



STAFF REPORT
Monterey County Design Approval
Resource Management Agency - Planning Department
168 W. Alisal St. 2nd Floor, Salinas, CA 93901
(831) 755-5025; FAX (831) 757-9516

Date: January 11, 2012

To: Jacqueline Onciano, Zoning Administrator

From: Lucy Bernal (831) 755-5235.
bernell@co.monterey.ca.us

cc: Front Counter Copy; Lucy Bernal Planner; Wanda Hickman, Planning Services Manager; Fazio Mike and Linda, Property Owner; Chris Boqua, Agent/Representative; The Open Monterey Project; The Open Monterey Project; LandWatch; Project File PLN 110598

Re: Fazio (PLN110598)

Location: Assessor's Parcel Number: 007-303-002-000
3016 Cormorant Road, Pebble Beach
Greater Monterey Peninsula Land Use Plan

Design Approval to allow for the demolition of an existing single family dwelling and construction of a new 3,290 square foot two story single family dwelling, a 952 square foot sub grade garage, a 374 square foot utility space, a 131 square foot covered porch and 162 square feet of balcony. Materials and colors consist of the following: exterior stucco siding; clay 2-piece mission tile roof; random natural exterior stone cladding and bronze are railing. The project is located at 3016 Cormorant Road, Pebble Beach (Assessor's Parcel Number 007-303-002-000), Greater Monterey Peninsula Land Use Plan.

The property is located within a high archaeological sensitivity zone. Therefore an archaeological report was prepared by an archaeological consultant (LIB110437). The report concludes that archaeological reconnaissance did not reveal any of the indicators expected of a prehistoric site. A condition of approval states that if during the course of construction, cultural, archaeological, historical, or paleontological resources are uncovered at the site, work shall be halted immediately until a qualified professional archaeologist can evaluate the find.

There are special setbacks for the subject parcel which were established in a variance (ZA00595) in 1969. The special side and rear setbacks are 10 feet minimum, except for second story side setbacks which are 20 foot minimum. According to the variance (ZA00595), these setbacks apply to both main buildings and accessory buildings. The purpose of the variance (ZA00595) was to reduce the bulk and mass of the second story. The proposed two-story single family dwelling meets the regulations as to setbacks.

The Fazio project (PLN110598) as described above is consistent with the plans and policies of the Monterey County General Plan, the Greater Monterey Peninsula Land Use Plan and the requirements and standards of the Monterey County Zoning Ordinance (Title 21).

Therefore, staff is recommending approval of the Design Approval subject to the conditions in **Exhibit B**.

Attachments: Exhibit A Project Data Sheet
 Exhibit B Recommended Conditions of Approval
 Exhibit C Site Plan, Floor Plans, and Elevations
 Exhibit D Vicinity Map
 Exhibit E Proposed Colors and Materials
 Exhibit F Photographs

This report was reviewed by Bob Schubert, Senior Planner. 

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN110598

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Design Approval to allow for the demolition of an existing single family dwelling and construction of a new 3,290 square foot two story single family dwelling, a 952 square foot sub grade garage, a 374 square foot utility space, a 131 square foot covered porch and 162 square feet of balcony. Materials and colors consist of the following: exterior stucco siding; clay 2-piece mission tile roof; random natural exterior stone cladding and bronze are railing 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 the RMA - Planning Department. 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.
(RMA - Planning Department)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This Design Approval, Resolution Number _____ for Assessor's Parcel Number 007-303-002-000 was approved by the , Zoning Administrator, On February 9, 2012, and the statements "The permit was granted subject to 3 conditions of approval which run with the land" and "A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

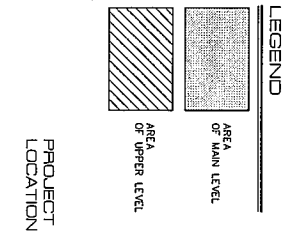
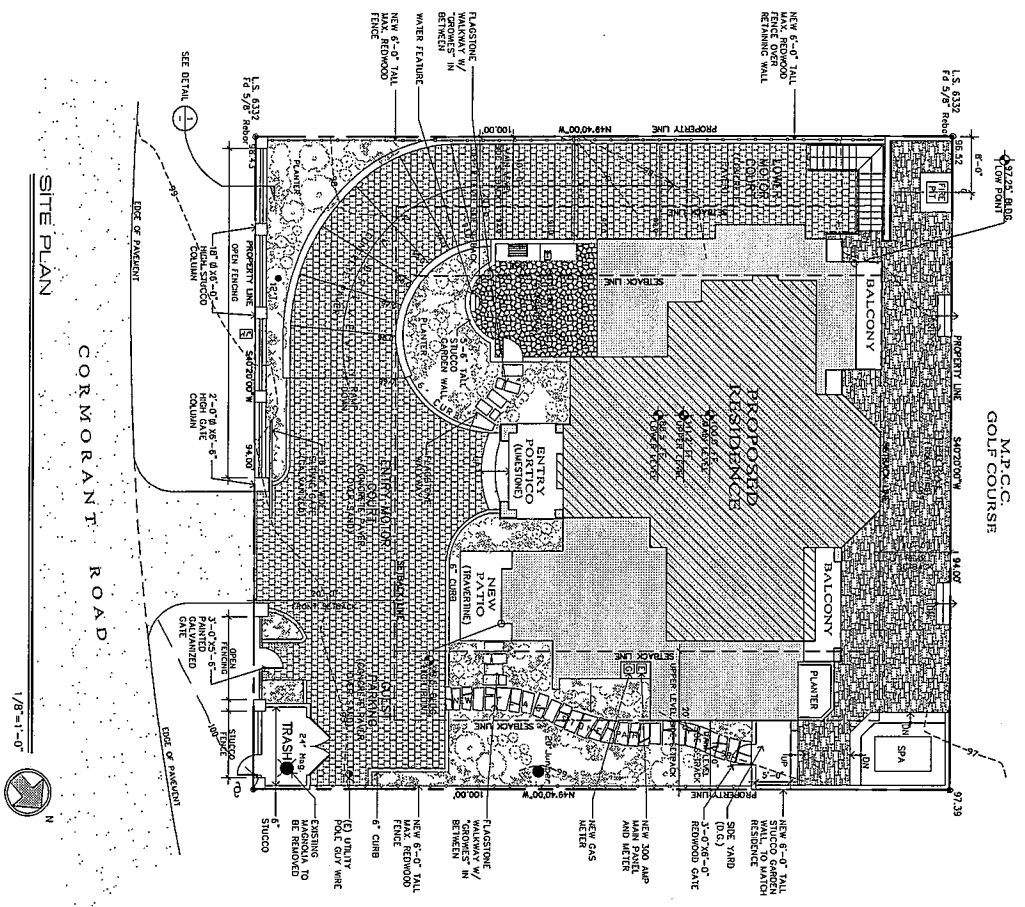
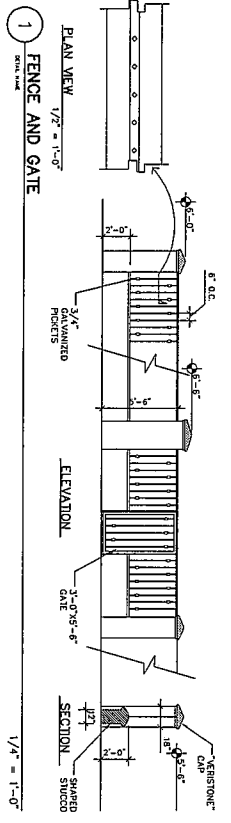
Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

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

Responsible Department: Planning Department

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. The Monterey County RMA - Planning Department 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. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis. Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department 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.



