



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: May 24, 2012

To: Jacqueline Onciano, Zoning Administrator

From: Maria Lopez, Land Use Technician (831) 755-5239
lopezmd@co.monterey.ca.us

cc: Front Counter Copy; Maria Lopez, Planner; Luis Osorio, Senior Planner; Douglas and Elizabeth Brodie, Property Owners; Darren Davis, Agent; Project File PLN120168

Re: Brodie (PLN120168)

Location: Assessor's Parcel Number: 007-332-004-000
3072 Bird Rock Road, Pebble Beach
Greater Monterey Peninsula Area Plan

The subject property is a corner lot located at the intersection of Bird Rock Road and Stevenson Drive in Pebble Beach. The application is for a Design approval (PLN120168) to allow the demolition of an existing 4,153 square foot one-story single family dwelling with an attached 632 square foot garage and allow the construction of a new 2,855 square foot two-story single family dwelling with an attached 659 square foot garage, 36 square foot covered porch, 190 square foot covered verandas, 126 square foot balconies, 6 inch garden wall on 2 foot retaining wall (153 Linear feet), and 6 feet redwood board fence (84 Linear feet), and grading (Approx. 30 cubic yards of cut/310 cubic yards of fill, disturbed ground 10,041 square feet). Materials and colors of cement plaster body and trim (renoir bisque), windows (heath), and clay tile roof (newport).

The subject parcel is zoned MDR/B-6-D-RES or Medium Density Residential with a Building Site, Design Control, and Recreational Equipment Storage zoning overlays. The parcel is located in a high archaeological sensitivity area and within 750 feet of a known archaeological resource. The following technical reports have been prepared for the parcel:

- Archaeological Report (LIB120130); and
- Phase 1 Historical Assessment (LIB120129)

No archaeological resources have been identified on the property and the existing dwelling has been found not to have historical significance. The parcel is within an Environmentally Sensitive Habitat Area (ESHA); however, the proposed project does not include the removal of any sensitive habitat or trees.

The proposed project was routed to Water Resources Agency, Pebble Beach Community Services District, and Environmental health Bureau for review. Conditions of approval have been incorporated as Exhibit B. Staff conducted a site inspection on April 25, 2012 to verify that the site is suitable for this use.

Pursuant to Planning Permit ZA595, the parcel is subject to the special privileges within the Del Monte Forest Area to allow a deviation in the front, side, and rear yard setback requirements. As proposed the project will not exceed the building site coverage (31%) and will meet the setbacks as adopted by Planning Permit ZA595 (Front, 20 feet; Side, 10 feet ; Rear, 10; height, 27 feet and the second story 20 feet side yard).

The proposed concrete patio located at the rear of the property extends into the rear setback. Per section 21.62.040(D) of the Monterey County Zoning Ordinance (Title 21), "*Uncovered decks, porches, or stairways, fire escapes or landing places may extend into any required front or rear setback not exceeding six feet, and into any required side setback not exceeding three feet. For the purpose of this Section, a normal roof overhang up to two and one-half feet does not constitute coverage.*" The proposed concrete patio does not count toward site coverage as it does not exceed twenty-four inches or more above grade, and therefore, is allowed as proposed per Section 21.06.250 of the Monterey County Zoning Ordinance.

On July 31, 2008 a Variance (PLN080165) was granted to exceed the allowable lot coverage of 35% and the exterior remodel to an existing single family dwelling. The project was approved subject to conditions of approval. This variance does not apply to the subject project.

The Brodie project as described is consistent with the plans and policies of the Monterey County General Plan, the Greater Monterey Peninsula Area Plan and the requirements and standards of the Monterey County Zoning Ordinance (Title 21), therefore staff recommends approval with the attached conditions.

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project is a Design Approval subject to review by the Zoning Administrator.

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

This report was reviewed by Luis Osorio, Senior Planner

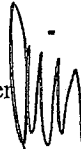


EXHIBIT A

Project Data Sheet for PLN120168

Project Title: Douglas and Elizabeth Brodie

Location: 3072 Bird Rock Road
Pebble Beach

Primary APN: 007-332-004-000

Applicable Plan: Greater Monterey
Peninsular Area Plan

Coastal Zone: NO

Permit Type: Administrative Design
Approval

Zoning: MDR/B-6-D-RES

Environmental Status: Exempt Section 15303
(a)

Plan Designation: MDR

Advisory Committee: Greater Monterey
Peninsula LUAC

Final Action Deadline (884): 7/8/2012

Project Site Data:

Lot Size: 10,041

Coverage Allowed: 35%
Coverage Proposed: 31%

Existing Structures (SF): N/A

Height Allowed: 27 feet

Proposed Structures (SF): 3,143

Height Proposed: 27 feet

Total SF: 3,143

Floor Area Ratio Allowed: N/A
Floor Area Ratio Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: N/A
Biological Report #: N/A
Forest Management Rpt. #: N/A

Erosion Hazard Zone: Low
Soils Report #: N/A
Historical Assessment Report #: LIB120129

Archaeological Sensitivity Zone: High
Archaeological Report #: LIB120130

Geologic Hazard Zone: undetermined
Geologic Report #: N/A

Fire Hazard Zone: High

Traffic Report #: N/A

Other Information:

Water Source: Public

Sewage Disposal (method): Sewer

Water Dist/Co: Cal-Am

Sewer District Name: N/A

Fire District: Pebble Beach Community
Services District

Total Grading (cubic yds.): 30 c.y. cut/310 c.y. fill

Tree Removal: N/A

Date Printed: 05/17/2012

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN120168

1. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution No. _____) was approved by Monterey County Zoning Administrator for Assessor's Parcel Number 007-332-004-000 on June 14, 2012. The permit was granted subject to 8 conditions of approval which run with the land. 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.

