

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
AGENDA**

Regular Meeting
City Hall
East side of Monte Verde Street
Between Ocean & Seventh Avenues

January 9, 2013
Wednesday
Tour – 2:45
Meeting – 4:00 p.m.

I. CALL TO ORDER AND ROLL CALL

Commissioners: Steve Dallas
Michael LePage
Janet Reimers
Don Goodhue, Vice-chair
Keith Paterson, Chair

II. TOUR OF INSPECTION

Shortly after 2:45 p.m. the Commission will leave the Council Chambers for an on-site Tour of Inspection of all properties listed on this agenda (including those on the Consent Agenda). The Tour may also include projects previously approved by the City and not on this agenda. Prior to the beginning of the Tour of Inspection, the Commission may eliminate one or more on-site visits. The public is welcome to follow the Commission on its tour of the determined sites. The Commission will return to the Council Chambers at 4:00 p.m. or as soon thereafter as possible.

III. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

VI. APPEARANCES

Anyone wishing to address the Commission on matters not on the agenda, but within the jurisdiction of the Commission may do so now. Please state the matter on which you wish to speak. Matters not appearing on the Commission agenda will not receive action at this meeting but may be referred to staff for a future meeting. Presentations will be limited to three minutes, or as otherwise established by the Commission. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that the Secretary may identify them.

53 4. DS 12-112
Terril & Kathryn Efir
W/s Vizcaino 9 S Mt. View
Block 112, Lot9s) 9

Consideration of Design Study (Concept) and Coastal Development Permit applications for the addition of a second-story to an existing residence located in the Single Family Residential (R-1) District.

77 5. DR 12-26
Peter Kimball/Kathy Cambell
W/s Torres 2 N 5th
Block 48, Lot9s) 19

Consideration of a Preliminary Concept Review for the construction of a new residence on a property located in the Multi-Family Residential (R-1) District.

X. ADJOURNMENT

The next meeting of the Planning Commission will be:

- ▶ Regular Meeting – Wednesday, February 13, 2013 at 4:00 p.m.

The City of Carmel-by-the-Sea does not discriminate against persons with disabilities. Carmel-by-the-Sea City Hall is an accessible facility. The City of Carmel-by-the-Sea telecommunications device for the Deaf/Speech Impaired (T.D.D.) Number is 1-800-735-2929.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are available upon request of the Administrative Coordinator. If you need assistance, please advise Leslie Fenton what item you would like to comment on and the microphone will be brought to you.

NO AGENDA ITEM WILL BE CONSIDERED AFTER 8:00 P.M. UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE PLANNING COMMISSION. ANY AGENDA ITEMS NOT CONSIDERED AT THE MEETING WILL BE CONTINUED TO A FUTURE DATE AS DETERMINED BY THE COMMISSION.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning & Building Department located in City Hall, E/s Monte Verde between Ocean & 7th Avenues, during normal business hours.

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION – MINUTES
DECEMBER 12, 2012**

I. CALL TO ORDER AND ROLL CALL

PRESENT: Commission Members: Dallas, Goodhue, Paterson, LePage

ABSENT: Commission Members: Reimers

STAFF PRESENT: Marc Wiener, Associate Planner
Leslie Fenton, Administrative Coordinator

II. TOUR OF INSPECTION

The Planning Commission toured the following sites: Flanders Mansion, Massa, Torres, Hayward, Rosen and Mundaka.

III. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

Members of the audience joined Commission members in the pledge of allegiance.

V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

None

VI. APPEARANCES

None

VII. CONSENT AGENDA

1. Consideration of minutes from November 14, 2012, Regular Meeting.
2. Consideration of minutes from November 15, 2012, Special Meeting.

- | | |
|---|---|
| <p>3. DS 12-114 Jess Torres E/s Camino Real 5 S 8th Block 1, Lot(s) 12</p> | <p>Consideration of a Design Study application for the replacement of an existing wood shake roof with composition shingles on a residence located in the Single Family Residential (R-1) District.</p> |
| <p>4. DS 12-119/VA 12-3 Lee Rosen TR W/s Dolores 5 N 4th Block 11, Lot(s) 12</p> | <p>Consideration of Design Study and Variance applications for a minor addition to an existing residence located in the Single Family Residential (R-1), Park (P) Overlay and Archaeological Significance Overlay (AS) Districts.</p> |
| <p>5. DR 12-24/UP 12-15 Thomas C. White III N/s 5th bt. San Carlos & Dolores Block 51, Lot(s) 17-19</p> | <p>Consideration of Design Review and Use Permit Amendment applications for exterior alterations, including exterior seating, for an existing restaurant located in the Service Commercial (SC) District. (Ristorante La Dolce Vita)</p> |

Commissioner PATERSON moved **to approve the Consent Agenda**, seconded by GOODHUE and **carried** by the following roll call vote:

AYES: Goodhue, Paterson, Dallas, LePage
 NOES: None
 ABSENT: Reimers
 ABSTAIN: None

VIII. CONSENT AGENDA (PULLED ITEMS)

IX. PUBLIC HEARINGS

- | | |
|---|--|
| <p>1. Flanders Mansion City of Carmel 25800 Hatton Road</p> | <p>Consideration of the re-circulated final environmental impact report for the sale of the Flanders Mansion Project and advise the City Council on its adequacy for decision making and on consistency of project alternatives with the General Plan.</p> |
|---|--|

Brian Roseth presented the staff report. Vice-chair LePage opened the public hearing at 4:12 p.m. Skip Lloyd, Joyce Stevens, Melanie Billig, Mike Brown, Dick Stiles and Sue McCloud appeared before the Commission. There being no other appearances, the public hearing was closed at 4:37 p.m.

Commissioner PATERSON moved **to recommend to Council that the current document is adequate**, seconded by GOODHUE and **carried** by the following roll call vote:

AYES: Goodhue, Paterson, Dallas, LePage
NOES: None
ABSENT: Reimers
ABSTAIN: None

After further discussion, the public hearing was re-opened at 5:07 p.m. Melanie Billig appeared before the Commission. There being no other appearances, the public hearing was closed at 5:07 p.m.

Commissioner PATERSON moved **to recommend to Council property be leased for Single-Family Residential use, alternative 6.4**, seconded by LEPAGE and **carried** by the following roll call vote:

AYES: Goodhue, Paterson, LePage
NOES: Dallas
ABSENT: Reimers
ABSTAIN: None

- | | |
|---|---|
| 2. DS 12-111 Bill & Adriana Hayward SE Ocean & Carmelo Block M, Lot(s) 2 & 4 | Consideration of Design Study (Concept), Demolition Permit and Coastal Development Permit applications for the demolition of an existing residence and the construction of a new residence located in the Single Family Residential (R-1) District. |
|---|---|

Marc Wiener, Associate Planner, presented the staff report. Vice-chair LePage opened the public hearing at 5:30 p.m. David Stoker and Susan Pesavento appeared before the Commission. There being no other appearances, the public hearing was closed at 5:41 p.m.

Commissioner PATERSON moved **to continue the project with changes discussed by Planning Commission**, seconded by DALLAS and **carried** by the following roll call vote:

AYES: Goodhue, Paterson, Dallas, LePage
NOES: None
ABSENT: Reimers
ABSTAIN: None

4. UP 12-14/DR 12-30
Sue Ann Kallay TR
E/s San Carlos bt. Ocean & 7th
Block 77, Lot(s) 16 & 18

Consideration of Design Review and Use Permit Amendment applications to expand an existing restaurant, including exterior seating, at a site located in the Central Commercial (CC) District.
(Mundaka)

Mar Wiener, Associate Planner, presented the staff report. Vice-chair LePage opened the public hearing at 5:49 p.m. Gabe Georis appeared before the Commission. There being no other appearances, the public hearing was closed at 5:50 p.m.

Commissioner DALLAS moved **to approve the application with staff's amended Findings and Special Conditions; #2 – Restaurant hours shall be limited to 10:00 a.m. to 11:00 p.m. seven days per week. Outdoor seating hours shall be limited to 10:00 a.m. to 10:00 p.m. seven days per week and #3 – Total restaurant capacity shall be limited to 46 interior seats and 10 exterior seats, as presented on revised seating plan,** seconded by PATERSON and **carried** by the following roll call vote:

AYES: Goodhue, Paterson, Dallas, LePage
NOES: None
ABSENT: Reimers
ABSTAIN: None

5. DR 12-29
Casey Silvey TR
E/s Dolores bt. Ocean & 7th
Block 76, Lot(s) 12

Consideration of a Design Review application for the installation of an awning at a storefront located in the Central Commercial (CC) District.
(B & G Estate Jewelers)

Marc Wiener, Associate Planner, presented the staff report. Vice-chair LePage opened the public hearing at 6:03 p.m. Johannes Agacanya appeared before the Commission. There being no other appearances, the public hearing was closed at 6:05 p.m.

Commissioner PATERSON moved **to approve the application with staff's Special Conditions,** seconded by GOODHUE and **carried** by the following roll call vote:

AYES: Goodhue, Paterson, LePage
NOES: Dallas None
ABSENT: Reimers
ABSTAIN: None

6. DR 12-19
Leidig Draper Properties
E/s Dolores bt. Ocean & 7th
Block 76, Lot(s) 6,7,8

Consideration of Design Review and Use Permit Amendment applications for exterior alterations, including exterior seating, for an existing restaurant located in the Central Commercial (CC) District.
(Le St. Tropez)

Marc Wiener, Associate Planner, presented the staff report. Vice-chair LePage opened the public hearing at 6:15 p.m. Claudio Ortiz and John Hubert appeared before the Commission. There being no other appearances, the public hearing was closed at 6:43 p.m.

Commissioner PATERSON moved **to approve the application with staff's amended Findings and Special Conditions; #3 – Total restaurant capacity shall be limited to 60 interior seats. Exterior seating shall be determined by the Planning Commission limited to 24 seats; delete #4 – The applicant shall remove the (24' x 24") awning located on the south side of the patio; #5 – The applicant shall provide a greenbelt and maintain potted plants per plan along the north and south perimeter of the seating area for additional landscaping as a condition of the Use Permit; #6 – The applicant shall obtain a deed restriction requiring the use permit to be reviewed by the City if either property is ever sold. The applicant shall work with staff on the deed restriction and parcel numbers for both properties shall be added; #20 – applicant shall provide a letter from the Monterey County Health Department stating that service plan is appropriate; #21 – applicant shall keep walkway open, no gates, and fully accessible to the public; #22 – applicant shall obtain permission from neighboring building owner to mount heater on north wall,** seconded by GOODHUE and **carried** by the following roll call vote:

AYES: Goodhue, Paterson, Dallas, LePage
NOES: None
ABSENT: Reimers
ABSTAIN: None

7. DS 12-113
Bill Massa
26095 Ladera Drive
Block MA, Lot(s) 9

Consideration of a Preliminary Design Concept for the substantial alteration of an existing residence on a property located in the Single Family Residential (R-1-C-20), Park Overlay (PO) and Archaeological Significance (AS) Overlay Districts.

Marc Wiener, Associate Planner, presented the staff report. Vice-chair LePage opened the public hearing at 7:15 p.m. Claudio Ortiz appeared before the Commission. There being no other appearances, the public hearing was closed at 7:30 p.m.

No motion needed, discussion only.

8. City-wide

Review 2012 goals and key initiatives and

discuss of 2013 City goals and initiatives.

No motion needed, discussion only.

X. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 8:08 p.m.

Leslie Fenton, Administrative Coordinator

ATTEST:

Michael LePage, Vice-chair

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
AGENDA CHECKLIST

MEETING DATE: 9 January 2013

BLOCK: 30 LOT: 15

FIRST HEARING: X

CONTINUED FROM: N/A

ITEM NO: DS 12-130

OWNER: Frances Watson

STREAMLINING DEADLINE: 2/13/13

SUBJECT:

Consideration of a Design Study application for the replacement of an existing wood shake roof with composition shingles on a residence located in the Single Family Residential (R-1) District.

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – New Construction)

LOCATION:

Dolores 2 NW of 3rd

ZONING:

R-1

ISSUES:

1. Does the proposed design comply with the Residential Design Objectives (CMC 17.10.1) and the Residential Design Guidelines?

OPTIONS:

1. Approve the application as submitted.
2. Approve the application with special conditions.
3. Continue the application with a request for changes.
4. Deny the application.

RECOMMENDATION:

1. Approve the application as submitted.

ATTACHMENTS:

1. Staff Report dated 9 January 2013.
2. Application Materials/Plans.

STAFF CONTACT: Marc Wiener, Associate Planner

**CITY OF CARMEL-BY-THE-SEA
COMMUNITY PLANNING AND BUILDING
STAFF REPORT**

APPLICATION: DS 12-130
BLOCK: 30
LOCATION: Dolores 2 NW of 3rd

APPLICANT: Frances Watson
LOT: 15

REQUEST:

Consideration of a Design Study application for the replacement of an existing wood shake roof with composition shingles on a residence located in the Single Family Residential (R-1) District.

BACKGROUND & PROJECT DESCRIPTION:

This site is located on Dolores Street two northwest of Third Avenue. The site is developed with a one-story stucco clad residence and a detached flat roof carport. The applicant is proposing to replace the existing deteriorated wood shakes with composition shingle roofing.

On 25 January 2012 the Planning Commission determined that all requests for replacement of wood shingles/shakes with composition shingles should be reviewed by the Commission. The Commission wanted to ensure that the use of composition shingles would not negatively impact community character.

EVALUATION:

Section 9.8 of the Residential Design Guidelines states the following:

9.8 Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.

- *Wood shingles and shakes are preferred materials for most types of architecture typical of Carmel (i.e., Arts and Crafts, English Revival and Tudor Revival).*
- *Composition shingles that convey a color and texture similar to that of wood shingles may be considered on some architectural styles characteristic of more recent eras.*

Both the architectural style and appearance of the residence would not be negatively impacted by the installation of composition shingles. The roof materials will also not be highly visible to the street. Staff supports the proposal for composition shingles based on the above reasons. A brochure has been provided showing the proposed composition shingles.

RECOMMENDATION:

Approve the application as submitted.

Watson DS 12-130



CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
AGENDA CHECKLIST

MEETING DATE: 9 January 2012

BLOCK: 91 LOTS: 2, 4, 6 & 8

FIRST HEARING: X

CONTINUED FROM: N/A

ITEM NO: UP 12-20

PROPERTY OWNER: CPines 7 LLC

APPLICANT: Jeffrey Peterson

STREAMLINING DEADLINE: N/A

SUBJECT:

Consideration of a Preliminary Concept Review for the establishment of an event center at a site located in the Service Commercial (SC) District.

ENVIRONMENTAL REVIEW:

Pending

LOCATION:

SE Cor. Dolores & 7th

ZONING:

SC

ISSUES:

1. Does the application comply with Municipal Code and General Plan?

OPTIONS:

1. Provide direction to the applicant.

RECOMMENDATION:

Option #1

ATTACHMENTS:

1. Staff Report dated 9 January 2013.
2. Project Plans/Attachments.

STAFF CONTACT: Marc Wiener, Associate Planner

**CITY OF CARMEL-BY-THE-SEA
COMMUNITY PLANNING AND BUILDING
STAFF REPORT**

APPLICATION: UP 12-20

APPLICANT: Jeffrey Peterson

BLOCK: 91

LOTS: 2, 4, 6 & 8

LOCATION: SE Cor. Dolores & 7th

REQUEST:

Consideration of a Preliminary Concept Review for the establishment of an event center at a site located in the Service Commercial (SC) District.

BACKGROUND/PROJECT DESCRIPTION:

The project site is a 16,000 square foot property located at the southeast corner of Dolores Street and Seventh Avenue. The site is developed with a 3,267 square foot commercial building, a 621 square foot subordinate building and a surface parking lot with 15 spaces. The site was designed for the Palo Alto Savings and Loan Association by Walter Burde in 1971 and has historically been occupied by service businesses and retail uses.

The City spent several years reviewing a proposal for an 18,000 square foot mixed use building at the subject property named Plaza Del Mar. The project was denied by the City in November 2009 for various reasons. The building was most recently occupied by Jan De Luz Home Furnishings, but has been vacant for approximately one year.

The applicant is proposing to establish an event center that would provide a venue for special events at the subject property on a regular basis. The applicant has indicated that the activities would likely include meetings, conferences, wedding receptions, cooking demonstrations, hands-on classes, retail shows, etc. The proposed hours of operation are from 8:00 a.m. to 10:00 p.m. The applicant has not indicated the anticipated number of days per month that the site would be used for hosting events.

The applicant intends to install a kitchen in the building in order to provide a full range of food and beverage services. The project also includes the expansion of the restrooms. Staff notes that the alterations would occur within the footprint of the building and no new floor area would be added.

The purpose of this meeting is to review the proposed use at a conceptual level and provide direction to the applicant. The Commission should determine whether the proposal is consistent with the General Plan and permitted by the Zoning Code. Staff notes that the applicant would be required to return to the Planning Commission at a later date to receive final approval if the project is supported.

EVALUATION:

CEQA: A public agency must comply with the California Environmental Quality Act (CEQA) when it undertakes an activity defined by CEQA as a "project." A project is an activity undertaken by a public agency or a private activity which must receive some discretionary approval from a government agency, which may cause either a direct physical change in the environment or a reasonably foreseeable indirect change in the environment.

Every project which requires a discretionary governmental approval requires at least some environmental review pursuant to CEQA, unless an exemption applies. Carmel often determines that infill projects, such as new use permits issued to existing buildings, qualify as a Class 5 Exemption - Minor Change in Land Use. However, staff concludes that this particular project would not qualify as a minor change in land use due to the potential for neighborhood impacts created by noise and light, as well as increased traffic and parking demand.

Included in the environmental review would be an Initial Study (IS). Based on the scope of the project the City would likely require a Mitigated Negative Declaration (MND) as opposed to a full EIR. The primary impacts to be studied would be traffic, parking, noise and light. Staff notes that the environmental review would be contracted out to a consultant at the expense of the applicant.

Definition of Use: Staff concludes that the proposed use is most characteristic of a "community center" as defined by the Zoning Code. CMC Section 17.68.030 defines a community center as: *"Any public, private, commercial, or nonprofit facility established to provide social, educational, recreational, or cultural programs, meetings, or lectures, or similar activities. Examples include conference facilities, meeting rooms, youth centers, and senior centers. This classification includes community facilities operated in conjunction with an approved residential or commercial use that are not generally available to the public."* Per CMC 17.14.030, community centers are classified as a permitted use in the Service Commercial (SC) District.

The applicant has provided a broad description of events that range from conferences, weddings, wine tastings, cooking classes, retail shows, etc. The Commission should discuss whether the proposed use of the property meets the definition of "community center" as defined by the Code. Staff concludes that hosting activities such as conferences, seminars, special classes, social gatherings (i.e. weddings) would be consistent with the above definition. However, hosting temporary retail events such as wine shops, art galleries, jewelry shows and clothing outlets would not be consistent with the definition of a community center.

In addition to retail not meeting the community center definition, staff is also concerned with the difficulty in monitoring and regulating the retail activities that would occur on the property. The Municipal Code places strict regulations on the types of retail that can be sold within the City. The merchandise being sold would have to be reviewed each time the property is hosting a new vendor. It should also be noted that jewelry stores, art galleries and antique shops are not permitted at the subject location in the RC District. Staff recommends against allowing retail at the subject location.

