

# Exhibit B

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**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:

**Marcheta Lane LLC (PLN170209)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically Exempt pursuant to Section 15331 of the California Environmental Quality Act Guidelines; and
- 2) Approving a Design Approval allowing renovation/remodel to a locally listed historically significant single family dwelling including: Window and door modifications, new hip roof, and new windows on existing garage/accessory dwelling unit.

[PLN170209, Marcheta Lane, LLC, 1075 Marcheta Lane, Greater Monterey Peninsula Area Plan (APN:007-341-020-000)]

**The Marcheta Lane LLC application (PLN170209) came on for public hearing before the Monterey County Zoning Administrator on May 25, 2017. 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 Design Approval Request by Marcheta Lane LLC to allow interior repair, renovation, remodel, window and door modifications to existing residence and new hip roof and new windows to the existing garage/accessory dwelling unit (legal non-conforming) within upper level setback area. Colors and materials to consist of white stucco, cap and pan clay tile, blue doors and window trim to match existing.  
  
              **EVIDENCE:**       The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170209.
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;
    - Monterey County Zoning Ordinance (Title 21);
    - Monterey County Historic Building Code Ordinance (Chapter 18.08);
    - Del Monte Forest Community Plan

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 1075 Marcheta Lane (Assessor's Parcel Number APN 007-341-020-000), Greater Monterey Peninsula Plan, in the Inland area of the Del Monte Forest. The parcel is zoned medium density residential with building site 6, Design Control, and Major Recreational Equipment storage in Seaward Zone, Zoning District Overlays (MDR/B-6-D-RES), which allows for alterations and modifications to single family dwellings. Therefore, the project is an allowed land use for this site.
- c) Visual Resource: The site is subject to the Design Control zoning overlay standards contained in Chapter 21.44 of the Inland Zoning Ordinance (Title 21). Design control regulations are intended to protect the public viewshed, neighborhood character, and visual integrity of development through review of location, size configuration, materials, and colors of structures and fences. This rehabilitation project will not change the visual appearance of the single family dwelling as all alterations and modifications will mainly be interior with minor changes to the exterior. Therefore, this rehabilitation project is consistent with the original design of the single family dwelling.
- d) Historic Resource: The single family dwelling is deemed to be a locally significant under California Register Criteria 3. The criteria that the single family dwelling meets are; time period significance, locally prominent architect, and historical architectural defining features. All proposed work will be consistent with the Secretary of Interiors standards regarding rehabilitation of a historical structure. The project is also consistent with Chapter 18 and Chapter 21.64.270 of the Inland Zoning Ordinance (Title 21). The modifications and alterations of the historic single family dwelling are intended to restore the single family dwelling to the structures original historic state. The proposed alterations and modifications will not cause any significant adverse change to the historical integrity of the structure nor will it create and adverse effect to its surrounding environment.
- e) 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, this application did warrant referral to the LUAC because the proposed project requires Design Approval that will be reviewed by the Zoning Administrator.

- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170209.
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 Service District, RMA-Public Works, RMA-Environmental Services, 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 Historic Resources. The following reports have been prepared:
    - “Historic Resources Assessment” (LIB170091) prepared by Kent L. Seavey, Pacific Grove, CA February 5, 2017.

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) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170209.
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 Fire Protection District, 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 as the single family dwelling is existing and has been in use.
  - c) The use and proposed modifications and alterations to the single family dwelling proposed in the Design Approval will not cause any adverse effects to the health, safety and environment.
  - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170209.

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 Department records and is not aware of any violations existing on subject property.
  - b) There are no known violations on the subject parcel.
  - c) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
  - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170209.
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, categorically exempts Historical Resource Rehabilitation.
  - b) The proposed project is to rehabilitate a locally historically deemed single family dwelling to its original historic state.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does involve Historic structure that will be slightly altered and modified with the intent of restoring the structure to its original historic design. The project does not involve a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170209.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission/Board of Supervisors and not the California Coastal Commission
- EVIDENCE:**
- a) Section 21.44.070 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

### **DECISION**

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

1. Find the project the project Categorically Exempt pursuant to Section 15331 of the California Environmental Quality Act Guidelines;
2. Approve a Design Approval allowing renovation/remodel to a locally listed historically significant single family dwelling including: Window and door modifications, new hip roof, and new windows on existing garage/accessory dwelling unit.

**PASSED AND ADOPTED** this 25 day of May, 2017,:

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Mike Novo, 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 ZONING ADMINISTRATOR 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 Monterey County RMA-Planning and RMA-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.

Form Rev. 5-14-2014

# Monterey County

## Condition Compliance Form

**File No:** PLN170209

**Project Name:** MARCHETA LANE LLC

**Condition Number:** 1.

**Condition Name:** PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Current Condition Status:** Not Met

### Text of Condition/Mitigation Monitoring Measure:

This Design Approval permit (PLN170209) allows the rehabilitation of the Historic single family dwelling. The property is located at 1075 Marcheta Lane, Pebble Beach(Assessor's Parcel Number 007-341-020-000), 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.

### Verification of Compliance/Non-Compliance:

**Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)**



# Monterey County

## Condition Compliance Form

**File No:** PLN170209

**Project Name:** MARCHETA LANE LLC

**Condition Number:** 2.

**Condition Name:** PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Current Condition Status:** Not Met

### Text of Condition/Mitigation Monitoring Measure:

The applicant shall record a Permit Approval Notice. This notice shall state:

"A Design Approval(Resolution Number \*\*\*) was approved by Zoning Administrator for Assessor's Parcel Number 007-341-020-000 on May 25, 2017. The permit was granted subject to 5 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 grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

### Compliance or Monitoring Action to be Performed:

Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

### Verification of Compliance/Non-Compliance:

**Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)**

# Monterey County

## Condition Compliance Form

**File No:** PLN170209

**Project Name:** MARCHETA LANE LLC

**Condition Number:** 3.

**Condition Name:** PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning

**Current Condition Status:** Not Met

### Text of 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.

### Verification of Compliance/Non-Compliance:

**Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)**

# Monterey County

## Condition Compliance Form

**File No:** PLN170209

**Project Name:** MARCHETA LANE LLC

**Condition Number:** 4.

**Condition Name:** PD027 - DEBRIS REMOVAL

**Responsible Department:** Planning

**Current Condition Status:** Not Met

**Text of Condition/Mitigation Monitoring Measure:**

Prior to issuance of a building permit, recordation of a final map or parcel map or initiation of the use, applicant shall cause to be removed from the property all junk, including scrap metals, scrap materials, dismantled or wrecked vehicles or machinery, garbage, debris or similar materials. (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 compliance to RMA - Planning.

**Verification of Compliance/Non-Compliance:**

**Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)**

# Monterey County

## Condition Compliance Form

**File No:** PLN170209

**Project Name:** MARCHETA LANE LLC

**Condition Number:** 5.

**Condition Name:** PD032(A) - PERMIT EXPIRATION

**Responsible Department:** Planning

**Current Condition Status:** Not Met

**Text of Condition/Mitigation Monitoring Measure:**

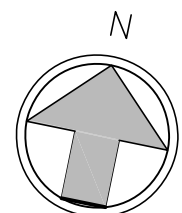
The permit shall be granted for a time period of 3 years, to expire on May 25, 2020 unless use of the property or actual construction has begun within this period. (RMA-Planning)

**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 RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

**Verification of Compliance/Non-Compliance:**

**Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)**



A1.0



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STAMPS:

PROJECT/CLIENT:

**MACKEY  
RESIDENCE**

PROJECT ADDRESS:

**1075 MARCHETA  
LANE,  
PEBBLE BEACH,  
CA 93953**

APN: 007-341-020

DATE: MARCH 6, 2017

DESIGN APPROVAL SUBMITTAL

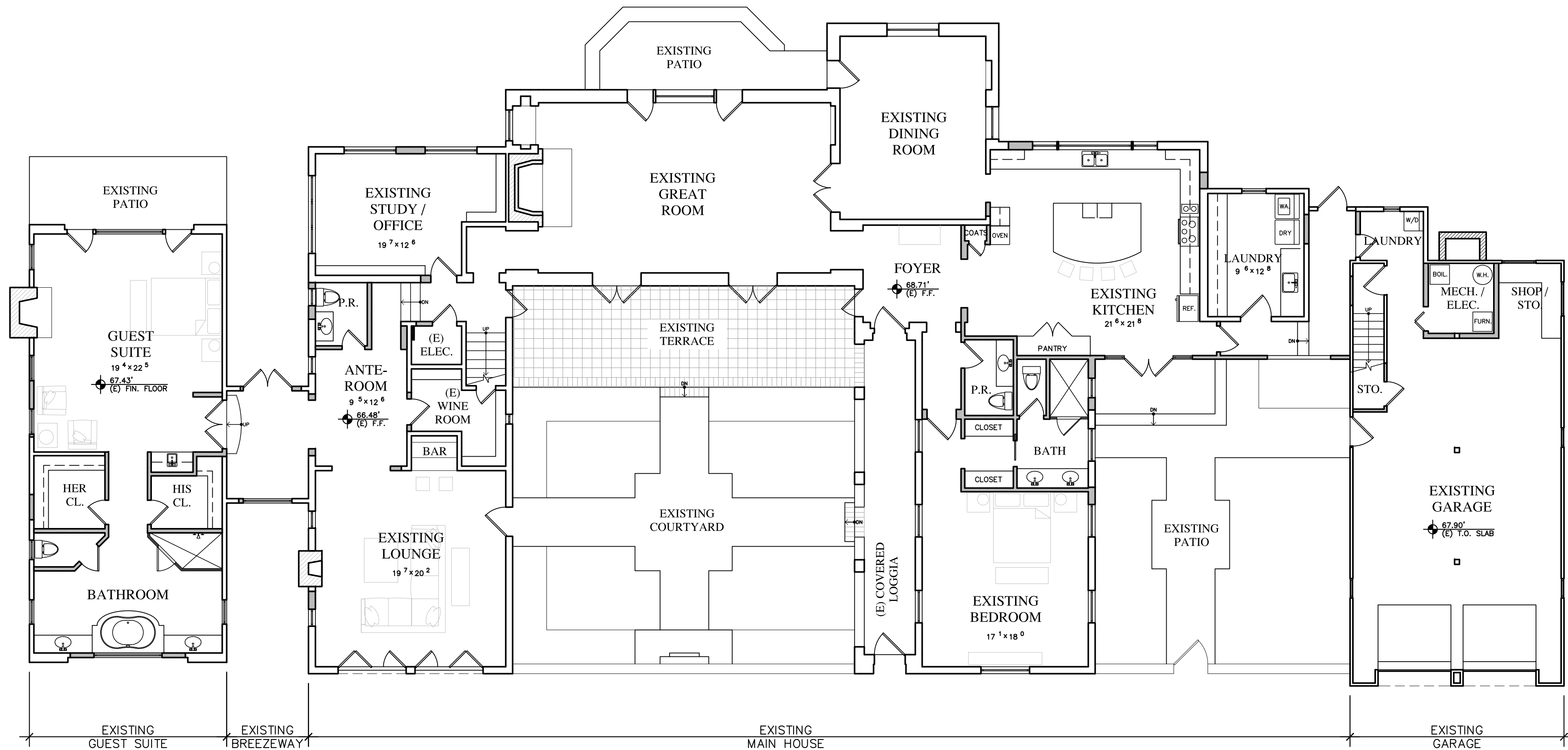
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**PROPOSED MAIN  
LEVEL PLAN**

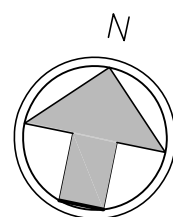
SHEET NO.

**A2.0**



PROPOSED MAIN LEVEL PLAN

1/8" = 1'-0"



**WALL LEGEND**

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.



721 LIGHTHOUSE AVE  
PACIFIC GROVE CA.  
93950

PH (831) 646-1261  
FAX (831) 646-1290  
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WEB www.jemidg.com

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APN: 007-341-020

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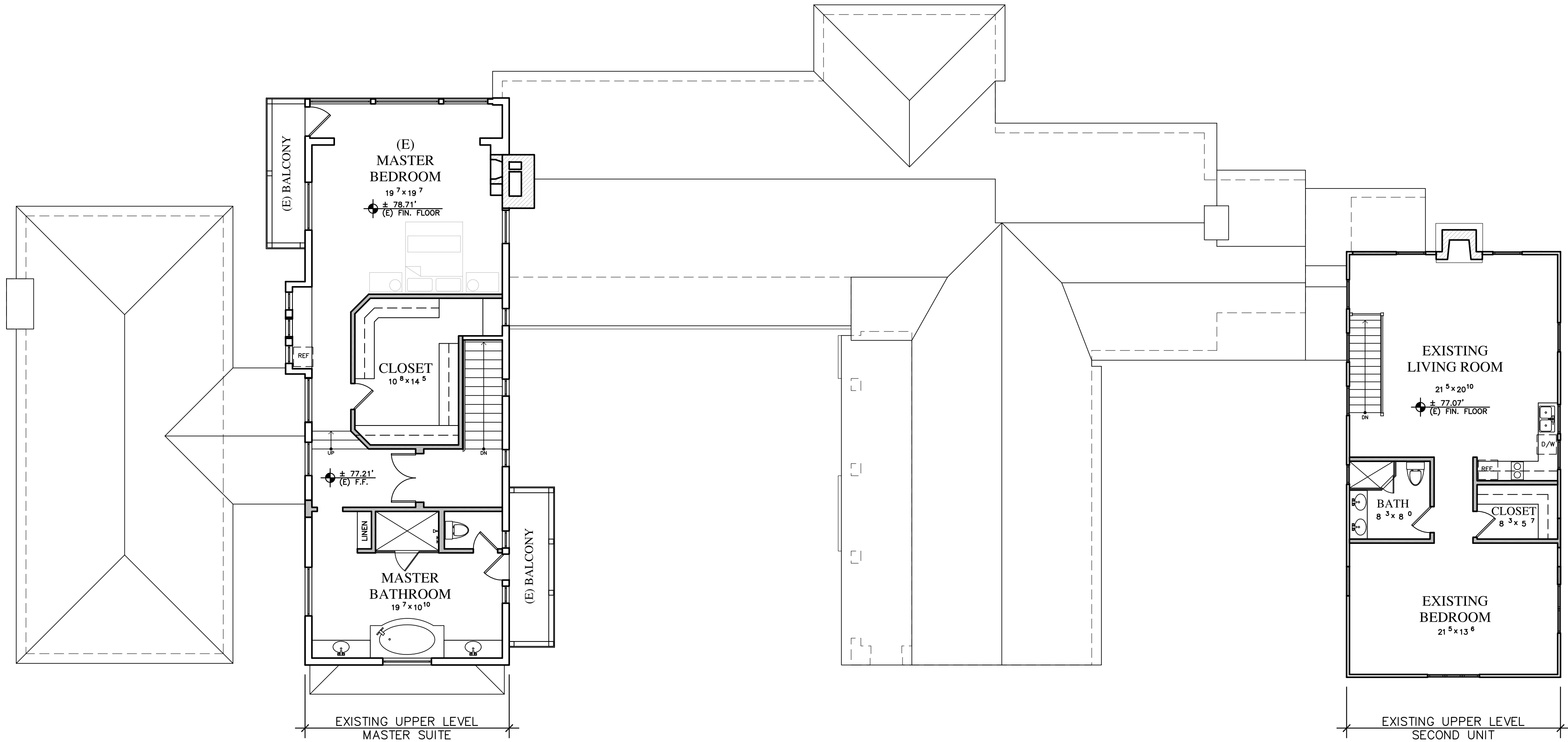
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PROPOSED UPPER  
LEVEL PLAN

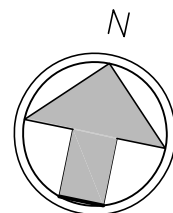
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A3.0



PROPOSED UPPER LEVEL PLAN

1/8"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

721 LIGHTHOUSE AVE  
PACIFIC GROVE CA.  
93950

PH ■ (831) 646-1261  
FAX ■ (831) 646-1290  
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WEB ■ www.jemidg.com

