

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

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

March 13, 2013  
Wednesday  
Tour – 2:30  
Meeting – 4:00 p.m.

**I. CALL TO ORDER AND ROLL CALL**

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

**II. TOUR OF INSPECTION**

Shortly after 2:30 p.m. the Commission will leave the Council Chambers for an on-site Tour of Inspection of all properties listed on this agenda (including those on the Consent Agenda). The Tour may also include projects previously approved by the City and not on this agenda. Prior to the beginning of the Tour of Inspection, the Commission may eliminate one or more on-site visits. The public is welcome to follow the Commission on its tour of the determined sites. The Commission will return to the Council Chambers at 4:00 p.m. or as soon thereafter as possible.

**III. ROLL CALL**

**IV. PLEDGE OF ALLEGIANCE**

**V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS**

**VI. APPEARANCES**

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

## VII. 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/or 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.

- 5 1. Consideration of minutes from February 13, 2013, Regular Meeting.
- 13 2. DS 13-1  
Jeanne Potter Delph  
4905 Monterey Street  
Block AM, Lot(s) 4  
Consideration of Design Study (Concept & Final) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family Residential (R-1) District.
- 35 3. DS 13-7  
Carol Casey  
E/s Carmelo 2 S 9<sup>th</sup>  
Block P, Lot(s) 2  
Consideration of Design Study (Final), Demolition Permit and Coastal Development Permit applications for the construction of a new residence at a site located in the Single Family Residential (R-1) District.
- 53 4. DS 13-8  
Carol Casey  
SE Carmelo & 9<sup>th</sup>  
Block P, Lot(s) 4  
Consideration of Design Study (Final) and Coastal Development Permit applications for the alteration of an existing residence located in the Single Family Residential (R-1) District.
- 67 5. UP 13-3  
4<sup>th</sup> & Santa Rita LLC  
SW Cor. Santa Rita & 4<sup>th</sup>  
Block 46, Lot(s) 1, 3 & 5  
Consideration of a Use Permit application for the construction of a guesthouse on a property located in the Single Family Residential (R-1) District.
- 77 6. UP 13-4  
Willow Creek Ranch LLC  
N/s of 7<sup>th</sup> bet. Dolores & San Carlos  
Block 76, Lot(s) 20  
Consideration of a Use Permit amendment application for modifications to a retail wine shop with wine tasting at a commercial space located in the Central Commercial (CC) District.

## VIII. CONSENT AGENDA (PULLED ITEMS)

## **IX. 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.

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|-----|--|---|
| 91  | 1. SI 13-6<br>Carmel Library Foundation<br>Harrison Memorial Library &<br>Larson Field.                            | Consideration of a request to install temporary banners at Harrison Memorial Library and at the Carmel Mission for the Carmel Public Library Foundation's annual fundraising campaign.  |
| 105 | 2. UP 13-1<br>Catherine Compagno<br>E/s Mission between 4 <sup>th</sup> and 5 <sup>th</sup><br>Block 49, Lot(s) 14 | Consideration of an application for a Use Permit Amendment to allow outdoor seating for an existing restaurant located in the Central Commercial (SC) District.   |
| 117 | 3. UP 13-2<br>Catherine Compagno<br>E/s Dolores between 5 <sup>th</sup> and 6 <sup>th</sup><br>Block 56, Lot(s) 10 | Consideration of an application for a Use Permit Amendment to allow outdoor seating for an existing restaurant located in the Central Commercial (SC) District.   |
| 129 | 4. DS 13-14<br>Wei Ding<br>Monterey 3 SW of 1 <sup>st</sup><br>Block 19, Lot(s) 7                                  | Consideration of a Design Study application for the installation of aluminum windows on an existing residence located in the Single Family Residential (R-1) District.  |
| 141 | 5. DS 13-13<br>Brian Parton<br>Lopez 3 SE of 2 <sup>nd</sup><br>Block KK, Lot(s) 22                                | Consideration of Design Study (Concept), Demolition Permit and Coastal Development Permit applications for the construction of a new residence located in the Single Family Residential (R-1), Beach and Riparian Overlay (BR) and Very High Fire Hazard Severity (VHFHSZ) Districts. |
| 159 | 6. DS 13-12<br>Heyermann/Siebert<br>Dolores 5 SE of 10 <sup>th</sup><br>Block 116, Lot(s) 12                       | Consideration of Design Study (Concept & Final), Demolition Permit and Coastal Development Permit applications for the demolition of an existing residence and the construction of a new residence located in the Single Family Residential (R-1) and District.                       |

- 177 7. DS 12-129  
Sangerman & Gilfillan  
2992 Franciscan Way  
Block 10, Lot(s) 34
- 183 8. City-wide
- Consideration of a Plan Revision to an approved Design Study for the alteration of an existing residence located in the Single Family Residential (R-1-C-6) and Archaeological Significance Overlay (AS) Districts.
- Establishment of a Commercial Awning Subcommittee and appointment of Commissioners to the committee.

**X. ADJOURNMENT**

The next meeting of the Planning Commission will be:

- ▶ Regular Meeting – Wednesday, April 10, 2013 at 4:00 p.m.

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

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

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

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

**CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION – MINUTES  
FEBRUARY 13, 2013**

**I. CALL TO ORDER AND ROLL CALL**

**PRESENT:** Commission Members: LePage, Reimers, Goodhue, Paterson

**ABSENT:** Commission Members: Dallas (via phone for one item)

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

**II. TOUR OF INSPCETION**

The Commission toured the following sites: Hayward, Ghazal, Casey (2), Graham, Barhnurst/Cushman, Pepe, Wagner.

**III. ROLL CALL**

**IV. PLEDGE OF ALLEGIANCE**

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

**V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS**

Marc Wiener, Associate Planner, announced the following:

1. Special Meeting scheduled for March 6, 2013, at 4:00 p.m.
2. City Council denied the appeal of DS 12-122.
3. City Council approved the funding for the beach restroom project.

**VI. APPEARANCES**

Barbara Livingston appeared before the Commission.

**VII. CONSENT AGENDA**

1. Consideration of minutes from January 3, 2013, Special Meeting.
2. Consideration of minutes from January 9, 2013, Regular Meeting.

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| <p>4. DS 12-112<br/>Terril &amp; Kathryn Efirid<br/>W/s Vizcaino 9 S Mt. View<br/>Block 102, Lot(s) 9</p>          | <p>Consideration of Design Study (Final) and Coastal Development Permit applications for the addition of a second story to an existing residence located in the Single Family Residential (R-1) District.</p>          |
| <p>5. DS 12-77<br/>David &amp; Jan Graham<br/>SE Carmelo &amp; 4<sup>th</sup><br/>Block GG, Lot(s) 26 &amp; 28</p> | <p>Consideration of a Plan Revision to an approved Design Study for the alteration of an existing residence located in the Single Family Residential (R-1) and Archaeological Significance Overlay (AS) Districts.</p> |

Commissioner LEPAGE moved **to approve Consent Agenda items #1, #4 and #5,** seconded by GOODHUE and **carried** by the following roll call vote:

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

Commissioner LEPAGE moved **to approve Consent Agenda item #2,** seconded by GOODHUE and **carried** by the following roll call vote:

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

**VIII. CONSENT AGENDA (PULLED ITEMS)**

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|--|---|
| <p>3. DS 12-133<br/>Plum Holdings<br/>E/s Monte Verde 2 N 1<sup>st</sup><br/>Block 31, Lot(s) 14</p> | <p>Consideration of a request for a Time Extension for Design Study and Coastal Development Permit approvals for the construction of a new residence located in the Single Family Residential (R-1) District.</p> |
|--|---|

Marc Wiener, Associate Planner, presented the staff report. Barbara Livingston and Fred Kern appeared before the Commission.

