



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

Date: January 29, 2014

To: Jacqueline Onciano, Zoning Administrator

From: Fernando Vargas Romero (831) 755-5229.
vargasf@co.monterey.ca.us

cc: Front Counter Copy; Fernando Vargas Romero, Land Use Technician; Wanda Hickman, Planning Services Manager; The Open Monterey Project; LandWatch; William V. Brennan, Property Owner; William Mefford, Agent/Representative; Project File PLN130612

Re: Brennan (PLN130612)

Location: Assessor's Parcel Number: 007-342-003-000
1034 Marcheta Lane, Pebble Beach
Greater Monterey Peninsula Area Plan

Design Approval to allow the demolition of an existing 1,476 square foot one-story single family dwelling and the rebuild of a 3,456 square foot two-story single family dwelling that includes a 126 square foot connection to the existing 426 square foot garage, a 294 square foot first floor addition to the existing footprint, a 1,139 square foot second floor addition, a 22 square foot porch and a 170 square foot wood deck at the second floor. The materials and colors consist of: stucco (Woodbridge Trail); gutters and trim (Sunday Drive); cast stone window trim (light beige); clad windows (sierra pacific -bronze); and roof (eagle concrete tiles).

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for a recommendation pursuant to Land Use Advisory Committee guidelines adopted by the Monterey County Board of Supervisors, Resolution 08-338. The Del Monte Forest Advisory Committee recommended that the Zoning Administrator approve the project by a 6-0 vote.

The Brennan project is consistent with the Monterey County Zoning Ordinance, (Title 21), the Greater Monterey Peninsula Area Plan and the 2010 Monterey County General Plan. Therefore; staff is recommending that the Zoning Administrator approve the Design Approval with the recommended conditions (Exhibit B).

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

This report was reviewed by Wanda Hickman, Planning Services Manager *wh*

EXHIBIT A

Project Information for PLN130612

Application Name: Brennan William V & Challis J Trs
Location: 1034 Marcheta Ln, Pebble Beach
Applicable Plan: Greater Monterey Peninsula
Primary APN: 007-342-003-000
Advisory Committee: Del Monte Forest Advisory Committee
Coastal Zone: No
Permit Type: Design Approval
Final Action Deadline (884): 3/24/2014
Environmental Status: Categorical Exemption
Zoning: MDR/B-6-D-RES
Land Use Designation: RESIDENTIAL 4U/AC

Project Site Data:

Lot Size: 9954
Coverage Allowed: 35%
Existing Structures (sf): 1897
Coverage Proposed: 34.7%
Proposed Structures (sf): 1559
Height Allowed: 30
Total Sq. Ft.: 5353
Height Proposed: 24' 11"
Special Setbacks on Parcel:
FAR Allowed: N/A
FAR Proposed: N/A

Resource Zones and Reports:

Seismic Hazard Zone: III
Soils Report #:
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 #: LIB130292
Visual Sensitivity: None
Traffic Report #:

Other Information:

Water Source: PUBLIC
Grading (cubic yds.): 0
Water Purveyor: MPWD
Sewage Disposal (method): PUBLIC
Fire District: Pebble Beach CSD
Sewer District Name:
Tree Removal: N/A

EXHIBIT B

Monterey County Planning Department

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130612

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

Design Approval to allow the demolition of an existing 1,476 square foot one-story single family dwelling and the rebuild of a 3,456 square foot two-story single family dwelling that includes a 126 square foot connection to the existing 426 square foot garage, a 294 square foot first floor addition to the existing footprint, a 1,139 square foot second floor addition, a 22 square foot porch and a 170 square foot wood deck at the second floor. The materials and colors consist of: stucco (Woodbridge Trail); gutters and trim (Sunday Drive); cast stone window trim (light beige); clad windows (sierra pacific -bronze); and roof (eagle concrete tiles). The property is located at 1034 Marcheta Lane, Pebble Beach (Assessor's Parcel Number 007-342-003-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (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 Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 007-342-003-000 on February 27, 2013. The permit was granted subject to 10 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 the RMA - Planning.