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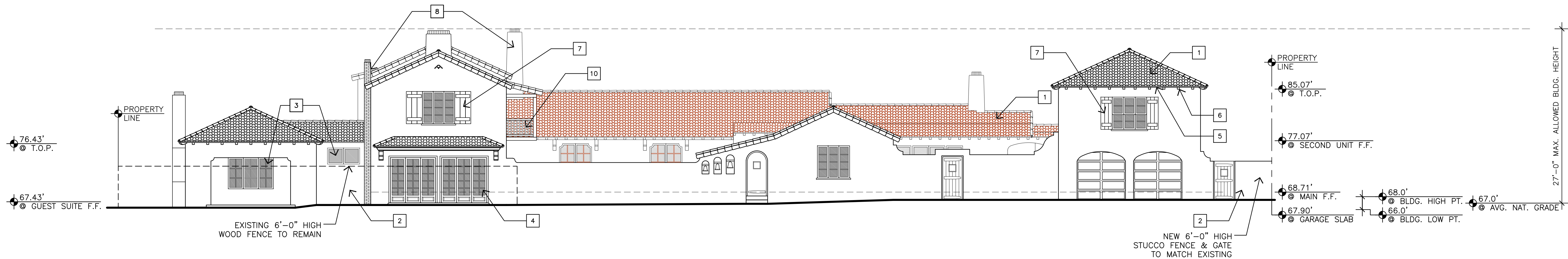
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**ELEVATIONS**

SHEET NO.

**A6.0**

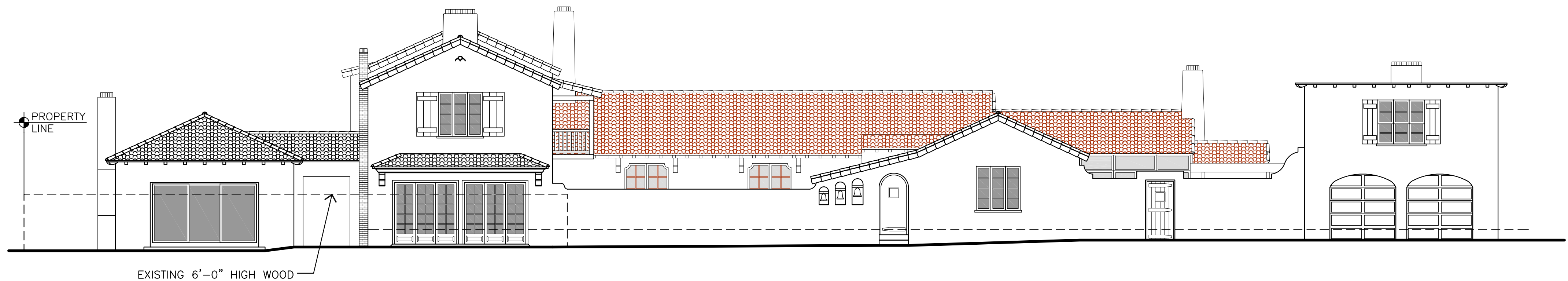


**PROPOSED SOUTH ELEVATION**

1/8"=1'-0"

**EXTERIOR FINISH LEGEND**

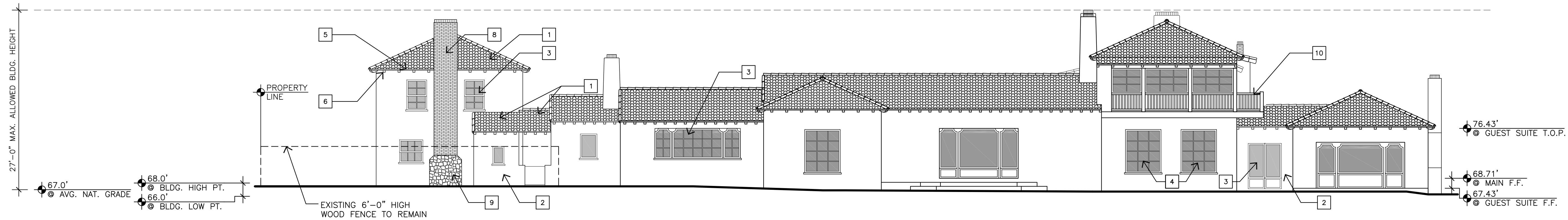
- 1 CAP & PAN CLAY TILE ROOF, MATCH EXISTING
- 2 EXTERIOR STUCCO, MATCH EXISTING
- 3 PAINTED EXT. WOOD WINDOWS & DOORS MATCH EXISTING
- 4 PAINTED METAL WINDOWS, MATCH EXISTING
- 5 COPPER GUTTERS & DOWNSPOUTS
- 6 PAINTED WOOD CORBELS, MATCH EXISTING
- 7 EXISTING PAINTED WOOD SHUTTERS
- 8 EXISTING FIREPLACE CHIMNEY
- 9 EXISTING STONE FIREPLACE CHIMNEY
- 10 EXISTING WOOD PICKETS



**EXISTING SOUTH ELEVATION**

1/8"=1'-0"



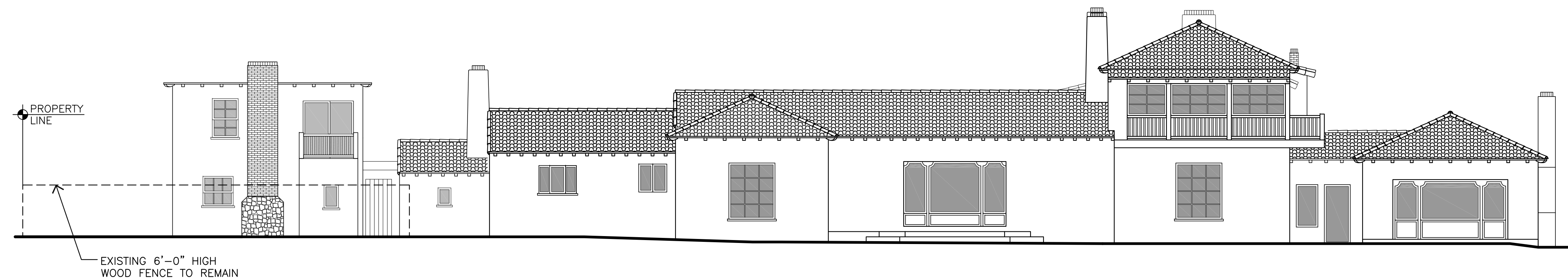


PROPOSED NORTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 CAP & PAN CLAY TILE ROOF, MATCH EXISTING
- 2 EXTERIOR STUCCO, MATCH EXISTING
- 3 PAINTED EXT. WOOD WINDOWS & DOORS MATCH EXISTING
- 4 PAINTED METAL WINDOWS, MATCH EXISTING
- 5 COPPER GUTTERS & DOWNSPOUTS
- 6 PAINTED WOOD CORBELS, MATCH EXISTING
- 7 EXISTING PAINTED WOOD SHUTTERS
- 8 EXISTING FIREPLACE CHIMNEY
- 9 EXISTING STONE FIREPLACE CHIMNEY
- 10 EXISTING WOOD PICKETS



EXISTING NORTH ELEVATION

1/8"=1'-0"

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

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STAMPS:

PROJECT/CLIENT:

MACKEY  
RESIDENCE

PROJECT ADDRESS:

1075 MARCHETA  
LANE,  
PEBBLE BEACH,  
CA 93953

APN: 007-341-020

DATE: MARCH 6, 2017

DESIGN APPROVAL SUBMITTAL

REVISIONS:

- 1
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ELEVATIONS

SHEET NO.