Commissioner LEPAGE moved **to approve Consent Agenda item #3,** seconded by REIMERS and **carried** by the following roll call vote:

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

**IX. PUBLIC HEARINGS**

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| 1. SI 13-2<br>John Wagner<br>W/s Lincoln 2 N 7 <sup>th</sup><br>Block 74, Lot(s) 11 & 13 | Consideration of an application for a brushed metal business sign at a site located in the Central Commercial (CC) District.<br>(Kevin Milligan Gallery) |
|--|--|

Margi Perotti, Code Enforcement, presented the staff report. Chair Paterson opened the public hearing at 4:22 p.m. Kevin Milligan and Roberta Miller appeared before the Commission. There being no other appearances, the public hearing was closed at 4:26 p.m.

Commissioner LEPAGE moved **to approve the sign as proposed**, seconded by GOODHUE and **carried** by the following roll call vote:

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

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|---|--|
| 2. DS 12-68<br>Malcolm Ghazal<br>NW San Antonio & 10 <sup>th</sup><br>Block V, Lot(s) 18 & 20 | Consideration of Design Study (Concept) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family Residential (R-1) District. |
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Commissioner Reimers re-cused herself from the discussion.

Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 4:40 p.m. Anthony Lombardo, Steve Boutin, Jeff Malik and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 4:59 p.m.

Commissioner GOODHUE moved **to continue the project**, seconded by LEPAGE and **carried** by the following roll call vote:

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

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| <p>3. DS 12-111<br/>         Bill &amp; Adriana Hayward<br/>         SE Ocean &amp; Carmelo<br/>         Block M, Lot(s) 2 &amp; 4</p> | <p>Consideration of Design Study (Concept &amp; Final), Demolition Permit and Coastal Development Permit applications for the demolition of an existing residence and the construction of a new residence located in the Single Family Residential (R-1) District.</p> |
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Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 5:19 p.m. David Stocker appeared before the Commission. There being no other appearances, the public hearing was closed at 5:25 p.m.

Commissioner REIMERS moved **to approve the application with staff's Special Condition #1 – The applicant shall provide an additional *two* lower canopy trees and work with staff on view considerations and two additional upper canopy trees as recommended by the City Forester; change #2 – The applicant shall reduce the width of the driveway to 12 feet and replace the eliminated portion of the driveway with landscaping. The applicant shall terrace the retaining wall on the south side of the garage to reduce its height work with staff on width of driveway to accommodate 2 parked vehicles; #3 and addition of #4 – work with staff on the primary west large window shall be brought closer into compliance with guidelines,** seconded by GOODHUE and **carried** by the following roll call vote:

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

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|--|---|
| <p>4. DS 13-8<br/>         Carol Casey<br/>         SE Carmelo &amp; 9<sup>th</sup><br/>         Block P, Lot(s) 4</p> | <p>Consideration of Design Study and Coastal Development Permit applications for the alteration of an existing residence located in the Single Family Residential (R-1) District.</p> |
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Commissioner Reimers re-cused herself from the discussion.

Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 5:50 p.m. Brian Congleton, James Emery and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 6:01 p.m.

Commissioner LEPAGE moved **to approve the design concept with staff's Special Conditions #1 and #2 and #3- The proposed alteration of the sunroom is subject to the decision of the Planning Commission sunroom as submitted,** seconded by GOODHUE and **carried** by the following roll call vote:

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

5. DS 13-7 Consideration of Design Study and Coastal  
Carol Casey Development Permit applications for the  
E/s Carmelo 2 S 9<sup>th</sup> alteration of an existing residence located in  
Block P, Lot(s) 2 the Single Family Residential (R-1) District.

Commissioner Reimers re-cused herself from the discussion.

Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 6:06 p.m. Brian Congleton appeared before the Commission. There being no other appearances, the public hearing was closed at 6:08 p.m.

Commissioner GOODHUE moved **to approve design concept as submitted**, seconded by LEPAGE and **carried** by the following roll call vote:

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

6. DS 13-6 Consideration of Design Study (Concept) for  
Noel Barnhurst/Suzanne Cushman the substantial alteration of an existing  
W/s Lobos 2 S Valley Way residence located in the Single Family  
Block 2, Lot(s) 1 Residential (R-1) District.

Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 6:15 p.m. Eric Zavas and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 6:20 p.m.

Commissioner LEPAGE **moved to continue the project with the following direction:**

- 1. reduce skylight size and specify glazing**
- 2. re-design entry**
- 3. screening on south-side deck for privacy issues**
- 4. work with staff on distance of deck from tree**
- 5. reduce height of ceiling in mechanical room,**

Seconded by GOODHUE and **carried** by the following roll call vote:

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

7. UP 11-13  
Richard Pepe  
NE Dolores & 7<sup>th</sup>  
Block 76, Lot(s) 22
- Review of a previously approved Use Permit allowing exterior seating at a restaurant located in the Central Commercial (CC) District. ( Little Napoli)

Commissioner Reimers re-cused herself from the discussion.  
Commissioner Dallas joined the discussion via telephone.

Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 6:36 p.m. Rich Pepe appeared before the Commission. After further discussion the public hearing was re-opened at 6:51 p.m. Barbara Livingston and Rich Pepe appeared before the Commission. There being no other appearances, the public hearing was closed at 7:00 p.m.

Commissioner LEPAGE moved **to approve the Use Permit for three tables with four seats per table for a maximum of 12 seats**, seconded by DALLAS and **carried** by the following roll call vote:

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

9. MP 13-1  
CMC 9.16  
City-Wide
- Consideration of recommendations to the City Council regarding an ordinance reauthorizing Carmel Municipal Code Section 9.16 allowing live music where alcoholic beverages are sold and/or served.

Marc Wiener, Associate Planner, presented the staff report. Chair Paterson opened the public hearing at 7:02 p.m. There being no appearances, the public hearing was closed at 7:02 p.m.

Commissioner LEPAGE moved **to support staff's recommendation to remove 3-year renewal requirement for the ordinance and remove 3-year renewal requirement for individual Use Permits**, seconded by GOODHUE and **carried** by the following roll call vote:

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

**X. ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned at 7:15 p.m.

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Leslie Fenton, Administrative Coordinator

ATTEST:

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Keith Paterson

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

MEETING DATE: 13 March 2013

BLOCK: AM LOT: 4

FIRST HEARING: X

CONTINUED FROM: N/A

ITEM NO: DS 13-1

APPLICANT: Jeanne Potter Delph  
STREAMLINING DEADLINE: 4/2/13

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SUBJECT:

Consideration of Design Study (Concept & Final) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family Residential (R-1) District.

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ENVIRONMENTAL REVIEW:

Exempt (Class 3 – new construction)

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LOCATION:

4905 Monterey Street

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ZONING:

R-1

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ISSUES:

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

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OPTIONS:

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

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RECOMMENDATION:

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

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ATTACHMENTS:

1. Staff Report dated 13 March 2013.
2. Application Materials.
3. Project Plans.

STAFF CONTACT: TJ Wiseman, Contract Planner

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

**APPLICATION:** DS 13-1  
**BLOCK:** AM  
**LOCATION:** 4905 Monterey Street

**APPLICANT:** Jeanne Potter Delph  
**LOT:** 4

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**REQUEST:**

Consideration of Design Study (Concept & Final) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family Residential (R-1) District.

**EXISTING NONCONFORMITIES:**

1. Site coverage.

**BACKGROUND:**

This site is located at 4905 Monterey Street. The property is developed with a single-story residence and a detached garage located on the north side of the property. The residence was originally built in 1938. The residence includes board and batten siding and a moderately pitched roof. A Determination of Ineligibility for listing on the City's Inventory of Historic Resources was issued on 5 July 2010.

**PROJECT DESCRIPTION:**

The applicant is proposing to remodel and expand the existing residence by 303 square feet. The project includes the expansion of the master bedroom and bathroom, and the addition of a second bedroom and bathroom. The new addition will match the board and batten exterior on the existing residence. The applicant is proposing all new wood, double-hung windows throughout the structure. New, stained redwood garage doors are proposed for the existing garage to match the shutters on the residence.

