

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

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

January 13, 2016
Wednesday
Tour: 3:00 p.m.
Meeting: 4:00 p.m.

A. CALL TO ORDER AND ROLL CALL

Commissioners: Don Goodhue, Chair
 Michael LePage, Vice-Chair
 Keith Paterson
 Jan Reimers
 Ian Martin

B. TOUR OF INSPECTION

Shortly after 3:00 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.

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

F. 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 Chair. 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.

G. CONSENT AGENDA

Items placed on the Consent Agenda are considered to be routine and are acted upon by the Commission in one motion. There is no discussion of these items prior to the Commission action unless a member of the Commission, staff, or public requests specific items be discussed and removed from the Consent Agenda. It is understood that the staff recommends approval of all consent items. Each item on the Consent Agenda approved by the Commission shall be deemed to have been considered in full and adopted as recommended.

1. Consideration of draft minutes from the December 16, 2015 Planning Commission Special Meeting

H. PUBLIC HEARINGS

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

1. DS 15-359 (Lawson)
David K. Costa Jr.
26109 Ladera Dr.
Blk: MA ; Lot: 10
APN: 009-331-002
Consideration of a Design Study (DS 15-359) for the replacement of a wood-shake roof with concrete tiles on a residence located in the Single-Family Residential (R-1) District
2. DS 15-352 (Rezai)
John Mandurrago
SE Corner of 4th and Perry Newberry
Block: 2B, Lot: 4
APN: 009-161-017
Consideration of a Final Design Study (DS 15-352) and Coastal Development Permit application for a remodel and addition to an existing residence located in the Single-Family Residential (R-1) Zoning District
3. DS 15-411 (Howley)
Erik Dyar
SW corner of Lincoln and 11th
Block: 133, Lot: 1
APN: 010-183-001
Consideration of a Final Design Study (DS 15-411) and Coastal Development Permit application for a remodel and addition to an existing single-family residence located in the Single-Family Residential (R-1) Zoning District
4. DR 15-381 (Carmel Properties)
Alan Lehman
Sixth Avenue, 3 SW of San Carlos
Blk 71, Lot: 1 (south 1/4) & all of Lot 5
APN: 010-134-005
Consideration of a Design Review (DR 15-381) application for the remodel of a commercial building storefront located in the Central Commercial (CC) Zoning District

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| <p>5. APP 15-378 (Primrose)
 Frank and Marguerite Primrose
 2 NE of 4th on Lobos
 Blk: 1B; Lot: 4
 APN: 010-013-006</p> | <p>Consideration of an Appeal (APP 15-378) of a staff-approved Design Study (DS 15-142) for the construction of a new detached garage on a property located in the Single-Family Residential (R-1) Zoning District.</p> |
| <p>6. APP 15-437 (McClatchy)
 Dave Lyon (agent for owner)
 Scenic 4 parcels northwest of 8th
 Block: C2, Lot: 9
 APN: 010-312-013</p> | <p>Consideration of Appeal (APP 15-437) of an administrative denial of a Driveway Replacement Permit Application (DV 15-109) that included the replacement of an existing 20-foot wide driveway with an 18.5 foot wide driveway</p> |

I. DIRECTOR'S REPORT

1. Update from the Director
2. Introduction of draft 3-year Department Work-Plan

J. SUB-COMMITTEE REPORTS

1. Discussion on Roofing Subcommittee
2. Discussion on Restaurant Subcommittee

K. ADJOURNMENT

The next meeting of the Planning Commission will be:

February 10, 2016

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 the Planning Commission Secretary 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 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, east side of Monte Verde between Ocean & 7th Avenues, during normal business hours.

AFFIDAVIT OF POSTING

I, Marc Wiener, Acting Community Planning and Building Director, for the City of Carmel-by-the-Sea, DO HEREBY CERTIFY, under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the Carmel-by-the-Sea City Hall bulletin board, posted at the Harrison Memorial Library on Ocean and Lincoln Avenues and the Carmel Post Office.

Dated this 7th day of January 2016 at the hour of 4:00 p.m.

Marc Wiener
Acting Community Planning and Building Director

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION SPECIAL MEETING – MINUTES
DECEMBER 16, 2015**

A. CALL TO ORDER AND ROLL CALL FOR TOUR OF INSPECTION

PRESENT: Commissioners: Paterson, LePage, Martin & Goodhue

ABSENT: Reimers

STAFF PRESENT: Marc Wiener, Interim Community Planning & Building Director
Catherine Tarone, Assistant Planner
Matthew Sundt, Contract Planner
Cortina Whitmore, Planning Commission Secretary

B. TOUR OF INSPECTION

The Commission convened at 2:32 p.m. and then toured the following sites:

- DR 15-217 (Chadwick); Scenic Road, 2 NW of 8th Ave., Blk: C2, Lot: 10 &11
- DS 15-418 (Ghazal); NE corner of San Antonio at 10th Ave., Block: V; Lots:18 &20
- DS 15-411 (Howley); SW corner of Lincoln and 11th Ave., Block:133 Lot:1
- DS 15-359 (Lawson); 26109 Ladera Drive, Block: MA, Lot:10
- DR 15-381 (Carmel Properties); 6th Ave., 3 SW of San Carlos, Block: 71, Lot:1 & all of 5

C. ROLL CALL

Chairman Goodhue called the meeting to order at 4:05 p.m.

D. PLEDGE OF ALLEGIANCE

Members of the audience joined Commission Members in the Pledge of Allegiance.

E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

N/A

F. APPEARANCES

Speaker #1: Barbara Livingston wished the Planning Commission Happy Holidays on behalf of the Carmel Residents Association Board of Directors. Ms. Livingston also expressed how proud she was of Carmel-by-the-Sea after the great representation of Mayor, Jason Burnett, Public Works Director, Robert Mullane and Interim Planning and Building Director, Marc Wiener at the Coastal Commission Meeting.

G. CONSENT AGENDA

Items placed on the Consent Agenda are considered to be routine and are acted upon by the Commission in one motion. There is no discussion of these items prior to the Commission action unless a member of the Commission, staff, or public requests specific items be discussed and removed from the Consent Agenda. It is understood that the staff recommends approval of all consent items. Each item on the Consent Agenda approved by the Commission shall be deemed to have been considered in full and adopted as recommended.

- 1. Consideration of draft minutes from the November 18, 2015 Planning Commission Special Meeting

Vice Chair LePage moved to approve Item G.1. Motion was seconded by Commissioner Paterson, and carried on a 4-0-1-0 vote as follows:

AYES: COMMISSIONERS: PATERSON, MARTIN, LEPAGE AND GOODHUE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: REIMERS
ABSTAIN: COMMISSIONERS: NONE

H. PUBLIC HEARINGS

- 1. DS 15-359 (Lawson) Consideration of a Design Study (DS 15-359)
David K. Costa Jr. for the replacement of a wood-shake roof with
26109 Ladera Dr. composition shingles on a residence located in
Block: MA, Lots: 10 the Single-Family Residential (R-1) District
APN: 009-331-002

Marc Wiener, Interim Community Planning & Building Director/Senior Planner, presented the staff report and expressed the staff recommendation of wood material.

Speaker #1: David Costa Jr. Applicant expressed owners concern with fire proofing the home/roof and desire to use composition material.

Chair Goodhue opened the public hearing.

Seeing no other speakers, Chair Goodhue closed the public hearing.

The Commissioners held brief discussion. Commissioner Martin stated composition shingles would undermine the character of the home, and noted he is open to alternative materials that are more authentic. Commissioner LePage agreed with the staff recommendation and noted wood is a more appropriate material choice. Commissioner

Paterson noted he understands the owner's opposition to wood and is willing to entertain other materials.

Commissioner Paterson moved to deny application DS 15-359 (Lawson). Motion seconded by Commissioner Martin, and carried on a 4-0-1-0 vote as follows:

AYES: COMMISSIONERS: MARTIN, LEPAGE, PATERSON AND GOODHUE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: REIMERS
ABSTAIN: COMMISSIONERS: NONE

2. DS 15-352 (Rezai) Consideration of a Final Design Study (DS 15-352) and Coastal Development Permit application for a remodel and addition to an existing residence located in the Single-Family Residential (R-1) Zoning District.
John Mandurrago
SE corner of 4th and Perry Newberry
Block: 2B, Lot:4
APN: 009-161-017

Vice Chair LePage moved to continue DS 15-352 (Rezai) until the January 13, 2016 Planning Commission meeting. Motion seconded by Commissioner Martin and carried on a 4-0-1-0 vote as follows:

AYES: COMMISSIONERS: MARTIN, LEPAGE, PATERSON AND GOODHUE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: REIMERS
ABSTAIN: COMMISSIONERS: NONE

3. CDP 15-244 (Desert Beach, LLC) Consideration of a Coastal Development Permit (CDP 15-244) for the restoration of sand dunes located on City property in the P-2 (Improved Parklands) and Beach and Riparian Overlay District (BR) Zoning Districts. The project is being proposed by the property owner that lives adjacent to the sand dunes.
Tim Germany
Carmel Beach: West side of the Scenic Rd. and 8th Ave. intersection

Marc Wiener informed the Commission the applicant did not complete the required Public Noticing prior to the December 16, 2016 meeting; in addition the application needs to be heard by the Forest and Beach Commission before being presented to the Planning Commission.

Vice Chair LePage moved to continue CDP 15-244 (Desert Beach, LLC) until the February 10, 2016 Planning Commission meeting. Motion seconded by Commissioner Paterson and carried on a 4-0-1-0 vote as follows:

AYES: COMMISSIONERS: MARTIN, LEPAGE, PATERSON AND GOODHUE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: REIMERS
ABSTAIN: COMMISSIONERS: NONE

4. DS 15-418 (Ghazal) Steve Diaz
NE corner of San Antonio at 10th Ave.
Block: V; Lot: 18 & 20
APN: 010-277-007
- Consideration for the Reissuance of a Final Design Study (DS 15-418) and Coastal Development Permit application for the remodel and addition to an existing residence located in the Single-family Residential (R-1) Zoning District (previous planning application case number DS 12-68)

Commissioner Martin recused himself from DS 15-418 (Ghazal) at 4:19 p.m. due to prior business relationship.

Marc Wiener, Senior Planner presented the staff report and provided permit history. Mr. Wiener noted staff's recommendation to reissue the permit.

Chair Goodhue opened the public hearing.

Speaker #1: Jun Silano, Applicant/Architect provided further detail and highlighted design changes. Mr. Silano informed the Commission the owner passed away and the residence is currently for sale. Mr. Silano answered questions from the Commission.

Chair Goodhue opened the public hearing.

Speaker #2: Barbara Livingston asked for clarification in regards to the type of fireplace, tree planting requirements, and if the stone wall will remain rather than a grape-stake fence.

Speaker #1 Jun Silano clarified the fireplace will be gas, and part of the existing stone retaining wall will be removed.

Marc Wiener noted one upper and one lower canopy tree will be planted.

Seeing no other speakers, Chair Goodhue closed the public hearing.

The Commission held discussion. Commissioner LePage noted he is in favor of the design changes and eliminating mass. Commissioner Paterson also noted his belief that the modifications improve the design. Chair Goodhue noted roof changes are more than a minor change.

Vice Chair LePage motioned to accept the reissuance of DS 15-418 (Ghazal) per staff's special conditions. Motion seconded by Commissioner Paterson and carried on a 3-0-1-1 vote as follows:

AYES:	COMMISSIONERS: LEPAGE, PATERSON AND GOODHUE
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: REIMERS
ABSTAIN:	COMMISSIONERS: MARTIN

Commissioner Martin returned to the meeting at 4:32 p.m.

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| 5. DS 15-411 (Howley)
Erik Dyar
SW corner of Lincoln and 11 th
Block: 133, Lot: 1
APN: 010-183-001 | Consideration of a Concept Design Study (DS 15-411) and Coastal Development application for a remodel and addition to an existing single-family residence located in the Single-Family Residential (R-1) Zoning District |
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Catherine Tarone, Assistant Planner presented staff report and provided project history. Ms. Tarone noted staff recommends approval.

Speaker #1: Erik Dyar, Applicant/Architect provided further design concept details and answered questions from the Commission. Mr. Dyar noted a proposed wood shingle roof and gas fireplace.

Chair Goodhue opened the public hearing.

Speaker #2: Barbara Livingston spoke in favor of the home design and questioned the tree replacement requirements.

Marc Wiener noted City Forester, Mike Branson will indicate if tree replacement is necessary.

Chair Goodhue closed the public hearing.

The Commissioners held discussion. Commissioner LePage commended the Applicant/Architect on his design and noted he is in favor of the dormers. Commissioner Martin thanked the Architect for preserving the heritage of the home. Chair Goodhue agreed with his fellow Commissioners and added the house is well designed.

Commissioner Martin motioned to accept DS 15-411 (Howley). Motion seconded by Commissioner Paterson and carried on a 4-0-1-0 vote as follows:

AYES: COMMISSIONERS: LEPAGE, PATERSON, MARTIN
AND GOODHUE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: REIMERS
ABSTAIN: COMMISSIONERS: NONE

6. DR 15-381 (Carmel Properties) Consideration of a Design Review (DR 15-381)
Alan Lehman application for the remodel of a commercial
Sixth Ave., 3 SW of San Carlos building storefront located in the Central
Block: 71, Lot: S 1 & 5 all Commercial (CC) Zoning District
APN: 010-134-005

Matthew Sundt, Contract Planner presented design concept overview. Mr. Sundt expressed staff concerns with the proposed design and noted the design is not in compliance with the City's design guidelines. Matthew Sundt answered questions from the Commission.

Marc Wiener, Senior Planner noted skylights are not addressed in the commercial guidelines.

Speaker #1: Applicant, Alan Lehman provided more concept design details.

Chair Goodhue opened the public hearing.

Speaker #2: Barbara Livingston, advised the Commission to proceed with caution in regards to storefront facades.

Seeing no other speakers, Chair Goodhue closed the public hearing.

The Commission held discussion. Commissioner Martin noted he is not opposed to removing the cooper awning and is in favor of the windows and livable space on the second level of the building. Commissioners Paterson and Goodhue noted that the proposed windows are important for an upstairs apartment. The Commission recommended that the applicant propose a design that is not Spanish revival.

Vice Chair LePage motioned to continue DR 15-381 (Carmel Properties, LLC) until the January 13, 2016 Planning Commission meeting to allow the Applicant to revise the storefront design. Motion seconded by Commissioner Paterson and carried on a 4-0-1-0 vote as follows:

AYES: COMMISSIONERS: MARTIN, LEPAGE, PATERSON AND
GOODHUE

NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: REIMERS
ABSTAIN: COMMISSIONERS: NONE

7. DR 15-217 (Chadwick) Consideration of a Concept Design Study (DS 15-217) and Coastal Development Permit application for demolition of existing residence and construction of new residence located in the Single-Family Residential (R-1), Beach and Riparian (BR) and Archeological Significance (AS) Overlay Zoning Districts
Eric Miller
Scenic Road, 2 NW of 8th Ave.
Block: C2, Lot: 10 & 11
APN: 010-312-026

Matthew Sundt, Contract Planner presented project history and provided summary of proposed design concept. Mr. Sundt noted staff concerns regarding neighbor privacy and grading. Mr. Sundt also noted staff received letters from the neighbors citing height, privacy and grading concerns.

Speaker #1: Eric Miller provided further clarification on the design and addressed questions from the Commission. Mr. Miller noted the indoor fireplace is gas and the outdoor fire pit is wood burning.

Chair Goodhue opened the public hearing.

Speaker #2: Barbara Livingston expressed concern with the amount of fill and number of trips needed to remove dirt and the potential damage to the streets.

Speaker #3: Pam Silkwood, representative to the Yankins, neighbors to the South and the Fergusons neighbors located across the street noted concern with the lack of communication between the Chadwick's and adjoining neighbors. Ms. Silkwood read from Municipal Code 17.70.010 and noted the garage would be considered a story level and not allowed per City Code which allows for up to two story residences. Ms. Silkwood noted the residence is located in the Archeological and Beach Overlay Districts.

Speaker #4: Gretchen Fletcher, representative to neighbors located to the east and south of the Chadwick's also noted privacy concerns and the large scale of the residence on a small lot. Ms. Fletcher noted the amount of cut and fill required; the close proximity of the residence to the neighbors to the south and the addition of the bay windows which will project from the residence. Ms. Fletcher requested clarification on how much lower the new home will be.

Speaker #5: Arthur Chadwick, Owner expressed his love of Carmel and his desire to provide a home for his family and noted his attempts to reach out to the neighbors. Mr. Chadwick expressed his willingness to convert the outdoor fire pit to gas.

Speaker #6: Anthony Lombardo, Mr. Chadwick's attorney requested a continuance in order to address concerns raised by the staff and neighbors.

Seeing no other speakers, Chair Goodhue closed the public hearing.

Marc Wiener noted in staff opinion the height meets the 18 foot height requirement. Mr. Wiener also clarified a garage is counted as a story per City Code.

The Commissioners held decision. Commissioner LePage is in favor of lowering the building however raised concerns with the retaining walls, grand entry, egress tunnel and southern windows. Commissioner Paterson expressed he is not in favor of filling the back of the property. Commissioners Martin and Chair Goodhue both noted concerns with privacy and the proposed grand entry. Chair Goodhue added he is not in favor of filling and noted the design needs to be scaled down and adapt to the site.

Vice Chair LePage motioned to continue DS 15-217 (Chadwick) with revisions as recommended by the Planning Commission. Motion seconded by Commissioner Paterson and carried on a 4-0-1-0 vote as follows:

AYES:	COMMISSIONERS: MARTIN, LEPAGE, PATERSON AND GOODHUE
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: REIMERS
ABSTAIN:	COMMISSIONERS: NONE

I. DIRECTOR'S REPORT

1. Director's Report

Marc Wiener, Acting Community Planning and Building Director attended the Coastal Commission meeting and provided the Commission a brief overview of the meeting. Mr. Wiener noted the City Council reviewed and denied the Corradini appeal and adopted the Housing Element and Medical Marijuana resolutions.

J. COMMITTEE REPORTS

1. Discussion on Roofing Subcommittee

Chair Goodhue informed the Commission the Roofing Subcommittee is not prepared to present locations and would like to schedule a meeting with Don Freeman to obtain clarification on the process of authorizing 'pre-approved' materials.

2. Discussion on Restaurant Subcommittee

Commissioner Martin noted the Restaurant Subcommittee will begin to review the Municipal Code in order to revise and establish standards.

K. ADJOURNMENT

There being no further business, Chair Goodhue adjourned the special meeting at 6:06 p.m.

The next meeting of the Planning Commission will be:

Wednesday, January 13, 2016, at 4:00 p.m. – Regular Meeting

SIGNED:

Donald Goodhue, Planning Commission Chair

ATTEST:

Cortina Whitmore, Planning Commission Secretary



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

January 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Submitted by: Christy Sabdo, Contract Planner

Subject: Consideration of a Design Study (DS 15-359) for the replacement of a wood-shake roof with concrete tiles on a residence located in the Single-Family Residential (R-1) District

Recommendation:

Review the Design Study (DS 15-359) for the replacement of a wood-shake roof with concrete tiles and determine whether it is consistent with the Residential Design Guidelines

Application:	DS 15-359	Applicant:	David K. Costa Jr.
Location:	26109 Ladera Dr.	Owner:	Jack and Elizabeth Lawson/Lawson Trust
Block:	MA	Lot:	10
APN:	009-331-002		

Background and Project Description:

The project site is located at 26109 Ladera Drive and is developed with a one-story residence that is clad with brick and has a wood-shake roof.

On December 16, 2015, the Planning Commission considered the applicant's original proposal to replace the existing wood-shake roof with Malarkey, Highlander style composition shingles in a natural wood color. The Planning Commission determined that the shingles are not consistent with the Residential Design Guidelines and denied the application.

The applicant is now proposing to replace the existing wood-shake roof with a lightweight concrete tile designed to mimic the appearance of a natural cedar shake roof with random patterns of smooth and coarse textures. Specifically, the applicant is proposing a Duralite Saxony Shake in a California Mission Blend color - a product manufactured by Boral USA (See

Attachment B). Staff has asked the applicant to bring a product sample to the meeting.

Staff analysis:

Roofing Material: Section 9.8 of the City’s Residential Design Guidelines states the following:

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).*
- *Clay tile, slate, and concrete tile may be considered appropriate on some structures (i.e., Spanish and Italian Revival, Monterey Colonial, French Revival, etc.).*
- *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.*
- *Metal, plastic and glass roofs are inappropriate in all neighborhoods.*

When making a decision on the use of the roofing product, the Planning Commission should consider neighborhood context, the architectural style of the building, and the characteristics of the proposed concrete tiles. Staff notes that other homes in the neighborhood primarily have “natural” materials, such as wood shake, slate tile, or clay tile. The proposed concrete tiles that mimic the texture and color of wood appear to fit in with the context of the neighborhood, as recommended in the Design Guidelines.

Staff recommends that the Planning Commission review the proposal for concrete tile roofing, to determine the consistency with Design Guideline 9.8.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 1) – Additions to Existing Facilities.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Proposed Roofing Product

Attachment A – Site Photographs

Project Site – Facing east on Ladera Drive



Roof material – wood shake roof



Duralite Saxony Shake 600/700

Christy Sabido

Rustic Brown Blend

600: 2FBCJ3184 / 700: 3FBCJ3184



CRRC Rated Product Pending

California Mission Blend

600: 2FBCJ6464 / 700: 3FBCJ6464



CRRC Rated Product - 0942-0008
Ref: .19 / Emit: .91 / SRI: 18 / Aged SRI: 24

Charcoal Brown Blend

600: 2FBCJ1132 / 700: 3FBCJ1132



CRRC Rated Product - 0942-0005
Ref: .18 / Emit: .91 / SRI: 17 / Aged SRI: 19

Charcoal Blend

600: 2FBCJ1430 / 700: 3FBCJ1430



CRRC Rated Product - 0942-0072
Ref: .17 / Emit: .91 / SRI: 16 / Aged SRI: 17

*David Costa
DC Roofing*

RECEIVED *915-1651*

DEC 30 2015

**City of Camel-by-the-Sea
Planning & Building Dept.**



Boral **Roofing**
Build something great™



Lightweight Roof Tiles

REROOF CONCRETE TILE COLLECTION



7) New stucco siding, 8) all new painted wood windows, and 9) replacement of the existing composition single roof with new Cedar shakes.

The Planning Commission reviewed and accepted the design concept on November 18, 2015 with a request for changes. The applicant has revised the design to comply with the requested changes.

PROJECT DATA FOR A 4,152 SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1856 sf (45%)	1423 sf (34%)	1856 sf (45%)
Site Coverage	574 sf*	1008 sf	573 sf
Trees	3 Upper /1 Lower (recommended)	7 Trees	7 Trees
Ridge Height (1 st only)	18 ft	13 ft	17 ft Detached Garage: 11 ft 9 in
Plate Height (1 st only)	12 ft	9 ft	9 ft 6 in Detached Garage: 8 ft
Setbacks	Minimum Required	Existing	Proposed
Front	20 ft	16 ft 5 in	16 ft 5 in (residence) 7 ft 6 in (detached garage)
Composite Side Yard	14 ft (25%)	Min: 24 ft 9 in ft (44%)	Min: 14 ft (25%)
Minimum Side Yard	3 ft	Min. West Side: 11 ft 9 in Min. East Side: 13 ft East Side Garage: n/a	Min. West Side: 9 ft Min. East Side: 5 ft East Side Garage: 0 ft
Rear	15 ft	3 ft 2 in	3 ft 2 in
*Includes bonus for 50% or more permeable site coverage			

Staff Analysis:

Previous Hearing: The following is a list of recommendations made by the Planning Commission and a staff analysis on how the applicant has or has not revised the design to comply with the recommendations:

1. *The plans shall be revised prior to final Planning Commission review to reduce the ridge height of the structure to less than 15-feet for the portion of the residence that is within the 15-foot rear-yard setback.*

Analysis: Structures 15 feet or higher in the R-1 Zoning District have a minimum 15-foot setback from the rear-yard property line, while structures below 15 feet have a minimum 3-foot rear-yard setback. A portion of the proposed addition had previously exceeded the allowed height of 15 feet in the 15-foot rear-yard setback. The applicant has reduced the height of the rear addition by 1 foot, resulting in a height that is less than 15 feet and is permitted to be 3 feet from the rear property line. The project now conforms to all setback and height requirements.

2. *The applicant shall revise the proposed stone-work to make it more consistent with the objectives of the Residential Design Guidelines.*

Analysis: The applicant had originally proposed stone veneer on the West elevation and stucco siding on all other sides. The Commission had concerns with the contrast of the two materials and directed the applicant to revise the exterior materials to create more consistency throughout all elevations. The applicant has revised the finish materials and is now proposing stucco siding on all elevations. Residential Design Guideline 9.5 encourages the use of “natural building materials” and states that “stucco, in conjunction with some natural materials, may be considered depending on neighborhood character.” With regard to neighboring properties, the adjacent residence to the west has stucco siding and the adjacent residence to the south has horizontal wood siding.

The applicant is also proposing wood shutters and exposed rafter tails/wood beams on the North and West elevation. The residential design guideline #9.4 states that “*The use of simple wood elements that appear to be true structural elements is appropriate*” and in staff’s opinion, the wood details appear to be structural. Staff supports the proposed natural elements.

3. *The three small windows along the east elevation shall have opaque or frosted glass.*

Analysis: In order to reduce privacy impacts to the adjacent east neighbor, the Planning Commission recommended that the three small windows along the east elevation have opaque or frosted glass. The applicant has revised the plans as noted on Sheet D7 of the plan set to incorporate obscure glass on all three windows. Staff has included a condition that these windows contain only obscure glass, as noted on the plans.

4. *The detached garage shall be shifted at least 1 foot from the east property line.*

Analysis: The adjacent neighbor to the east expressed concerns with the placement of the detached garage on the property line. The applicant shifted the garage away from the property line to create a 1-foot setback between the corner of the garage and the property line. The story poles on-site reflect the 1-foot setback from the property line.

5. *The applicant is encouraged to work with the neighbor to the east to determine if the fence should be replaced.*

Analysis: At the November 18th Planning Commission meeting, the adjacent neighbor to the East requested that the applicant consider replacing the existing shared fence. The applicant expressed that the property owner may be willing replace this portion of the fence at a future time, however a new fence is not included as part of this application.