A6.1

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CA 93953**

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DATE: MARCH 6, 2017

DESIGN APPROVAL SUBMITTAL

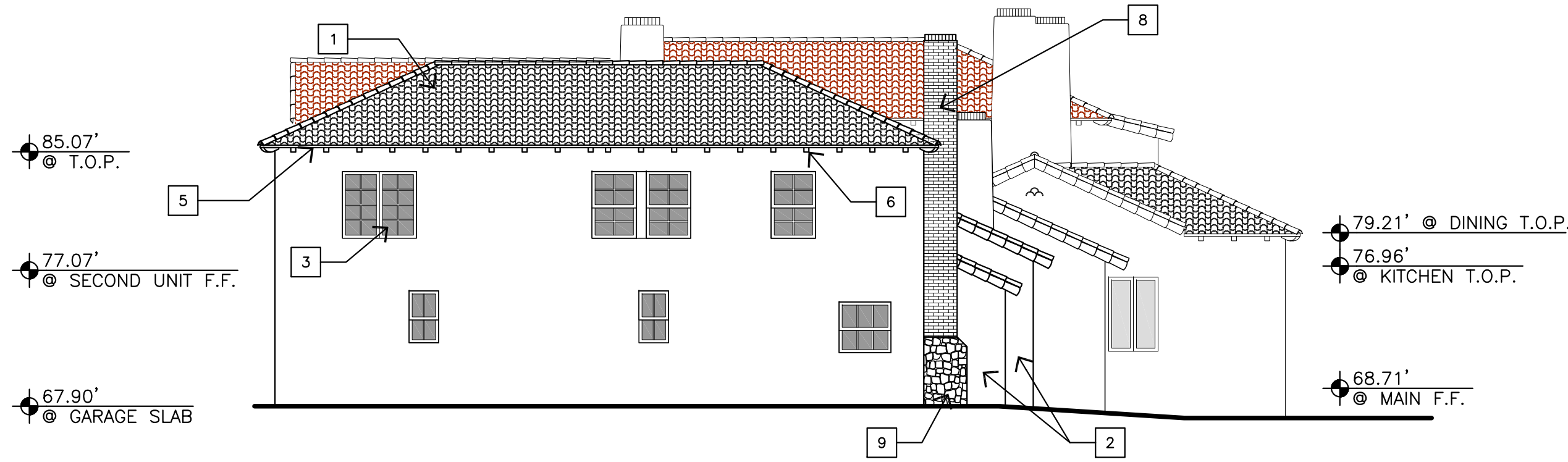
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**ELEVATIONS**

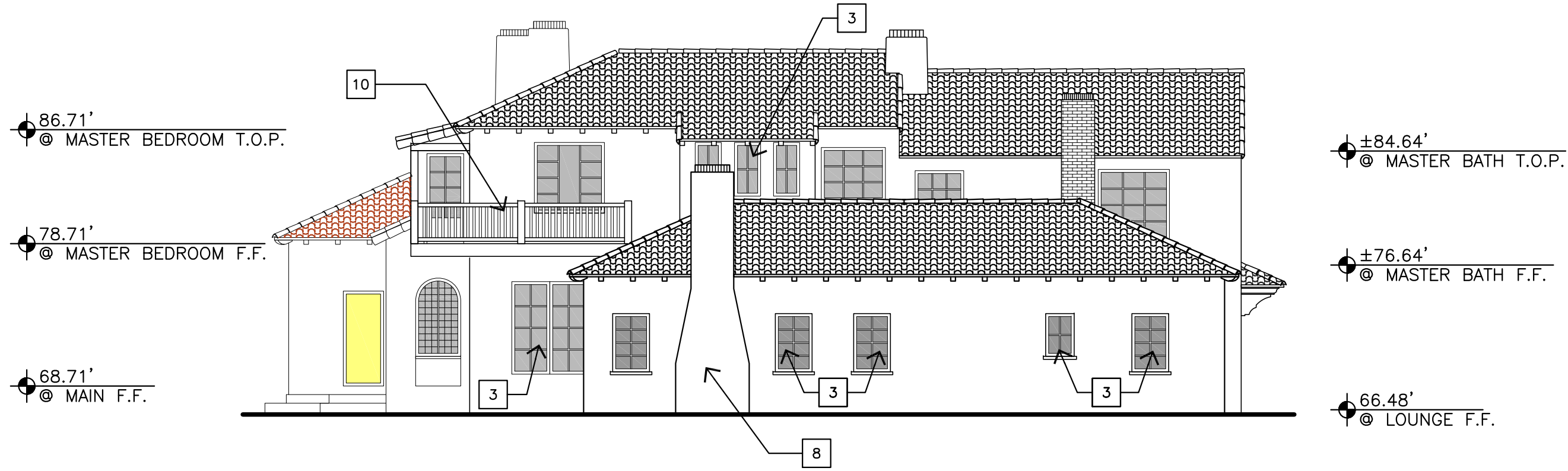
SHEET NO.

**A6.2**



PROPOSED EAST ELEVATION

1/8"=1'-0"

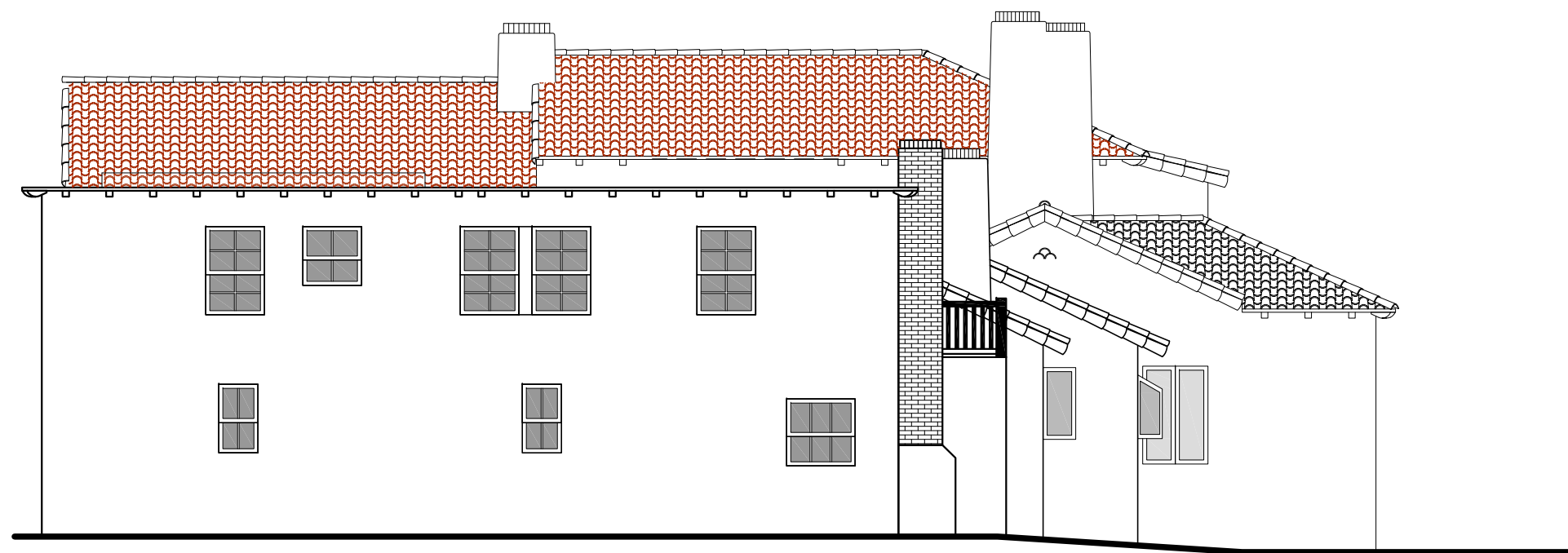


PROPOSED WEST ELEVATION

1/8"=1'-0"

