



MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT
SALINAS OFFICE - 168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93902
OFFICE: 831.755.5025 FAX: 831.757.9516
COASTAL OFFICE - 2620 FIRST AVENUE, MARINA, CA 93933
OFFICE: 831.883.7500 FAX: 831.384.3261

DEVELOPMENT PROJECT APPLICATION

This application is for:

- X Combined Development Permit
Re zoning
Administrative Permit [Coastal/Non-Coastal]
Use Permit [Major/Minor]
Variance
Design Approval
General Development Plan
Coastal Development Permit
Modification of Conditions
Local Coastal Plan Amendment [L.U.P. or C.I.P.]
General Plan Amendment
Other
Tentative Parcel Map [Minor Subdivision]
Tentative Map [Standard Subdivision]
Vesting Tentative Map
Preliminary Map
Preliminary Project Review Map
Lot Line Adjustment [Major/Minor]
Revised Tentative Map
Revised Tentative Parcel Map
Amended Final Map
Amended Parcel Map
Subdivision Extension Request

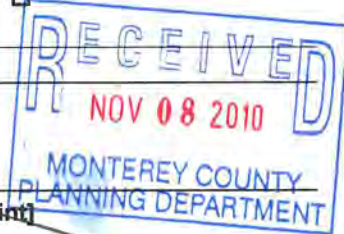
1. Owner[s] Name: SIGNAL HILL LLC
Address: 1170 SIGNAL HILL City: PEBBLE BEACH State: CA
Telephone: N/A Zip Code: 93953
2. Applicant's Name: MAUREEN WRUCK
Address: 21 W. ALISAL, SUITE 111 City: SALINAS State: CA
Telephone: 831-771-2557 Zip Code: 93901
3. Applicant's interest in property [Owner, Buyer, Representative, etc.]: REPRESENTATIVE
4. Property address and nearest cross street: SIGNAL HILL RD / 17 MILE DRIVE
5. Assessor's Parcel Number[s]: 008-261-007-000
6. Current Zoning: LDR/1-D(CZ)
7. Property area [acres or square feet]: 2.165 ACRES
8. Describe the proposed project: DEMOLITION OF EXISTING SINGLE FAMILY RES.
CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE

9. REZONING OR AMENDMENT ONLY: The applicant wishes to amend Section of the Monterey County Code, from a Zoning District to a Zoning District or some other classification.

10. GENERAL PLAN AMENDMENT OR COASTAL PLAN AMENDMENT ONLY: Describe the proposed amendment:

14. SUBDIVISION INFORMATION ONLY: Number of Lots:
Purpose of Subdivision: Sale: Lease: Financing: Other:

12. LOT LINE ADJUSTMENT INFORMATION ONLY: What is the purpose of the adjustment:
WILL THE ADJUSTMENT RELOCATE THE BUILDING AREA? Yes No
ADJUSTED PARCEL SIZE[S]:
Owner's Signature
Owner's Name [Please Print]
Assessor's Parcel Number



13. VARIANCES ONLY: Describe the proposed variance:

14. If new or additional construction is proposed, complete the following information:

- A. Residential Development: Single Family Residence  Other [how many total units] \_\_\_\_\_  
 No. of covered parking spaces 3 No. of uncovered parking spaces 3 Lot Coverage 15 %
- B. Commercial or Industrial Development: No. of employees [include all shifts] \_\_\_\_\_  
 No. of covered parking spaces \_\_\_\_\_ No. of uncovered parking spaces \_\_\_\_\_  
 No. of Loading Spaces \_\_\_\_\_ Lot Coverage \_\_\_\_\_ %

15. Will grading or filling be required: Yes  No  Cubic Yards 2400 (CUT) 1,600 (FILL)

16. Will the project require placement of structures, roads, grading cuts or fills on slopes of 30% or greater: Yes  No

17. Will any trees be removed: Yes  No  If yes, indicate the number, specie[s] and diameter: (2) CYPRESS (22" DIA) & (16" DIA) TO BE MOVED ± 20'

Other vegetation to be removed: NON-NATIVE PLANTS ON DUNE AREA TO BE REPLACED WITH NATIVE SPECIES (SEE LANDSCAPE PLANS).