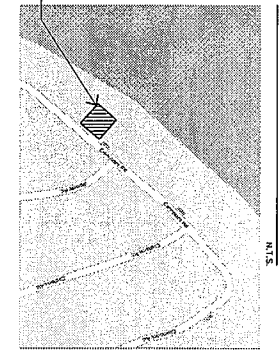
PLANNING INFO.

- PROPERTY OWNER: MIKE AND LINDA FAZIO 3016 CORMORANT RD. PEBBLE BEACH, CA 93955 PH. (818) 549-1828
- PROJECT ADDRESS: 3016 CORMORANT RD. PEBBLE BEACH, CA.
- PROJECT SCOPE:
 - DEMOLITION OF AN EXISTING SINGLE STORY 2,454 SF SINGLE FAMILY RESIDENCE W/ ATTACHED 625 SF ATTACHED GARAGE.
 - CONSTRUCT A NEW 2-STORY 3,290 SF SINGLE FAMILY RESIDENCE W/ ATTACHED 625 SF GARAGE (CONCRETE, MASONRY, AND LAUNDRY ROOM).
 - NEW FRONT FENCE AND GATE WITH STUCCO COLUMNS AND STUCCO PIER ENCLOSURE AT FRONT PROPERTY LINE.
 - NEW 300 SQ FT MAIN PANEL, GUEST PARKING AND MOTOR COURT.
 - NEW 425 SQ FT REMOVAL GATE.
 - NEW 5'-4" TALL STUCCO COURTYARD WALL W/ BUR-LIN 800.
 - NEW 131 SF ENTRY PORTICO.
 - NEW 1,313 SF REAR TERRACE WITH BUR-LIN SPA AND FREESTANDING 5'-4" TALL REMOVAL FENCES AT SIDE PROPERTY LINES.
- OCCUPANCY: R-1 U
- CONST. TYPE: 1-4 B
- APN: 007-303-002
- LEGAL DESC.: LOT: BLOCK: UNDEVELOPED
- ZONE: UNR/B-6-S-RFS
- STORIES: TWO
- MAX BLDG. HT: 27 FT.
- GRADING: 0
- TREE REMOVAL: 0
- TODORAPHY: QUALITY SCOPING
- PRODUCT CODE COMPLIANCE: CFC, DEC & 1-24 CALIFORNIA ENERGY CODE
- ENERGY METHOD: WATERSYS VIA ENERGY PRO 3.0
- LOT AREA: 9,400 SF. (218 K±)
- LOT COVERAGE CALCULATIONS:

EXISTING	PROPOSED	PROPOSED	PROPOSED
RESIDENCE	3,080.2	2,658.0	2,658.0
ENTRY PORTICO	0	149	152
BALCONIES	0	2,950.8	2,950.8
TOTAL	3,080.2	3,808.8	5,660.8
- LOT COVERAGE ALLOWED: 3,280 SF (35%)
- LOT COVERAGE PROVIDED: 2,950.8 SF (31.4%)
- F.A.R. CALCULATIONS:

MAIN BUILDING	EXISTING	PROPOSED	PROPOSED	PROPOSED
LOWER FLOOR	0	374	374	374
UPPER FLOOR	2,454.4	2,454.4	2,658	2,658
GARAGE	625	625	632	632
TOTAL	3,080.2	3,453.8	3,660	3,660
- F.A.R. ALLOWED: 3,290 SF (35%)
- F.A.R. PROVIDED: 3,290 SF (35%)
- NOTE: SQUARE FOOTAGE OF LOWER COURT DUE TO SERRAVAL CONDITIONS

VICINITY MAP



JUN A. SILLAND, AIA
 JUN A. SILLAND ARCHITECTS
 751 LIGHTHOUSE AVE
 PEPPER BEACH, CA 93955
 PH. (818) 549-1828
 WWW.JUNASILLAND.COM

IDG
 INTERNATIONAL DESIGN GROUP
 JOHN E. MATTHAUS
 751 LIGHTHOUSE AVE
 PEPPER BEACH, CA 93955
 PH. (818) 549-1828
 WWW.IDGARCHITECTS.COM

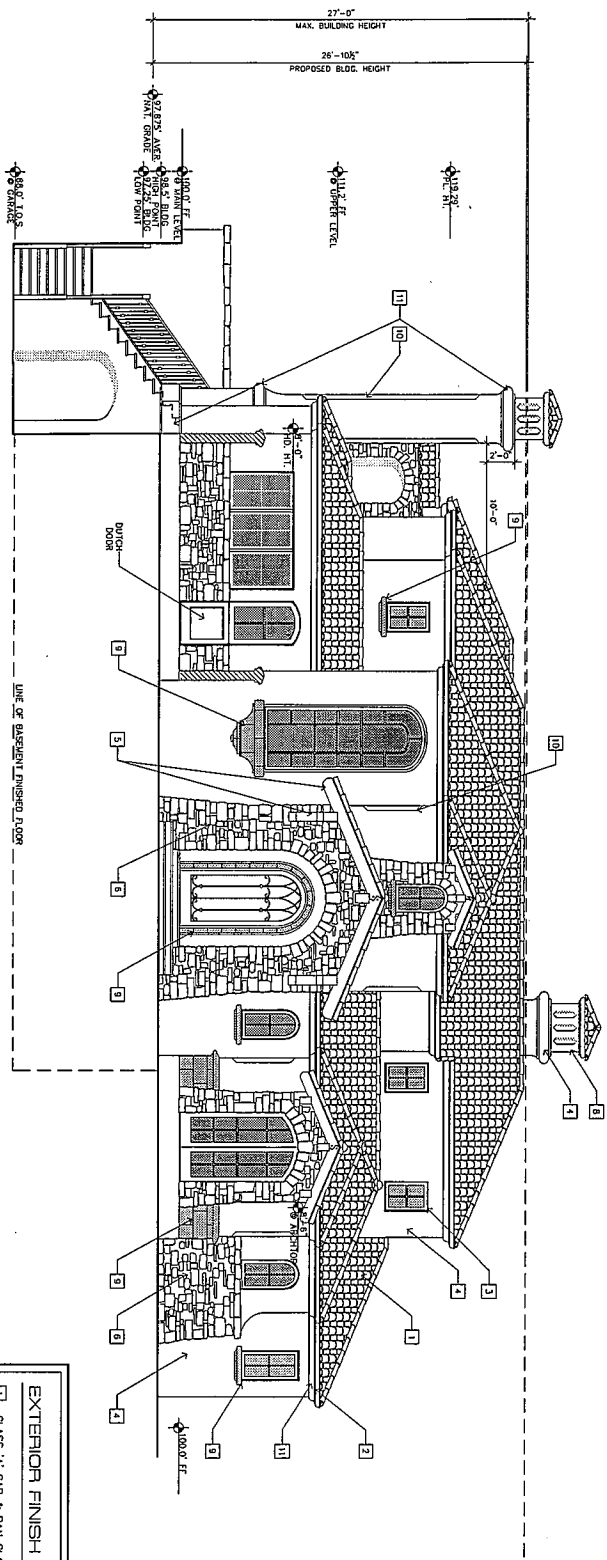
STAMPS:
 JUN A. SILLAND, AIA
 JOHN E. MATTHAUS
 DATE: SEPTEMBER 24, 2011
 CLIENT REVIEW