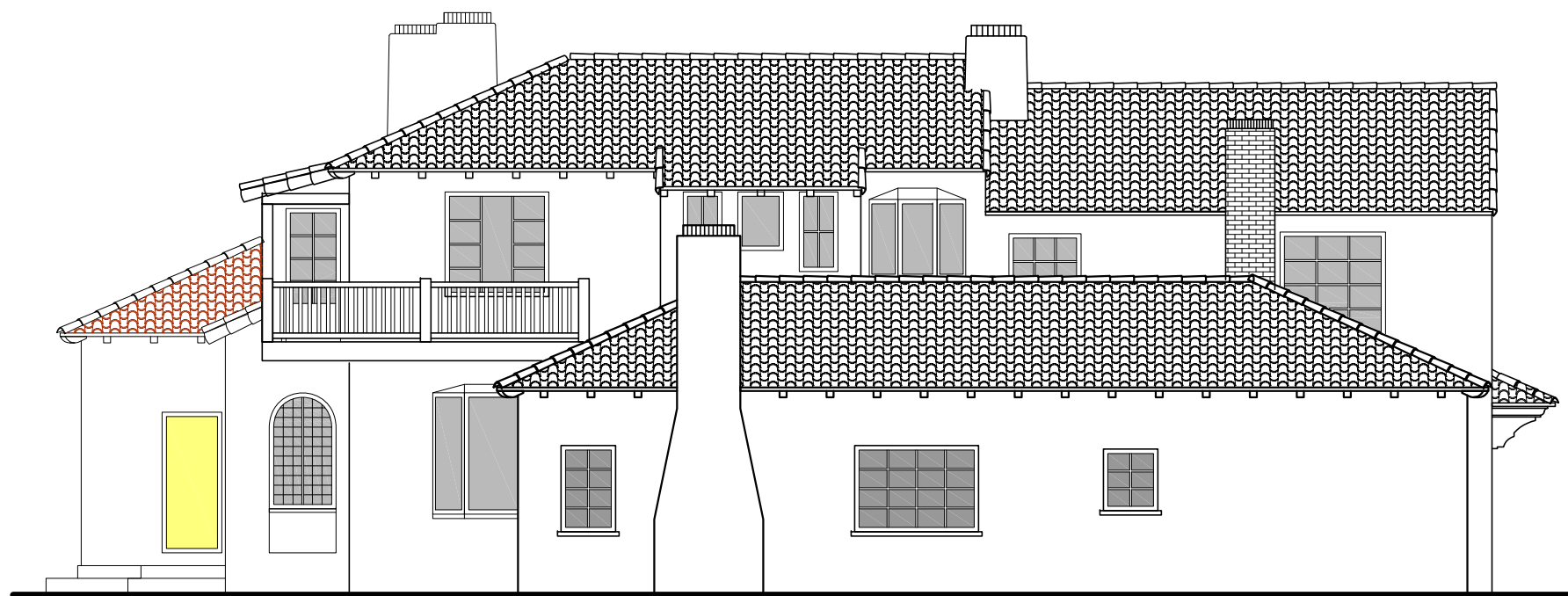
EXTERIOR FINISH LEGEND

- 1 CAP & PAN CLAY TILE ROOF, MATCH EXISTING
- 2 EXTERIOR STUCCO, MATCH EXISTING
- 3 PAINTED EXT. WOOD WINDOWS & DOORS MATCH EXISTING
- 4 PAINTED METAL WINDOWS, MATCH EXISTING
- 5 COPPER GUTTERS & DOWNSPOUTS
- 6 PAINTED WOOD CORBELS, MATCH EXISTING
- 7 EXISTING PAINTED WOOD SHUTTERS
- 8 EXISTING FIREPLACE CHIMNEY
- 9 EXISTING STONE FIREPLACE CHIMNEY
- 10 EXISTING WOOD PICKETS