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

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. 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/her/its 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, recordation of the certificates of compliance 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)

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 for review and signature by the County.

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

5. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

6. PD010 - EROSION CONTROL PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of RMA - Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to RMA - Planning and RMA - Building Services for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and the Director of RMA - Building Services.

Prior to final inspection, the Owner/Applicant shall provide evidence of compliance with the Implementation Schedule to RMA - Planning Department and RMA - Building Services.

7. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. ____) for the Design Approval Permit (Planning File No.: PLN130612) 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."

8. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

9. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

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. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of 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 RMA - Planning, prior to issuance of building permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning 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.

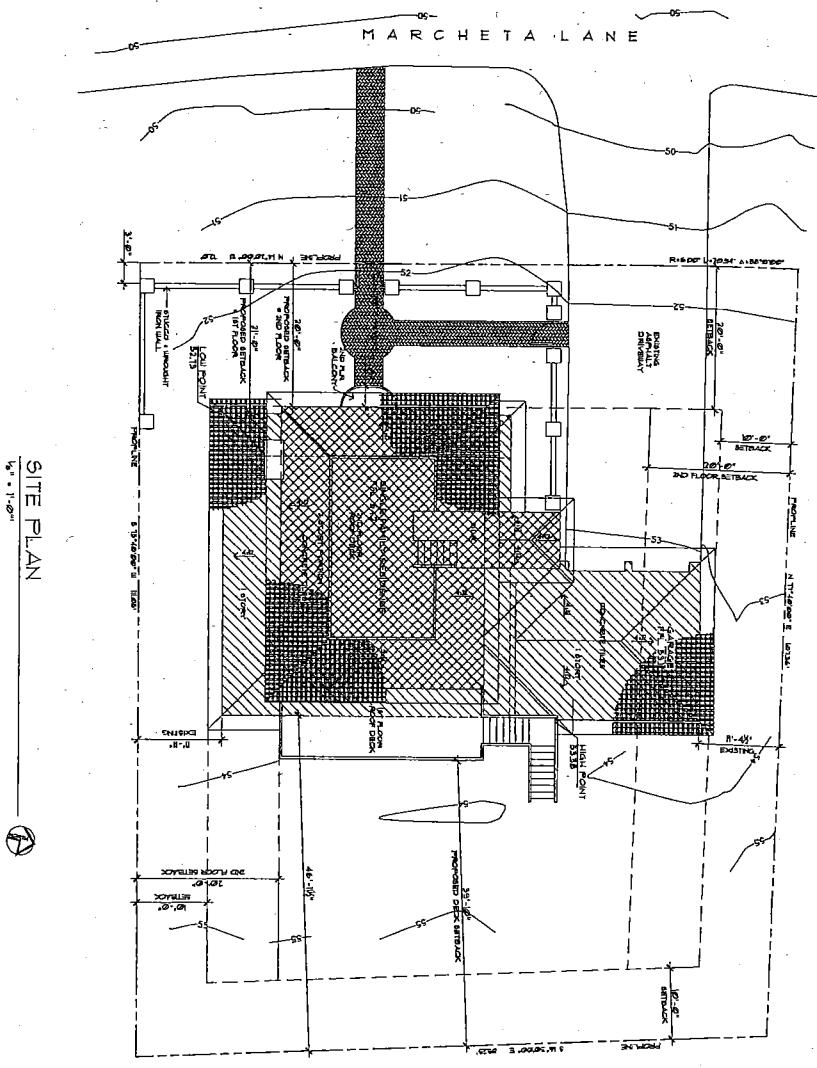
10. PD016 - NOTICE OF REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A(n) Archaeological Report (Library No. LIB130292), was prepared by Mary Doane B.A. on July 17, 2013 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."
(RMA - Planning)

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

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.