Site coverage elements include a new mortar-set brick patio and a new wood deck over a concrete pad on the south elevation for the hot tub. The applicant is proposing a bark driveway and walkway at the front of the property.

<b>PROJECT DATA FOR A 4,821 SQUARE FOOT SITE:</b>			
<b>Site Considerations</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>
Floor Area	2,090 sf (43%)	876 sf (18.1%)	1,179 sf (24.5%)
Site Coverage	669 sf (13.9%)*	740 sf (15.4%)	615 sf (12.8%)
Ridge Height (Single Story)	18 ft.	11 ft.	11 ft.
Plate Height (Single Story)	12 ft.	7 ft. 11 in.	7 ft. 11 in.
<b>Setbacks</b>	<b>Minimum Required</b>	<b>Existing</b>	<b>Proposed</b>
Front	15 ft.	26 ft. 6 in.	26 ft. 6 in.
Composite Side Yard	18ft. 7 in. (25%)	23 ft. 8 in. (36.4%)	18 ft. 8 in. (25.1%)
Minimum Side Yard	3 ft.	5 ft. 1 in.	No Change
Rear	3 ft.	11 ft. 6 in.	4 ft. 2 in.

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

**EVALUATION:** Because the project does not impact neighboring properties and is consistent with the Residential Design Guidelines, staff has scheduled this application for a “Concept and Final” hearing. However, if the Commission has concerns that cannot be addressed at this meeting, the application can be continued with a request for changes.

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

The construction of the new bedroom and bathroom addition will not affect the existing trees on site. The City Forester has recommended the addition of an upper-canopy tree and removal of all ivy on-site and in the right-of-way. A special condition is included to address these requirements.

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

Staff has not identified any privacy impacts that will be created by this project. The proposed addition maintains the height of the existing roof line and meets the setbacks from neighbors.

One skylight is proposed on the east elevation. Standard Condition #10 requires that all skylights use non-reflective glass to minimize the amount of light and glare visible from neighboring properties.

**Mass & Bulk:** Design Guidelines 7.1 - 7.6 encourage a building's mass to relate *"to the context of other homes nearby"* and to *"minimize the mass of a building as seen from the public way or adjacent properties."*

The proposed project minimally increases the size of the residence and does not add excessive mass or bulk. The subject residence is in scale with the other homes in the neighborhood. The subject residence is 11 feet tall, seven feet below the allowed height.

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

The applicant has done a nice job of integrating the addition into the existing residence without presenting an overly complicated appearance. The roofline is a simple gable with the additions projecting to the east and west with one small skylight undetectable from the street. The modifications proposed present wood siding and a simple, gabled roofline to the street. Staff supports the proposed alterations to the residence.

**Finish Details:** Design Guideline 9.5 states, "Use "natural" building materials." "Painted wood clapboard, stained or painted board and batten siding and shingles are preferred primary materials for exterior walls".

The existing residence is painted board and batten exterior and the applicant will continue this siding on the proposed addition. The composition roof will be continued, as well, on the new elements. The applicant proposes to replace the existing metal frame windows with new double-hung wood windows.

Design Guideline 9.16 indicates that *"A garage door should be designed either to provide visual interest or to blend with the background materials of the building."* The applicant is proposing to replace the existing painted garage doors with stained, redwood doors to match the shutters on the residence. The proposed materials and features are consistent with the recommendations of the Design Guidelines and are consistent with the architectural style of the home.

**Landscape Plan/Site Coverage:** The applicant is required to submit a detailed landscape plan with the working drawings to be reviewed by staff and the City Forester.

The applicant has submitted a detailed landscape plan showing existing drought tolerant landscaping that was recently approved by the City. Also to be noted on the plans is the removal of all ivy on site and in the right of way and an additional upper-canopy tree.

The applicant is proposing the reduction of 125 square feet of site coverage by removing two decks in the rear yard and a brick walkway in the front. Included in the application are a new brick patio in the rear and a wood deck/concrete pad in the south side yard to access a hot tub. The proposed reductions will bring the property into compliance with regards to site coverage.

**RECOMMENDATION:**

Approve the application with the attached special conditions.

**SPECIAL CONDITIONS:**

1. The applicant shall plant one upper canopy tree of substantial size and caliber and of a species approved by the City Forester. The tree shall be planted on site located approximately 10 feet from any building and shown on the final landscape plan submitted with the building permit application. The applicant shall include a provision for the removal of all ivy on site and in the right of way.

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

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

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

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

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

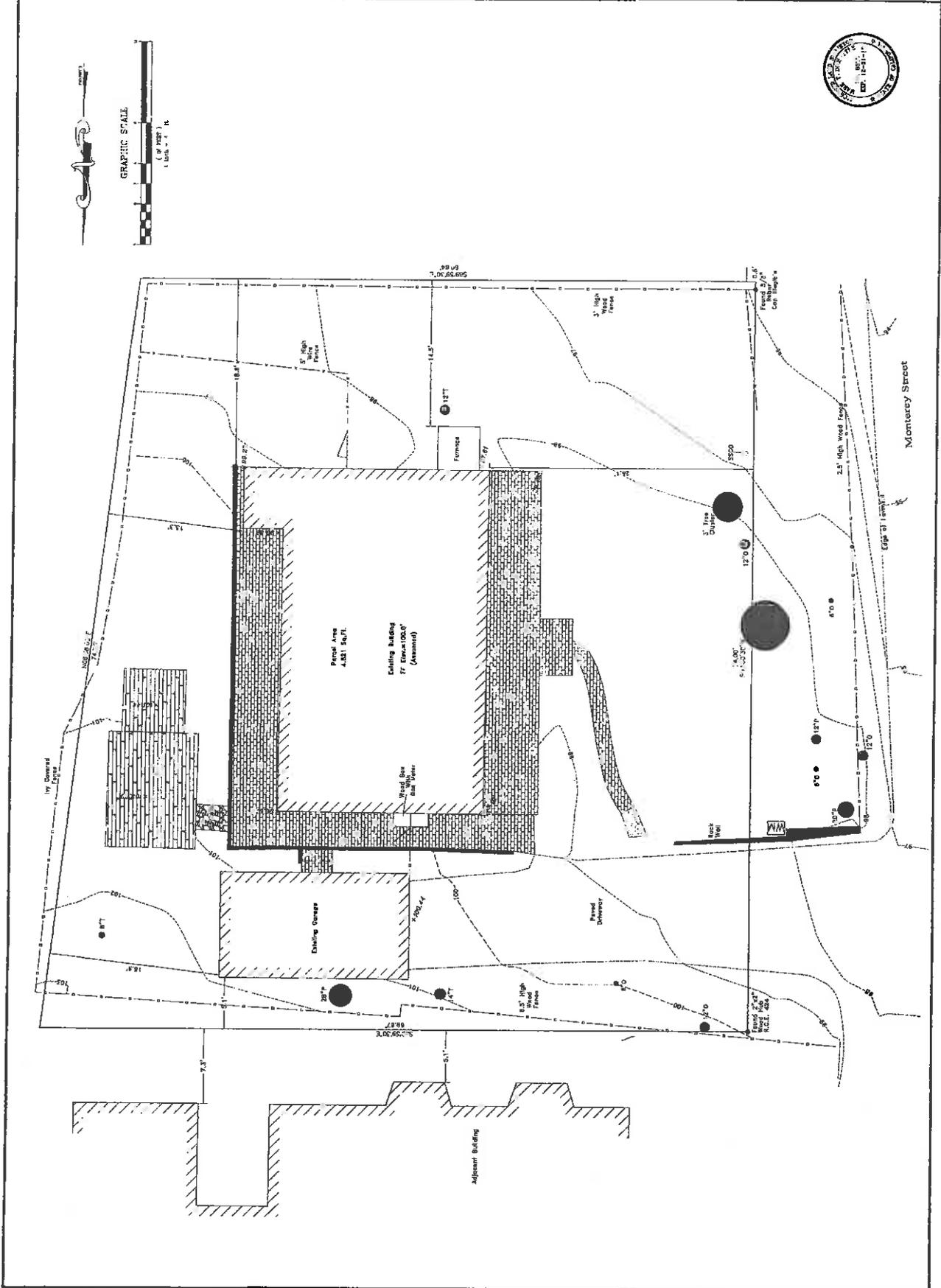
1. The project conforms with the certified Local Coastal Program of the City of Carmel by the Sea.
2. The project is not located between the first public road and the sea and no review is required for potential public access.

