

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> August 29, 2013    Time: 2:00 P.M.	<b>Agenda Item No.:</b> 4
<b>Project Description:</b> Consider a Variance to allow a reduction of the existing legal nonconforming floor area ratio that exceeds the maximum allowed floor area ratio of 35% (reduction of the existing floor area ratio by approximately 51 square feet from 42.6 percent to 42.1 percent); and a Design Approval to allow a remodel of the existing 4,649 square foot single family dwelling, including demolition of approximately 747 square feet of the main floor and the addition of approximately 696 square feet (colors and materials to match existing); and grading (approximately 100 cubic yards of cut).	
<b>Project Location:</b> 1050 Marcheta Lane, Pebble Beach	<b>APN:</b> 007-342-008-000
<b>Planning File Number:</b> PLN110691	<b>Owners:</b> Jonathan & Leanne Ryan <b>Agent:</b> John Moore, Moore Design LLC
<b>Planning Area:</b> Greater Monterey Peninsula Area Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> MDR/4-B-6-D-RES (Medium Density Residential, 4 units per acre, with Building Site 6, Design Control, and Recreational Equipment Storage Overlays)	
<b>CEQA Action:</b> Categorically Exempt per CEQA Guidelines Section 15331	
<b>Department:</b> RMA - Planning	

**RECOMMENDATION:**

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Find the project categorically exempt per CEQA Guidelines Section 15331; and
- 2) Approve PLN110691, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

**PROJECT OVERVIEW:**

The Applicant proposes to remodel and restore an existing single family dwelling with established historic significance, demolish a non-historic portion of the dwelling, and construct an addition to improve circulation and functionality. The existing dwelling is legal nonconforming with regard to side setbacks and floor area ratio. The proposed project would require a Variance to allow a reduction of the existing legal nonconforming floor area ratio that exceeds the maximum allowed floor area ratio of 35 percent (reduction of the existing floor area ratio by approximately 51 square feet from 42.6 percent to 42.1 percent). In addition, the project requires a Design Approval to allow the remodel of the existing 4,649 square foot single family dwelling, including demolition of approximately 747 square feet of the main floor (non-historic) and the addition of approximately 696 square feet (colors and materials to match existing), and associated grading/excavation for foundation footings and dispersion (drainage) pits.

**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

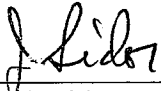
- RMA - Public Works
- Environmental Health Bureau
- √ Water Resources Agency
- √ Pebble Beach Community Services District (Fire Protection District)
- Parks Department
- √ Historic Resources Review Board

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA – Planning, Pebble Beach Community Services District, Water Resources Agency, and the Historic Resources Review Board have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at public meetings held on April 5, 2012, and February 7, 2013, reviewed and voted to support the project as proposed (**Exhibit D**).

The project was referred to the Monterey County Historic Resources Review Board (HRRB) for review. The HRRB, at a public meeting held on March 7, 2013, reviewed and adopted a resolution to recommend approval of the of the project as revised (**Exhibit E**).

Note: The decision on this project is appealable to the Planning Commission.



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Joseph Sidor, Associate Planner  
(831) 755-5262, SidorJ@co.monterey.ca.us  
August 16, 2013

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District (Fire Protection District); RMA-Public Works; Parks Department; Environmental Health Bureau; Water Resources Agency; Historic Resources Review Board; Laura Lawrence, Planning Services Manager; Joseph Sidor, Project Planner; Jonathan & Leanne Ryan, Owners; John Moore, Moore Design LLC, Agent; The Open Monterey Project; LandWatch; Planning File PLN110691

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Draft Resolution, including: <ul style="list-style-type: none"><li>• Conditions of Approval</li><li>• Site Plan, Floor Plan and Elevations</li></ul>
	Exhibit C	Vicinity Map
	Exhibit D	Advisory Committee Minutes (DMF LUAC – April 5, 2012, and February 7, 2013)
	Exhibit E	HRRB Resolution (March 7, 2013)
	Exhibit F	Technical Report (Historic Report)
	Exhibit G	Variance Justification Letter

This report was reviewed by Delinda Robinson, Senior Planner.



## EXHIBIT A

### Project Information for PLN110691

**Application Name:** Ryan  
**Location:** 1050 Marcheta Ln, Pebble Beach  
**Applicable Plan:** Greater Monterey Peninsula  
**Primary APN:** 007-342-008-000  
**Advisory Committee:** Del Monte Forest Advisory Committee  
**Coastal Zone:** No  
**Permit Type:** Variance  
**Final Action Deadline (884):** 8/6/2013  
**Environmental Status:** Exempt  
**Zoning:** MDR/B-6-D-RES  
**Land Use Designation:** RESIDENTIAL 4U/AC

#### Project Site Data:

**Lot Size:** 10913  
**Coverage Allowed:** 3820  
**Existing Structures (sf):** 4649  
**Coverage Proposed:** 3256  
**Proposed Structures (sf):** 4598  
**Height Allowed:** 27  
**Total Sq. Ft.:** 4598  
**Height Proposed:** N/A  
**Special Setbacks on Parcel:** Per ZA00595  
**FAR Allowed:** 3820  
**FAR Proposed:** 4598

#### Resource Zones and Reports:

**Seismic Hazard Zone:** III  
**Soils Report #:** LIB120080  
**Erosion Hazard Zone:** Low  
**Biological Report #:** N/A  
**Fire Hazard Zone:** High  
**Forest Management Rpt. #:** N/A  
**Flood Hazard Zone:** X (unshaded)  
**Geologic Report #:** N/A  
**Archaeological Sensitivity:** high  
**Archaeological Report #:** LIB120079  
**Visual Sensitivity:** None  
**Traffic Report #:** N/A

#### Other Information:

**Water Source:** PUBLIC  
**Grading (cubic yds.):** 100  
**Water Purveyor:** CAL AM  
**Sewage Disposal (method):** SEWER  
**Fire District:** Pebble Beach CSD  
**Sewer District Name:** PBCSD  
**Tree Removal:** N/A

**EXHIBIT B  
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the  
County of Monterey, State of California**

In the matter of the application of:

**RYAN (PLN110691)**

**RESOLUTION NO. 13 -**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project categorically exempt per CEQA Guidelines Section 15331; and
- 2) Approving a Variance to allow a reduction of the existing legal nonconforming floor area ratio that exceeds the maximum allowed floor area ratio of 35% (reduction of the existing floor area ratio by approximately 51 square feet from 42.6 percent to 42.1 percent); and a Design Approval to allow a remodel of the existing 4,649 square foot single family dwelling, including demolition of approximately 747 square feet of the main floor and the addition of approximately 696 square feet (colors and materials to match existing); and grading (approximately 100 cubic yards of cut).

[PLN110691, Ryan, 1050 Marcheta Lane, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-342-008-000)]

**The Ryan application (PLN110691) came on for public hearing before the Monterey County Zoning Administrator on August 29, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Variance to allow a reduction of the existing legal nonconforming floor area ratio that exceeds the maximum allowed floor area ratio of 35% (reduction of the existing floor area ratio by approximately 51 square feet from 42.6 percent to 42.1 percent); and a Design Approval to allow a remodel of the existing 4,649 square foot single family dwelling, including demolition of approximately 747 square feet of the main floor and the addition of approximately 696 square feet (colors and materials to match existing); and grading (approximately 100 cubic yards of cut).  
**EVIDENCE:** The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning

Department for the proposed development found in Project File PLN110691.

2. **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 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan; and
- Monterey County Zoning Ordinance (Title 21).

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) The property is located at 1050 Marcheta Lane, Pebble Beach (Assessor's Parcel Number 007-342-008-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential, 4 units per acre, with Building Site 6, Design Control, and Recreational Equipment Storage Overlays (MDR/4-B-6-D-RES), which allows single family dwellings and accessory structures. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on January 4, 2013, to verify that the project on the subject parcel conforms to the plans listed above.
- d) Legal Nonconforming Structure and Variance: See Finding No. 7.
- e) Historic Resources Review Board: The historic report prepared for the project (LIB130014) established the historic significance of the residence as an example of the Spanish Eclectic residential design of a noted Bay Area architect, so the project was referred to the Monterey County Historic Resources Review Board (HRRB) for review. The HRRB, at a public meeting held on March 7, 2013, reviewed and adopted a resolution to recommend approval of the project as revised. The HRRB found that proposed work is consistent with Chapter 18.25 of the Monterey County Code (Preservation of Historic Resources) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site. The HRRB applied one condition of approval (Condition No. 8) requiring the Applicant to differentiate the exterior texture used on the newly constructed portions of the structure from the texture of the historic portion of the structure.
- f) Cultural Resources: The project site is in an area identified in County records as having a high archaeological sensitivity. The archaeological report prepared for the project identified known cultural resources approximately 350 feet west of the project parcel, and also identified cultural materials (marine shell midden) on the project parcel. However, the report concluded that due to the location and distribution, the materials were likely imported onto the parcel for use as a soil amendment. Therefore, the report recommended monitoring of excavation activities by a qualified archaeologist as a precautionary

measure only. The County will implement the report recommendation through the application of a condition of approval (Condition No. 4) that will require the presence of a monitoring archaeologist during project excavation work.

- g) 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 it involves development requiring a Variance. The LUAC, at public meetings held on April 5, 2012, and February 7, 2013, reviewed and voted to support the project as proposed.
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110691.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning, Pebble Beach Community Services District (Fire Protection District), Parks, RMA - Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to Cultural Resources (archaeological and historic). The following reports have been prepared:
  - Preliminary Archaeological Assessment (LIB120079) prepared by Archaeological Consulting, Salinas, California, March 9, 2012.
  - Secretary of the Interior's Standards Review (LIB130014) prepared by Kent Seavey, Preservation Consultant, Pacific Grove, California, December 20, 2012.
  - Geotechnical Report (LIB120080) prepared by Grice Engineering and Geology, Inc., Salinas, California, October 28, 2011.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on January 4, 2013, 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 the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110691.

4. **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 the RMA - Planning, Pebble Beach Community Services District (Fire Protection District), Parks, RMA - Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities are available. The existing residence has a public water connection (Cal-Am) and a public sewer connection (Pebble Beach Community Services District). The residence will continue to use these same connections. The Environmental Health Division reviewed the project application and did not require any conditions.
  - c) Staff conducted a site inspection on January 4, 2013, 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 the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110691.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on January 4, 2013, and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110691.

6. **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 15331 (Class 31) categorically exempts maintenance, repair, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
  - b) The proposed project would repair and restore an existing historic structure in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Therefore, the project is consistent with the parameters of CEQA Guidelines Section 15331.

- c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 4, 2013.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a hazardous waste site, unusual circumstances that would result in a significant effect, development that would result in a cumulatively significant impact, development near a scenic highway, nor development in a particularly sensitive environment. The project does involve restoration of a designated historical resource; however, based on the historic analysis prepared for the project and the assessment of the Historic Resources Review Board, the proposed restoration would not cause a substantial adverse change in the significance of the historical resource.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110691.

**7. FINDING:**

**VARIANCE** – Variances shall only be granted based upon the following Findings:

- 1. That because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings, the strict application of development standards in the Monterey County Codes is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under and under identical zoning classification;
- 2. That the variance shall not constitute a grant of privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated;
- 3. A Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

**EVIDENCE:**

- a) The property has a zoning designation of Medium Density Residential, 4 units per acre, with Building Site 6, Design Control, and Recreational Equipment Storage Overlays (MDR/4-B-6-D-RES). The property is also located in the Country Club sub-planning area (inland) of the Del Monte Forest.
- b) Single family dwellings are allowed in the MDR zone (Section 21.12.030.A MCC). Development standards for the MDR zone are identified in Sections 21.12.060 and 21.12.070.D MCC. Required setbacks in this MDR zone, per ZA00595 and 21.12.070.D MCC, are 20 feet (front), 10 feet (rear), 10 feet (first story sides), and 20 feet (second story sides). Required site coverage and floor area ratio maximums in this MDR zone are both 35 percent. The existing structure is legal nonconforming with regard to the first and second story side setbacks, and floor area ratio. The existing historic residence was constructed in approximately 1928, and the non-historic addition was constructed in 1960, prior to establishment of the current setback and floor area ratio requirements. The residence extends approximately 8 feet into the second story side setback and approximately 5 feet into the first story side setback on the northeast side of the parcel. The existing residence



also exceeds the floor area ratio maximum by approximately 829 square feet (7.6 percent). The Applicant's proposal would reduce the floor area ratio amount by approximately 51 square feet, or 0.5 percent. The proposal would remodel and restore the historic elements of the existing single family dwelling, demolish a 747 square foot non-historic portion of the dwelling, and construct a 696 square foot addition in the same approximate footprint area to improve circulation and functionality. The proposed addition would meet all currently required setbacks. The proposed remodel work in the section of the dwelling that encroaches into the side setbacks would be consistent with Section 21.68.040 MCC.