With regards to monitoring the activities that could occur at the site, staff recommends that the applicant be required to provide a monthly schedule to the City that can be reviewed prior to the events being booked. In some cases the venue will be occupied by individual business proprietors intending to temporarily operate in the City (i.e. cooking classes, art classes, seminars, etc). For those activities the individual renting the space would have to register with the City by applying for an In-and-About business license.

Parking: CMC 17.38.020 (Table A) states that one parking space is required per 600 square feet of commercial floor area (See Attachment "A"). The subject buildings on the property are approximately 3,888 square feet and therefore require seven parking spaces. The subject property currently contains 15 spaces.

In addition to the parking requirements provided in Table A, CMC 17.38.020 also states that: *"Table A establishes the minimum amount of parking required for most land uses and land use districts. The Planning Commission shall review proposed projects for their anticipated parking demand and may require additional parking through use permit conditions if substantial evidence supports the need for providing parking beyond the minimum standard."*

In this case the Commission should conclude that the proposed use will require more than 15 parking spaces. Staff notes that the allowed occupancy for the proposed use of the buildings on the site is approximately 194 individuals, which provides some indication of the potential parking demand. To meet the parking demand the applicant is intending to provide a valet service through National Parking & Valet (See Attachment "B"). The parking service would be able to better utilize the parking lot and has a contract to park cars at the Carmel Plaza and Sunset Center.

General Plan Objective O2-4 recommends that the City *"recognize that it is not practical to provide sufficient parking that meets total demand at every location; but that it is desirable to provide, where practical, alternate parking where it could be removed from public view and in a scale appropriate to Carmel."*

As a separate attachment (Attachment C) staff has provided a section from CMC 17.38.30 which states that the “*parking requirements may be fulfilled by supplying the required parking on another site upon approval of a use permit*” and “*the land area required to provide such parking shall be legally committed for the full life of the structure.*” In order to obtain a use permit the applicant must demonstrate one of the following five conditions:

1. *The property owners of two or more adjacent properties have proposed a combined development plan to provide the required parking for their properties, in accordance with the parking standards established in this chapter, on part of the several sites involved.*
2. *The project site for which the parking requirement applies is 5,000 square feet or less in size and has less than 50 feet of street frontage.*
3. *The construction of required driveway(s) for on-site parking would result in the excessive loss of curb parking on street.*
4. *The topography, size, shape or peculiar conditions of the site or the existing development on the site would make the provision of on-site parking impractical.*
5. *The site for which parking is required is located within the central commercial (CC) land use district where on-site parking is prohibited.*

Of the five conditions the only one that could potentially qualify the property is condition #4. In this case the “peculiar condition” with the existing development could be that the building is somewhat oversized in relation to the parking lot. For example, even a retail use would have an occupancy of 97 individuals, which significantly exceeds the parking demand that could be met by the 15 parking spaces currently on the lot.

Traffic: With regards to traffic, General Plan Policy P2-7 recommends that the City “*Discourage high volume through-traffic*” and Objective O2-8 “*states to Establish and maintain a smooth flow of traffic within the City and support efforts to establish smooth traffic flows within the City’s Sphere of Influence.*”

One concern with the proposed project is that would likely create increased traffic within the vicinity of the event center. The applicant is proposing a valet service in which automobiles would enter the site from Dolores Street and would be received by the valet service on the property. Automobiles would either be parked on the property or would exit onto Seventh Avenue and be taken to the Carmel Plaza or Sunset Center.

The Initial Study will include a traffic analysis and potential mitigation measures. If the impact is determined to be substantial, mitigations could include reducing the occupancy of the buildings or the number of days that the site could operate. Staff recommends that the Commission wait for the results of the traffic study to fully evaluate the traffic impact and what mitigation measures, if any, need to be taken.

Water Demand: It should be noted that the property currently does not have enough water credits to meet the requirement for the project. The Monterey Peninsula Water Management District (MPWMD) defines the proposed use as a “Meeting Hall”, which would require approximately two acre feet of water.

The applicant is working with the MPWMD to adjust the water requirements based on the actual anticipated use of the building, and is also proposing to install an underground cistern that could potentially gain the property additional water credits. Staff also notes that the property could be entitled to additional water credits that were intended for the Del Mar project, but were never transferred to the property because the project was denied. The applicant is working with City staff and the City Attorney to determine the status of those water credits.

The focus of this report should be on the use of the building and not the pending water situation, which will be resolved at a later date. If the applicant is unable to have the water requirements re-classified or obtain the necessary water credits, the project would not be able to go forward.

Summary: Below is a summary of the topics that were raised in this staff report along with questions that should be considered by the Planning Commission.

Environmental Review: Staff concludes that the project is subject to CEQA and at a minimum will require an Initial Study with a Mitigated Negative Declaration.

- Does the Commission concur that the project is subject to CEQA and should be required to undertake an environmental review?

Definition of Use: The use should be classified as a “community center” as defined in CMC 17.68. It is recommended that the use not include retail activity. Staff would also recommend that the applicant provide a monthly schedule of the events to the City and that business owners renting the space register with the City by obtaining a license.

- Does the Commission agree with the “community center” classification of the use?
- Does the Commission support the recommendations of staff and should any requirements be added?

Parking: The anticipated parking demand will exceed the capacity of the parking lot. To address this issue the applicant is proposing a valet service that would park cars at the Sunset Center and Carmel Plaza. There is a provision in the Zoning Code that permits off-site parking through a use permit, so long as one of five conditions is met. Staff concludes that Condition #4 could potentially apply.

- Does the Commission support the proposal for off-site parking?
- Does Condition #4 apply to the subject property and warrant granting a use permit?

Traffic: It was noted that there are some concerns about traffic generation that would be addressed by the Initial Study.

- Does the Commission have any concerns or input on this matter?

RECOMMENDATION:

Provide Direction to the applicant.

Attachment "A" – Parking Table

| Table A: Minimum Parking Requirements | | | | | |
|---|--|-----------------------------------|-----|-----|-----|
| Land Use | Basis for Requirement | Land Use District Parking Factors | | | |
| | | CC | SC | RC | R4 |
| Permanent Residential Use | Spaces per Unit | 1 | 1 | 1.5 | 1.5 |
| Affordable Housing for Moderate-, Low- or Very Low-Income | Spaces per Dwelling Unit | 1/2 | 1/2 | 1/2 | 1/2 |
| Senior Housing, Cooperative Housing or Group Care Facilities | Spaces per Dwelling Unit | 1/3 | 1/3 | 1/3 | 1/3 |
| | Guest Spaces per Each Four Full Units | 1 | 1 | 1 | 1 |
| Nursing Home or Other Resident Care Facility | Spaces per Patient or Resident | N/A | 1/3 | 1/3 | 1/3 |
| Commercial Retail or Service Uses Not Otherwise Specified in This Table | Spaces per 600 Square Feet of Commercial Floor Area or per Business/Shop Space, Whichever is Greater | 1 | 1 | 1 | 1 |
| SIC 701: Hotels and Motels | Spaces per Rental Unit, Including Manager's Unit | 1 | 1 | 1 | 1 |

Attachment "B"



201 CALLE DEL OAKS, SUITE D
DEL REY OAKS, CA 93940
PHONE: (831) 646-0426
FAX: (831) 646-0433

December 6th, 2012

To whom it may concern,

The owners of the building (formerly Homescapes) on Dolores and 7th have requested a parking plan for their new venue.

Parking Plan:

Cars will enter the property from Dolores Ave and will be received by National Parking on property at the pathway towards the back of the building. This loading zone will have no impact on street traffic. Once cars are accepted, they will be valet parked on site. Cars will be backed in along the perimeter of the lot and then a second row will be parked horizontally along the front of the vehicles already parked. This will leave a driving lane for cars to enter and leave in the parking lot. When the lot is full cars will exit onto 7th avenue and will be valet parked at the Carmel Plaza Parking garage, which is a block and half away. The third option is to take cars to the Sunset Center North parking lot which is two blocks away.

Cars parked off site will incur the same fees as other patrons using the public parking the lots. National Parking currently manages both Carmel Plaza garage and the Sunset Center North Parking lot for the City of Carmel. At all three locations there are over 275 potential parking spots. National Parking is confident that we can handle the parking even if there are other events happening at the Carmel Plaza or the Sunset Center. Both offsite parking lots are currently under utilized and if we know there is a large event coming we can pre sell the spots and section off a portion of the Carmel Plaza garage.

If you have any questions you can contact our office at 831-646-0426.

Sincerely,

Steven Summers
Owner
National Parking & Valet
Cell phone: 831-760-0526

Attachment “C” – Zoning Code

17.38.030 Exceptions.

It is recognized that some sites, due to size, shape, topography, existing buildings, the availability of land suitable for parking purposes or location within specific land use districts, may have difficulty meeting all parking requirements. Therefore, the following exceptions are provided to increase the flexibility in meeting parking requirements:

A. On-Site Parking in the Central Commercial (CC) Land Use District. In contrast to the other districts within the City, on-site parking is prohibited in the central commercial (CC) land use district. This policy eliminates the need for curb cuts in sidewalks and the interference with free pedestrian traffic flow that would result from an excessive number of driveways. This policy is also intended to enhance the opportunities for creating intra-block courts and walkways between properties and buildings.

B. Use of Another Site. Parking requirements may be fulfilled by supplying the required parking on another site upon approval of a use permit. When use of another site for parking is authorized, such parking shall be located within the commercial district on property permitting such use. The land area required to provide such parking shall be legally committed for the full life of the structure for which the parking is required. The legal commitment shall be of such a nature that it cannot be withdrawn for the life of the structure, without the consent of the City. Applicants applying for approval of a use permit authorizing the use of another site for parking purposes must demonstrate one of the following conditions:

1. The property owners of two or more adjacent properties have proposed a combined development plan to provide the required parking for their properties, in accordance with the parking standards established in this chapter, on part of the several sites involved.
2. The project site for which the parking requirement applies is 5,000 square feet or less in size and has less than 50 feet of street frontage.
3. The construction of required driveway(s) for on-site parking would result in the excessive loss of curb parking on street.
4. The topography, size, shape or peculiar conditions of the site or the existing development on the site would make the provision of on-site parking impractical.
5. The site for which parking is required is located within the central commercial (CC) land use district where on-site parking is prohibited.



C.O.D.G.
 CONSULTING
 OFFICE
 2450 GARDEN GROVE, N.C.
 P.O. BOX 275
 CARR, N.C. 27514
 CLARENCE@CODG.COM
 WWW.CODG.COM

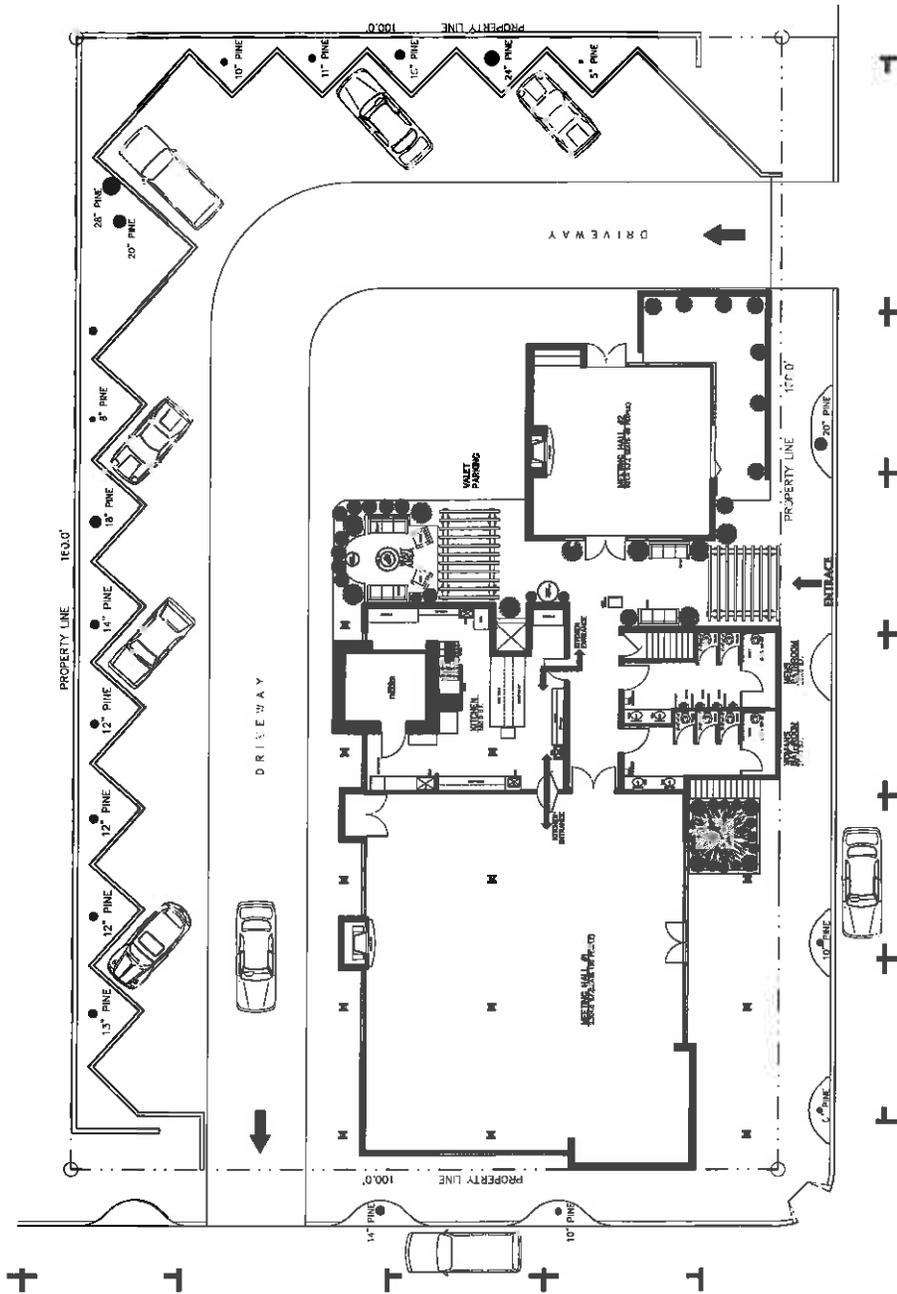
CLIENT
 Palstrom Building
 Dolores Ave. & 7th Street
 Carr, N.C.

PROJECT
 Palstrom Building
 BLOCK 91 LOTS 2,4,6,8
 APN: 010-145-020-000

ISSUE
 11-16-12

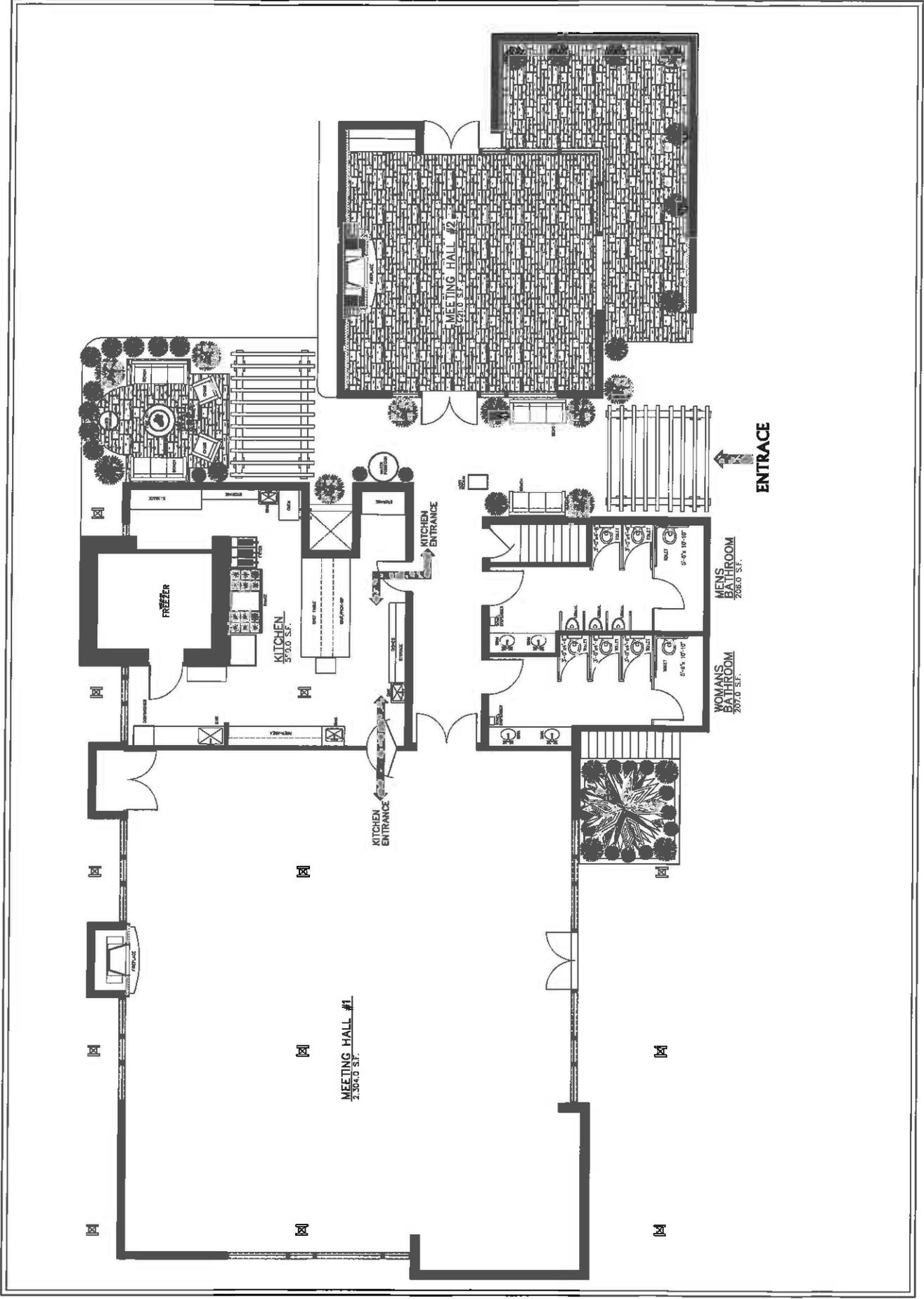
PROPOSED
 FLOOR PLAN

SCALE: 1/8" = 1'-0"



7 th AVENUE

DOLORES STREET



CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
AGENDA CHECKLIST

MEETING DATE: 9 January 2013

BLOCK: 134 LOT: 22

FIRST HEARING: X

CONTINUED FROM: N/A

ITEM NO: DS 12-132

OWNER: Anne McGowan

STREAMLINING DEADLINE: 2/17/13

SUBJECT:

Consideration of a Design Study application for the installation of vinyl windows on an existing residence located in the Single Family Residential (R-1) District.

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – New Construction)

LOCATION:

Casanova 2 NE 13th

ZONING:

R-1

ISSUES:

1. Are the proposed windows consistent with the Residential Design Guidelines?

OPTIONS:

1. Approve the application as submitted.
2. Approve the application with special conditions.
3. Continue the application with a request for changes.
4. Deny the application.

RECOMMENDATION:

Option # 4 (Deny the application.)

ATTACHMENTS:

1. Staff Report dated 9 January 2013.
2. Application Materials.

STAFF CONTACT: Marc Wiener, Associate Planner

**CITY OF CARMEL-BY-THE-SEA
COMMUNITY PLANNING AND BUILDING
STAFF REPORT**

APPLICATION: DS 12-132

APPLICANT: Anne McGowan

BLOCK: 134

LOT: 22

LOCATION: Casanova 2 NE 13th

REQUEST:

Consideration of a Design Study application for the installation of vinyl windows on an existing residence located in the Single Family Residential (R-1) District.