Other Project Components:

Fences/Walls: The City's Municipal Code restricts fence heights to a maximum of 4 feet within the front setback and 6 feet behind the front setback. The applicant is proposing a new 4-foot high grape-stake fence along the North and West property lines. The existing 6-foot fence along the side and rear property lines is proposed to remain. A photograph of the proposed grape stake fence is included as Attachment D.

A new 6-foot high stucco wall is also proposed along the 15-foot front setback line. Staff notes that the subject property does not include a rear yard, and for this reason staff could potentially support a 6-foot high wall in order to create a private outdoor living space. The wall is proposed to be constructed with stucco siding to match the siding of the house.

Finish Details: The finish details include stucco siding on all elevations of the main house as well as along the front 6-foot high wall. The detached garage is proposed to be stucco with a wood carriage-style garage door. All windows and doors are proposed to be wood and the existing composition shingle roof is proposed to be removed and replaced with new Cedar shakes.

Site Coverage: Municipal Code Section 17.10.030.C.2 states that: *"Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less."* The project site contains 1,008 square feet of site coverage and exceeds the allowed site coverage of 574 square feet by 434 square feet. The applicant is proposing to bring the site coverage into compliance by reducing the coverage to 573 square feet.

Exterior Lighting: With regard to light fixtures, Municipal Code Section 15.36.070.B.1 requires that exterior light fixtures on the building not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens). Additionally, the City's Residential Design Guidelines, Section 11.8, states an objective to *"locate and shield fixtures to avoid glare and excess lighting as seen from neighboring properties and from the street."*

The applicant is proposing two styles of lights: wall-mounted Hinkley 1804 Dark Sky lights and Hinkley H56000 landscape lighting. Lighting Details are included on sheet D4 of the plans. The wall-mounted lights are proposed to be located in 5 locations: on either side of the garage, at the front entry, and two in the front courtyard. Staff notes that the wall-mounted lights are lantern style, and the Planning Commission has previously encourage down-lit lights instead of the lantern-style to be more in conformance with the Residential Design guidelines. A condition has been drafted requiring the applicant to work with staff on an appropriate down-lit fixture.

Staff notes that both the wall-mounted and landscape lights have an output of 25 watts (375 lumens). The wall-mounted lights conform to City regulations, however, the landscape lights exceed the allowable output of 15 watts for landscape lights. Staff has included a condition that the landscape lighting shall not exceed more than 15 watts, or more than 18-inches in height above the ground.

Landscape Plan: The applicant has provided a landscape plan that includes minor changes to the existing landscape. The landscape plan depicts site coverage elements including a sand set paver driveway, an impervious front walkway, and two sand-set Carmel stone patios. Additionally, there is a ground cover walkway along the East and South sides of the property, which is not counted towards the site coverage. The applicant is not proposing to remove any trees and is proposing new plantings throughout the property such as flowering maple, Carmel creeper, and the Lilly of the Valley. The City Forester has reviewed the landscape plan and supports the proposal.

Public ROW: The unimproved portion of the City Right-of-Way (ROW) between the front property line and edge of pavement is ranges from approximately 2 feet to 12 feet in width. Staff has not identified any encroachments into the ROW that would need to be removed as part of this project.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes a 433-square foot addition to an existing 1,423-square foot residence, and therefore qualifies for a Class 1 exemption. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Fence Details
- Attachment E – Project Plans

Attachment A – Site Photographs



Attachment B – Findings for Approval

DS 15-352 (Rezai)
 January 13, 2016
 Findings for Approval
 Page 1

FINDINGS REQUIRED FOR 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 and/or 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):		
13. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	

Attachment C – Conditions of Approval

DS 15-352 (Rezai)
 January 13, 2016
 Conditions of Approval
 Page 1

Conditions of Approval		
No.	Standard Conditions	
1.	Authorization: This approval of Design Study 15-352 (Rezai) authorizes the 1) the addition of 433 square feet to the house, 2) Roof alterations that increase the height of the roof approximately 4 feet, 3) the removal of the existing carport and the construction of a new 200-square foot detached garage within the 15-foot front setback, 4) site coverage changes including two new patios and a walkway to access the front door off of Perry Newberry Ave., 5) a new sand set paver driveway connecting to 4 th Avenue, 6) a new 4' high grape stake fence along the north and west property lines, 7) New stucco siding, 8) all new painted wood windows, and 9) replacement of the existing composition single roof with new Cedar shakes.	✓
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 may require additional environmental review and subsequent 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, if proposed, 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 City Forester or Forest and Beach Commission as appropriate; 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 to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City 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.	✓
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✓
10.	All skylights shall use non-reflective 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.	N/A
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.	N/A
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 his or her 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 a Variance.	N/A
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.	✓
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	N/A
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the	✓

	Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	N/A
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
Special Conditions		
22.	The three bathroom windows along the east elevation shall contain only obscure glass, as noted on the plans.	✓
23.	The applicant shall work with staff on proposing an alternative type of down-lit light fixture prior to applying for the building permit.	✓
24.	Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture and shall be spaced no closer than 10 feet apart.	✓

*Acknowledgement and acceptance of conditions of approval.

 Property Owner Signature

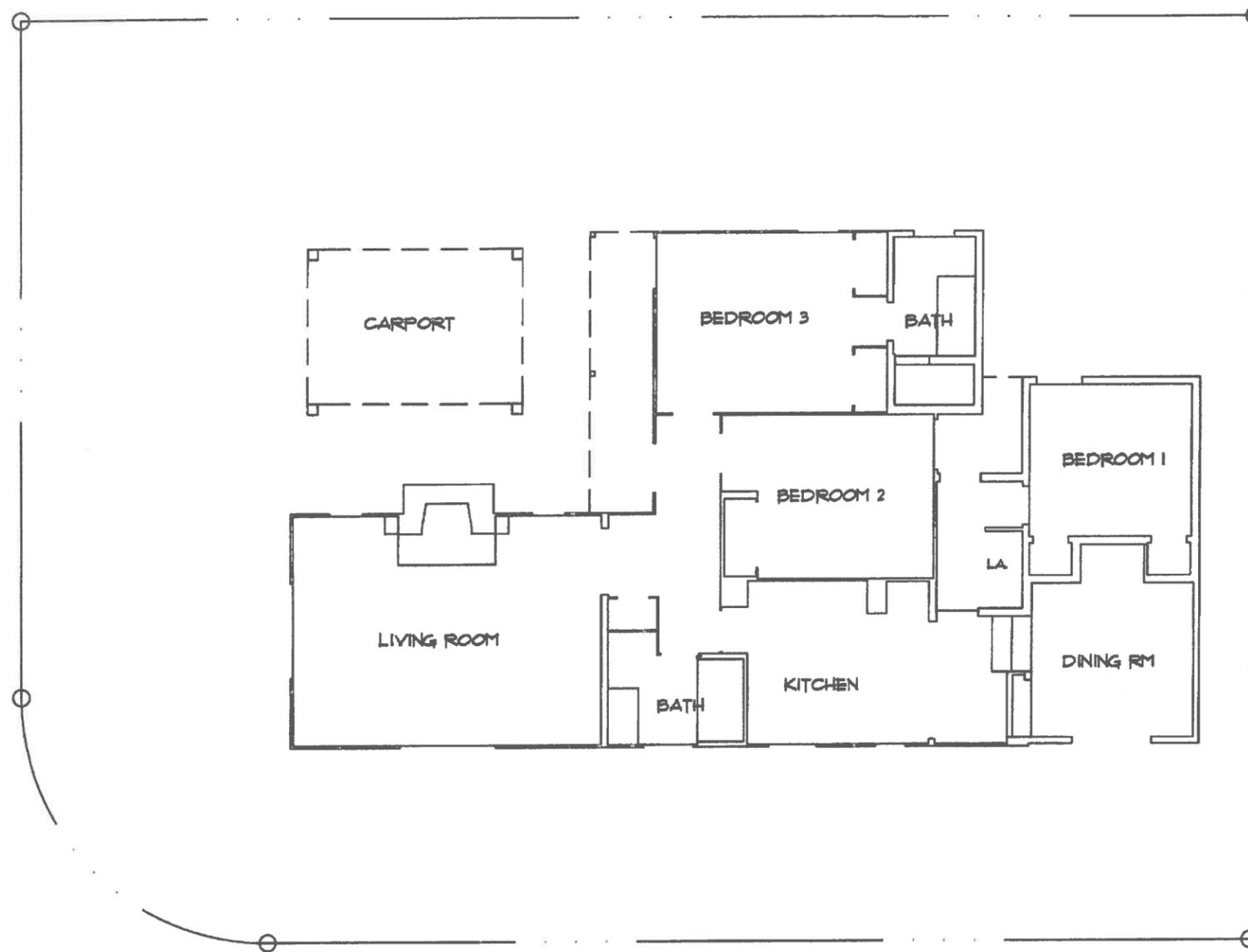
 Printed Name

 Date

Once signed, please return to the Community Planning and Building Department.

Attachment D – Fence Details





**EXISTING
FLOOR PLAN**



RESIDENCE REMODEL
S/E COR FERRY NEMBERTY & 4TH
CARMEL BY THE SEA, CA.
A.P.N. 009-161-017

08-16-15

1513

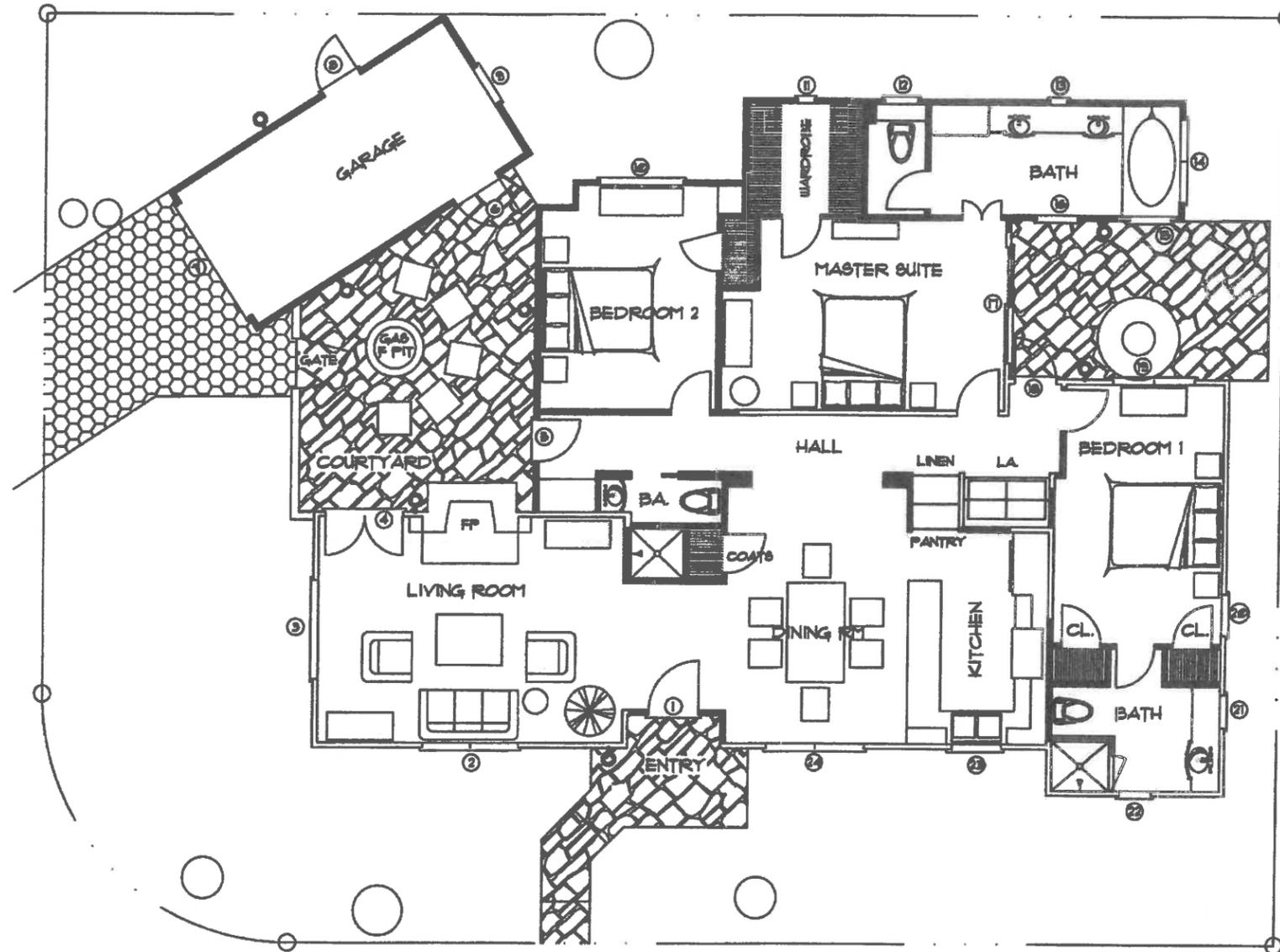
D3

JOHN MANDURRAGO
Design Studios

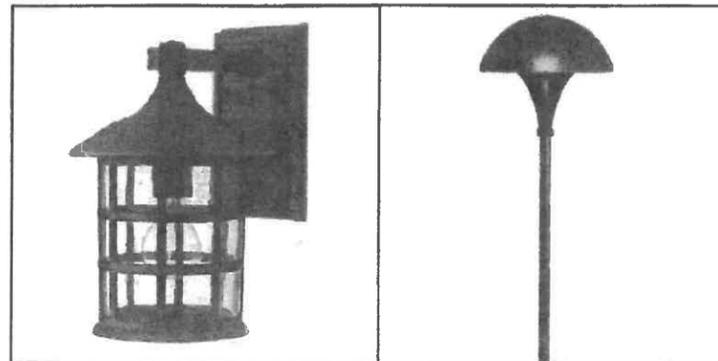
P. O. BOX 77, CARMEL BY THE SEA, CA. 93821 831-825-1553

WINDOW & DOOR SCHEDULE			
ID	SIZE	STYLE	LOCATION
(1)	3084	ARCHED W/GLASS PANEL	ENTRY
(2)	5952	EXISTING	LIVING ROOM
(3)	5952	EXISTING	LIVING ROOM
(4)	2468	PAIR - FRENCH DOORS - 8L	LIVING ROOM
(5)	2668	FRENCH DOOR- 8L	HALL
(6)	3068	FRENCH DOOR- 6L	GARAGE
(7)	8070	CARRIAGE DOOR STYLE	GARAGE
(8)	2668	FRENCH DOOR- 8L	GARAGE
(9)	2630	4L - CASEMENT	GARAGE
(10)	5040	4L - DBL CASEMENT	BEDROOM 2
(11)	1018	FIXED	MASTER WC
(12)	2030	CASEMENT	BATH
(13)	1018	FIXED	MASTER BATH
(14)	5046	6L - DBL CASEMENT	MASTER BATH
(15)	2646	6L - CASEMENT	MASTER BATH
(16)	2646	6L - CASEMENT	MASTER BATH
(17)	7068	12L - SLIDING	MASTER BEDROOM
(18)	2668	FRENCH DOOR- 8L	HALL
(19)	2640	4L - DBL CASEMENT	BEDROOM 1
(20)	2640	4L - CASEMENT	BEDROOM 1
(21)	2036	4L - CASEMENT	BEDROOM 1 BATH
(22)	2036	4L - CASEMENT	BEDROOM 1 BATH
(23)	3036	6L - CASEMENT	KITCHEN
(24)	6056	9L - DBL CASEMENT	DINING RM

KOLBE & KOLBE WOOD WINDOWS AND DOORS ARE DUAL GLAZED TO PAINT



Proposed Exterior Lighting



Hinkley 1804
Dark Sky
25W

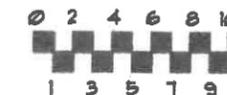
Hinkley H56000
25W

NOTE:

- 1. NEW WALLS ARE SHOWN SHADED
- EXISTING WALLS TO REMAIN ARE SHOWN UN-SHADED



Proposed FLOOR PLAN



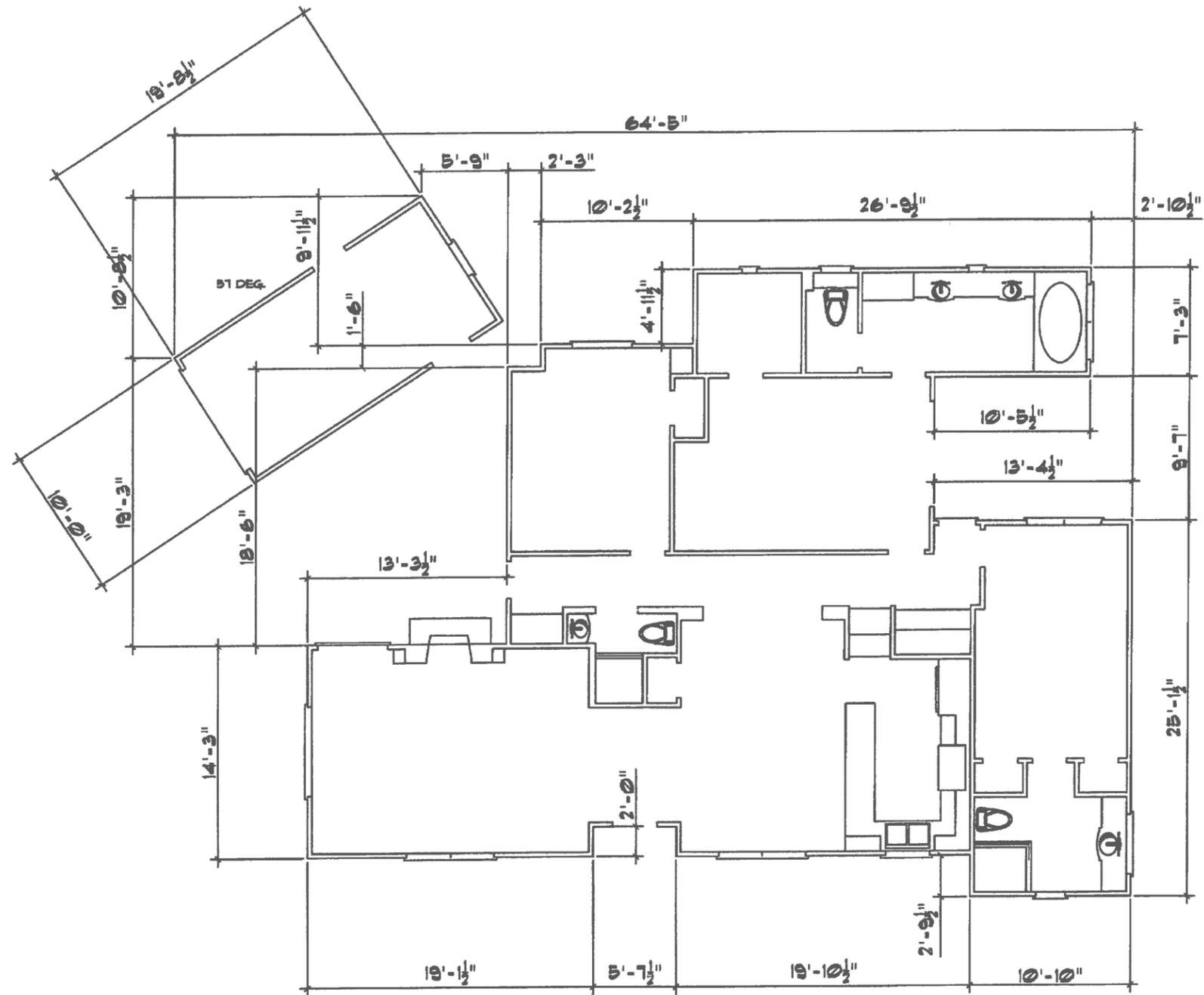
JOHN MANDURRAGO
Design Studios

P. O. BOX 77, CARMEL BY THE SEA, CA 93921 831-625-1983

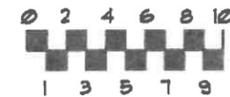
09-24-14
10-01-15

1406
D4

RESIDENCE REMODEL
S/E COR FERRY NEWBERRY & 4TH
CARMEL BY THE SEA, CA
A.P.N. 009-161-017



**Proposed
FLOOR PLAN
Dimensioned**



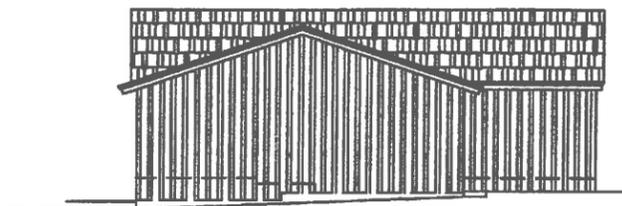
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RESIDENCE REMODEL
S/E COR. FERRY NEWBERRY & 4TH
CARMEL BY THE SEA, CA.
A.P.N. 009-161-017

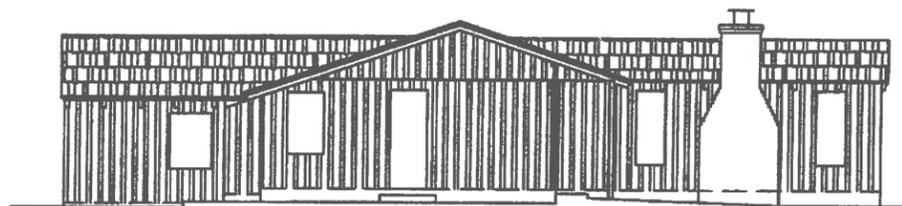
JOHN MANDURRAGO
Design Studios

1513
D5

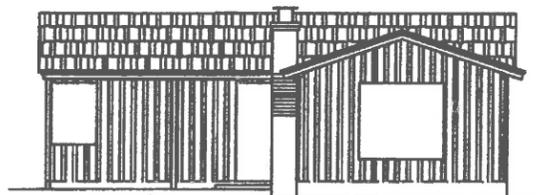
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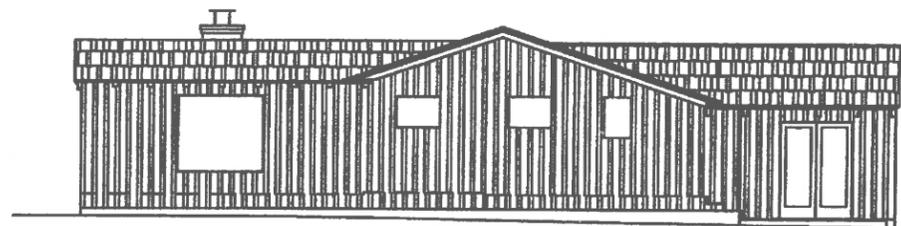
SOUTH



EAST



NORTH



WEST

EXISTING ELEVATIONS

SCALE: 3/16"=1'-0"



JOHN MANDURRAGO
Design Studios

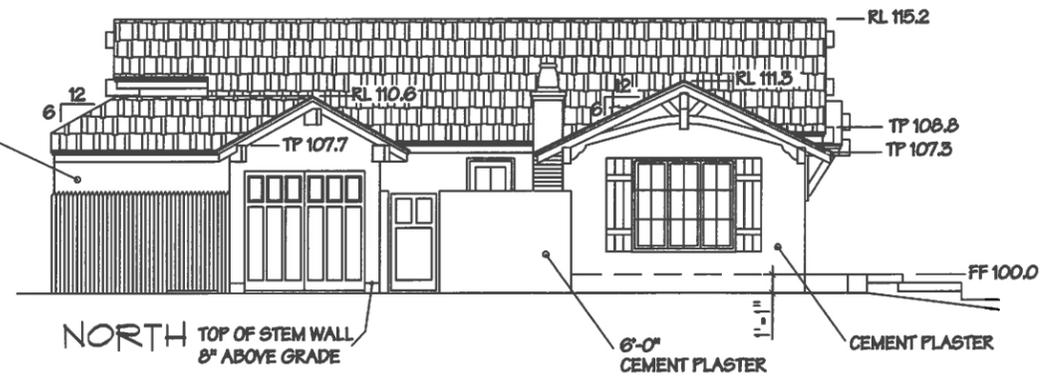
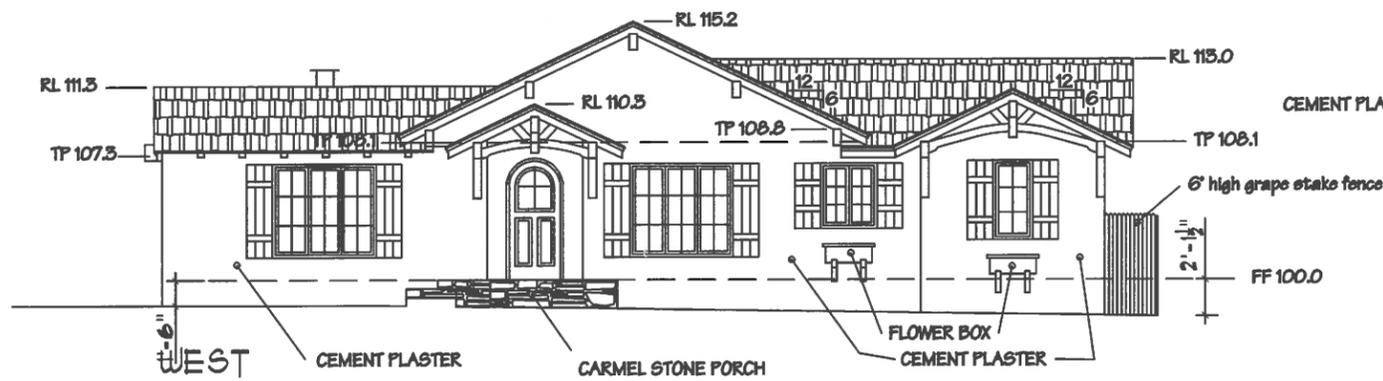
P. O. BOX 70, CARMEL BY THE SEA, CA 93921 831-625-1553

08-17-15

1513

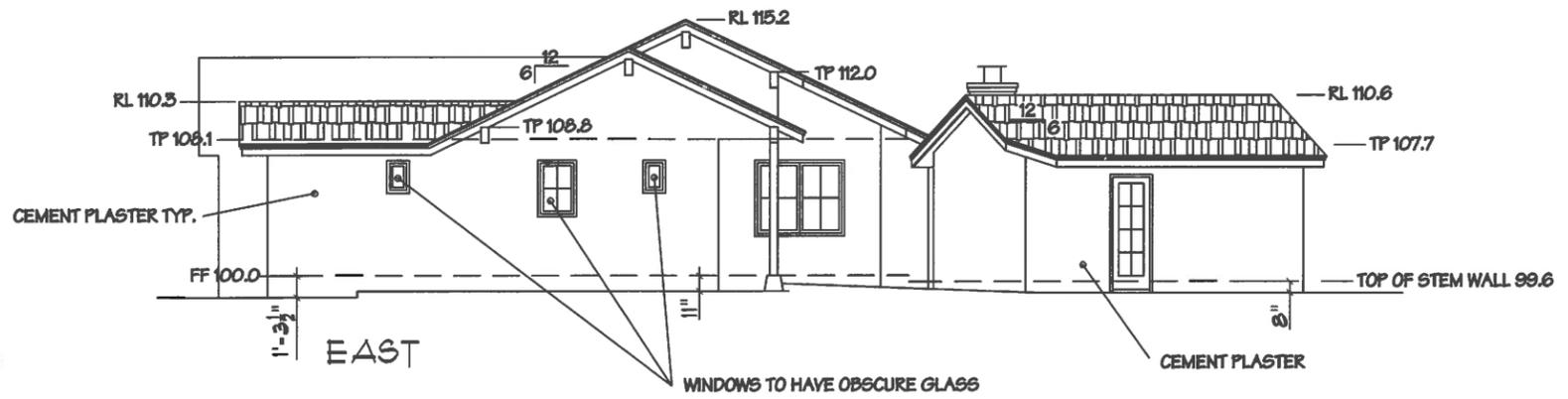
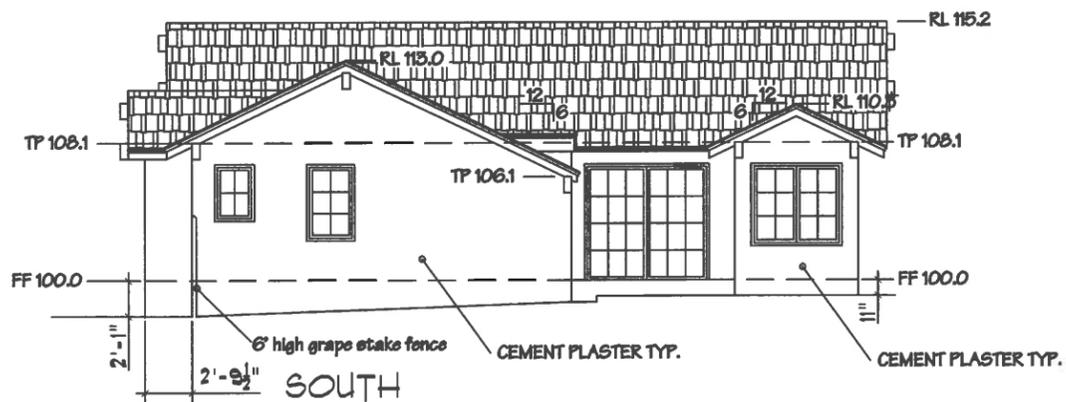
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RESIDENCE REMODEL
S/E COR FERRY NEWBERRY & 4TH
CARMEL BY THE SEA, CA.
A.P.N. 009-161-011



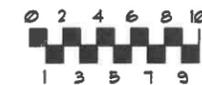
NOTE:

1. WE ARE PROPOSING A COMPLETE COVERING OF THE EXTERIOR WOOD CLADDING MATERIAL WITH PAINTED CEMENT PLASTER.
2. ALL EXTERIOR WINDOWS AND DOORS ARE TO BE PAINTED WOOD.