<b>Standard R-1 Conditions</b>		
No.	Condition	
1.	This approval constitutes Design Study and Coastal Development permits authorizing the substantial alterations of an existing residence. All work shall conform to the approved plans dated 13 March 2013 except as conditioned by this permit.	✓
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes shall require separate approval by the Planning Commission.	✓
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	All new landscaping shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
5.	Trees on the site shall only be removed upon the approval of the Forest and Beach Commission; and all remaining trees shall be protected during construction by	✓

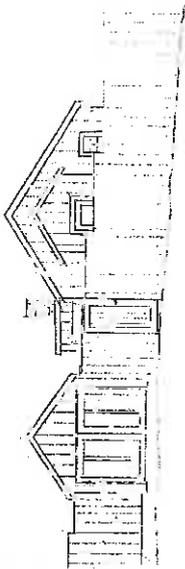
	methods approved by the City Forester.	
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,821 square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✓
8.	The applicant shall submit in writing any proposed changes to the project plans as submitted on 13 March 2013 and approved by the Planning Commission, prior to incorporating changes on the site. If the applicant changes the project without first obtaining approval, the applicant will be required to either: a) Submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) Eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection approval.	✓
9.	Exterior lighting shall be limited to 25 watts or less per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts or less per fixture and shall not exceed 18 inches above the ground.	✓
10.	All skylights shall use nonreflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	✓
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10 square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	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 its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or	✓

	<p>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.</p>	
14.	<p>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.</p>	✓
15.	<p>This project is subject to a volume study.</p>	✓
16.	<p>Approval of this Design Study shall be valid only with approval of the Use Permit.</p>	N/A
17.	<p>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.</p>	✓
18.	<p>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.</p>	✓
19.	<p>The project plans submitted for building permit review shall comply with the City's Green Building Ordinance (CMC Section 15.54) and obtain a minimum of <u>15</u> points based on the Residential Green Building Checklist.</p>	✓

DATE:	01-29-10
AWARD:	01-29-10
APPROVED BY:	M. DEKLETTRE
TOPOGRAHIC SURVEY:	ALTA SURVEY, VS
DATE:	01-29-10
AWARD:	01-29-10
APPROVED BY:	M. DEKLETTRE
TOPOGRAHIC SURVEY:	ALTA SURVEY, VS







25

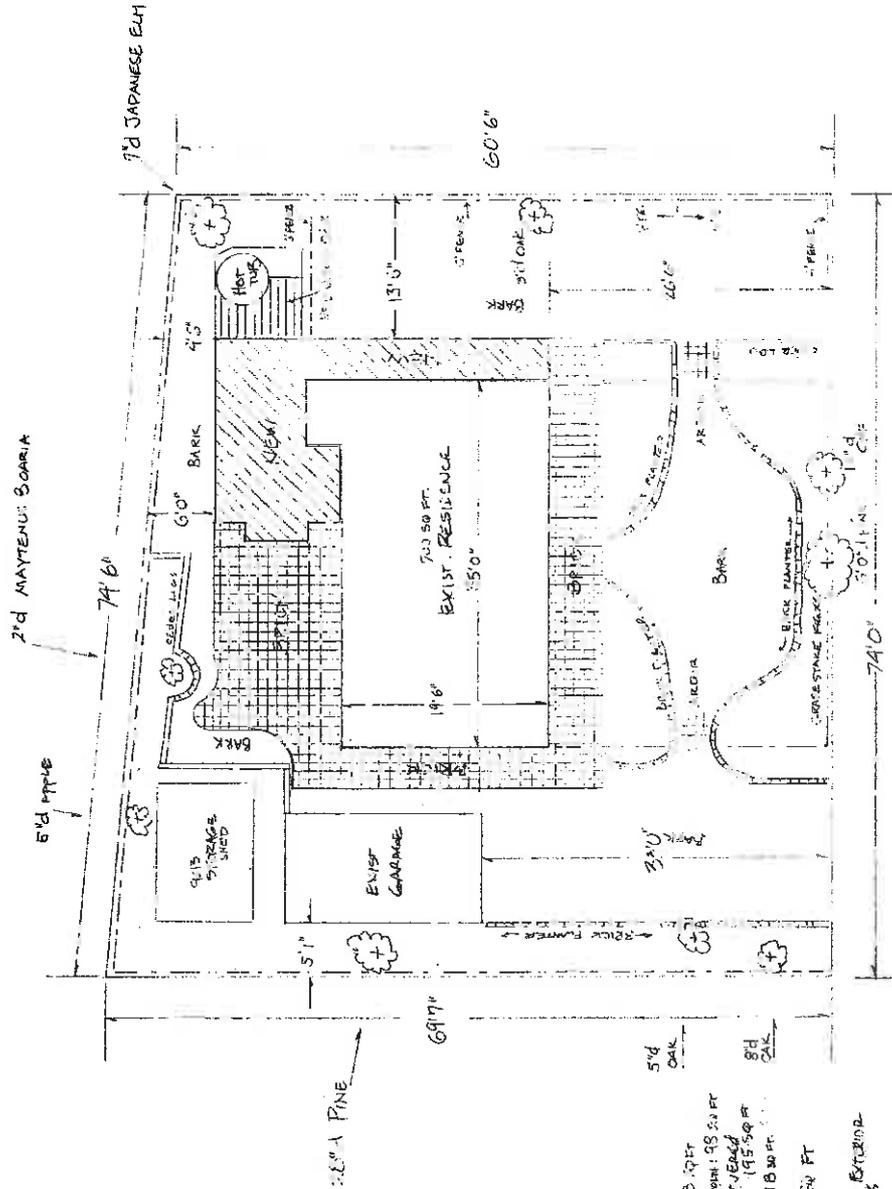


FRONT VIEW



STREET VIEW

JEANNE PAUL DUPON  
400 E HUNTER ST  
CHICAGO, ILL 60612  
Scale: 1/8" = 1'-0"



DATA TABLE

EXISTING SQ FT: 703  
 NEW (ADDITION) SQ FT: 303  
 TOTAL SQ FT: 1006

SITE COVERAGE:

1 1/2" GRAVEL BACK PATIO: 248 SQ FT  
 MOTORIZED BARK WALKWAY: 400 SQ FT  
 INTERLOCK BRICK WALKER FRIENDLY  
 BLACK WALKWAY: 145 SQ FT  
 REDWOOD DECK/SUN UNDER: 418 SQ FT  
 PARCEL AREA: 4821 SQ FT