- c) The intent of the floor area ratio development standard is to limit the bulk and mass of development on a parcel in proportion to the size of the parcel and to ensure the structure(s) blend with the surrounding environment. The Ryan parcel is one of the smallest properties in the vicinity. The nine nearest lots on Marcheta Lane average over 2,000 square feet larger than the Ryan lot. The proposed single-story addition would be constructed behind the existing historic dwelling, and would not be visible from Marcheta Lane. Therefore, the resulting bulk and mass, as seen from Marcheta Lane, would not change.
- d) Requiring adherence to the current floor area ratio maximum would deny the property owner the ability to bring the structure up to current living standards enjoyed by other property owners in the immediate vicinity, and in the Del Monte Forest. Other property owners in the Del Monte Forest and under identical zoning classification have been afforded similar privileges sought by the property owner of this application. The following projects include approved Variances: PLN980092 (Bardis) allowed new development to exceed FAR; PLN980352 (Byerly) increased FAR to 39.8 percent; PLN980493 (Case) allowed new development to exceed FAR; PLN990090 (McLennan) increased FAR to 40 percent; PLN000015 (Russell) allowed new development to exceed FAR; PLN010108 (Peterson) allowed new development to exceed FAR; PLN010144 (Moore) increased FAR from 32.5 to 40 percent; PLN030106 (Dobbins) allowed new development which resulted in a net reduction to exceed FAR; and PLN040693 (Cutler) increased FAR to 37.8 percent. In addition, the County's practice has been to allow Variances for exceeding various legal nonconforming development standards, provided the proposed development results in an overall net reduction of the nonconforming standard. PLN110691 (Ryan) meets this criteria.
- e) The project planner conducted a site inspection on January 4, 2013, to verify the circumstances related to the property.
- f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110691.

**8. FINDING:**

**APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

**EVIDENCE:**

Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21) states that an appeal may be made to the Planning Commission from the discretionary decisions of the Zoning Administrator.

## DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project categorically exempt per CEQA Guidelines Section 15331; and
2. Approve a Variance to allow a reduction of the existing legal nonconforming floor area ratio that exceeds the maximum allowed floor area ratio of 35% (reduction of the existing floor area ratio by approximately 51 square feet from 42.6 percent to 42.1 percent); and a Design Approval to allow a remodel of the existing 4,649 square foot single family dwelling, including demolition of approximately 747 square feet of the main floor and the addition of approximately 696 square feet (colors and materials to match existing); and grading (approximately 100 cubic yards of cut); 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 29<sup>th</sup> day of August, 2013.

\_\_\_\_\_  
Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

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 the Monterey County Planning Department and 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.

# Monterey County Planning Department

## DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN110691

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This permit (PLN110691) allows a Variance to allow a reduction of the existing legal nonconforming floor area ratio that exceeds the maximum allowed floor area ratio of 35 percent (reduction of the existing floor area ratio by approximately 51 square feet from 42.6 percent to 42.1 percent); and a Design Approval to allow a remodel of the existing 4,649 square foot single family dwelling, including demolition of approximately 747 square feet of the main floor and the addition of approximately 696 square feet (colors and materials to match existing); and grading (approximately 100 cubic yards of cut). The property is located at 1050 Marcheta Lane, Pebble Beach (Assessor's Parcel Number 007-342-008-000), Greater Monterey Peninsula Area Plan, and 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)

**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 notice shall state:  
"A Variance and Design Approval (Resolution Number 13 - \_\_\_\_ ) were approved by the Zoning Administrator for Assessor's Parcel Number 007-342-008-000 on August 29, 2013. The permit was granted subject to seventeen (17) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

**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 RMA - Planning.

### 3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** A copy of the Resolution of Approval (Resolution No. 13 - \_\_\_\_ ) for the Variance and Design Approval (Planning File No.: PLN110691) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

### 4. PD003(A) - CULTURAL RESOURCES - HIGH ARCHAEOLOGICAL SENSITIVITY (NON-STANDARD)

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** A qualified archaeological monitor shall make a site examination at the commencement of excavation, and if necessary, periodically during the project. The monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If potentially significant cultural resources are discovered, work shall be halted in the area of the find until it can be evaluated and, if necessary, data recovery is conducted. Prior to issuance of a grading permit, the applicant shall provide to RMA-Planning a copy of the contractual agreement with a qualified archaeologist for review and approval. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of a grading or building permit, the applicant shall submit a contract with a qualified archeologist to the Director of the RMA - Planning Department for review and approval. The requirements of this measure shall be included as a note on all grading and building plans.

## 5. 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.

## 6. 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.

## 7. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of three years, to expire on August 29, 2016, unless use of the property or actual construction has begun within this period. (RMA-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by RMA - Planning at least 30 days prior to the expiration date.

## 8. PDSP001 - HISTORIC TEXTURE DIFFERENTIATION (NON-STANDARD)

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The Applicant shall differentiate the exterior texture used on the newly constructed portions of the structure from the texture of the historic portion of the structure. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permit, the Applicant shall note on the construction plans the requirement to differentiate the exterior texture used on the newly constructed portions of the structure from the texture of the historic portion of the structure.

Prior to occupancy, the Applicant shall submit certification from a qualified historian to RMA - Planning confirming the differentiation of texture between the newly constructed and the historic portions of the residence.

## 9. WR049 - WATER AVAILABILITY CERTIFICATION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:  
[www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).

## 10. FIRE007 - DRIVEWAYS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Pebble Beach Community Services District)

**Compliance or Monitoring Action to be Performed:**

1. Prior to issuance of grading and/or building permits, the applicant or owner shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.
2. Prior to requesting a final building inspection, the applicant or owner shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

## 11. FIRE008 - GATES

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Pebble Beach Community Services District)

**Compliance or Monitoring Action to be Performed:**

1. Prior to issuance of grading and/or building permits, the applicant or owner shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.
2. Prior to requesting a final building inspection, the applicant or owner shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

## 12. FIRE011 - ADDRESSES FOR BUILDINGS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Services District)

**Compliance or Monitoring Action to be Performed:**

1. Prior to issuance of building permit, applicant or owner shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.
2. Prior to requesting a final building inspection, the applicant or owner shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

## 13. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Pebble Beach Community Services District)

**Compliance or Monitoring Action to be Performed:**

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.
2. Prior to requesting a final building inspection, the applicant or owner shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.



#### 14. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. Responsible Land Use Department: Pebble Beach Community Services District.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

#### 15. FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. (Pebble Beach Community Services District)

**Compliance or Monitoring Action to be Performed:** 1. Prior to issuance of building permit, the applicant or owner shall print the text of this condition on the construction plans.

2. Prior to requesting a framing inspection, the applicant or owner shall obtain fire department approval of the fire alarm system plans.

3. Prior to requesting a final building inspection, the applicant or owner shall complete the installation of the fire alarm system, obtain fire department approval of the fire alarm acceptance test and final fire inspection.

#### 16. FIRE029 - ROOF CONSTRUCTION - (CYPRESS/PEBBLE BEACH)

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Pebble Beach Community Services District)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permit, the applicant or owner shall print the text of this condition as "Fire Dept. Notes" on construction plans.

**17. FIRE030 - GENERATOR (NON-STANDARD CONDITION)**

**Responsible Department:** Fire

**Condition/Mitigation  
Monitoring Measure:** Generator panel shut-off requirements and signage.

**Compliance or  
Monitoring  
Action to be Performed:**

1. Prior to final building inspection, Applicant or owner shall submit the Generator form to the Fire Department.
2. Prior to final building inspection, Applicant or owner shall schedule Fire Department clearance inspection.



**FIRE DEPARTMENT NOTES**

**FIRE001 - DRIVEWAYS**

Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 10 percent. Where the grade exceeds 6 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete or 0.34 feet of aggregate base shall be required. The driveway shall be capable of supporting the imposed load of fire apparatus (25 tons), and be accessible by conventional-drive vehicles, including wheelchairs. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 25 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 10 feet long with a minimum of 2.5 feet taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required as driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a turnaround is not used, the turn of the "Y" shall be a minimum of 40 feet in length.

**FIRE009 - GATES**

All gates providing access from a road to a driveway shall be located at least 50 feet from the roadway and shall open to allow a vehicle to enter without impeding traffic on the road. Gate entrances shall be at least the width of the driveway but no less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key lock or other acceptable means for immediate access by emergency equipment may be required.

**FIRE011 - ADDRESSES FOR BUILDINGS**

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a non-combustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest street intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.

**FIRE019 - DEFENSIBLE SPACE**

Manage combustible vegetation within a minimum of 100 feet of resources for to the property line. Limit trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and alternative fire protection or fireblocks approved by the fire authority may be required to provide reasonable fire safety. Firehazardously sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection.

**FIRE019 - ROOF CONSTRUCTION - (CVPRESS PFD & PEBBLE BEACH CSD)**

All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICHO Class A roof construction.

**FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - (PIRK SPRINKLER SYSTEM)**

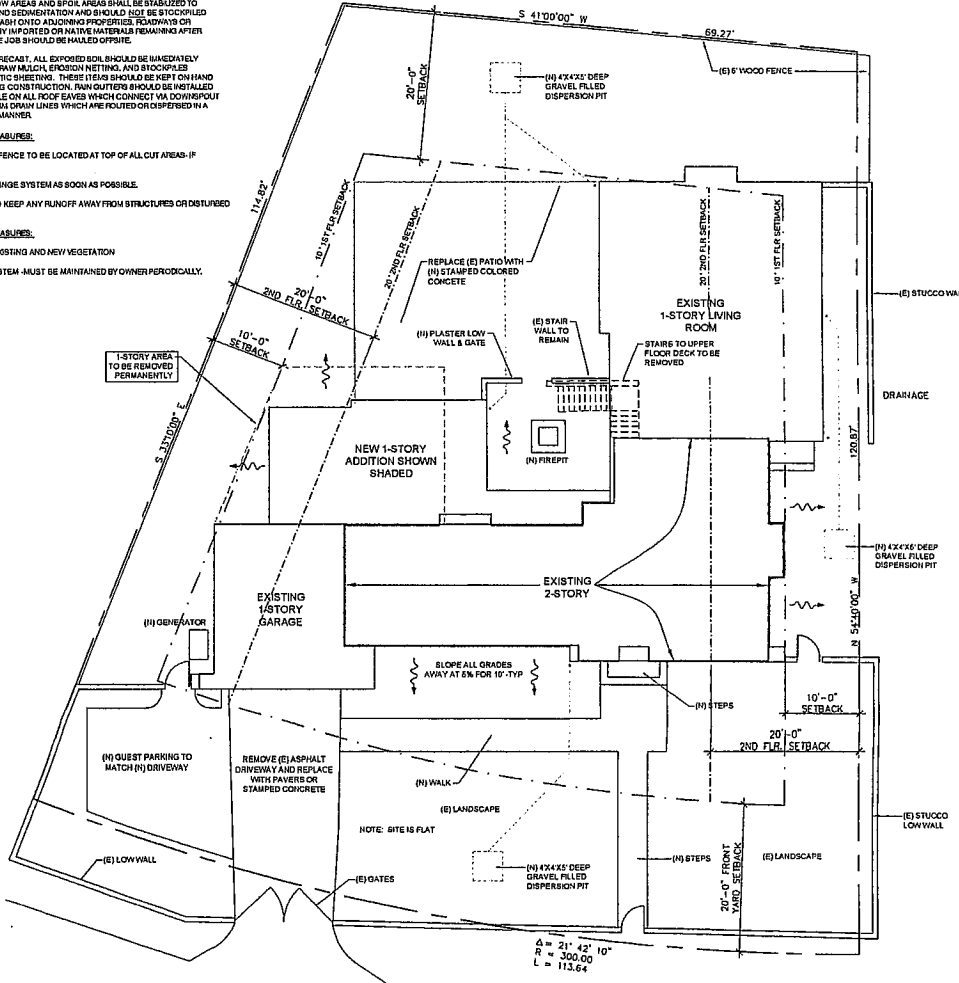
The building's and attached garage(s) shall be fully protected to this automatic fire protection system. Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California Licensed Civil Engineer and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the building contractor and completed prior to requesting a final inspection.