18. How will water be supplied: Individual Wells \_\_\_\_\_ Mutual System   
 Name of Public or Private Water System: PEBBLE BEACH COMMUNITY SERVICE DIST.

19. How will sewage or other waste be disposed: PBCSD  
 Name of Public or Private Sewer System: \_\_\_\_\_

20. Is this land currently in row crop production: Yes  No

21. Is this land used for grazing: Yes  No

22. Is this land under an Agricultural Preservation Contract: Yes  No  If yes, indicate the Contract No. \_\_\_\_\_

23. Is this proposed project located on a hazardous waste facility: Yes  No  [Government Code 65962.5]. [A list of hazardous waste sites is maintained by the Environmental Health Dept., Phone 831-755-4500.]

I/We state that as the owner[s] or agent for owner[s] for the development permit application. I/We have read the complete application and know the contents herein. I/We declare under penalty of perjury that the information contained in this application including the plans and documents submitted herewith are true and correct to the best of my/our knowledge.

Dated: OCT. 26, 2010 at Menlo Park, California

I declare under penalty that I am authorized by the owner[s] of the described property to make this application.

MASSY MEHDIPOUR  
 Owner's Name [Please Print or Type]

~~Agent's Name [Please Print or Type]~~

Mehdi Pour  
 Owner's Signature

~~Agent's Signature~~

Application fees are charged based upon average hours to process a given application. Actual processing hours may be greater or less than hours specified on the fee sheet. For Deposit projects, processing hours in excess of the fee sheet will be billed to the applicant at an hourly rate, prior to issuance of entitlements or permits. Processing hours less than the original fee will be refunded at the same rate after issuance of the entitlements or permits.

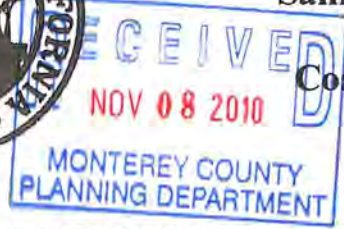
For Department Use Only

Plan Designation: Residential, 1 unit per 1.5 acres Plan: Del Monte Forest Land Use Plan  
 Legal Lot: OK per '64 book Zoning Violation Case No.: CE090288  
 Property Owner Verified: Yes  No  Height: 30' Lot Coverage 15%  
 Setbacks: F 30' R 20' S 20' Special NONE OPL NO  
 FAR 17.5% Fire Haz. HIGH SRA \_\_\_\_\_ Flood NO  
 Advisory Committee: DEL MONTE FOREST LUAC  
 Geo. Hazard Zones: III Arch. Sensitivity Zone: HIGH ESH: TBD  
 Misc.: \_\_\_\_\_  
 Application Given Out By: DELINDA ROBINSON Date: JULY 16, 2010  
 Application Received By: Delinda Robinson Date: 11-8-2010



MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT

Salinas - 168 West Alisal, 2nd Floor, Salinas, CA 93902 Telephone: 831.755.5025 Fax: 831.757.9516 Coastal Office - 2620 First Avenue, Marina, CA 93933 Telephone: 831.883.7500 fax: 831.384.3261



COASTAL DEVELOPMENT PERMIT - SUPPLEMENTAL APPLICATION

Property Owner's Name: SIGNAL HILL LLC
Applicant's Name: MAUREEN WROCK
Assessor's Parcel Number (s): 008-261-007-000

1. Has any application for development on this site been previously approved by the California Coastal Commission? Yes No [checked]

Table with 3 columns: Existing, Proposed, Total. Rows: Building coverage, Paved areas. Values: Existing 3,226\*, Proposed 8,595, Total 8,595; Existing 2,825\*, Proposed 5,669, Total 5,669.

NOTES: BUILDING COVERAGE \* TO BE DEMOLISHED

Coverage means any area covered by a building(s) or building protrusions, including decks but excluding eaves, overhangs and other similar non-useable areas...