BACKGROUND/PROJECT DESCRIPTION:

The site is located on Casanova Street two northeast of Thirteenth Avenue and is developed with a one-story residence with horizontal wood siding. The residence was built in 1937, but is not considered an historic resource because it does not meet any of the criteria for significance.

In December 2012 the site was issued a red tag by the City. The property owner was in the process of remodeling the kitchen and replacing the existing wood windows with new vinyl windows and did not have a permit. The property owner is requesting that the Planning Commission retroactively approve the vinyl windows.

EVALUATION:

Windows: Regarding window materials, Design Guideline 9.11 states that *"window styles and materials should be consistent with the architecture of the building"* and *"materials other than authentic, unclad wood are appropriate only when it can be demonstrated that the proposed material is more appropriate to the architecture."* Guidelines 9.5-9.6 encourage the *"use of natural building materials"* and recommend avoiding *"the use of synthetic materials."*

The primary factor in determining whether the windows should be permitted is if they are consistent with the architecture of the building. Staff concludes that the vinyl windows are inappropriate for the age and style of this particular residence. Another issue with the use of vinyl is that it is inconsistent with recommendation for natural non-synthetic finish materials.

The applicant feels that the proposed vinyl windows are of high quality and are indistinguishable from wood. The Commission will have the opportunity to see the windows during the tour. Staff recommends denial based on the above Residential Guidelines.

RECOMMENDATION:

Deny the application and require the applicant to reinstall the original windows or install new unclad wood windows.



CASANOVA 2 NE 13TH

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
AGENDA CHECKLIST

MEETING DATE: 9 January 2013

BLOCK: 53 LOTS: 19

FIRST HEARING: X

CONTINUED FROM: N/A

ITEM NO: DS 12-122

APPLICANT: Dennis LeVett

STREAMLINING DEADLINE: 2/27/2013

SUBJECT:

Consideration of Design Study (Concept and Final) and Coastal Development Permit applications for the construction of a new residence located in the Single Family Residential (R-1) District.

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – new construction)

LOCATION:

5th Ave 2 NW of Lincoln

ZONING:

R-1

ISSUES:

1. Does the proposed design comply with the Residential Design Objectives (CMC 17.10.1) and the Residential Design Guidelines?

OPTIONS:

1. Approve the application as submitted.
2. Approve the application with special conditions.
3. Continue the application with a request for changes.
4. Deny the application.

RECOMMENDATION:

Option #2 (Approve the application with special condition.)

ATTACHMENTS:

1. Staff Report dated 9 January 2013.
2. Application Materials/Plans.

STAFF CONTACT: Marc Wiener, Associate Planner

**CITY OF CARMEL-BY-THE-SEA
COMMUNITY PLANNING AND BUILDING
STAFF REPORT**

APPLICATION: DS 12-122

APPLICANT: Dennis LeVett

BLOCK: 53

LOTS: 19

LOCATION: 5th Ave 2 NW of Lincoln

REQUEST:

Consideration of Design Study (Concept and Final) and Coastal Development Permit applications for the construction of a new residence located in the Single Family Residential (R-1) District.

ADDITIONAL REVIEW:

1. None.

BACKGROUND/PROJECT DESCRIPTION:

The project site is located on Fifth Avenue two northwest corner of Lincoln Street. On 9 May 2012 the Planning Commission approved an application to construct a new two-story residence at the subject location. The application was appealed to the City Council on 5 June 2012 by the western neighbor. The approval was upheld by the Council and a condition was added that the applicant provide landscaping along the west property line to maintain the privacy between properties.

The applicant is proposing a new design for the subject property. The original design required the relocation of one tree. The revised design would require the relocation of a second tree, which was approved by the Forest and Beach Commission on 1 November 2012. The proposed residence is 1,800 square feet, which includes a 450 square foot second-story and 200 square foot attached garage. The proposed residence is clad with wood shingle siding and a wood shake roof.

The new design is similar to the original with regards to style and materials, but is different with regards to the footprint. The new design provides a 10 foot setback for the garage, as opposed to be being on the front property line as originally proposed. The revised design also places the second-story mass and deck further from the western neighbor, who previously appealed the application due to concerns about privacy and mass related to the second story.

| PROJECT DATA FOR A 4,000 SQUARE FOOT SITE: | | | |
|---|-------------------------|-----------------|--------------------|
| Site Considerations | Allowed | Existing | Proposed |
| Floor Area | 1,800 sf (45%) | NA | 1,800 sf (45%) |
| Site Coverage | 556 sf (13.9%)* | NA | 556 sf (13.9%) |
| Trees (upper/lower) | 3/1 trees | 6 trees | 6 trees |
| Ridge Height (1 st /2 nd) | 18/24 ft. | NA | 12 ft./21 ft. 6 in |
| Plate Height (1 st /2 nd) | 12 ft./18 ft. | NA | 11 ft. /18ft. |
| Setbacks | Minimum Required | Existing | Proposed |
| Front | 10 ft. | NA | 10 ft. |
| Composite Side Yard | 12.5 ft. (25%) | NA | 12.5 ft. (25%) |
| Minimum Side Yard | 3 ft. | NA | 3 ft. |
| Rear | 15 ft. | NA | 15 ft. |

* Includes a 4% bonus if 50% of all coverage is permeable or semi-permeable.

EVALUATION: Because the Planning Commission has previously reviewed the subject property for a similar project, staff has scheduled this application for a “Concept and Final” hearing. However, if the Commission has concerns that cannot be addressed at this meeting, the application can be continued with a request for changes.

Forest Character: Residential Design Guidelines 1.1 - 1.4 encourage maintaining “*a forested image on the site*” and for new construction to be at least six feet from significant trees.

There are six trees located on the property, three of which are significant. One of the trees is located near the center of the lot and another is further back but still within the proposed building footprint. The applicant is proposing to relocate these trees out of the footprint of the building to the front and the rear of the property. The proposed tree relocation was approved by the Forest and Beach Commission on 5 April 2012, and a second approval was given on 1 November 2012. No additional trees are recommended for this site.

Privacy & Views: Design Guidelines 5.1 - 5.3 encourage new designs to “*preserve reasonable privacy for adjacent properties*” and to “*maintain view opportunities.*”

The applicant is proposing a second-story balcony on the west side of the master bedroom. The originally approved balcony was 42 square feet (3’x14’) and located approximately 12 feet from the western property line. The new design is modified to 70 square feet (4’x17.5’), but is set back 18.5 feet from the same property line. The proposed balcony presents less of an impact to privacy than the previously approved design due to its greater setback from the western property line. No view impacts will be created by this project.

Mass & Bulk: Design Guideline 7.2 recommends “*minimizing the mass of a building as seen from the public way or adjacent properties.*” Guideline 7.7 encourages “*presenting a one-story height to the street*” and “*locating “two-story elements downhill.”*”

The applicant is proposing to locate the two-story element at the back of the property on the downhill slope as recommended by the Guidelines. The front one-story portion of the building appears low in scale and modestly sized. The rear two-story element is located approximately 39.5 feet from the front property line and will not present excessive building mass to the street.

While the two-story element does not present excessive mass to the street, it will present some additional mass to the rear and side neighbors. However, staff notes that the two-story mass is located 15 feet from the rear property line, which prevents the structure from looming over the neighbor. The proposed second story is also set back 22.5 feet from the west property line, which is an improvement over the 15 foot setback that was originally approved. The applicant also relocated a redwood tree to the rear of the property which will help screen the building.

The two-story portion of the residence is 21.5 feet tall while the one-story portion is 12 feet tall. The second story is 450 square feet, which comprises only 25% of the total floor area. Staff also notes that the property is as much as five feet below the street, which will reduce the perceived height of the building.

Building & Roof Form: Design Guidelines 8.1 - 8.3 state that “*basic gable and hip roofs are traditional and their use is encouraged*” and “*moderately pitched roofs (4:12 to 6:12) are preferred.*” The Guidelines recommend using “*restraint when introducing variation in building planes*” and to “*keep building walls simple in the extent of variation in wall and roof planes.*”

The proposed residence has a gable roof design with a 4:12 pitch. The overall building forms are basic and the front elevation presents a simple appearance to the street. The footprint is slightly complicated, however, the design was partially dictated by the trees on the property.

The applicant is proposing an attached garage 10 feet from the front property line. The project originally proposed the garage to be located at the front property line but the revised plan changes the location to conform to the standard setback requirement.

Finish Details: Design Guideline 9.5-9.10 state that the use of *“painted wood clapboard, stained or painted board and batten siding and shingles are preferred primary materials for exterior wall.”*

The applicant is proposing wood shingle siding and roofing. Unclad wood doors and windows are also being proposed. Staff supports the proposed finish materials as they are consistent with the Guidelines and appropriate for the residence. The applicant has done a nice job of adequately differentiating this home from the one being proposed on the eastern lot.

Landscape Plan: The applicant has provided a detailed landscape plan showing landscaping on the property. The plan includes landscaping along the west property line as required by Council. The plan does not show any fence details. A special condition has been added that the applicant work with staff on this issue prior to building permit submittal.

Summary: Staff has provided an evaluation on privacy and views, mass and bulk, and building design. The proposed new design better addresses the concerns of privacy, mass and bulk, and design by placing the second story further from the front and western property lines. The new building design is simpler in appearance and the lowered roof pitch reduces the height of the building.

RECOMMENDATION:

Approve the application with the following special condition and findings.

SPECIAL CONDITION:

1. The applicant shall provide details and dimensions for fence construction prior to building permit application.

FINDINGS REQUIRED FOR CONCEPT AND FINAL DESIGN STUDY APPROVAL
(CMC 17.64.8 and LUP Policy P1-45)

For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

| Municipal Code Finding | YES | NO |
|--|------------|-----------|
| 1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances consistent with the zoning ordinance. | ✓ | |
| 2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood. | ✓ | |
| 3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context. | ✓ | |
| 4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity. | ✓ | |
| 5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites. | ✓ | |
| 6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan. | ✓ | |
| 7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees. | ✓ | |
| 8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites. | ✓ | |
| 9. The proposed exterior materials and their application rely on natural materials and the overall design will as to the variety and diversity along the streetscape. | ✓ | |
| 10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood. | ✓ | |

| | | |
|--|---|--|
| 11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street. | ✓ | |
| 12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions. | ✓ | |

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.B.1):

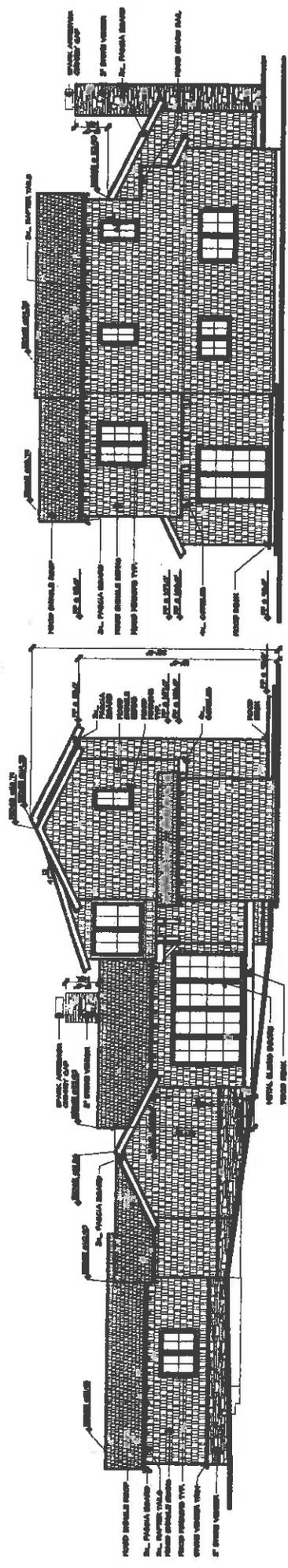
1. The project conforms with the certified Local Coastal Program of the City of Carmel by the Sea.
2. The project is not located between the first public road and the sea and no review is required for potential public access.

| Standard R-1 Conditions | | |
|--------------------------------|---|---|
| No. | Condition | |
| 1. | This approval constitutes Design Study and Coastal Development permits authorizing the demolition and construction of a new residence. All work shall conform to the approved plans dated 9 January 2013 except as conditioned by this permit. | ✓ |
| 2. | The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes shall require separate approval by the Planning Commission. | ✓ |
| 3. | This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction. | ✓ |
| 4. | All new landscaping shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission. | ✓ |
| 5. | Trees on the site shall only be removed upon the approval of the Forest and Beach Commission; and all remaining trees shall be protected during construction by | ✓ |

| | | |
|-----|---|---|
| | methods approved by the City Forester. | |
| 6. | All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit. | ✓ |
| 7. | Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,000 square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission. | ✓ |
| 8. | The applicant shall submit in writing any proposed changes to the project plans as submitted on 9 January 2013 and approved by the Planning Commission, prior to incorporating changes on the site. If the applicant changes the project without first obtaining approval, the applicant will be required to either: a) Submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) Eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection approval. | ✓ |
| 9. | Exterior lighting shall be limited to 25 watts or less per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts or less per fixture and shall not exceed 18 inches above the ground. | ✓ |
| 10. | All skylights shall use nonreflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color. | ✓ |
| 11. | The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10 square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards. | ✓ |
| 12. | The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted. | ✓ |
| 13. | The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or | ✓ |

| | | |
|-----|--|---|
| | other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto. | |
| 14. | The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. | ✓ |
| 15. | This project is subject to a volume study. | ✓ |
| 16. | Approval of this Design Study shall be valid only with approval of the Use Permit. | ✓ |
| 17. | A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit. | ✓ |
| 18. | The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property. | ✓ |
| 19. | The project plans submitted for building permit review shall comply with the City's Green Building Ordinance (CMC Section 15.54) and obtain a minimum of 60 points based on the Residential Green Building Checklist. | ✓ |

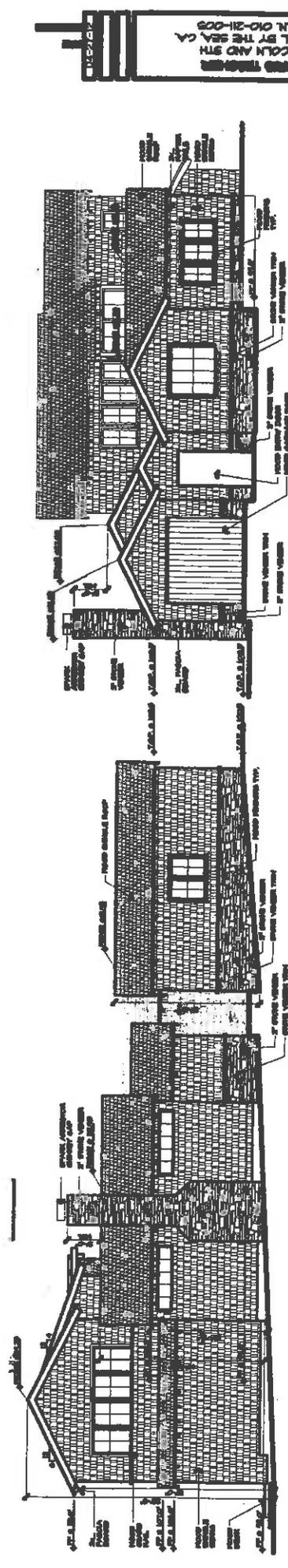
* Original Plans 5/9/12 *



BACK ELEVATION

FRONT ELEVATION

45



SOUTH ELEVATION

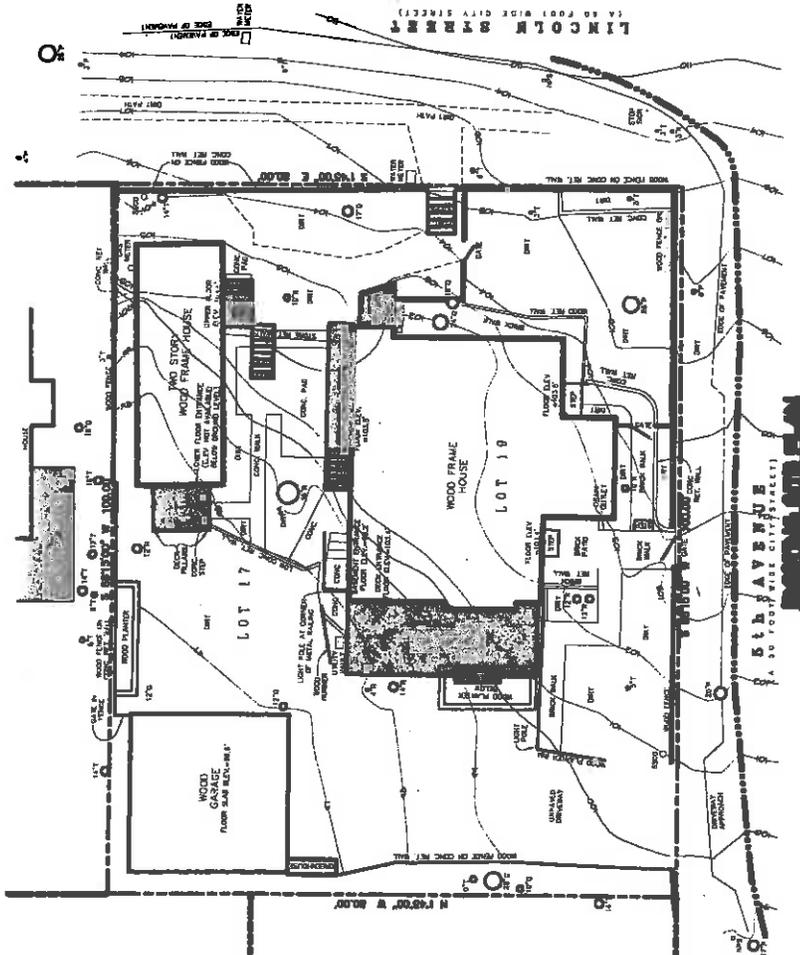
NORTH ELEVATION

08-16-12
 03-22-12
 1118
 = D4
 JOHN MARCHAND
 Design Studios
 P.O. BOX 17, LINDSEY, BRITISH COLUMBIA, CANADA V2R 1S1

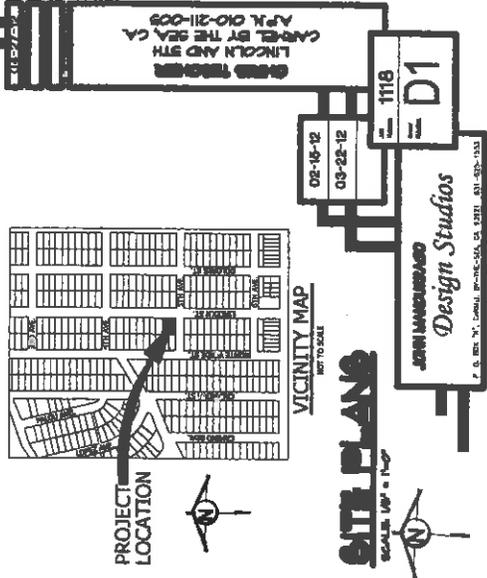
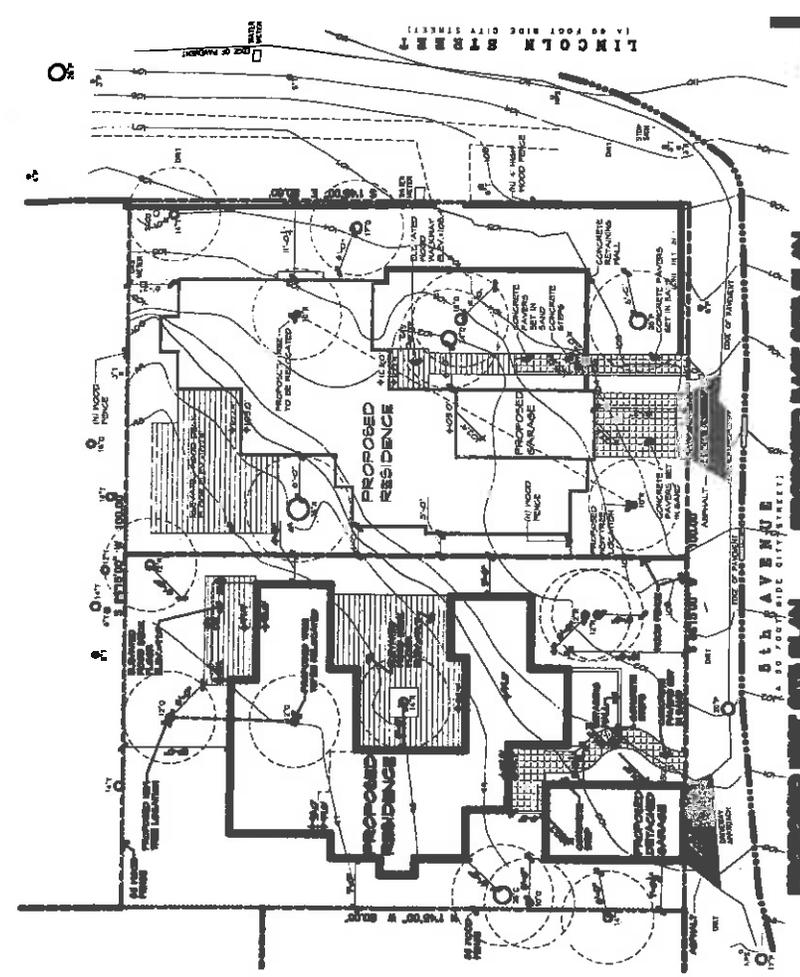
RECORD ELEVATIONS
 SCALE: 1/4" = 1'-0"