**EROSION CONTROL NOTES/MEASURES:**

1. ALL DISTURBED EXPOSED SURFACES DURING THE COURSE OF CONSTRUCTION MUST BE COVERED, GRADED, OR OTHERWISE TREATED TO CONTROL EROSION.
2. BETWEEN OCTOBER 1 AND APRIL 15, EROSION CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE TARD AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS AS FOLLOWS: (MONTEREY COUNTY GRADING/EROSION CTRL. 2009-1912.000).
  - 2.1. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
  - 2.2. ALL PAVES AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUBMITTED TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
  - 2.3. PLUNGE FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERM, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
3. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
4. STABILIZE ALL GRADED AREAS WITH VEGETATION, CRUSHED STONE, PAPP, OR OTHER GROUND COVER AS SOON AS GRADING IS COMPLETED OR IF WORK IS INTERRUPTED FOR 21 WORKING DAYS OR MORE USE MULCH TO STABILIZE AREAS TEMPORARILY WHERE FINAL GRADING MUST BE DELAYED.
5. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE STABILIZED TO PREVENT EROSION AND SEDIMENTATION AND SHOULD NOT BE STOCKPILED WHERE THEY MAY WASH ONTO ADJACENT PROPERTIES, ROADWAYS OR WATERCOURSES. ANY IMPORTED OR NATIVE MATERIALS REMAINING AFTER COMPLETION OF THE JOB SHOULD BE HAILED OFFSITE.
6. IF RAIN IS IN THE FORECAST, ALL EXPOSED SOIL SHOULD BE IMMEDIATELY PROTECTED WITH STRAW MATS, EROSION NETTING AND STOCKPILES COVERED WITH PLASTIC SHEETING. THESE ITEMS SHOULD BE KEPT ON HAND AT ALL TIMES DURING CONSTRUCTION. RAIN-OUTLETERS SHOULD BE INSTALLED AS SOON AS POSSIBLE ON ALL ROOF EAVES WHICH CONNECT VIA DOWNPOUTS TO PERIMETER BIRDS OR DRAIN LINES WHICH ARE ROUTED OR DISPERSED IN A COUNTY APPROVED MANNER.

**TEMPORARY EROSION MEASURES:**

1. EROSION CONTROL FENCE TO BE LOCATED AT TOP OF ALL CUT AREAS-IF APPLICABLE.
  2. INSTALL STORM DRAINAGE SYSTEM AS SOON AS POSSIBLE.
  3. PROVIDE SWALES TO KEEP ANY RUNOFF AWAY FROM STRUCTURES OR DISTURBED AREAS.
- PERMANENT EROSION MEASURES:**
1. PRESERVATION OF EXISTING AND NEW VEGETATION.
  2. STORM DRAINAGE SYSTEM MUST BE MAINTAINED BY OWNER PERIODICALLY.



M A R C H E T A L A N E

**SITE PLAN**  
1/8" = 1'0"

**PROJECT NAME:**  
RYAN REMODEL AND ADDITION

1050 MARCHETA LANE  
PEBBLE BEACH, CA  
93055

APH: 007-342-008

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**PRINT DATE:** 5/9/2013

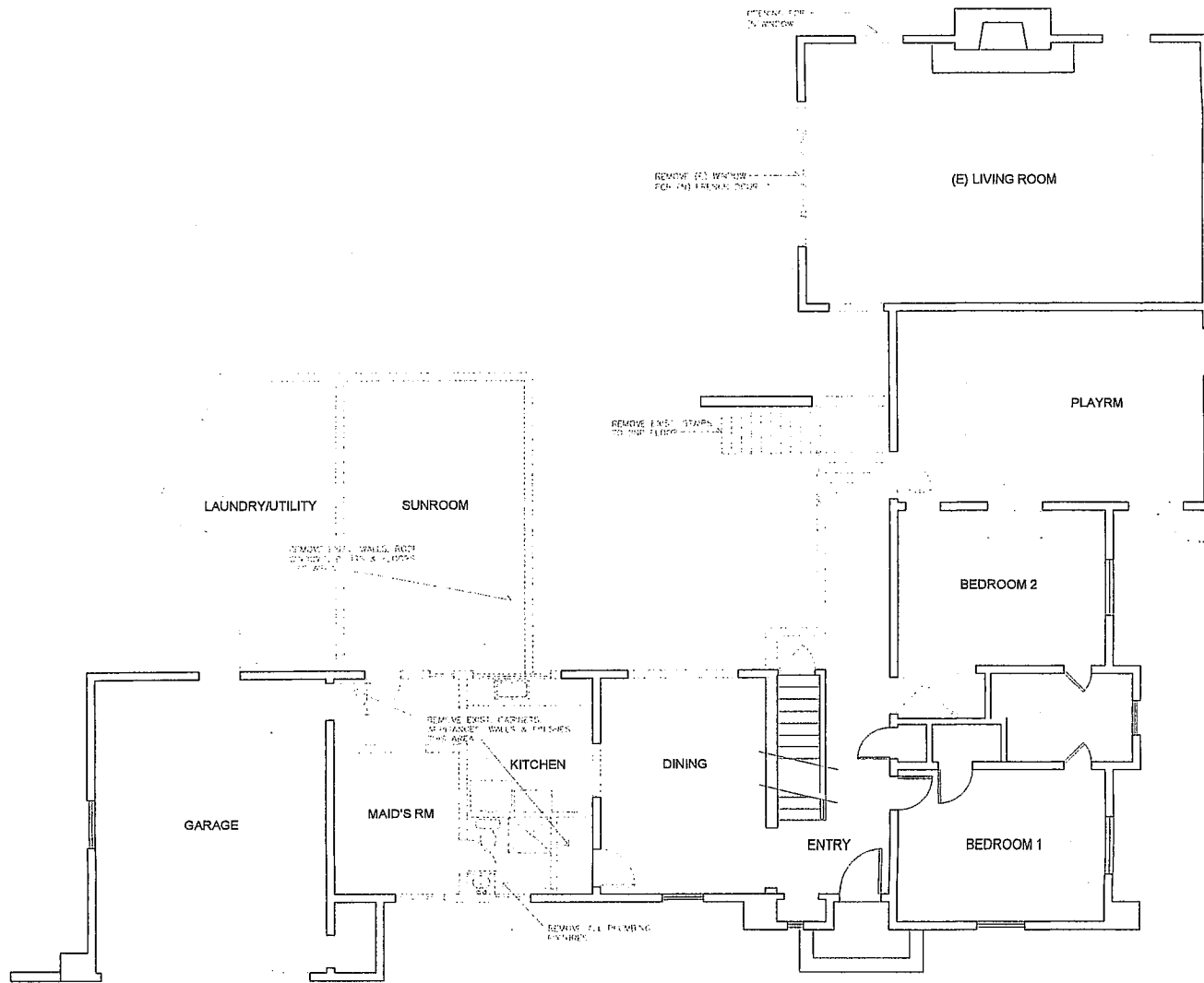
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	ISSUED	REVISIONS	DATE
FOR MONTEREY COUNTY PERMITS SUBMITTAL			
FOR MONTEREY COUNTY PERMITS SUBMITTAL			
FOR MONTEREY COUNTY PERMITS SUBMITTAL			
FOR MONTEREY COUNTY PERMITS SUBMITTAL			


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**01-SHEET TITLE:**  
SITE PLAN

**SHEET NUMBER:**  
A1.1



 MAIN FLOOR EXISTING DEMO PLAN  
1/4" = 1'-0"  
PROJECT NORTH

PROJECT NAME  
**RYAN REMODEL AND ADDITION**

1050 MARCHETA LANE  
 PEBBLE BEACH, CA  
 93953

APH: 007-342-008

  
 JOHN M. MOORE  
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PRINT DATE: 5/9/2013

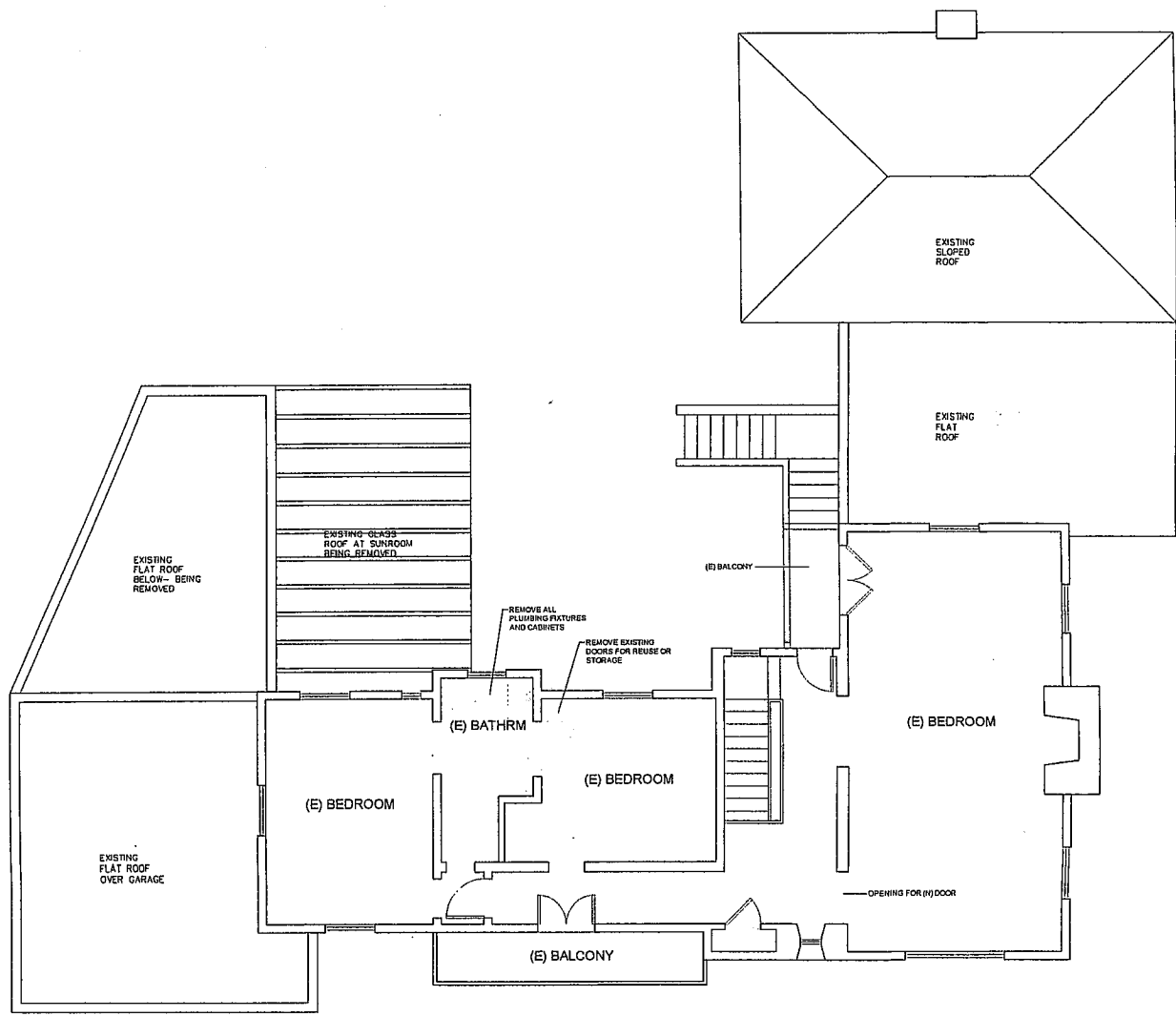
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AS-BUILT		


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SHEET TITLE  
**EXIST DEMO  
 MAIN FLOOR**

