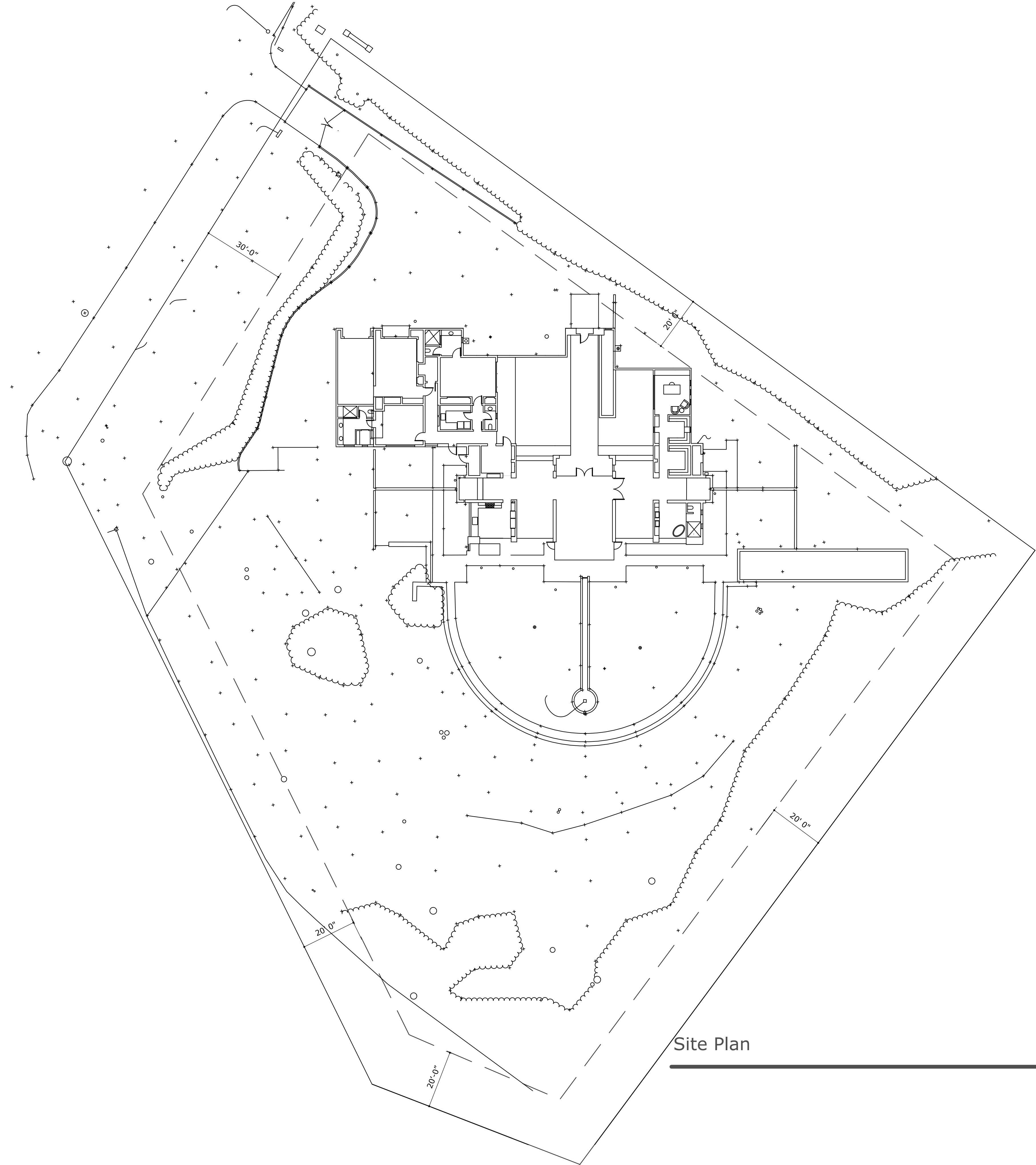
1298 Portola Road
Pebble Beach, CA 93953

JANUARY 10th, 2025 APN: 008-302-034-000

**RESIDENCE
EXISTING IMAGES**

Revisions:

A0.2



Site Plan

SCALE: 1" = 20'

Revisions:

A1.0

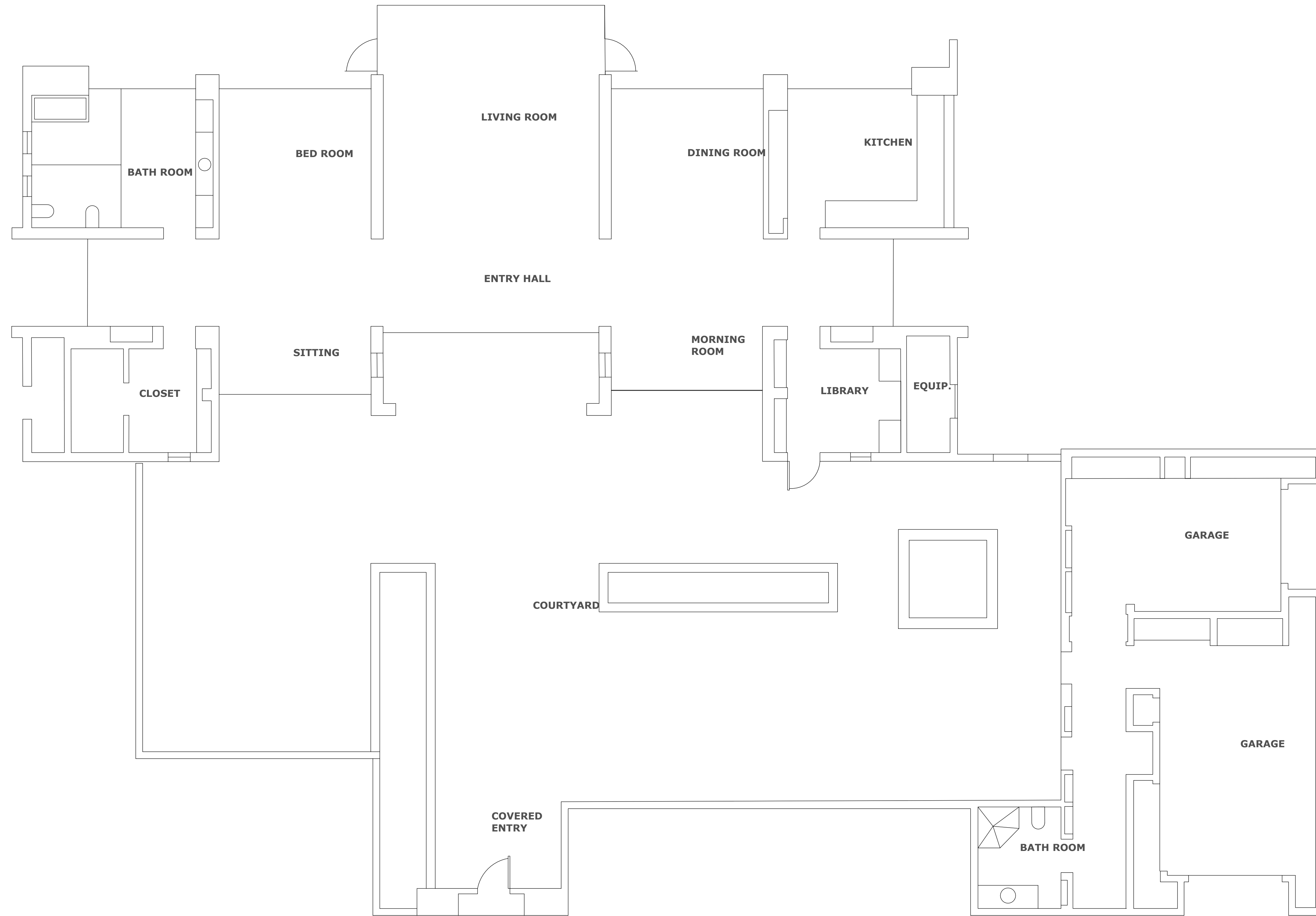
**RESIDENCE
SITE PLAN**

1298 Portola Road
Pebble Beach, CA 93953

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LEGEND

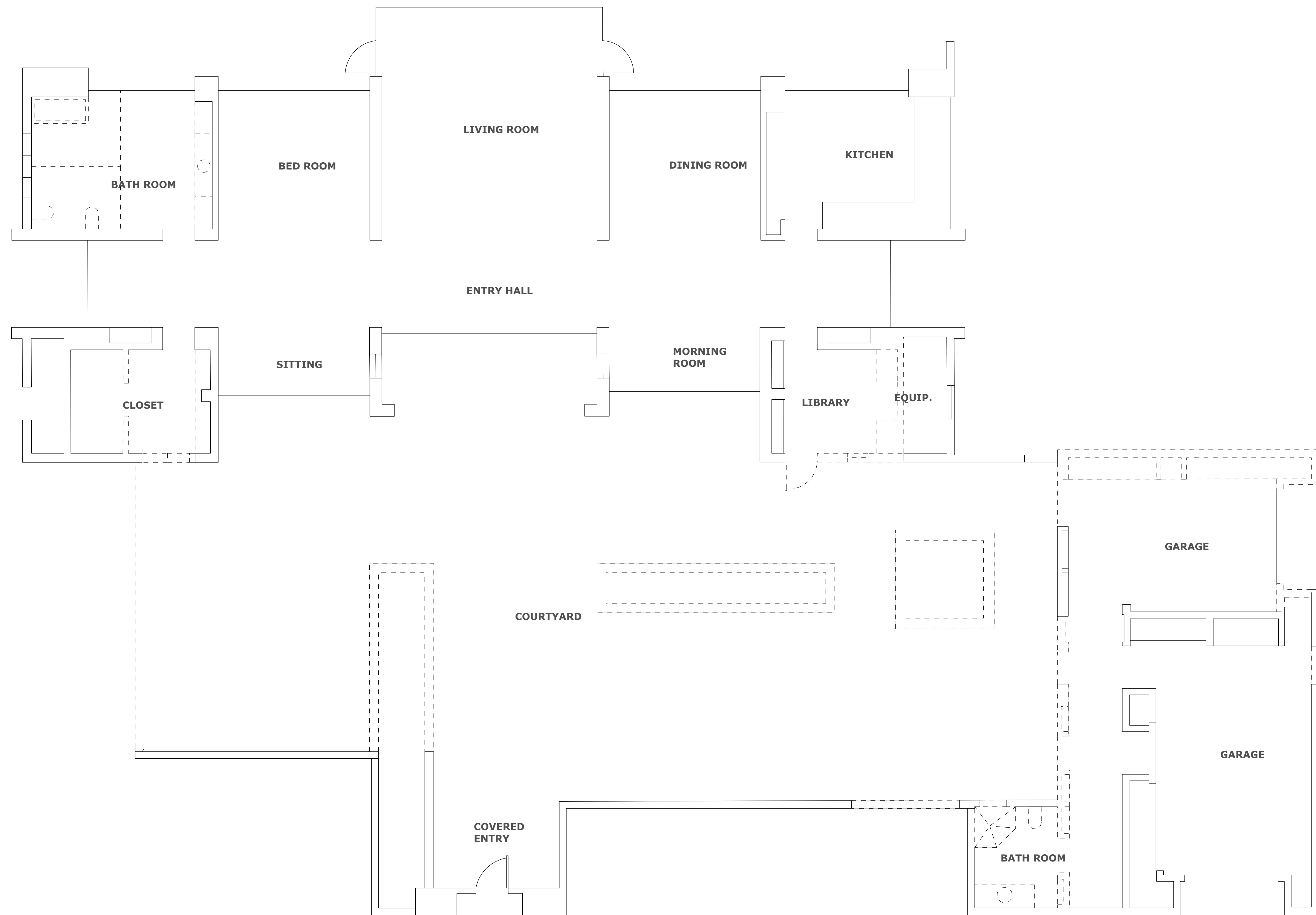
- PROPOSED WALLS
- EXISTING WALLS
- WALLS TO BE DEMOLISHED

EXISTING FLOOR Plan