REVISIONS:
 OCTOBER 09, 2011
 CORRECTED BUDGET
 OCTOBER 09, 2011
 CORRECTED BUDGET
 OCTOBER 28, 2011
 CORRECTED BUDGET
 NOVEMBER 09, 2011
 PLANNING OPEN SUBMITTAL

PROJECT/CLIENT:
 MIKE & LINDA FAZIO
 PROJECT ADDRESS:
 3016 CORMORANT RD.
 PEBBLE BEACH, CA.
 APN: 007-303-002

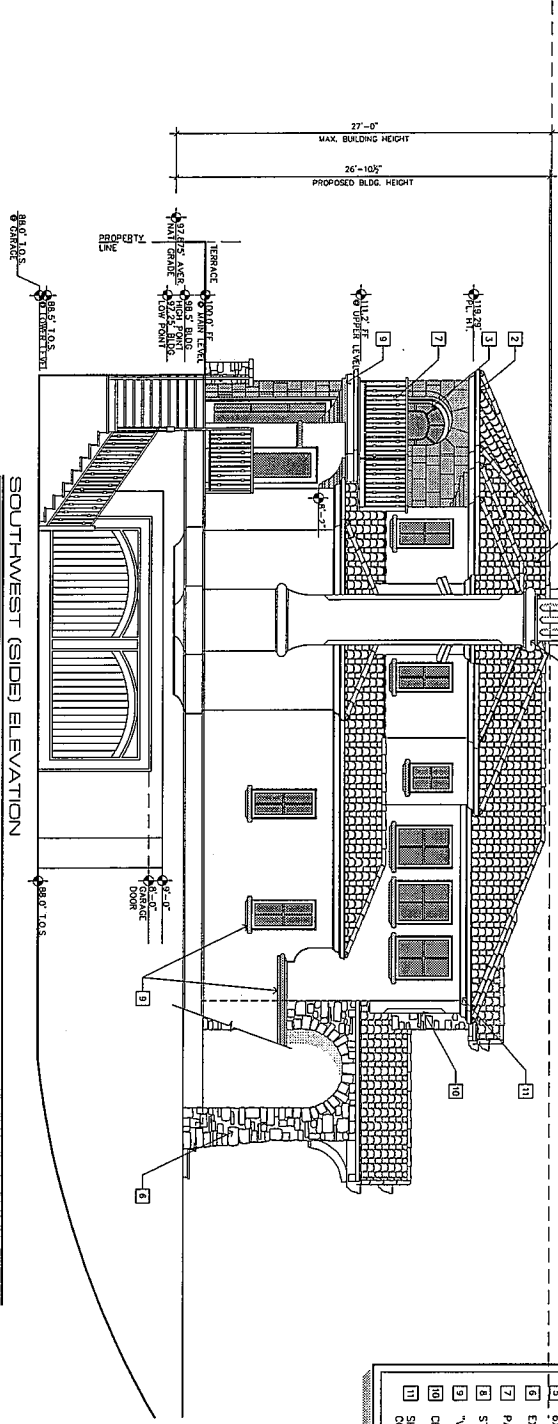
SITE PLAN
 SHEET NO. A1.0

DATE: SEPTEMBER 24, 2011
CLIENT REVIEW:
REVISIONS:
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 CORRECTED BUDGET
 OCTOBER 09, 2011
 CORRECTED BUDGET
 OCTOBER 28, 2011
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 NOVEMBER 09, 2011
 PLANNING OPEN SUBMITTAL



SOUTHEAST (FRONT) ELEVATION

1/4"=1'-0"



SOUTHWEST (SIDE) ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND	
1	CLASS 'X' CAP & PAN CLAY TILE ROOF- REDLANDS OR EQUAL
2	OCBE COPPER GUTTERS AND DOWNSPOUTS
3	KOHLER-KOBE METAL CLAD EXTERIOR DOOR & WINDOWS
4	7/8" EXTERIOR STUCCO- SMOOTH FINISH
5	6X PAINTED CEDAR BEAMS & CORBELS
6	EXTERIOR STONE RANDOM VENEER
7	PAINTED GALVANIZED IRON RAILINGS
8	STUCCO CHIMNEY CAP
9	"VERISTONE" LIMESTONE OR EQUAL
10	CHAMFERED STUCCO CORNERS
11	SHARED STUCCO MOLDINGS AND CORNICHE TO MATCH WALLS