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

PROJECT DATA

OWNER: THE LYNNE WILLIAMS BRENNAN
 1784 MARCHETA LANE
 PEBBLE BEACH, CA 93955
 SITE ADDRESS: 1784 MARCHETA LANE
 PROJECT NUMBER: 9901-347-003
 SITE AREA: 5534.0 SF
 ZONING: R2
 CONSTRUCTION TYPE: YES
 OCCUPANCY GROUP: 2
 PROJECT SCOPE: 2
 BUILDING AREA:
 EXIST 1ST FLOOR: 1434 SF
 EXIST 2ND FLOOR: 1434 SF
 TOTAL EXIST FLOOR AREA: 2868 SF
 NEW 1ST FLOOR: 4126 SF
 NEW 2ND FLOOR: 4126 SF
 TOTAL FLOOR AREA: 8424 SF
 COVERED PORCH: 1224 SF
 UNCOVERED PORCH: 1224 SF
 BUILDING SITE COVERAGE: 34.83% (7334)
 PROVIDED: 34.83% (7334)
 F.A.S. ALLOWED: 34.83% (7334)
 YEARS REMOVAL: NONE
 GROUNDING: NONE
 WATER SUPPLY BY CAL. AM: NONE
 SEWER DISPOSAL BY PEBBLE BEACH COMMUNITY SERVICES DISTRICT: NONE

DRAWING INDEX

- A-1 Proposed Site Plan
- A-2 Detail Elevation
- A-3 Exterior Elevations
- A-4 Interior Elevations
- A-5 Exterior Elevations

REVISIONS

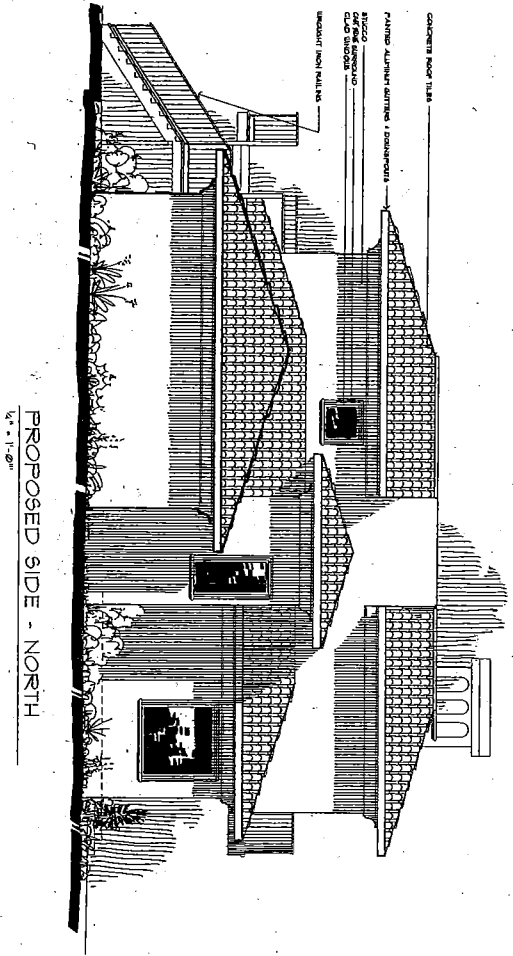
NO.	DATE

WILLIAM C MEFFORD
 ARCHITECT
 P.O. BOX 1072 PACIFIC GROVE, CA 93950
 (831) 373-4567 LICENSE # C-22893

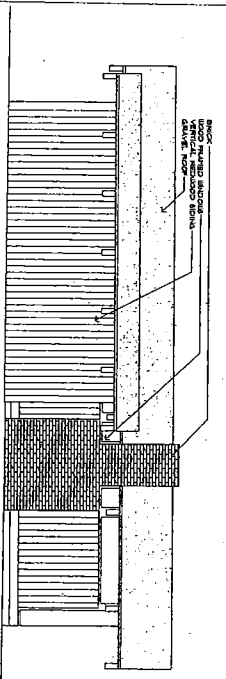
REMODEL AND ADDITIONS FOR:
Mr. & Mrs. William Brennan
 1784 MARCHETA LANE PEBBLE BEACH, CA
 APN 9901-347-003