Proposed ELEVATIONS

SCALE: 3/16"=1'-0"



11-23-15
12-08-15

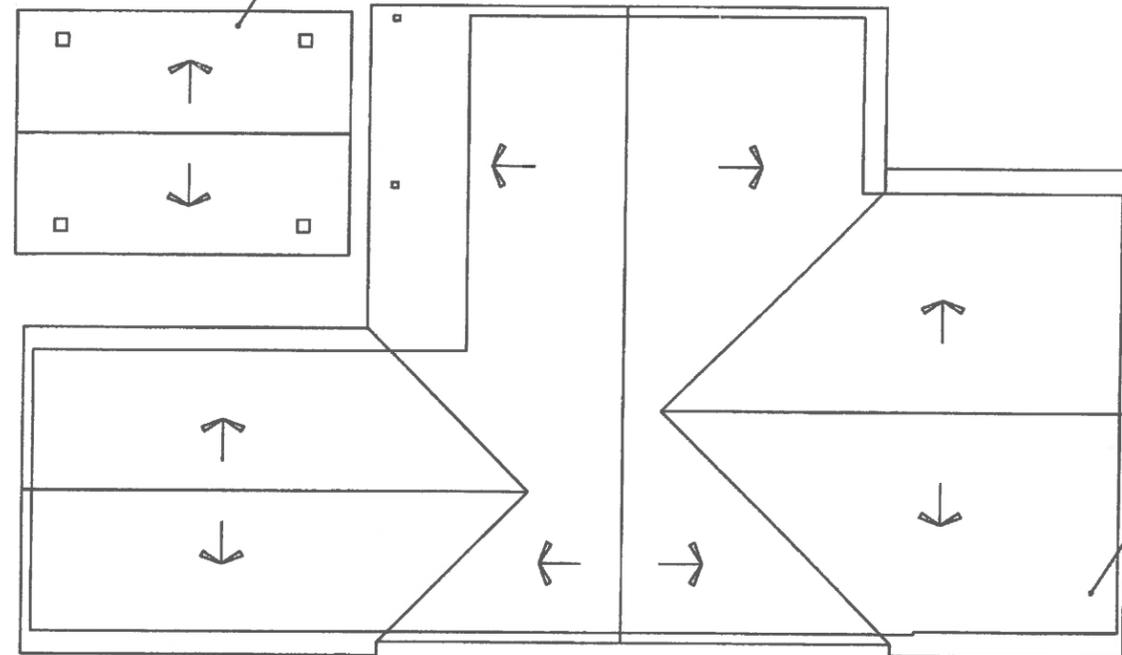
JOHN MANDURRAGO
Design Studios

P. O. BOX "R", CARMEL BY-THE-SEA, CA. 93921 831-625-1553

1513
D7

RESIDENCE REMODEL
 S/E COR PERRY NEWBERRY & 4TH
 CARMEL BY THE SEA, CA.
 A.P.N. 009-161-017

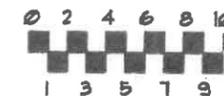
COMPOSITION SHINGLE ROOF
4 1/2 : 12 PITCH TYP.



COMPOSITION SHINGLE ROOF
4 1/2 : 12 PITCH TYP.



EXISTING ROOF PLAN



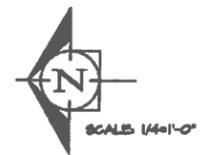
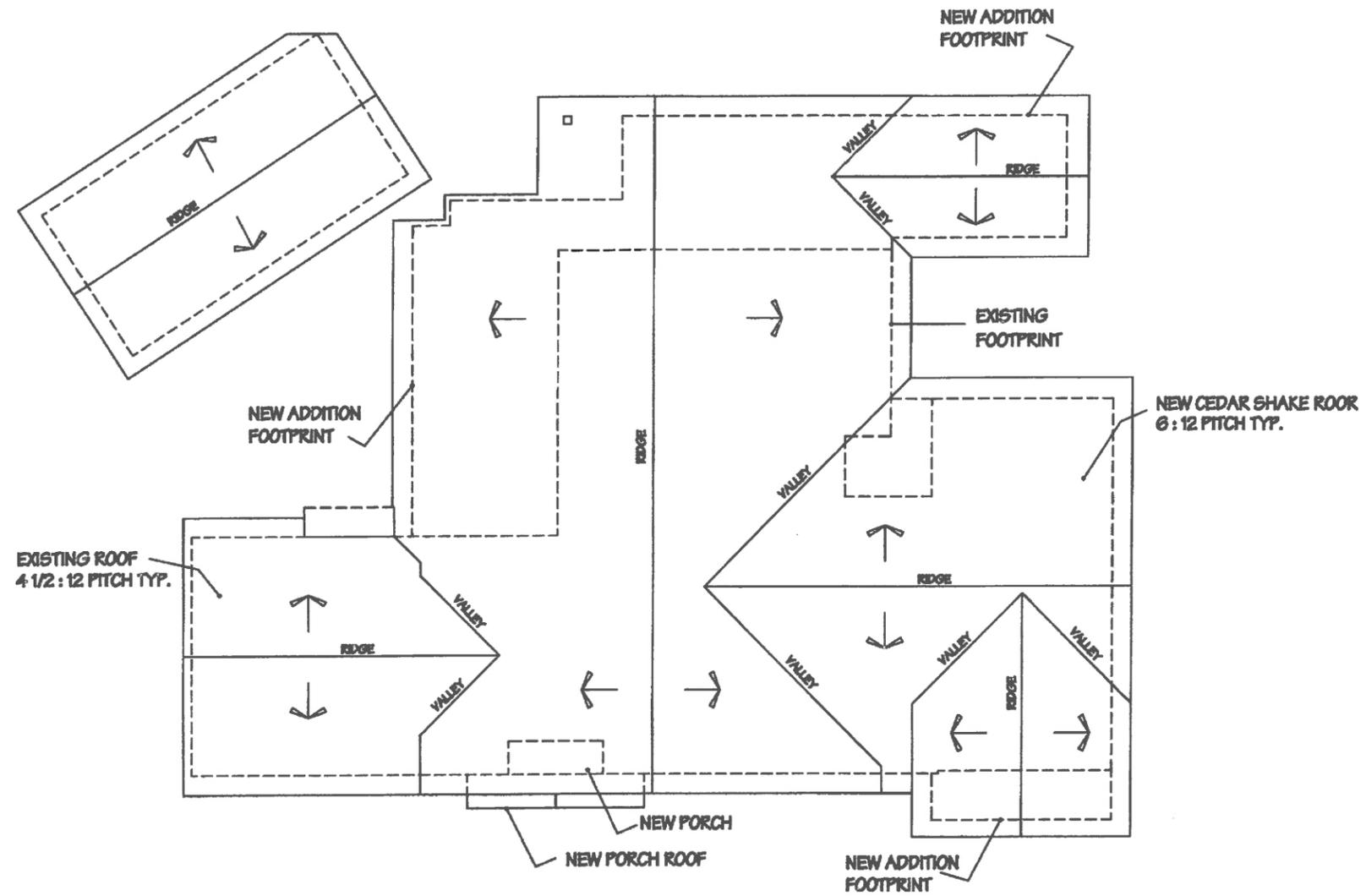
08-17-15

JOHN MANDURRAGO
Design Studios

P. O. BOX 11, CARMEL BY THE SEA, CA 93921 831-625-1853

1513
D8

RESIDENCE REMODEL
S/E COR PERRY NEWBERRY & 4TH
CARMEL BY THE SEA, CA.
A.P.N. 009-161-011



PROPOSED ROOF PLAN



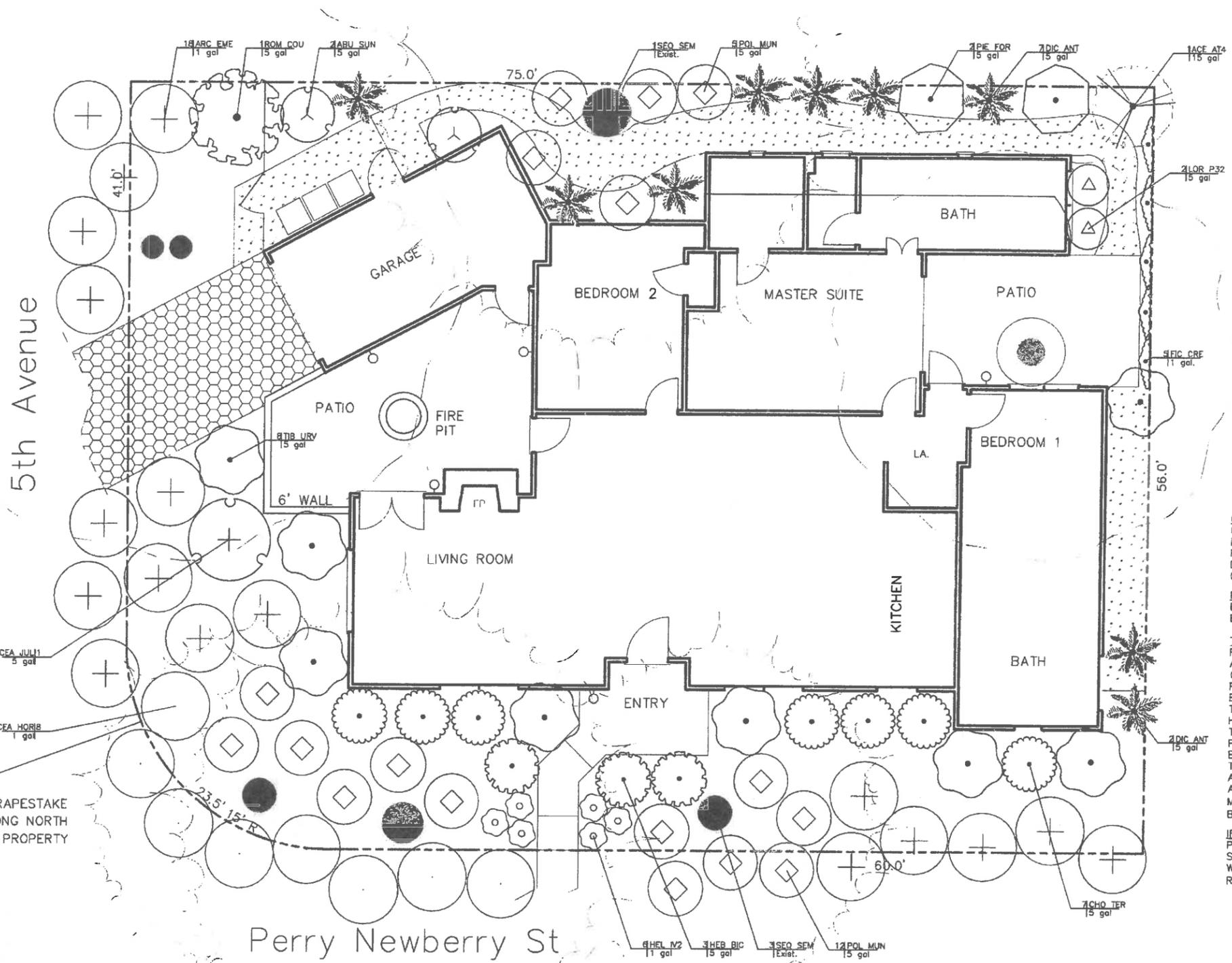
08-17-15
10-01-15

JOHN MANDURRAGO
Design Studios

P. O. BOX 77, CARMEL BY THE SEA, CA. 93981 831-625-1983

1513
D9

RESIDENCE REMODEL
S/E COR FERRY NEBERRY & 4TH
CARMEL BY THE SEA, CA.
A.P.N. 009-161-017



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT
ACE AT4	1	Red Japanese Maple / Acer palmatum 'Atrorpurpureum Burgundy Lace'	15 gal
SEQ SEM	4	Coast Redwood / Sequoia sempervirens	Exist.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
ABU SUN	2	Flowering Maple / Abutilon hybridum 'Sunset'	5 gal
ARC EME	18	Manzanita Emerald Carpet / Arctostaphylos 'Emerald Carpet'	1 gal
CEA HOR	8	Carmel Creeper / Ceanothus griseus horizontalis may need netting to protect from deer	1 gal
CEA JUL	1	California Lilac / Ceanothus hybrid 'Julia Phelps' screen for deer protection	5 gal
CHO TER	7	Mexican Orange / Choisya ternata	5 gal
DIC ANT	9	Tasmanian Tree Fern / Dicksonia antarctica	5 gal
FIC CRE	5	Variiegated Creeping Fig / Ficus pumila 'Variegata'	1 gal.
HEB BIC	3	Hebe / Hebe x 'Bicolor'	5 gal
HEL IV2	6	Ivory Prince Hellebore / Helleborus x 'Ivory Prince'	1 gal
LOR P32	2	Purple Pixie Loropetalum / Loropetalum chinense 'Purple Pixie'	5 gal
PIE FOR	2	Lily of the Valley Bush / Pieris japonica 'Forest Flame'	5 gal
POL MUN	17	Western Sword Fern / Polystichum munitum	5 gal
ROM COU	1	Mattiljo Poppy / Romneya coulteri	5 gal
TIB URV	8	Princess Flower / Tibouchina urvilleana	5 gal
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT
	319 sf	Groundcover / Wood Chips Finely shredded	mulch

GENERAL NOTES:
CONTRACTOR RESPONSIBILITY:
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AS THEY RELATE TO THE PLAN, AND THE PLAN AS IT RELATES TO ALL EXISTING CONDITIONS. ANY DISCREPANCY OR ERROR SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER UPON DISCOVERY OF SUCH DISCREPANCY OR ERROR PRIOR TO COMMENCING WORK.

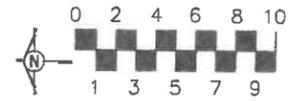
PLANTING NOTES:
 EXISTING PLANT MATERIAL:
 EXISTING TREES SHALL BE PROTECTED, PER CITY OF CARMEL TREE PROTECTION STANDARDS.

TREE AND SHRUB PLANTING PROCEDURE:
 PLANTS SHOULD BE REMOVED FROM THE CONTAINERS IN A MANNER TO MINIMIZE DISTURBANCE OF PLANT AND ROOT BALL. CIRCLING ROOTS AT THE PERIPHERY OF THE ROOT BALL SHOULD BE PULLED OUTWARD OR PRUNED DURING PLANTING TO PREVENT FUTURE GIRDLING. PLANTS WITH SEVERE GIRDLING SHALL BE REJECTED.
 BASINS SHOULD BE CONSTRUCTED TO ALLOW RETENTION OF TWO INCHES MINIMUM OF WATER OVER THE TOP OF THE ROOT BALL. SLOPE PLANTINGS MAY NOT REQUIRE UP-SLOPE BERMS, BUT WILL REQUIRE HIGHER DOWN-SLOPE BERMS.
 THE BACKFILL MATERIAL AND ROOT BALL SHOULD BE SATURATED TO THE FULL DEPTH IMMEDIATELY AFTER PLANTING.
 EACH PLANT SHOULD BE PLACED IN THE HOLE AT SUCH A DEPTH THAT, AFTER THE SOIL HAS SETTLED, THE TOP OF THE ROOT BALL WILL BE SLIGHTLY ABOVE THE SURROUNDING SOIL TO AVOID WATER ACCUMULATION AT THE CROWN OF THE PLANT. BACKFILL SHOULD BE PLACED AROUND THE ROOT BALL AND COMPACTED GENTLY WITH THE END OF THE SHOVEL. BACKFILL SHOULD BE NO MORE THAN 70% MATERIAL FROM THE PLANT HOLE PREPARATION AND 30% "MANUFACTURED" SOIL. BARE SOIL SHALL BE COVERED WITH 1"-2" OF NITROLIZED CHIPPED BARK MULCH.

IRRIGATION NOTES:
 PURCHASE AND INSTALL THE ET SMART CONTROLLER AND WEATHER STATION. INSTALL WEATHER STATION ON FASCIA OF ROOF FACING SOUTH OR WEST WHERE IT CAN BE KEPT CLEAR OF DEBRIS AND UNOBSTRUCTED. SET RAIN GAUGE TO 1/8".

NOTE:
 4' HIGH GRAPESTAKE FENCE ALONG NORTH AND WEST PROPERTY LINES

LANDSCAPE PLAN

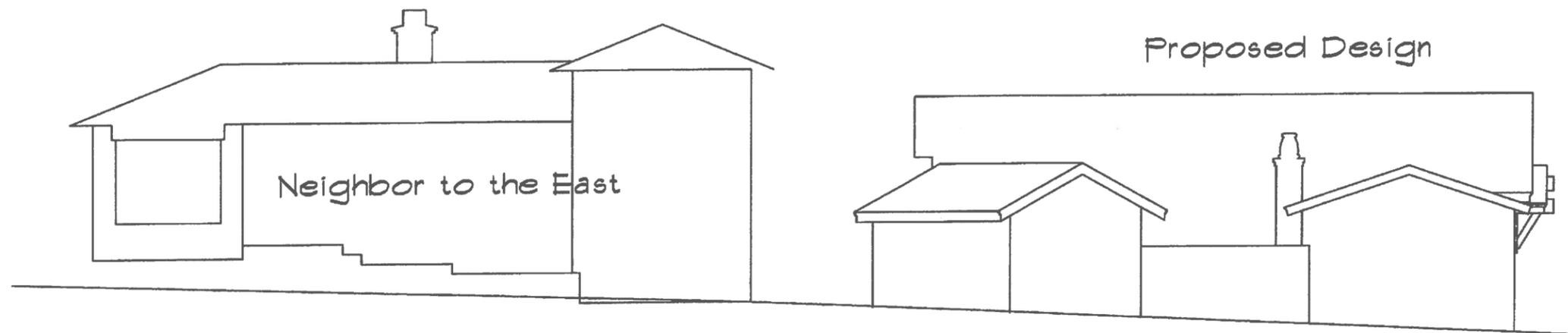


09-09-15

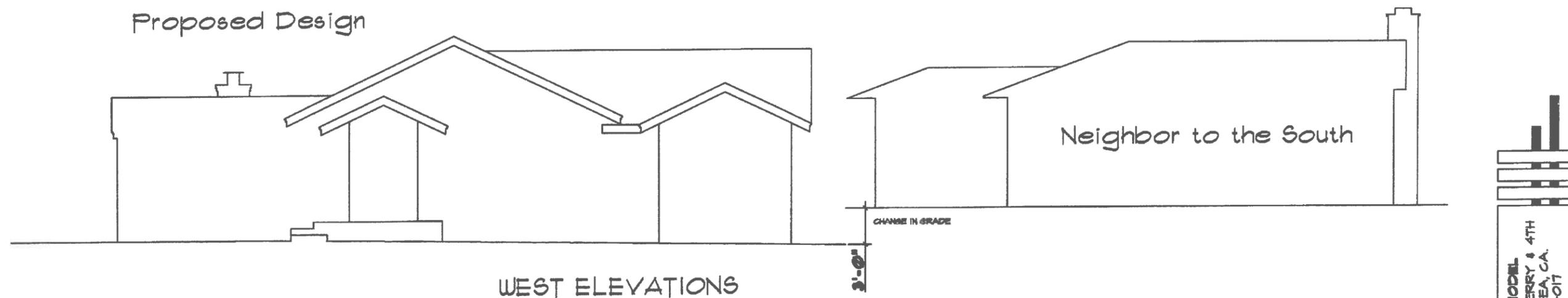
RESIDENCE REMODEL
 S/E COR PERRY NEWBERRY & 4TH
 CARMEL BY THE SEA, CA.
 A.P.N. 004-161-017

JOHN MANDURRAGO
 Design Studios

JOB NUMBER 1513
 SHEET NUMBER D10



NORTH ELEVATIONS



WEST ELEVATIONS

**Proposed
STREETSCAPE**

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



08-17-15
10-01-15
1513
D11

JOHN MANDURRAGO
Design Studios

P. O. BOX 77, CARMEL BY THE SEA, CA 93921 831-625-1253

RESIDENCE REMODEL
S/E COR FERRY NEWBERRY & 4TH
CARMEL BY THE SEA, CA.
A.P.N. 009-161-017



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

January 13, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Submitted by: Catherine Tarone, Assistant Planner

Subject: Consideration of a Design Study (DS 15-411) and Coastal Development Permit application for a remodel and addition to an existing single-family residence located in the Single-Family Residential (R-1) Zoning District

Recommendation:

Approve the Final Design Study (DS 15-411) subject to the attached findings and conditions.

Application: DS 15-411 **APN:** 010-183-001
Block: 133 **Lot:** 1
Location: Southwest Corner of Lincoln Street and 11th Avenue
Applicant: Erik Dyar **Property Owner:** Kevin and Dyanne Howley

Background and Project Description:

The project site is a 4,000-square foot property located at the southwest Corner of Lincoln Street and 11th Avenue and is developed with a 1,415-square foot, two-story single-family residence. The grade of the property drops approximately 8 feet from the east property boundary to the west property boundary. A Determination of Historic Ineligibility was issued on November 20, 2014.

On November 6, 2015, the applicant submitted an application proposing additions and alterations to the property including a 380-square foot, single-story, addition to the west elevation, the removal of the existing brick patio, balcony and stairs and the installation of a new 236-square foot redwood spaced-board deck surrounded by a stone wall on the main floor and a new 49 square-foot second-story deck. A new skylight is also proposed on the addition, on the south elevation of the property. Finish materials include off-white wainscot shiplap at the property's base and off-white board and batten siding on the upper portion with new stucco on the existing painted brick chimney. On the west elevation, in the rear yard, the applicant is proposing a 48-inch-high stone

gas fire pit located approximately 13 ½ feet from the property line. On the north elevation of the property, the applicant is proposing a new stone chimney, a new 4-foot-high wood gate framed by 4-foot-high stone posts and the replacement of a concrete driveway, concrete retaining wall and stone paver walkway with a sand-set cobblestone driveway, stone-clad retaining wall and decomposed granite walkway. Note that the applicant has revised the location of the stone cooking station to be located, instead, on the north elevation facing Eleventh Avenue and shielded from public view by a six-foot-high section of the proposed stone wall. Additionally, an outdoor shower is proposed to be located on the property's south elevation. Finally, a tree in the public right-of-way that is encroaching on the proposed driveway is proposed for removal on the north elevation.

The Planning Commission reviewed this project on December 16, 2015, and accepted the design concept with recommendations/draft conditions. The applicant has complied with the recommendations made by the planning commission. Staff has scheduled this application for final review. The primary purpose of this meeting is to review and consider the proposed fence and wall elevations, landscape plan and path lighting plan, wall-mounted lighting and finish materials for the residence. However, the Commission may provide input on other aspects of the design.