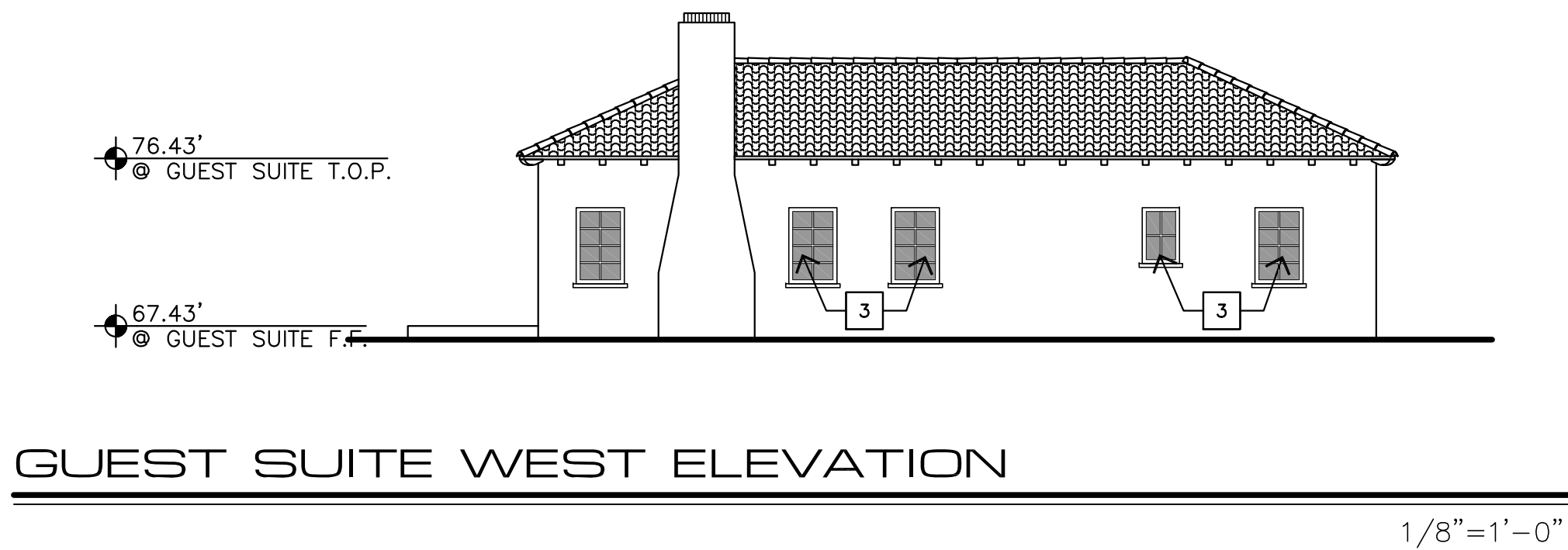
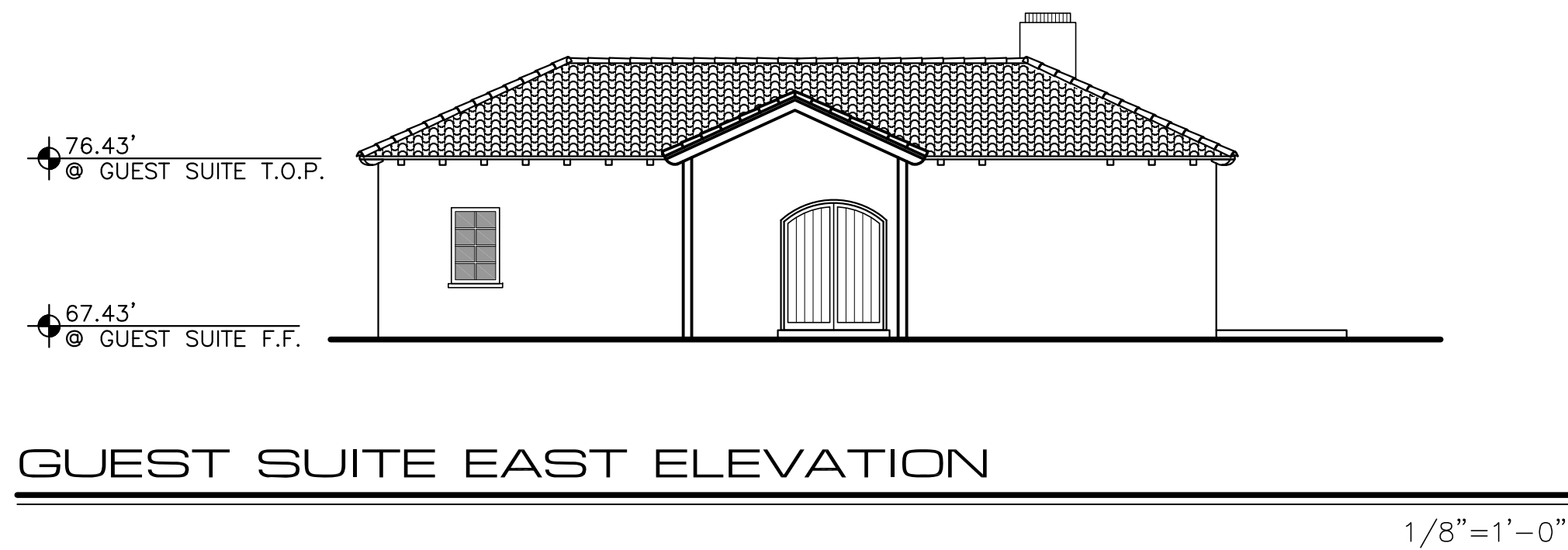
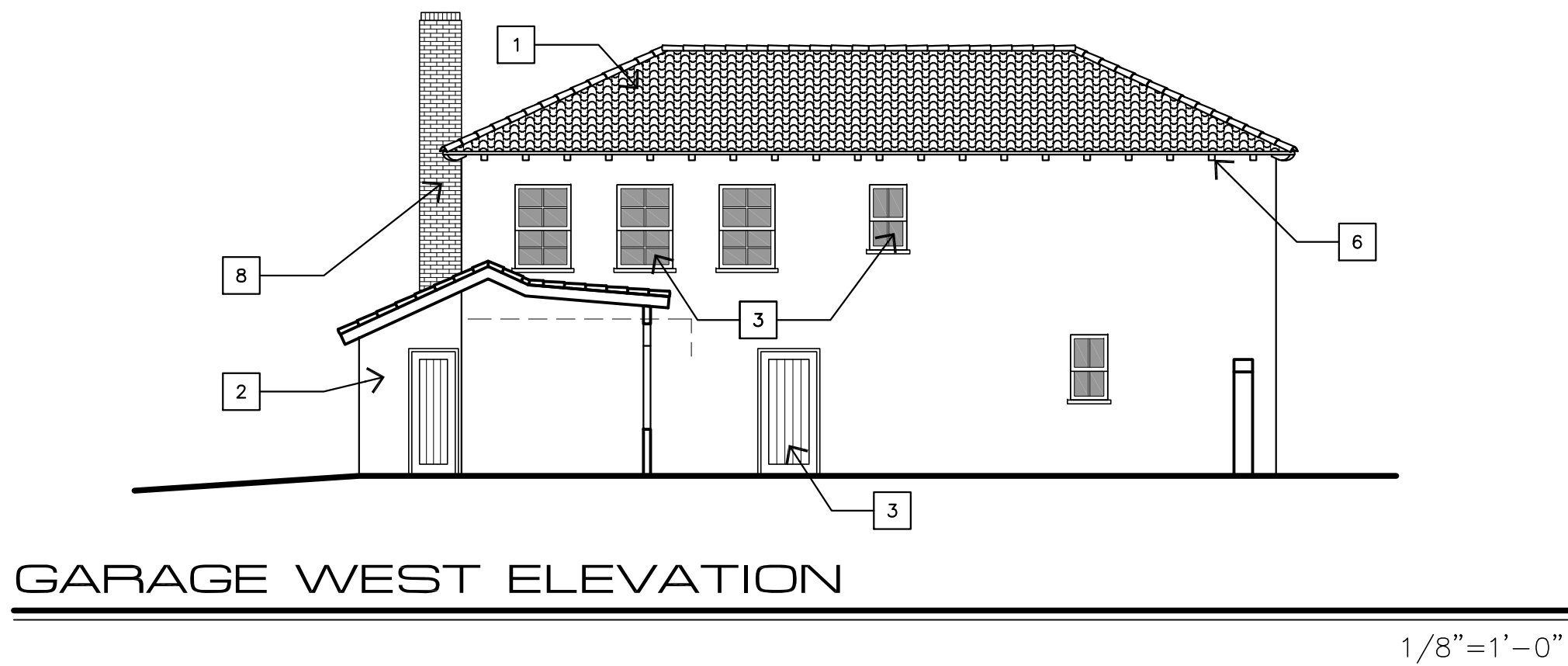
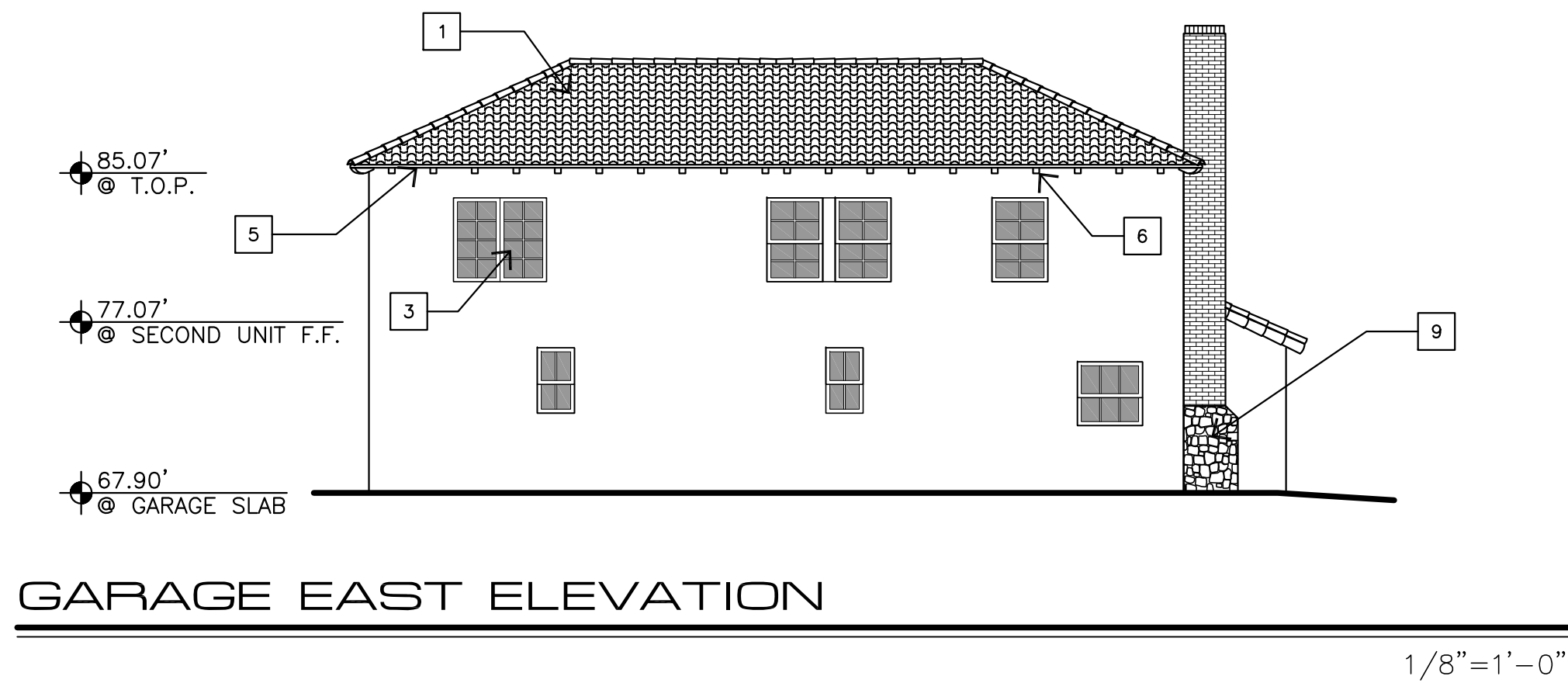
EXISTING EAST ELEVATION

1/8"=1'-0"



EXISTING WEST ELEVATION

1/8"=1'-0"



EXTERIOR FINISH LEGEND	
1	CAP & PAN CLAY TILE ROOF, MATCH EXISTING
2	EXTERIOR STUCCO, MATCH EXISTING
3	PAINTED EXT. WOOD WINDOWS & DOORS MATCH EXISTING
4	PAINTED METAL WINDOWS, MATCH EXISTING
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6	PAINTED WOOD CORBELS, MATCH EXISTING
7	EXISTING PAINTED WOOD SHUTTERS
8	EXISTING FIREPLACE CHIMNEY
9	EXISTING STONE FIREPLACE CHIMNEY
10	EXISTING WOOD PICKETS

JUN A. SILLANO, AIA



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STAMPS:

PROJECT/CLIENT:

MACKEY  
RESIDENCE

PROJECT ADDRESS:

1075 MARCHETA  
LANE,  
PEBBLE BEACH,  
CA 93953

APN: 007-341-020

DATE: MARCH 6, 2017

DESIGN APPROVAL SUBMITTAL

REVISIONS:

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△	_____
△	_____

ELEVATIONS

SHEET NO.