DEMOLITION: 35 FT. OF EXTERIOR  
 WALLS

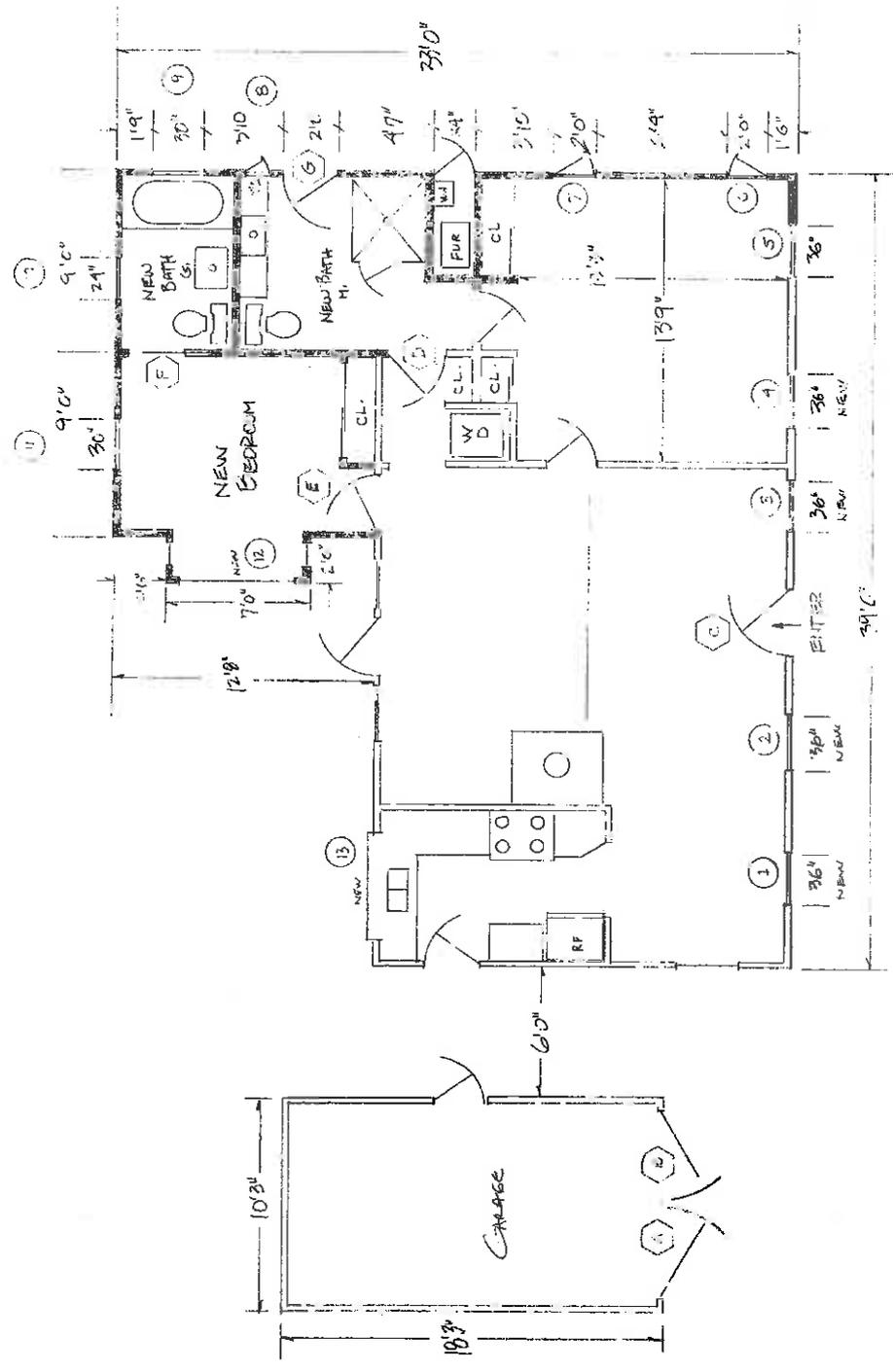
PROPOSED SITE PLAN



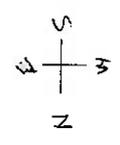
JENNIE ZITLER DESIGN  
 4100 MONTEBAY ST.  
 SAN DIEGO, CA 92116

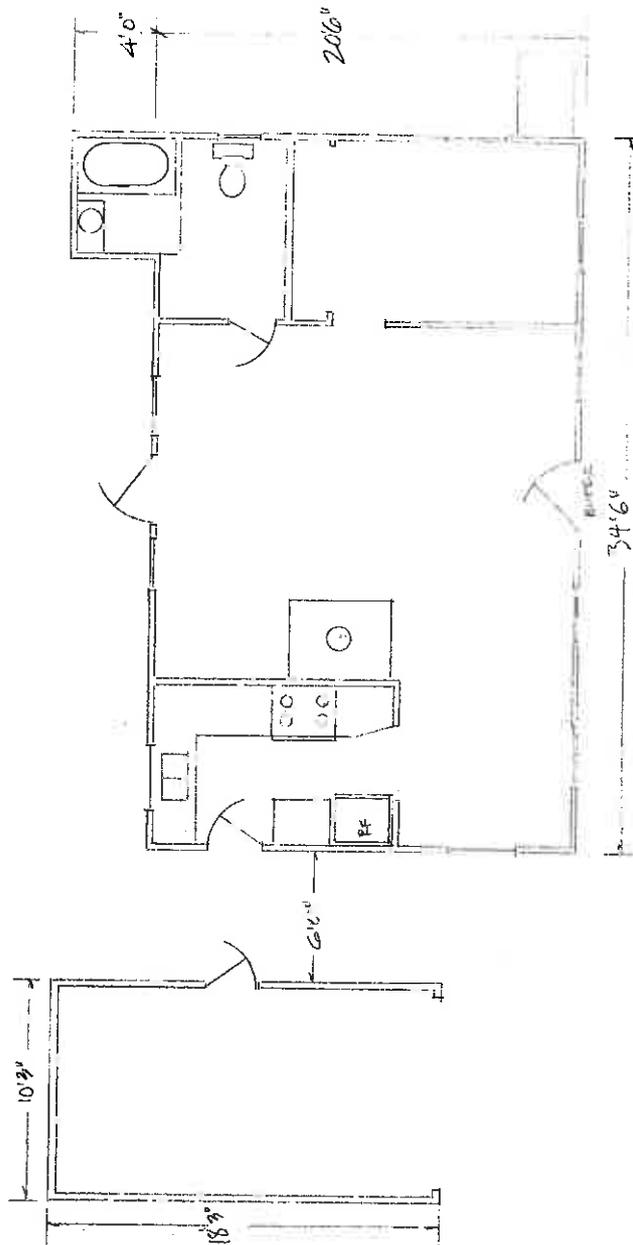
SCALE: 1/8" = 1'-0"

JEANNE PETER DESIGN  
 4905 MONTROSE ST  
 CARMEL, CA 96301  
 SCALE: 1/4" = 1'-0"