SHEET NUMBER  
**A2.0**




**UPPER FLOOR EXISTING DEMO PLAN**  
 1/4" = 1'-0"

PROJECT NAME  
**RYAN REMODEL AND ADDITION**  
  
 1050 MARCHETA LANE  
 PEBBLE BEACH, CA  
 93953  
  
 APN: 007-342-008

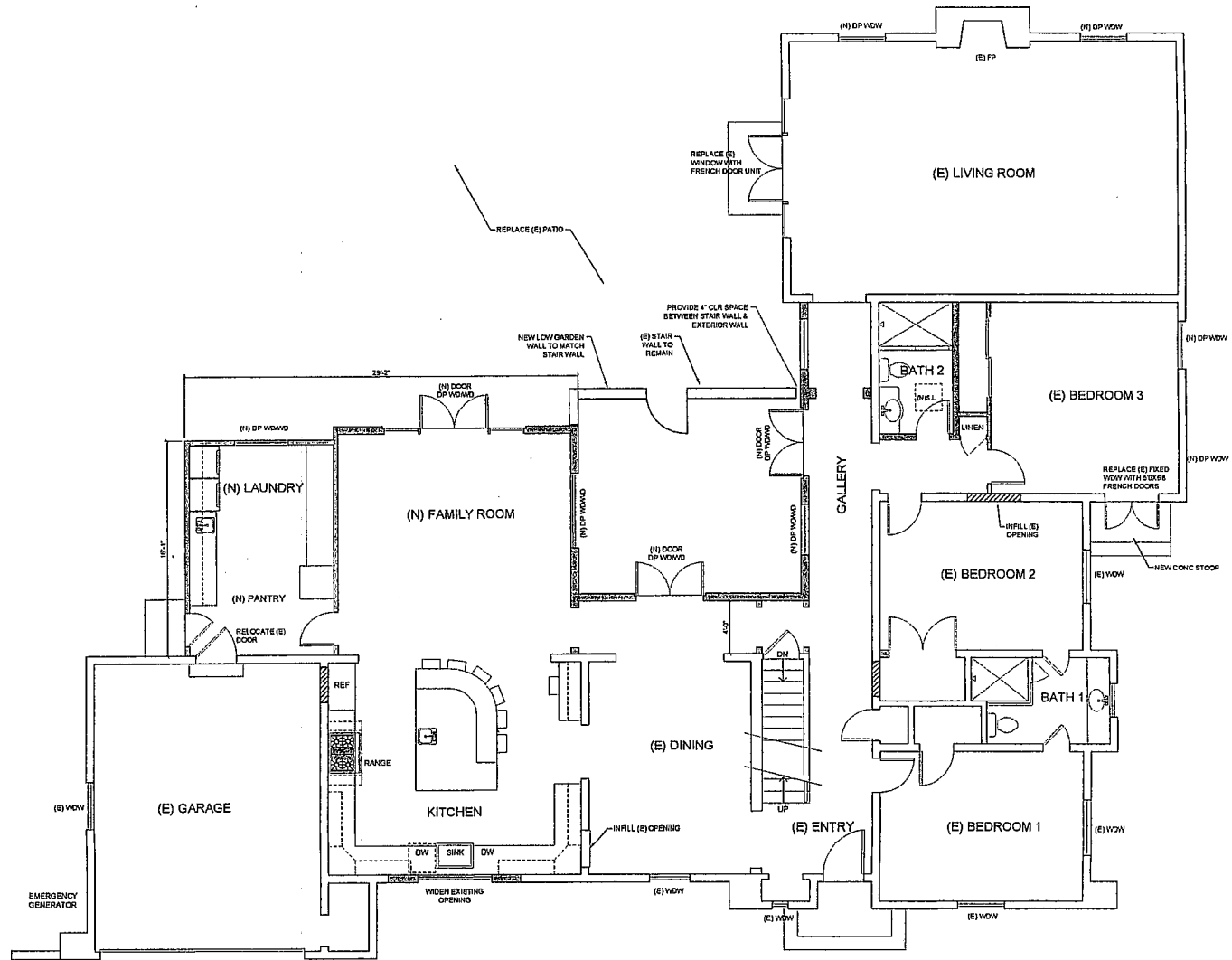
  
 John M. Moore  
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PRINT DATE: 5/5/2015

NO.	DATE	DESCRIPTION
1	5/5/2015	ISSUED FOR PERMIT
2		ISSUED FOR PERMIT
3		ISSUED FOR PERMIT
4		ISSUED FOR PERMIT
5		ISSUED FOR PERMIT
6		ISSUED FOR PERMIT
7		ISSUED FOR PERMIT
8		ISSUED FOR PERMIT
9		ISSUED FOR PERMIT
10		ISSUED FOR PERMIT

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SHEET TITLE  
**EXISTING DEMO UPPER FLOOR PLAN**  
  
 SHEET NUMBER  
**A2.0.1**




**MAIN FLOOR PLAN**  
 1/4" = 1'-0"  
 PROJECT NORTH

**WALL LEGEND**  
 ——— EXISTING WALLS  
 - - - - - NEW WALLS

PROJECT NAME  
**RYAN REMODEL AND ADDITION**

1050 MARCHETA LANE  
 PEBBLE BEACH, CA  
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APN: 007-342-005

  
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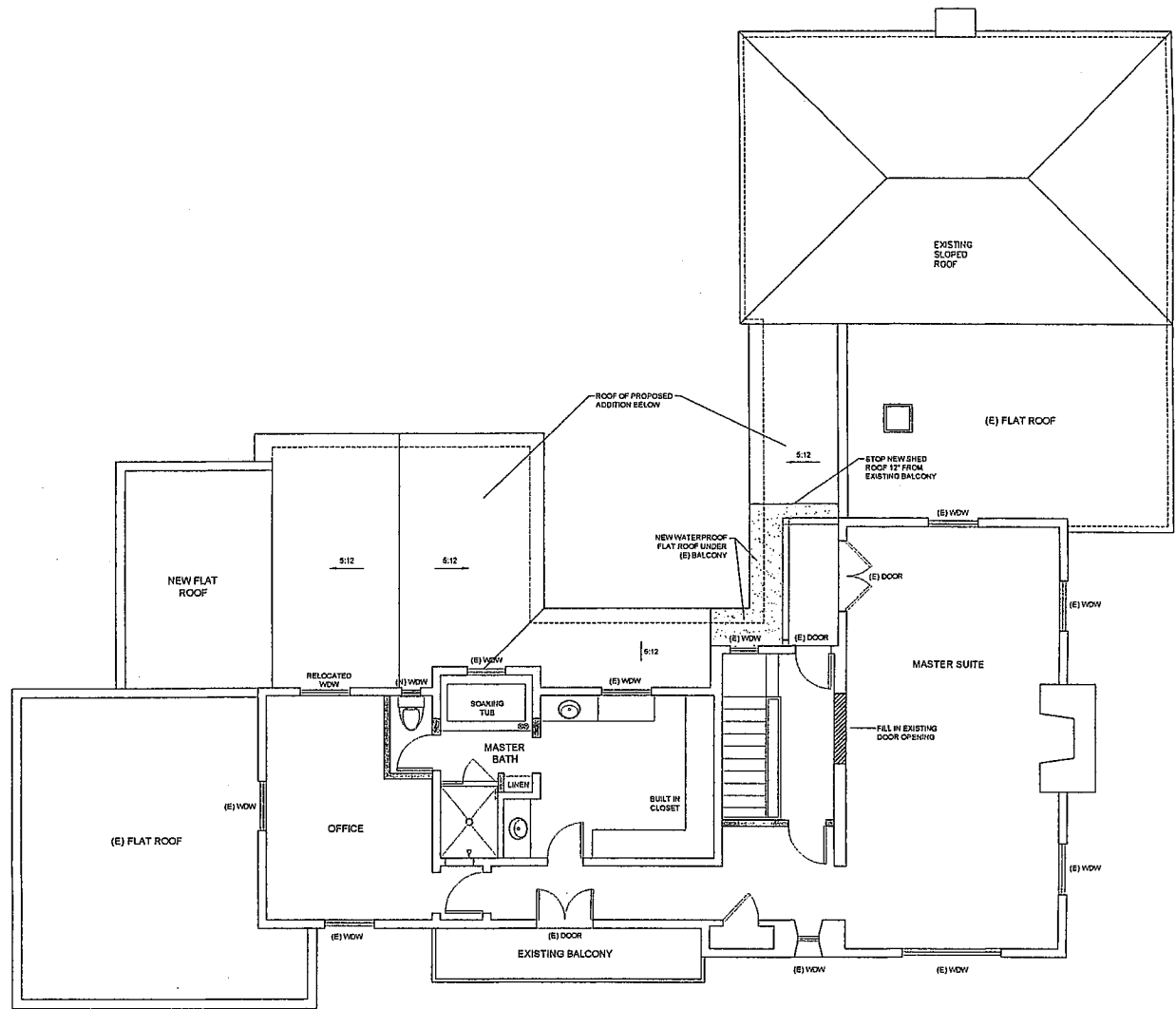
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REVISION	DATE	DESCRIPTION

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SHEET TITLE  
**PROPOSED MAIN FLOOR PLAN**

SHEET NUMBER  
**A2.1**




**UPPER FLOOR PLAN**  
 1/4" = 1'-0"

PROJECT NAME  
 RYAN REMODEL AND ADDITION

1050 MARCHETA LANE  
 PEBBLE BEACH, CA  
 93953

APN: 007-342-008

  
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PRINT DATE: 6/9/2013

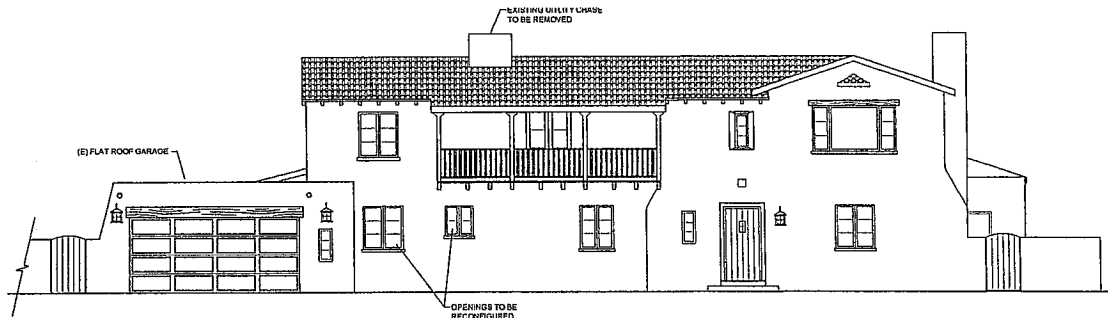
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REVISIONS				

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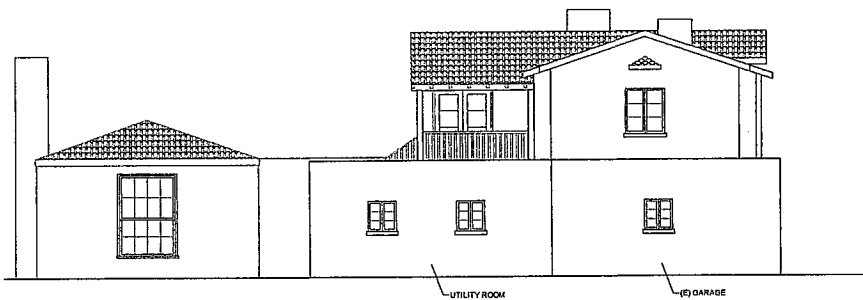
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SHEET NUMBER  
**A2.2**

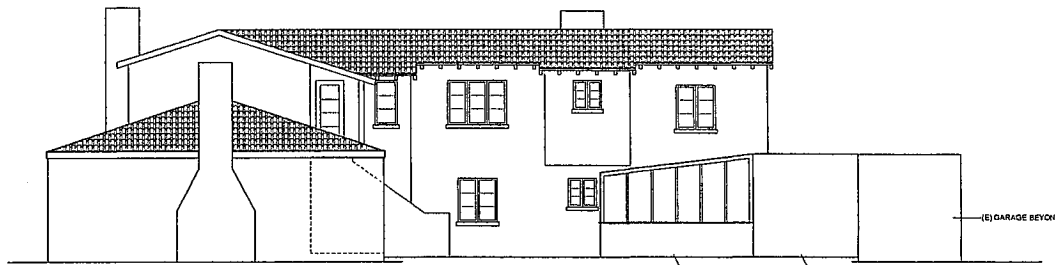




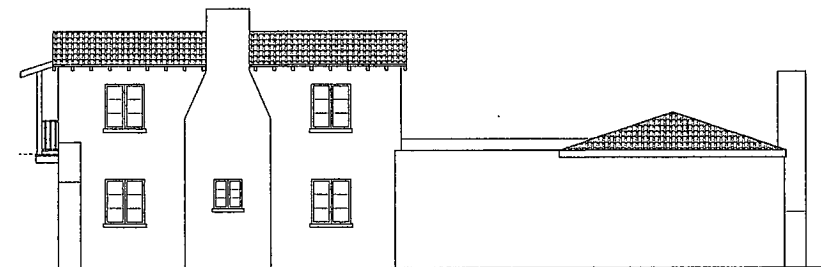
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EAST ELEVATION  
3/16" = 1'-0"



SOUTH ELEVATION  
3/16" = 1'-0"



WEST ELEVATION  
3/16" = 1'-0"