DATE: 04/20/99
 PROJECT NO: 9901-347-003
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SHEET TITLE: SITE PLAN

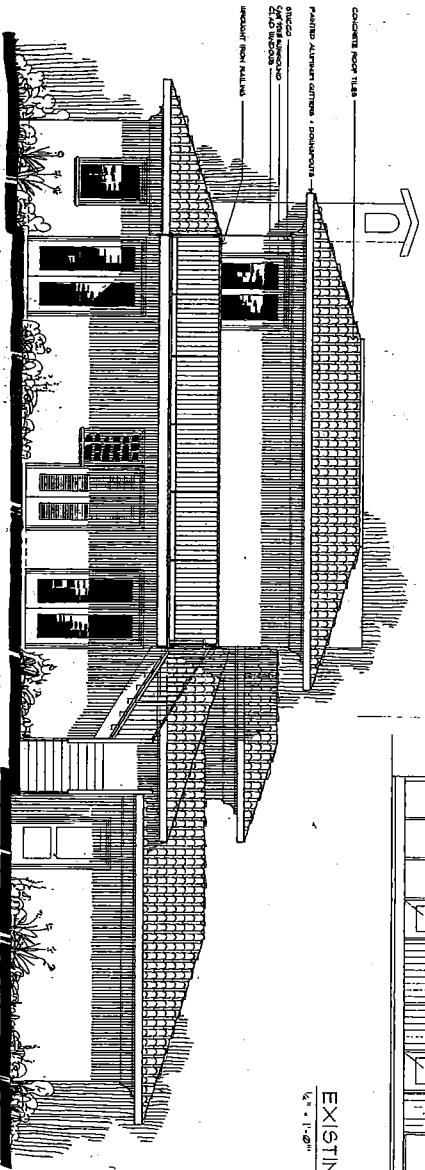
SHEET NO: A-1
 OF TWO SHEETS



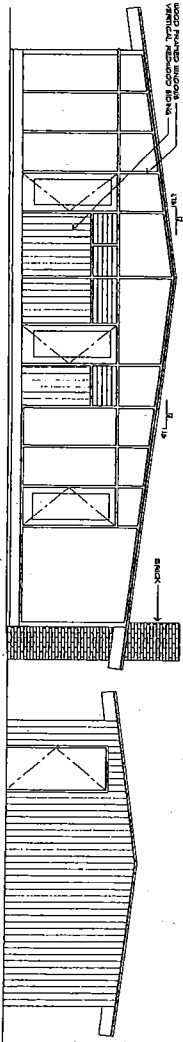
PROPOSED SIDE - NORTH
1/4" = 1'-0"



EXISTING SIDE - NORTH
1/4" = 1'-0"



PROPOSED REAR - EAST
1/4" = 1'-0"



EXISTING REAR - EAST
1/4" = 1'-0"