08-16-12
 03-22-12
 1118
 = D4
 JOHN MARCHAND
 Design Studios
 P.O. BOX 17, LINDSEY, BRITISH COLUMBIA, CANADA V2R 1S1

* Original Plans 5/9/12 *



476



PROJECT LOCATION
VICINITY MAP
SCALE: 1/4" = 1'-0"
N

PROJECT INFORMATION
 ADDRESS: LINCOLN AND 5TH, CARLEBY THE SEA, CA
 SITE AREA: 10,000 S.F.
 ZONING: R-1

BASE FLOOR AREA

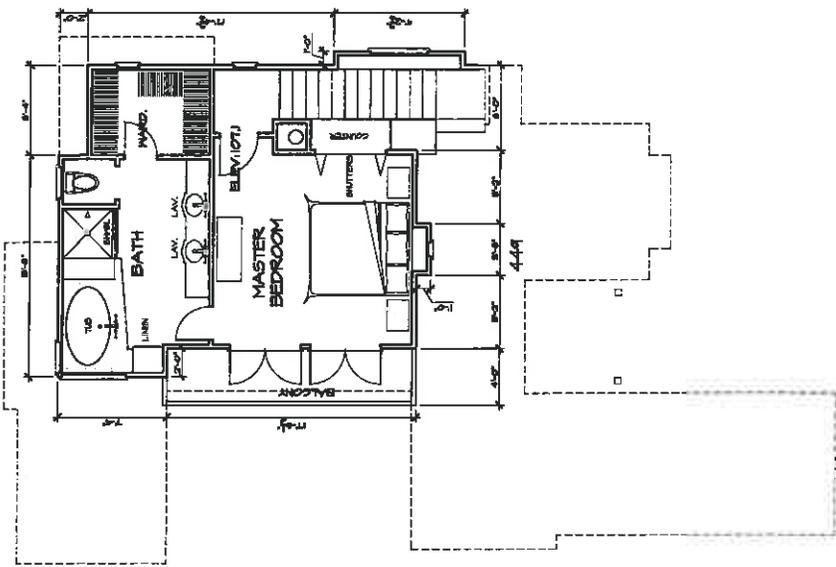
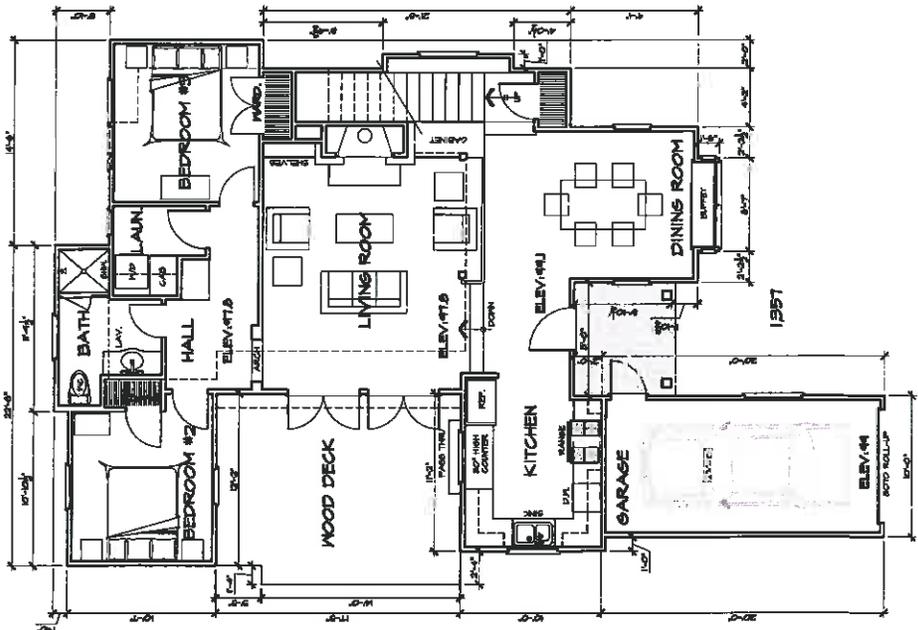
| EXISTING | LOT 10 | LOT 17 |
|-------------|------------|------------|
| MAIN FLOOR | 1,115 S.F. | 1,115 S.F. |
| GARAGE | 1,115 S.F. | 1,115 S.F. |
| ALLOWED | 1,115 S.F. | 1,115 S.F. |
| PROPOSED | 1,115 S.F. | 1,115 S.F. |
| UPPER FLOOR | 1,115 S.F. | 1,115 S.F. |
| GARAGE | 1,115 S.F. | 1,115 S.F. |

SITE COVERAGE

| ALLOWED | WEST LOT | EAST LOT |
|--|--------------|--------------|
| 10% OF SITE AREA (PER PERMISSIBLE BOUND) | 296.0 S.F. | 300.0 S.F. |
| PROPOSED IMPROVEMENT | 1,000.0 S.F. | 1,000.0 S.F. |
| FRONT WALK CONC. STEPS | 48.0 S.F. | 48.0 S.F. |
| LANDSCAPING PERMISSIBLE | 515.0 S.F. | 515.0 S.F. |
| CONCRETE WALK & STAIRS (SPACED W/2) | 71.0 S.F. | 71.0 S.F. |
| WOOD DECK & STAIRS (SPACED W/2) | 118.0 S.F. | 118.0 S.F. |
| ELEVATED FRONT WALK (SPACED W/2) | 87.0 S.F. | 87.0 S.F. |
| ELEVATED FRONT WALK (SPACED W/2) | 107.0 S.F. | 107.0 S.F. |
| WOOD DECK & STAIRS (SPACED W/2) | 227.0 S.F. | 227.0 S.F. |
| TOTAL | 250.0 S.F. | 250.0 S.F. |

DATE: 09-18-12
 DATE: 09-22-12
 PROJECT NO: 1118
 DRAWING NO: D1

JOHN ANDERSON
 Design Studios
 6 & 8th St, Santa Monica, CA 90401 (310) 303-3333



MAIN FLOOR PLAN

UPPER FLOOR PLAN



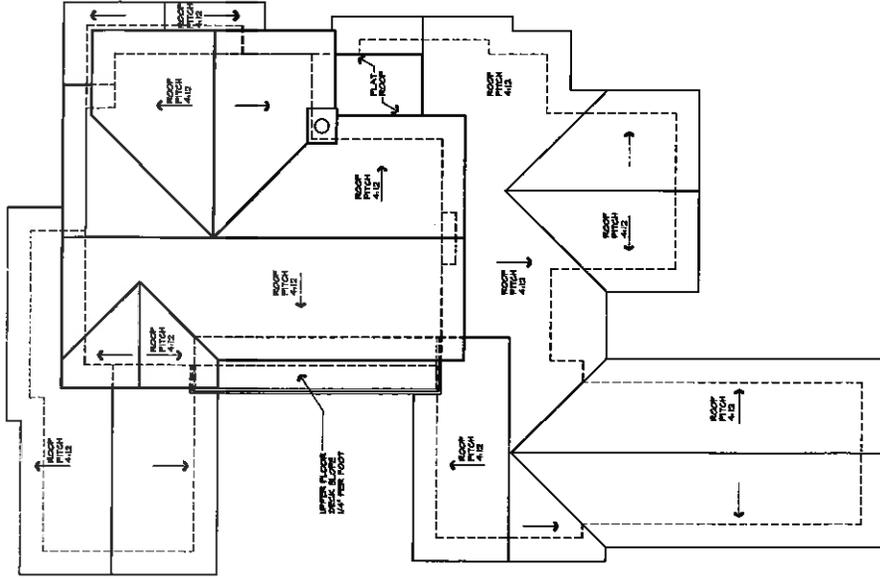
PROPOSED FLOOR PLNS
SCALE: 1/4" = 1'-0"

JOHN MANDRACCO
Design Studios
P.O. BOX 77, ORANGE, WASHINGTON, CA 92671, 951-281-1333

11-28-12

= 1118
= D2

CHRIS TISCHER
LINCOLN AND 5TH
CARMEL BY THE SEA, CA
A.P.N. 010-211-005



PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

JOHN MANDRAGO
Design Studios

S. D. BOX 'C', CORNER W. 31ST ST. & S. 10TH ST., LOS ANGELES, CA 90007 323-951-1233

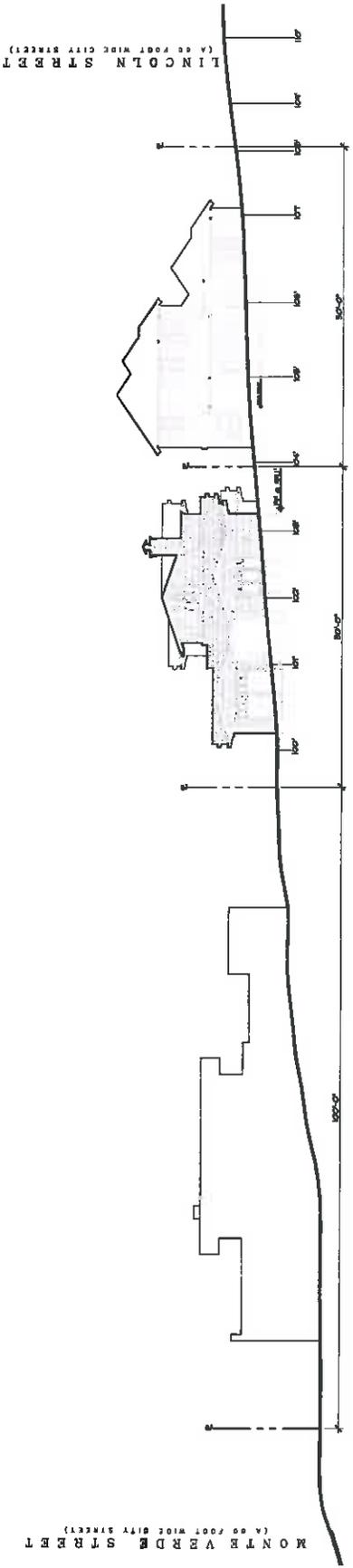
E 1118

= D3

11-28-12

CHRIS TEACHER
LINCOLN AND 5TH
CARMEL BY THE SEA, CA
APN 010-211-005

11-28-12



SOUTH ELEVATION

CHIRIS TECHERS
 LINCOLN AND 5TH
 CARMEL BY THE SEA, CA
 A.P.N. 010-211-005

11-26-18

E 1118

D5

JOHN MARRIAGO
Design Studios

A. C. REG. '71, COUNCIL REG. '05, CL. 9301, 01-188-103

PROPOSED STREETSCAPE
 SCALE: 1/8" = 1'-0"

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
AGENDA CHECKLIST

MEETING DATE: 9 January 2013

BLOCK: 102 LOT: 9

FIRST HEARING: X

CONTINUED FROM: N/A

ITEM NO: DS 12-112

APPLICANT: Terril & Kathryn Efir
STREAMLINING DEADLINE: 2/5/13

SUBJECT:

Consideration of Design Study (Concept) and Coastal Development Permit applications for the addition of a second-story to an existing residence located in the Single Family Residential (R-1) District.

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – new construction)

LOCATION:

Vizcaino 9 SW of Mountain View

ZONING:

R-1

ISSUES:

1. Does the proposed design comply with the Residential Design Objectives (CMC 17.10.1) and the Residential Design Guidelines?

OPTIONS:

1. Provide direction to the applicant.

RECOMMENDATION:

Option #1

ATTACHMENTS:

1. Staff Report dated 9 January 2013.
2. Application Materials.
3. Project Plans.

STAFF CONTACT: Marc Wiener, Associate Planner

**CITY OF CARMEL-BY-THE-SEA
COMMUNITY PLANNING AND BUILDING
STAFF REPORT**

APPLICATION: DS 12-112
BLOCK: 102
LOCATION: Vizcaino 9 SW of Mountain View

APPLICANT: Terril & Kathryn Efirid
LOT: 9

REQUEST:

Consideration of Design Study (Concept) and Coastal Development Permit applications for the addition of a second-story to an existing residence located in the Single Family Residential (R-1) District.

BACKGROUND/PROJECT DESCRIPTION:

This project site is located on Viscaino nine southwest of Mountain View Avenue. The property is developed with a 1,500 square foot one-story residence that is clad with board and batten siding. The residence is not considered historically significant. The property has an overall slope of 14%, but the rear portion of the property has a slope of 70%.

The applicant is proposing to add a 312 square foot second-story and an 82 square foot addition to the garage. Staff has scheduled this application as a conceptual review. The purpose of this meeting is to review site planning, privacy and views, mass and scale related to the project. However, the Commission may provide input on other aspects of the design as well. Staff notes that the northern neighbor is concerned with the impact that the new second-story would have on their solar access and view.

| PROJECT DATA FOR A 5,276 SQUARE FOOT SITE: | | | |
|---|-------------------------|------------------|---------------------|
| Site Considerations | Allowed | Existing | Proposed |
| Floor Area | 2,239 sf (42.4%) | 1,508 sf (28.6%) | 1,902 sf (36%) |
| Site Coverage | 703 sf (13.3%)* | 698 sf (13.2%) | 698 sf (13.2%) |
| Trees (upper/lower) | 4/3 trees | 8/9 trees | 8/9 trees |
| Ridge Height (1 st /2 nd) | 18 ft./24 ft. | 14 ft. | 14 ft./20 ft. 6 in. |
| Plate Height (1 st /2 nd) | 12 ft./18 ft. | 9.5 ft. | 9.5 ft./17 ft. |
| Setbacks | Minimum Required | Existing | Proposed |
| Front | 15 ft. | 22 ft. | 16 ft. |
| Composite Side Yard | 10 ft. (25%) | 6 ft. (15%) | No Change |
| Minimum Side Yard | 3 ft. | 3 ft. | No Change |
| Rear | 15 ft. | 44 ft. | No Change |

* Includes a 4% bonus if 50% of all coverage is permeable or semi-permeable.

EVALUATION:

Forest Character: Residential Design Guidelines 1.1 - 1.4 encourage maintaining “*a forested image on the site*” and for new construction to be at least six feet from significant trees.

The site contains 17 trees, six of which are significant. The applicant is not proposing to remove any trees from the property. The City Forester does not recommend that any additional trees be planted at this site.

Privacy & Views: Design Guidelines 5.1 - 5.3 encourage new designs to “*preserve reasonable privacy for adjacent properties*” and to “*maintain view opportunities.*” The Guidelines also state that “*Design should preserve reasonable solar access to neighboring parcels. Designs should protect and preserve the light, air and open space of surrounding properties.*”

The proposed second-story will not create any privacy impacts to surrounding properties. The neighbor closest to the addition is located to the north. To maintain the privacy for this neighbor no second-story windows are proposed on the north elevation.

The northern neighbor has expressed concern with view and light impacts that would be created by the second-story. The applicant has been in contact with this neighbor and has made some effort to address their concerns by moving the second-story eight feet in a western direction. The northern neighbor is also requesting that the second-story be moved south approximately 10 feet to preserve solar access. Staff notes that the second-story is located 16 feet from the northern neighbor’s home as currently proposed.

The applicant’s primary issue with moving the second-story south is that it would impact the vaulted ceiling over the kitchen and living room. The applicant has also indicated that more engineering would be required because there are no shear walls to support the addition (see attached letter).

Staff has had the opportunity to visit the northern neighbor’s home to assess the impact. The majority of the south facing windows will maintain sufficient access to open space and light, with the exception of the lower level bedroom, which will be impacted to some extent. The Commission will have the opportunity to visit the neighbor’s home on the tour and should determine whether the impact warrants the re-design of the project. Based on the extent of the impact, staff could support the design and location of the second-story as proposed by the applicant.

Mass & Bulk: Design Guidelines 7.1 - 7.6 recommends “*minimizing the mass of a building as seen from the public way or adjacent properties*” and “*avoid placing a tall building wall near a property line when it will be adjacent to similar walls on neighboring neighboring sites*” and “*avoid the appearance of a narrow corridor or tunnel between buildings as seen from the street.*”

The proposed residence does not present excessive mass to the street and is consistent with the size of the other homes in the neighborhood. The proposed second-story is 312 square feet and would account for only 16% of the total floor area. The second-story addition will present some additional mass to the northern neighbor, however, there would be 16 feet of space between the second-story and the northern neighbor’s home. There would not be a “tunnel” effect as discouraged by the Guidelines. The Commission should determine whether there needs to be a greater distance between the two structures as requested by the northern neighbor.

Building & Roof Form: Design Guidelines 8.1 - 8.3 state that “*basic gable and hip roofs are traditional and their use is encouraged*” and “*moderately pitched roofs (4:12 to 6:12) are preferred.*” The Guidelines encourage traditional building forms that do not create a busy or complex appearance.

The applicant has done a nice job of blending the second-story addition in with the existing residence. The proposed residence has a basic footprint and roof design that meets the recommendations of the above guidelines.