FLOOR AREA RATIO (Carmel Area Land Use Plan area only)

Floor area is the total combined gross floor area of all floors contained in all buildings on the building site as measured from the exterior face of the enclosing walls...

The floor area ratio shall not apply to anew condominiums, planned development, or similar projects where by their design the legally described lot coincides or is generally confined to the structures.

3. Total number of floors or stories in structures 2 STORIES + BASEMENT

4. Gross floor area, including accessory structures 16,361 S.F.

5. Are utility extensions proposed to be above ground? Yes No [checked]. If yes, indicate number of new poles and submit a copy of utility extension plan.

6. Project Information

Table with 2 columns: Yes, No. Rows: Demolition or removal of existing housing units, Perennial or intermittent streams, Existing or proposed provisions for public access to the shoreline, Existing or proposed trail use or easements?

I/We state that as the owner(s) for the Coastal Development Permit herein described, I/We have read the complete application and know the contents herein. I/We declare under penalty of perjury that the information contained in this application and the amp submitted herewith are true and correct to the best of my/our knowledge.

Signature of Owner [Signature] Date Oct 26, 2010
Signature of Applicant [Signature] Date

NOTE: This supplemental application must be returned with the Development Permit Application and Instruction and Procedure Sheet.

FOR DEPARTMENT USE ONLY

Table with 2 columns: Yes, No. Rows: Appealable to California Coastal Commission?, Area of original jurisdiction?, Public access required?, Within a public viewshed?



**MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY  
PLANNING DEPARTMENT**

Salinas - 168 West Alisal, 2nd Floor, Salinas, CA 93901  
 Telephone: (831) 755-5025 Fax: (831) 757-9516  
 Coastal Office - 2620 First Avenue, Marina, CA 93933  
 Telephone: (831) 883-7500 Fax: (831) 384-3261  
<http://www.co.monterey.ca.us/planning>



**DESIGN APPROVAL REQUEST FORM**

ASSESSOR'S PARCEL NUMBER: 008-261-007

PROJECT ADDRESS: 1170 SIGNAL HILL RD

PROPERTY OWNER: SIGNAL HILL LLC Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Email: \_\_\_\_\_

APPLICANT: MAUREEN WRUCK Telephone: 831 771 2557

Address: 2 W. ALISAL, SUITE 111 Fax: 831 771 2714

City/State/Zip: SALINAS CA 93901 Email: maureenemwruk.com

AGENT: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Mail Notices to:  Owner  Applicant  Agent  
 (check only one)

PROJECT DESCRIPTION: (Attach Scope of Work) \_\_\_\_\_

MATERIALS TO BE USED: \_\_\_\_\_

COLORS TO BE USED: \_\_\_\_\_

You will need a building permit and must comply with the Monterey County Building Ordinance. Additionally, the Zoning Ordinance provides that no building permit 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.

PROPERTY OWNER/AGENT SIGNATURE: [Signature] DATE: Oct 26, 2010

**FOR DEPARTMENT USE ONLY**

ZONING: LDR/L5(D)(C2)

GENERAL/AREA PLAN: DmFLUP

ADVISORY COMMITTEE: DmFLUAC

RELATED PERMITS: \_\_\_\_\_

PLANNER: TRUBINSON

LUAC REFERRAL:  YES  NO

DOES THIS CORRECT A VIOLATION?  YES  NO

WITHIN ARCH BUFFER ZONE?  YES  NO

DECISION:  ADMINISTRATIVE  PUBLIC HEARING

LEGAL LOT: OK per 64 Book  YES  NO

GIVEN OUT BY: D. ROBINSON DATE: \_\_\_\_\_

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

COMMENTS: CE090288

**ADVISORY COMMITTEE RECOMMENDATION**

APPROVAL  DENIAL

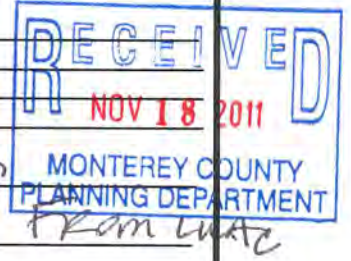
For: 3 Against: 3 Abstain: 0 Absent: 0

Was the Applicant Present?  YES  NO

Recommended Changes: refer to minutes

Signature: [Signature]