PROJECT DATA FOR THE 4,000-SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 sf.	1,415 sf.*	1,795 sf.*
Site Coverage	556 sf. (13.9%)	804 sf. (20.1%)	437 sf. (10.9%)
Trees (upper/lower)	3/1 trees	7/2 trees	7/2 trees
Ridge Height (1 st /2 nd)	18 ft./24 ft.	8 ft. /21 ft. 9 ½" in.	14 ft. 8 in. /21 ft. 9 ½" in.
Plate Height (1 st /2 nd)	12 ft. /18 ft.	8 ft./ 15 ft. 4 in.	9 ft. 3 in. /15 ft. 4 in.
Setbacks	Minimum Required	Existing	Proposed
Front	15 ft.	14 ft., 4 in.	14 ft., 4 in.
Composite Side Yard	10 ft. (25%)	10 ft.	10 ft.
Minimum Side Yard (exterior, street-facing side/interior side)	5 ft. / 3 ft.	4 ft., 3 in./ 6 ft. 4 in.	4 ft., 3 in./ 3 ft., 9 in.
Rear	15 ft.	53 ft., 6 in.	28 ft., 3 in.
*Includes 200 square feet for parking			

Staff analysis:

Previous Hearing: The following is a list of recommendations made by the Planning Commission and a staff analysis on how the applicant has or has not revised the design to comply with the recommendations.

1. *The applicant shall submit a tree removal permit for the removal of the 20-inch Acacia tree in the public right-of-way on the north portion of the property.*

Analysis: The applicant has submitted a tree removal permit for the removal of the Acacia tree. The City Forester has reviewed the tree removal permit and is approving the tree removal and requiring the planting of a replacement tree in a different location in the public right-of-way. (For more details, see the tree removal permit conditions for permit # 64184).

2. *The applicant shall work with staff and the City Forester on addressing the portion of the new addition that encroaches into the 6-foot setback of the oak tree.*

Analysis: Staff included this condition due to the proximity of the new development to the 21-inch oak tree on the north elevation of the property. The City Forester reviewed the plans and supports staff's recommendation that the applicant shall hand excavate any portion of the project that will be located within the 6-foot setback of the oak tree. The City Forester recommends that if any significant tree roots are discovered, the applicant shall use a bridged footing to avoid damaging significant tree roots.

Additionally, the City Forester reviewed the landscape plan and approved the proposed plant list stating that it is consistent with the City of Carmel's guidelines and requirements.

Other Project Components:

Exterior Lighting: With regard to light fixtures, Municipal Code Section 15.36.070.B.1 requires that exterior light fixtures on the building not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) or 10 feet in height. The locations of the proposed light fixtures are depicted on the elevations included on Sheet 6 of the plan set, and the details are included on sheet L2. The applicant is proposing two different light fixtures: one is a Kichler brand incandescent light fixture with an output of 25 watts and the other is a WAC Lighting brand LED light fixture containing three 3-watt LED bulbs that will be dimmed to 10% with an electronic low voltage (ELV)

dimmer. The applicant is proposing a total of seven lights on the main dwelling. One Kichler brand light will be adjacent to the entries on the upper-floor and lower-floor decks on the west elevation of the property, at the garage on the north elevation facing Eleventh Avenue and at the far east end of the south interior (side) yard (four lights total). One WAC Lighting brand light is proposed to be installed at the entry on the north elevation and two lights are proposed on either side of the window on the south end of the deck on the west elevation (three lights total).

In regard to landscape and path lighting, the applicant is proposing an FX Luminaire brand LED step light with an output of 20 watts located at the lower-floor deck stairs on the west elevation. In addition, the applicant is proposing the installation of five FX Luminaire down-facing path lights with an output of 10 watts each. Two path lights will be located on the north elevation, one near the gate and one at the west end of the stone pathway. Three path lights will be located on the south elevation: one on either side of the oriel window and one against the fence line directly across from the wall light on the east end of the property.

Analysis: Staff supports the proposed lighting fixtures and notes that they comply with City requirements.

Fences, Stone Columns and Arbor: The property's existing wood grape stake fence is proposed to be extended to the edge of the driveway. The existing fence conforms to the city's height requirements and consists of a 4-foot fence facing Eleventh Avenue, no fence facing Lincoln Street and a 6-foot high fence in the south (side) and west (rear) yards.

The applicant is proposing a new 4-foot high wood gate at the entrance to the property facing Eleventh Avenue framed on either side with 2 new 4-foot high stone columns. Additionally, the applicant is proposing to install a 7-foot high, 5 ½-foot wide, natural wood arbor mounted on top of the proposed columns. An elevation drawing of the proposed gate, stone columns and arbor is may be found on sheet L-1 of the plans, which are included as Attachment D.

Stone Wall and Stone Cooking Station: The applicant is proposing a stone wall that will surround the 289-square foot, lower-story, spaced redwood board deck. The deck will be approximately 2 ½ to 3 feet above grade. At the north-west portion of the deck, the top of the wall will be even with the top of the deck, while on the south-west portion of the deck, the wall height will rise approximately 2 ½ feet to provide bench seating facing inward toward the deck. Additionally, at the stone cooking station and grill, the stone wall will rise to a height of approximately 6 feet to conceal the grill from view from 11th Avenue.

According to the Carmel Municipal Code section 17.10.030, since the proposed stone wall is located behind the 5-foot side-yard street-facing setback, the proposed height of 6 feet is permitted. The Planning Commission should consider if the height of the wall should be reduced or if the grill should be relocated so that the wall does not face the street.

Outdoor Gas Fire Pit: The project proposal includes a 48-inch high outdoor gas-burning fire pit located on the west (rear) portion of the property. It will be located approximately 13 ½-feet away from the west (rear) property line and approximately 8 feet away from the south (interior, side) property line. The seating area surrounding the fire pit will be sand.

Since the required setback for structures less than 15 feet tall is 3 feet (17.10.030), staff is not concerned that any negative impacts will result from this proposal.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes a 380-square foot addition to an existing 1,415-square foot residence, and therefore qualifies for a Class 1 exemption. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Finish Material Photographs
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Project Plans

Attachment A

Stone Wall Surrounding Lower-Story Redwood Deck



Sand-Set Cobblestone Driveway





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DEC 23 2015

**City of Camel-by-the-Sea
Planning & Building Dept.**

Attachment B – Findings for Approval

DS 15-411 (Howley)
 January 13, 2016
 Findings for Approval
 Page 1

<u>FINDINGS REQUIRED FOR FINAL DESIGN STUDY APPROVAL (CMC 17.64.8 and LUP Policy P1-45)</u>		
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 and/or 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 add 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. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

Attachment C – Conditions of Approval

DS 15-411 (Howley)
 January 13, 2016
 Conditions of Approval
 Page 1

Conditions of Approval		
No.	Standard Conditions	
1.	<p>Authorization: This approval of Design Study (DS 15-411) authorizes 1) a 380-square foot, single-story, addition to the west elevation of the house, 2) the removal of the existing brick patio, balcony and stairs and the installation of a new 236-square foot redwood spaced-board deck and a new 49 square-foot second-story deck, 3) the installation of a new stone wall surrounding the redwood deck on the main floor, 4) a new skylight on the addition, on the property’s south elevation, 5) the installation of off-white wainscot shiplap siding at the property’s base and off-white board and batten siding on the upper portion with new stucco on the existing painted brick chimney, 6) the installation of a 48-inch-high stone gas fire pit on the west elevation in the rear yard, 7) the installation of a new stone chimney, 8) the replacement of the existing concrete driveway, low concrete retaining wall and paver walkway in the public right-of-way with a sand-set cobblestone driveway, stone-clad retaining wall and decomposed granite walkway on the north elevation of the property, 9) the installation of a new 4-foot high wood gate, 10) the installation of 4-foot high stone posts, 11) the installation of a stone cooking station on the north elevation shielded from public view by a six-foot-high portion of the proposed stone wall, 12) the installation of an outdoor shower on the south elevation.</p>	✓
2.	<p>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 may require additional environmental review and subsequent approval by the Planning Commission.</p>	✓
3.	<p>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.</p>	✓
4.	<p>All new landscaping, if proposed, 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</p>	✓

	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 City Forester or Forest and Beach Commission as appropriate; 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 to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City 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.	✓
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✓
10.	All skylights shall use non-reflective 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 his or her 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 a Variance.	N/A
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.	N/A
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.	
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	N/A
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	N/A
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
	Special Conditions	
22.	The applicant shall plant and maintain one new upper-canopy tree of substantial size and caliber and of a species approved by the City Forester as specified on the submitted tree removal permit. The location, size, and species of this tree shall be noted on the landscape plan submitted with the construction plan set. Prior to final planning inspection, the tree shall be planted on site located approximately 10 feet from any building.	✓

DS 15-411 (Howley)
January 13, 2016
Conditions of Approval
Page 5

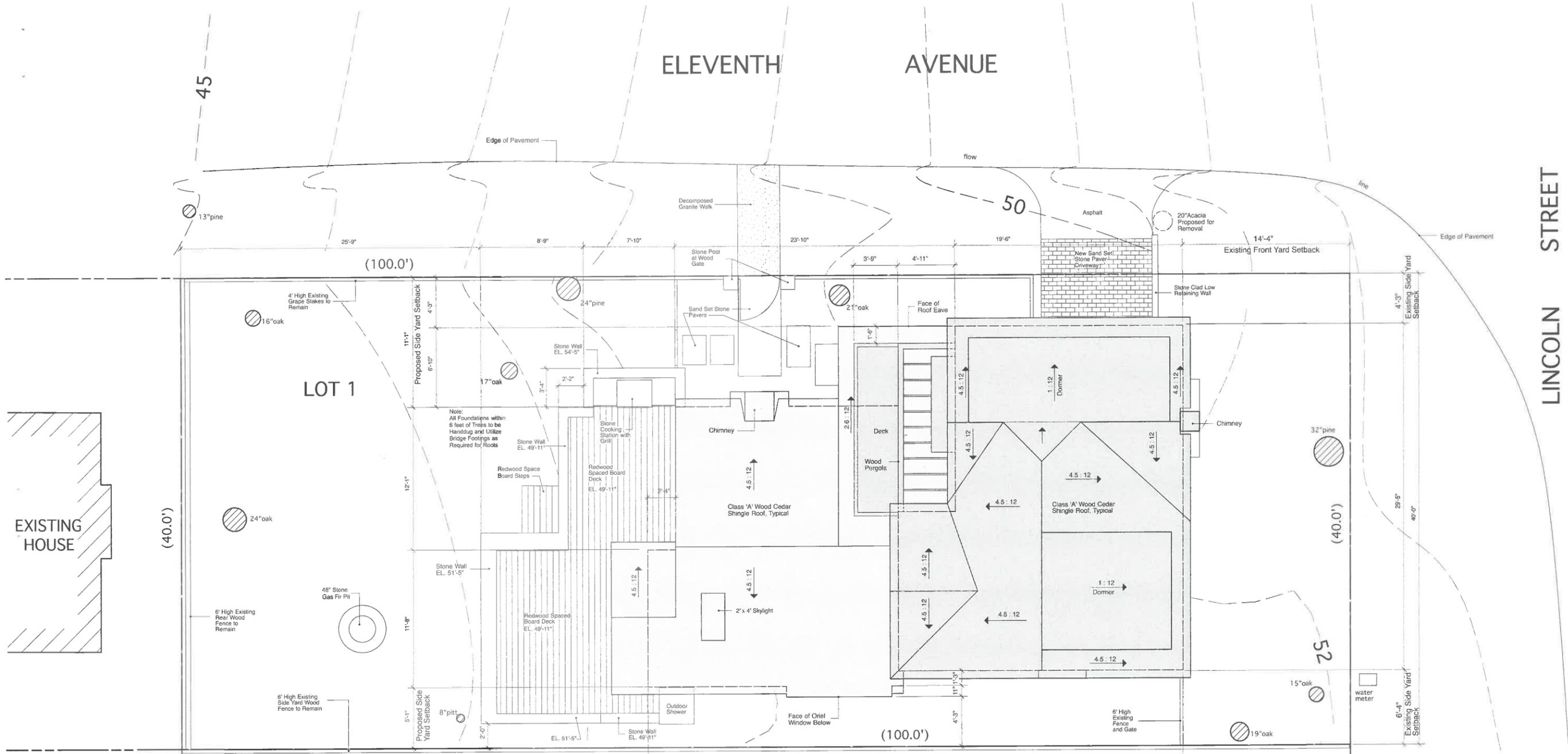
*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

Once signed, please return to the Community Planning and Building Department.



Floor Area	
Existing House	= 1,415 sq. ft.
Proposed Main Level Area	= 1,208 sq. ft.
Proposed Upper Level Area	= 587 sq. ft.
Total Proposed Floor Area	= 1,795 sq. ft.
Total Added Floor Area	= 380 sq. ft.
Total Allowable Floor Area	= 1,800 sq. ft.

Existing Site Coverage	
Existing Lot Area	= 4,000 sq. ft.
Existing Coverage Including Stairs and Upper Balcony	= 804 sq. ft. or

Proposed Site Coverage	
Spaced Board Deck	= 289 sq. ft.
Stone Pavers in Sand	= 55 sq. ft.
Stone Gate	= 3 sq. ft.
Stone Deck Surround, Grill and Shower Pad	= 91 sq. ft.
Entry Stone Pavers	= 25 sq. ft.
Driveway with Sand Set Pavers	= 40 sq. ft.
Driveway Retaining Wall	= 2 sq. ft.
Stone Gas Firepit	= 13 sq. ft.
Fences	= 36 sq. ft.

Total Proposed Site Coverage = 554 sq. ft. with 384 sq. ft. (or 69%) as Permeable/Semi-Permeable
 Allowable Site Coverage = 556 sq. ft.

No Trees are Proposed to be Removed on the Property.
 (1) Acacia Tree encroaching on the driveway is proposed for Removal.

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 City of Camel-by-the-Sea
 Planning & Building Dept.

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Howley Residence Addition and Remodel
 Southeast Corner of Lincoln and Eleventh
 Camel-by-the-Sea, California
 APN: 101-183-001

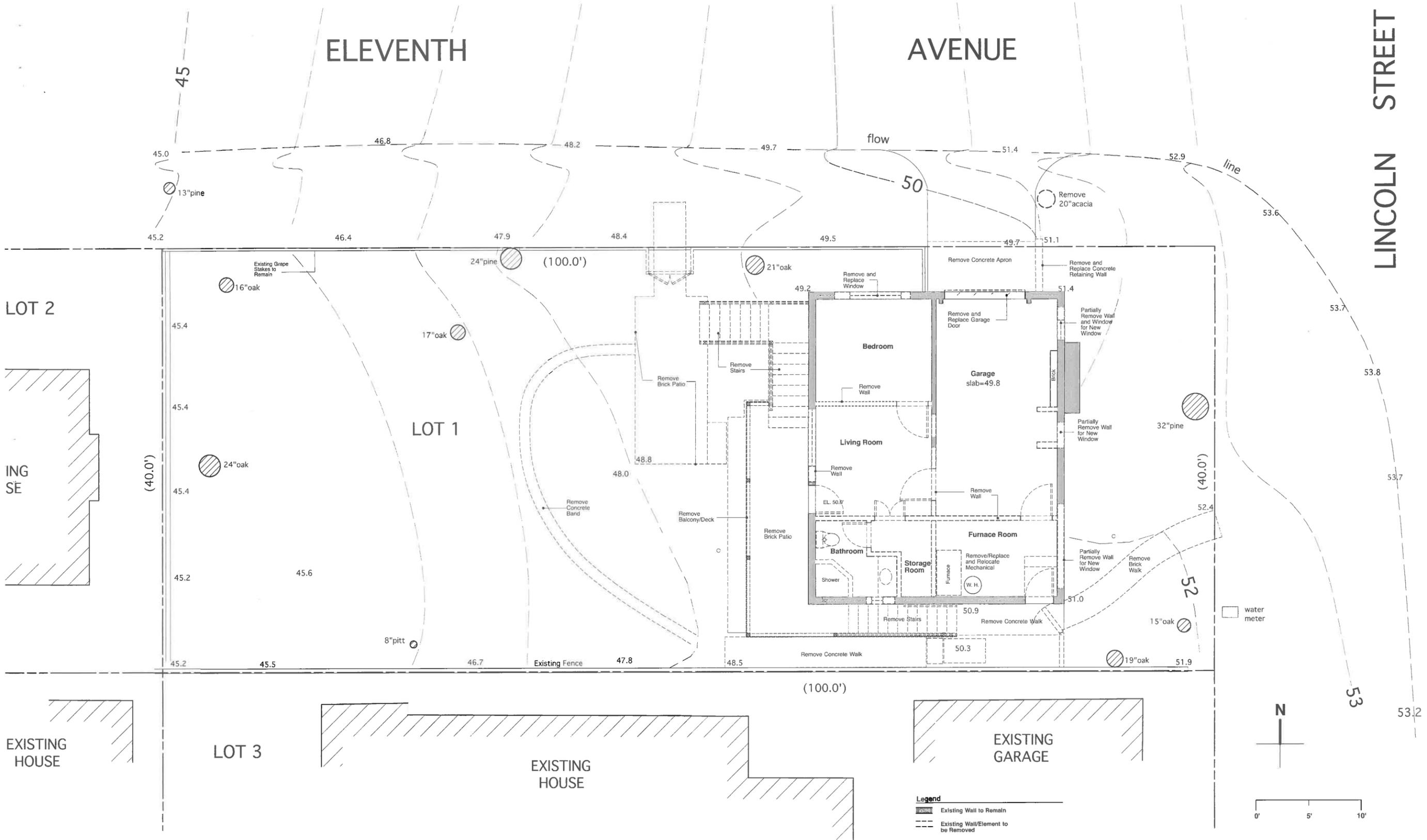
Proposed Site and Roof Plan
 SCALE: 1/4"=1'-0"

November 3, 2015
 Revised:
 December 1, 2015
 December 23, 2015

DYAR ARCHITECTURE
 1000 S. GARDNER ST., SUITE 100
 CAMEL-BY-THE-SEA, CALIFORNIA 93021
 PHONE: 805.398.8888
 FAX: 805.398.8889
 WWW.DYARARCHITECTURE.COM

Owners: Kevin and Dyanne Howley

D A



LOT 2

ING SE

EXISTING HOUSE

ELEVENTH AVENUE

LINCOLN STREET

LOT 1

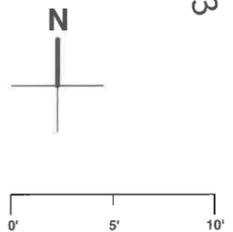
LOT 3

EXISTING HOUSE

EXISTING GARAGE

Legend

- Existing Wall to Remain
- Existing Wall/Element to be Removed



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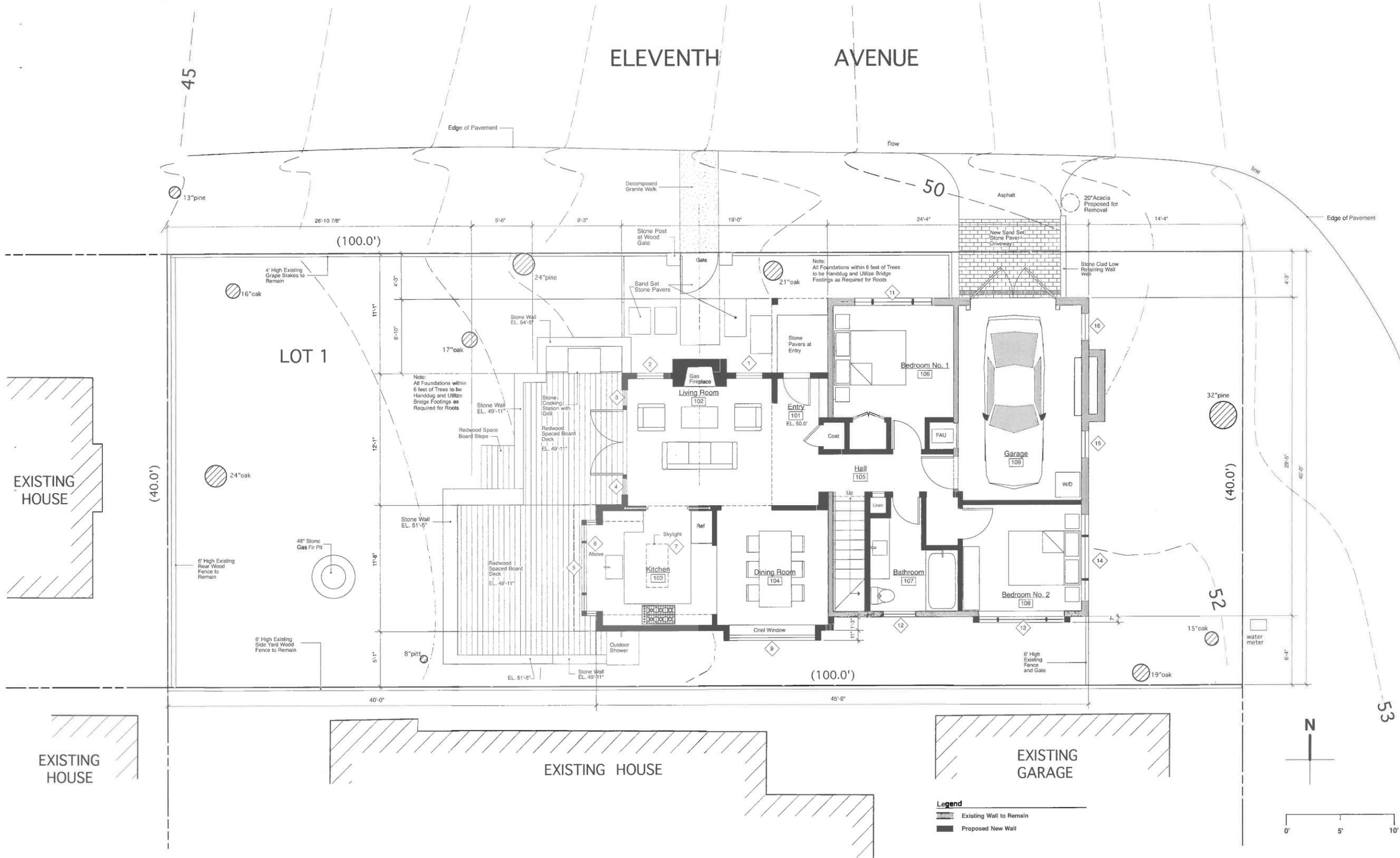
Howley Residence Addition and Remodel
Southwest Corner of Lincoln and Eleventh
San Dimas, CA 91768, California
APN: 101-188-001

Wall Removal and Takedown Plan
SCALE: 1/4"=1'-0"

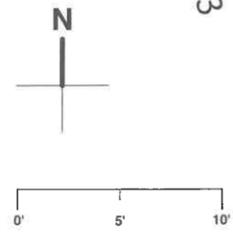
DYAR ARCHITECTURE
1000 W. GARDEN STREET # 101-103-002
F 661-309-9988
E mail: info@dyararchitecture.com

Owners: Kevin and Dyanne Howley

November 3, 2015



Legend
 Existing Wall to Remain
 Proposed New Wall



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Howley Residence Addition and Remodel
 Southwest Corner of Lincoln and Eleventh
 Carmel-by-the-Sea, California
 APN: 101-183-001

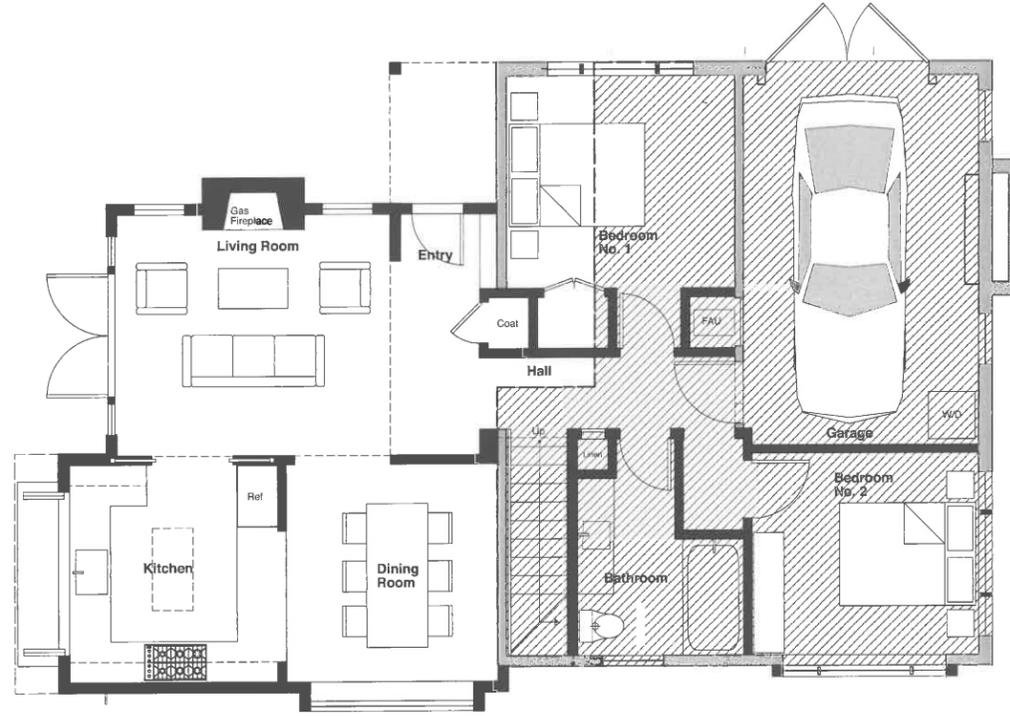
Proposed Main Floor Plan
 SCALE: 1/4"=1'-0"

Owners: Kevin and Dyanne Howley



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 www.dyararchitecture.com

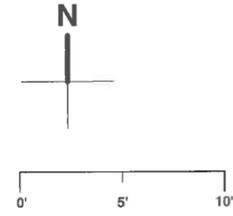
November 3, 2015
 Revised:
 December 1, 2015
 December 23, 2015



- Legend**
- Existing Wall to Remain
 - Proposed New Wall
 - Area of Upper Level Overlap

Floor Area Breakdown

One-Story Floor Area	=	573 sq. ft.
Two-Story Floor Area	=	635 sq. ft.