Slope and Floor Area Ratio: As stated in the background section, the subject property has an overall slope of 14%, but the rear portion of the property has a slope of 70%. The Zoning Code requires that the floor area ratio be reduced for properties with steep slopes and provides the following two methods of reducing the floor area:

- CMC 17.06.020.D: *Determining Buildable Area. For the purposes of calculating allowable building volume and floor area, the buildable area of a lot shall be the lot area, minus the following:*
 1. *Continuous portions of the site, occupying at least 10 percent of the site area, with a slope greater than 30 percent (e.g., see steep slope areas in Figure I-2).*
- CMC 17.10.030.D: *For sites with an average slope greater than 30 percent, the maximum allowed base floor area and exterior volume shall be reduced by two percent for each one percent increase in average slope above 30 percent up to a maximum reduction of 50 percent*

Using the requirements of CMC 17.06 for the subject property, the rear 26 feet of the property would be deducted out of the buildable area. As a result the allowed floor area would be reduced from 2,239 square feet to 2,000 square feet. Implementing this section of the Code would not impact this project, but it would put the residence near its maximum floor area with the proposed additions. Staff is using this project as opportunity to discuss some of the issues with the above code sections so that the Commission can determine what the allowed floor area should be on this property and others properties as well.

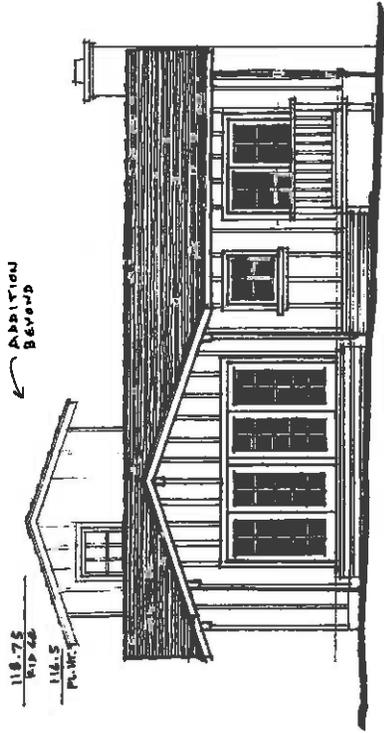
According to CMC 17.06, if the slope is greater than 30% and occupies 10% or more of the site then it should be deducted out the buildable area. The primary issue with implementing this requirement is that there is no description as to how the 10% measurement should be taken. With the subject project there is a well defined and continuous area at the rear of the property that clearly exceeds 30%. However, with many other properties measuring the boundaries of the 10% area may not be well defined, which could significantly affect the results. A visual demonstration of this issue will be provided at the hearing.

Another issue is that the above code sections are inconsistent with each other. CMC 17.06 states areas of 10% or greater with a slope of greater than 30% need to be deducted out the buildable area, while 17.10 states that if the entire property has a slope over 30%, then the site is still buildable but the floor area shall be reduced by 2% for every 1% increase in slope.

As of now it appears that the applicant would be required to deduct the rear 26 feet out of the buildable area. However, the Commission should discuss the issues raised in this staff report and could make a decision that only the slope of the entire property should be evaluated to provide better consistency and a more practical method for evaluating the slope.

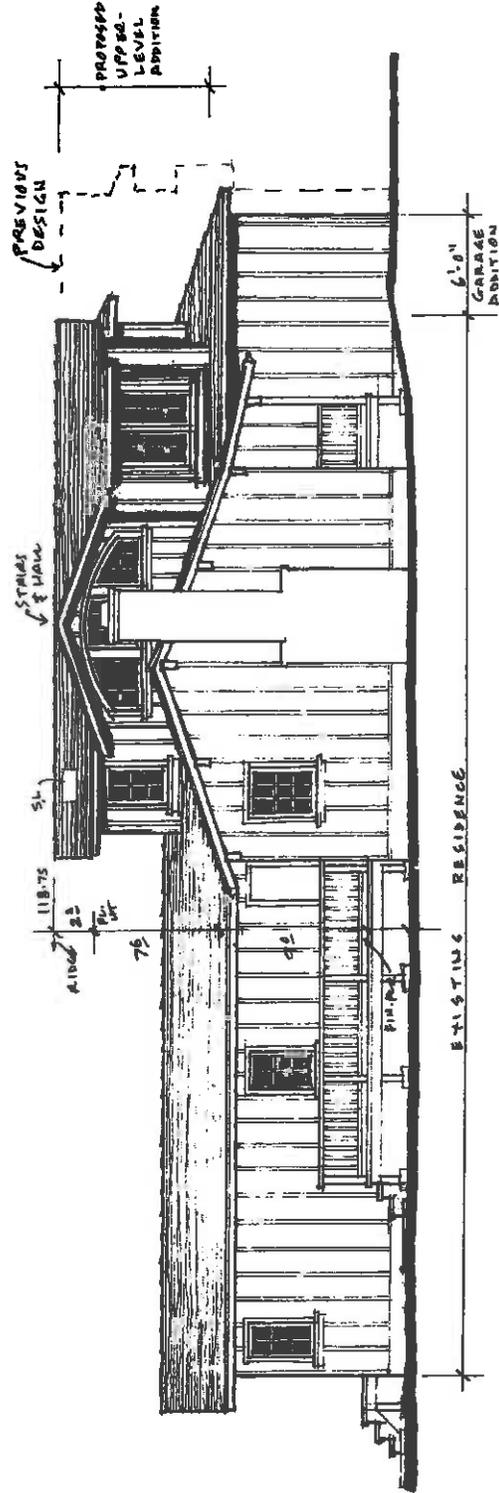
RECOMMENDATION:

Provide direction to the applicant.

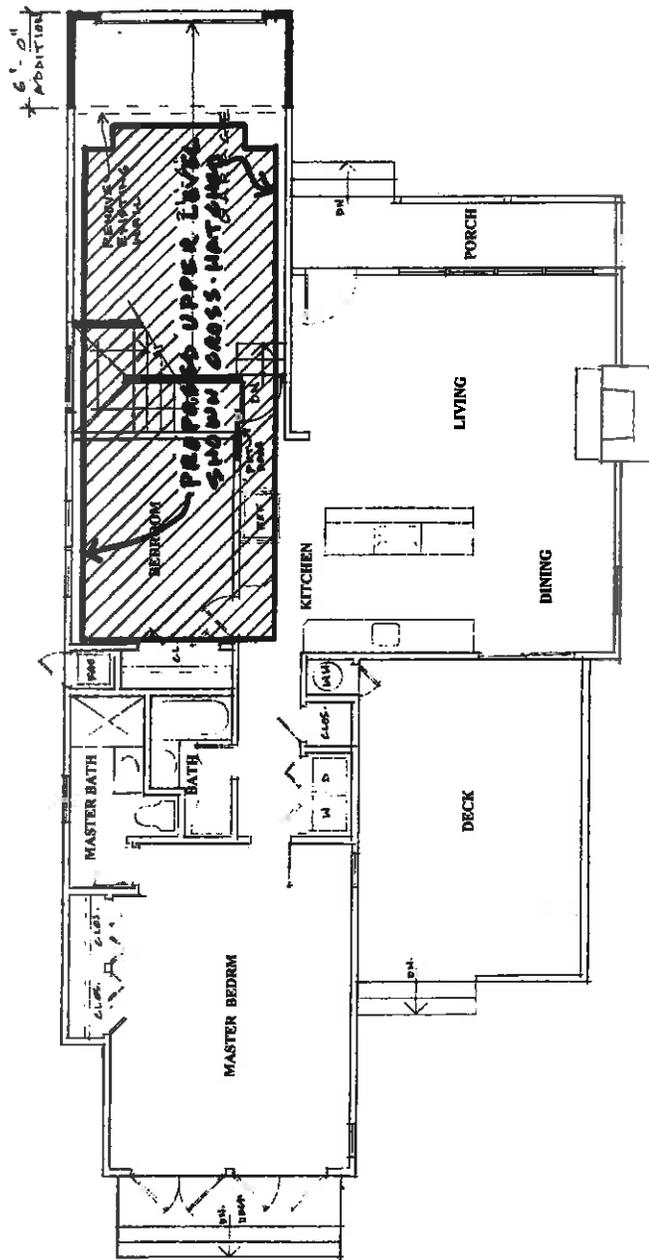


WEST ELEVATION

1/4" = 1'-0"



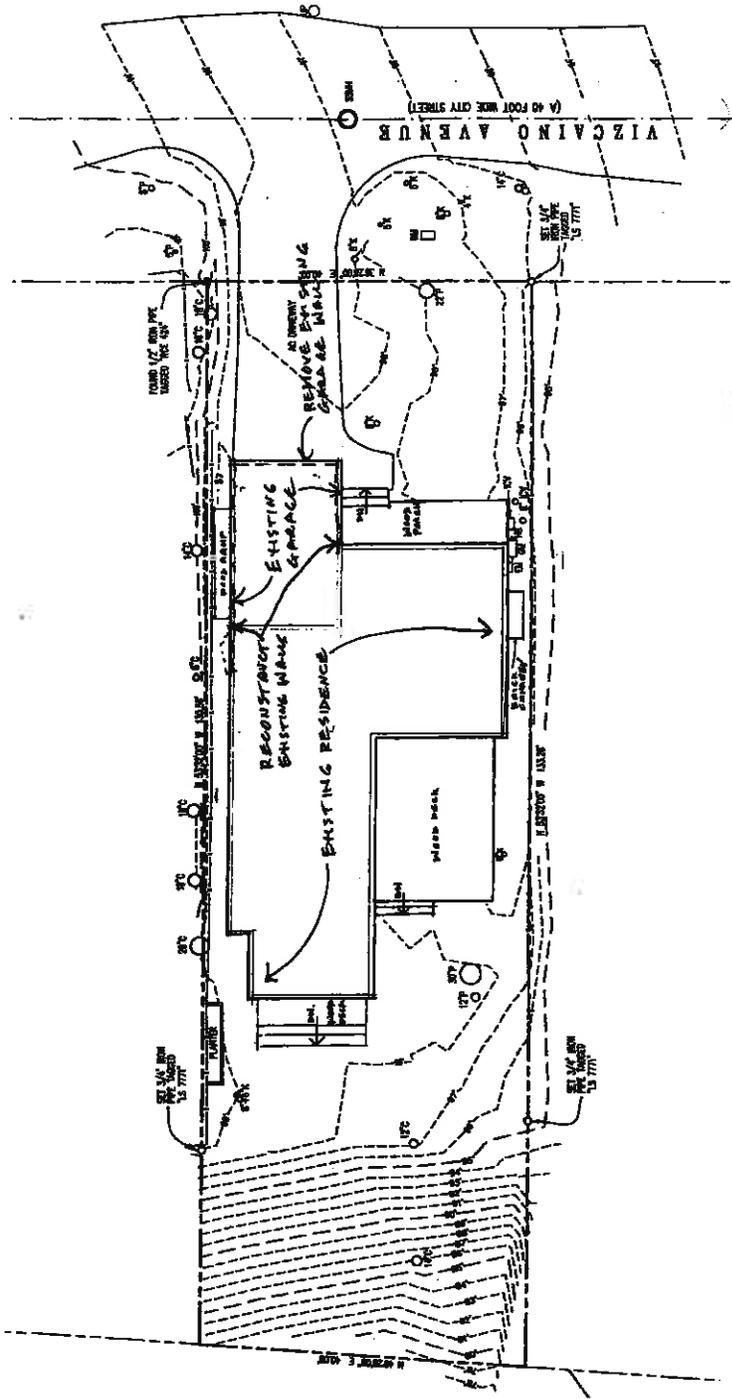
SOUTH ELEVATION



FLOOR LEVEL MAP
 1/4" = 1'-0"

TABLE OF OVERLAPPING AREAS

| | |
|---|--------------------|
| Existing main level: | 1,229, square feet |
| Existing garage: | 279. |
| New garage addition | 82. |
| Total footprint: | 1,590. |
| Total area of overlap: | 312 |
| Total area that doesn't overlap: | 1,278. |



WALL REMOVAL/TAKE-DOWN & GRADING PLAN

1/8" = 1'-0"

EXTERIOR STRUCTURAL WALLS

Existing exterior structural walls: 202 linear feet

Demo, removal or re-construct exterior walls: 50
 Percentage of demo: 24.7%

GRADING

Cut (trench new footings): 2.0 cubic yards

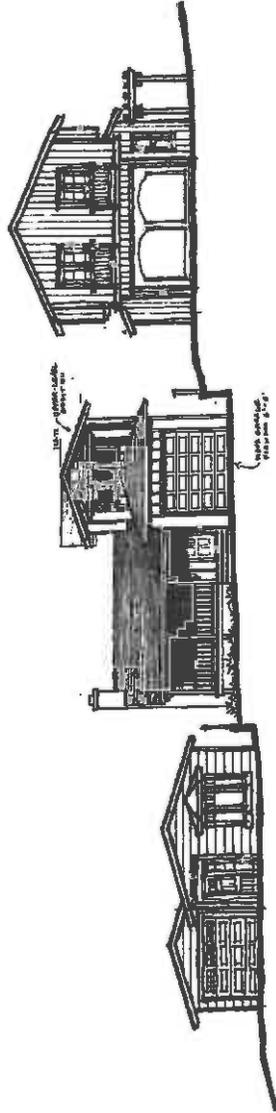
Fill: None

UPPER LEVEL ADDITION
TERRIL & KATHRYN EFIRD
VIZCAINO AVE. S.W. OF MOUNTAIN VIEW, DANIEL, GA.

TERRY LATABA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 648-1013

H-1-12

11.



STREET ELEVATION - VIZCAINO

1/8" = 1'-0"

* Neighbor Letter 12/21/12 *

Marc Wiener

From: Brian Congleton [brian@congletonarchitect.com]
Sent: Friday, December 21, 2012 2:16 PM
To: Marc Wiener
Cc: Robert Herrick
Subject: RE: Efirid Project

Hi, Marc –

Following our review of the site poles yesterday with Robert Herrick and Terry LaTasa, I have the following observations:

1. The proposed addition appears to be in the right place in the east-west direction, with a livable level of impact on the master bedroom and kitchen windows. The downstairs bedroom/studio would still be significantly impacted.
2. As we discussed, moving the addition to the south, away from the Herricks windows, would greatly improve the Herricks' access to light and space. I have made a couple of sketch overlays on the submittal drawings you sent me showing a more southerly position. This location moves the mass away from the Herricks, while still leaving the Efrids the vaulted ceiling in the living room they were concerned about losing. It also results in a more balanced structure as viewed from the street.
3. With the second floor moved to the south, the Efrids can have the vaulted ceiling in their second bedroom, and we request it be oriented in the east-west direction to eliminate the gable on the north side which would block light into the Herricks' bedroom/studio.

Could you please forward this on to Terry, as I don't have an email or fax number for him, and haven't been able to find him in office. Our hope is that we all end up with a workable design, and that is why I am forwarding this now.

Thanks, Marc. Have a good holiday!

Brian Congleton

From: Marc Wiener [mailto:mwiener@ci.carmel.ca.us]
Sent: Thursday, November 29, 2012 1:53 PM
To: Robert Herrick; brian@congletonarchitect.com
Subject: RE: Efirid Project

Robert,

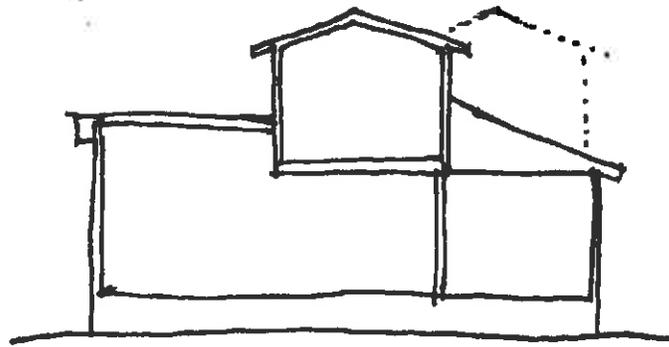
I have put you on the calendar for 2:00 on Monday. I have included a scanned copy of the plans and a link to the Planning & Building page of the website. Look at the Residential (Concept) Design Guidelines.

Marc

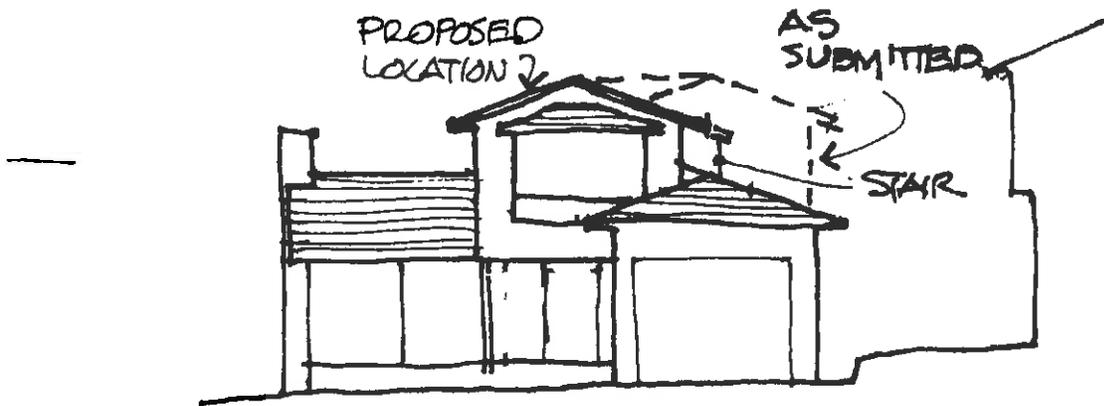
<http://ci.carmel.ca.us/carmel/index.cfm/government/staff-departments/community-planning-and-building/projects/>

From: Robert Herrick [mailto:robert@rherrick.com]
Sent: Thursday, November 29, 2012 1:32 PM