Date: 11-17-11



APPROPRIATE AUTHORITY:  DIRECTOR OF P & B I  ZONING ADMINISTRATOR  PLANNING COMMISSION  
 ACTION:  APPROVED  DENIED

CONDITIONS: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PROCESSED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

COPY TO APPLICANT:  IN PERSON OR  MAILED DATE: \_\_\_\_\_

# STATEMENT OF PLANNING SCOPE OF WORK

PLEASE CHECK "YES" OR "NO" FOR ALL BOXES

- |     | Yes                                 | No                                  |   |
|-----|-------------------------------------|-------------------------------------|---|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project is for residential use.   |
| 2.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project is commercial use.  |
| 3.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project is for agricultural use.  |
| 4.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project is for industrial use.  |
| 5.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project is public or quasi/public.  |
| 6.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project includes a subdivision/lot line adjustment.   |
| 7.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project is for cell site, telecom (digital) communication facility/site.  |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project includes construction of a new structures.  |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project includes enlarging, altering, repairing, moving, improving, or removing an existing structures.<br>If "yes" describe <u>DEMOLITION OF EXISTING EXL. FAM. RESIDENCE</u>                                      |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | The project includes demolition work.<br>If "yes" describe <u>SAME</u>  |
| 11. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes replacement and/or repair of ( 50%) or more of the exterior walls of a structure.  |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project includes historical structure or a structure more than fifty (50) years old.  |
| 13. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes an accessory structure(s)<br>If "yes" describe _____   |
| 14. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit.<br><input type="checkbox"/> Private property <input type="checkbox"/> Park installation _____ (mobile home park) |
| 15. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes retaining walls, sea wall, riprap.   |
| 16. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system.  |
| 17. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project includes constructing, enlarging, altering, repairing, moving, improving or removing a well.  |
| 18. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is associated with a new or improvements to a water system.<br>_____ water system                      _____ number of connections.   |
| 19. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes removal of trees.<br>If "yes", type _____ size _____ number _____  |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project includes grading, dirt importation, dirt removal, and/or drainage changes.  |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project is visible from a public area. (public road, park, slough, beach, trail)  |
| 22. | <input type="checkbox"/>            | <input type="checkbox"/>            | Project is located on a slope/hillside. (30 percent (25 percent-North County)   |
| 23. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is located within 50 feet of bluff.   |
| 24. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands.<br>If "yes", describe _____   |
| 25. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project includes the use of roofing materials that are different in type and/or color from the original materials.<br>If "yes", describe <u>NEW SLATE TILE ON SLOPED ROOF SECTION (B.V. @ FAT)</u>                  |
| 26. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | The project includes site grading and/or site drainage changes.   |
| 27. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | The project includes a historical structure, or a structure older than fifty (50) years.  |
| 28. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project includes an accessory structure(s).<br>If "yes", describe _____   |
| 29. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is change or modification to an approved application.   |
| 30. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project involves or includes an existing or proposed trail or easement.   |
| 31. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project involves new, change or modifications to existing utilities and/or power lines.   |

PLEASE DESCRIBE COMPLETELY AND FULLY THE PROJECT YOU ARE APPLYING FOR.  
**INCLUDE INFORMATION ON ALL QUESTIONS ANSWERED WITH A "YES".**

DEMOLITION OF AN EXISTING SINGLE FAMILY HOME & CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE w/ ATTACHED GARAGE & EXTERIOR TERRACES. NEW DRIVEWAY AND MOTOR COURT.

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I hereby certify that the above information is complete and correct. I certify that I am the property owner or that I am authorized to act on the property owner's behalf.