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

**RESIDENCE
 EXISTING FLOORPLAN**

Revisions:



DEMOLITION PLAN

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

Revisions:

A1.2

**RESIDENCE
DEMOLITION PLAN**

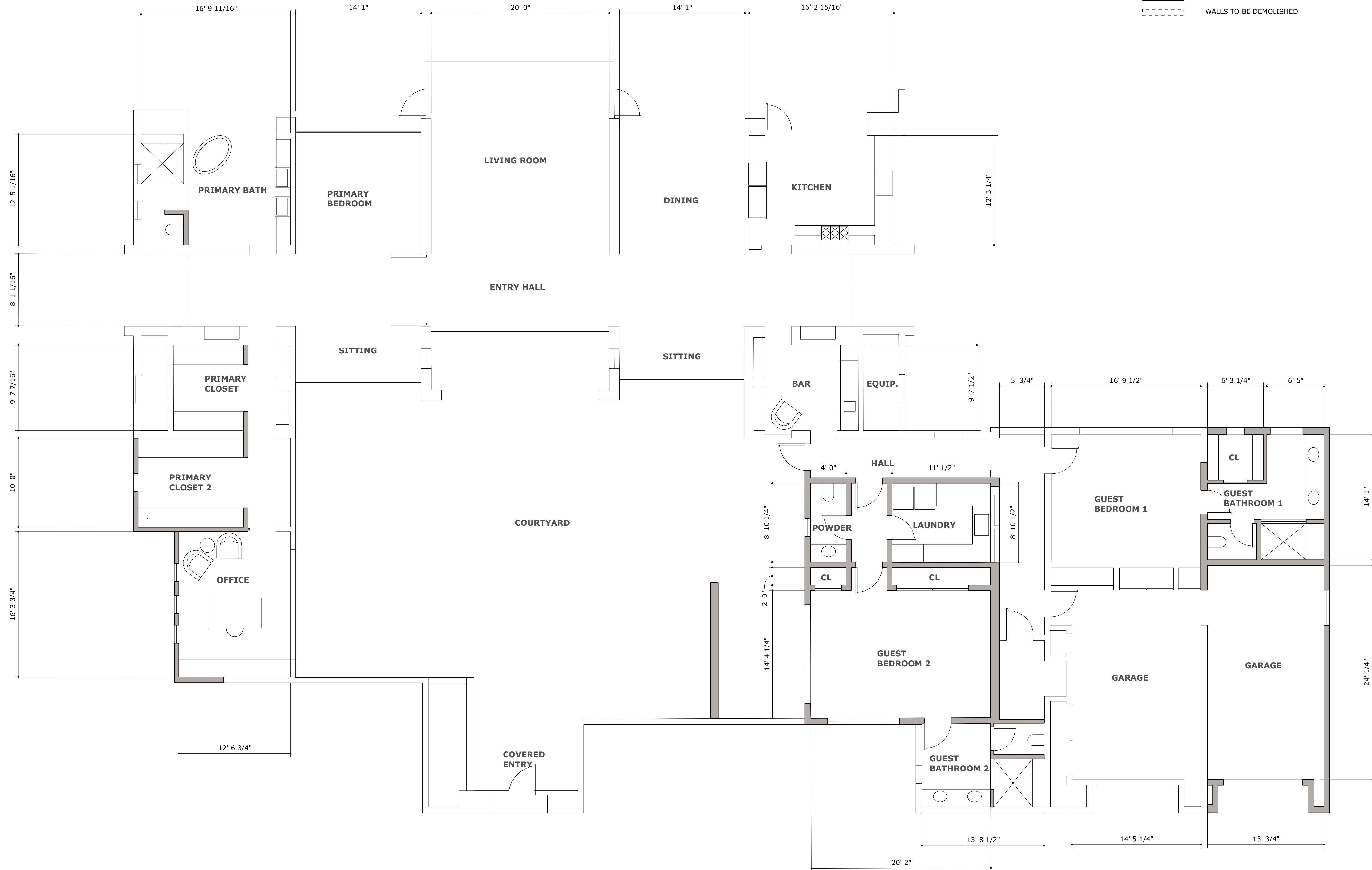
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LEGEND