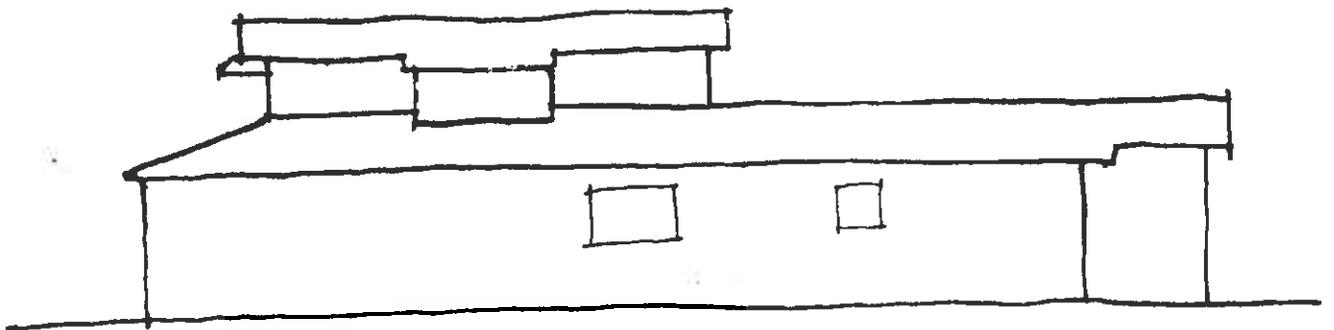
65



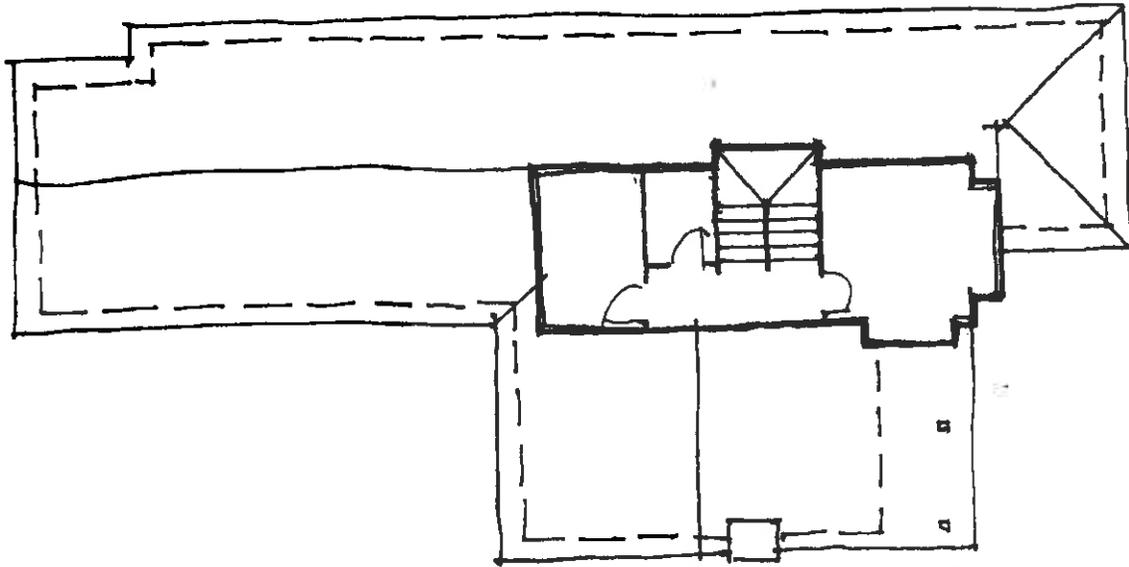
SECTION 'A-A'



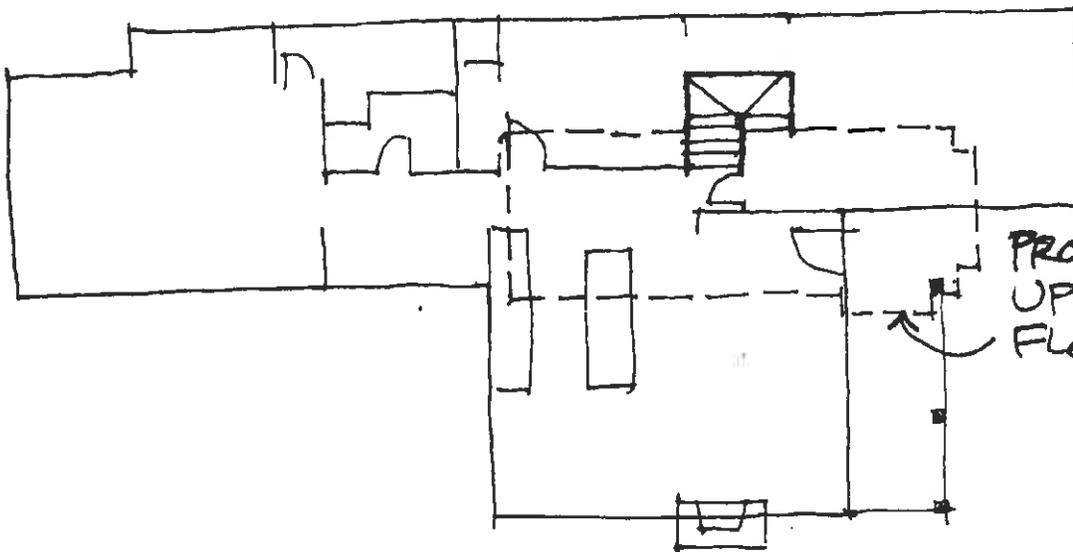
FRONT ELEVATION



NORTH ELEVATION



UPPER FLOOR/ROOF



PROPOSED
UPPER
FLOOR

MAIN FLOOR

Terry Latasa Architect

930 Harrison Street
Monterey, Ca 93940

Phone (831)6491012

December 29, 2012

Marc Wiener
Carmel Planning Department
Carmel, Ca 93923

Re: Proposed Remodel & Additions
Terril & Kathryn Efir Residence
Vizcaino Ave., 9 SW of Mountain View
DS 12-112

Dear Marc,

I would like to respond to Mr. Congleton's email of 12/27/12. He is representing the Herricks, the neighbors to the north:

1. We received a previous letter from Mr. Congleton dated 9/6/12. (see attached) In this letter he suggested 4 options that would minimize the impact of the upper level addition. As a good-faith gesture, we re-designed the project, moving it 8 feet to the west. (option #2 on his letter; asterisk added)
2. This re-design improved the view from the master bedroom.
3. Now, in his new email (dated 12/27/12; attached), he is requesting another re-design to protect the sunlight to the lower-level guest bedroom. We object to this new request for the following reasons:
 - The current proposal leaves 16 feet between the new upper level and the Herrick's residence. This is a generous separation for 40 foot wide lots.
 - If we pursue this second re-design, it would destroy the vaulted ceiling over the Efir's kitchen and living room.
 - This re-design would also require an elaborate steel frame to support it. There are no shears walls to support the end of the addition that would be floating over the kitchen.
4. The proposed upper level is only 312 square feet, and has minimal ceiling heights. It is a very reasonable addition.

In conclusion, we are sensitive to the Herricks' concerns; and we have demonstrated that with our previous re-design. We have been careful to preserve the Herricks' views and privacy. The sunlight impact to a lower-level guest bedroom (which would only occur for a few hours a day) does not warrant the re-design that has been requested.

Thank you for your consideration,

70

A handwritten signature in black ink, reading "Terry Latasa". The signature is written in a cursive, flowing style with a long horizontal line extending from the end of the name.

Terry Latasa, Architect

CONGLETON 12/27/12

①

Sent: Thursday, December 27, 2012 10:07 AM
To: Marc Wiener
Cc: Robert Herrick
Subject: RE: Efrid Project

Hi, Marc –

Following our review of the site poles yesterday with Robert Herrick and Terry LaTasa, I have the following observations:

1. The proposed addition appears to be in the right place in the east-west direction, with a livable level of impact on the master bedroom and kitchen windows. The downstairs bedroom/studio would still be significantly impacted.
2. As we discussed, moving the addition to the south, away from the Herricks windows, would greatly improve the Herricks' access to light and space. I have made a couple of sketch overlays on the submittal drawings you sent me showing a more southerly position. This location moves the mass away from the Herricks, while still leaving the Efrids the vaulted ceiling in the living room they were concerned about losing. It also results in a more balanced structure as viewed from the street.
3. With the second floor moved to the south, the Efrids can have the vaulted ceiling in their second bedroom, and we request it be oriented in the east-west direction to eliminate the gable on the north side which would block light into the Herricks' bedroom/studio.

Could you please forward this on to Terry, as I don't have an email or fax number for him, and haven't been able to find him in office. Our hope is that we all end up with a workable design, and that is why I am forwarding this now.

Thanks, Marc. Have a good holiday!

Brian Congleton

From: Marc Wiener [mailto:mwiener@ci.carmel.ca.us]
Sent: Thursday, November 29, 2012 1:53 PM
To: Robert Herrick; brian@congletonarchitect.com
Subject: RE: Efrid Project

Robert,

I have put you on the calendar for 2:00 on Monday. I have included a scanned copy of the plans and a link to the Planning & Building page of the website. Look at the Residential (Concept) Design Guidelines.

Marc

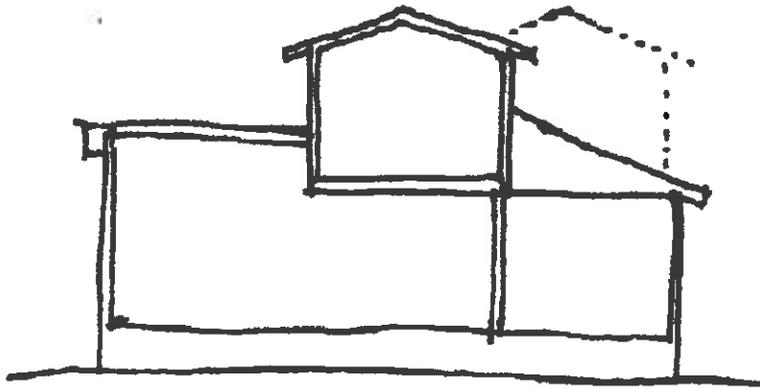
<http://ci.carmel.ca.us/carmel/index.cfm/government/staff-departments/community-planning-and-building/projects/>

From: Robert Herrick [mailto:robert@rherrick.com]
Sent: Thursday, November 29, 2012 1:32 PM
To: Marc Wiener; brian@congletonarchitect.com
Subject:

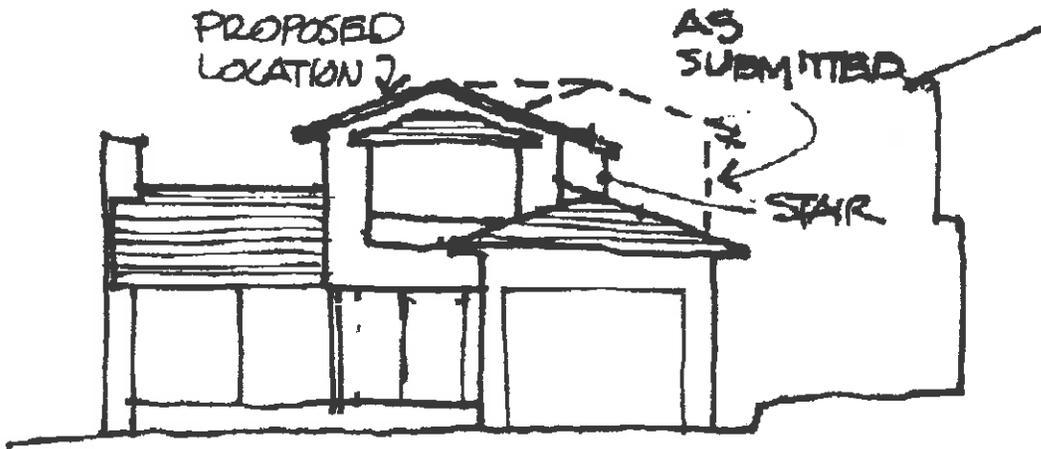
Marc,

71

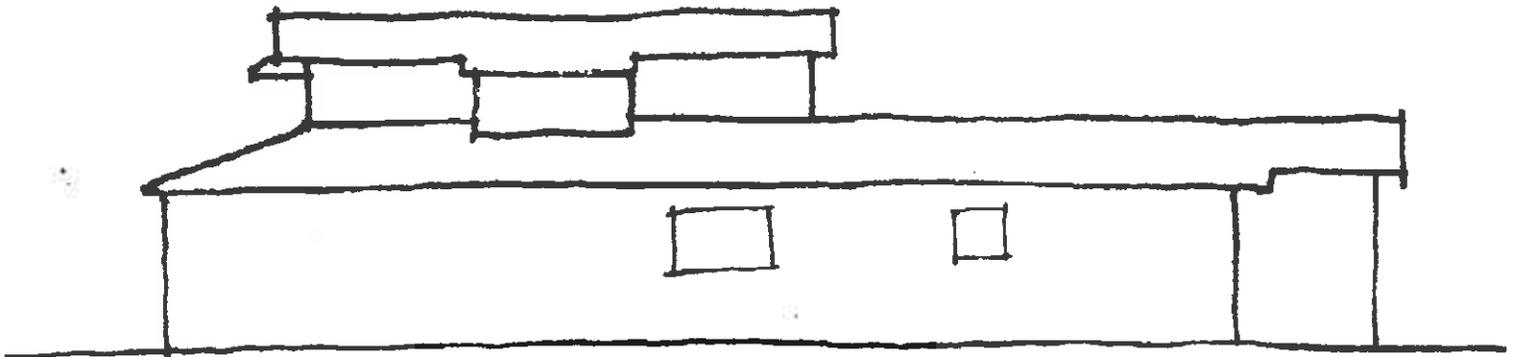
CONGLETON
12/27/12
②



SECTION 'A-A'



FRONT ELEVATION

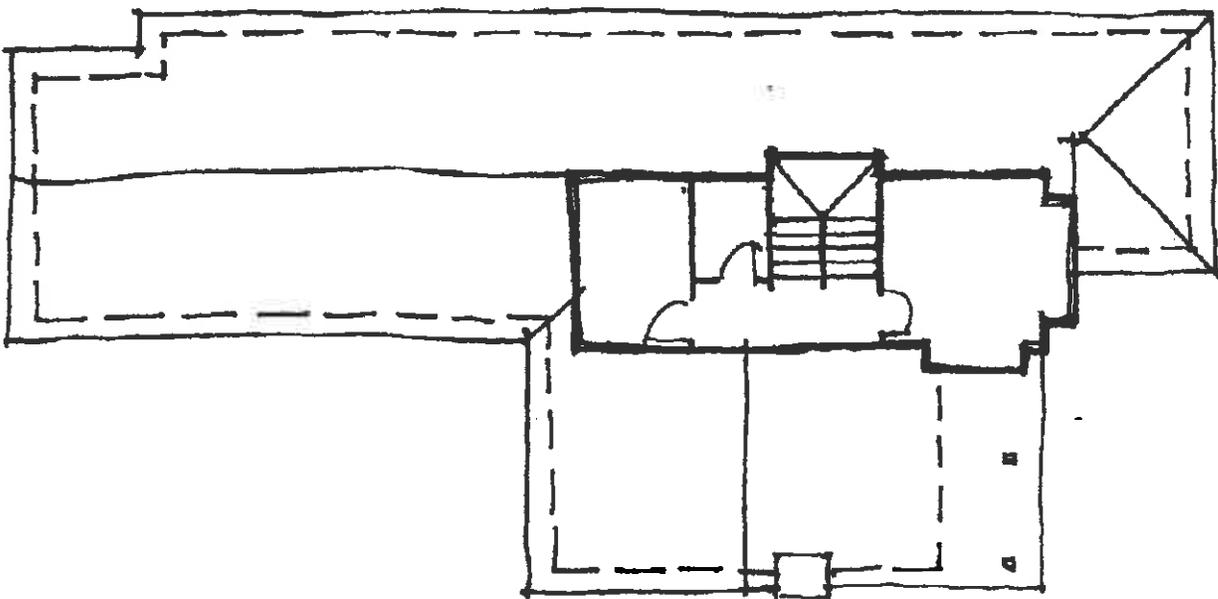


NORTH ELEVATION

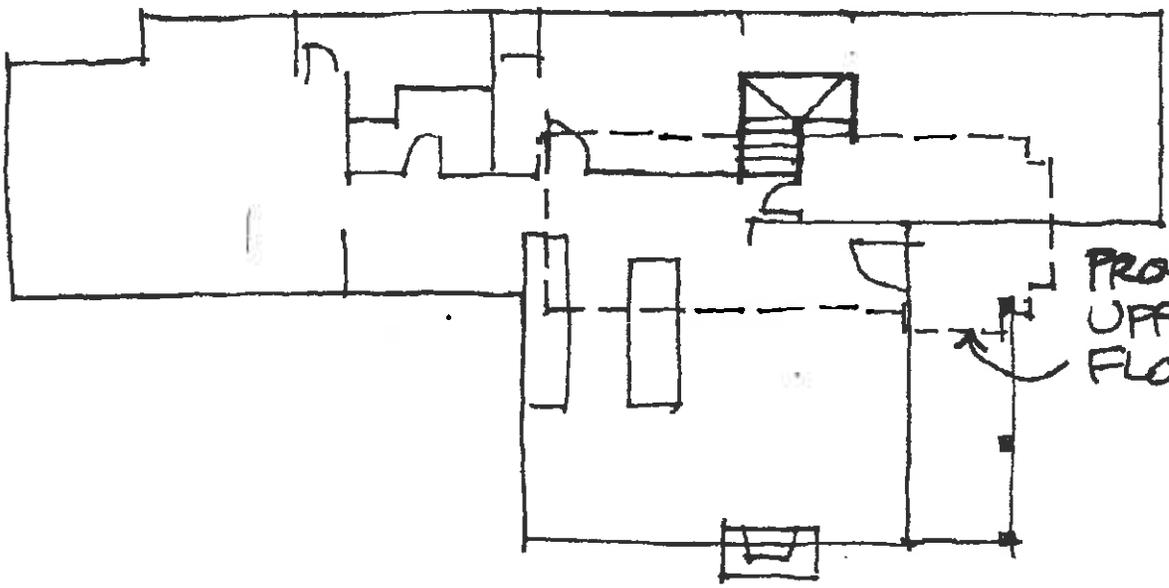
CONGLETON

12/27/12

3



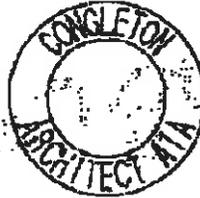
UPPER FLOOR/ROOF



PROPOSED
UPPER
FLOOR

MAIN FLOOR

CONGLETON
9/6/12
①



September 8, 2012

Dr. Robert Herrick
6899 Exeter Drive
Oakland, California 94611

RE: Proposed Neighbor Second Floor Addition
Viscano 8/9 SW Mountain View, Carmel

Dear Dr. Herrick,

This letter confirms our review and discussion of a proposed second floor addition to your neighbor's house in Carmel. You have called upon my architectural services to review what your neighbor proposes to add to his house, to assess the impacts of that proposed addition on your views and sunlight, and to suggest alternate approaches which you might then discuss with your neighbor. You indicated that you strongly desire to have this process be one of friendly cooperation between you and your neighbor, resulting in your neighbor building the addition he wants while minimizing the impacts on your home.

Background

You own a one-and-one-half story home on Viscano, with rear views to the adjacent Mission Trails Park, as well as southerly views and daylight all along the side of your house. Your neighbor has told you that he is in the early design stages of an addition above the garage of his one story house, immediately adjacent to you first floor bedroom and upper floor master bedroom. He stated that this addition would serve as a bedroom for his grandchildren when they come to visit.

When you showed me through your house you pointed out the close proximity of the neighbor's garage, and the significant impact that would be imposed by a second floor addition at that location. The City of Carmel Zoning Ordinance and Design Guidelines incorporate a number of elements to protect your access to light and space. In addition, while the guidelines do not guarantee any view protection, they do call for a balancing of views between properties. This sharing of views directly relates to your concerns and how to mitigate them. Finally, the city has a design review process, with public hearings before the Planning Commission, to exhaustively review any proposed project in relation to its environs. Because your neighbor is in early design stages, now is the best time to work with him to, voice your concerns and encourage him to seek design solutions responding to those concerns. I suggest you share this letter with him as a tool for discussion.

Potential Impacts of a Second Floor Addition

We noted potential impacts to the following areas of your house if a second floor addition is constructed over the garage:

- **Downstairs Bedroom:** The proposed addition would block view, light, and space, making the room darker and confined.

CONGLETON

9/6/12

(2)

- **Master Bedroom:** The large, south facing window wall and window seat has light and tree views which would be diminished or lost if a structure were built immediately adjacent. This is a potential significant impact.