JUN A. SILLAND, AIA
IDG
INTERNATIONAL DESIGN GROUP

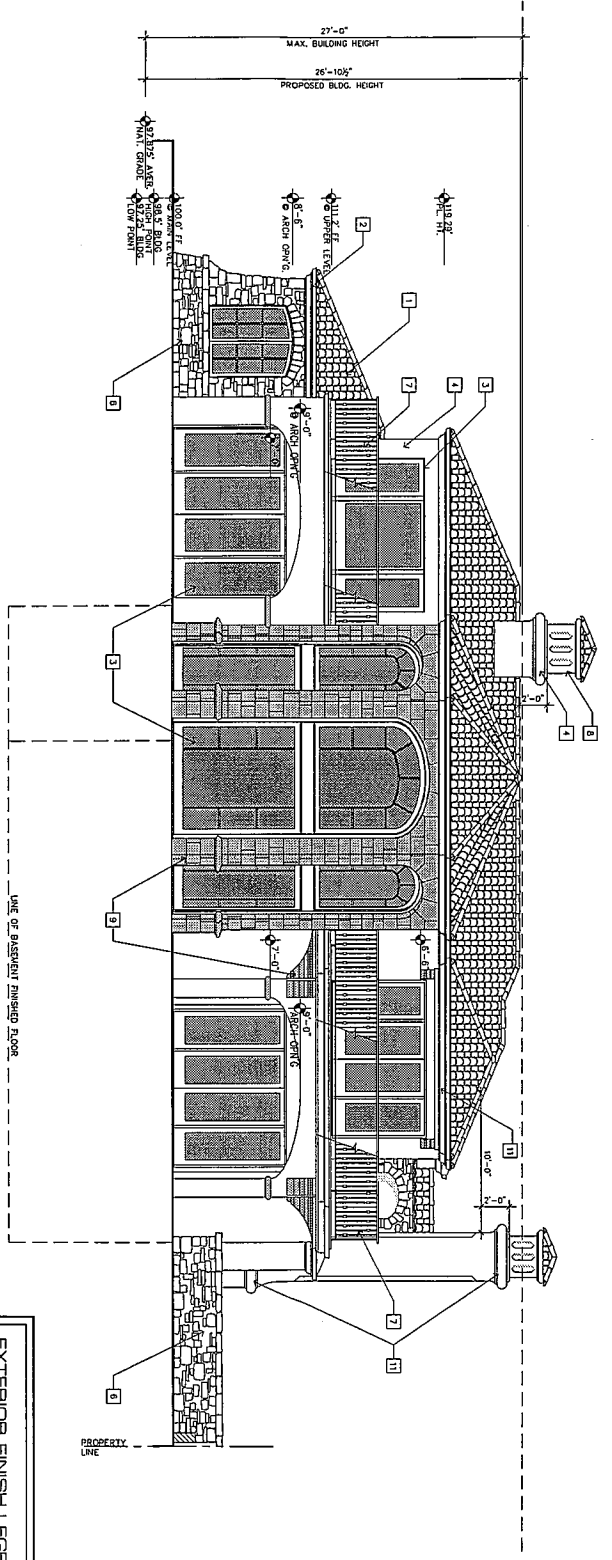
JOHN E. MATTHEWS
7211 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950
TEL: (805) 461-1551
FAX: (805) 461-1562
WWW.IDGARCHITECTS.COM

PROJECT ARCHITECT:
MIXE & LINDA FAZIO
3016 CORMORANT RD.,
PEBBLE BEACH, CA.
APN: 007-303-002

DATE: SEPTEMBER 24, 2011
CLIENT REVIEW
REVISIONS:
1. CORRECT 05. 2011
2. CONSTRUCTION NOTED
3. DESIGN FEEDBACK
4. CORRECT 05. 2011
5. CORRECT 05. 2011
6. CORRECT 05. 2011
7. CORRECT 05. 2011
8. CORRECT 05. 2011

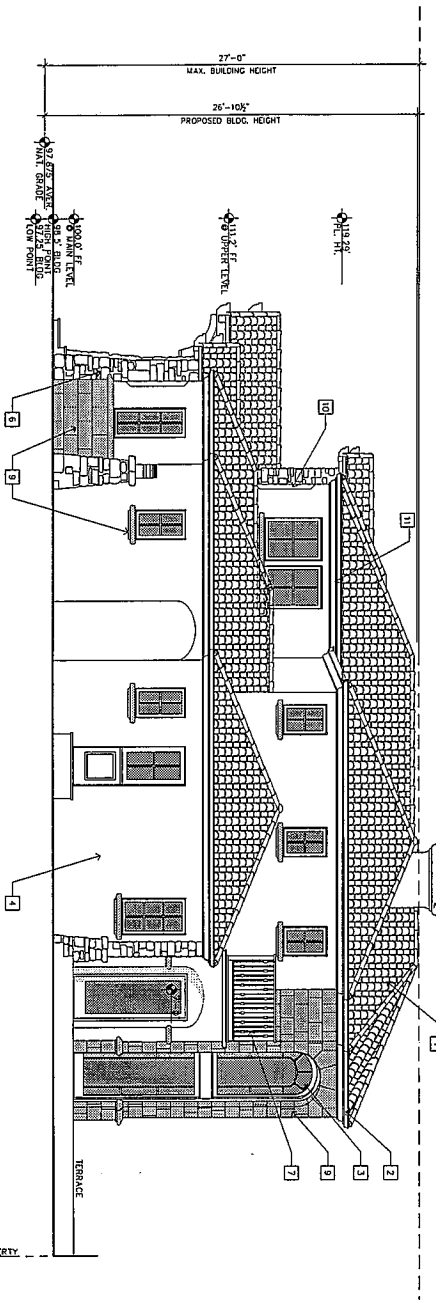
ELEVATIONS

SHEET NO. A6.0



NORTH-WEST (REAR) ELEVATION

1/4" = 1'-0"



NORTH EAST (SIDE) ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH LEGEND	
1	GLAZE 1/2" GIP & PAM CLAY TILE ROOF-REPLAINS OR EQUAL
2	ORGE COPPER CUTTERS AND DOWNSPOUTS
3	KOLBE-KOLBE METAL CLAD EXTERIOR DOOR & WINDOWS
4	7/8" EXTERIOR STUCCO-SMOOTH FINISH
5	6X PAINTED CEDAR BEAMS & CORBELLS
6	EXTERIOR STONE RANDOM VENER
7	PAINTED GALVANIZED IRON RAILINGS
8	STUCCO CHAMFER CAP
9	"VERISTONE" LIMESTONE OR EQUAL
10	CHAMFERED STUCCO CORNERS
11	SHARPED STUCCO MOUNDINGS AND CORNICE TO MATCH WALLS

<p>JUN A. SILLANO, AIA IDG REGISTERED ARCHITECT 7281 LINDEN-COLE AVE SUITE 100 SAN DIEGO, CA 92121 TEL: (619) 524-1251 FAX: (619) 524-1252 WWW: www.idg.com</p>		<p>JOHN E. MATTHEWS REGISTERED ARCHITECT 7281 LINDEN-COLE AVE SUITE 100 SAN DIEGO, CA 92121 TEL: (619) 524-1251 FAX: (619) 524-1252 WWW: www.idg.com</p>																																																																																														
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DEL MONTE FOREST

