

**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. 13-034

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 (Authorized Use)** – The 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) The allowed uses for an MDR zone are identified in Section 21.12 of the Monterey County Zoning Ordinance (Title 21). Single family dwellings, additions, and accessory structures are allowed uses within this residential district. Therefore, the project is an authorized use for the zoning district.
 - c) 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:** **VARIANCE (Special Circumstances)** – Because of special circumstances applicable to the subject property, including the size, shape, topography, location of the lot, or the surrounding area, 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 identical zoning classification.

- EVIDENCE:**
- a) 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. 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.

- b) 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.
- c) The project planner conducted a site inspection on January 4, 2013, to verify the circumstances related to the property. There are special circumstances on the site that warrant a Variance to allow the proposed development, resulting in a net reduction of 51 square feet of floor area, provided there is no special privilege (Finding No. 9) and it is an authorized use (Finding No. 7).
- 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.

9. FINDING: VARIANCE (Special Privileges) – 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.

- EVIDENCE:**
- a) The project planner conducted a site inspection on January 4, 2013, to identify circumstances related to other properties in the vicinity and in the same zoning district.
 - b) Staff researched County records to assess if any similar Variances were granted in the vicinity and under identical zoning classification.
 - c) Other property owners in the vicinity and under identical zoning classification have been afforded the same privilege sought by the property owner of this application.
 - d) The following projects, all located in the Country Club planning area in the Del Monte Forest, and all under identical zoning classification, include approved Variances: PLN980092 (Bardis) allowed new development to exceed the FAR maximum; PLN980352 (Byerly) increased FAR to 39.8 percent; PLN980493 (Case) allowed new development to exceed the FAR maximum; PLN990090 (McLennan) increased FAR to 40 percent; PLN000015 (Russell) allowed new development to exceed the FAR maximum; PLN010108 (Peterson) allowed new development to exceed the FAR maximum; PLN010144 (Moore) increased FAR from 32.5 to 40 percent; PLN030106 (Dobbins) allowed new development which resulted in a net reduction to exceed the FAR maximum; and PLN040693 (Cutler) increased FAR to 37.8 percent.
 - e) In addition, the County's past 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.
- 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.

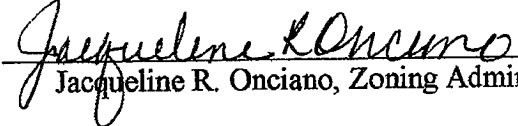
10. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21) states that an appeal may be made to the Planning Commission from the discretionary decisions of the Zoning 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 29th day of August, 2013.


Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON AUG 30 2013

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 SEP 10 2013

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
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 13-034) 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.mowra.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.

PROJECT NAME
 RYAN BEARDLAND
 ADDITION

1050 MARCHELANE
 FIDELITY, CA
 APR. 2014-2015

ARCHITECTURE
 INTERIORS
 MECHANICAL
 ELECTRICAL
 PLUMBING
 PAINTING
 FLOORING
 LANDSCAPE ARCHITECTURE
 GENERAL CONTRACTOR