2. 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.

Compliance or Monitoring Action to be Performed: 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 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.

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

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

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

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to the RMA - Planning Department for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to the RMA-Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

Exhibit B
Page 2 of 4 Pages

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

Responsible Department: Planning Department

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 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 the RMA - Planning Department, prior to the issuance of building permits.
(RMA - Planning Department)

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 the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

6. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning Department

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 the RMA - Building Services Department 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.
(RMA - Planning Department and Building Services Department)

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 the RMA- Building Services Department 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 the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

Exhibit B
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7. PD012(A) - (OBSOLETE) LANDSCAPE SFD

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning Department. 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 RMA - Planning Department. 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.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit

8. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: In accordance with Monterey Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition activities as required by the Air District.

Exhibit B
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BUILDING CLASSIFICATION

OCCUPANCY GROUP: R-3 (U)
 CONSTRUCTION TYPE: V-2 SPRINKLERED
 STORIES: 2 (HEIGHT: 27'
 ROOF OF WORK: RAISED 4153 SF. ONE STORY WOOD FRAME HOUSE BUILT CIRCA 1970.
 CONSTRUCT NEW 255 SF TWO STORY HOUSE AND 8 SF ATTACHED GARAGE, 20 SF COVERED FRONT PORCH, 180 SF COVERED VERANDA, AND 87 REMOVED 100 SF REMAINING WALL ON 2 REMAINING WALL (83 L.F.), AND 87 REMOVED 100 SF REMAINING WALL (83 L.F.).
 GRADING: EXCAVATE 30 TON. FILL 310 TON. DISTURBED GROUND 10041 SF.
 FLOOR AREA: FIRST STORY 2338 SF
 SECOND STORY 512 SF
 TOTAL 2850 SF
 OCCUPANT LOAD: 15
 STRUCTURAL DESIGN METHOD: STRENGTH DESIGN
 PROPERTY OWNERS: Doug and Elizabeth Brodie, P.O. Box 1114, Genoa, NV. 89411, (702) 799-1004