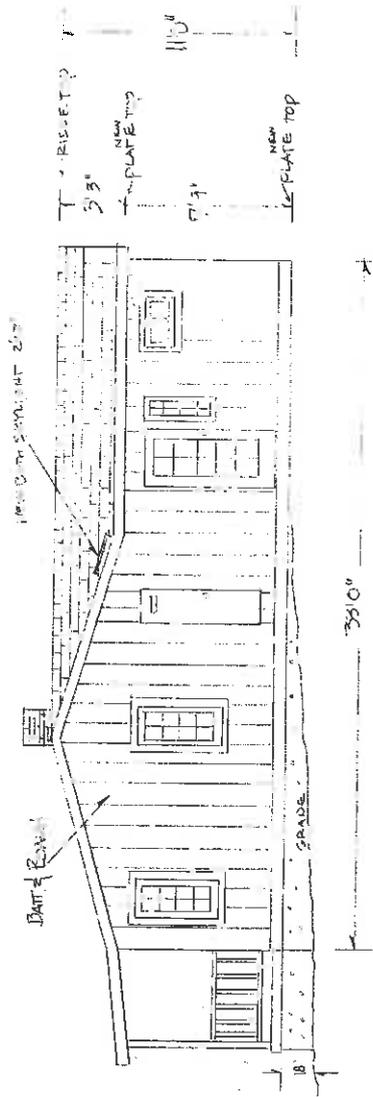
PROPOSED FOUR PLAN



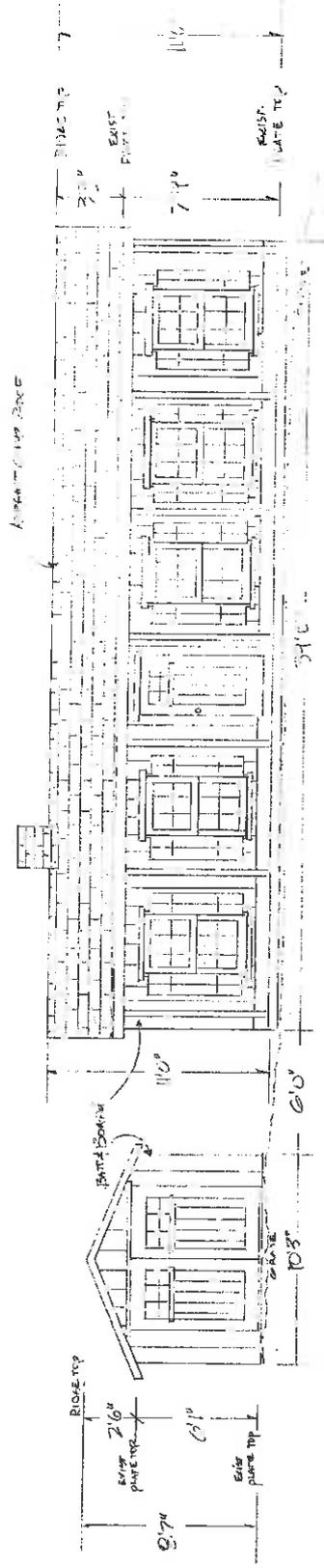


EXISTING FLOOR PLAN

JEANNE PETER DESIGN  
 4905 MONTECITO ST.  
 CARMEL CA, 93923  
 SCALE: 1/4" = 1'-0"

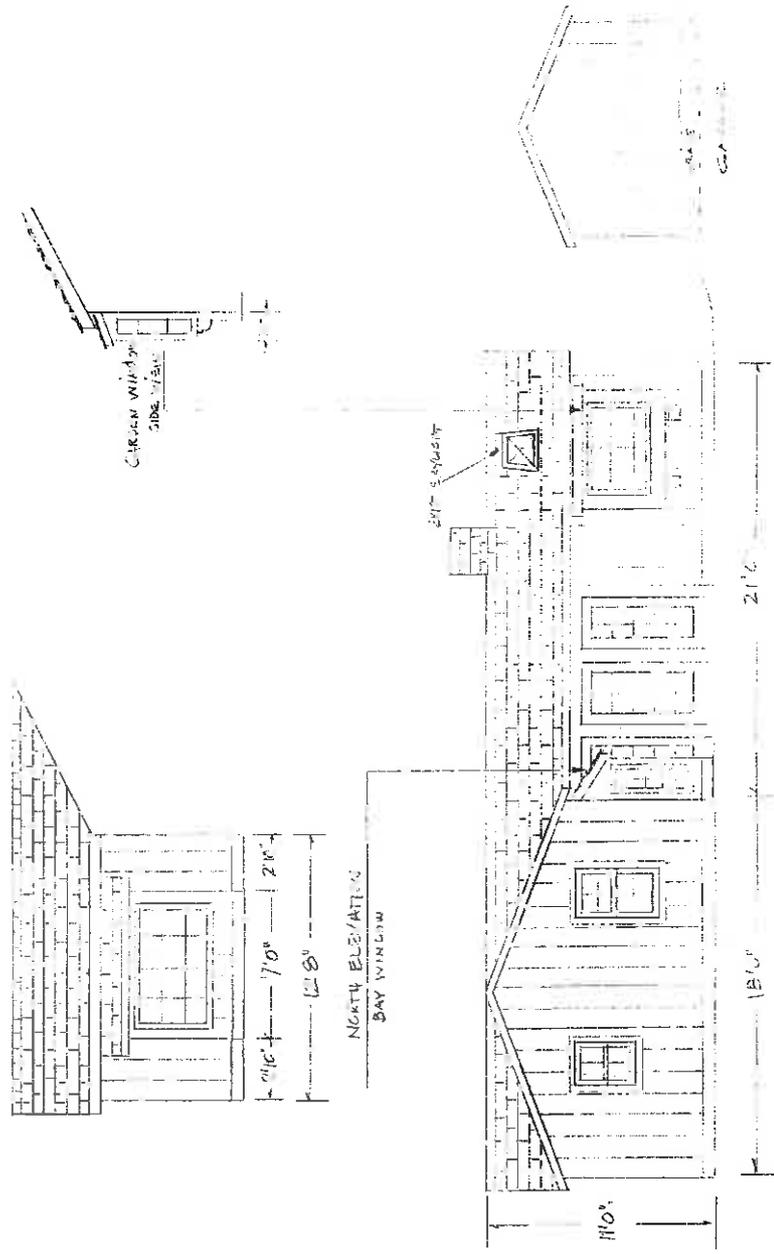


PROPOSED SOUTH ELEVATION



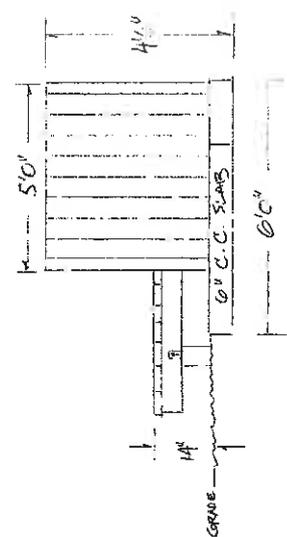
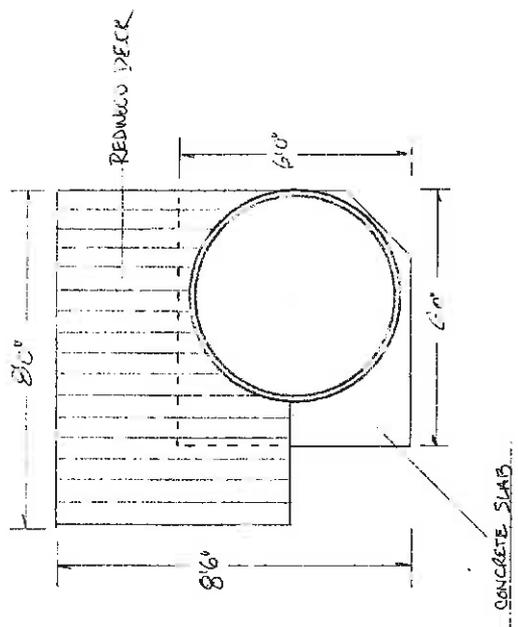
PROPOSED WEST ELEVATION

JENNIFER D. DILLON  
 ARCHITECTURE  
 1000 N. 10th St.  
 ANCHORAGE, AK 99503  
 PHONE: 907.561.1100

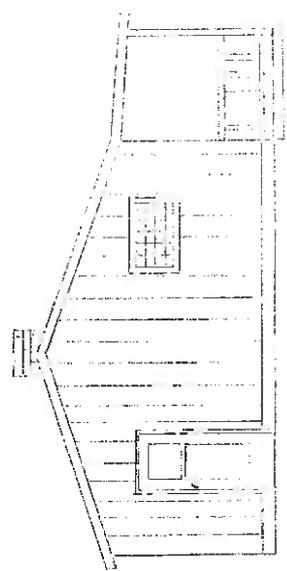


PROPOSED EAST ELEVATION

JENNIFER PERIN DESIGN  
 ARCHITECTURE  
 CHARLES CITY, IOWA  
 SCALE: 1/4" = 1'-0"