PROJECT NAME:  
RYAN REMODEL AND  
ADDITION

1660 MARCHETA LANE  
PEBBLE BEACH, CA  
93953

APN: 007-042-008

*John M. Moore*

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PRINT DATE: 5/9/2015

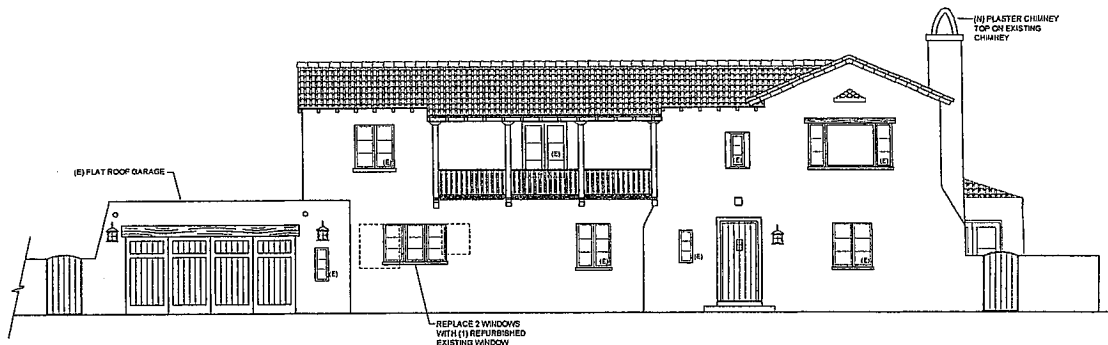
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MONTEREY COUNTY PLANNING DEPARTMENT				
PLANNING DEPARTMENT				

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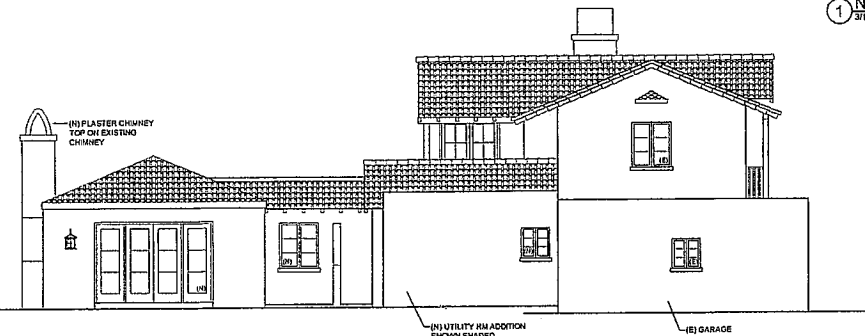
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EXISTING  
ELEVATIONS

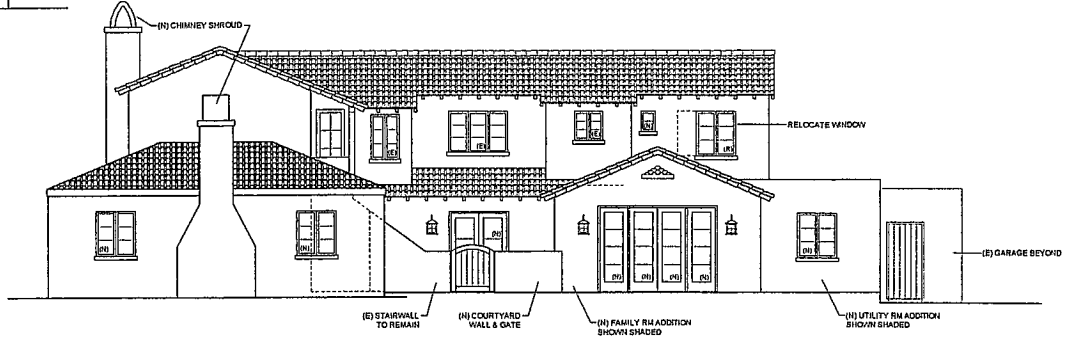
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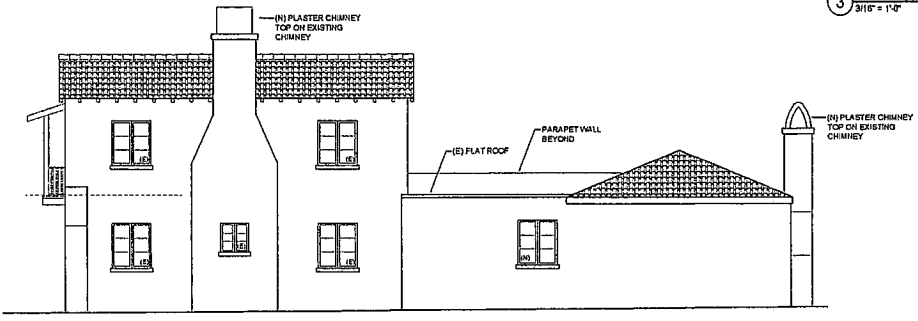
1 NORTH ELEVATION  
3/16" = 1'-0"



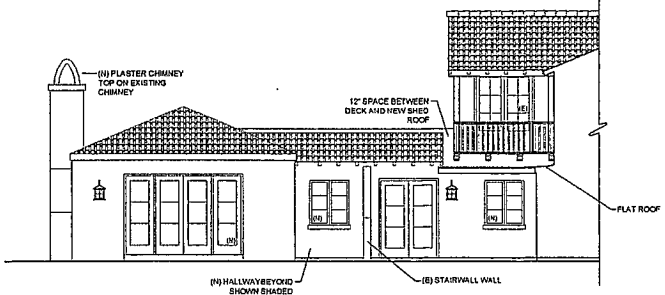
2 EAST ELEVATION  
3/16" = 1'-0"



3 SOUTH ELEVATION  
3/16" = 1'-0"



4 WEST ELEVATION  
3/16" = 1'-0"



EAST COURTYARD ELEVATION - 3-23-13

PROJECT NAME:  
RYAN REMODEL AND ADDITION

1050 MARCHETA LANE  
PEBBLE BEACH, CA  
93953

APN: 007-342-008

*John M. Moore*  
MOORE DESIGN  
LLC

2500 GARDEN ROAD, SUITE 100  
MONTEREY CA, 93955  
831.842.8732 FAX 831.401.3292  
john@mooredesign.org

PRINT DATE: 5/9/2013

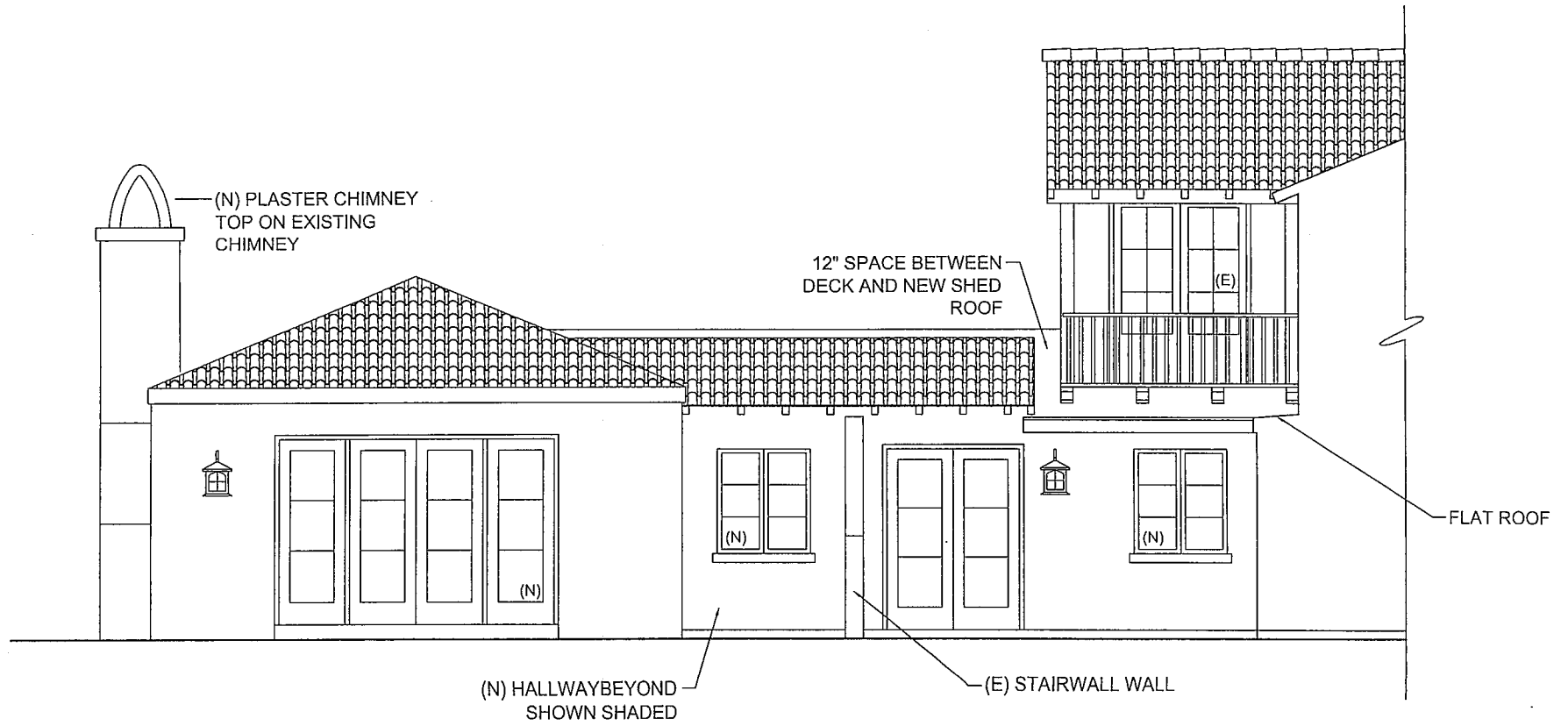
NO.	DATE	DESCRIPTION
1	5/9/2013	ISSUED FOR PERMITS
2	5/9/2013	ISSUED FOR PERMITS
3	5/9/2013	ISSUED FOR PERMITS
4	5/9/2013	ISSUED FOR PERMITS
5	5/9/2013	ISSUED FOR PERMITS
6	5/9/2013	ISSUED FOR PERMITS
7	5/9/2013	ISSUED FOR PERMITS
8	5/9/2013	ISSUED FOR PERMITS
9	5/9/2013	ISSUED FOR PERMITS
10	5/9/2013	ISSUED FOR PERMITS

All ideas, designs, arrangements and plans indicated by this drawing are owned by, and the property of Moore Design, LLC. The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. No use, reproduction or distribution by any method in whole or in part is prohibited. Title to the plans and specifications remains with Moore Design, LLC, and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

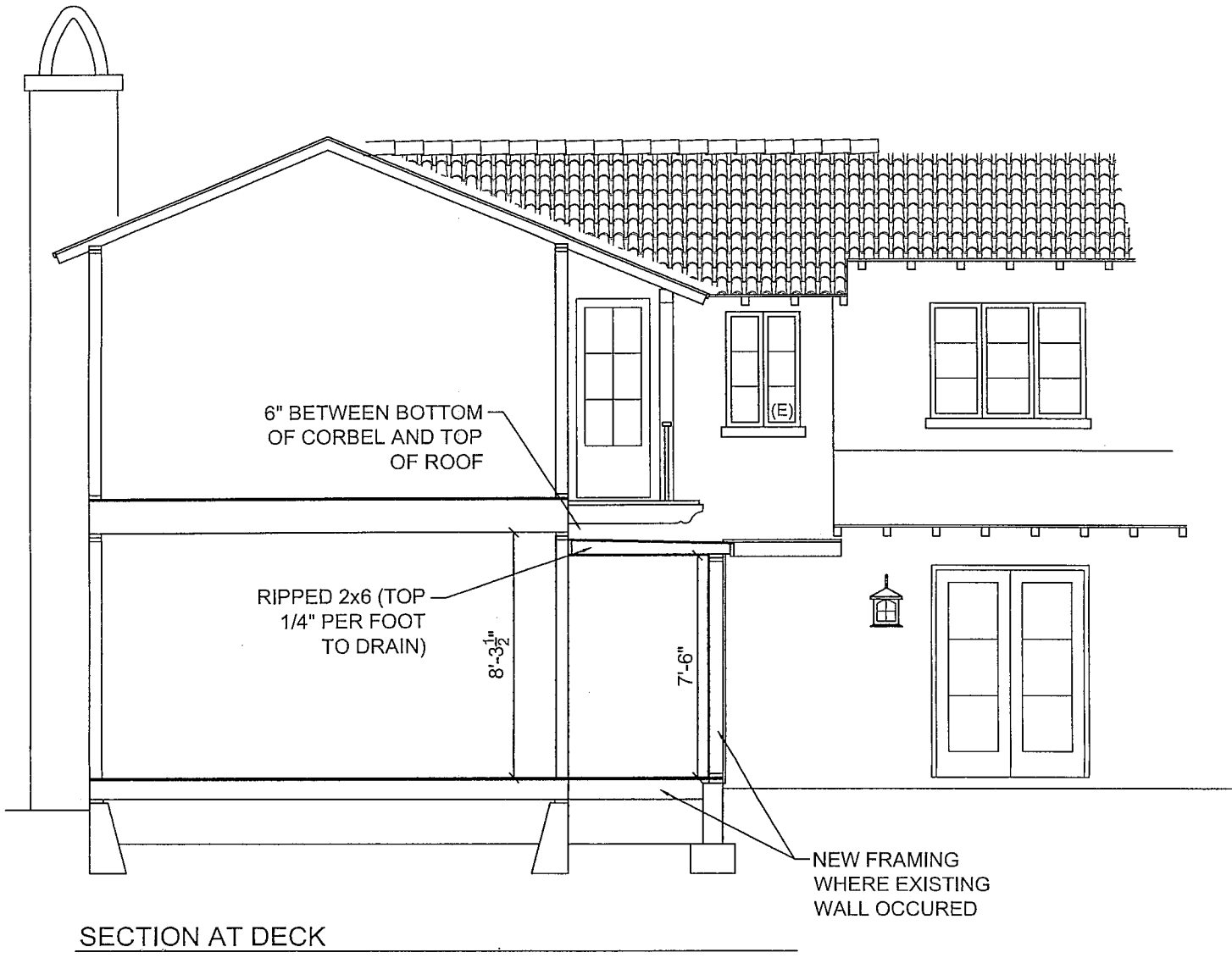
Drawings are not to be scaled. When dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:  
ELEVATIONS