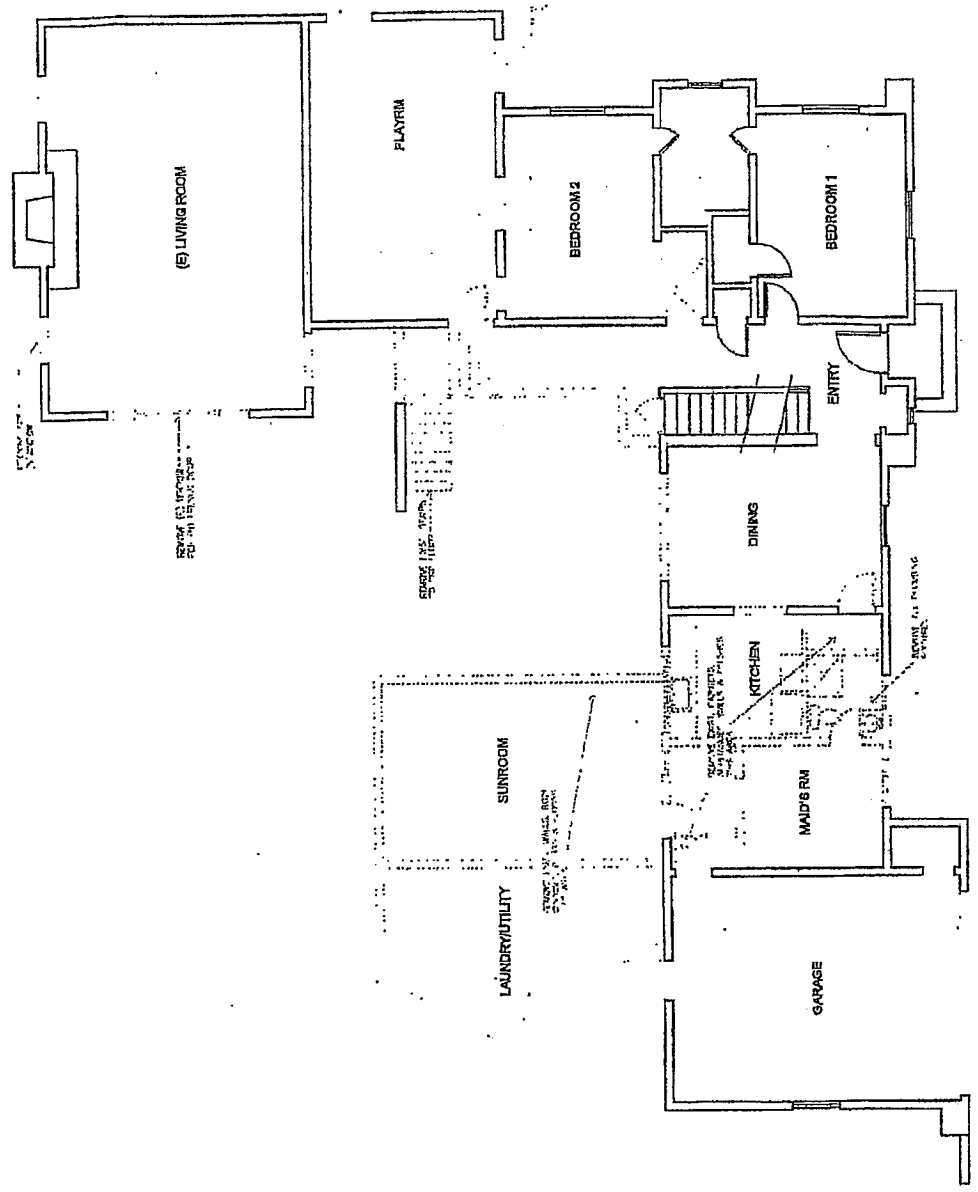
CHAN MOORE
 MOORE DESIGN
 LLC

NO.	DESCRIPTION	DATE	BY	CHKD.
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3	ISSUED FOR PERMITS	04/15/14	CM	MM
4	ISSUED FOR PERMITS	04/15/14	CM	MM
5	ISSUED FOR PERMITS	04/15/14	CM	MM
6	ISSUED FOR PERMITS	04/15/14	CM	MM
7	ISSUED FOR PERMITS	04/15/14	CM	MM
8	ISSUED FOR PERMITS	04/15/14	CM	MM
9	ISSUED FOR PERMITS	04/15/14	CM	MM
10	ISSUED FOR PERMITS	04/15/14	CM	MM

ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS OR INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF PERMITS AND INSURANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS OR INSURANCE.