- PROPOSED WALLS
- EXISTING WALLS
- WALLS TO BE DEMOLISHED

PROPOSED FLOOR Plan

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

Revisions:

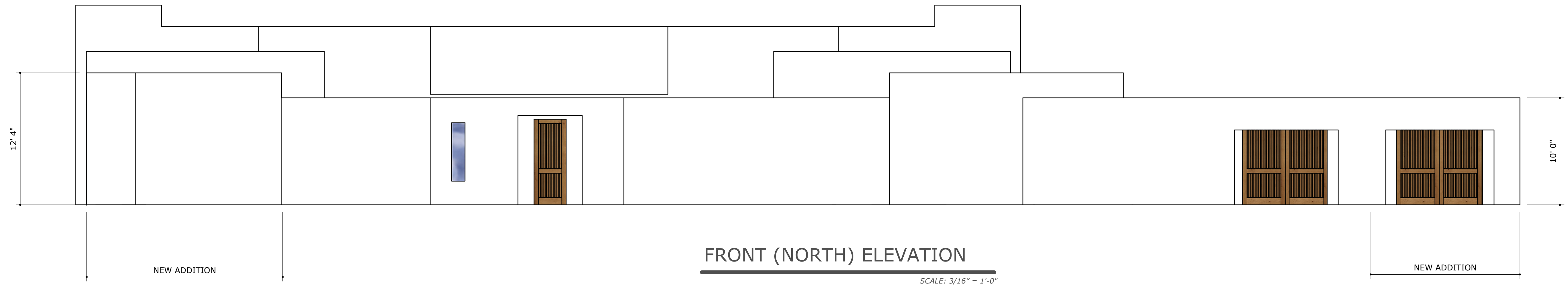
**RESIDENCE
PROPOSED FLOORPLAN**

1298 Portola Road
Pebble Beach, CA 93953

JANUARY 10th, 2025 APN: 008-302-034-000

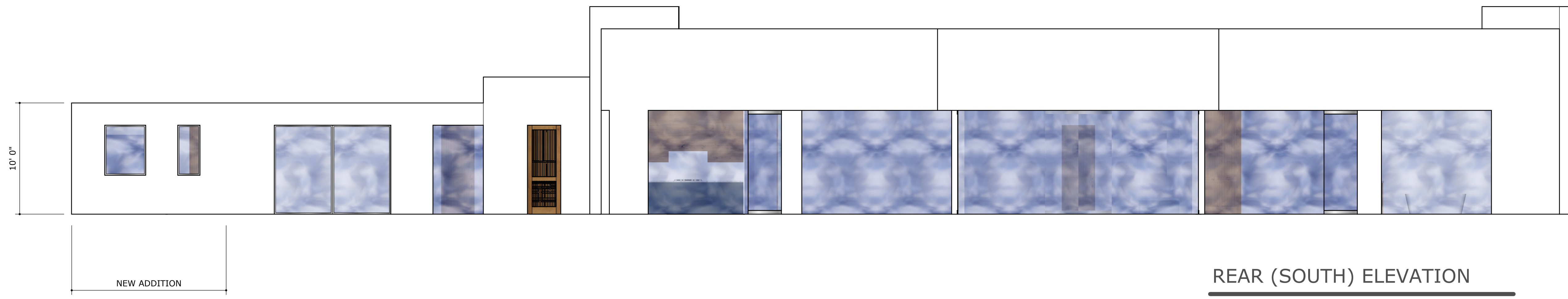
Stocker & Allaire
General Contractors, Inc. Lic. # 504787