A6.3

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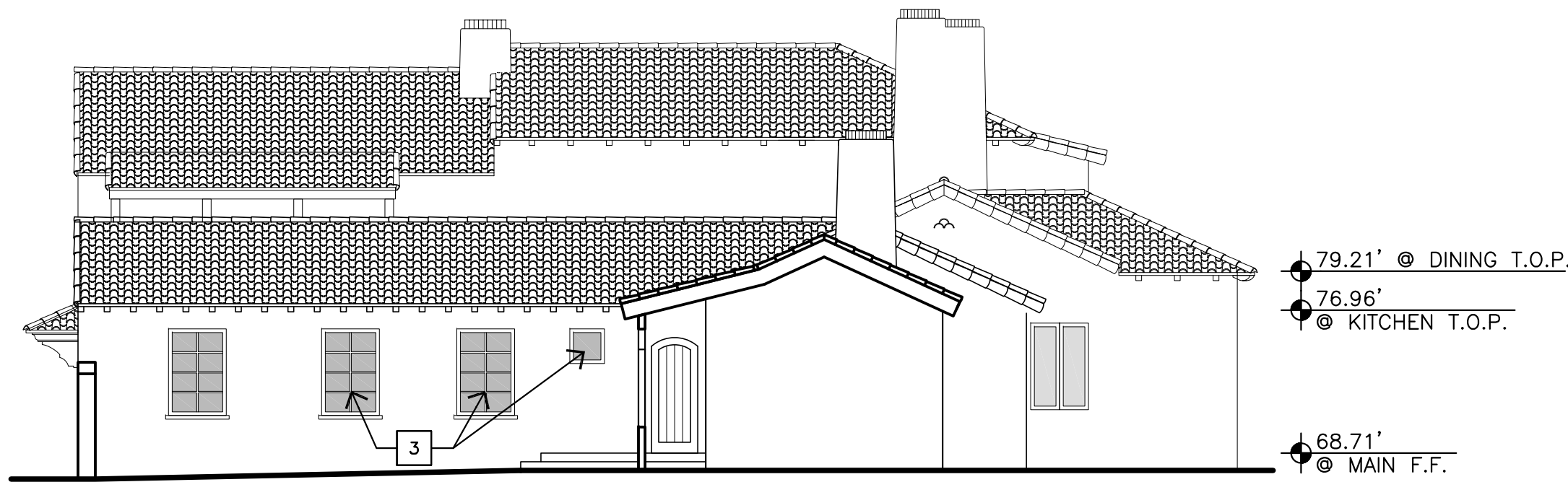
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ELEVATIONS

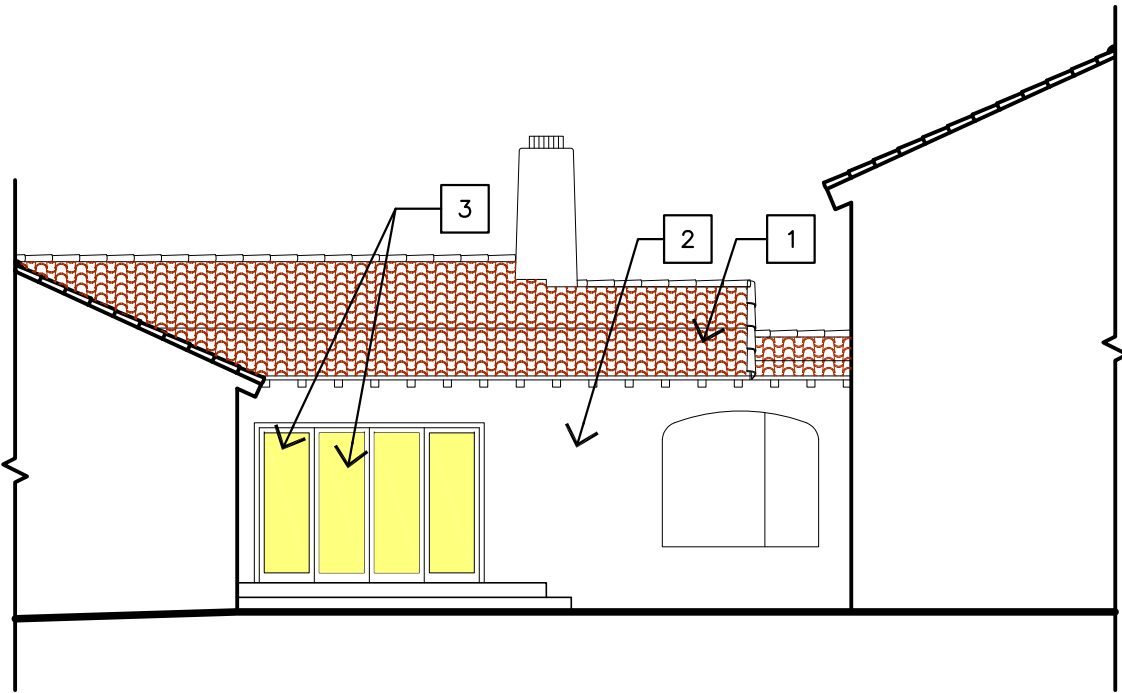
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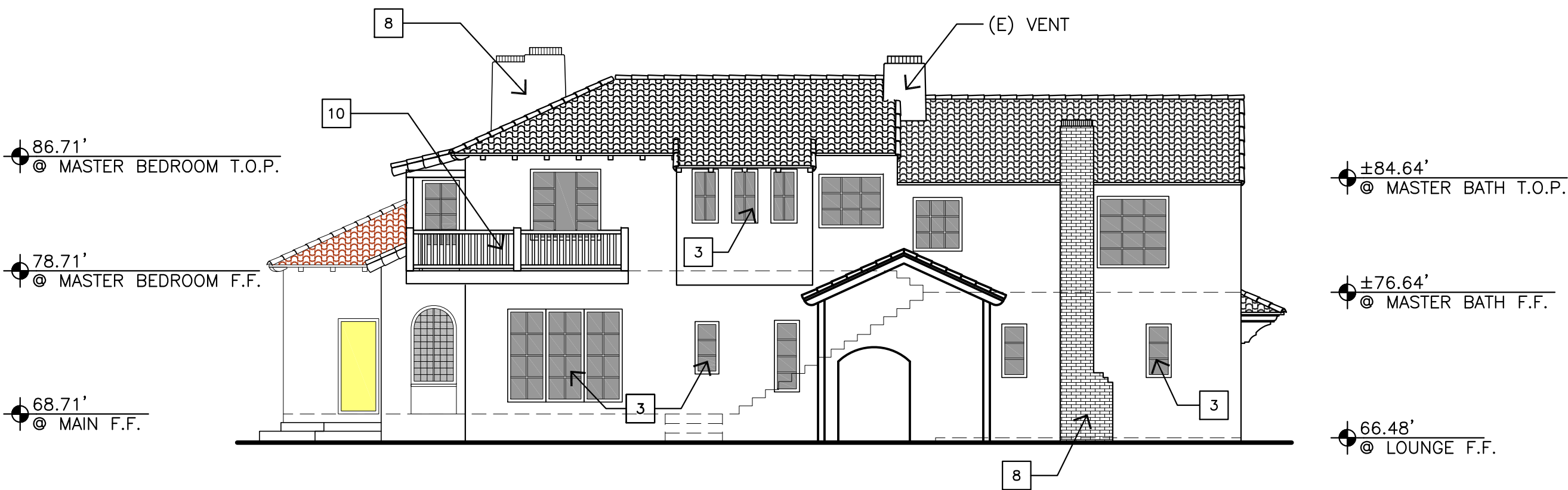
MAIN HOUSE COURTYARD EAST

1/8"=1'-0"