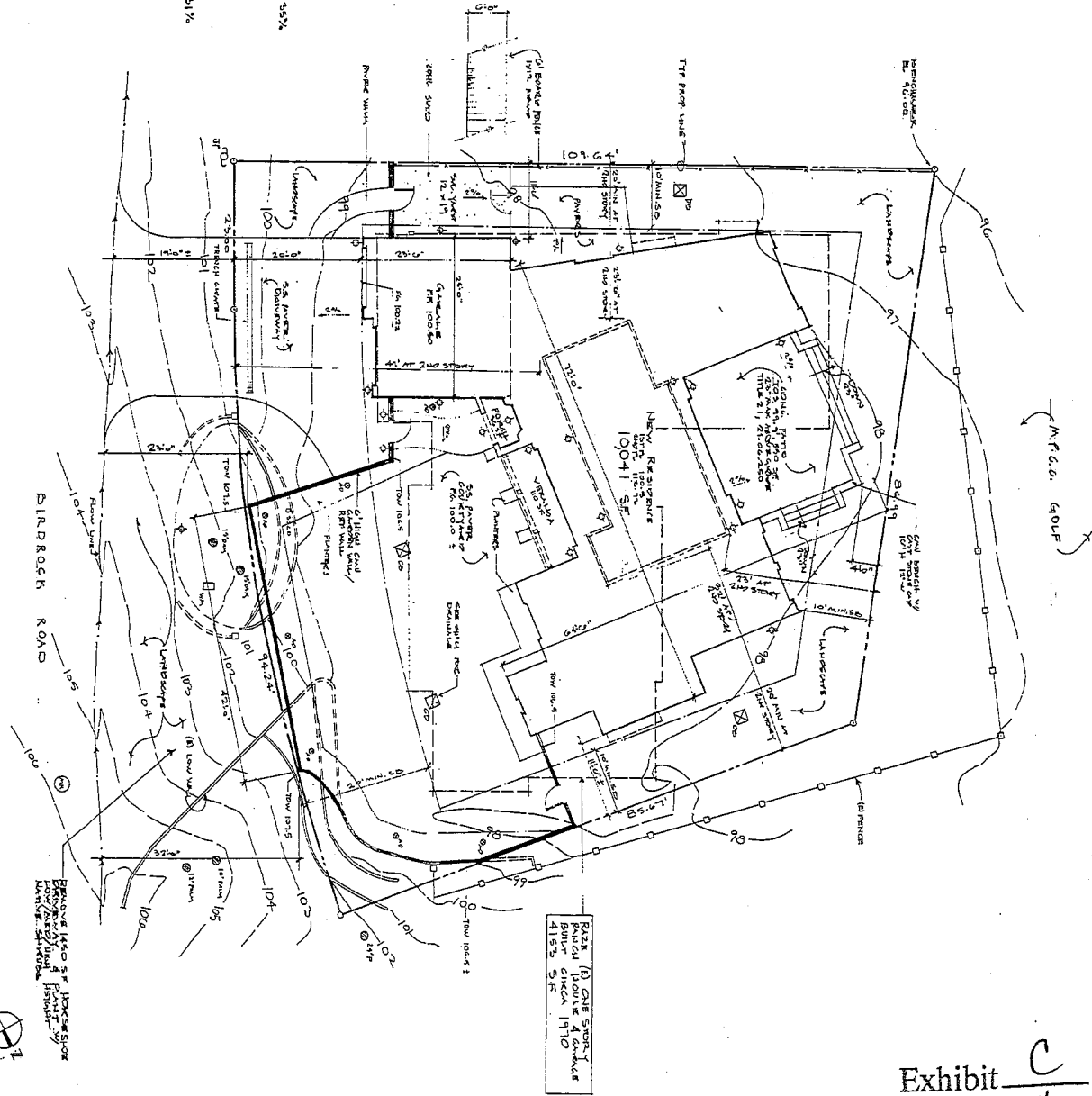
FLOOR AREA RATIO

FIRST STORY 2338 SF
 SECOND STORY 512 SF
 GARAGE 87 SF
 TOTAL 2937 SF
 LOT AREA 10,041 SF
 FLOOR AREA RATIO = 29.25%

BUILDING SITE COVERAGE (3514 SQ. FT.)
 HOUSE + GARAGE FOOTPRINT 2,937 SF
 VERANDA + FRONT PORCH 140 SF
 TOTAL 3,077 SF
 LOT AREA 10,041 SF
 FLOOR AREA RATIO = 30.64%

- NOTES**
- SEE SHEET 01 FOR DEMOLITION/RECONSTRUCTION.
 - EXCAVATION TO 10' BELOW FINISH GRADE.
 - EXCAVATION TO 10' BELOW FINISH GRADE.
 - DEMOLITION EXISTING STRUCTURES.

SITE PLAN

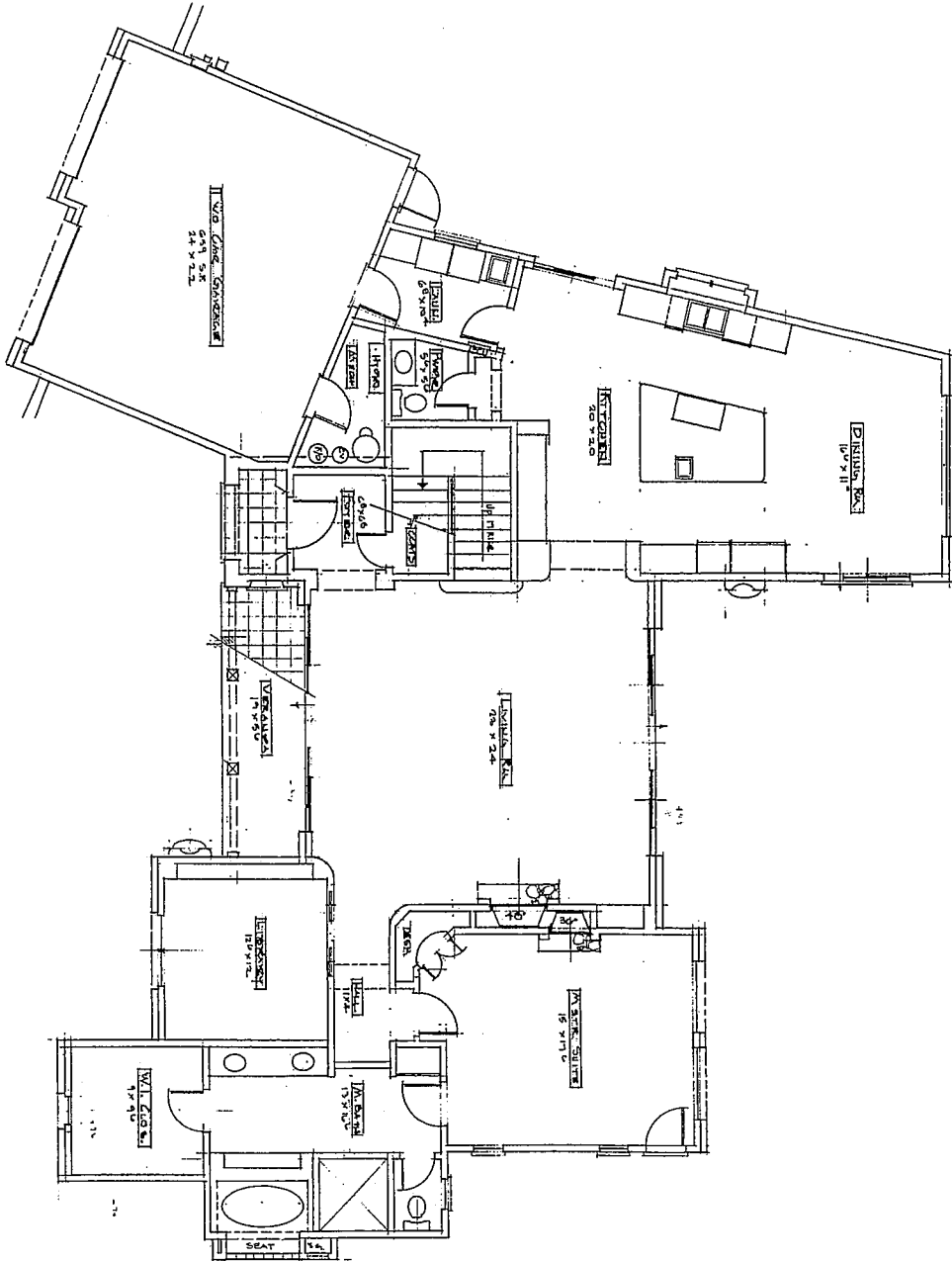


REVISIONS BY	DATE	DESCRIPTION
2/10/12	D	
3/23/12	D	
5/2/12	C	

BRODIE RESIDENCE
 3072 BIRDROCK ROAD
 PEBBLE BEACH, CALIFORNIA
 APN: 007-332-004-000

BRADING DESIGN & CONSULTING
draftact
 2100 GARDEN RD., SUITE 100 | MONTEREY, CA 95030 | (831) 666-5986 | FAX 666-5986

FIRST STORY




1/4"=1'-0"