21 Mandeville Court Monterey, CA 93940
Ph 831.375.1880 Fax 831.375.1480



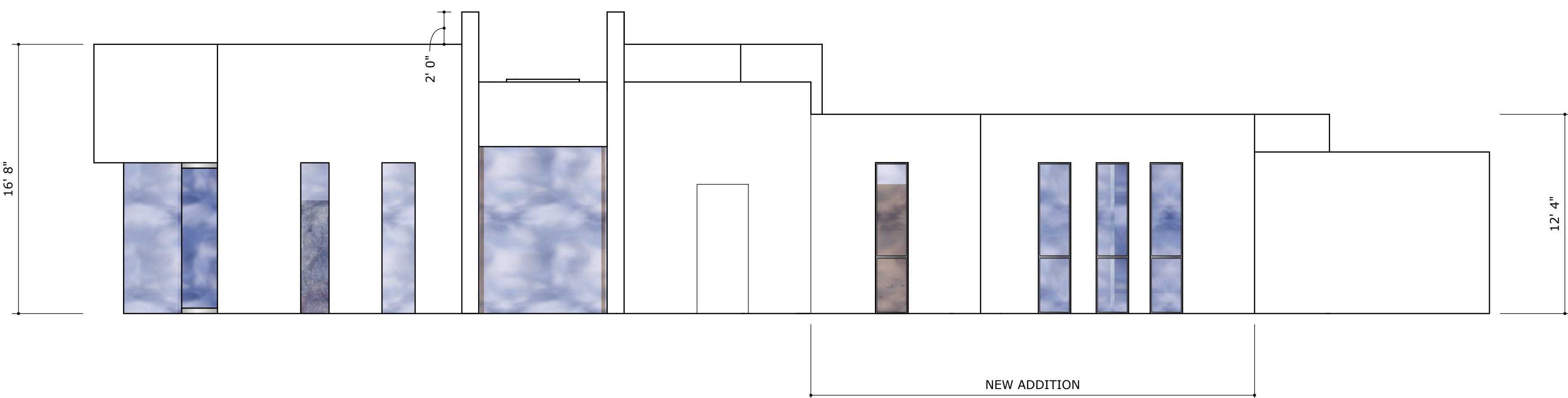
FRONT (NORTH) ELEVATION

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



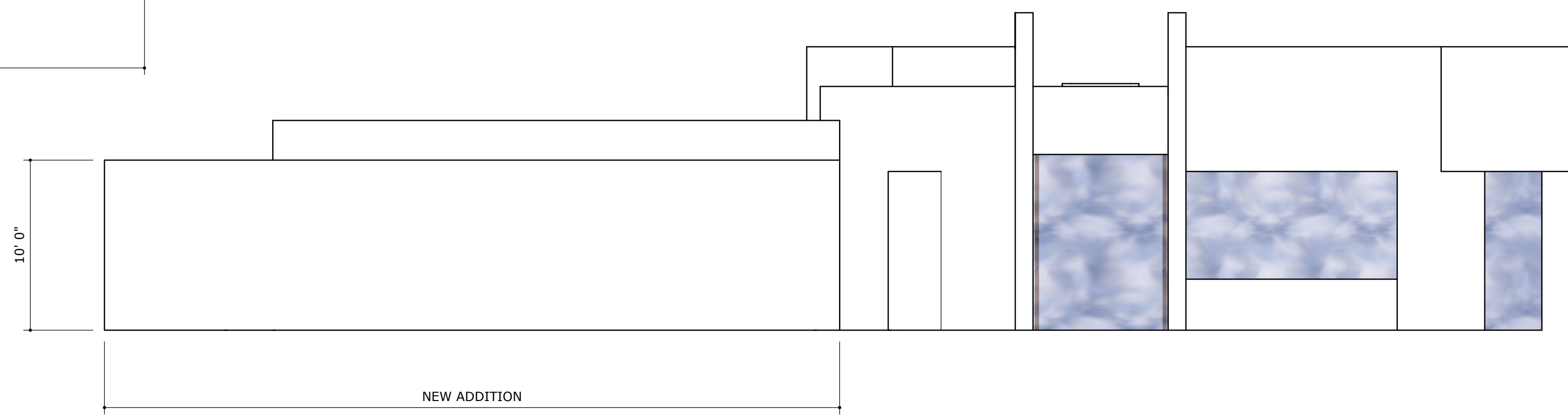
REAR (SOUTH) ELEVATION

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



SIDE (EAST) ELEVATION

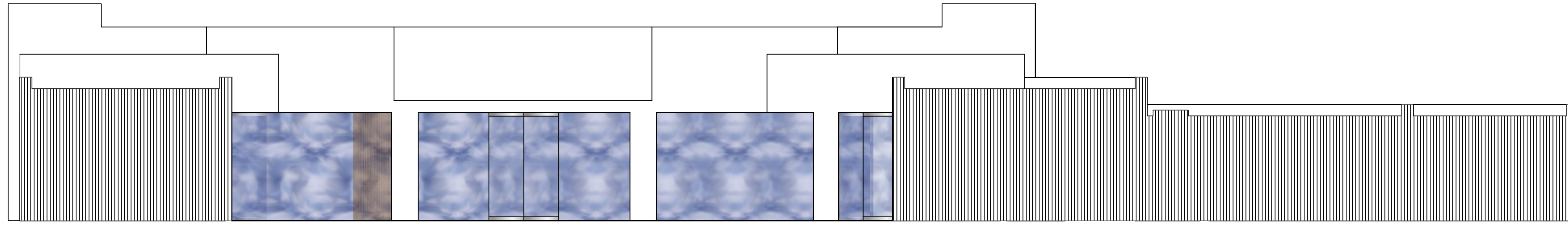
SCALE: 3/16" = 1'-0"