Pacific
Ocean

Point Joe

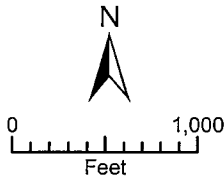


APPLICANT: FAZIO

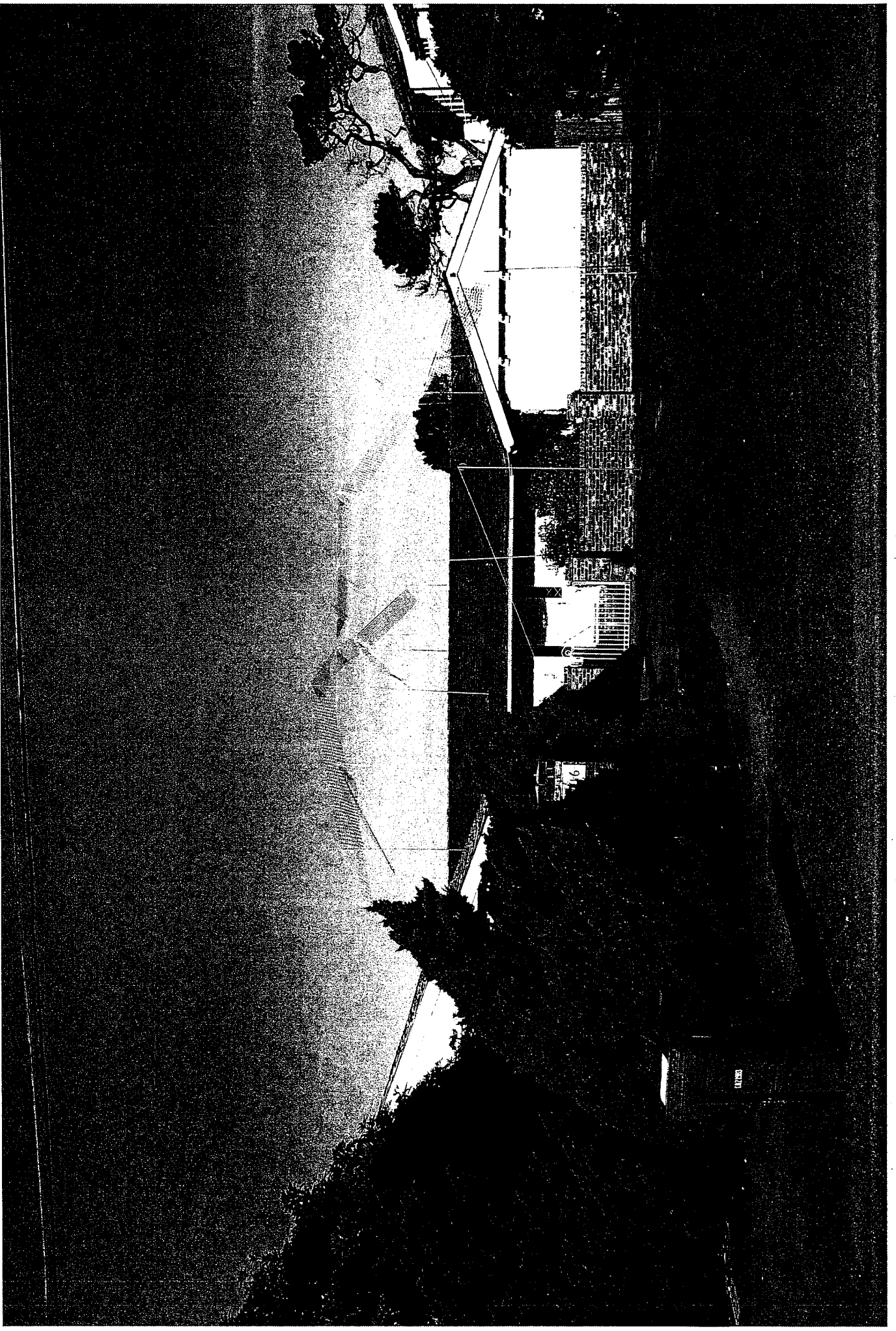
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