REVISIONS

NO.	DATE

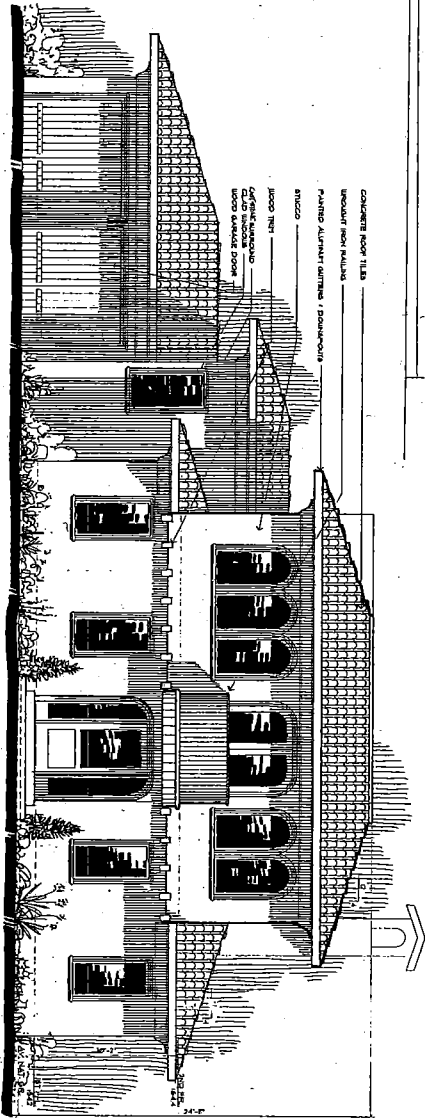
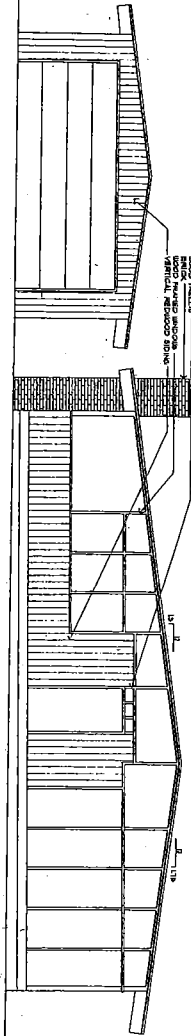
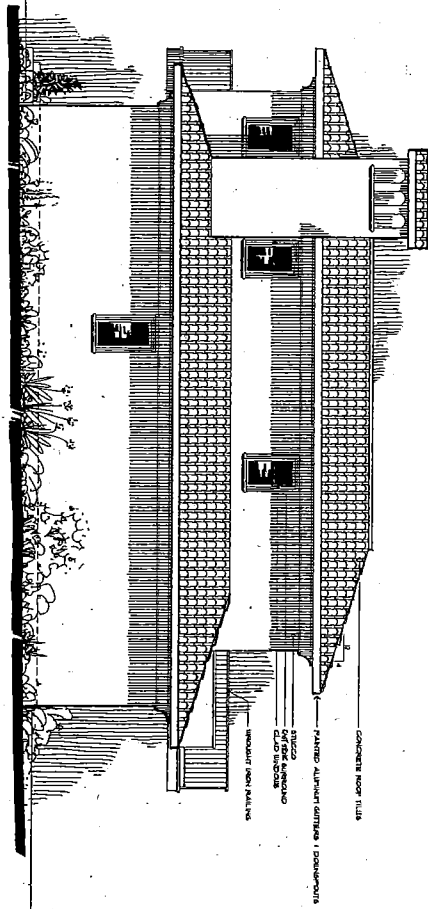
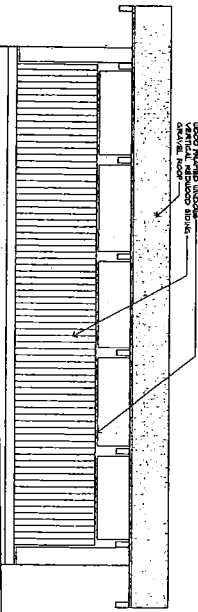
WILLIAM C MEFFORD

ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22883

REMODEL AND ADDITIONS FOR:
Mr. & Mrs. William Brennan
1034 MARCHETA LANE PEBBLE BEACH, CA
APN 0071-347-003

DATE: 1/24/88
PROJECT NO:
SHEET NO:
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO. A-5 OF 11 SHEETS



REVISIONS

NO.	DATE

WILLIAM C MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
 (831) 373-4567 LICENSE # C-22893

REMODEL AND ADDITIONS FOR:

Mr. & Mrs. William Brennan

1834 MARCHETA LANE FEBBLE BEACH, CA

APN 021-342-003

DATE: 7/27/83
 PROJECT NO.: 1881
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 SHEET TITLE: EXTERIOR ELEVATIONS

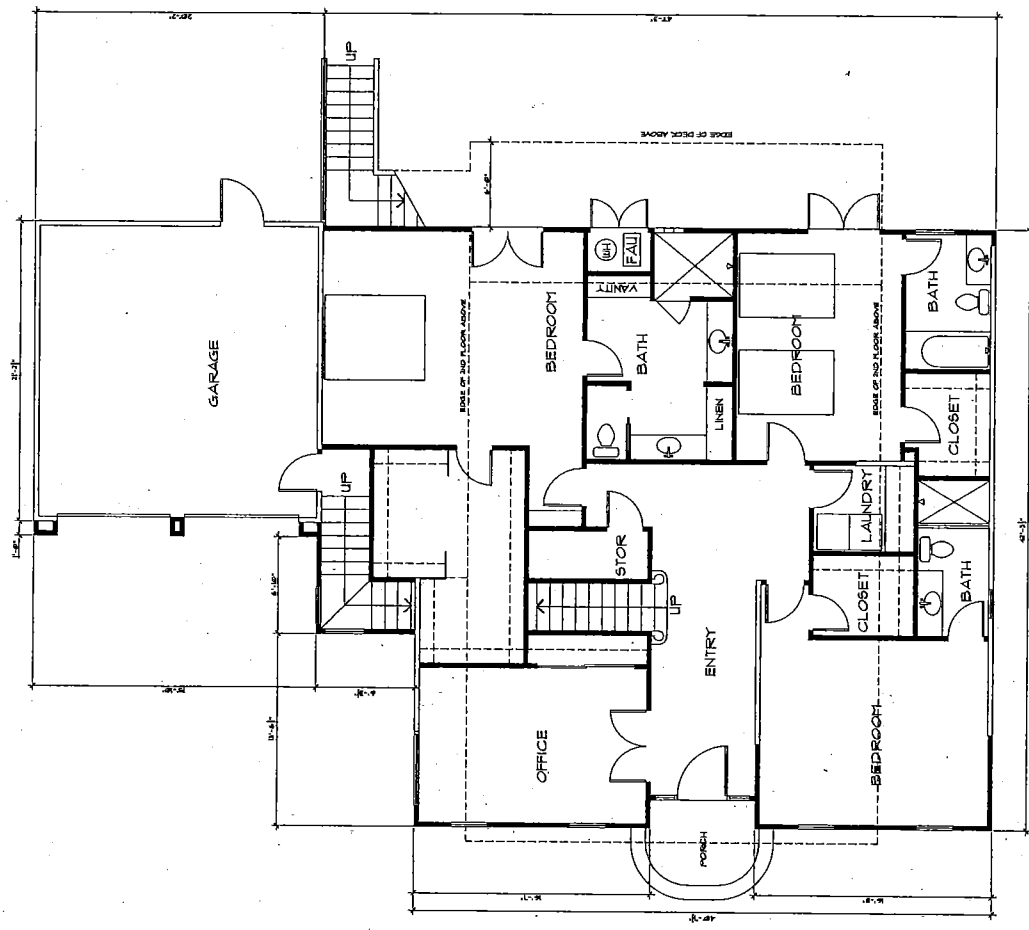
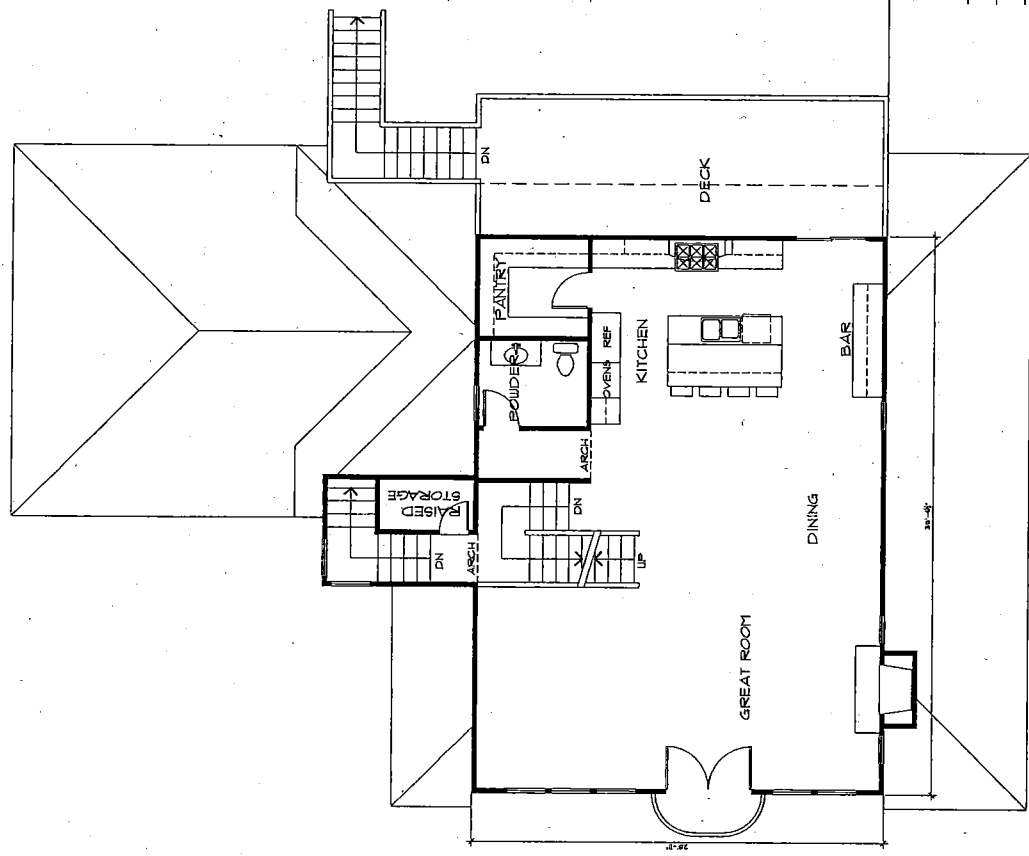
SHEET NO. A-4
 OF FIVE SHEETS