SHEET NUMBER:  
A4.2

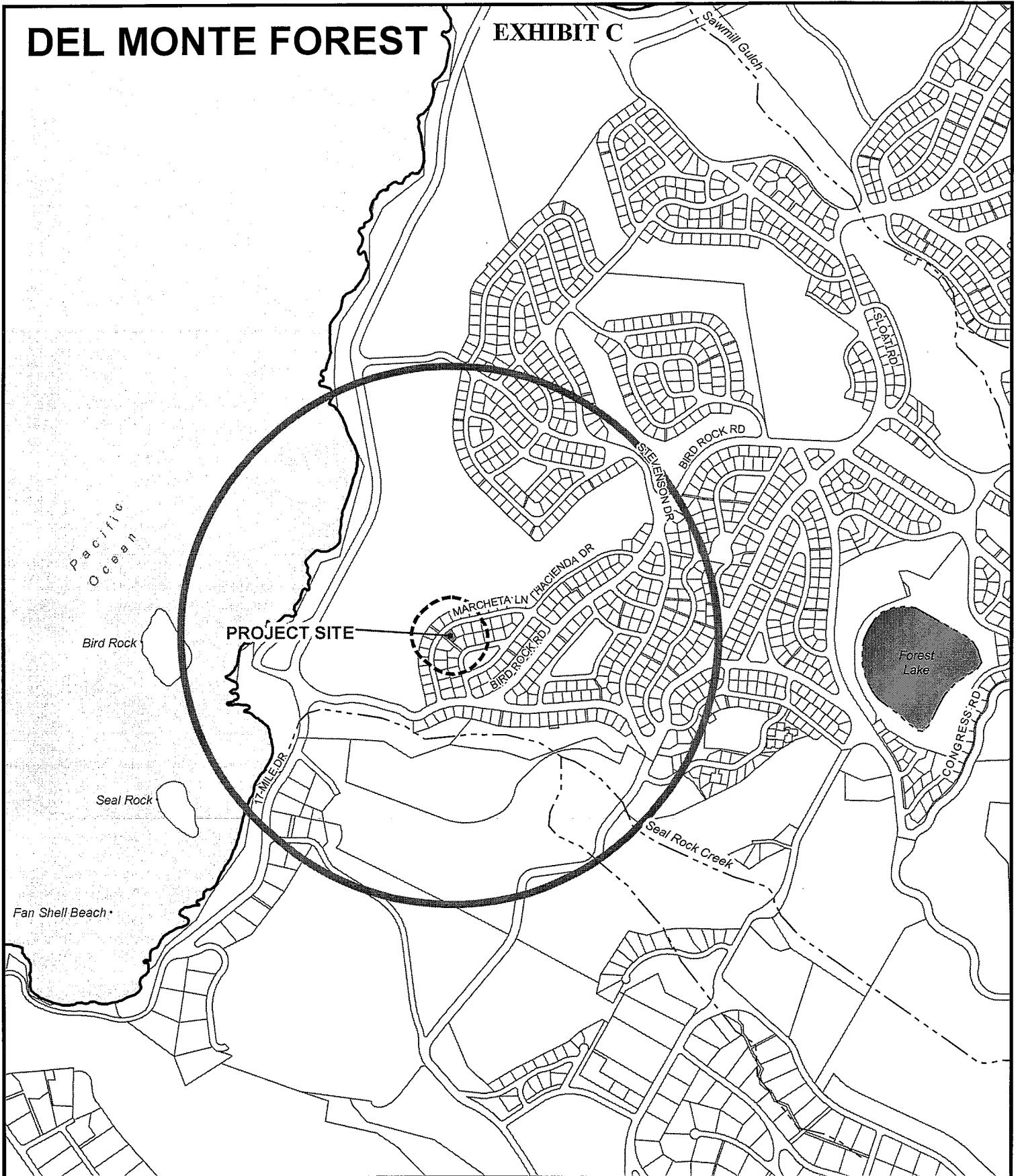


EAST COURTYARD ELEVATION - 3-23-13



# DEL MONTE FOREST





## EXHIBIT C



APPLICANT: RYAN

APN: 007-342-008-000

FILE # PLN110691

 2500' Limit  300' Limit  Water  City Limits

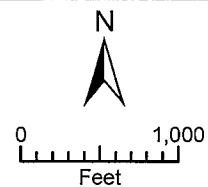


Exhibit C

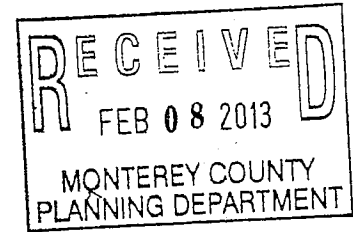
PLANNER: SIDOR

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **February 7, 2013**



**Project Title:** RYAN JONATHAN D & LEANNE M TRS

**File Number:** PLN110691

**File Type:** ZA

**Planner:** SIDOR

**Location:** 1050 MARCHETA LN PEBBLE BEACH

**Project Description:**

Variance to allow a reduction of the existing legal non-conforming floor area ratio that currently exceeds the maximum allowed floor area ratio of 35% (net reduction of the existing floor area ratio by approximately 51 square feet from 42.6 percent to 42.1 percent); a Design Approval to allow a remodel of the existing 4,649 square foot single family dwelling, including demolition of approximately 747 square feet of the main floor and the addition of approximately 696 square feet (colors and materials to match existing); and grading (approximately 100 cubic yards of cut). The property is located at 1050 Marchetta Lane, Pebble Beach (Assessor's Parcel Number 007-342-008-000), Greater Monterey Peninsula Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes \_\_\_\_\_ No X

Was a County Staff/Representative present at meeting? no (Name)

PUBLIC COMMENT: 0

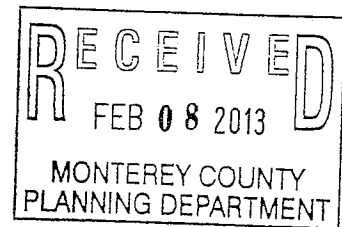
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

**ADDITIONAL LUAC COMMENTS**

NONE



**RECOMMENDATION :**

Motion by KIM CANEER (LUAC Member's Name)

Second by LORI LEITZE (LUAC Member's Name)

Support Project as proposed *no significant change in scope since prior approval on April 5, 2012*

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: 4

NOES: 0

ABSENT: (1) DEWAR

ABSTAIN: JOELIA SZABO (1)

**Action by Land Use Advisory Committee  
Project Referral Sheet**

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: Del Monte Forest

Please submit your recommendations for this application by: April 5, 2012

**Project Title:** RYAN JONATHAN D & LEANNE M TRS

**File Number:** PLN110691

**File Type:** ZA

**Planner:** BRADLEY

**Location:** 1050 MARCHETA LN PEBBLE BEACH

**Project Description:**

Variance to allow a decrease from the existing non-conforming 42.6% Floor Area Ratio to a 42.1% non-conforming Floor Area Ratio where a 35% maximum is allowed; and a Design Approval for 694 square foot addition to existing 4,649 square foot two-story single family dwelling. Colors and materials to match existing. The property is located at 1050 Marchetta Lane, Pebble Beach (Assessor's Parcel Number 007-342-008-000), Greater Monterey Peninsula Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No \_\_\_\_\_

**ARCHITECT: WILLIAM MEFFORD**

Was a County Staff/Representative present at meeting? LIZ GONZALES (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns. (suggested changes)
	YES	NO	
WILLIAM MEFFORD		X	PRESENTED PROJECT



LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

DEWAR - ADDITION IS UNOBTRUSIVE, SHOULD BE PASSED  
 STOCK - SOME PROJECTS ARE DIFFICULT TO VIEW

RECOMMENDATION :

Motion by VERBANEC (LUAC Member's Name)

Second by STOCK (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: DEWAR, CANEER, STOCK, VERBANEC, LIETZKE

NOES: ∅

ABSENT: GETROU

ABSTAIN: ∅

REUSE: SLABO

**Exhibit E**

*Before the Historic Resources Review Board in and for the  
County of Monterey, State of California*

Resolution No. PLN110691 (Ryan)

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval of a Variance to allow a reduction of the existing legal nonconforming floor area ratio that currently exceeds the maximum allowed floor area ratio of 35% (net reduction of the existing floor area ratio by approximately 51 square feet from 42.6 percent to 42.1 percent), and a Design Approval to allow a remodel of the existing 4,649 square foot single family dwelling, including demolition of approximately 747 square feet of the main floor and the addition of approximately 696 square feet (colors and materials to match existing); and grading (approximately 100 cubic yards of cut). The property is located at 1050 Marcheta Lane, Pebble Beach (Assessor's Parcel Number 007-342-008-000), Country Club Planning Area, Greater Monterey Peninsula Area Plan.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on February 7, 2013, pursuant to the zoning regulations for the Preservation of Historical Resources, as contained in Chapter 18.25 of the Monterey County Code, and the Secretary of the Interior's Standards for Rehabilitation;

WHEREAS, pending revisions, the HRRB continued the item to March 7, 2013;

WHEREAS, the original single family dwelling constructed in 1928, on a parcel located at 1050 Marcheta Lane, Pebble Beach (Assessor's Parcel Number 007-342-008-000), in the County of Monterey, has been determined by a qualified historian that the building is architecturally significant, and subsequent additions have not significantly altered the character defining features of the original residence. A property must be significant and retain integrity to be eligible for federal, state, or local listing;

WHEREAS, Ryan (Applicant) filed with the County of Monterey, an application for a Variance and Design Approval to allow the minor demolition of and addition to the existing structure; and

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to recommend approval of the Variance and Design Approval, subject to the following finding, evidence, and condition.

Finding: The proposed work is consistent with Chapter 18.25 of the Monterey County Code (Preservation of Historic Resources) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

- Evidence:
1. Variance and Design Approval application and other materials in file PLN110691 (Ryan).
  2. Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.
  3. Historic Resources Design Review for the W. F. Thompson House, prepared by Kent L. Seavey, Preservation Consultant, Pacific Grove, California, dated December 20, 2012.
  4. Oral testimony and HRRB discussion during the public hearings and the administrative record.
  5. Del Monte Forest Land Use Advisory Committee decision to recommend approval of PLN110691 (Ryan), dated April 5, 2012.
  6. Site visits by the project planners on January 20, 2012, and January 4, 2013.
  7. Site visit by John Scourkes and Sal Munoz on February 15, 2013.
  8. Revised plans dated February 27, 2013.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board, based on the finding and evidence, to recommend approval of the Ryan application for a Variance and Design Approval, subject to the recommendations in the Historic Resources Design Review dated December 20, 2012, the revised design plans dated February 27, 2013, subject to subcommittee review and approval of the balcony element, and the following condition:

The applicant shall differentiate the exterior texture used on the newly constructed portions of the structure from the texture of the historic portion of the structure.