Exhibit C
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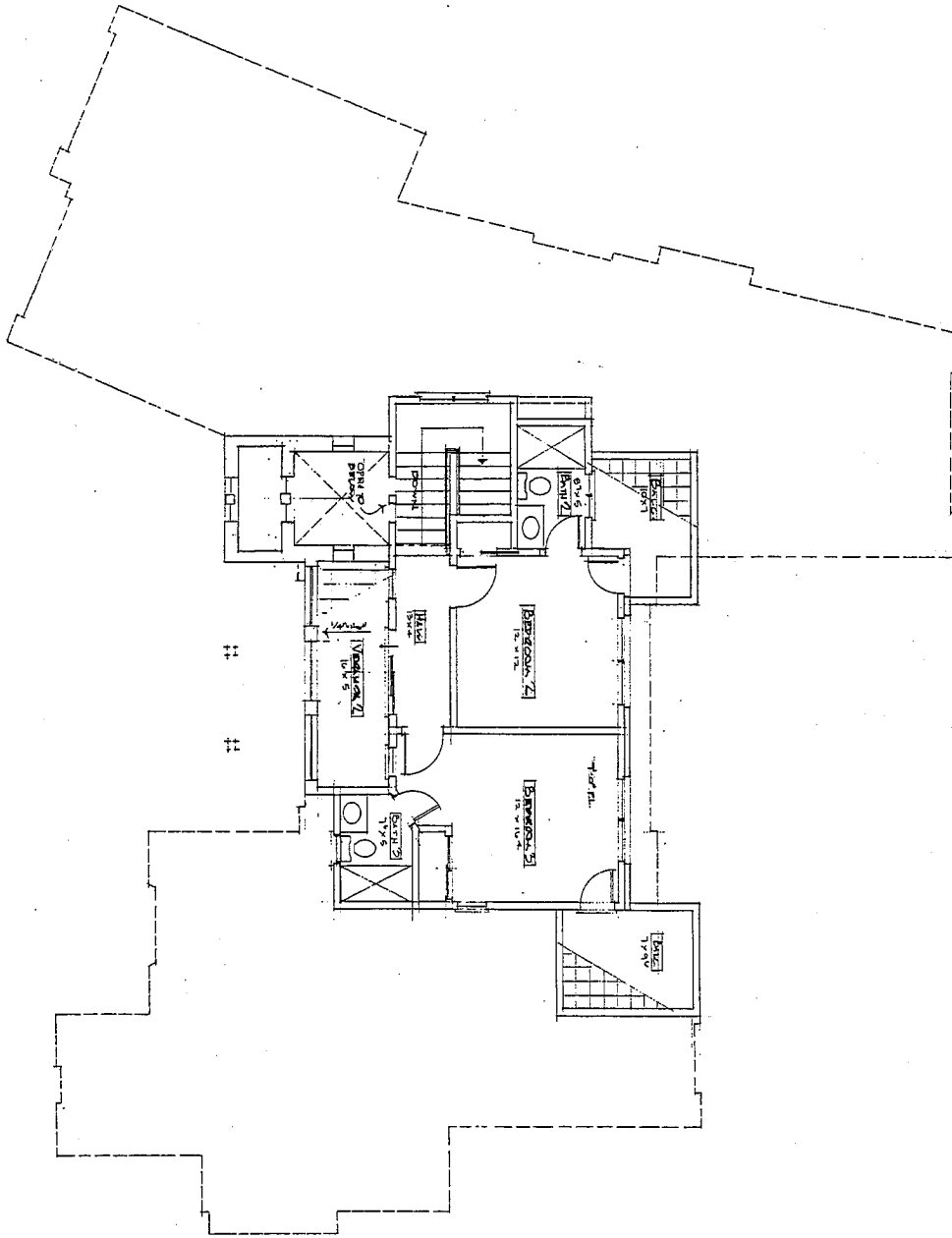
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2			
3			
4			
5			

BRODIE RESIDENCE
3072 BIRDROCK ROAD
PEBBLE BEACH, CALIFORNIA
APN: 007-332-004-000


 2150 GARDENVIEW... SUITES / MONTEREY, CA 95040 / (831) 646-9966 / FAX 646-9966

NO	DATE	BY	REVISION
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2			
3			
4			
5			

SECOND STORY



1/4" = 1'-0"