SIDE (WEST) ELEVATION

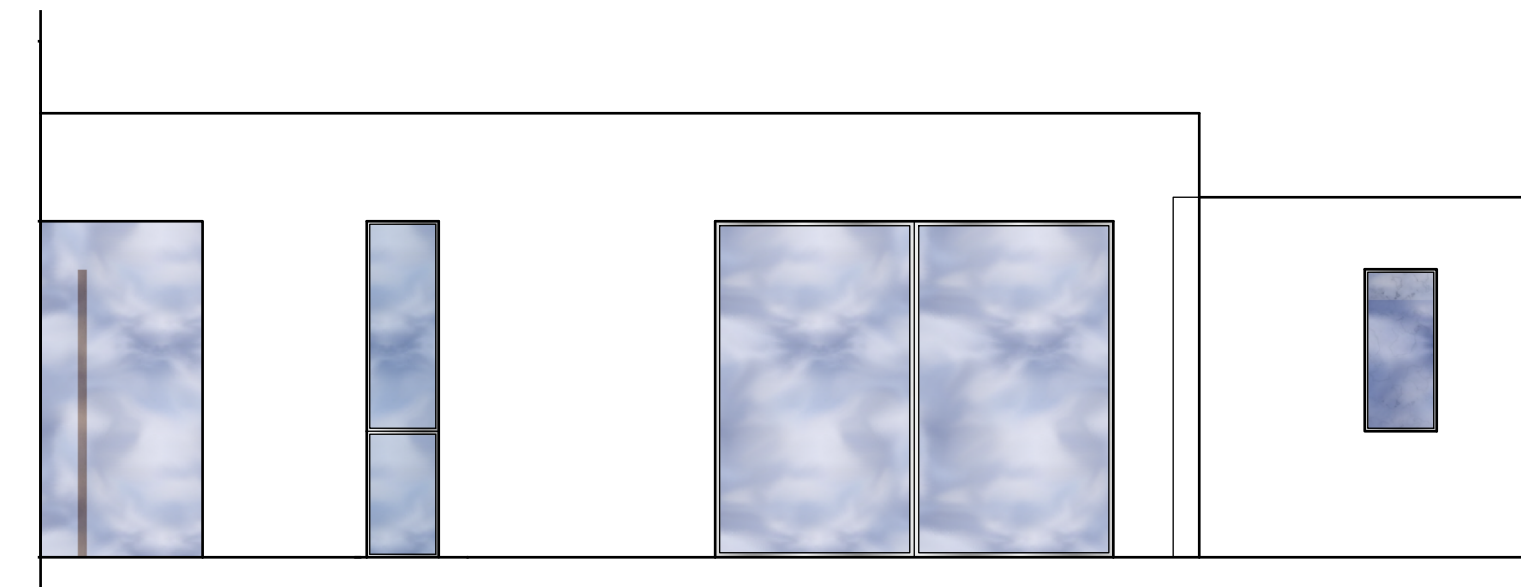
SCALE: 3/16" = 1'-0"

Revisions:



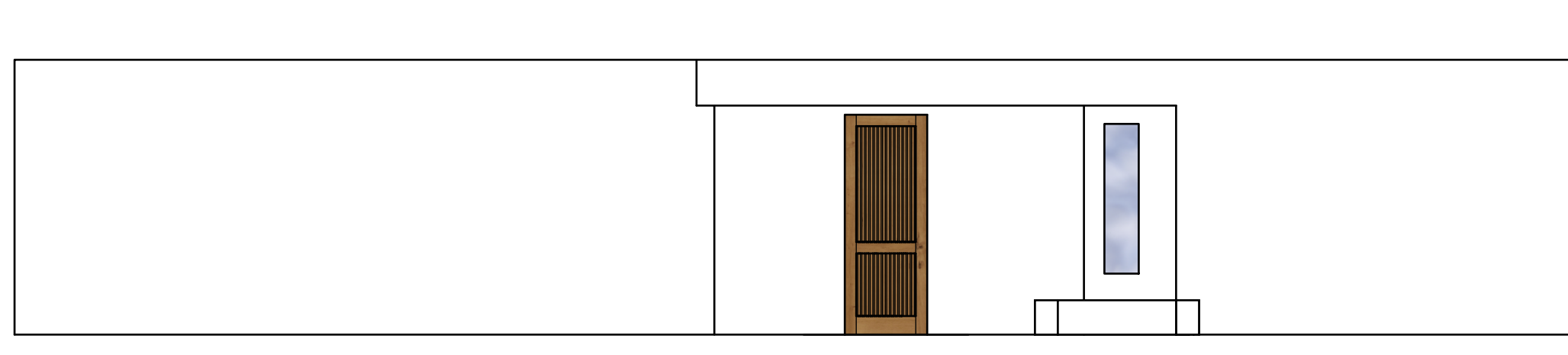
FRONT INTERIOR COURTYARD(NORTH) ELEVATION