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Howley Residence Addition and Remodel
 Southwest Corner of Lincoln and Eleventh
 Carmel-by-the-Sea, California
 APN: 101-183-001

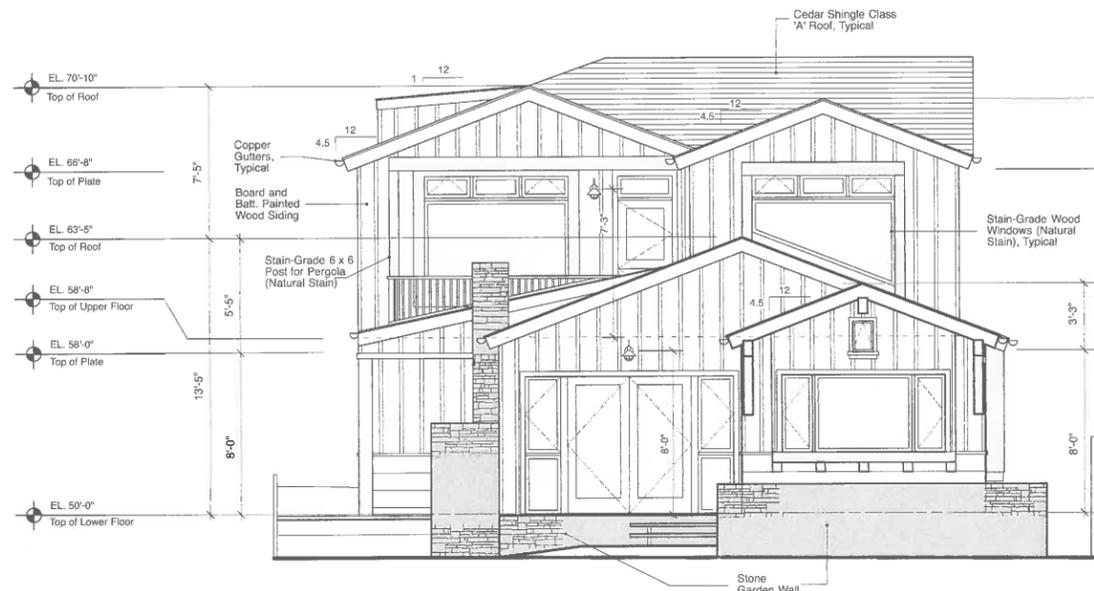
Floor Level Map
 SCALE: 1/4"=1'-0"



Owners: Kevin and Dyanne Howley

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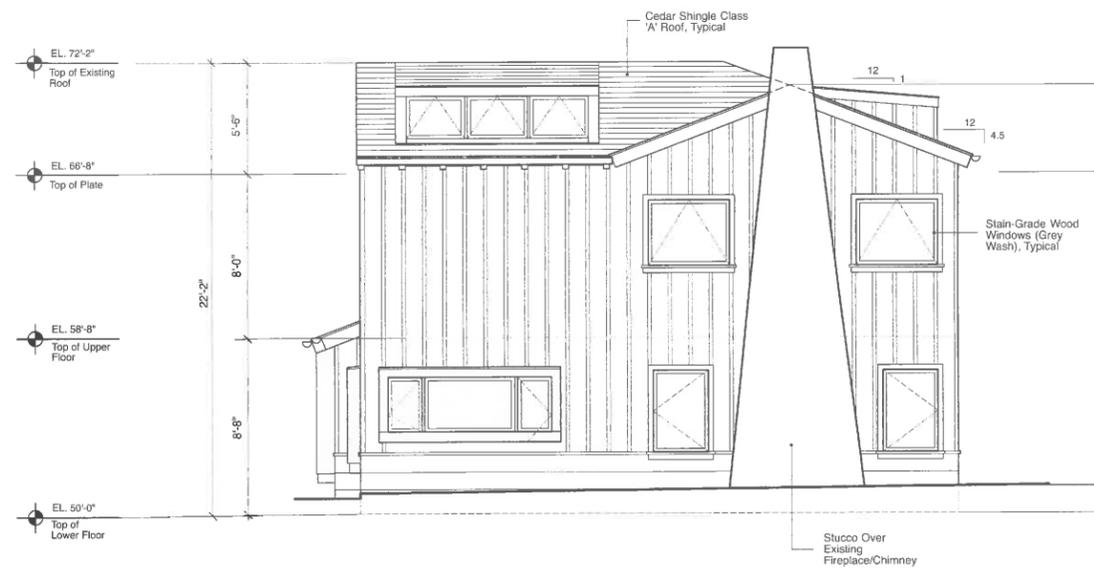
December 1, 2015



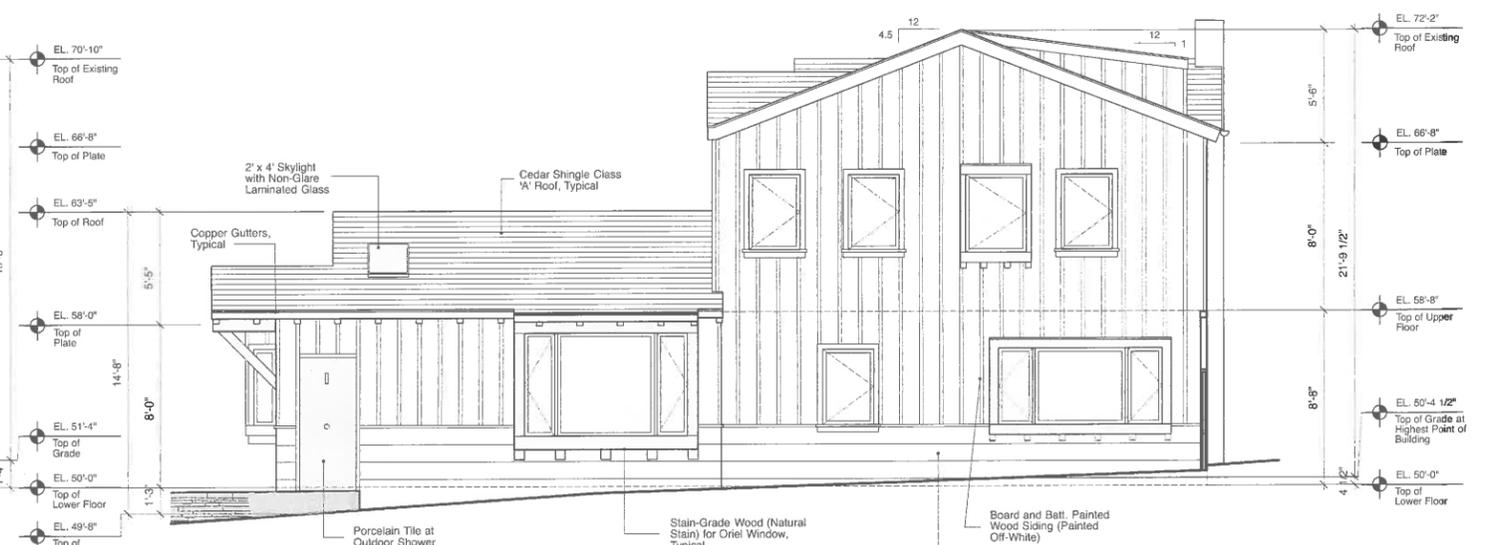
West Elevation



North Elevation



East Elevation



South Elevation

November 3, 2015
 Revised:
 1 December 1, 2015
 2 December 23, 2015
 3 January 9, 2015

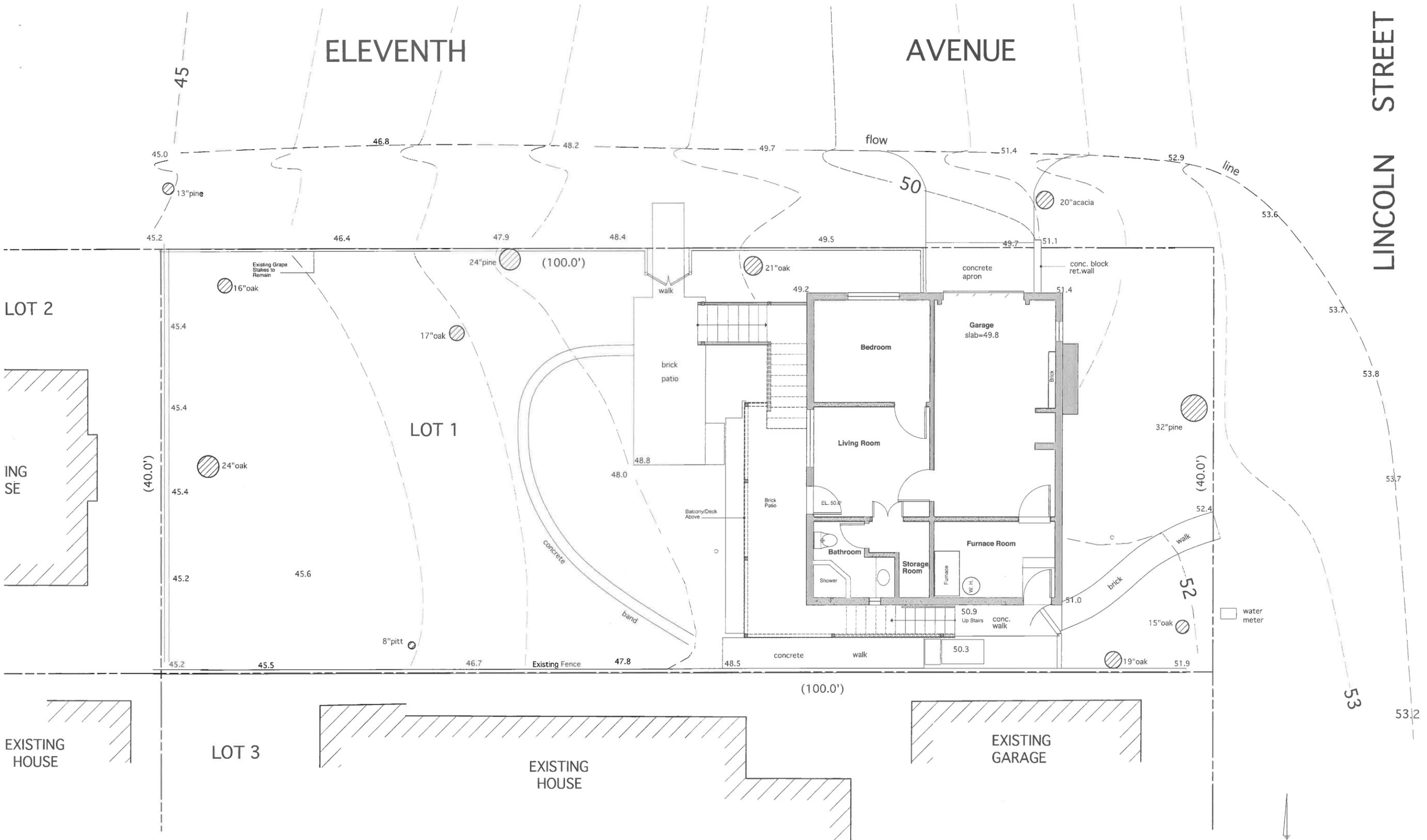
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D A

Owners: Kevin and Dyanne Howley

Howley Residence Addition and Remodel
 Southwest Corner of Lincoln and Eleventh
 Carmel-by-the-Sea, California
 APN: 101-183-001

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



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Howley Residence Addition and Remodel
 Southwest Corner of Lincoln and Eleventh
 Carmel-by-the-Sea, California
 APN: 101-183-001

Existing Main Level Plan
 SCALE: 1/4"=1'-0"

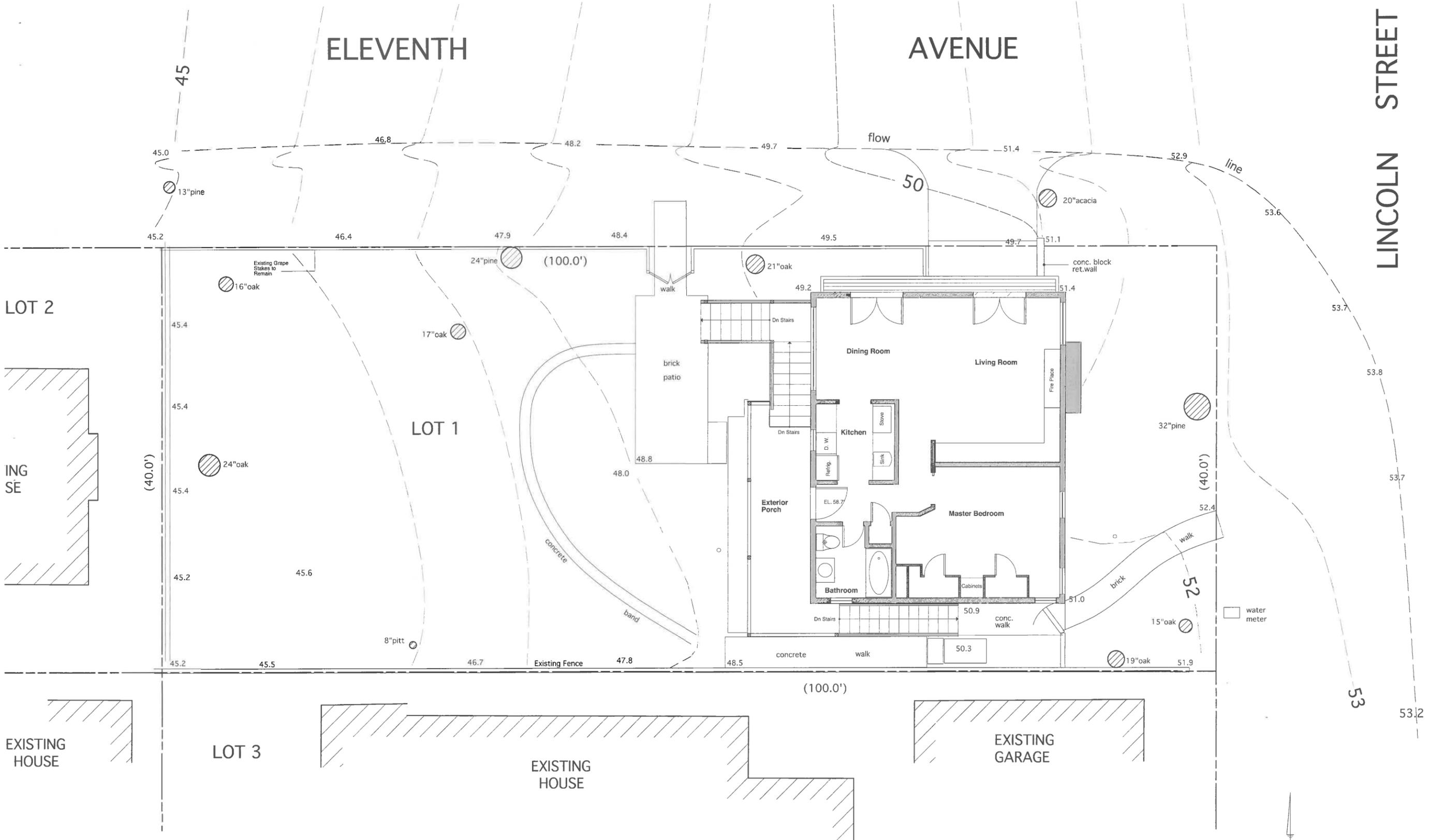
7

Owners: Kevin and Dyanne Howley

D A

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 Email: info@dyararchitecture.com

November 8, 2015



LOT 2

ING SE

EXISTING HOUSE

LOT 3

EXISTING HOUSE

EXISTING GARAGE

ELEVENTH

AVENUE

LINCOLN STREET



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Howley Residence Addition and Remodel
 Southwest Corner of Lincoln and Eleventh
 Carmel-by-the-Sea, California
 APN: 101-183-001

Existing Upper Level Plan
 SCALE: 1/4"=1'-0"



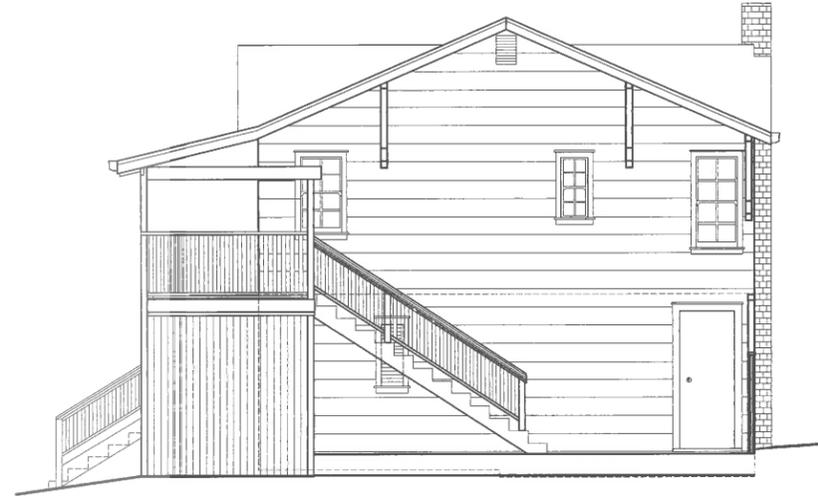
Owners: Kevin and Dyanne Howley

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November 8, 2015



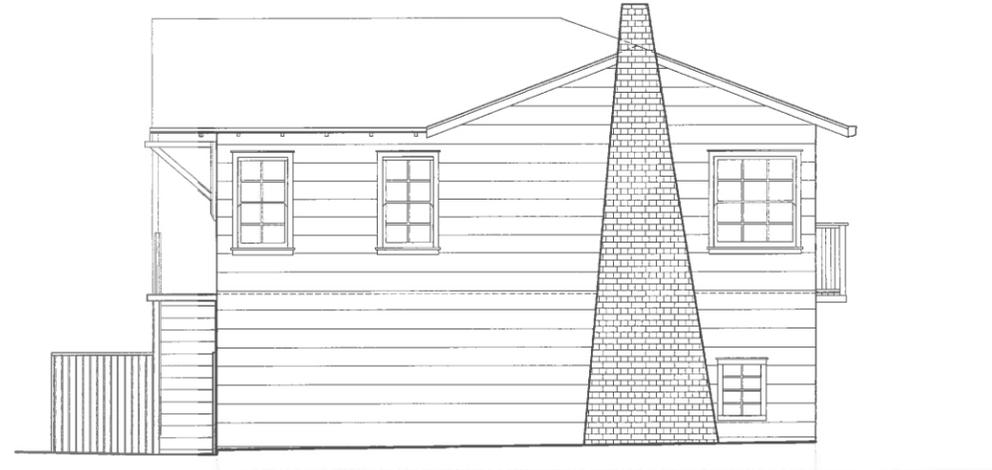
West Elevation



South Elevation



North Elevation



East Elevation

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Howley Residence Addition and Remodel
 Southwest Corner of Lincoln and Eleventh
 Carmel-by-the-Sea, California
 APN: 101-183-001

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

Owners: Kevin and Dyanne Howley



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 P.O. BOX 4729 CARMEL, CALIFORNIA 93021 Y 831.915.5502 F 831.908.8959
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November 3, 2015



Proposed Lincoln Street Elevation

Proposed Eleventh Street Elevation

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Howley Residence Addition and Remodel
 Southwest Corner of Lincoln and Eleventh
 Carmel-by-the-Sea, California
 APN: 101-183-001

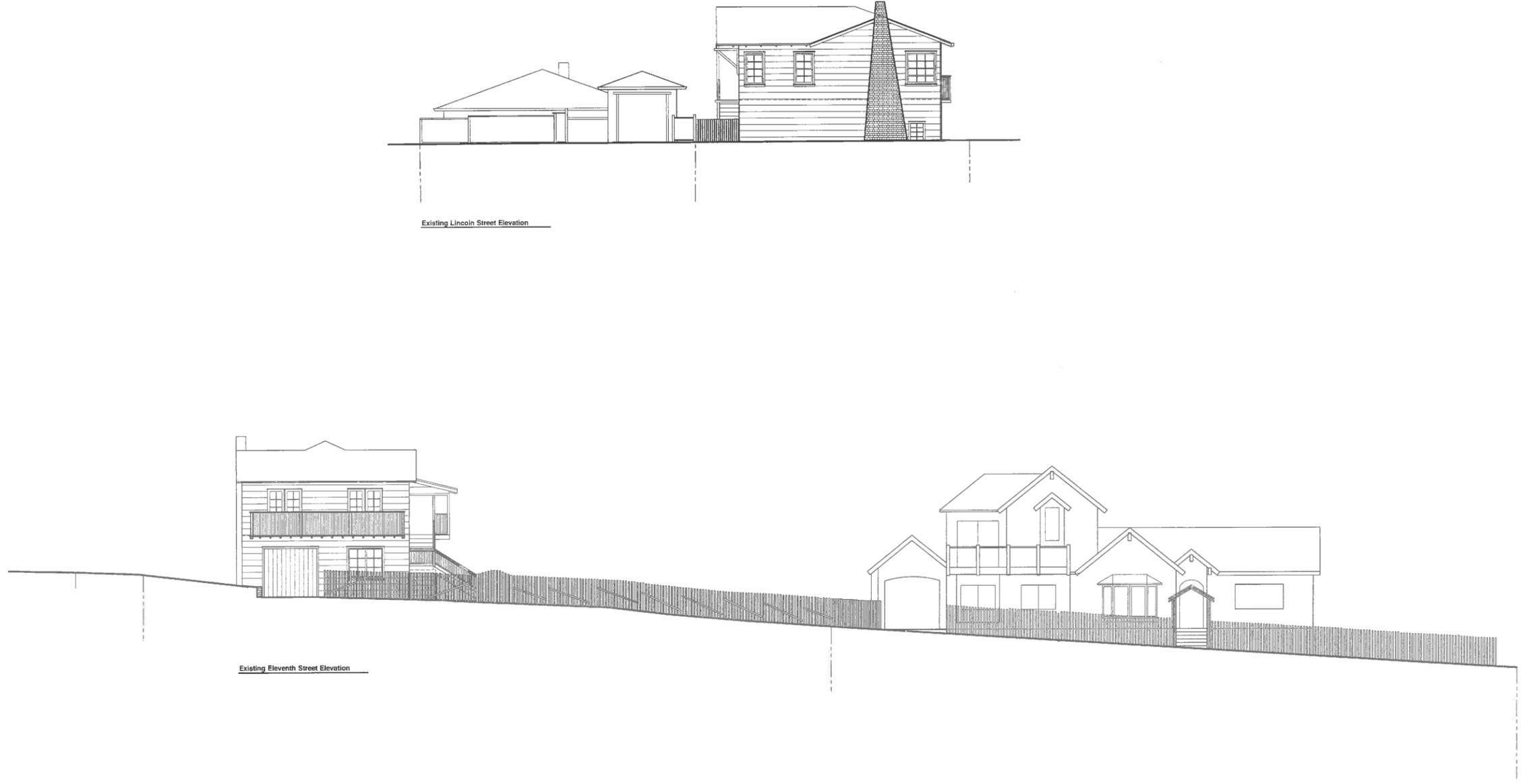
Proposed Street Elevations
 SCALE: 1/8"=1'-0"

Owners: Keith and Dyanne Howley



DYAR ARCHITECTURE
 P.O. BOX 47203 CARMEL, CALIFORNIA 93821-15025 / 831.920.0500
 Email: info@dyararchitecture.com

November 3, 2015
 Revised: _____
 December 23, 2015



Existing Lincoln Street Elevation

Existing Eleventh Street Elevation

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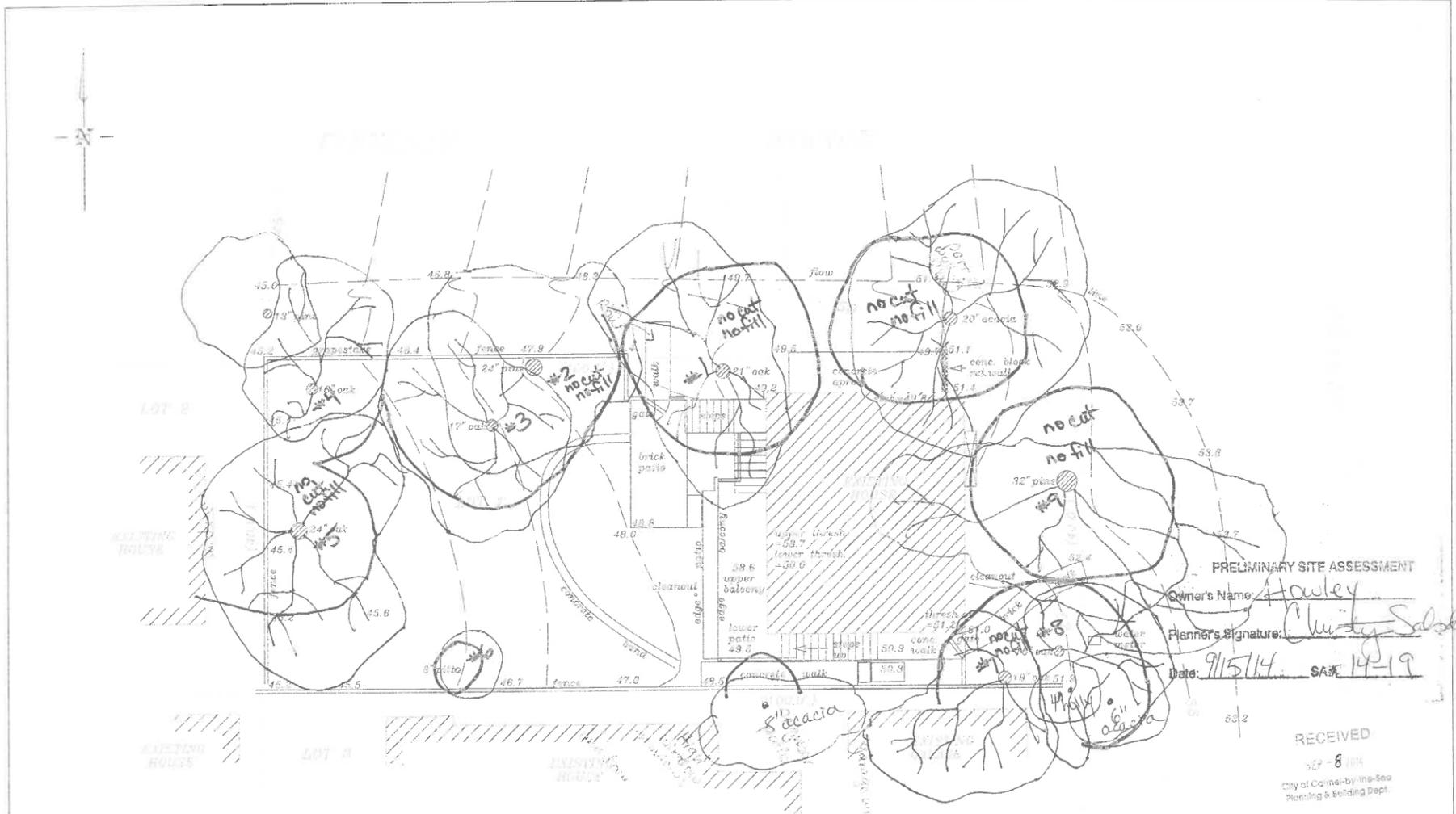
Howley Residence Addition and Remodel
 Southwest Corner of Lincoln and Eleventh
 Carmel-by-the-Sea, California
 APN: 101-183-001

Existing Street Elevations
 SCALE: 1/8"=1'-0"



DYAR ARCHITECTURE
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 Email: info@dyararchitecture.com

November 3, 2015



PRELIMINARY SITE ASSESSMENT

Owner's Name: Howley

Planner's Signature: Christy Saldo

Date: 9/15/14 SA# 14-19

RECEIVED
SEP - 8 2014
City of Carmel-by-the-Sea
Planning & Building Dept.