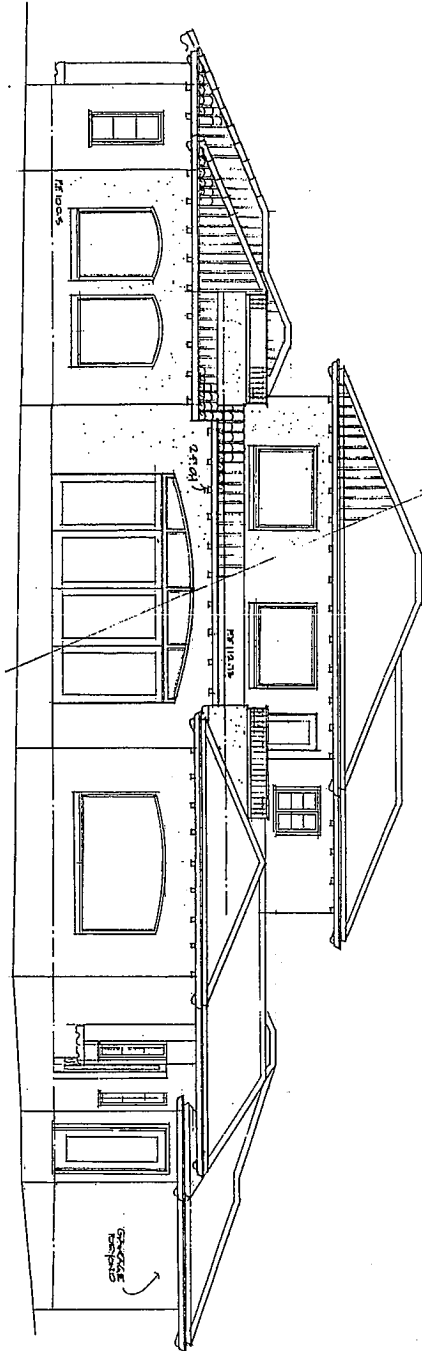
Exhibit C
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DATE	2-13-12
BY	JAN O'NEILL
SCALE	1/4" = 1'-0"
PROJECT	BRODIE RESIDENCE
NO.	02

BRODIE RESIDENCE
 3072 BIRDROCK ROAD
 PEBBLE BEACH, CALIFORNIA
 APN: 007-332-004-000

BLAZING DESIGN
 & CONSULTING
 draftact
 2150 GARDEN RD., SUITE B3 / MONTEREY, CA 95040 / (831) 646-6066 / FAX 646-6068

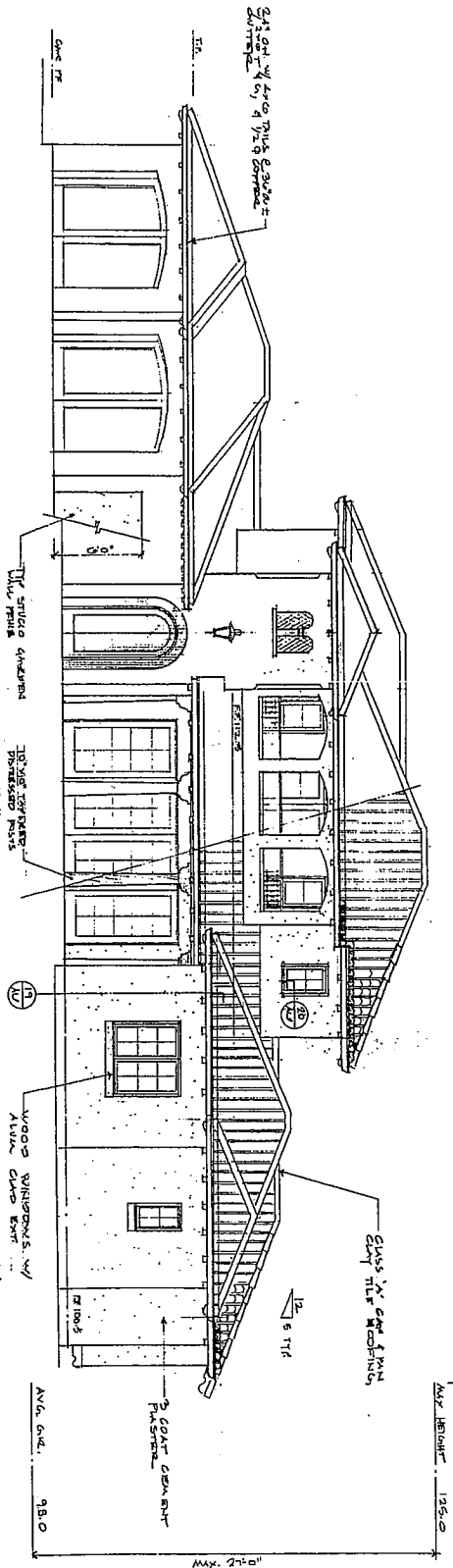
REVISION	2-16-12
C	
AE	BRODIE



WEST ELEVATION

1/4"=1'-0"

EAST ELEVATION



1/4"=1'-0"

Exhibit C
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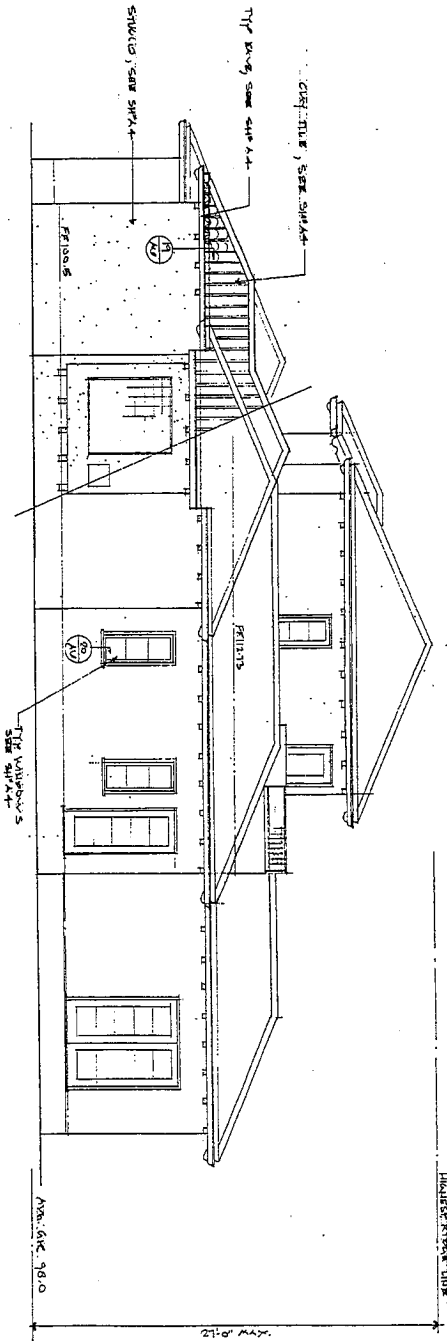
DATE	2-13-12
BY	AVG
REVISION	
BY	
DATE	