SHEET TITLE
 EXIST DEMO
 MAIN FLOOR

SHEET NUMBER
 A2.0



MAIN FLOOR EXISTING DEMO PLAN
 MOORE DESIGN LLC

PROJECT NAME
 RYAN BENDISLAND AND
 ADDITION

100 JAMES HILL
 FIBRE BEACH, CA
 949.767.5422

MOORE
 CHARLES
 MOORE DESIGN
 LLC

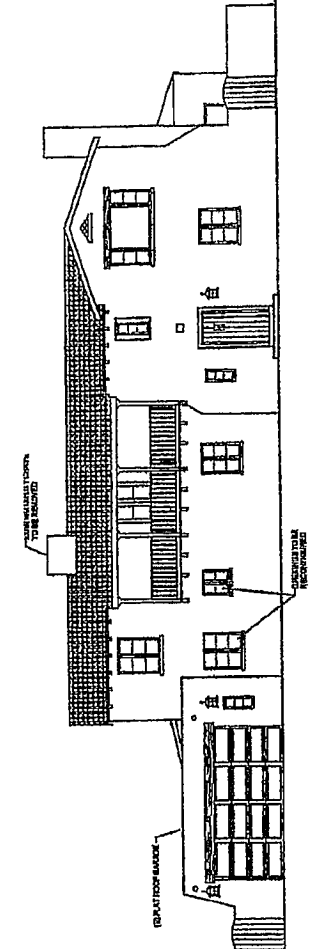
100 JAMES HILL
 FIBRE BEACH, CA
 949.767.5422

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	11/15/11	CM
2	ISSUED FOR PERMITS	11/15/11	CM
3	ISSUED FOR PERMITS	11/15/11	CM
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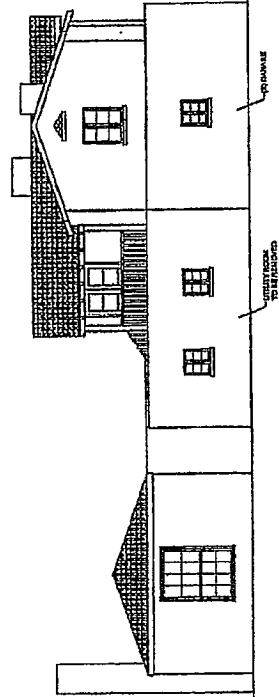
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DATE PLOTTED
 EXISTING
 ELEVATIONS

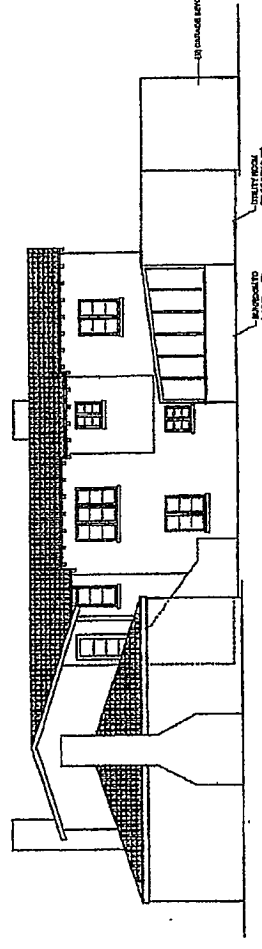
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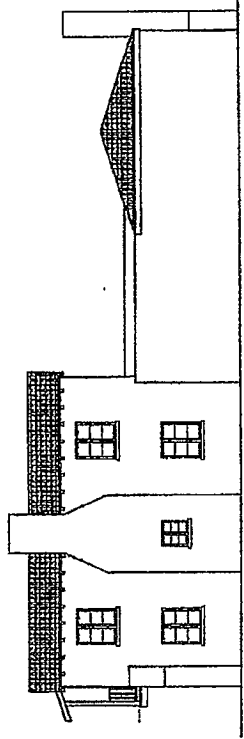
NORTH ELEVATION
 SHEET 110