NOTES:

1. Elevation datum is assumed.
2. Points found or set in situ so indicated, others are shown for reference only.
3. Record data is shown in parenthesis (.....)
4. Check for direction of tree growth in field where pertinent to location of improvements.
5. Distances and elevations are expressed in feet and decimals thereof.
6. Only native trees 6" or larger have been located.
7. Easements may exist that don't show on this map.
8. Relationship of topographic features to boundary lines is approximate.



This map correctly represents a survey made by me or under my direction in August, 2014.

of Lot 1, Block 153, Carmel City Subdivision, Carmel, California

Prepared for: **KEVIN HOWLEY**

Jan D. Hagemeyer, Licensed Land Surveyor
Carmel, California
Scale: 1" = 8' E.O. 5671 August, 2014

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Howley Residence Addition and Remodel
Southwest Corner of Lincoln and Eleventh
Carmel-by-the-Sea, California
APN: 101-183-001

Preliminary Site Assessment
SCALE: 1/8"=1'-0"

D Y A R ARCHITECTURE
P.O. BOX 4700 CARMEL CALIFORNIA 93921
Email: info@dyararchitecture.com



Owners: Kevin and Dyanne Howley

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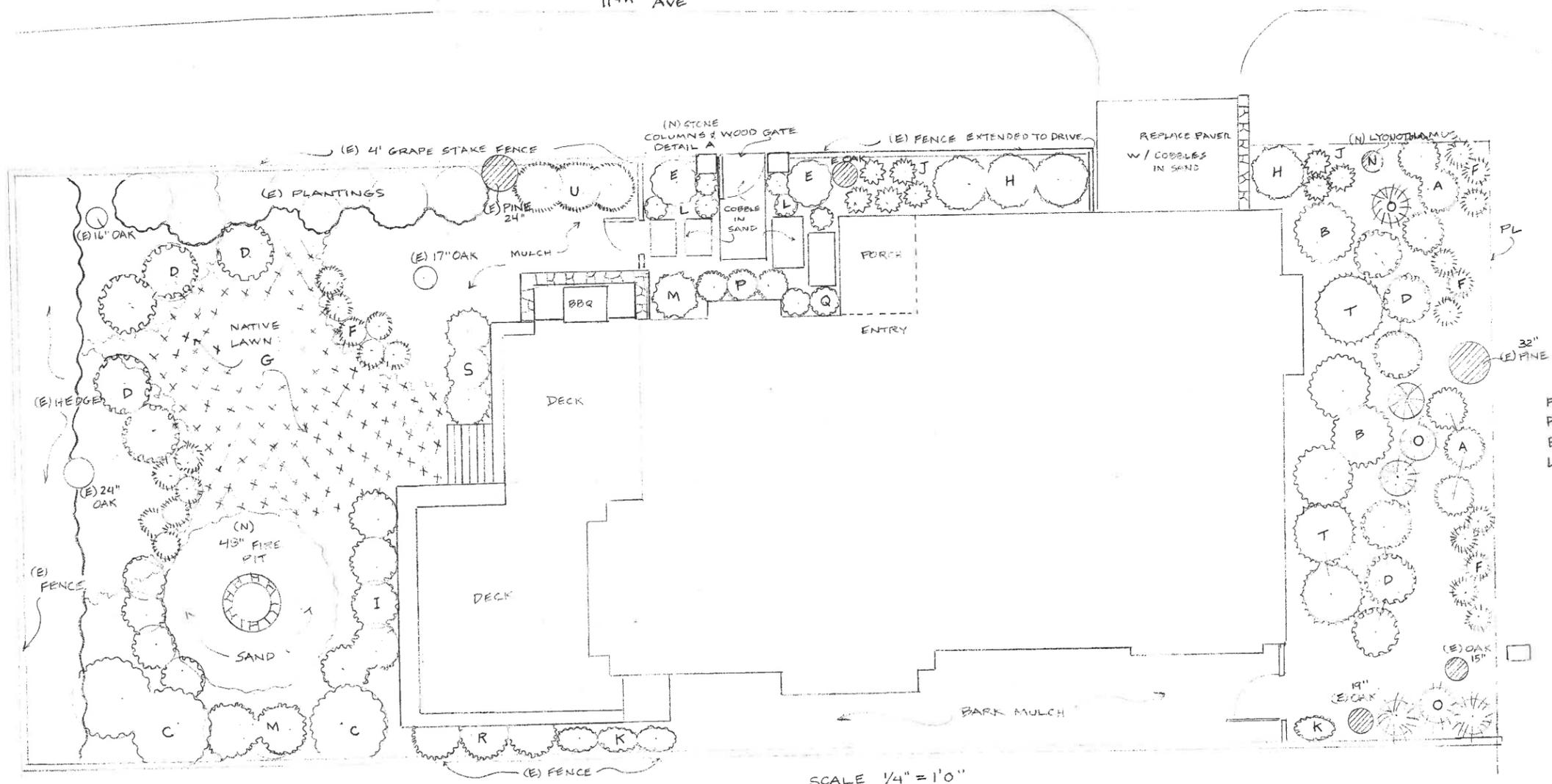
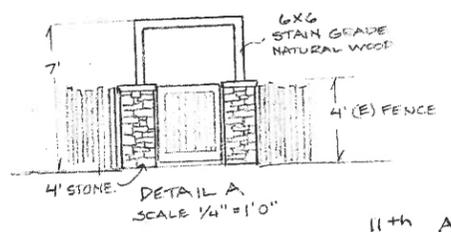
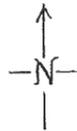
Robert Shuler
Design
PO Box 2152
Carmel, CA
Rshuler3@att.net
Office 831 624-4079
Mobile 831 214-2487

LANDSCAPE
PLAN

Howley Residence
Southwest Corner of Lincoln and Eleventh
Carmel-by-the-Sea, California
A/F.N. 101-183-001

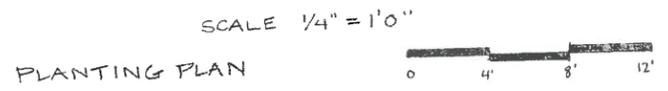
Plant List

Code	Amt.	Size	Botanical Name	Common Name
A	10	2 gal	Artostaphylos 'Carmel Sun'	Mancanita
B	4	2 gal	Ceanothus 'Dark Star'	CA Wild Lilac
C	3	2 gal	Ceanothus 'Snow Flurries'	White Ceanothus
D	11	2 gal	Ceanothus 'Yankee Point'	Ceanothus
E	2	12 gal	Camellia 'White Wave'	Camellia
F	25	1 gal	Calamagrostis foliolosa	Pacific Reed Grass
G	4	flats	Carex panza	Meadow Sedge
H	4	2 gal	Choysia ternata	Mock Orange
I	5	2 gal	Correa 'Ivory Bells'	Correa
J	8	1 gal	Dryopteris erythrosora	Autumn Fern
K	4	2 gal	Hardenbergia violacea	White Hardengeria
L	6	1 gal	Helleborus corsicus	Corsican Hellebore
M	3	2 gal	Hydrangea quercifolia	Oak Leaf Hydrangea
N	1	24" box	Lyonothamnus floribunda	Catalina Ironwood
O	7	1 gal	Miscanthus sinensis 'Morning Light'	Maiden Grass
P	5	2 gal	Myrsine africana	African Boxwood
Q	2	2 gal	Pittosporum tobira 'Nana'	Dwarf Pittosporum
R	3	2 gal	Pittosporum tenuifolium 'M. Channon'	Silver Pittosporum
S	3	2 gal	Rosmarinus 'Tuscan Blue'	Rosemary
T	3	2 gal	Westringia fruticans	Coast Rosemary
U	3	2 gal	Westringia 'Smokey'	Silver Coast Rosemary



PROJECT DATA:
PARCEL NO. 010-183-001-000
BLOCK 133
LOT 1

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Planning & Building Dept.



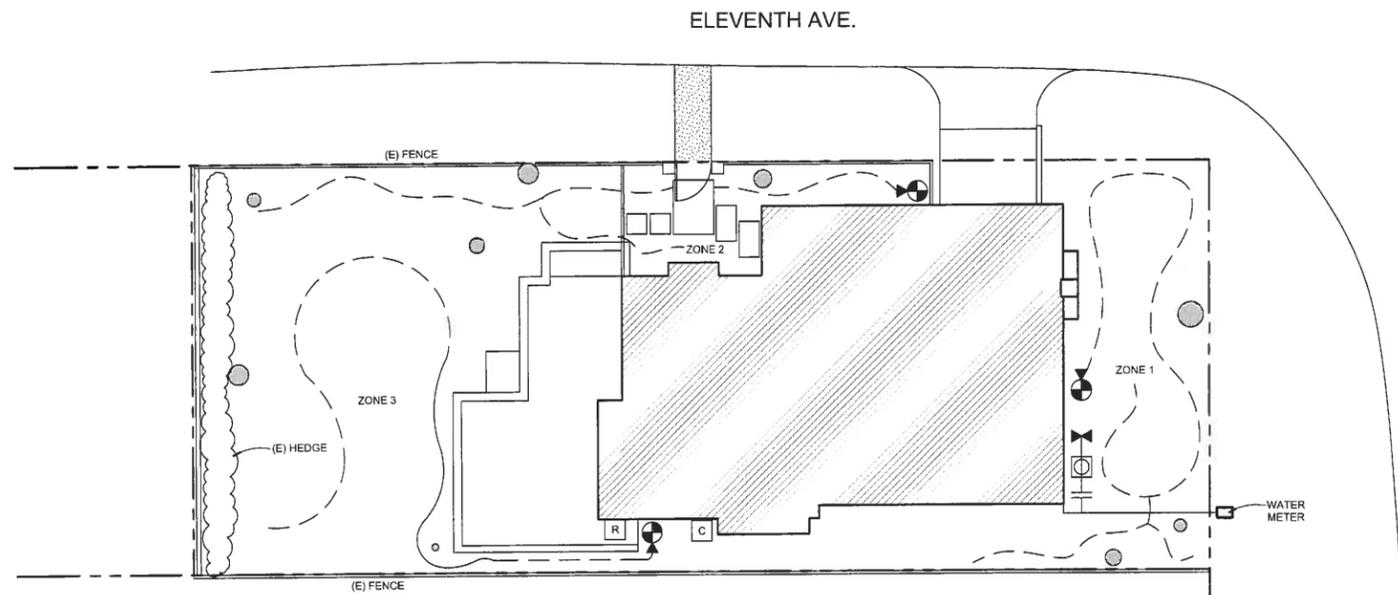
PLANTING PLAN

REVISIONS	DATE
	12/23/14

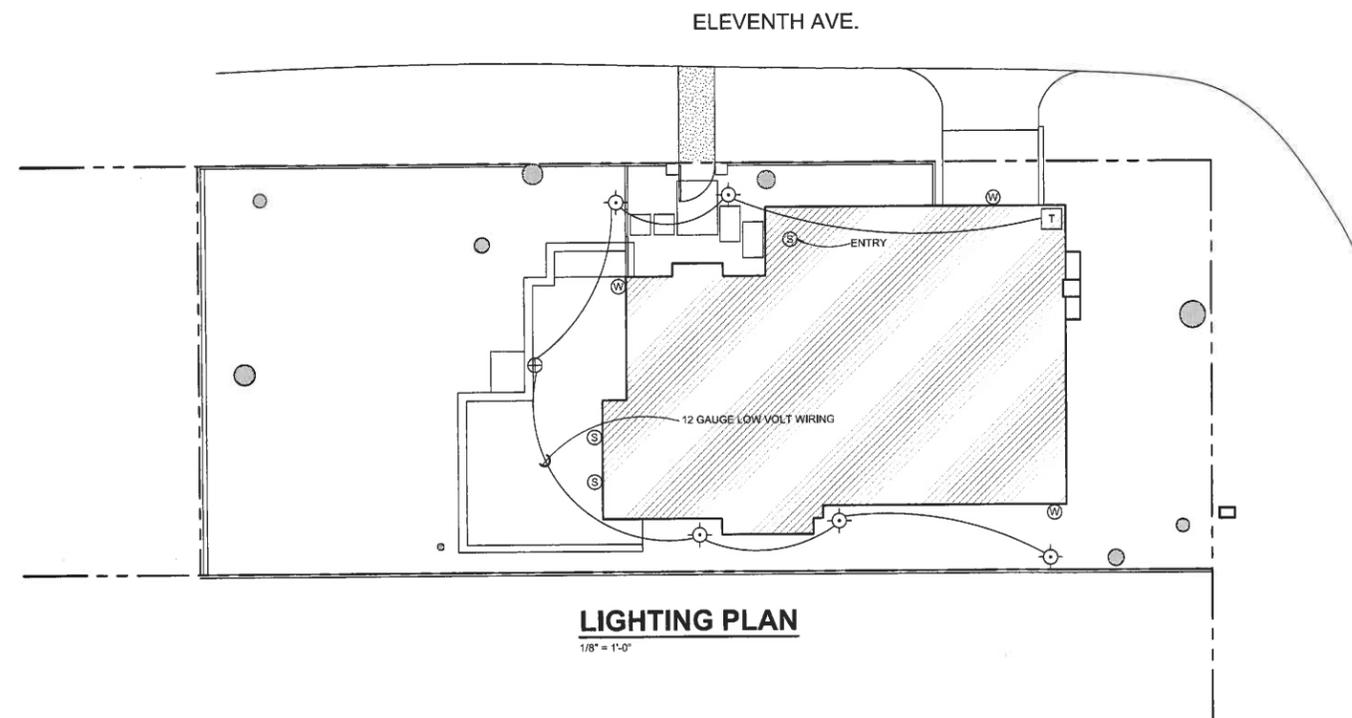
Landscape Design
Scale:
Drawn By: RSS
Job: HOWLEY

L-1

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



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

GENERAL IRRIGATION NOTES:

- IRRIGATION TO BE RUN OFF SEPARATE MAINLINE EXTENSION WITH ISOLATION SHUTOFF VALVE.
- ALL DRIP ZONES TO HAVE AN IN-LINE FILTER.
- PRESSURE FOR DRIP IRRIGATION TO BE REGULATED TO 23-35 PSI.
- ALL VALVES TO BE SUB-GRADE WITHIN A WEATHERPROOF VALVE BOX. GRAVEL BASE AND LINED WITH GOPHER WIRE.
- VALVES TO BE PLACED WITHIN PLANTING AREAS, NOT TO INTERFERE WITH TRAFFIC OR PLANT GROWTH.
- NEWLY PLANTED CANOPY TREES TO HAVE 3 EMITTERS AT 2 GPH PER TREE.

IRRIGATION LEGEND:

- POINT OF CONNECTION
- BACKFLOW PREVENTION ASSEMBLY
- IRRIGATION SHUTOFF VALVE
- CONTROLLER - HUNTER PROC
- RAIN SENSOR - HUNTER RAIN CLIK
-

1/2" TUBING w/ POINT SOURCE EMITTERS

- ZONE 1 MEDITERRANEAN CLIMATE DROUGHT TOLERANT PLANT MATERIAL
- ZONE 2 MEDITERRANEAN CLIMATE DROUGHT TOLERANT PLANT MATERIAL
- ZONE 3 MEDITERRANEAN CLIMATE DROUGHT TOLERANT PLANT MATERIAL

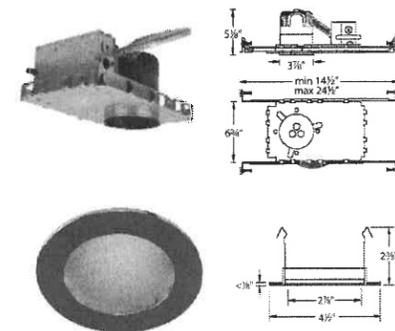
GENERAL LIGHTING NOTES:

- ALL LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF THE CA ENERGY CODE, TITLE 24 PART 6.
- INSTALLING CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND AREAS BEFORE START OF JOB.
- ALL DIRECT BURIAL 12 GAUGE LOW VOLT WIRING SHALL BE 6" BELOW GRADE AND ADJACENT TO HARDSCAPE WHERE POSSIBLE.
- ALL MATERIALS USED SHALL BE IN NEW AND PERFECT CONDITION.
- CONTRACTOR SHALL DEMONSTRATE THE OPERATION SYSTEM TO THE OWNER AND PROVIDE THEM WITH COPY OF OPERATING MANUAL AND WARRANTY.

LIGHTING LEGEND:

- FX LUMINAIRE HC PATH LIGHT
- FX LUMINAIRE PD LED STEP LIGHT
- FX LUMINAIRE 150 WATT LX TRANSFORMER
- WAC HR-LED309-NIC; SOFFIT LIGHT w/ HRLED331 TRIM
- KICHLER 25w WALL LIGHT

WAC LIGHTING: HR-LED309-NIC



KICHLER 25w WALL LIGHT



Technical Information	
Lamp Included:	Not Included
Lamp Size/Length:	5"
Exhaustion:	0
Display Rated:	200
ICFAC:	0
Base Stockable:	J, JS, E, TS
Clear Mount:	No
Clear Size:	1/8"
Fixture:	Q, M, T, S, P
Light Source:	WAC/LED/309
Stock Item:	Medium
Number of Order:	1
Lamp Type:	15
Max. Watt:	100W
Depth:	3"
Height:	12"
Overall Height:	1"
Collection:	Quandary Collection
Form:	Wall Sconce

SPECIFICATIONS
Construction: Die-cast aluminum heat sink painted black. Housing and junction box are 20 gauge steel. Frame and hanger bars are heavy gauge galvanized steel.
J-Box: Seven knockouts and four Romex® style wiring connectors provided for ease of installation. Rated for branch wiring.
Driver: Electronic driver, 120VAC/60Hz input, 5.5W output, 450mA current. Power factor >0.9. Dimming with thermal protection.
Light Source: Includes three 3W ANSI compliant Warm/Neutral LEDs for the finest color consistency possible. Replacement modules available.
Dimming: Dimmed to 10% with electronic low voltage (ELV) dimmer.
Mounting: Supplied with hanger bars, adjustable from 14 1/8" - 24 1/8" to accommodate various joist construction and grid sizes. Hanger bars include a captive mounting "screw-nail" for ease of installation. Accommodates surface up to 1" thick, 3 3/8" cutout hole.
Rating: IC-Rated: Suitable for direct contact with insulation.
Standards: UL & CUL Listed.



HC: Path Light

ITEM	DESCRIPTION	QTY
1	FX LUMINAIRE HC PATH LIGHT	1
2	FX LUMINAIRE PD LED STEP LIGHT	1
3	FX LUMINAIRE 150 WATT LX TRANSFORMER	1
4	WAC HR-LED309-NIC; SOFFIT LIGHT w/ HRLED331 TRIM	1
5	KICHLER 25w WALL LIGHT	1



PD: Wall Light

ITEM	DESCRIPTION	QTY
1	FX LUMINAIRE HC PATH LIGHT	1
2	FX LUMINAIRE PD LED STEP LIGHT	1
3	FX LUMINAIRE 150 WATT LX TRANSFORMER	1
4	WAC HR-LED309-NIC; SOFFIT LIGHT w/ HRLED331 TRIM	1
5	KICHLER 25w WALL LIGHT	1

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Mobile 831 214-2497

IRRIGATION & LIGHTING PLAN

Howley Residence
Southwest Corner of Lincoln and Eleventh
Carmel-by-the-Sea, California
A.P.N. 101 - 183 - 001

REVISIONS	DATE
	12/23/19

Landscape Design

Scale: 1/8" = 1'-0"
 Drawn By: RSS
 Job: HOWLEY

5. Two wood framed windows with dark gray paint finish;
6. Awning will be metal and powder coated black;
7. Suspension bars and anchors to be powder coated gray; and
8. Sixth Street doors to be painted gray.

Staff Analysis: The applicant has submitted revised plans that show that the proposed building façade will be in a modern style with clean, straight and simple lines that will “play” off of the adjacent building to the west (Flaherty’s seafood restaurant). Materials to be used that provide the building accents will be metal. Metal building accents, although not common in Carmel’s commercial district, is appropriate for this particular building because the proposed metal accents replace the existing copper metal awning, and the building’s simple construction and design (poured in place concrete walls, rectangular shape and flat roof) and date of construction (1940’s), is ideally suited for metal embellishments. Also, although the proposed design emphasizes metal and not wood, as is the case with the neighboring commercial building (Flaherty’s seafood restaurant), the proposed gray and black colors do reflect the colors on the adjacent commercial building.

With regard to commercial building remodels, the Commercial Design Guidelines Section A states that: *“Modification to buildings should respect the history and traditions of the architecture of the commercial districts. Basic elements of design integrity and consistency throughout each building should be preserved or restored.”* This guideline also states that *“new buildings should not imitate styles of the past but strive to achieve compatibility with the old”*.

Staff concludes that the applicant has adequately responded to the Commission’s recommendation for a building façade that adheres to the above referenced Design Guideline.

Alternatives: The following alternative actions are presented for Commission consideration:

1. Approve the proposed plans as submitted subject to the attached conditions.
2. Approve the proposed plans with revisions. If the required revisions are substantial, the Commission may wish to continue this item to allow the applicant to respond to Commission direction.
3. Deny the application request and direct the applicant to propose a new set of plans that is more consistent with City design standards.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 1) – Additions to Existing Facilities. The proposed changes do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Conditions of Approval
- Attachment C – Findings for Approval
- Attachment D – Description of Revisions
- Attachment E – Project Plans

Attachment A – Site Photographs

Project site – Facing south on 6th Ave



Project site - facing southeast on 6th Ave



Project Site – facing southwest on 6th Ave



Attachment B – Conditions of Approval

AUTHORIZATION:

1. This approval of Design Review (DR 15-381) authorizes tenant improvements to a commercial building to include: (1) exterior remodel of north face of building that includes removing existing copper façade, installation of new roof element (or “crown”) and awning to replace existing copper façade, change existing brick veneer on wall to a painted stucco, replacement of existing second floor windows and doors with wood clad, installation of two new windows to second floor north elevation facing Sixth Avenue in wood clad (2) remodel the two second story apartments, and (3) re-roof, as shown on the approved plan dated December 16, 2015 and subsequent exterior façade remodel submitted December 30, 2015.

SPECIAL CONDITIONS:

1. You are required to install tree protection, which will need to be reviewed and certified by the City Forester, prior to the issuance of the Building Permit.
2. The applicant shall apply for and obtain a building permit prior to commencing work.
3. This Design Review approval is valid for a period of eighteen months from date of approval, and hence, expires on July 12, 2017.
4. The applicant agrees, at the applicant’s 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.

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

Once signed, this form must be returned to the Community Planning and Building Department.

Attachment C – Findings for Approval

DR 15-381 (Carmel Properties)
 January 13, 2016
 Findings for Approval
 Page 1

<p>For each of the required 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.</p>		
Municipal Code Findings	YES	NO
1. The project constitutes an improvement over existing site conditions pursuant to CMC 17.14.010.	✓	
Commercial Design Guideline Findings		
2. The modifications to the building respect the history and traditions of architecture in the commercial districts.	✓	
3. The modifications to building, as conditioned, would not create visual clutter that can arise from too many or uncomplimentary design elements.		
4. Basic elements of design integrity and consistency throughout each building would be preserved or restored.	✓	
5. The lines of construction, patterns of openings, and such details as trim, window style, door dimensions, wall color, and building and roof forms are integrated throughout the building, even though more than one enterprise occupies it.	✓	
6. Building materials and colors should respect traditions already established in the commercial district. The use of richly detailed wood, tile, molding, corbels, brick and stone are encouraged” and “Muted painted colors, which blend with the natural surroundings, are appropriate. Bright and primary colors should be avoided.	✓	
7. The building design is sensitive to the context of the neighborhood in which it is located.	✓	
8. Any deviations from the Commercial Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

Lehman Design Studio

26453 Mission Fields Road, Carmel CA 93923

ph 831.747.4718

alan@lehmandesignstudio.com

www.lehmandesignstudio.com

January 6, 2016

Optimus Properties Facade Remodel Notes

In reworking the design for the facade of the Optimus Properties building on 6th Avenue (APN 010-134-005) we have made every effort to study and follow the commercial design guidelines.

In regards to conservation of design we were focused on two periods of history. Both when the building was originally constructed (1937) and when the significant remodel occurred (1970's) which holds the largest impact on the building and the adjacent facade to the West. With these radically different stylistic periods in mind our intent is to borrow from elements but bring those elements into a modern realm so as to clearly indicate the time period in which this remodel is occurring.

Using the facade toward the West (the Flaherty's Seafood building) as a visual guide to this block, we are using a similar horizontal dark colored band over the entry level doors and windows. This is helping to carry the vernacular of the 1970's remodel on this block but distinguishing it through details and by using metal for the band. This element serves as a way to break up the mass and scale of the facade. The awngin like element will be open with a rhythm of support beams except at the apartment doors which will have a piece of glass to serve as protection from the elements and to distinguish this zone from the store front facade. There will be a chain drain (terminating into the existing planter) which will carry the small amount of water that would be deflected from above the entry path. The choice for the chain drain is both for aesthetic purposes and to avoid a down spout at this location.

Our color choices are meant to both compliment and distinguish our facade from the Flaherty's Seafood building. We will use gray tones for both the metal elements and the stucco body color. The main horizontal band above the doors will be black (or a very dark gray) to carry the dark line that dominates the block. The street level doors will be a gun metal gray to carry the muted tones through the entire composition.

Thank you for your consideration.