BRODIE RESIDENCE
3072 BIRDROCK ROAD
PEBBLE BEACH, CALIFORNIA
APN: 007-332-004-000

BLOND DESIGN & CONSULTING
draftact
2155 GARDEN RD., SUITE B3 / MONTEREY, CA 93940 / (831) 646-9966 / FAX 646-9968

REVISION	
BY	
DATE	

NORTH ELEVATION



SOUTH ELEVATION

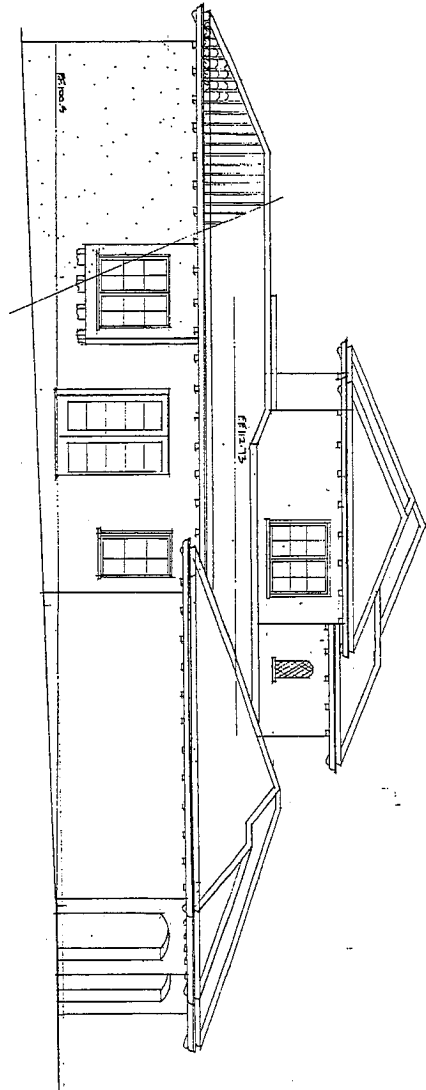


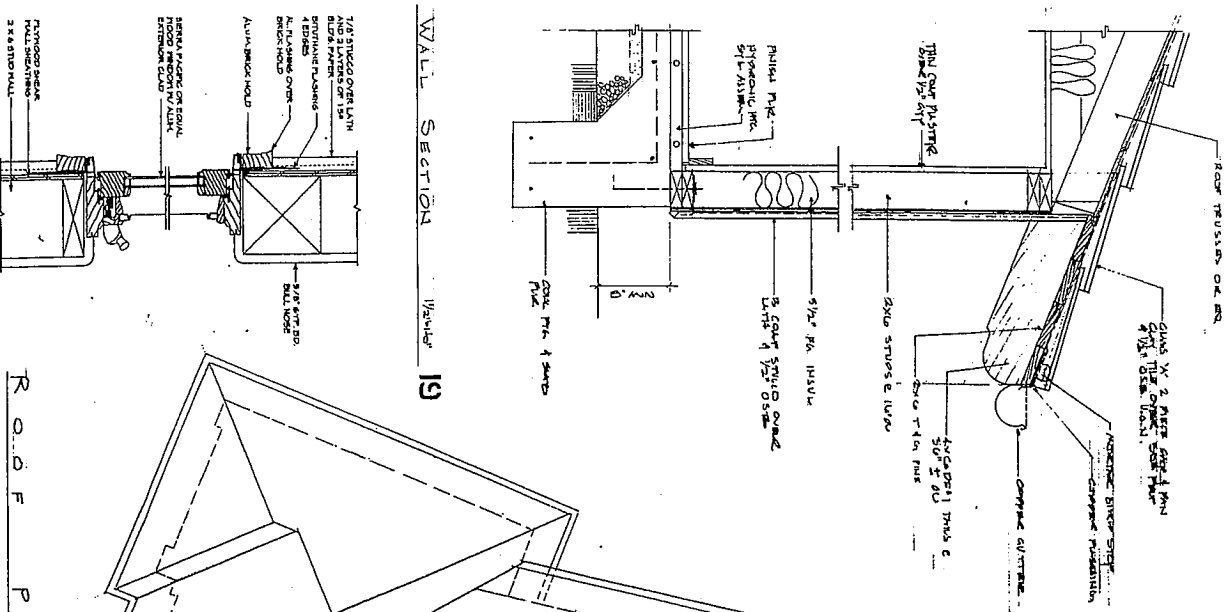
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		01-13-11		
		01-13-11		