Phill P. [Signature]  
Signature

10.25.10  
Date



SLATE ROOF



STUCCO BODY



EXTERIOR STONE

DESIGN ARCHITECT

# LEGORRETA + LEGORRETA

RICARDO LEGORRETA  
VICTOR LEGORRETA  
PALACIO DEVERSAILLES 285  
MÉXICO, D.F. MEXICO 11020  
TEL: 251-96-98 FAX: 596-61-62

EXECUTIVE ARCHITECT

## BILLBERNSTEIN AIA

1725 - C ABBOT KINNEY BLVD  
LOS ANGELES, CA 90291  
PH: 310-827-8190 FAX: 310-827-8180



WINDOW FRAME



EXTERIOR WOOD

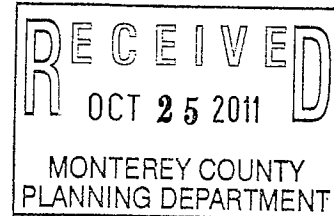
1170 SIGNAL HILL DRIVE

# BILLBERNSTEIN AIA

1725-C Abbot Kinney Blvd. Venice, CA 90291  
PH: 310.827.8190 FAX: 310.827.8180

October 25, 2011

Delinda Robinson  
Senior Planner  
Monterey County Resource Management Board  
Planning Department  
168 West Alisal Street  
Salinas, CA 93901



RE: Signal Hill LLC Combined Development Permit  
**County File No.: PLN100338**  
1170 Signal Hill Road  
Pebble Beach, CA

Dear Ms. Robinson,

We are re-submitting the final design that we wish to submit to the Planning Commission. Many of the aspects of the July 5, 2011 submittal still apply with the following exceptions based on your response to that design. We hope that the current design more closely meets the requirements of Monterey County and the California Coastal Commission.

## PROJECT DESCRIPTION

A single family residence of new construction to replace an existing SFR on the property located at 1170 Signal Hill Road in Pebble Beach. The existing residence is more than 50 years old. There are no accessory structures on the lot and none are designed as part of this project submittal. There are no retaining walls apart from the structure of the house. Materials for the new residence include stucco, stone cladding, slate roofing on one sloped roof with wood on the underside of eaves and gravel surface roofing on flat roof surfaces. Clear glass and metal door and window frames complete the limited number of exterior materials.

Demolition of the existing residence is included and several diseased trees will be removed at the front of the property, while other existing trees will remain and be protected. The dune area surrounding the house will be restored over a period of time as recommended by the project Biologist in his report. No new landscaping will be added other than replacement of native plant material as directed by the project Biologist. The project includes grading and removal of dirt below the structure of the house of about **380 cu. yds.** Drainage is conducted mostly through underground piping to a riprap drainage devise on the south west side of the property.

PLN100338

# BILLBERNSTEIN AIA

1725-C Abbot Kinney Blvd. Venice, CA 90291  
PH: 310.827.8190 FAX: 310.827.8180

## LEGAL DESCRIPTION

Address: 1170 Signal Hill Road  
Pebble Beach, CA 93953  
APN: 008-267-007  
Lot: 35  
Zoning: LDR/1.5-D (CZ)  
El Pescadero RHO  
Greater Monterey Peninsular  
Del Monte Forest Land Use Plan

## AREA CALCULATIONS

Max. Allowable Floor Area: (LDR/1.5) = 17% (FAR) or **16,504 s.f.**

Actual Floor Area: Lower Level: 5,229 s.f.  
First Floor: 5,426 s.f.  
Second Floor: 1,278 s.f.  
Total: **11,933 s.f.**

Max. Allowable FAR: (LDR/1.5) = **17%**

Actual Floor Area Ratio: Lot Size: 94,307 sf / 11,933 sf = **12.6%**

Height: **30 feet**

Grading: Cut: 1,210 cu. yds.  
Fill: 830 cu. yds.  
Export: **380 cu. yds.**

## LOT COVERAGE:

Lot Size: 2.65 Acres (94,307 sf )  
Max. Allowable Coverage: (LDR/1.5) = **14,146 sf / 94,301sf = 15%**

Actual Structural Coverage: Building Footprint: **8,058 sf / 94,301 sf = 9%**  
Impervious Lot Coverage: Terraces, walks, etc.: **1,950 sf**  
Total: **10,008 sf / 94,301 sf = 10.6%**

Structural coverage of the building footprint includes only those portions of the building directly above foundations and within the perimeter footprint of the structure, but does include all terraces that are covered or located above the building footprint.