In addition, we reviewed other south-facing spaces in your house which may not be impacted by your neighbor's proposal, but might be impacted if your neighbor builds his addition elsewhere above his house. These include:

- **Laundry Room:** If your neighbor relocates his proposed addition to the West (thus improving the master bedroom) the south-facing laundry room. Since it is a laundry room (rarely occupied) this is not a significant impact, and might be a preferable place for your neighbor to consider an addition.
- **Kitchen:** The South facing kitchen window is a critical source of light, space, and view for the entire living area of the house, and would be significantly impacted by any second floor structure in front of it.
- **Living room:** There are no south-facing windows of note in the living room. Existing cypress trees on the south side adjacent to the living room buffer your property from your neighbors. An upper floor addition to your neighbor's house in this area would have little or no impact on your light or space.

Suggested Options for an Addition to Your Neighbors House

You and I discussed several possible locations for your neighbor to add to his house with minimal impact on the critical areas noted above:

- **Move Second Floor Addition to the South:** The design guidelines recommend holding second floor structures away from the properties to the north (your property), to preserve light and space. Relocation of the second floor structure away from your house will help minimize impacts.
- * **Move the Addition Slightly to the West:** This will allow your upper floor master bedroom window wall, to contain most of its currently southerly view, but will result of the loss of view from the first bedroom room. Note: the addition should not be proposed to far to the West which would block the view, light and space from the kitchen window.
- **Second Floor Structure to the Rear of the Neighbors House:** Such an addition would align with your living room which has no south-facing windows and would not be impacted.
- **Convert Existing Garage to Bedroom, Construct New Garage In Front:** The new ordinances and guidelines allow construction of a detached garage in the front setback. This approach would allow a simple transformation of the existing garage to a bedroom, and may be much more affordable than any of the second floor options.

I trust that this letter will serve as 'talking paper' as you work with your neighbor, as you find a mutually acceptable solution. If you have questions, please feel free to call.

Sincerely,


Brian T. Congleton AIA

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
AGENDA CHECKLIST

MEETING DATE: 9 January 2013

BLOCK: 48 LOT: 19

FIRST HEARING: X

CONTINUED FROM: N/A

ITEM NO: DR 12-26

APPLICANT: Peter Kimball/Kathy Campbell
STREAMLINING DEADLINE: N/A

SUBJECT:

Consideration of a Preliminary Concept Review for the construction of a new residence on a property located in the Multi-Family Residential (R-4) District.

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – new construction)

LOCATION:

Torres 2 NW of 5th

ZONING:

R-4

ISSUES:

1. Is the project consistent with the regulations of the Multi-Family Residential (R-4) District (CMC 17.12)?

OPTIONS:

1. Accept the design concept.
2. Continue the application with a request for changes.
3. Deny the design concept.

RECOMMENDATION:

Option #1 (Accept the design concept.)

ATTACHMENTS:

1. Staff Report dated 9 January 2013.
2. Application Materials/Project Plans.

STAFF CONTACT: Marc Wiener, Associate Planner

**CITY OF CARMEL-BY-THE-SEA
COMMUNITY PLANNING AND BUILDING
STAFF REPORT**

APPLICATION: DR 12-26

APPLICANT: Peter Kimball/Kathy Campbell

BLOCK: 48

LOTS: 19

LOCATION: Torres 2 NW of 5th

REQUEST:

Consideration of a Preliminary Concept Review for the construction of a new residence on a property located in the Multi-Family Residential (R-4) District.

BACKGROUND/PROJECT DESCRIPTION:

The project site is located on Torres Street two northwest of Fifth Avenue in the Multi-Family Residential (R-4) District. The lot is currently developed with a two-story (2 unit) duplex at the front of the property and a one-story single family residence at the rear. The property does not contain any off-street parking.

The property is not considered an historic resource as it does not meet any of the criteria for significance. A Preliminary Determination of Ineligibility for listing on the City's Inventory of Historic Resources was issued on 31 December 2012.

The applicant is proposing to demolish the 700 square foot single-family residence at the rear of the property in order to construct a new one-story residence. The existing residence was built in 1930's and is in need of substantial repairs. The proposed residence is 1,143 square feet and is of a similar size and scale as the original. The duplex at the front of the property would remain unaltered. The proposed project would require a variance for the parking and a use permit for the proposed density (33 du/acre).

The Planning Commission reviewed this proposal at the November 2012 meeting. Questions were raised as to whether the applicant should be permitted to demolish and rebuild a dwelling unit on a property that does not contain any off-street parking. The Commission was also concerned that the proposal would increase parking demand for the property and directed the applicant explore options for providing parking on site.

Since the first meeting staff and the applicant have further evaluated options for providing on-site parking. This application has been re-scheduled for a conceptual review to address some the questions that were raised at the first meeting and determine if the applicant could rebuild the rear dwelling unit as originally proposed.

| PROJECT DATA FOR A 4,000 SQUARE FOOT SITE (RC STANDARDS): | | | |
|--|-------------------------|-------------------|------------------|
| Site Considerations | Allowed | Existing | Proposed |
| Floor Area | 3,200 sf (80%) | 1,844 sf (46%) | 2,287 sf (57%) |
| Building Coverage | 3,150 sf (70%) | 1,220 sf (30.5%) | 1,663 sf (59.3%) |
| Ridge Height (1 st /2 nd) | 26 ft. | 14 ft. (original) | 18 ft. (new) |
| Parking Requirement | 5 spaces | 0 spaces | 0 spaces |
| Setbacks | Minimum Required | Existing | Proposed |
| Front | 7.5 ft. | 7.5 ft. | No Change |
| Rear | 0 ft. | 21 ft. | 10 ft. |
| Side Yard | 5 ft. (min. 50%) | 5 ft. (min. 50%) | 5 ft. (min. 50%) |

EVALUATION:

Parking: At the first meeting it was identified that the only location where off-street parking could be provided is on the north side of the property. The driveway would require the elimination of two oak trees and one on-street parking space. The Commission requested that the applicant further study the potential for providing parking at the subject location and requested that the trees be evaluated as well.

The applicant has provided dimensions or the potential parking area on the site plan. The parking area would have a maximum depth of 28 feet and a width of 15 feet. Given the narrow width of the space, it would be impractical to park two cars side-by-side. The applicant has provided a demonstration of potential tandem parking, using compact dimensions of 8.5' x 16'. With the tandem proposal one of the cars would extend into the public right-of-way. The concern with this option is that it would create a parking encroachment on City property and could not be recognized as a true off-street parking space. It appears that only one car could be parked at the subject location and be fully contained on private property. This would be offset by the loss of one on-street space.

With regards to providing one parking space, CMC 17.38.020.C states the following: *“Off-street parking shall only be allowed when the cumulative effect of providing such parking will result in a net gain of total parking spaces. When any determination of the minimum required parking for a project or use results in a need for only one space, and parking is being physically provided off-street, two full spaces shall be required unless the applicant can demonstrate a reconfiguration of on-street spaces, consistent with guidelines maintained by the Department of Public Works for street parking, that yields a net gain in total available parking when only one off-street space is provided.”* The above code section does not support the creation of only one off-street parking space if there is no net gain in spaces.

In addition to the elimination of an on-street parking space, providing the on-site parking space would also require the elimination of two oak trees in the right-of-way, one of which has been classified as “significant” by the City Forester. Staff could not support the removal of this tree given that there is no net gain in parking spaces.

Non-conforming Structures: CMC Section 17.36 state that *“a lawful nonconforming structure may be maintained, repaired or altered as long as such maintenance, repair, or alteration does not increase the nonconformity”* and *“the demolition of any nonconforming building or structure shall require that all new construction on the site meet all requirements for new buildings and structures.”*

The property is non-conforming with regards to parking, but the proposed structure would meet the zoning requirements with regards to floor area, height, etc. The question arises as to whether the structure itself should be considered non-conforming due to the fact that the property does not have sufficient parking. Regardless, staff is still recommending that the applicant obtain a parking variance for the construction of the new dwelling unit given that there would be no off-street parking on site. The Variance would be in effect for the life of the structures on the property.

At the first meeting it was stated that the existing residence only had one bedroom, while the proposed would have two bedrooms. The Commission was concerned that the extra bedroom would increase the parking demand. Since the first meeting the applicant has realized that a mistake was made and the existing residence does in fact contain two bedrooms (see existing floor plan). This should alleviate some of the Commission’s concern that the new dwelling unit would increase the parking demand or expand on the parking non-conforming that currently exists.

It should also be noted that CMC 17.38.020 requires 1.5 parking spaces per dwelling unit in the R-4 District, and does not distinguish based on size of the dwelling unit or number of bedrooms. Regardless, the dwelling until would only be increased by approximately 350 square feet and would maintain two bedrooms as exists now.

Design: Since the first meeting the applicant has provided more detailed elevation drawings showing that the proposed residence would be clad with board and batten siding. The proposed residence is at the rear of the property and is not visible to the street. The structure is similar in size to the original residence and does not appear to create any new impacts to neighboring properties.

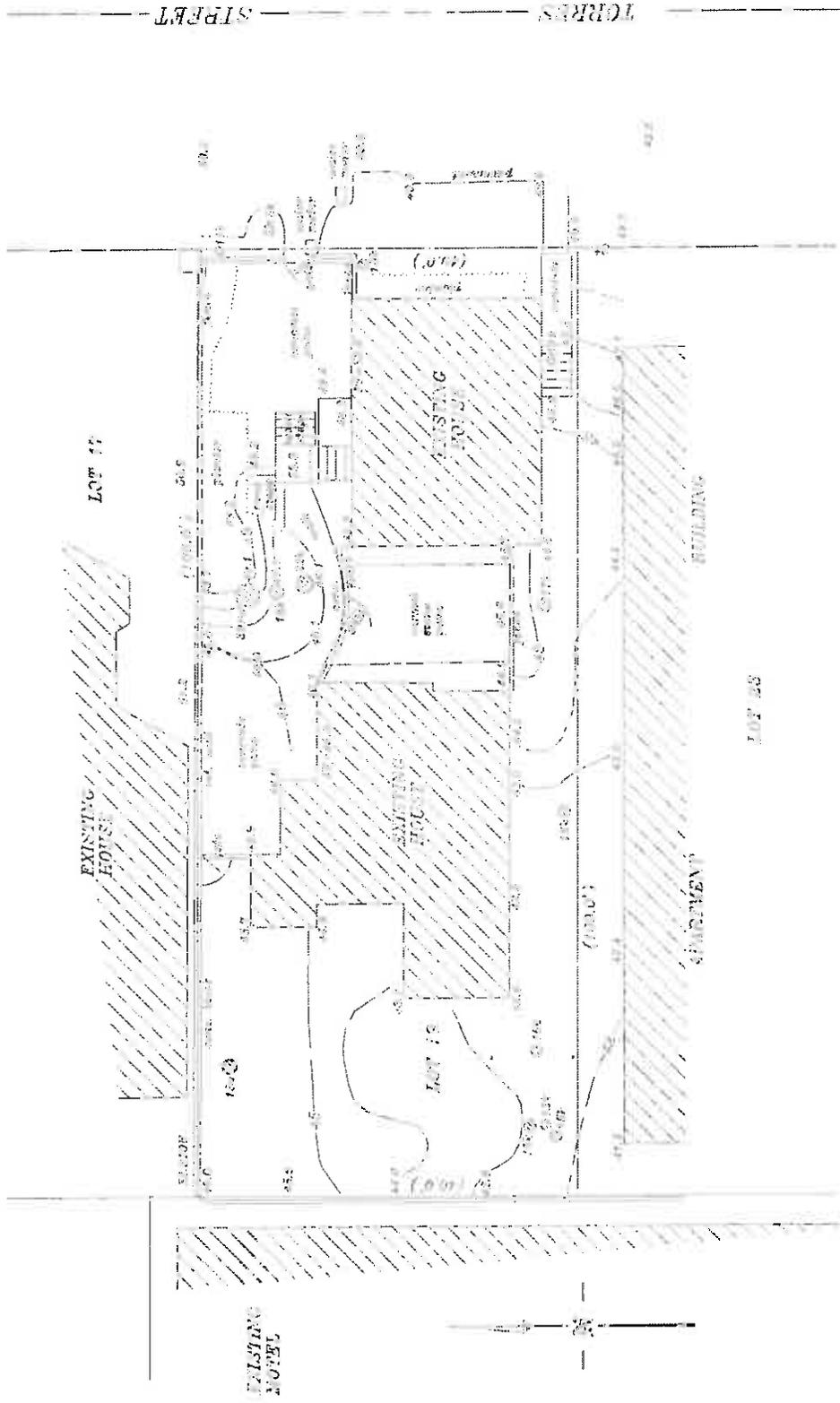
Summary: Staff supports the applicant's proposal to demolish and rebuild the deteriorated dwelling unit. The proposal is consistent with the Zoning Code and the Variance could be supported based on the conditions of the property. Additionally, the project helps maintain the housing stock in Carmel as encouraged by Goal 3-2 of the General Plan, which states to "*Preserve existing residential units and encourage the development of new multi-family housing in the Commercial and R-4 Districts.*"

RECOMMENDATION:

Accept the design concept and direct the applicant to proceed with submitting Design Review, Use Permit and Variance applications for final review.