MAIN HOUSE COURTYARD SOUTH

1/8"=1'-0"

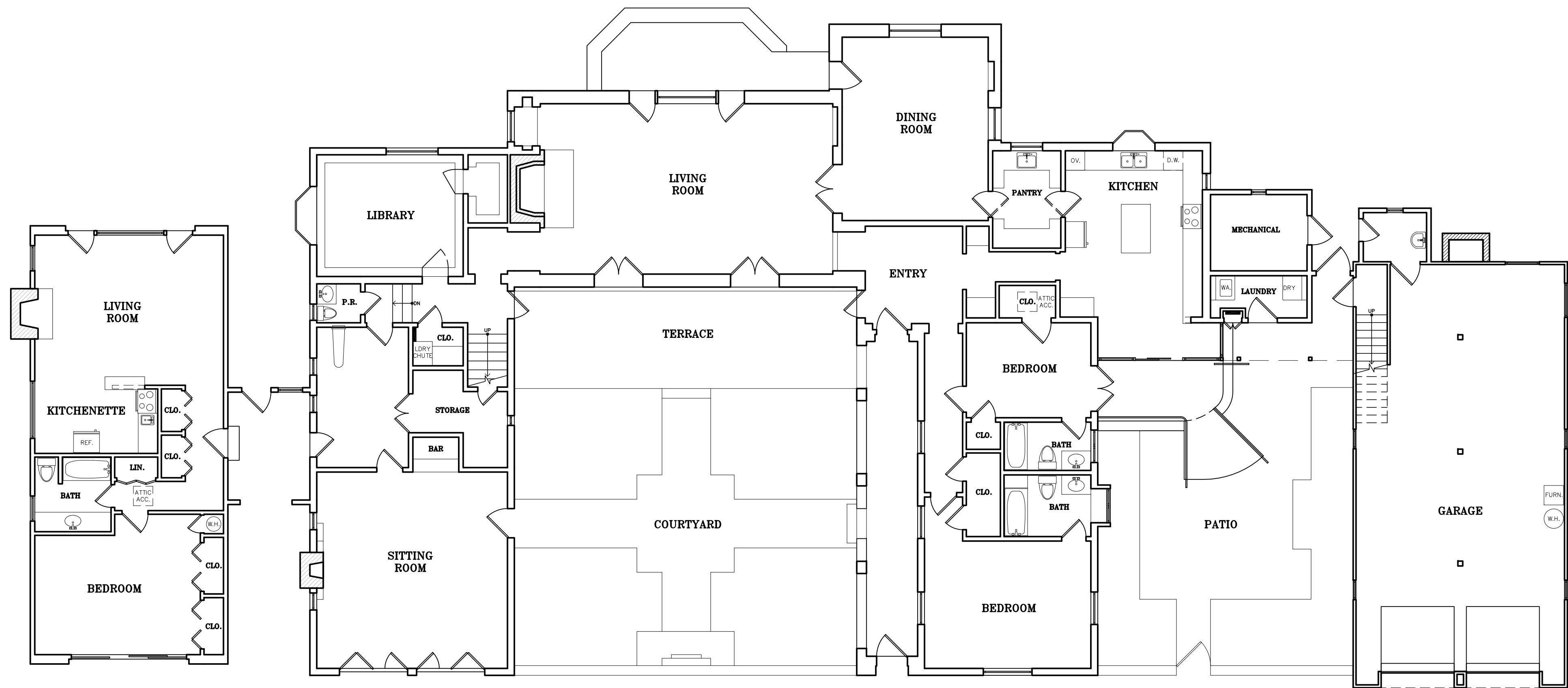


MAIN HOUSE BREEZEWAY WEST

1/8"=1'-0"

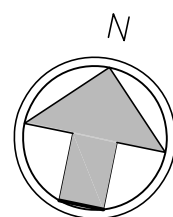
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- 9 EXISTING STONE FIREPLACE CHIMNEY
- 10 EXISTING WOOD PICKETS



EXISTING MAIN LEVEL PLAN

1/8"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA



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- 1
- 2
- 3
- 4
- 5
- 6
- 7

EXISTING MAIN  
LEVEL PLAN

SHEET NO.

E2.0





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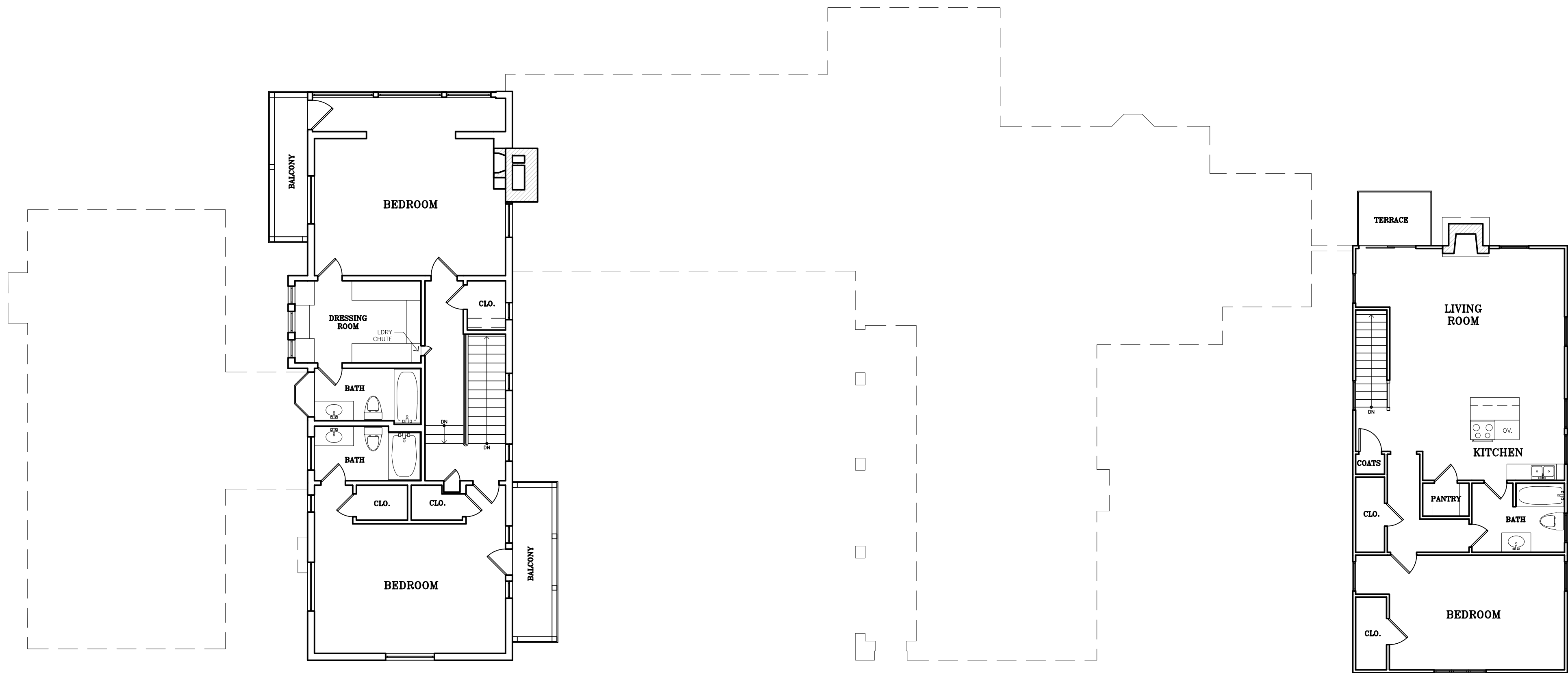
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EXISTING UPPER  
LEVEL PLAN

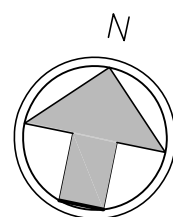
SHEET NO.

E3.0



EXISTING UPPER LEVEL PLAN

1/8"=1'-0"



WALL LEGEND

—	2X EXISTING WALL TO REMAIN
—	2X6 EXTERIOR STUD FRAMED WALL
—	2X4 INTERIOR STUD FRAMED WALL, U.O.N.