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



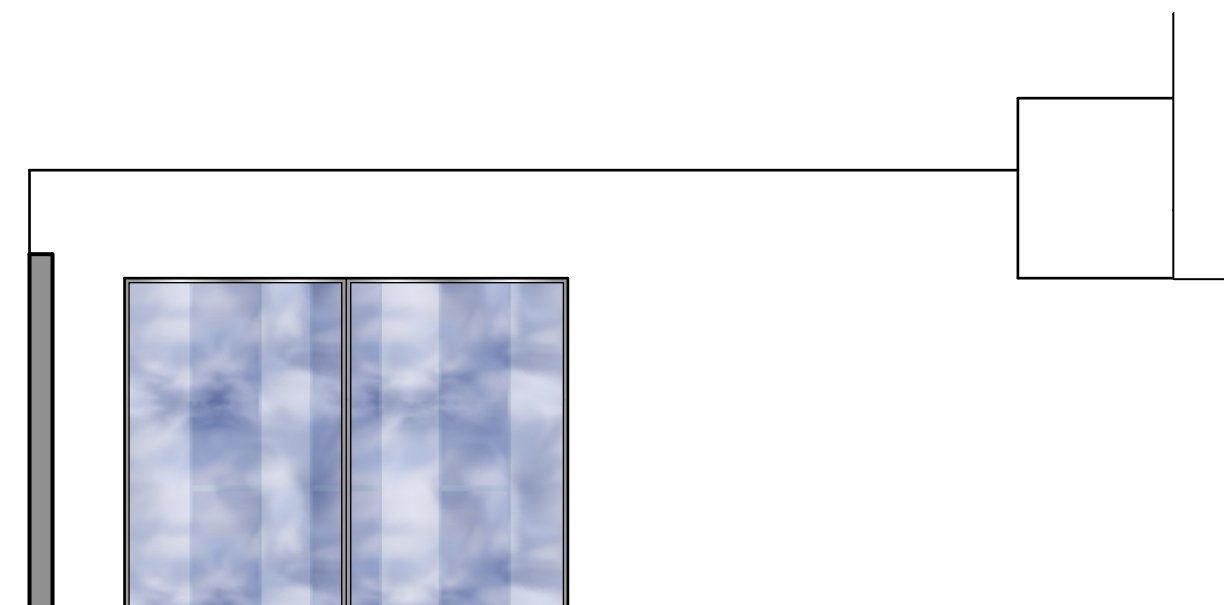
SIDE INTERIOR COURTYARD (WEST) ELEVATION

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



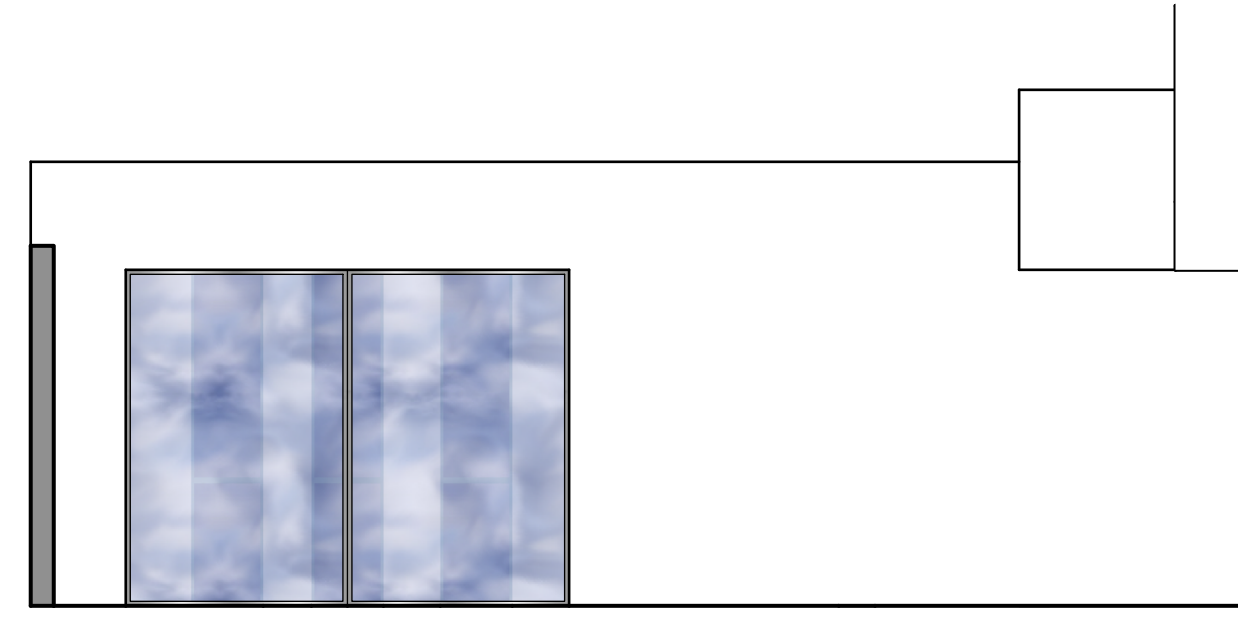
INTERIOR COURTYARD FRONT DOOR (SOUTH) ELEVATION