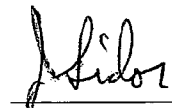
Passed and adopted on this 7<sup>th</sup> day of March, 2013, upon motion of Morgantini, seconded by Rainer, by the following vote:

AYES: Morgantini, Rainer, MacClelland, Scourkes, Munoz, and Prader

NOES: None

ABSENT: None

ABSTAIN: None



Attest

Joseph P. Sidor, Project Planner  
March 7, 2013

Exhibit F

LIB130014

**SECRETARY OF THE INTERIOR'S STANDARDS REVIEW**

For a Proposed Rehabilitation and Addition Project  
For The

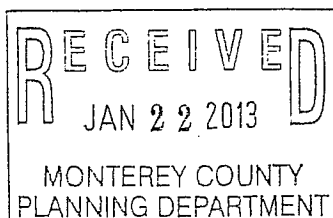
W.F. Thompson House  
1050 Marcheta Lane  
Pebble Beach, CA 93953  
(APN# 007-342-008)  
Monterey County PLN #110691

For:

Mr. Jonathan Ryan  
1050 Marcheta Lane  
Pebble Beach, CA 93953

Prepared By:

Kent L. Seavey  
Preservation Consultant  
310 Lighthouse Ave.  
Pacific Grove, CA 93950



December 20, 2012

## **INTRODUCTION**

### **Project Summary**

Kent L. Seavey was retained by Mr. Jonathan Ryan to conduct a Historic Resources Design Review for a proposed rehabilitation with additions to his residential property at 1050 Marcheta Lane, in Pebble Beach, PLN #110691, to determine if the proposed work is in compliance with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*.

### **Qualifications**

#### **Review Methodology**

Mr. Seavey conducted a field examination of the subject property in January, 2004. He subsequently prepared California DPR 528 documentation for the property. Mr. Seavey then reviewed the character-defining features of the property, on site, with the owner and his architect. The site and surrounding context were examined. Characteristic features of the existing building were noted. In March, 2004, the consultant reviewed plans for the proposed rehabilitation and alterations for the building in the context of the *Secretary of the Interior's Standards for Rehabilitation (Standards)*.

The Standards are understood to be a common set of guidelines for the review of historic buildings and are employed by many governmental bodies, including the County of Monterey, during the environmental review process to determine the potential impact of a project on an identified historic resource. The Preservation Consultant met with the architect and owner on site to review the Secretary's Standards with regard to the project, giving specific suggestions regarding the proposed work and its effect on the character-defining features of the subject property.

#### **Disclaimers**

The design of this project is currently in a developmental phase, and final construction documents should be reviewed for consistency with this initial review. This report addresses the project in terms of historically compatible design. The consultant has not undertaken and will not undertake an evaluation report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for structural soundness or other safety concerns.

The consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources. The design review is generally limited to the exterior of the building.

### **Project Description**

The consultant established the historic significance of the W.F. Thompson House in a DPR form recorded In January, 2004. It is described as "...a good example of the Spanish Eclectic residential design of noted Bay Area architect William H. Toepke, and a product of the S.A. Horn Company of San Francisco, early land developers in Pebble Beach."

The proposed rehabilitation of the subject property includes reconfiguration of an existing addition at the rear of the garage on the north side of the residence for a family room and storage; addition of a one-story enclosed gallery, connecting the proposed family room internally to the rest of the first-floor spaces, including bedrooms on the south wing of the building envelope. The connection will require enclosure of the space below a wooden balcony on the north side of the south wing. Three wood French windows are proposed to access the rear garden from the gallery enclosure. The Secretary's Standards specifically encourage "placing new additions on non-character defining elevations," and locating alterations to historic properties in areas where earlier alterations already exist (see photos and plans & drawings provided).

Also proposed is the addition of two wood windows and two wood French doors to the 1960 family room addition at the east end of the south wing. These new features will bring needed light and air into the existing space, and provide for code required egress from a bedroom space. The owner proposes to make one window change on the west facing facade, replacing two small windows on the north side of the facade with one larger window, matching an existing feature on this elevation, to provide light and air into a reconfigured kitchen space. All wood windows are proposed for repair/replacement as needed.

### **Property Alterations**

Earlier alterations to the W.F. Thompson House have occurred primarily along the rear elevations, most significantly the addition of a 1960 one-story attached family room off the east end of the south wing.

There are also undated, one-story flat, and shed-roofed enclosures, located along at the rear (east), and on the south wall of the garage, at the north end of the house. Because of their locations, these changes have not significantly altered the character defining features of the 1928 residence.

### **Character Defining Features**

Character defining features evident from the original configuration of the W. F. Thompson House include:

- general two-story appearance
- textured exterior stucco walls
- red Mission-tiled gable roofs (both front and side-gabled)
- buttress-like projections, suggesting thick adobe wall
- a recessed main entry
- paired, multi-paned wood casement windows
- tripartite focal windows with wood lintels
- cantilevered Monterey Colonial style wood balconets
- red-tiled vent details in the gable apexes
- stucco-clad chimneys

Changes to the building, "not consistent with the historic value of the resource." include:

- modern painted roll-up metal garage door
- poorly designed flat and shed-roofed additions projecting off some of the walls along the rear (east) elevation
- tall, inappropriate brick chimney on 1960 family room addition

### **Secretary's Standards Review**

The Secretary of the Interior's *Standards for Rehabilitation*, originally published in 1977 and revised in 1990, and again in 1995, include ten Standards that present a recommended approach to repair, while preserving those portions of features that convey a resource's historical, or architectural values. Rehabilitation is defined as:

The act or process of making possible a compatible use for a property through repairs, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural features.

The following is a list of the Standards and associated analysis regarding the W.F. Thompson House project at Pebble Beach.

1. **"A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships."**

Analysis:

The property will continue in its historic residential use.

2. **"The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features, spaces, and spatial relationships that characterize a property shall be avoided."**

Analysis:

No significant removal of historic materials is proposed for the W. F. Thompson House. Changes to the existing building envelope will be mostly confined to secondary spaces, including undated additions to the attached garage at the north, and to additions on the rear (east) and south wing, including the 1960 family room, connected to the main building block.

The work will match the existing building's exterior finishes in material, texture, form and massing, including the use of similar Mission roof tiles. The garage will have new wooden doors, designed in the decorative vocabulary of the Spanish Eclectic architectural style.

Work proposed along the rear (east) elevations will respond to the Secretary's Standards by "placing a new addition on a non-character defining elevations," and locating the new work where previous alterations already exist.

The only proposed change to the front (west) elevation of the historic main building block is the kitchen window change noted above.

Fenestration for the proposed additions would be similar in form and materials to the existing windows, but vary slightly in the casing treatments, to clearly differentiate the original building fabric from the new (see Arch. plans, sheet A4.2).



An arched copper chimney caps are proposed for the exterior chimneys on the south side wing. Also proposed is lowering the height of the brick chimney on the 1960 addition.

These described treatments are consistent with the existing character defining features of the house, and with the Spanish Eclectic architectural form in general. As proposed they would not significantly alter the historic appearance of the residence.

- 3. "Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other historic properties, will not be undertaken."**

Analysis:

The proposed additions and alterations to the subject property are consistent with the Spanish Eclectic architectural style of the residence. They specifically draw from the available decorative vocabulary of the house itself, maintaining its simple lines, materials, finishes, and subdued decoration.

- 4. "Changes to a property that have acquired historic significance in their own right will be retained and preserved."**

Analysis:

None of the changes that have occurred to the exterior of the subject property since its construction in 1928 have acquired significance in their own right. The shed-roofed additions along the rear (east) elevations are universally unsympathetic to the architectural character of the building. Only the 1960 family room addition exhibits any reference to the character defining qualities of the Spanish Eclectic style.

- 5. "Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved."**

Analysis:

As proposed new fenestration on the altered and secondary elevations along the rear of the building would employ a combination of original windows, scheduled for removal, and single-light glazing on all French doors which should clearly differentiate the older windows from the new. Any original windows that don't get reused will be marked and stored for use in future, employing the measured drawings of the residence, if a new owner wishes to return the building envelope to its 1928 appearance.

- 6. "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."**

Analysis:

The original windows are scheduled for repair and reuse, as needed. any original deteriorated historic features that might be found as part of the proposed project will have to be addressed subject to the recommendations of this Standard.

- 7. "Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used."**

Analysis:

No chemical or physical treatments are proposed for this project.

- 8. "Archaeological resources will be protected and preserved in place. If such resources must be disturbed, Mitigation measures will be taken."**

Analysis:

Archaeological resources are not evaluated in this report.

9. **"New additions, exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."**

Analysis:

The proposed additions will be primarily on existing altered and/or secondary elevations. The additions to the rear (east) elevation will generally replace earlier alterations that were unsympathetic in their design to the Spanish Eclectic character of the residence. All new work will be compatible with the historic resource in materials, features, size, scale, proportion, and massing, and will protect the integrity of the property and its environment.

The property will continue to reflect the original (1928) building philosophy of the Monterey Peninsula Country Club, that required all building design to be in "...a style of architecture similar to that found in early California, Spain, Italy, Southern France or Mexico", in order to create "a community which will fit harmoniously into the landscape, maintain the traditions of the early days, and present to the world a unity of aspect in a style or mode free from the cut and dried sameness of most such efforts."

10. **"New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."**

Analysis:

The physical integrity of the W.F. Thompson House has been modified along its rear (east) elevation over time, including the construction of undated and unsympathetic utility rooms off the rear of the 1928 garage on the north wing, and an awkward family room off the rear of the south wing in 1960. However, the resource continues to evoke a strong sense of time and place, and of feeling and association with the early residential development of the Monterey Peninsula Country Club. Based on the present project proposal, the essential form, and character defining features of the original historic property and its existing environmental setting would be unimpaired if the proposed additions and alterations were removed in the future (see DPR 523, photos, and plans & drawings provided).

### **Summary**

The project as presented appears to be consistent with the Secretary of the Interior's Standards for Rehabilitation. That portion of the historic fabric of the building that will be affected, has been identified as secondary space, and/or areas that have already been altered over time. The new construction will be differentiated from the old, but compatible with the Spanish Eclectic architectural style of the historic resource.

Respectfully Submitted

*Kat J. Seavey*

Primary # \_\_\_\_\_  
 HR# # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 582

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) W. F. Thompson House

P1. Other Identifier:

P2. Location:  Not for Publication  Unrestricted a. County Monterey  
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
 b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ : E. M. \_\_\_\_\_  
 c. Address: 1050 Marcheta Lane City Pebble Beach Zip 93953  
 d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
 e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 007-342-008

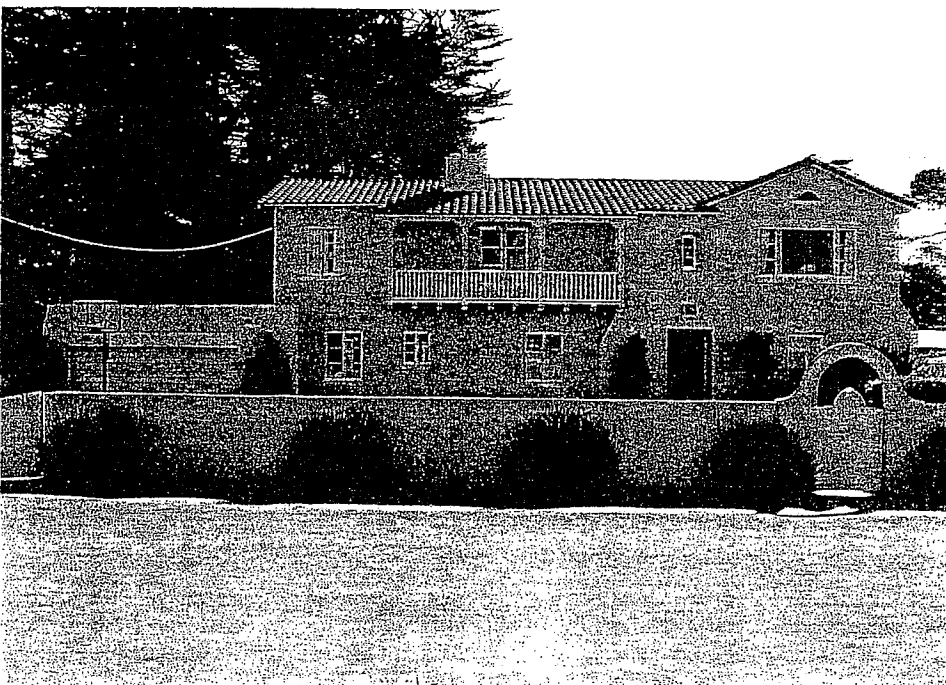
P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A two-story, wood-framed Spanish Eclectic style residence with an attached one-story garage, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco. The low pitched, intersecting gabled roof system has slightly overhanging eaves, with exposed rafter-tails. There are two stucco-clad chimneys present. An exterior eave wall type is located midway along the south side-elevation. The second is an interior type, and found just below the ridge line, slightly north of center on the west facing roof plane of the main building block. The two-story roof system is covered in Mission tiles. The flat-roofed one-story attached garage, to the north, has a tar & gravel roof covering. The west facing facade is characterized by a slightly projecting entry area to the south, with a flared base on both sides of the first floor suggesting a buttressed masonry wall. The principal entry, near the north buttress feature, is recessed into the wall, with a vertical wood plank door, and capped by a single colored Spanish tile. Above this decorative element is a small, vertical recessed three light wood casement window. There is a handsome, partial-width cantilevered balconet on the second floor immediately north of the buttressed base. The cantilevered joists are shaped at their ends, and support square wood posts capped by shaped wood corbels, carrying the slightly overshot tile roof above the balconet. The balcony has a simple wood rail and balusters.*