REVISIONS	
NO.	DATE

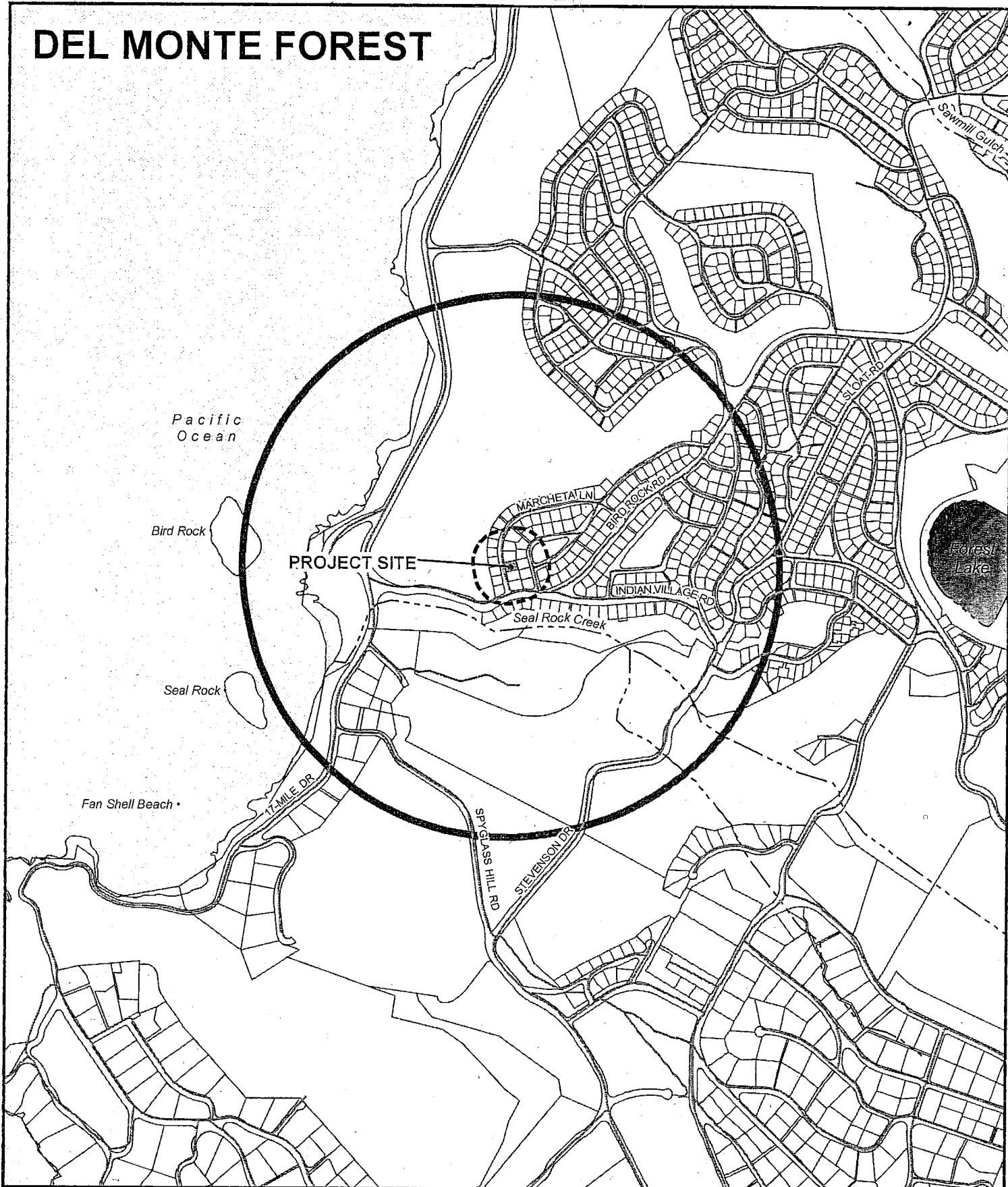
WILLIAM C McFFORD
 ARCHITECT
 P.O. BOX 1072 PACIFIC GROVE, CA 93950
 (831) 373-4567 LICENSE # C-22893

REMODEL AND ADDITIONS FOR
 T. & Mrs. William Brennan
 834 MARGHERITA LANE
 PEBBLE BEACH, CA
 A2 DP1-347-003
 DATE: 01/19/03
 PROJECT NO.:
 DRAWN BY:
 CHECKED BY:

SHEET TITLE
 FLOOR PLANS
 SHEET NO.
 A-3
 OF FIVE SHEETS



DEL MONTE FOREST

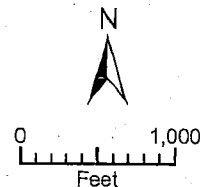


APPLICANT: BRENNAN

APN: 007-342-003-000

FILE # PLN130612

2500' Limit
 300' Limit
 Water
 City Limits



PLANNER: VARGAS

EXHIBIT E

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

A R C H I T E C T



Exterior Colors
for
1034 Marcheta Lane, Pebble Beach

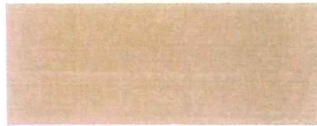
Roof -
Eagle Concrete Tiles
Capistrano - Adobe Blend



Painted Gutters & Downspouts & Trim
Kelly Moore KM5710-1
Sunday Drive



Stucco
Kelly Moore KM5707-3
Woodbridge Trail



Cast Stone Window Trim
Light Beige



Clad Windows
Sierra Pacific - Bronze



Wrought Iron Pattern
Bronze Finish