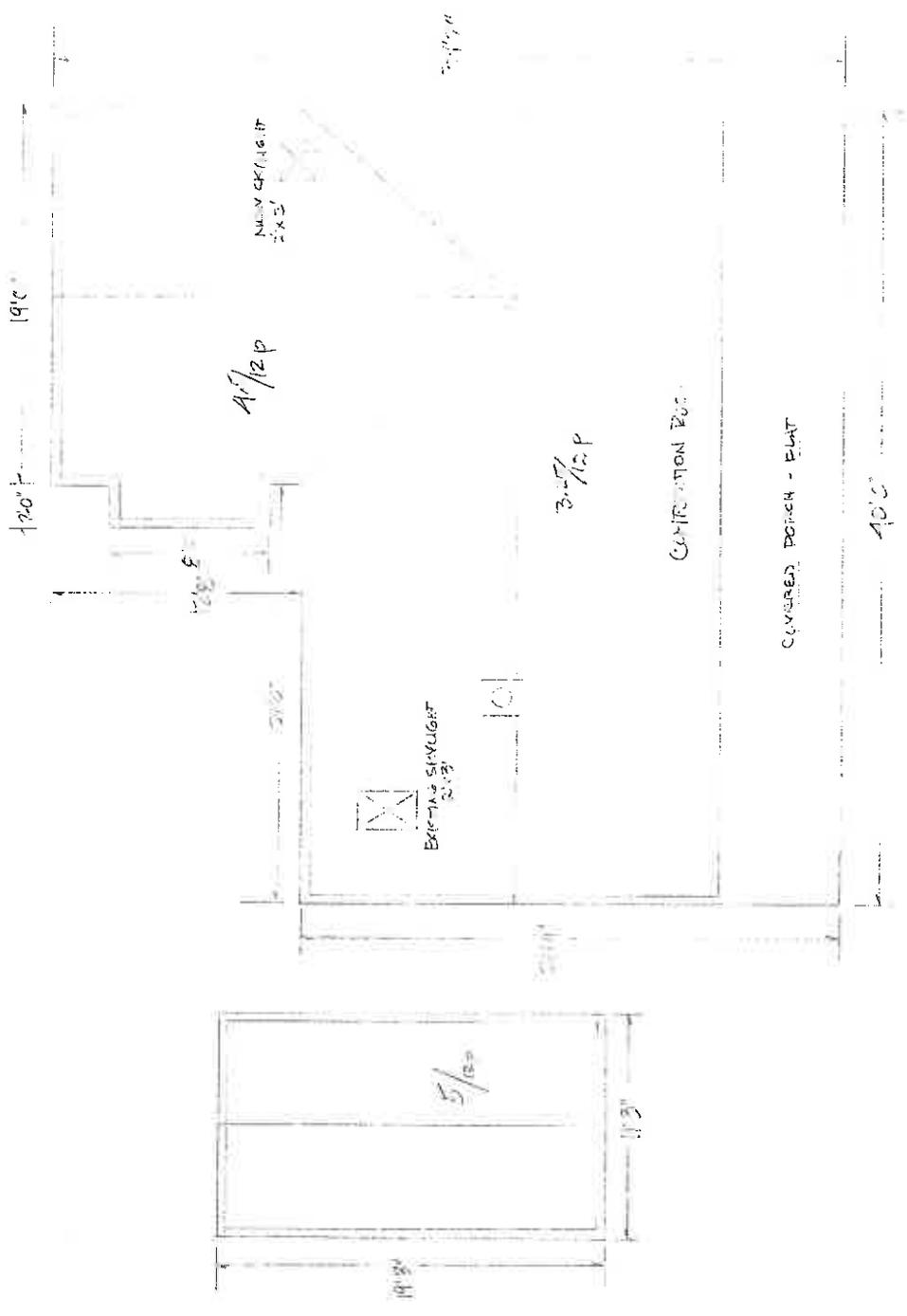


SCALE:  $\frac{1}{2}'' = 1'0''$



PROPOSED/EXISTING NORTH ELEVATION  
SCALE:  $\frac{1}{4}'' = 1'0''$

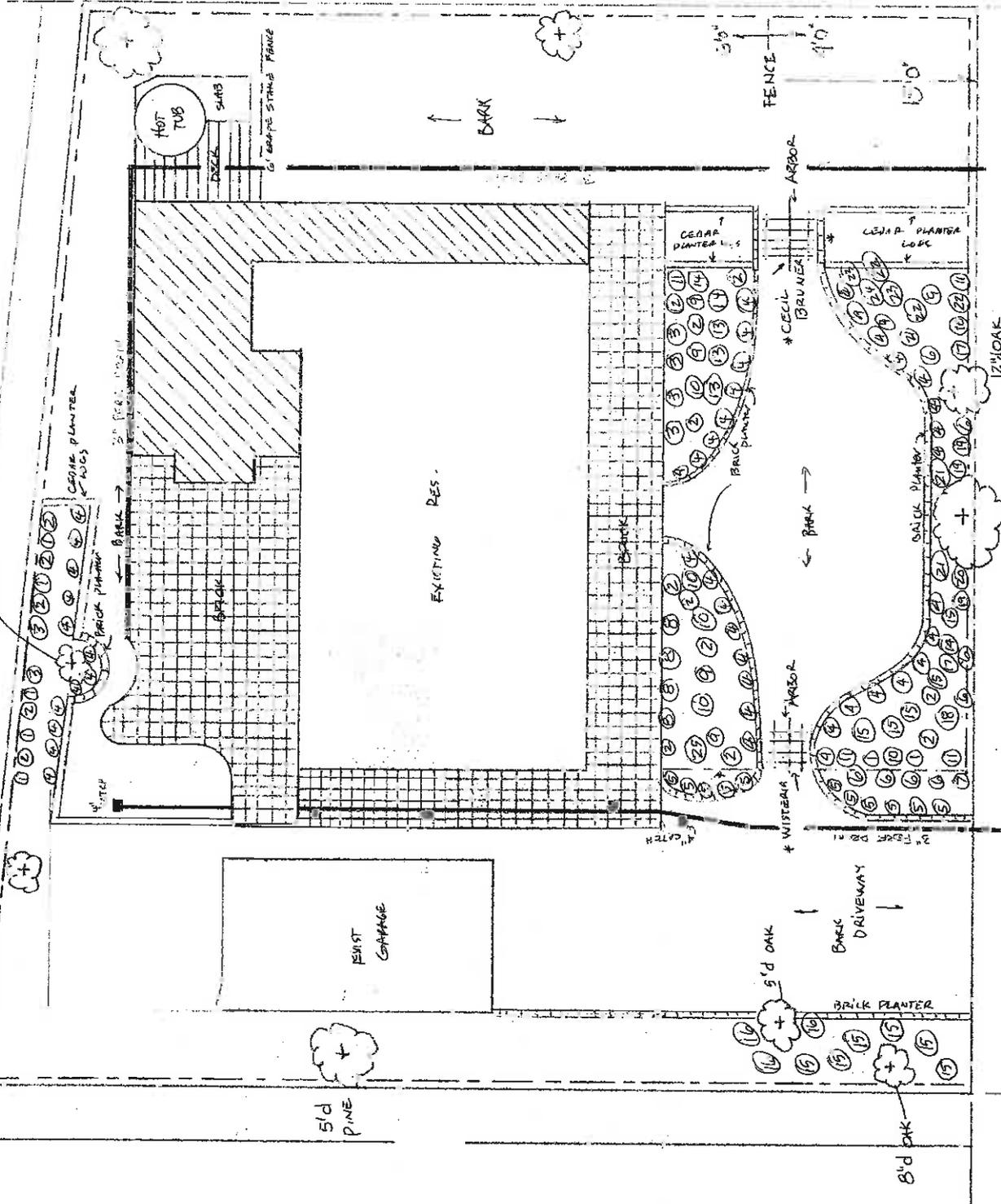
JENNIFER FORMER DESIGN  
4400 HUNTERSLEY ST  
CAMARILLO CA 93015



JUNIOR FLOOR - D4  
 17-11-1954  
 CANCELLED 04 9.12.00  
 Scale: 1/4" = 1'-0"

PREPARED BY: [Name]