Alan Lehman



Sixth Avenue Street Elevation

<p>Optimus Properties Facade Remodel Block 71, Ocean Avenue, Carmel CA</p>		<p>ph 831.747.4718 26453 mission fields rd carmel CA 93923</p>	<p>LEHMAN DESIGN STUDIO</p>
<p>1-6-16</p>	<p>info @ lehmandesignstudio.com</p>		



Optimus Properties
Facade Remodel

Block 71, Ocean Avenue, Carmel CA

1-6-16

ph 831.747.4718

26453 mission fields rd
carmel CA 93923

info @
lehmandesignstudio.com

LEHMAN
DESIGN
STUDIO



Optimus Properties
Facade Remodel

Block 71, Ocean Avenue, Carmel CA

1-6-16

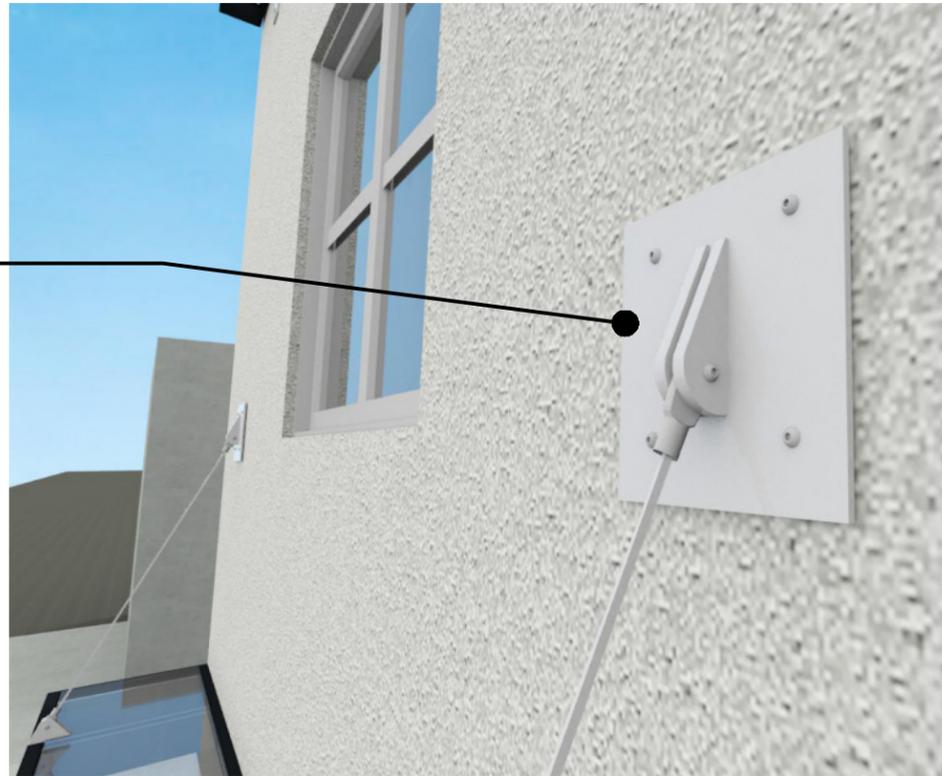
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Powder coated stainless steel bracket with button head bolts.



Powder coated stainless steel bracket with button head bolts.

Powder coated stainless steel cornice band.

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The Design Study (DS 15-142) approval is being appealed by neighboring residents, Mr. and Mrs. Primrose. The Primrose's primary concerns include drainage, site coverage, and right-of-way encroachments as summarized in the following section.

Staff Analysis:

Basis for Appeal: Mr. and Mrs. Primrose have submitted a letter, included as Attachment A, which outlines their concerns with this project. The appellant's concerns are detailed below, followed by a staff analysis:

- 1. The appellant recommends that staff review both the existing drainage for the property, including the sump pump, and the proposed drainage for the new garage.***

Staff Analysis: Staff has met with the appellant to discuss their drainage concerns regarding the subject property, including existing drainage conditions and any proposed drainage improvements that would result from proposed project. Although drainage is not reviewed until the Building Permit application is submitted, staff asked the applicant to provide preliminary drainage on the Site Plan to help alleviate the appellants concerns. As shown on the Site Plan (See Attachment F), the applicant provided preliminary drainage for the new garage, which includes gutters, downspouts, a 4-inch drain-line, and a sediment collection box.

During the Building Permit stage, construction drawings would be reviewed and a standard site inspection would be conducted to ensure compliance with the City's Phase II National Pollutant Discharge Elimination System (NPDES) Permit. In addition to reviewing proposed drainage for the new garage, staff would require correction of any existing drainage conditions that do not comply with the City's requirements.

- 2. The appellant recommends the site coverage for the subject property be reevaluated, in particular the allowable site coverage for the driveway.***

Staff Analysis: The maximum allowable site coverage for the 7,066-square foot lot is 887 square feet as long as 50% of the site coverage is permeable. As shown on the Site Plan, the subject property consists of 1,505 square feet of total existing site coverage. The Carmel Municipal Code (CMC) Section 17.10.030C2 Nonconforming Site Coverage, states: "*Sites not in compliance with site coverage limits shall not be authorized to increase site coverage.*" In addition, "*Excess site coverage will be reduced at a rate equal to two times the amount of floor*

area added to the site, or to an amount that complies with the site coverage limits, whichever is less.”

According to CMC Section 17.10.030F, all required parking, provided by either a garage, carport, or parking pad, is required to be counted as floor area. The applicant is proposing to replace the existing 200 square foot parking pad (which qualifies as floor area) with a new 200-square foot detached garage; therefore there would be no increase in proposed floor area and would not require site coverage reductions. Nevertheless, the applicant proposes to remove 410 square feet of concrete pavers and decomposed granite walkways and add 41 square feet of permeable pavers, decreasing the overall site coverage on the property by 369 square feet. Staff notes that nonconforming site coverage cannot be increased, but can be rearranged on the property.

In addition, in response to the appellant’s request, staff reviewed Driveway Permit #2605, which in 2010 authorized a driveway approximately 12 ft in width and 79 ft in length, or approximately 948 sf. The existing driveway is 9.16 ft in width and 88 ft in length, or approximately ~806 sf. The driveway depicted in the Site Plan for DS 15-142 (Neckopulos) does not exceed the site coverage approved under the encroachment permit. The approved Encroachment Permit is included as Attachment D.

3. *The appellant asks the Commission to review of the right-of-way encroachments and require the right-of-way encroachment permits be completed prior to Building Permit approval.*

Staff Analysis: During the design review, staff conducted a site visit of the property and subsequently asked the applicant to depict all encroachments within the right-of-way, which include pea gravel, a 6 x 8 wood beam, a 12-inch high Carmel Stone retaining wall and brick stairs. The driveway pavers are allowed per Driveway Permit #2605 approved in 2010. The approved Site Plan for DS 15-142 (Neckopulos), includes the removal of the 6x8 wood beam, and notes that the applicant will apply for an encroachment permit to retain the 12-inch retaining wall and brick stairs. Special Condition of Approval 1 (Attachment C) requires the applicant to apply and receive approval of the encroachment permit prior to final planning inspection.

Alternatives: This is a *de novo* hearing, meaning that the Planning Commission is responsible for reviewing the entire project and is not bound by the decision of staff. However, staff recommends that the Planning Commission deny the appeal and uphold the approval of DS 15-142. As an alternative, the Planning Commission may take the following actions:

1. Approve the proposed plans with revisions. If the required revisions are substantial, the Commission may wish to continue this item to allow the applicant to respond to Commission direction.
2. Grant the appeal and deny DS 14-142 based on certain findings.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes the removal of a 200 sf parking pad and the construction of a new detached garage for an existing single family residence. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Appeal Application and Letter
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D - Driveway Permit #2605
- Attachment E – Approval Documents
- Attachment F – Project Plans

APP (Primrose)
15-378

CITY OF CARMEL-BY-THE-SEA

APPEAL OF ADMINISTRATIVE DECISION

(FILING FEE: \$304.82*)

City of Carmel
October 2, 2015

City of Carmel
Planning & Building Dept

Appellant: Frank and Marguerite Primrose

Mailing Address: P.O. Box 985, Carmel, Ca.
93921

Phone: Day: (831) 620-0278 Evening: () _____

Email: primroselane@redshift.com

Date of Administrative Decision: 9-22-15 Project posting 10-2-15

Appeals to the Planning Commission must be made in writing in the office of the Planning Department within 10 calendar days following the date of the Administrative Decision and paying the required filing fee as established by City Council resolution.

Physical location of property that is the subject of appeal (street location or address):

2 NE of 4th Ave on Lobos
Blk 1B, Lot 4; APN: 010-013-006

Lot(s): 4 Block: 1B APN: 010-013-006

ADMINISTRATIVE DECISION BEING APPEALED: Approval Letter

If you were NOT the original applicant or the applicant's representative, please state why you are an aggrieved party:

Adjacent property owners.

*Article 9, Section 7, of the Constitution of the State of California authorizes a city to impose fees. Also see California government Code, Section 54344.

GROUNDS FOR APPEAL: State the specific basis for your appeal, such as errors or omissions you believe were committed by Community Planning and Building Director in reaching his/her decision, etc. You may also submit a letter or other material to explain your appeal.

Drainage
Hardscape
Encroachment
- See attached for details -

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT:

DATED THIS 12 DAY OF October, ~~2014~~ 2015

Janh Primrose Marquerite Primrose
Signature of appellant

Appeal fee received: (Staff Initial)

Receipt #:

IMPORTANT: If the appellant wishes to submit materials for duplication and inclusion in the City of Carmel-by-the-Sea's Planning Commission agenda packet, the materials must be submitted to the Planning Department at least two weeks in advance of the appeal date.

Revised July 2014

Drainage system for proposed garage needs to include all drainage from this property including sump pump drainage. Drainage plans need to be approved by City Building Official and an outside source of our choosing prior to building permit approval.

Amount of hardscape coverage for this lot needs to be reevaluated and should include pavers in excess of those shown on driveway permit.

All right-of-way encroachment permits should be completed prior to building permit being approval - not after building is completed. It appears that the right-of-way encroachments are more significant than the description given in the Approval Letter dated September 22, 2015. A recent survey of the property initiated by the Neckopoulos family could be used to clarify right-of-way encroachments.

*Attachment For Appeal of
Administrative Decision
dated 9-22-15
Track 1 Design Study Application:
DS 15-142 (Neckopoulos)*

Attachment B – Findings for Approval

DS 15-142 (Neckopulos)
 January 13, 2016
 Findings for Approval
 Page 1

FINDINGS REQUIRED FOR 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 and/or 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.	✓	

Attachment C - Conditions of Approval

DS 15-142 (Neckopulos)
 January 13, 2016
 Conditions of Approval
 Page 1

Conditions of Approval		
No.	Standard Conditions	
1.	Authorization: This Design Study Approval Permit authorizes the construction of a new 200-square foot detached garage; the removal of 410 square feet of site coverage; the installation of 42 square feet of site coverage (permeable pavers for the new driveway); the installation of one new Monterey Pine tree; the removal of right-of-way encroachments, including an existing 6 x 8 wood beam and pea gravel in the ROW. All work shall conform to the approved plans of September 4, 2015 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 may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	This approval shall be valid for a period of one year from the date of action (expires on September 22, 2016) 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 City Forester or Forest and Beach Commission as appropriate; 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 6,811-square foot parcel, this permit will be scheduled for reconsideration by the Community Planning and Building Department.	✓
8.	The applicant shall submit in writing to the Community Planning and Building Department any proposed changes to the project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City 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.	✓
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✓
10.	All skylights shall use non-reflective 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.	N/A
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.	N/A
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 his or her 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 a Variance.	N/A
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.a	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	N/A

19.b	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
20.	Prior to the roof sheathing inspection, the applicant shall obtain a building height certification from a California licensed surveyor.	✓
21.	The applicant shall install tree protection, which will need to be reviewed and certified by the City Forester, prior to construction.	✓
Special Conditions		
22.	Prior to final planning inspection, the applicant shall apply for and receive approval of an encroachment permit for the existing 12-inch high Carmel stone retaining wall and brick stairs.	✓

* Acknowledgement and acceptance of conditions of approval.

 Property Owner Signature

 Printed Name

 Date

Once signed, please return to the Community Planning and Building Department.



City of Carmel-by-the-Sea

Department of Community Planning & Building

Public Works/Forestry & Beach

P.O. Drawer G

Carmel, CA 93921

(831) 620-2010 OFFICE

(831) 620-2014 FAX

Best Contacts

Tray Ocariza

510-695-1640

Elliot Kremmerman

Site Supervisor

510-299-4788

Driveway Replacement Permit Application

City Use Only This Section

Date Rec'd.: 11-19-10 Fee: \$ 75 ^{+ 20% MF / 10% CF} Receipt #: 41995 By: SC EN: 2605

APPLICANT SECTION

Complete items 1-8 in this section and provide additional information and/or plans as required to describe the work proposed. **SIGN THE BACK OF THIS FORM**

1. Exact Location: 2 NE Lobos + 4th Street
Street the project is on

Block: 1D Lot(s): 4 Parcel #: 010-013-006

2. Legal Property Owner: James Nechopoulos

Mailing Address: 2 NE Lobos + 4th Street P.O. Box _____

City: Carmel-By-The-Sea State: CA Zip: 93921

Telephone # (415) 740-1320 FAX: (_____) _____

3. Contractor/Agent/Contact Person: System Pavers
(Circle One)

Mailing Address: 32960 Alvarado-Niles Road P.O. Box: _____

City: Union City State: CA Zip: 94587 Phone (510) 401-5310

City License #: 33351 State License #: 661575 / Type: _____

Value of Project: \$20,000

Check the appropriate Department action proposed:

PUBLIC WORKS DEPT.: Encroachment/Sidewalk/curb-Gutter/Driveway/Utilities

FORESTRY/BEACH: Tree removal/Pruning/Landscaping

PLANNING/BUILDING: Remodeling/Addition/New Construction/Grading/Re-Roofing

FULLY DESCRIBE ALL WORK PROPOSED: Replace existing gravel driveway with pavers

APPROVED

Applicant Acknowledgement

I understand and agree to comply with all pertinent conditions, standards and requirements as specified by the Carmel Municipal Code, State, County and Federal regulations pertaining to this permit application. I agree to properly maintain the subject work at no expense to the City and to indemnify the City from any liability arising from the permit issued. Acceptance by the City of the work described hereon is not a waiver of my obligations as stated herein.

Applicant Name (Print Clearly): Troy Ocariza

Signature: [Signature] Date: 11-19-10

CITY USE ONLY BELOW

Action:

Public Works: Approve/Disapprove

Forestry/Beach: Approve/Disapprove

By: _____ Date: _____

By: [Signature] Date: _____

Planning: Approve/Disapprove

Building: Approve/Disapprove

By: [Signature] Date: 11/22/10

By: [Signature] Date: 11-19-10

Additional Requirements: (Circle each) Workers Comp/Liability Insurance/Driveway Grade & Drainage Agreement/ Hold Harmless Agreement

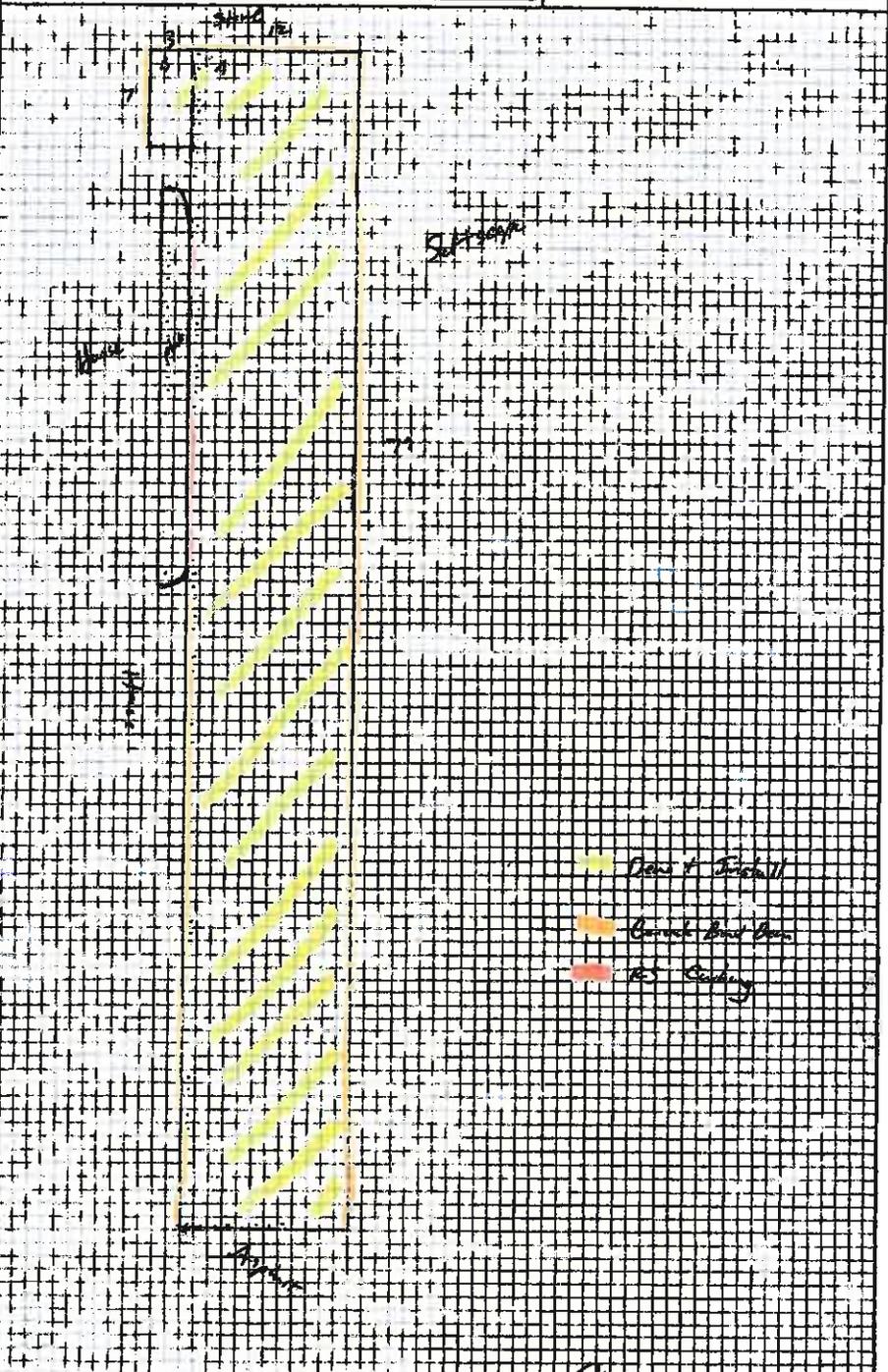
Comments/Conditions: _____

Use space below for sketch of work proposed:



EXHIBIT "B" DRAWINGS AND SPECIFICATIONS

NAME: <i>Legend Jim Nealepapas</i>		JOB #:		CONSULTANT: <i>Troy Carter</i>	
CITY: <i>Carroll, CA</i>		DATE DRAWING: <i>10-2-10</i>		CONSTR. CODES:	
FIELD TYPE: <i>classic walk</i>		COLOR: <i>Tan Red Chisel</i>		BORDER TYPE:	
PATTERN: <i>PLAIN</i>		BORDER TYPE: 1. _____ 2. _____ 3. _____ 4. _____		COLOR: 1. <i>TRE</i> 2. <i>CTB</i> 3. <i>TRE</i>	
OTHER: <i>45 012</i>		PATTERN: <i>PLAIN</i>		OTHER: _____	
Wall Type: <i>RS Curbing</i>	Swal Out LN: <i>193</i>	Restricted: <input checked="" type="checkbox"/> <i>0</i>	SQUARE FT. A. <i>71</i> B. <i>12</i> C. <i>948</i>		
Wall LN: <i>28</i>	Pool Coping & tile LN: _____	Patio or Pool deck: <input checked="" type="checkbox"/> <i>0</i>	D. <i>7</i> E. <i>3</i> F. <i>21</i>		
Step LN: <i>CTB</i>	Extra tile LN: _____	Come out: _____	G. _____ H. _____ I. _____		
Step Type: _____	Tile #: _____	Flora & Vegetation: <i>0</i>	J. _____ K. _____ L. _____		
Step Color: _____	Drainage LN: <i>0</i>	Border LN: <i>0</i>	M. _____ N. _____ O. _____		
Bullnose LN: _____	Drain slope: <i>0</i>	Mow Strip: <i>0</i>	P. _____		
Bullnose color: _____	MISCELLANEOUS: _____		TOTAL: <i>969</i>		



Jim Nealepapas
 CUSTOMER SIGNATURE

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

POST OFFICE DRAWER G
CARMEL-BY-THE-SEA, CA 93921
(831) 620-2010 OFFICE
(831) 620-2014 FAX

September 22, 2015

Michael LePage
PO Box 5577
Carmel, CA 93921

RE: Approval Letter
 Track 1 Design Study Application: DS 15-142 (Neckopulos)
 2 NE of 4th Ave on Lobos
 Blk 1B, Lot 4; APN: 010-013-006

Dear Michael:

Staff has reviewed the revised plans that were re-submitted on September 4, 2015, and has issued an approval of Design Study (DS 15-142) with the attached conditions of approval. Staff has enclosed a copy of the final conditions of approval for the property owner to sign and return for the City's records. Also, please print the conditions of approval on one of the pages of the construction drawings.

This Design Study is valid for a one-year period from date of approval, and hence, expires on September 22, 2016. Should you require an extension for the Design Study permit, a written request must be submitted to the Community Building and Planning Department prior to the permit's expiration.

This approval is subject to a 10 calendar-day appeal period. The enclosed Notice of Approval must be conspicuously posted on the project site and must be mailed or hand-delivered to property owners who own property within 100 feet of the project site. Included with this packet are labels with the mailing addresses of property owners that own property within 100 feet of the project site. You are required to sign and return the attached affidavit confirming that the public noticing requirements have been completed once the appeal period has passed. The 10 calendar-day appeal period commences the day that the Notice of Approval is posted and circulated. Once appeal period has passed and the signed affidavit is returned, you may apply for the building permit.

The Building Plan Check process may take up to approximately four to six weeks, or potentially longer, depending on the number of rounds of review. You are required to install tree protection, which will need to be reviewed and certified by the City Forester, prior to the issuance of the Building Permit. All applicable conditions of approval for the Design Study must be met and will be reviewed by planning staff prior to issuance of a Building Permit.

Track 1 Planning Approval
DS 15-142 (Neckopulos)
September 22, 2015
Page 2

You may contact me at (831) 620-2023, if you have any questions about the post approval process. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Christy Sabdo". The signature is written in a cursive, flowing style.

Christy Sabdo
Contract Planner

encl. Conditions of Approval
Public Notice
Affidavit
Mailing Labels

cc: Jim and Lynn Neckopulos, property owner
318 4C Spear St.
San Francisco, CA 94105

Conditions of Approval		
No.	Standard Conditions	
1.	Authorization: This Design Study Approval Permit authorizes the construction of a new 200-square foot detached garage; the removal of 410 square feet of site coverage; the installation of 42 square feet of site coverage (permeable pavers for the new driveway); the installation of one new Monterey Pine tree; the removal of right-of-way encroachments, including an existing 6 x 8 wood beam and pea gravel in the ROW. All work shall conform to the approved plans of September 4, 2015 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 may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	This approval shall be valid for a period of one year from the date of action (expires on September 22, 2016) 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 City Forester or Forest and Beach Commission as appropriate; 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 6,811-square foot parcel, this permit will be scheduled for reconsideration by the Community Planning and Building Department.	✓
8.	The applicant shall submit in writing to the Community Planning and Building Department any proposed changes to the project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City 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.	✓
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✓
10.	All skylights shall use non-reflective 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.	N/A
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.	N/A
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 his or her 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 a Variance.	N/A
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.a	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	N/A

19.b	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
20.	Prior to the roof sheathing inspection, the applicant shall obtain a building height certification from a California licensed surveyor.	✓
21.	The applicant shall install tree protection, which will need to be reviewed and certified by the City Forester, prior to construction.	✓
Special Conditions		
22.	Prior to final planning inspection, the applicant shall apply for and receive approval of an encroachment permit for the existing 12-inch high Carmel stone retaining wall and brick stairs.	✓

* Acknowledgement and acceptance of conditions of approval.

 Property Owner Signature Printed Name Date

Once signed, please return to the Community Planning and Building Department.



NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Track 1 Design Study pursuant to CMC Chapter 17.58.40. Persons interested in the project may review additional materials available at the Department of Community Planning and Building located at City Hall on Monte Verde Street between Ocean and 7th Avenues, phone number 831-620-2010. The decision to approve this project may be appealed within 10 calendar days from the date of this notice by filing a written notice of appeal with the Department of Community Planning & Building. For those projects listed as appealable to the California Coastal Commission, appeals may be filed directly with the Coastal Commission for no fee, by filing a written notice of appeal with the Coastal Commission's Central Coast office in Santa Cruz. Such appeals must be filed within the ten working days of the Coastal Commission's receipt of the City's Final Local Action Notice.*

Planning Case: DS 15-142 (Neckopulos)

Case Planner: Christy Sabdo

Date Posted: _____

Date Approved: 9/22/15

Project Location: 2 parcels NE of 4th Ave on Lobos

Applicant: Michael LePage

Project Description: This permit authorizes the construction of a new 200-square foot detached garage; the removal of 410 square feet of site coverage; the installation of 42 square feet of site coverage (permeable pavers for the new driveway); the installation of one new Monterey Pine tree; the removal of right-of-way encroachments, including an existing 6 x 8 wood beam and pea gravel in the ROW. All work shall conform to the approved plans dated September 4, 2015 except as conditioned by this permit.

Is this project appealable to the Coastal Commission? Yes No

*Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.