# BILLBERNSTEIN AIA

1725-C Abbot Kinney Blvd. Venice, CA 90291  
PH: 310.827.8190 FAX: 310.827.8180

## Items Revised:

1. **Variance to Front Yard Setback:** It was clear that this was going to be very difficult to obtain based on my meetings with you as well as response from various entities. We have abandoned this request and have moved the building back to the 30 Foot Setback required by Monterey County. We have further reduced the overall floor area of the house to accomplish this.

2. **Trees:** We have determined that ~~one~~<sup>three</sup> of the existing Cypress trees in front of the house (close to Signal Hill Road) is capable of being saved. Although ~~these~~<sup>the</sup> tree exhibits a large area of "dieback" in the foliage canopy, the Arborist believes ~~this~~<sup>the</sup> tree can be brought back to health with a fertilization program and protection during construction. A revised report is enclosed from Maureen Hamb, project Arborist, addressing this. The revised Landscape Plan included in the drawings clearly shows the location of this tree.

The young offspring trees that have been planted at your request have now been properly documented and located on the Survey, Site Plan and Landscape Plan per the direction of Ms. Hamb.

We have included **five (5) new mature Cypress trees** to be located in front of the house to help with the ridgeline issue. (This issue is discussed further below.) The addition of five new trees, along with the six sapling trees should enhance the property and further mitigate concerns regarding the previously removed trees. Although this is not a justification for removal of those trees, the end result will be eleven new Cypress trees on the property in lieu of the two removed.

All other low lying Cypress and existing natural vegetation will not be removed and shall be protected during construction of the project. An evaluation of the recently pruned low Cypress trees by Maureen Hamb is included with this submittal.

3. **Justification for Development on 30% Slope:** We have carefully looked into this issue with the Civil Engineer, Whitson Engineers, and have used the floor area reduction as a means to make sure that the building does not encroach into any 30% slopes. They have provided a drawing as part of their set to represent this to be true.

There are two areas of development that do require construction over a 30% slope, the entry steps and driveway. Due to the nature of the property and topography below Signal Hill road, it is impossible to access the building from the Public Right of Way without crossing this slope in front of the house. Therefore, these areas should not require any special permit or consideration regarding this slope issue. Both the existing driveway and entry steps to the existing house are built over this slope and the old driveway extends much further down the slope than the currently planned new one.

4. **Justification for Ridgeline Development:** We will be making a more formal presentation on this issue in a few days. We will address both the determination of whether there is a ridgeline issue as well as what measures we plan to take to alleviate this issue. However, as mentioned above, we do plan to provide additional

# BILLBERNSTEIN AIA

1725-C Abbot Kinney Blvd. Venice, CA 90291  
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new trees to soften the ridgeline against the sky and to provide further greenery to the site.

5. **Floor Area:** Due to the revisions we made because of the slope issue and abandonment of the variance request, the overall floor area was reduced accordingly. Those numbers were listed above and on the Site Plan. In general, the overall floor area has been reduced from 13,901 to **11,933**, almost 2,000 square feet. The building footprint is reduced from 8,657 to **8,058** and the impervious area is now **10,008** square feet or 10.6% of the lot area.
6. **Grading:** The cut and fill is drastically reduced by all of these revisions and we now have a **380 foot export in lieu of the previous 2,500.**

We hope these final revisions will satisfy the objections you had from our last submittal. We intend to move forward with this design for the project and wish it to be included in the next available LUAC meeting as well as for Planning and Coastal Review as well. The reports from the Biologist, Geologist, Construction Management and Arborist are all still valid and should be included as part of the submittal.

Respectfully submitted,



Bill Bernstein  
Architect of Record  
for:  
Legorreta + Legorreta Arquitectos

cc: Massy Mehdipour, Owner  
John Bridges, Esq.  
Maureen Wruck, Maureen Wruck Planning Consultants