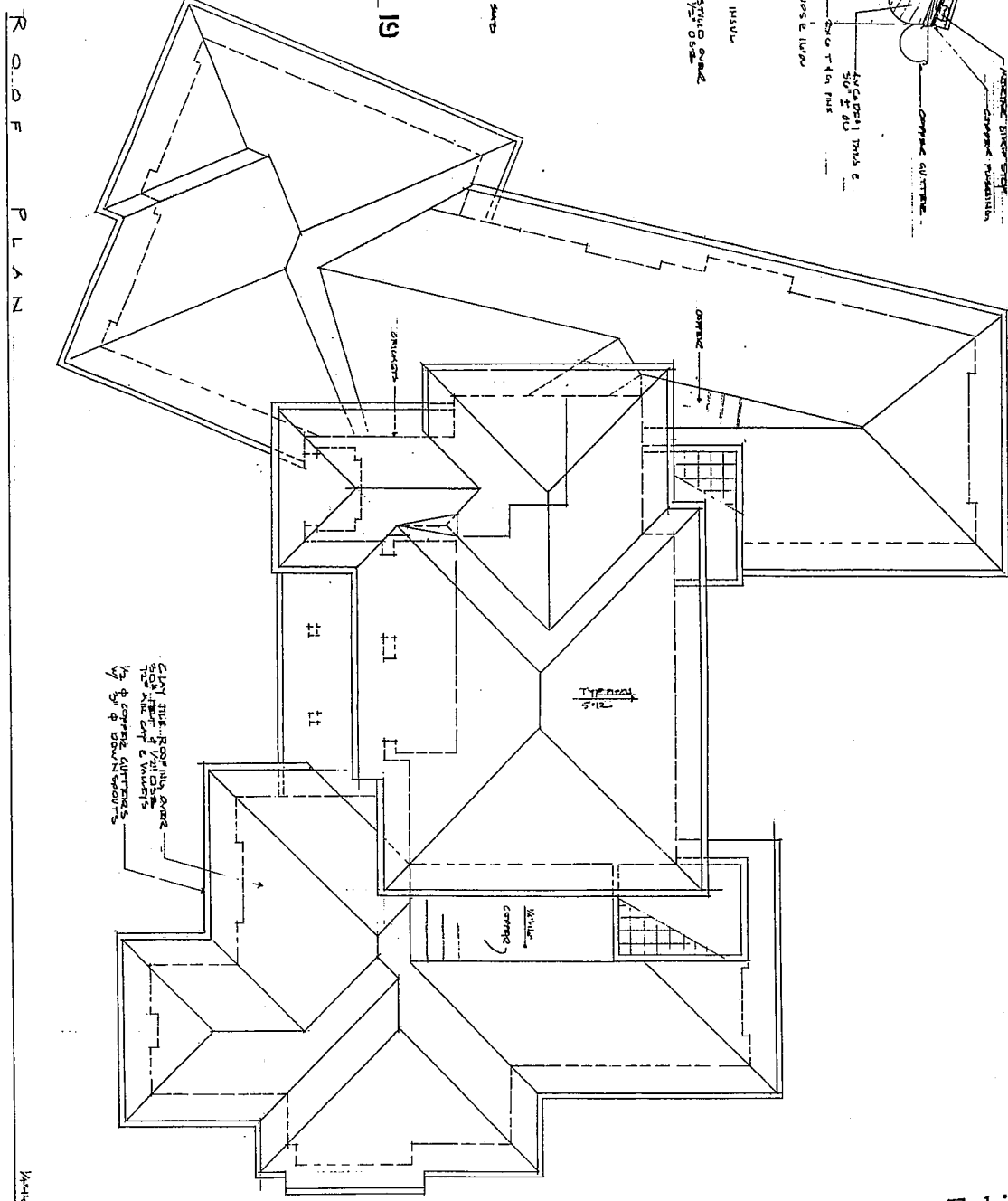
BRODIE RESIDENCE
3072 BIRDROCK ROAD
PEBBLE BEACH, CALIFORNIA
APN: 007-332-004-000