AFFIDAVIT OF POSTING

DECLARATION UNDER PENALTY OF PERJURY

APPLICATION # FOR: DS 15-142 (Neckopulos)

APPLICANT: Michael LePage

STREET ADDRESS (Location): 2 NE of 4th on Lobos

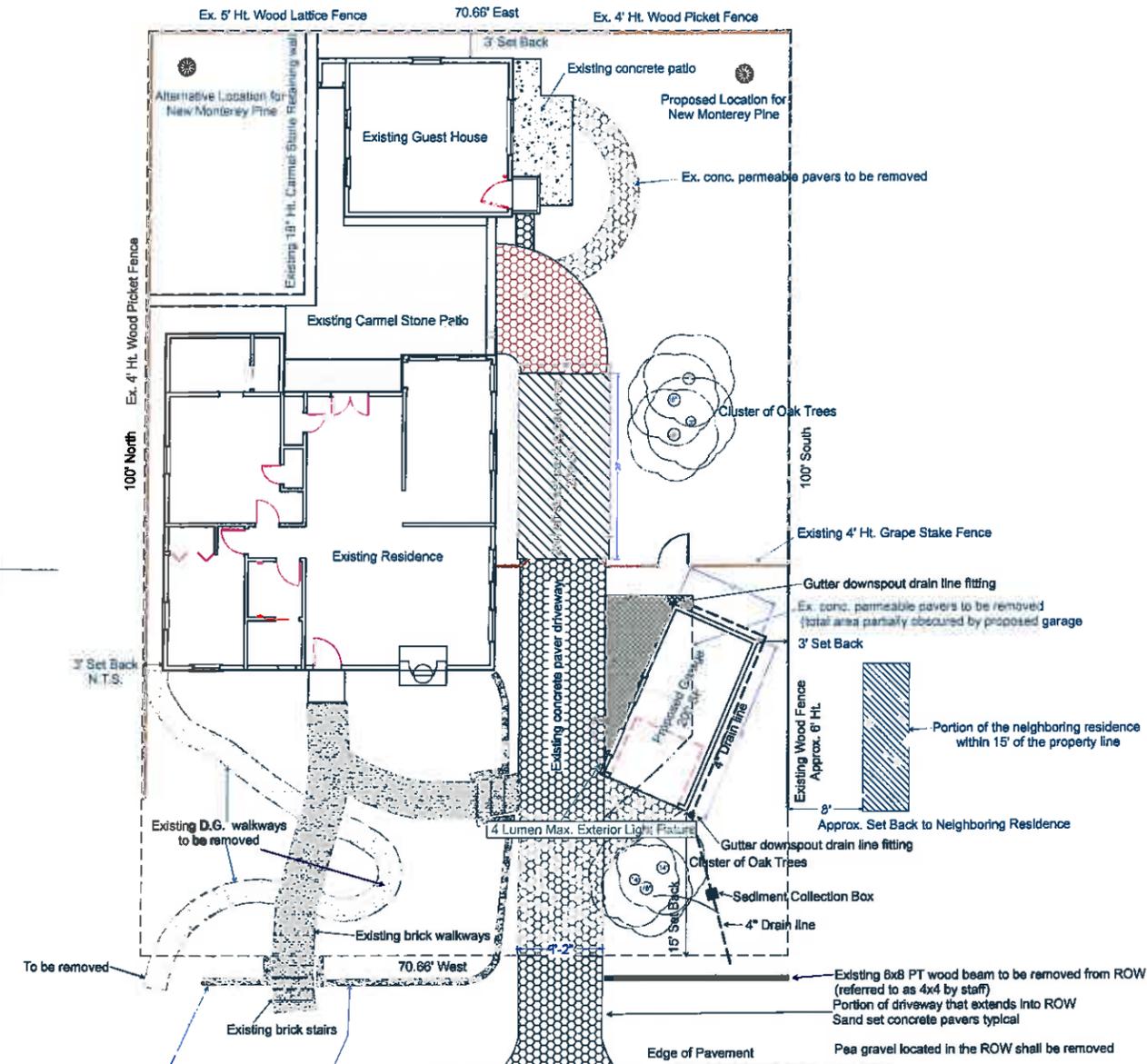
BLOCK 1B LOT 4 APN 010-013-006

I, _____, declare: I am a resident of the City of _____, County of _____, State of _____. I am over the age of twenty-one (21) years. On the _____ day of _____ 2015, I posted the attached Notice of Approval in a conspicuous, publicly-accessible location at the subject property and that this notice remained continuously posted for the duration of the 10-day appeal period.

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Declarant

Date



Existing 12" High Rubble Carmel Stone Retaining Wall
 Note: Owner shall apply for an encroachment permit for retaining wall and stairs located in the R.O.W.



Table of Contents:

- A-1 Site Plan, Site Data & Description of Project
- S-1 Site Survey and Topographic Map
- A-2 Floor Plan, Roof Plan and Exterior Elevation
- A-3 Streetscape Elevation

- Description of Project:**
1. Construct a new detached garage 10' wide by 20' long with 5/12 pitched gable composition shingled roof (matches existing residence roof)
 2. 1x6 v-rustic siding
 3. Unclad wood windows and door.
 4. Insulated sectional garage door with windows and composite material trim to simulate wood. Door to be painted
 5. No water fixtures.
 6. No trees to be removed.
 7. Plant one new Monterey Pine upper canopy tree. No other landscaping is proposed.
 8. D.G. walkway shall be removed from ROW
 9. Applicant shall apply for an encroachment permit for the existing brick stairs and Carmel stone rubble retaining walls in the ROW.
 10. No cut or fill is proposed for the garage.

Site Data:

Lot SF	7066 SF
Existing residence FAR	1213 SF
Existing guest house FAR	322 SF
Existing 2nd Car off street parking area	200 SF
Total existing FAR	1735 SF
Proposed Garage FAR	200SF
Total Proposed FAR	1935 SF

Site Coverage:

Allowable site coverage:	880 SF
Existing site coverage:	1048 SF
Existing permeable site coverage:	457 SF
Existing non-permeable site coverage:	1505SF
Total existing site coverage:	-410 SF
Existing permeable site coverage to be removed: (concrete pavers & D.G. walkways as noted on the site plan)	
New permeable site coverage: (concrete pavers for garage driveway)	42 SF
Total revised site coverage:	1137SF

NOTES:

NO.	REVISIONS DATE:	BY
	8-26-15	LePage

PROJECT DESIGNER:
 LePage Construction, Inc.
 Lic. 350532
 P.O. Box 5577
 Carmel, Ca 93921
 (831) 820-1277
 (831) 595-1374
 mlepage@lepageconstruction.com

Garage Addition for:
Mr. and Mrs. James Neckopulos
 2 NE of 4th on Lobos St.
 Blk 1B Lot 4
 Carmel-by-the Sea, Ca
 APN 010-013-006

OWNER CONTACT INFO:
 James Neckopulos
 318 4C Spear St.
 San Francisco, Ca 94105
 (415) 740-1320
 jneckopulos@hotmail.com

DRAWN BY:
 Michael LePage
 (831) 595-1374
 mlepage@lepageconstruction.com

DRAWING:
 Site Plan

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

DATE:
 8-26-15

PAGE:
 A-1

APPROVED

RECEIVED

SEP - 4 2015

City of Carmel-by-the-Sea
 Planning & Building Dept.

PS 15-142 (Neckopulos)
 9/22/15

NOTES:

NO.	REVISIONS DATE:	By
	8-26-15	LePage

PROJECT DESIGNER:

LePage Construction, Inc.
 Lic. 350592
 P.O. Box 5577
 Carmel, Ca 93921
 (831) 620-1277
 (831) 595-1374
 mlepage@lepageconstruction.com

Garage Addition for:
 Mr. and Mrs. James Neckopulos
 2 NE of 4th on Lobos St.
 Blk 1B Lot 4
 Carmel-by-the Sea, Ca
 APN 010-013-006

OWNER CONTACT INFO:

James Neckopulos
 318 4C Spear St.
 San Francisco, Ca 94105
 (415) 740-1320
 jneckopulos@hotmail.com

DRAWN BY:

Michael LePage
 (831) 595-1374
 mlepage@lepageconstruction.com

DRAWING:

Floor Plan
 Roof Plan
 Exterior Elevations

SCALE:

1/4"=1'-0"

DATE:

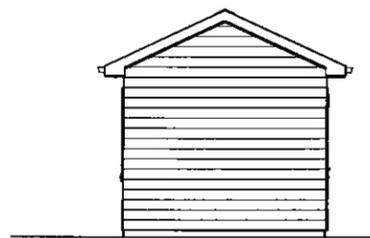
8-26-15

PAGE:

A-2



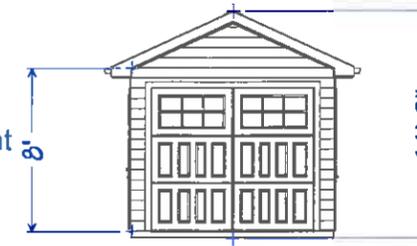
1
South



2
East



3
North

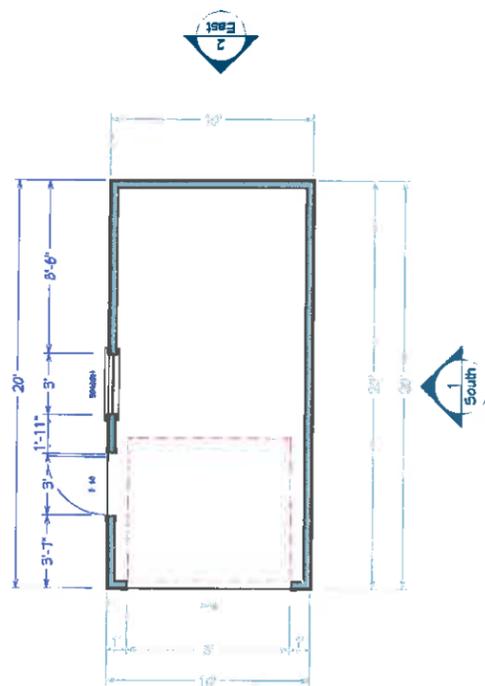


4
West

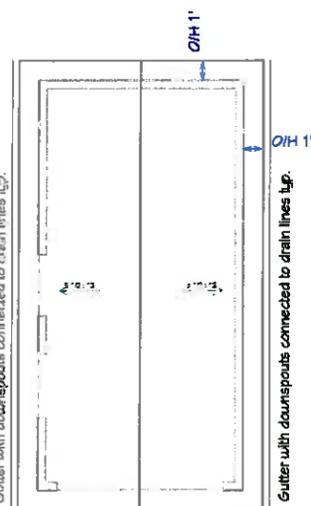
Exterior Elevations

Construction Notes:

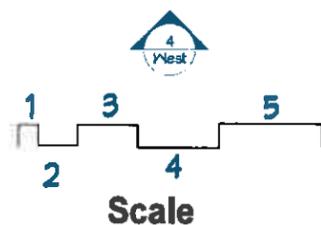
1. Siding 1x6 V-Rustic, painted.
2. Door and window, unclad wood.
3. Garage door, insulated wood textured metal with composite trim to simulate wood trim, painted.
4. Roof covering, laminated fiberglass composition shingles to match the existing.



Garage Floor Plan



**Roof Plan
Garage Floor Plan**



Scale

APPROVED

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SEP -4 2015

City of Carmel-by-the-Sea
 Planning & Building Dept

DS 15-142 (Neckopulos)



Streetscape with Proposed Garage

APPROVED

RECEIVED

SEP - 4 2015

City of Carmel-by-the-Sea
Planning & Building Dept

DS 15-142 (Neckopulos)

NOTES:

NO.	REVISIONS DATE:	BY

PROJECT DESIGNER:

LePage Construction, Inc.
Lic. 350592
P.O. Box 5577
Carmel, Ca 93921
(831) 820-1277
(831) 595-1374
mlpage@lepageconstruction.com

Garage Addition for:
Mr. and Mrs. James Neckopulos
2 NE of 4th on Lobos St.
Blk 1B Lot 4
Carmel-by-the Sea, Ca
APN 010-013-006

OWNER CONTACT INFO:

James Neckopulos
318 4C Spear St.
San Francisco, Ca 94105
(415) 740-1320
jneckopulos@hotmail.com

DRAWN BY:

Michael LePage
(831) 595-1374
mlpage@lepageconstruction.com

DRAWING:

Streetscape Elevation

SCALE:

No Scale

DATE:

8-26-15

PAGE:

A-3

Staff Analysis:

Basis for Appeal: Dave Lyon, on behalf of the McClatchy's, have submitted an appeal application, included as Attachment A, which outlines their concerns with this project. The appellants concerns are detailed below, followed by a staff analysis:

- 1. *The appellant recommends that staff consider the proposed 18.5-foot wide driveway for the purpose of maintaining two parking spaces on the property.***

Staff Analysis: The CMC Section 12.24.020 A. requires private driveway's to be 14 feet in width:

"A. The maximum width of any driveway shall not exceed 14 feet as measured at the front property line or at any point between the front property line and its connection with the street pavement edge. A flare of a 30-inch radius shall be allowed at each side of the driveway at the street pavement edge connection. There shall be a short return of asphalt material at the street connection for transition of street to driveway. The length of this return shall be approved by the Director of Public Works."

The appellant is proposing an 18.5-foot wide driveway, which does not comply with CMC 12.24.020 A., requiring a maximum driveway width of 14-feet. Staff has met on the subject property with the appellant's agent, Dave Lyon, and the contractor to review the Site Plan and discuss their concerns regarding the City's 14-foot driveway width requirement. At the site visit, staff recommended various alternatives that may allow the appellant to continue to park two cars at the front of the residence, such as a 14-foot wide paver driveway with a remaining 4.5-foot strip that could be planted in a native groundcover or covered with wood chips. After attempts to work in cooperation with the appellant to reduce the driveway width to 14 feet, a revised site plan was not submitted; therefore staff denied the Driveway Replacement Permit application.

In some cases, older residential driveways in the City exceed the allowed 14-foot driveway width and are non-conforming. As Driveway Replacement Permits are submitted, staff reviews the design and requires the applicant to bring the driveway into compliance. The Community Planning and Building Department works with the Department of Public Works and Forestry on the review driveway replacements.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes the removal of a 460-sf driveway and the installation of a 425.5-sf driveway. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Appeal Application
- Attachment B – Findings for Approval
- Attachment C – Denial Documents
- Attachment D – Original Application and Site Plan

CS

APP 15-437
(McClatchy)

RECEIVED

DEC 04 2015

City of Carmel-by-the-Sea
Planning & Building Dept.

CITY OF CARMEL-BY-THE-SEA

APPEAL OF ADMINISTRATIVE DECISION

(FILING FEE: \$304.82*)

Appellant: McClatchy

Mailing Address: Agent 8 Po 2375 Carmel valley ca 93924

Phone: Day: (831) 596-4239 Evening: () Same

Email: westboat1@sbcglobal.net

Date of Administrative Decision: 12/1/15

Appeals to the Planning Commission must be made in writing in the office of the Planning Department within 10 calendar days following the date of the Administrative Decision and paying the required filing fee as established by City Council resolution.

Physical location of property that is the subject of appeal (street location or address):

Scenic 4 N/W of 8th

Lot(s): 8 Block: C 2 APN: 010-312-013-000

ADMINISTRATIVE DECISION BEING APPEALED: Denial of application
to resurface parking area.

If you were NOT the original applicant or the applicant's representative, please state why you are an aggrieved party:

Dave Lyon agent for owner

*Article 9, Section 7, of the Constitution of the State of California authorizes a city to impose fees. Also see California government Code, Section 54344.

GROUND FOR APPEAL: State the specific basis for your appeal, such as errors or omissions you believe were committed by Community Planning and Building Director in reaching his/her decision, etc. You may also submit a letter or other material to explain your appeal.

Reduction of existing parking area
From 18 FT to 14 FT will leave one
parking space on property (2 lots) and
force one car onto street, resulting in
net loss of parking

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT:

DATED THIS 4th DAY OF December, ~~2014~~ 2015



Signature of appellant



Appeal fee received: (Staff Initial)

64046

Receipt #:

IMPORTANT: If the appellant wishes to submit materials for duplication and inclusion in the City of Carmel-by-the-Sea's Planning Commission agenda packet, the materials must be submitted to the Planning Department at least two weeks in advance of the appeal date.

Revised July 2014

Attachment B – Project Findings

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR APPROVAL

Application: APP 15-437 (McClatchy) **APN:** 010-312-013
Location: Scenic Road 4 parcels NW of 8th
Applicant: James and Susan McClatchy, Dave Lyons representing agent

RECOMMENDATION:

Deny the Appeal (APP 15-437) and uphold the administrative denial of Driveway Replacement Permit (DV 15-109)

FINDINGS OF FACT:

1. Construction of private driveways requires a permit under Section 12.24.010 of the City’s Municipal Code.
2. On November 6, 2016, the applicant submitted a Driveway Replacement Permit Application to replace an existing 20-foot driveway with an 18.5-foot driveway.
3. Carmel Municipal Code Section 12.24.020 A. requires: *“The maximum width of any driveway shall not exceed 14 feet as measured at the front property line or at any point between the front property line and its connection with the street pavement edge...”*
4. Staff met the applicant’s representative, Dave Lyon, and contractor, at the subject residential property on November 10, 2015, to review the Site Plan and the City’s Code requirements.
5. After attempting to work in cooperation with the applicant, on December 1, 2015, staff issued a letter of denial to the applicant. The Site Plan received on November 6, 2015 depicts an 18.5-foot driveway, and has not been revised to comply with the maximum 14-foot driveway width requirement per CMC 12.24.020 A.

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

**POST OFFICE DRAWER G
CARMEL-BY-THE-SEA, CA 93921
(831) 620-2010 OFFICE
(831) 620-2014 FAX**

December 1, 2015

Daniel Resendiz
PO Box 1715
Seaside, CA 93955

**Subject: Denial Letter
Driveway Permit Application: DV 15-109 (McClatchy)
Scenic Road 3N of 8th Ave
Blk: C2, Lot: 9; APN: 010-312-013**

Dear Mr. Resendiz:

Staff has issued a denial of Driveway Permit application (DV 15-109). Per Carmel Municipal Code (CMC) 12.24.020:

The maximum width of any driveway shall not exceed 14 feet as measured at the front property line or at any point between the front property line and its connection with the street pavement edge. A flare of a 30-inch radius shall be allowed at each side of the driveway at the street pavement edge connection. There shall be a short return of asphalt material at the street connection for transition of street to driveway. The length of this return shall be approved by the Director of Public Works.

The Site Plan received November 6, 2015 depicts an 18.5-foot driveway, and has not been revised to comply with the 14 foot requirement per CMC 12.24.020. Staff has made a site visit and has attempted to work with you to revise the width of the driveway to meet the 14-foot requirement.

You may contact me at (831) 620-2023, if you have any questions about the requirements in this letter.

Thank you,


Christy Sabdo
Contract Planner

cc: James and Susan McClatchy, PO Box 2375, Carmel Valley, CA 93924
Dave Lyon, Property Manager

**Denial Letter
DV 15-109 (McClatchy)
December 1, 2015
Page 2**

Rob Culver, Public Works Superintendent, Carmel-by-the-Sea

Encl: Email from Rob Culver dated November 9, 2015



City of Carmel-by-the-Sea

Department of Community Planning & Building
Public Works/Forestry & Beach
P.O. Drawer G
Carmel, CA 93921
(831) 620-2010 OFFICE

COPY

Driveway New or Replacement Permit Application

City Use Only This Section

Date Rec'd: 11.6.15 Fee: \$ 95.35 Receipt #: 13801 By: CU DV: 15-109 (McClatchy)

APPLICANT SECTION

Complete Items 1-3 in this section and provide additional information and/or plans as required to describe the work proposed. **NOTE: SIGNATURE ON THE BOTTOM OF THIS FORM IS REQUIRED. PLEASE SEE BACK OF THIS PAGE FOR CONDITIONS.**

1. Exact Location: 8th SCENIC RD
Street the project is on

Block: C2 Lot(s): 9 Parcel #: 010-312-013-000

2. Legal Property Owner: SUSAN & JAMES MCCLATCHY

Mailing Address: → P.O. Box 2375

City: CARMEL VALLEY State: CA Zip: 93924

Telephone # (831) 596-4239 EMAIL: _____

3. Contractor/Agent/Contact Person: GARDEN SOLUTIONS LANDSCAPING, Daniel Rosendtz

Mailing Address: → P.O. Box: 1715

City: Seaside State: CA Zip: 93955

Phone (831) 224-4006 EMAIL: rr-dnl@yahoo.com

City License #: 22863 State License #: 907399 / Type: C27

Value of Project: \$4800⁰⁰

FULLY DESCRIBE ALL WORK PROPOSED: INSTALL PAVERS ON THE DRIVEWAY
IN THE EXISTING BASE ROCK DRIVEWAY

Property Owner Acknowledgement

I understand and agree to comply with all pertinent conditions, standards and requirements as specified by the Carmel Municipal Code, State, County and Federal regulations pertaining to this permit application. I agree to provide all information subject work at no expense to the City and to indemnify the City from any liability arising from the permit issued. Acceptance by the City of the work described hereon is not a waiver of my obligations as stated herein.

Property Owner Name (Print Clearly): _____

Signature: _____ Date: _____

RECEIVED

NOV 06 2015

City of Carmel-by-the-Sea
Planning & Building Dept.

DESIGN, DEMOLITIONS
 LOW-VOLTS LIGHTING
 DRIVEWAYS
 BLOCK WALLS
 DECKS, PATIOS
 TREE TRIMMING
 PAVERS

G S
 GARDEN SOLUTIONS LANDSCAPING
 Lic 9970999

Rainwater Harvesting Design & Synthetic Grass Installation
 Email: rr.dnt@yahoo.com
 www.gardensolutionslandscaping.com
 Daniel Resendiz (OWNER) P.O. BOX 1715
 Seaside, CA 93955

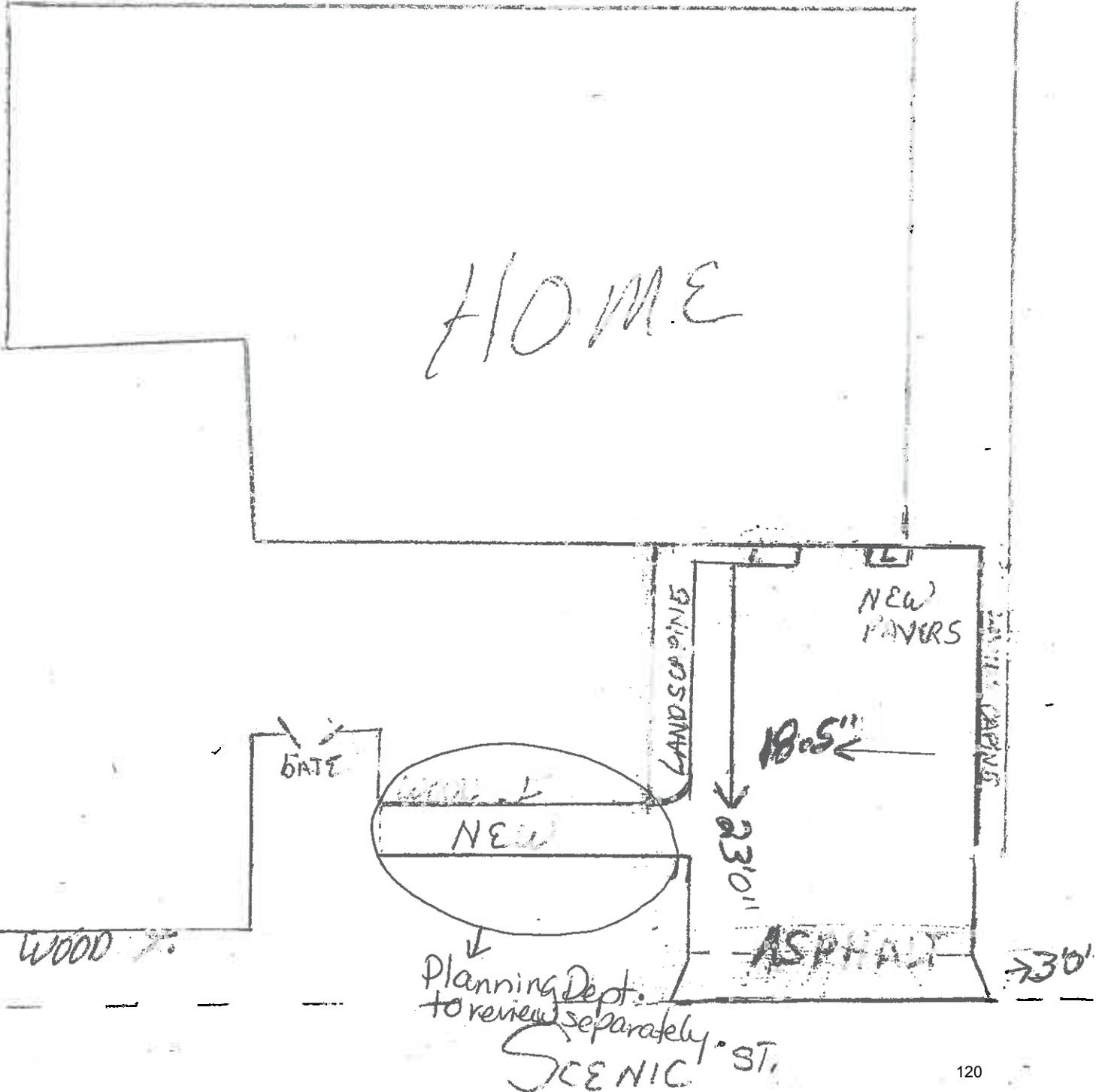
RETAINING WALLS
 FENCES, ARBORS
 IRRIGATION
 MASONRY
 CONSULTATION
 SIDEWALKS
 STONE

831-224-4006

RECEIVED

NOV 06 2015

City of Camel-by-the-Sea
 Planning & Building Dept.

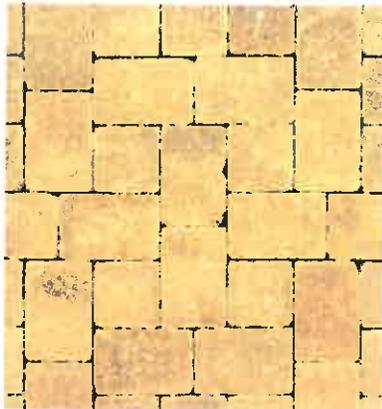


Colors represented herein are depicted as accurately as possible. However, due to the nature of our product and the variables in printing reproduction, exact color matching cannot be guaranteed. Custom colors are available upon request.

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NOV 06 2015
City of Camel-by-the-Sea
Planning & Building Dept.



B8 Sierra Moss
(Green/Charcoal)



B11 Sahara Sand
(Cream/Tan)



Brown



B9 Island Ember
(Red/Charcoal)



Red



Charcoal



B10 Country Loam
(Brown/Charcoal)



Tan



Natural Grey



existing conditions



RECEIVED

NOV 06 2015
City of Carmel-by-the-Sea
Planning & Building Dept.