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



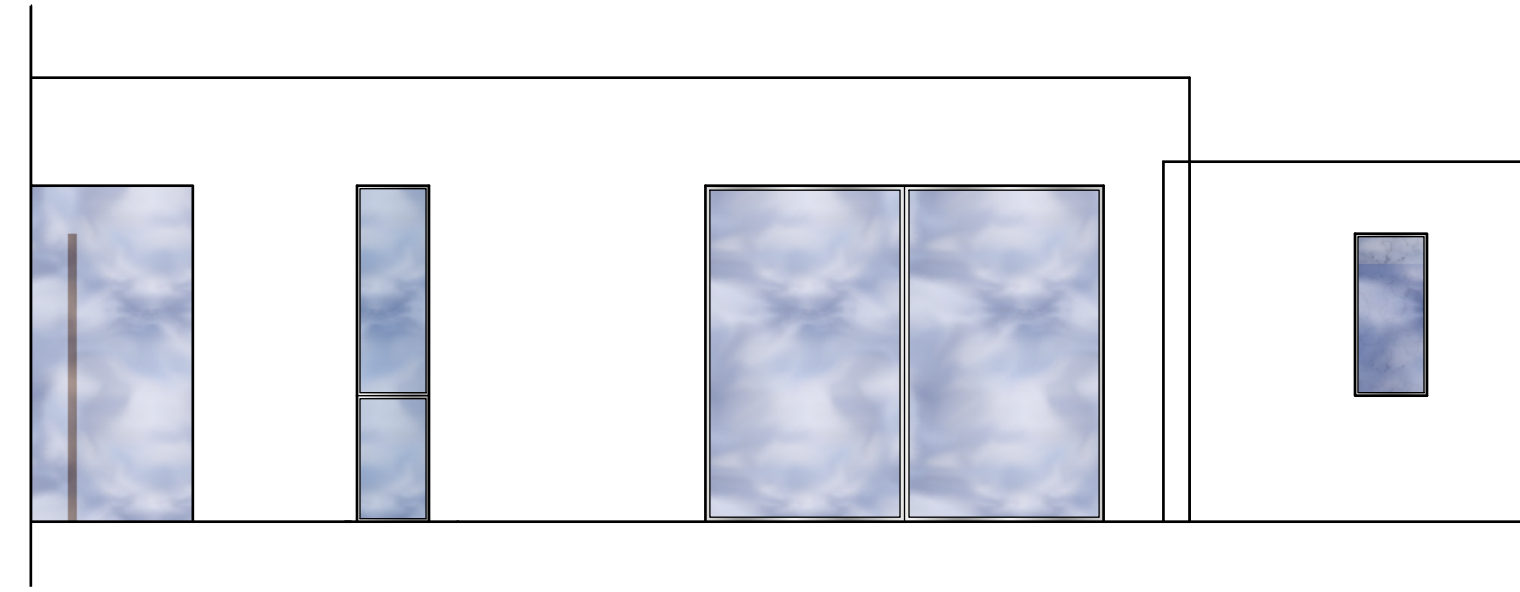
SIDE INTERIOR COURTYARD (EAST) ELEVATION

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



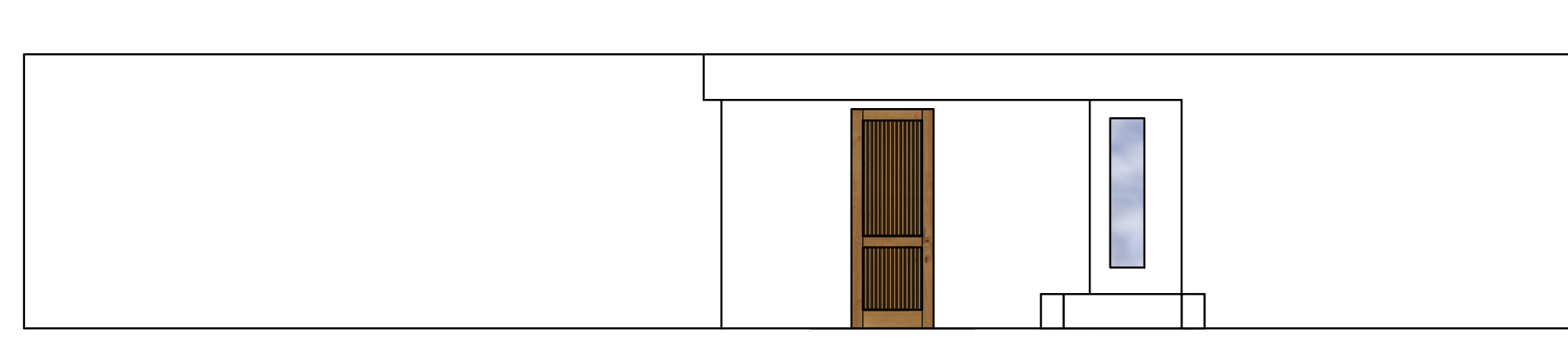
FRONT INTERIOR COURTYARD(NORTH) ELEVATION

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



SIDE INTERIOR COURTYARD (WEST) ELEVATION

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



INTERIOR COURTYARD FRONT DOOR (SOUTH) ELEVATION

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

Revisions:

**RESIDENCE
PROPOSED ELEVATIONS**

1298 Portola Road
Pebble Beach, CA 93953

JANUARY 10th, 2025 APN: 008-302-034-000

Stocker & Allaire
General Contractors, Inc.
Lic. # 504797

21 Mandeville Court Monterey, CA 93940 Ph 831.375.1880 Fax 831.375.1480

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