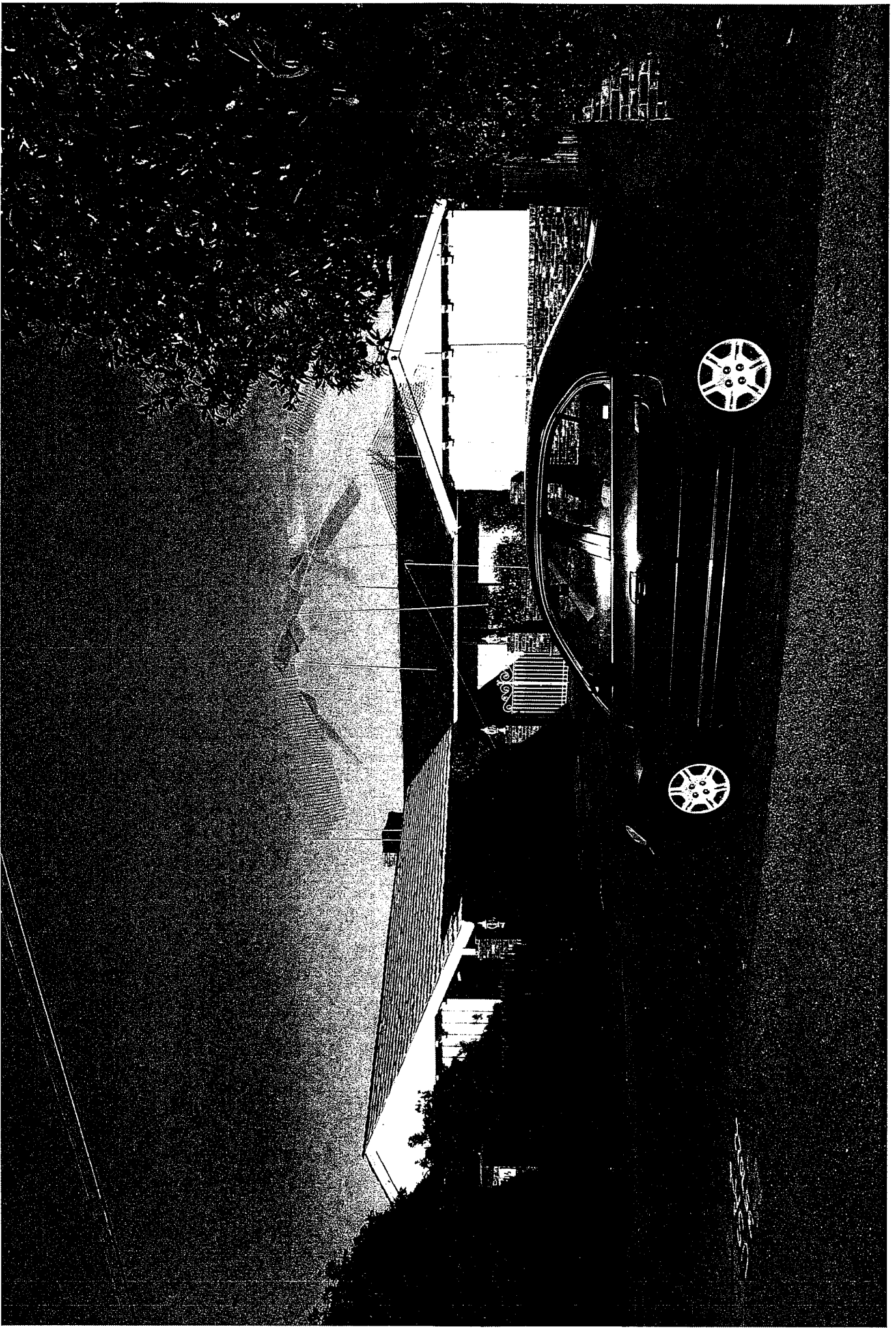
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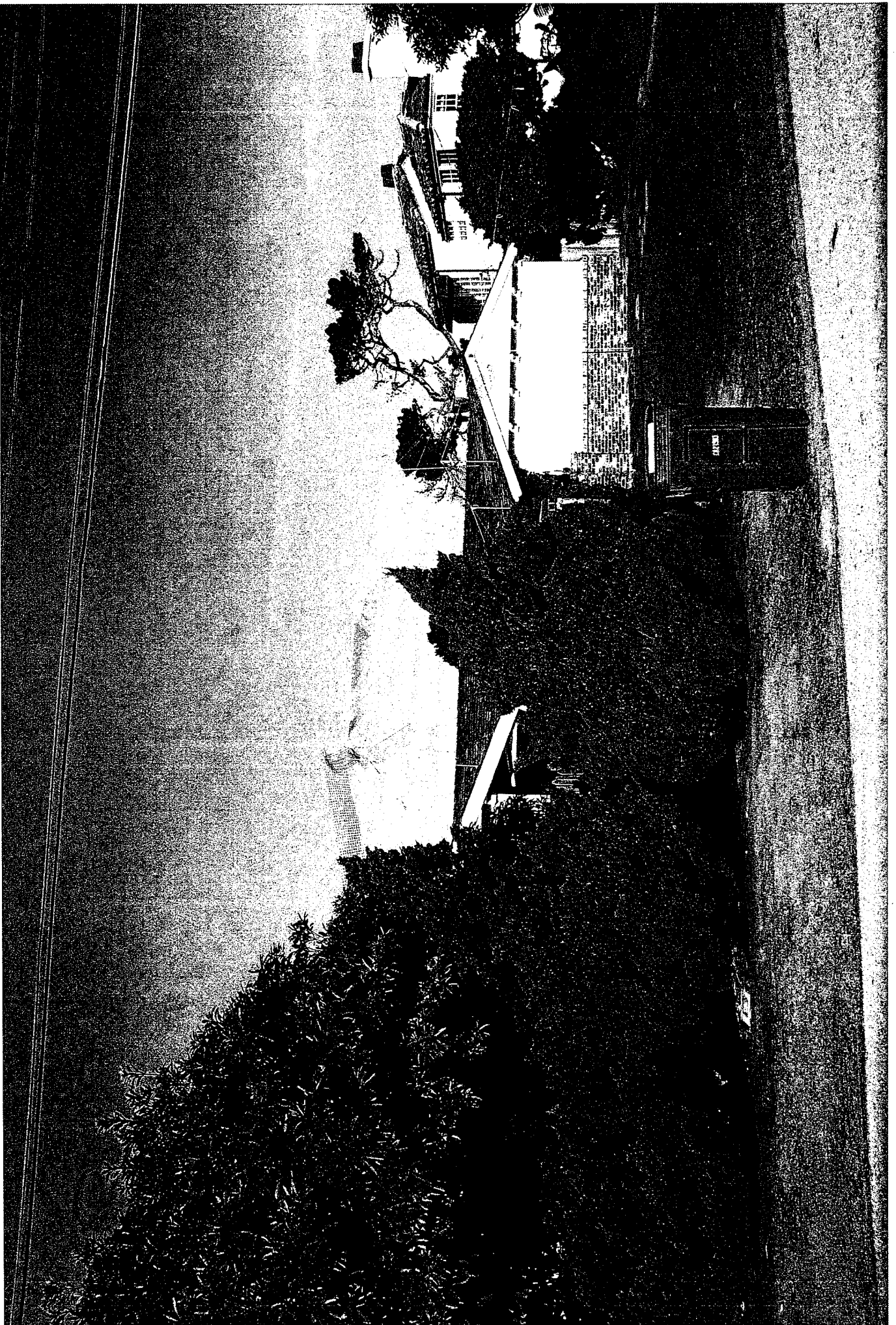
Water 2500' Limit 300' Limit City Limits