BRADING DESIGN
 & CONSULTING
draftact
 2150 GARDEN RD., SUITE 83 / MONTEREY, CA 95040 / (831) 646-6966 / FAX 646-6966

REVISIONS	BY
2-18-12	D
1-13-11	D
01-13-11	D



WALL SECTION 1/8" = 1'-0" 19

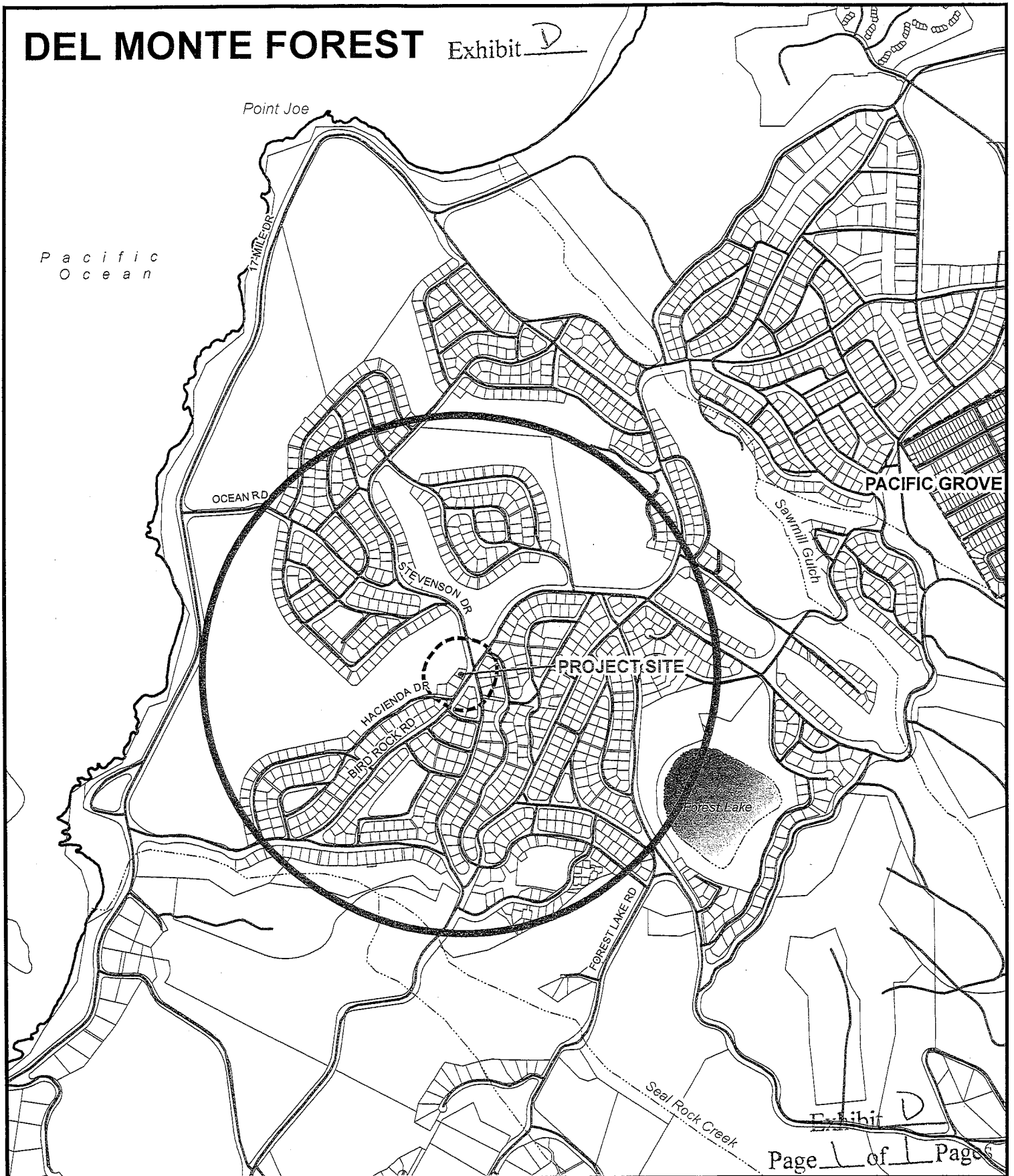


ROOF PLAN 1/8" = 1'-0" 20

WINDOWS

Exhibit C
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DEL MONTE FOREST Exhibit D

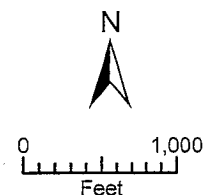


APPLICANT: BRODIE

APN: 007-332-004-000

FILE # PLN120168

Water  2500' Limit  300' Limit  City Limits 

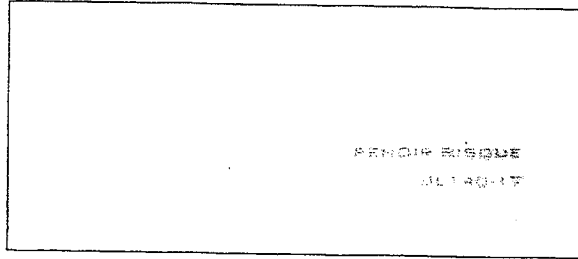


PLANNER: LOPEZ

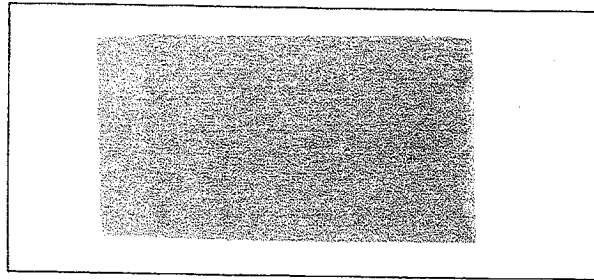
Exhibit E

COLOR SAMPLES FOR PROJECT FILE NO.

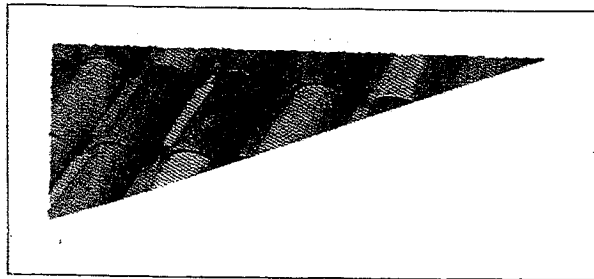
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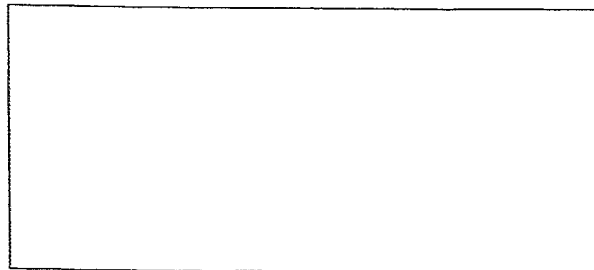
Materials: CEMENT PLASTER BODY Colors: RENOIR BISQUE #UL140-17
Description: BEHR PREMIUM #TRUM



Materials: WINDOWS Colors: HEATH #MSL212
Description: HOME DEPOT / MARTHA STEWART



Materials: ROOF 2 PIECE CLAY TILE Colors: 60% NEWPORT / 40% PALERMO
Description: U.S. TILE



Materials: _____ Colors: _____
Description: _____

Exhibit E

Page 1 of 1 Pages