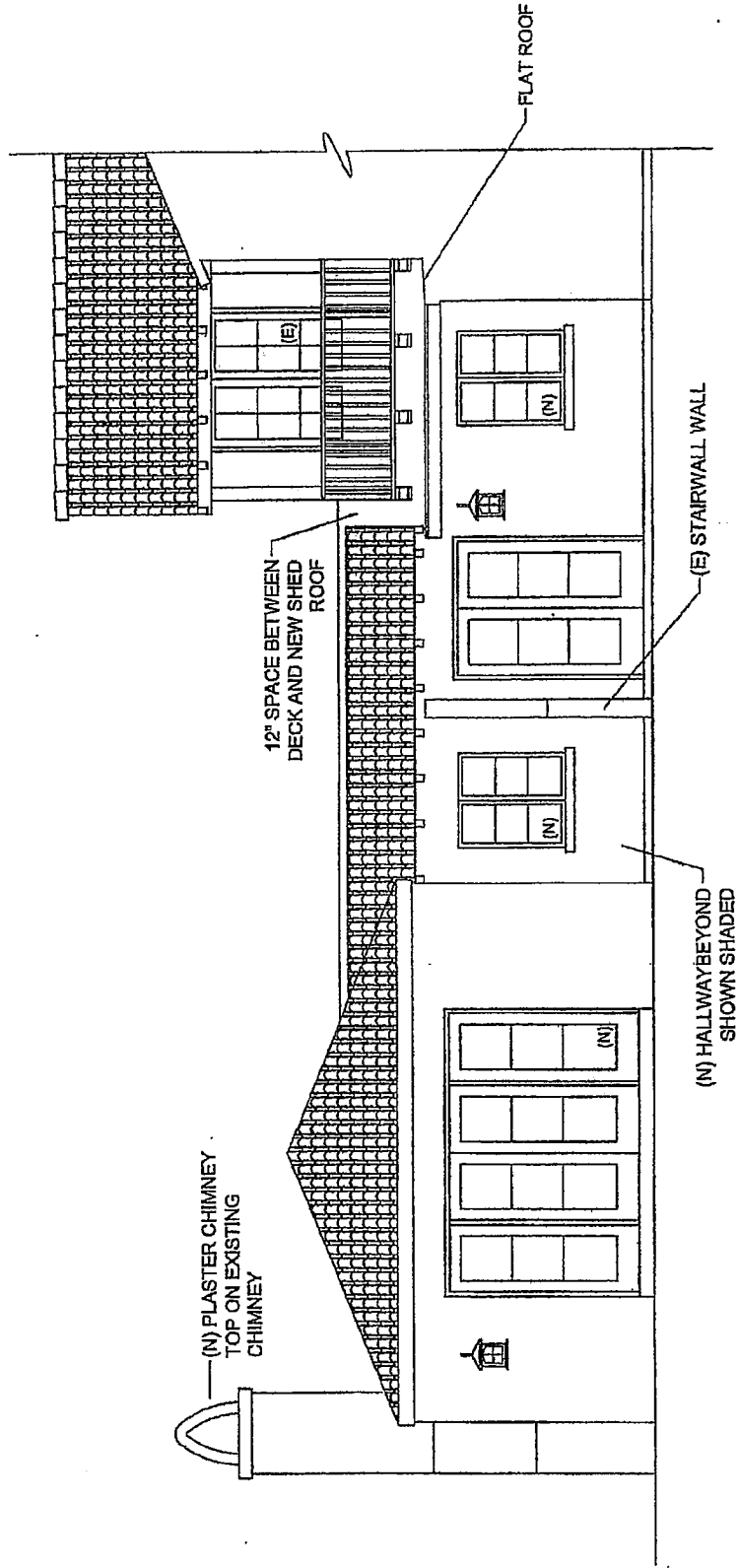
EAST ELEVATION
 SHEET 110



SOUTH ELEVATION
 SHEET 110



WEST ELEVATION
 SHEET 110



EAST COURTYARD ELEVATION - 3-23-13