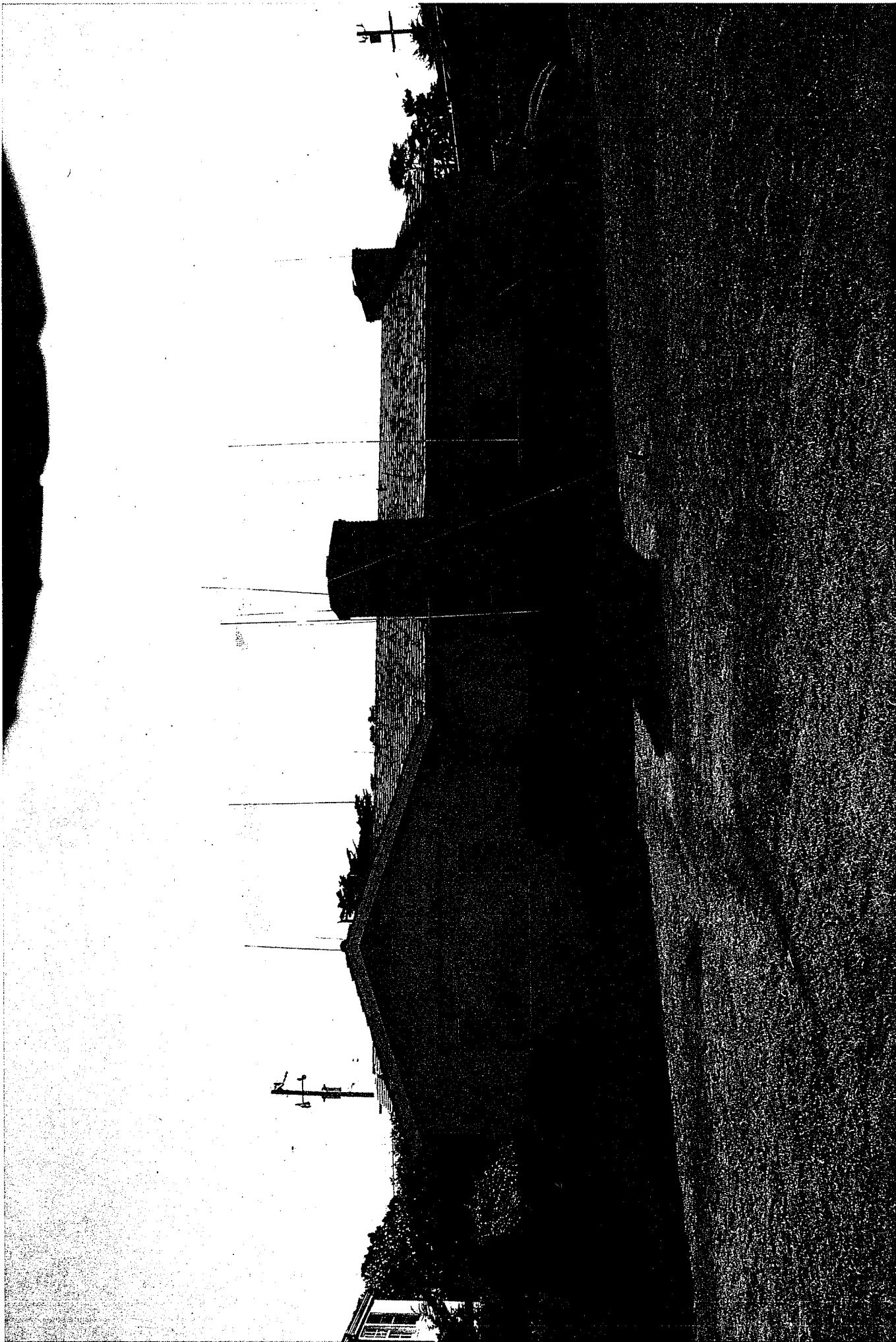


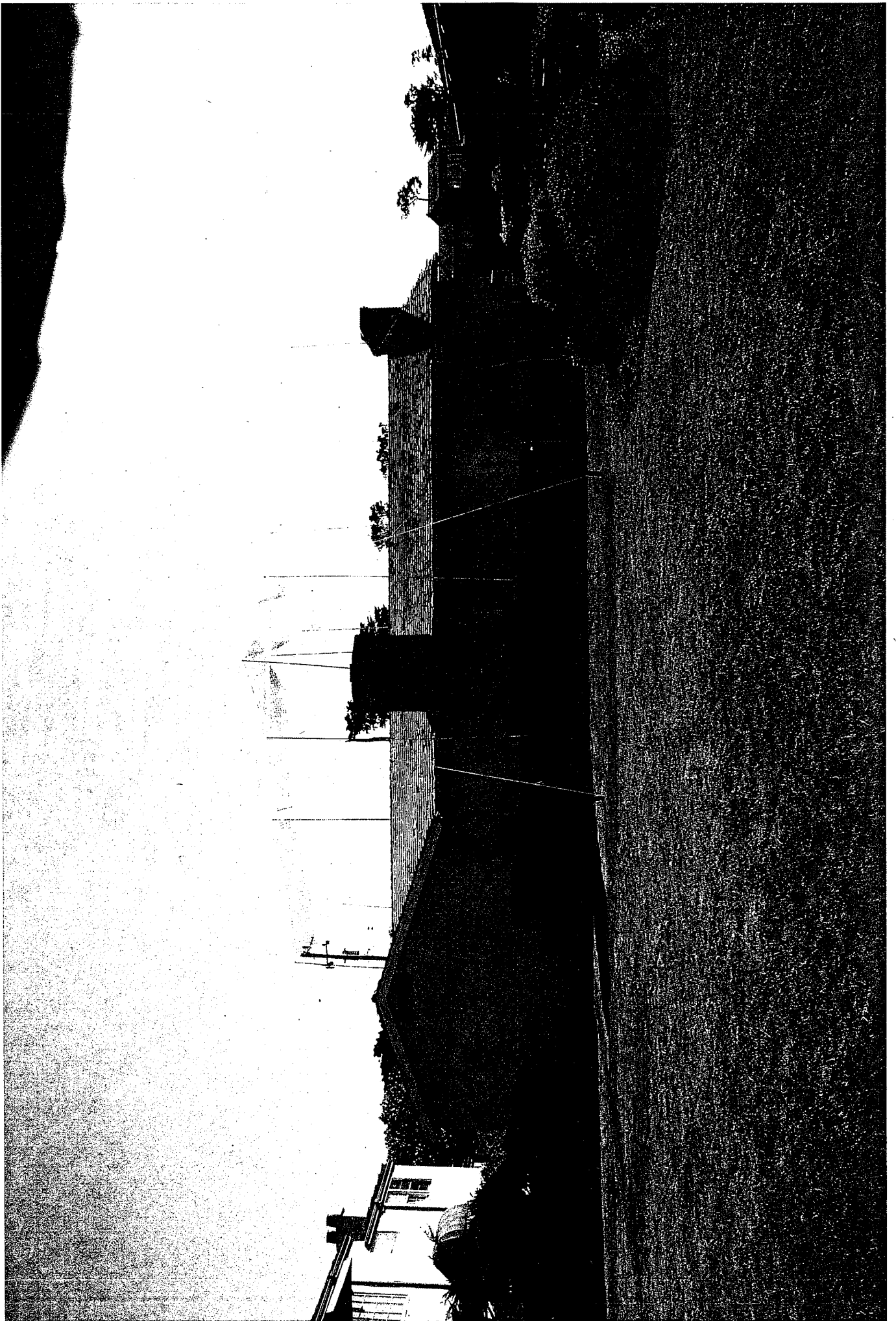
PLANNER: BERNAL

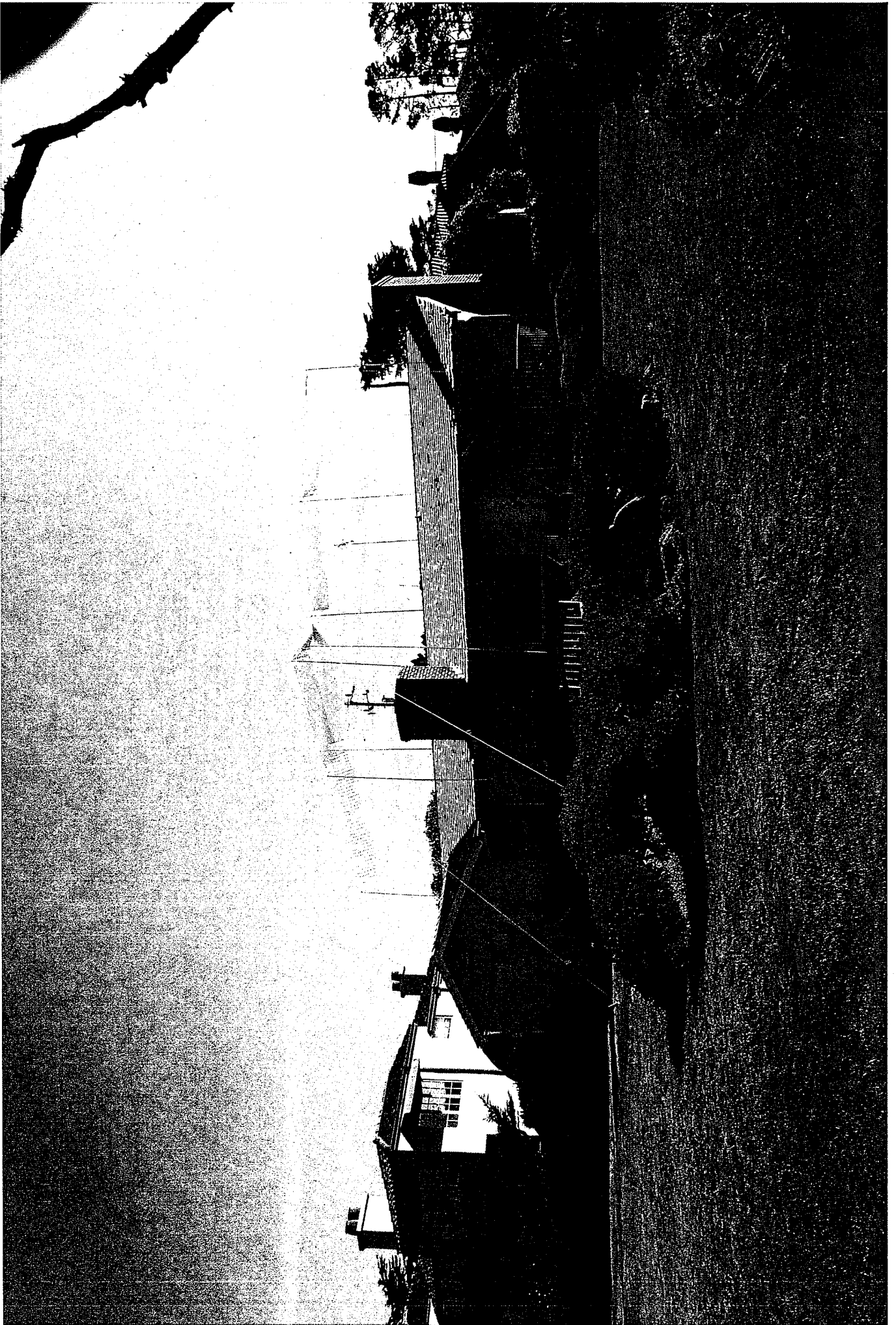


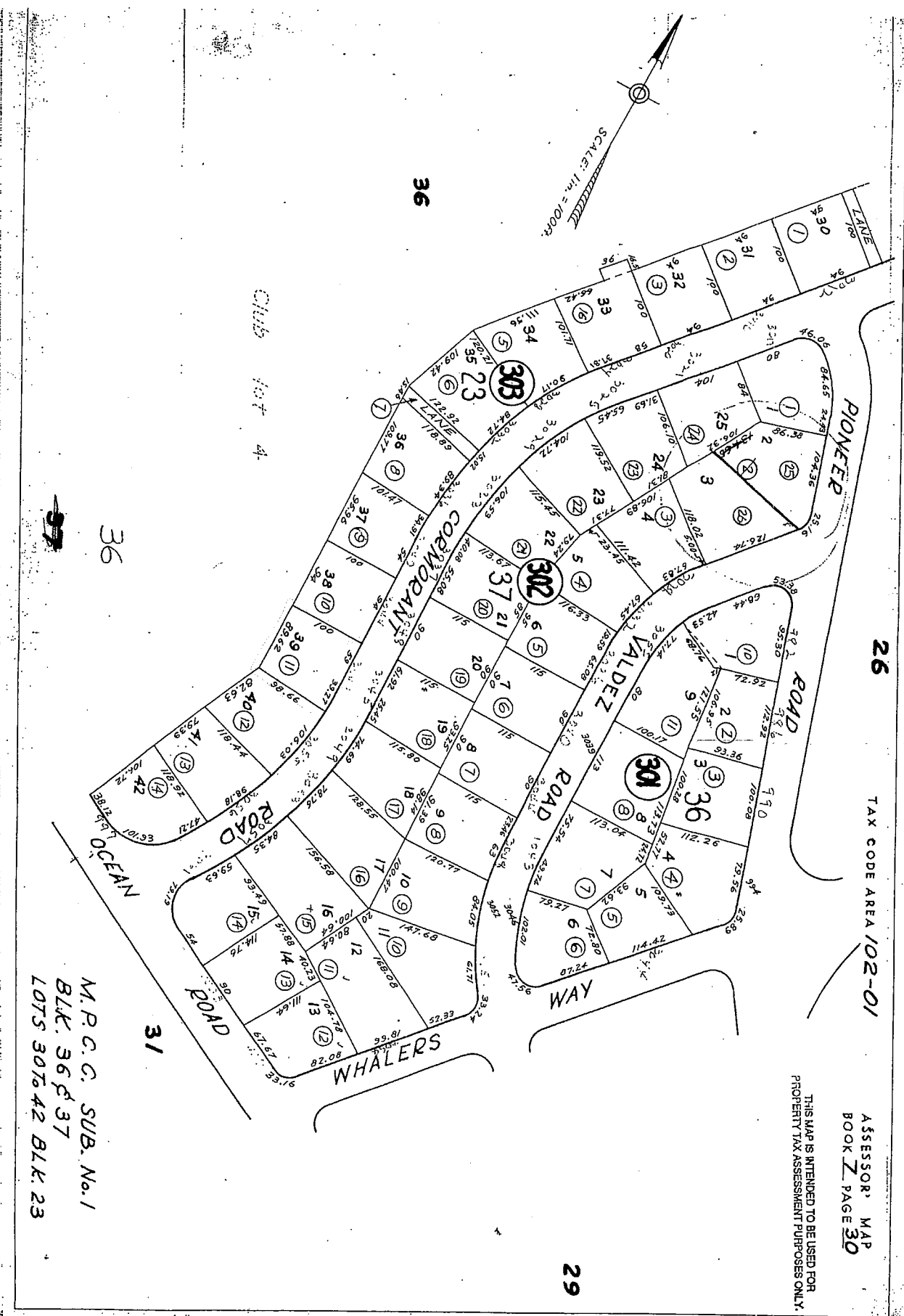












TAX CODE AREA 102-01

ASSESSOR'S MAP
BOOK Z PAGE 30

THIS MAP IS INTENDED TO BE USED FOR
PROPERTY TAX ASSESSMENT PURPOSES ONLY.

M.P.C.C. SUB. No. 1
BLK. 36 & 37
LOTS 30 TO 42 BLK. 23

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