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

P4. Resources Present  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession#)  
*Looking NE at the west facing facade and south side-elev., 1/21/04, #46975-18A*

P6. Date Constructed/Age and Sources  
 Prehistoric  Historic  Both

*1928 Monterey Co. blog. records*

P7. Owner and Address

*Jonathan Ryan  
 1050 Marcheta Lane  
 Pebble Beach, CA 93953*

P8. Recorded by: (Name, affiliation, and address)

*Kent L. Seavey  
 Preservation Consultant  
 310 Lighthouse Ave.  
 Pacific Grove, CA 93950*

P9. Date Recorded: 1/30/2004

P10. Survey Type: (Describe)  
*Intensive-required CEQA review*

P11. Report Citation: (Cite survey report and other sources, or enter "none")

*None*

Attachments  NONE  Continuation Sheet  District Record  Rock Art Record  Other: (List)  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

NRHP Status Code

5S2

Resource Name or #: (Assigned by recorder) *W. F. Thompson House*

B1. Historic Name: *W.F. Thompson House*

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *Spanish Eclectic*

B6. Construction History: (Construction date, alterations, and date of alterations)

*Constructed 1928 (Mo Co. Assessor;s records); add attached family room 1960 (Mo. Co. Assessor's records)*

B7. Moved?  No  Yes  Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *William H. Toepke (1928)*

b. Builder: *S.A. Born Building Co. (1928)*

B10. Significance: Theme: *Architectural Development*

Area: *Pebble Beach*

Period of Significance: *1928*

Property Type: *single family residence*

Applicable Criteria: *CR3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The W. F. Thompson House is significant under California Register criterion 3, in the area of architecture, as a good example of the Spanish Eclectic residential design of noted Bay Area architect William H.Toepke, and a product of the S. A. Born Building Company of San Francisco, early land developers in Pebble Beach.*

*The Thompson house was constructed in 1928 as part of the Monterey Peninsula Country Club development in the Pebble Beach resort, owned and operated by the Del Monte Properties Company. Between 1916 and 1925 the Del Monte Co. under the leadership of S.F. B. Morse, had begun to expand the recreational resort community with the Pebble Beach Golf Links and Lodge at Pebble Beach, The Cypress Point Golf Club, and Morse's most ambitious undertaking, The Monterey Peninsula Country Club (MPCC). In 1925 Morse convinced his board of directors to invest in a clubhouse and further golf course, the Dunes Course. in the area between Pt. Joe and Bird Rock along the Pacific Ocean. The MPCC was created to sell 1200 building lots adjacent to the golf facility, and eventually construct a second golf course, the Shore Course, along the sea front. Membership in the MPCC was invitational. Once elected, the individual was sold a \$1,500 quarter-acre lot, and charged a five dollar a month club fee for maintenance of the operation. Morse included specific deed restrictions in the lot sales, requiring both the club facilities and individual residences to be designed in "...a style of architecture similar to that found in early California, Spain, Italy, Southern France or Mexico". Design control was part of the Del Monte Properties Co. philosophy of developing, "...a community which will fit harmoniously into the landscape, maintain the traditions of the early days and present to the world a unity of aspect in a style or mode free from the cut an dried sameness of most such efforts".*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

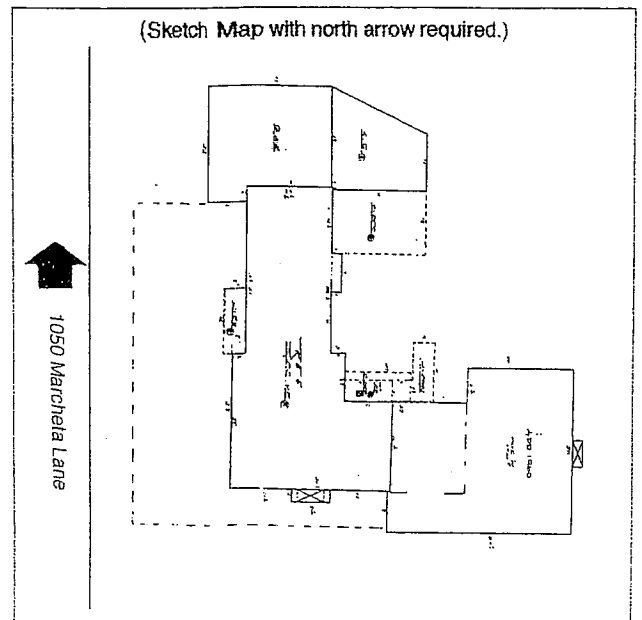
- Monterey County Recorder's Office records, Salinas, CA*
- Pebble Beach Co. building records, Pebble Beach, CA*
- San Francisco Architectural Heritage, biographical files*
- The Architect and Engineer, October, 1926*

B13. Remarks: *Zoning MDRB-6-D-RES*

B14. Evaluator: *Kent Seavey*

Date of Evaluation: *1/30/2004*

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or #: (Assigned by recorder) W. F. Thompson House

Recorded by: Kent L. Seavey

Date 1/30/2004

Continuation  Update

P3. Triangular stacked tile vents are found in the principal gable ends. The rear (east) elevation is characterized by a stucco cased wooden exterior stairway with inside wooden rails, that leads to a small second floor balcony along the north side of the south wing. The stucco cladding may have been added. There are two slightly projecting bays along the east (rear) elevation. Fenestration is irregular, with a combination of single, paired and banked multi-paned casement type wood windows in a variety of sizes. A large, Chicago style tripartite wood window is found in the gable at the south end of the west facing facade. Wood lintels appear over this feature, and over the attached garage door. An undated shed-like addition projects off the south wall of the garage, and may have been once used as a greenhouse. A second shed-like addition appears under the balcony on the north side of the south wing. The rear elevation, per se, has been somewhat modified over time.

The attached 1960 one-story, wood-framed addition to the rear of the south wing is rectangular in plan, and rests on a concrete foundation. It is differentiated from the original 1928 building by its rectangular plan and hipped roof. The roof is covered in a similar Mission tile, and there is a tall, exterior eave wall chimney centered along the east (rear) elevation of the feature. There is a full-height 6/6 double hung wood focal window centered in the north side-elevation of the addition. The property is sited behind a tall stucco-clad wood fence, with arched entry and a Moorish style domed wood gate on the Marcheta Lane side. The grounds have well maintained lawns, with some low shrubbery. The property is framed on the north by mature trees. It is located in a fairly dense residential neighborhood of one and two story residences, in a variety of styles and ages. At least two of its near neighbors, 1043 and 1046 Marcheta Lane, appear to be of the same date of construction and by the same architect and builder.

B10. Precedents for Morse's Spanish Eclectic look had been established in Southern California after the introduction of the Spanish Eclectic style of architecture to the west at the Panama-California Exposition in San Diego in 1915. Cities like Rancho Santa Fe, San Clemente, Santa Barbara and Westwood in the Los Angeles established zoning requirements requiring the use of these styles to reflect the Hispanic character of California.

Morse hired noted Bay Area architects like Clarence Tantau and Lewis Hobart, and Santa Barbara's George Washington Smith to design Del Monte Properties buildings, but made no requirements upon his MPCC buyers to select equally prestigious designers. He did have a plan checkers with the company that approved private residential design. They included notable architects like Robert Stanton, William Otis Raiguel and Gardner Daily. Many important California architects have been associated with Pebble Beach, not the least of them being William H. Toepke, designer of the Wm. Thompson House.

William Henry Toepke (1870-1949), was a native San Franciscan who was educated locally, then apprenticed in the architectural office of William Mooser in 1886. Four years later he joined C.I. Havens, becoming a partner by 1897. Toepke designed many fine residences San Francisco and down the Peninsula, most notably in San Mateo, Menlo Park and Palo Alto. He did the Flatiron Building at Market and Sansome, and the Mackey, Doe Estate, and Hornlein Investment buildings in San Francisco. He designed the San Mateo City Hall, San Mateo Union High School and Central Fire Station. He also designed numerous residences in San Mateo. Redwood City and Burlingame. When Toepke designed the Wm. Thompson House on Marcheta Lane in 1928, he was working in association with Stephen A. Born, owner and president of the S.A. Born Building Company of San Mateo. Born was a well known San Francisco contractor and real estate developer. Because of the quality of his San Francisco tracts, including Sea Cliff, Ashbury Terrace, Bakers Beach, Lincoln Manor and West Clay Park, "Born-Built" was a recognized trademark for quality in residential construction.

In 1925-26 Born began doing business on the Monterey peninsula, establishing a camp and material depot next tot he property of the Monterey Peninsula Country Club. Between 1925 and 1928 the S.A. Born Building Company had erected nineteen residential dwelling houses, from one-story model homes to large, two-story mansions, all in Spanish Eclectic design. Born's brother George, and architect and Will Toepke were the company designers. By sheer numbers, S.A. Born was the largest builder at the MPCC in the 1920s.

The Thompson House is a good representative example of both architect Toepke's design ability and the S.A. Born Building Companies craftsmanship. The mass of the two-story facade is broken up by the slight projection of the entry area toward the south. The suggestion of buttressing and recessed windows and doors gives a sense of solidity to the building, and the handsome partial-width Monterey Colonial balconet, which was probably originally in a natural wood finish, creates a nice rhythm with the one-story flat-roofed garage to the north. Detailing is simple, but effective. The ell shape of the building mass protects the rear of the house from prevailing winds. The one major alteration to the residence has been the attached family room addition to the rear (east) which is barely visible from the public street.

The Thompson House is the first of William H. Toepke's Spanish Eclectic designs at the MPCC to be reviewed for historic potential. How many of the twenty or more S.A. Born Building Company houses remain in the area is still a question. The Thompson House is a good representative example of both Toepke's Spanish Eclectic design and the S.A. Born' Building Co's workmanship. It clearly qualifies for listing on the Monterey County Register at the local level of significance for its architectural merit and association with S.F.B. Morse's design philosophy for the Monterey Peninsula Country Club.

No information has been found to date of the original owner, W. F. Thompson.

## REHABILITATION

*is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

### STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

### REHABILITATION AS A TREATMENT.

*When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.*

Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to

historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Exhibit 6

W I L L I A M C M E F F O R D

A R C H I T E C T

March 5, 2012

Monterey County Planning Department  
168 West Alisal, 2<sup>nd</sup> Floor  
Salinas, California 93901  
Attn: Paula Bradley

Re: 1050 Marcheta Lane, Pebble Beach, California

Dear Paula,

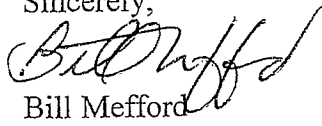
This letter is to present the justification for the Variance we are requesting for the above project. We are requesting a variance for non-conforming floor area ratio.

The current house and its additions over the years contain more floor area than is allowed. The existing floor area is 4649.2 sf which is a F.A.R. of 42.6%. The current owners are proposing to remove some of the old additions at the ground floor in order to reduce the floor area (remove 747.0 sf.) The additions that they are proposing include adding a Family Room and Laundry Room, adding a Master Closet area to the room they currently use as their Master Bedroom, and adding a connecting "hallway" at the ground floor to make circulation within the house flow better and be more logical. This is a total of 651.0 sf which makes for a total reduction in the floor area ratio of 53 sf or 0.5%, bringing the floor area ratio to 4596.2 sf or 42.1%. The current zoning standards only allow for 35% F.A.R. or 3819.7 sf.

The house, which was built in 1926, and its additions, which were built around 1960, were built prior to the adoption of the current zoning standards thus, as it stands, the property is legal non-conforming. The owners want to keep the property the size they currently enjoy, they just want to make it more functional.

Thus, we are asking for a variance for floor area. Please let me know if you have any questions or need further information.

Sincerely,



Bill Mefford  
Architect