PRELIMINARY

- * APN 010-010-0000
- * Block 48, Lot 17
- * P-4
- * Area 20.4
- * 1980-1981
- * 1982-1983
- * 1984-1985
- * 1986-1987
- * 1988-1989
- * 1990-1991
- * 1992-1993
- * 1994-1995
- * 1996-1997
- * 1998-1999
- * 2000-2001
- * 2002-2003
- * 2004-2005
- * 2006-2007
- * 2008-2009
- * 2010-2011
- * 2012-2013
- * 2014-2015
- * 2016-2017
- * 2018-2019
- * 2020-2021
- * 2022-2023
- * 2024-2025
- * 2026-2027
- * 2028-2029
- * 2030-2031
- * 2032-2033
- * 2034-2035
- * 2036-2037
- * 2038-2039
- * 2040-2041
- * 2042-2043
- * 2044-2045
- * 2046-2047
- * 2048-2049
- * 2050-2051
- * 2052-2053
- * 2054-2055
- * 2056-2057
- * 2058-2059
- * 2060-2061
- * 2062-2063
- * 2064-2065
- * 2066-2067
- * 2068-2069
- * 2070-2071
- * 2072-2073
- * 2074-2075
- * 2076-2077
- * 2078-2079
- * 2080-2081
- * 2082-2083
- * 2084-2085
- * 2086-2087
- * 2088-2089
- * 2090-2091
- * 2092-2093
- * 2094-2095
- * 2096-2097
- * 2098-2099
- * 2100-2101
- * 2102-2103
- * 2104-2105
- * 2106-2107
- * 2108-2109
- * 2110-2111
- * 2112-2113
- * 2114-2115
- * 2116-2117
- * 2118-2119
- * 2120-2121
- * 2122-2123
- * 2124-2125
- * 2126-2127
- * 2128-2129
- * 2130-2131
- * 2132-2133
- * 2134-2135
- * 2136-2137
- * 2138-2139
- * 2140-2141
- * 2142-2143
- * 2144-2145
- * 2146-2147
- * 2148-2149
- * 2150-2151
- * 2152-2153
- * 2154-2155
- * 2156-2157
- * 2158-2159
- * 2160-2161
- * 2162-2163
- * 2164-2165
- * 2166-2167
- * 2168-2169
- * 2170-2171
- * 2172-2173
- * 2174-2175
- * 2176-2177
- * 2178-2179
- * 2180-2181
- * 2182-2183
- * 2184-2185
- * 2186-2187
- * 2188-2189
- * 2190-2191
- * 2192-2193
- * 2194-2195
- * 2196-2197
- * 2198-2199
- * 2200-2201
- * 2202-2203
- * 2204-2205
- * 2206-2207
- * 2208-2209
- * 2210-2211
- * 2212-2213
- * 2214-2215
- * 2216-2217
- * 2218-2219
- * 2220-2221
- * 2222-2223
- * 2224-2225
- * 2226-2227
- * 2228-2229
- * 2230-2231
- * 2232-2233
- * 2234-2235
- * 2236-2237
- * 2238-2239
- * 2240-2241
- * 2242-2243
- * 2244-2245
- * 2246-2247
- * 2248-2249
- * 2250-2251
- * 2252-2253
- * 2254-2255
- * 2256-2257
- * 2258-2259
- * 2260-2261
- * 2262-2263
- * 2264-2265
- * 2266-2267
- * 2268-2269
- * 2270-2271
- * 2272-2273
- * 2274-2275
- * 2276-2277
- * 2278-2279
- * 2280-2281
- * 2282-2283
- * 2284-2285
- * 2286-2287
- * 2288-2289
- * 2290-2291
- * 2292-2293
- * 2294-2295
- * 2296-2297
- * 2298-2299
- * 2300-2301
- * 2302-2303
- * 2304-2305
- * 2306-2307
- * 2308-2309
- * 2310-2311
- * 2312-2313
- * 2314-2315
- * 2316-2317
- * 2318-2319
- * 2320-2321
- * 2322-2323
- * 2324-2325
- * 2326-2327
- * 2328-2329
- * 2330-2331
- * 2332-2333
- * 2334-2335
- * 2336-2337
- * 2338-2339
- * 2340-2341
- * 2342-2343
- * 2344-2345
- * 2346-2347
- * 2348-2349
- * 2350-2351
- * 2352-2353
- * 2354-2355
- * 2356-2357
- * 2358-2359
- * 2360-2361
- * 2362-2363
- * 2364-2365
- * 2366-2367
- * 2368-2369
- * 2370-2371
- * 2372-2373
- * 2374-2375
- * 2376-2377
- * 2378-2379
- * 2380-2381
- * 2382-2383
- * 2384-2385
- * 2386-2387
- * 2388-2389
- * 2390-2391
- * 2392-2393
- * 2394-2395
- * 2396-2397
- * 2398-2399
- * 2400-2401
- * 2402-2403
- * 2404-2405
- * 2406-2407
- * 2408-2409
- * 2410-2411
- * 2412-2413
- * 2414-2415
- * 2416-2417
- * 2418-2419
- * 2420-2421
- * 2422-2423
- * 2424-2425
- * 2426-2427
- * 2428-2429
- * 2430-2431
- * 2432-2433
- * 2434-2435
- * 2436-2437
- * 2438-2439
- * 2440-2441
- * 2442-2443
- * 2444-2445
- * 2446-2447
- * 2448-2449
- * 2450-2451
- * 2452-2453
- * 2454-2455
- * 2456-2457
- * 2458-2459
- * 2460-2461
- * 2462-2463
- * 2464-2465
- * 2466-2467
- * 2468-2469
- * 2470-2471
- * 2472-2473
- * 2474-2475
- * 2476-2477
- * 2478-2479
- * 2480-2481
- * 2482-2483
- * 2484-2485
- * 2486-2487
- * 2488-2489
- * 2490-2491
- * 2492-2493
- * 2494-2495
- * 2496-2497
- * 2498-2499
- * 2500-2501
- * 2502-2503
- * 2504-2505
- * 2506-2507
- * 2508-2509
- * 2510-2511
- * 2512-2513
- * 2514-2515
- * 2516-2517
- * 2518-2519
- * 2520-2521
- * 2522-2523
- * 2524-2525
- * 2526-2527
- * 2528-2529
- * 2530-2531
- * 2532-2533
- * 2534-2535
- * 2536-2537
- * 2538-2539
- * 2540-2541
- * 2542-2543
- * 2544-2545
- * 2546-2547
- * 2548-2549
- * 2550-2551
- * 2552-2553
- * 2554-2555
- * 2556-2557
- * 2558-2559
- * 2560-2561
- * 2562-2563
- * 2564-2565
- * 2566-2567
- * 2568-2569
- * 2570-2571
- * 2572-2573
- * 2574-2575
- * 2576-2577
- * 2578-2579
- * 2580-2581
- * 2582-2583
- * 2584-2585
- * 2586-2587
- * 2588-2589
- * 2590-2591
- * 2592-2593
- * 2594-2595
- * 2596-2597
- * 2598-2599
- * 2600-2601
- * 2602-2603
- * 2604-2605
- * 2606-2607
- * 2608-2609
- * 2610-2611
- * 2612-2613
- * 2614-2615
- * 2616-2617
- * 2618-2619
- * 2620-2621
- * 2622-2623
- * 2624-2625
- * 2626-2627
- * 2628-2629
- * 2630-2631
- * 2632-2633
- * 2634-2635
- * 2636-2637
- * 2638-2639
- * 2640-2641
- * 2642-2643
- * 2644-2645
- * 2646-2647
- * 2648-2649
- * 2650-2651
- * 2652-2653
- * 2654-2655
- * 2656-2657
- * 2658-2659
- * 2660-2661
- * 2662-2663
- * 2664-2665
- * 2666-2667
- * 2668-2669
- * 2670-2671
- * 2672-2673
- * 2674-2675
- * 2676-2677
- * 2678-2679
- * 2680-2681
- * 2682-2683
- * 2684-2685
- * 2686-2687
- * 2688-2689
- * 2690-2691
- * 2692-2693
- * 2694-2695
- * 2696-2697
- * 2698-2699
- * 2700-2701
- * 2702-2703
- * 2704-2705
- * 2706-2707
- * 2708-2709
- * 2710-2711
- * 2712-2713
- * 2714-2715
- * 2716-2717
- * 2718-2719
- * 2720-2721
- * 2722-2723
- * 2724-2725
- * 2726-2727
- * 2728-2729
- * 2730-2731
- * 2732-2733
- * 2734-2735
- * 2736-2737
- * 2738-2739
- * 2740-2741
- * 2742-2743
- * 2744-2745
- * 2746-2747
- * 2748-2749
- * 2750-2751
- * 2752-2753
- * 2754-2755
- * 2756-2757
- * 2758-2759
- * 2760-2761
- * 2762-2763
- * 2764-2765
- * 2766-2767
- * 2768-2769
- * 2770-2771
- * 2772-2773
- * 2774-2775
- * 2776-2777
- * 2778-2779
- * 2780-2781
- * 2782-2783
- * 2784-2785
- * 2786-2787
- * 2788-2789
- * 2790-2791
- * 2792-2793
- * 2794-2795
- * 2796-2797
- * 2798-2799
- * 2800-2801
- * 2802-2803
- * 2804-2805
- * 2806-2807
- * 2808-2809
- * 2810-2811
- * 2812-2813
- * 2814-2815
- * 2816-2817
- * 2818-2819
- * 2820-2821
- * 2822-2823
- * 2824-2825
- * 2826-2827
- * 2828-2829
- * 2830-2831
- * 2832-2833
- * 2834-2835
- * 2836-2837
- * 2838-2839
- * 2840-2841
- * 2842-2843
- * 2844-2845
- * 2846-2847
- * 2848-2849
- * 2850-2851
- * 2852-2853
- * 2854-2855
- * 2856-2857
- * 2858-2859
- * 2860-2861
- * 2862-2863
- * 2864-2865
- * 2866-2867
- * 2868-2869
- * 2870-2871
- * 2872-2873
- * 2874-2875
- * 2876-2877
- * 2878-2879
- * 2880-2881
- * 2882-2883
- * 2884-2885
- * 2886-2887
- * 2888-2889
- * 2890-2891
- * 2892-2893
- * 2894-2895
- * 2896-2897
- * 2898-2899
- * 2900-2901
- * 2902-2903
- * 2904-2905
- * 2906-2907
- * 2908-2909
- * 2910-2911
- * 2912-2913
- * 2914-2915
- * 2916-2917
- * 2918-2919
- * 2920-2921
- * 2922-2923
- * 2924-2925
- * 2926-2927
- * 2928-2929
- * 2930-2931
- * 2932-2933
- * 2934-2935
- * 2936-2937
- * 2938-2939
- * 2940-2941
- * 2942-2943
- * 2944-2945
- * 2946-2947
- * 2948-2949
- * 2950-2951
- * 2952-2953
- * 2954-2955
- * 2956-2957
- * 2958-2959
- * 2960-2961
- * 2962-2963
- * 2964-2965
- * 2966-2967
- * 2968-2969
- * 2970-2971
- * 2972-2973
- * 2974-2975
- * 2976-2977
- * 2978-2979
- * 2980-2981
- * 2982-2983
- * 2984-2985
- * 2986-2987
- * 2988-2989
- * 2990-2991
- * 2992-2993
- * 2994-2995
- * 2996-2997
- * 2998-2999
- * 3000-3001
- * 3002-3003
- * 3004-3005
- * 3006-3007
- * 3008-3009
- * 3010-3011
- * 3012-3013
- * 3014-3015
- * 3016-3017
- * 3018-3019
- * 3020-3021
- * 3022-3023
- * 3024-3025
- * 3026-3027
- * 3028-3029
- * 3030-3031
- * 3032-3033
- * 3034-3035
- * 3036-3037
- * 3038-3039
- * 3040-3041
- * 3042-3043
- * 3044-3045
- * 3046-3047
- * 3048-3049
- * 3050-3051
- * 3052-3053
- * 3054-3055
- * 3056-3057
- * 3058-3059
- * 3060-3061
- * 3062-3063
- * 3064-3065
- * 3066-3067
- * 3068-3069
- * 3070-3071
- * 3072-3073
- * 3074-3075
- * 3076-3077
- * 3078-3079
- * 3080-3081
- * 3082-3083
- * 3084-3085
- * 3086-3087
- * 3088-3089
- * 3090-3091
- * 3092-3093
- * 3094-3095
- * 3096-3097
- * 3098-3099
- * 3100-3101
- * 3102-3103
- * 3104-3105
- * 3106-3107
- * 3108-3109
- * 3110-3111
- * 3112-3113
- * 3114-3115
- * 3116-3117
- * 3118-3119
- * 3120-3121
- * 3122-3123
- * 3124-3125
- * 3126-3127
- * 3128-3129
- * 3130-3131
- * 3132-3133
- * 3134-3135
- * 3136-3137
- * 3138-3139
- * 3140-3141
- * 3142-3143
- * 3144-3145
- * 3146-3147
- * 3148-3149
- * 3150-3151
- * 3152-3153
- * 3154-3155
- * 3156-3157
- * 3158-3159
- * 3160-3161
- * 3162-3163
- * 3164-3165
- * 3166-3167
- * 3168-3169
- * 3170-3171
- * 3172-3173
- * 3174-3175
- * 3176-3177
- * 3178-3179
- * 3180-3181
- * 3182-3183
- * 3184-3185
- * 3186-3187
- * 3188-3189
- * 3190-3191
- * 3192-3193
- * 3194-3195
- * 3196-3197
- * 3198-3199
- * 3200-3201
- * 3202-3203
- * 3204-3205
- * 3206-3207
- * 3208-3209
- * 3210-3211
- * 3212-3213
- * 3214-3215
- * 3216-3217
- * 3218-3219
- * 3220-3221
- * 3222-3223
- * 3224-3225
- * 3226-3227
- * 3228-3229
- * 3230-3231
- * 3232-3233
- * 3234-3235
- * 3236-3237
- * 3238-3239
- * 3240-3241
- * 3242-3243
- * 3244-3245
- * 3246-3247
- * 3248-3249
- * 3250-3251
- * 3252-3253
- * 3254-3255
- * 3256-3257
- * 3258-3259
- * 3260-3261
- * 3262-3263
- * 3264-3265
- * 3266-3267
- * 3268-3269
- * 3270-3271
- * 3272-3273
- * 3274-3275
- * 3276-3277
- * 3278-3279
- * 3280-3281
- * 3282-3283
- * 3284-3285
- * 3286-3287
- * 3288-3289
- * 3290-3291
- * 3292-3293
- * 3294-3295
- * 3296-3297
- * 3298-3299
- * 3300-3301
- * 3302-3303
- * 3304-3305
- * 3306-3307
- * 3308-3309
- * 3310-3311
- * 3312-3313
- * 3314-3315
- * 3316-3317
- * 3318-3319
- * 3320-3321
- * 3322-3323
- * 3324-3325
- * 3326-3327
- * 3328-3329
- * 3330-3331
- * 3332-3333
- * 3334-3335
- * 3336-3337
- * 3338-3339
- * 3340-3341
- * 3342-3343
- * 3344-3345
- * 3346-3347
- * 3348-3349
- * 3350-3351
- * 3352-3353
- * 3354-3355
- * 3356-3357
- * 3358-3359
- * 3360-3361
- * 3362-3363
- * 3364-3365
- * 3366-3367
- * 3368-3369
- * 3370-3371
- * 3372-3373
- * 3374-3375
- * 3376-3377
- * 3378-3379
- * 3380-3381
- * 3382-3383
- * 3384-3385
- * 3386-3387
- * 3388-3389
- * 3390-3391
- * 3392-3393
- * 3394-3395
- * 3396-3397
- * 3398-3399
- * 3400-3401
- * 3402-3403
- * 3404-3405
- * 3406-3407
- * 3408-3409
- * 3410-3411
- * 3412-3413
- * 3414-3415
- * 3416-3417
- * 3418-3419
- * 3420-3421
- * 3422-3423
- * 3424-3425
- * 3426-3427
- * 3428-3429
- * 3430-3431
- * 3432-3433
- * 3434-3435
- * 3436-3437
- * 3438-3439
- * 3440-3441
- * 3442-3443
- * 3444-3445
- * 3446-3447
- * 3448-3449
- * 3450-3451
- * 3452-3453
- * 3454-3455
- * 3456-3457
- * 3458-3459
- * 3460-3461
- * 3462-3463
- * 3464-3465
- * 3466-3467
- * 3468-3469
- * 3470-3471
- * 3472-3473
- * 3474-3475
- * 3476-3477
- * 3478-3479
- * 3480-3481
- * 3482-3483
- * 3484-3485
- * 3486-3487
- * 3488-3489
- * 3490-3

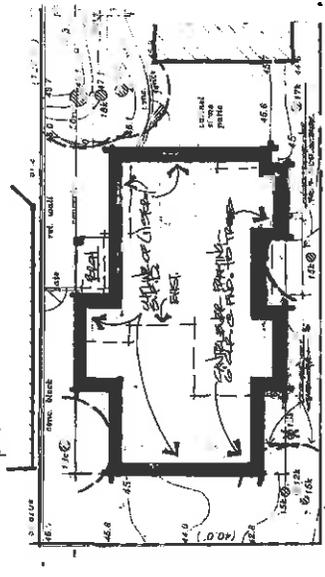
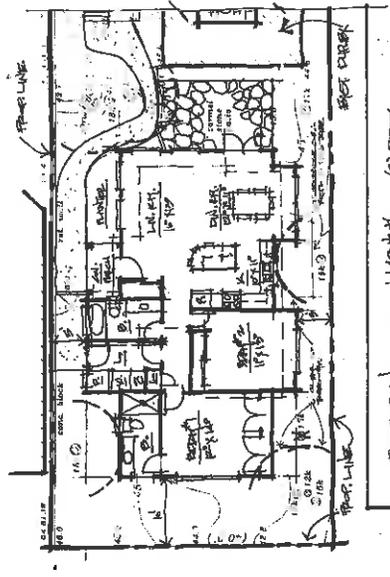
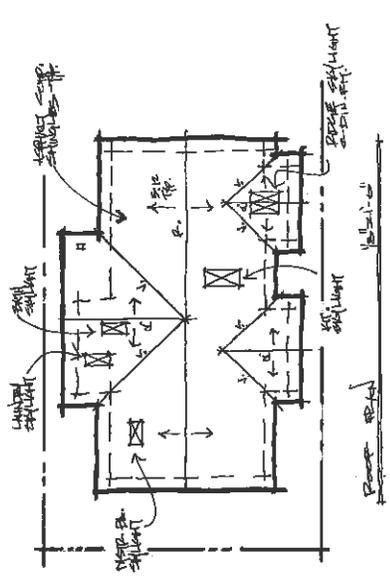


TOPOGRAPHIC MAP
 of the 18.366 ac. parcel in Cornell Top Subdivision,
 Contra Costa County, California.
 Prepared for:
PETER FINEALI and MARY CAMPBELL
 2011 Highway 1, Concord, California
 Order # 09-00000000 August, 2012

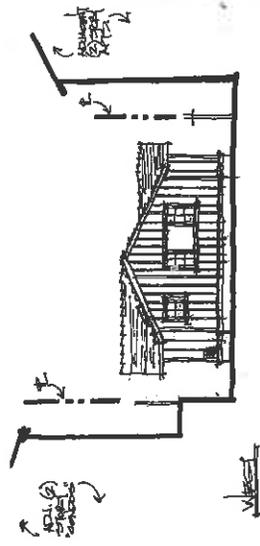
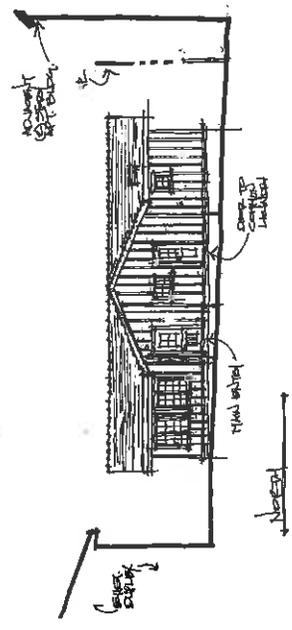
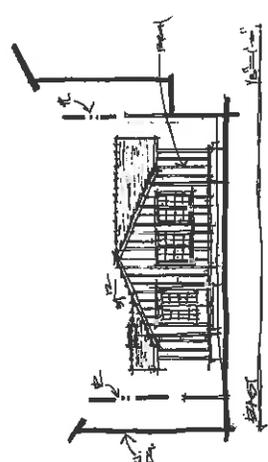
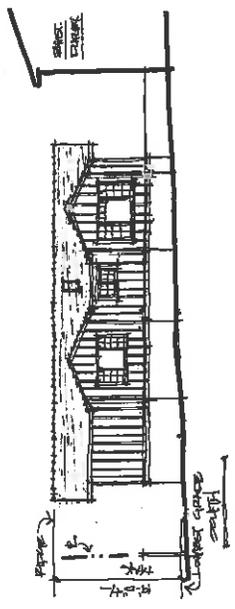
- NOTES:**
1. This is a preliminary map.
 2. All areas shown are for information only.
 3. All areas shown are for information only.
 4. All areas shown are for information only.
 5. All areas shown are for information only.
 6. All areas shown are for information only.
 7. All areas shown are for information only.
 8. All areas shown are for information only.
 9. All areas shown are for information only.
 10. All areas shown are for information only.

This map was prepared by a survey
 made by me on August 2012.



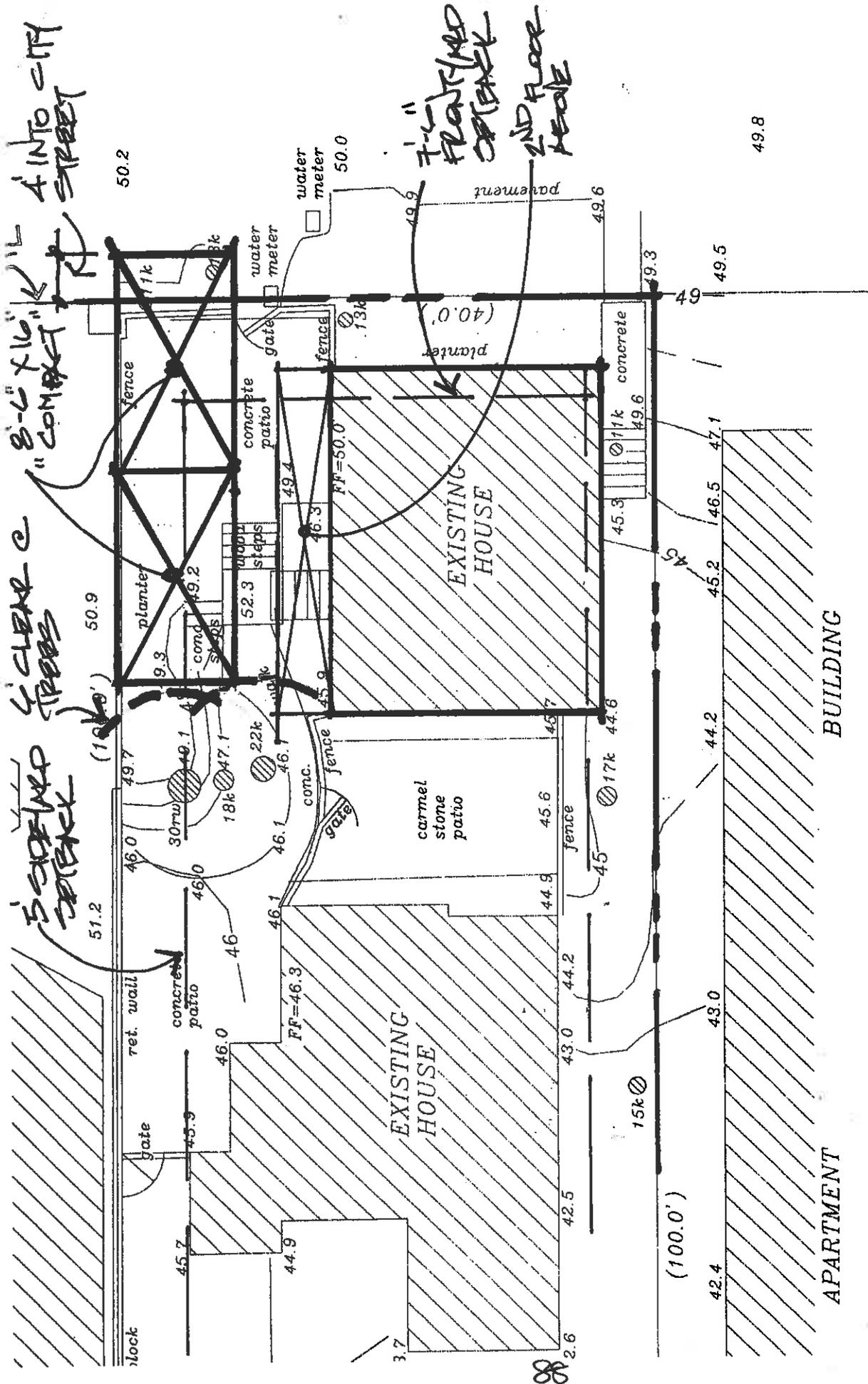


Scale: 1/8" = 1'-0"
 Kitchen Sink - Proposed
 Kitchen Stove - Proposed



Notes:
 - Kitchen Island
 - Kitchen Sink
 - Kitchen Stove
 - Kitchen Counter
 - Kitchen Cabinet

Scale: 1/8" = 1'-0"
 Kitchen Island - Proposed
 Kitchen Sink - Proposed
 Kitchen Stove - Proposed



SCHEME "A"

- (2) COMPACT SPACES
- 4' INTO CITY STREET
- IN BOTH FRONT & SIDE (NO SETBACKS)
- 13'φ ONLY REMAIN
- STREET PARKING REMOVED
- STAIRS RETAINED / RELOCATED

