



Monterey County Zoning Administrator

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Agenda Item No. 4

Legistar File Number: ZA 17-029

May 25, 2017

Introduced: 5/19/2017

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

PLN170209 - MARCHETA LANE LLC

Public hearing to consider allowing interior and exterior remodels to a locally listed historically significant single family residence to bring the property more in line with the Secretary of Interior Standards.

Project Location: 1075 Marcheta Lane, Pebble Beach, Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Section 15331 Historical resource restoration and rehabilitation in accordance with Department of Interior standards.

PROJECT INFORMATION:

Agent: Anatoly Ostretsov

Property Owner: Marcheta Lane LLC

APN: 007-341-020-000

Parcel Size: 0.43 Acres

Zoning: MDR/B-6-D-RES or Medium Density Residential with a B-6 overlay in a Design Control and Recreational Equipment Storage District

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: No

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a Resolution to:

- a. Find the project Categorical Exemption per Section 15331 of the CEQA Guidelines; and
- b. Approve a Design Approval allowing renovation/remodel to an existing historically significant single family dwelling including:
 - a. Window and door modifications;
 - b. New hip roof; and
 - c. New windows on existing garage/accessory dwelling unit

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**).

Staff recommends approval subject to 5 conditions of approval

SUMMARY:

The single-family dwelling is locally listed as a historical building due to the significance of its architectural features. The structure was built in 1929 with a Spanish Eclectic Style, an architectural design that is was done by noted regional architect William Otis Raiguel. The single-family dwelling was coined "Casa Campanas" because of the three bells that are on the front (south) elevation of the house.

Starting in 1934, the single-family dwelling has been incrementally altered by previous owners with materials and design details that do not match the historical aesthetic of the structure. The

current owners of 1075 Marcheta Lane are in possession of the original building plans from 1929, and wish to return the structure to its original historical character through the proposed project.

The majority of the proposed modifications to this historically significant single family dwelling will remove historically inappropriate additions and alterations that were incorporated over time and repair/replace original features that have deteriorated. The goal of the proposed project is to return the single family dwelling closer to its original 1929 Spanish Eclectic design without impacting the character defining features.

The proposed renovation/remodel consists of; minor changes to the main and second story floor plans, window and door modifications and new hip roof and new windows to the existing garage and accessory dwelling unit which is legal non-conforming because it is within the upper level side setback area.

All proposed work will be in conformance with the Secretary of the Interiors Standards and for the treatment of Historic Properties, under the Standards for rehabilitation. The project has been deemed to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 which allows for restoration and rehabilitation of Historical Resources in accordance with Department of Interior standards.

DISCUSSION:

Detailed discussion is provided in **Exhibit A**.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- Environmental Health Bureau
- RMA-Public Works
- RMA-Environmental Services
- Water Resources Agency
- North County Fire Protection District
- Del Monte Forest Land Use Advisory Committee

The proposed project was reviewed by Del Monte Forest Land Use Advisory Committee on March 10, 2017. The Del Monte Forest Land Use Advisory recommended approval of the project by a vote of 5 - 0 (**Exhibit C**). No concerns or conditions were placed by the Del Monte Forest Land Use Advisory Committee.

The Historical Resources Review Board (HRRB) recommended approval of this project on May 4, 2017.

Prepared by: Rudy Luquin, Assistant Planner, Ext. 6407
Reviewed by: Brandon Swanson, RMA Planning Services Manager, Ext 5334
Approved by: Carl P. Holm, AICP, RMA Director

Attachments:

Exhibit A - Detailed Discussion

Exhibit B - Draft Resolution

- B-1 - Conditions of Approval
- B-2 - Site Plan, Floor Plan and Elevations

Exhibit C - Del Monte Forest LUAC Minutes

Exhibit D - Historical Resources Review Board Resolution

Exhibit E - Vicinity Map

cc: Front Counter Copy; California Coastal Commission (if applicable); Brandon Swanson, RMA Services Manager; Marcheta Lane, LLC, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN170209