5'8" APPLE  
2"1" MATTEUS BOARIA



LANDSCAPE PLAN  
E N S

TABLE/INDEX

1. AGAPANTHUS
2. GERANIUM
3. LIMNOCARPA PERUVI
4. A. LYSSUM
5. VIOLACEAE HERBEREA
6. ZANTHOXILLA (CALLA)
7. BURTONIA PECTINATA
8. CYLLAMEN
9. PENSTAMON
10. LEPIDODERMIS SCOPARIUM
11. PASTINACA EFFIGINATA
12. ALSTROMERIA
13. DIANTHUS BARBATUS
14. DIASIA
15. AZELLA
16. FERN
17. BEGONIA ALGINDENSIS
18. COLECHEMA PULCHRUM
19. HYDRANGEA
20. BALKASHINACEAE OLIVEI
21. IMPATIEN
22. CHRYSANTHEMUM INDICUM
23. ADMERI
24. SALVIA

JEANNE TETTER DELPK  
1905 MONTELEY ST.  
CARMEL CA 95021

NO SCALE

WINDOW SCHEDULE

Mark	QTY	Size	Total Area	Tempered	Type
		W x H	sq. ft.		
1	1	3'0"x5'0"	15	yes	DH
2	1	3'0"x5'0"	15	yes	DH
3	1	3'0"x5'0"	15	yes	DH
4	1	3'0"x5'0"	15	yes	DH
5	1	3'0"x5'0"	15	yes	DH
6	1	2'0"x4'0"	8	no	CSMT
7	1	2'0"x4'0"	8	no	CSMT
8	1	1'6"x3'0"	4.5	no	CSMT
9	1	2'6"x1'0"	2.5	yes	SLDR
10	1	2'6"x3'0"	7.5	no	DH
11	1	2'6"x4'0"	10	no	DH

ALL ABOVE WINDOWS: JELD - WYN WOOD TRADITION PLUS/DS/LOW E GLASS/GLAZED SEPARATELY.

- 12 Custom wood "Bay Window" wood/low e glass
- 13 Custom wood "Garden Window" wood/low e glass

SKYLIGHTS

- 1. EXISTING: Kitchen  
Velux VCM 2234 LoE3 tempered laminated LoE3
- 2. PROPOSED: BATH-OVER SHOWER  
Velux QPF 2222 Fixed Pan Flashed tempered LoE3

DOOR SCHEDULE

MARK - WD - HGT - THK - HDRWR - REMARKS

A	3'6"x6'8"	1 1/2"	PL	6 lite, tempered *
B	3'6"x6'8"	1 1/2"	PL	6 lite, tempered *
C	3'0"x6'6"	1 3/4"	DB	6 lite
D	2'8"x6'8"	1 3/8"	PR	Bath
E	2'8"x6'8"	1 3/8"	PR	Bed Room
F	2'8"x6'8"	1 3/8"	PR	Bath-pocket
G	2'8"x6'8"	1 3/4"	DB	Bath ext. 10 lite-tempered

\* Custom Redwood Garage doors stained to match shutters.

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

MEETING DATE: 13 March 2013

BLOCK: P LOT: 4

FIRST HEARING: 2/13/13

CONTINUED FROM: 2/13/13

ITEM NO: DS 13-7

APPLICANT: Carol Casey

STREAMLINING DEADLINE: 3/18/13

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SUBJECT:

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

---

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – new construction)

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LOCATION:

Carmelo 2 SE of 9th

---

ZONING:

R-1

---

ISSUES:

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

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OPTIONS:

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

---

RECOMMENDATION:

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

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ATTACHMENTS:

1. Staff Report dated 13 March 2013.
2. Application Materials.
3. Project Plans.

STAFF CONTACT: Marc Wiener, Associate Planner

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

**APPLICATION:** DS 13-7

**APPLICANT:** Carol Casey

**BLOCK:** P

**LOT:** 4

**LOCATION:** Carmelo 2 SE of 9th

---

**REQUEST:**

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

**BACKGROUND:**

This site is located on Carmelo Street two southeast of Ninth Avenue and is developed with a single-story residence. The residence was originally built in 1922. The residence includes stucco siding, wood half-timbers and a moderately pitched roof. A Determination of Ineligibility for listing on the City's Inventory of Historic Resources was issued on 10 September 2012.

This project was reviewed by the Planning Commission at the meeting on 13 February 2013. The Commission accepted the design concept, but the project was continued because the applicant had not installed the story-poles. The story-poles have since been installed.

The applicant had also originally proposed to remodel and repair the existing residence, but has since determined that it is beyond repair and would rather demolish the structure. The new residence would be built as shown on the plans, which were originally intended for the remodel. One revision to the plan is that the applicant is now proposing to construct a sub-grade space below the residence.

**PROJECT DESCRIPTION:**

The applicant is proposing to demolish the existing residence and replace it with a new matching residence. The new residence would be expanded by 141 square feet on the main level, with the addition occurring where the front porch is currently located. The applicant is also proposing to construct a 730 square foot sub-grade space below the residence, as well as a detached garage at the southwest corner of the site that is located in the front and side-yard setbacks. The new residence would be clad with wood shingle siding, a composition shingle roof and unclad wood windows.

<b>PROJECT DATA FOR A 4,000 SQUARE FOOT SITE:</b>			
<b>Site Considerations</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>
Floor Area	1,800 sf (45%)	575 sf (14.3%)	1,642 sf (41%)
Site Coverage	556 sf (13.9%)*	872 sf (16%)	476 sf (11.9%)
Trees (upper/lower)	3/1 trees	2/0 trees	3/1 trees
Ridge Height (1 <sup>st</sup> /2 <sup>nd</sup> )	18/24 ft.	15.5 ft.	No Change
Plate Height (1 <sup>st</sup> /2 <sup>nd</sup> )	12 ft./18 ft.	12 ft.	No Change
<b>Setbacks</b>	<b>Minimum Required</b>	<b>Existing</b>	<b>Proposed</b>
Front	15 ft.	38 ft.	34 ft.**
Composite Side Yard	10 ft. (25%)	24.5 ft. (61.3%)	19 ft. (47.5%)**
Minimum Side Yard	3 ft.	10.5 ft.	8.5 ft.
Rear	3 ft.	9 ft. 7 in.	No Change
* Includes a 4% bonus if 50% of all coverage is permeable or semi-permeable.			
** New garage proposed would be at the front property line and 2' from the south side-yard property line.			

**EVALUATION:** The previous staff report evaluated the project for compliance with the requirements for privacy and views, mass and bulk, finish materials, etc. The Commission determined that the project was in full compliance with the Residential Design Guidelines and Municipal Code. Staff is recommending that the Planning Commission issue an approval for the project.

**Detached Garage:** Since the first meeting staff has received a letter from the southern neighboring requesting that the detached garage be moved a few inches north, further into the root zone of an oak tree (see attached). Staff has reviewed this option with the City Forester and determined that the garage could be moved six inches without impacting the tree. The analysis is based on the exploratory trench that the applicant dug prior to the first meeting. The garage was originally 1.5 feet from the southern property line but has been revised to be 2 feet to address the neighbor's concerns.

**Sub-grade Space:** The applicant is proposing to construct a 730 square foot sub-grade space below the residence. Only the rear 10 feet of the sub-grade space qualifies as a "true" basement as defined by CMC 17.70. In order to qualify as a basement and receive bonus floor area, the distance between the exterior grade and the finished floor above can be no more than one foot. The sub-grade space includes 130 square feet of bonus floor area. The remaining 600 square feet counts as above-grade floor area.

The applicant is proposing a window on the south elevation of the sub-grade space. Other than that the revision to the plan has a little impact on the exterior appearance of the building compared to the original design presented at the last hearing.

**RECOMMENDATION:**

Approve the application with the attached special conditions.

**SPECIAL CONDITIONS:**

1. The applicant shall plant one upper canopy tree and one lower canopy tree of substantial size and caliber and of a species approved by the City Forester. The tree shall be planted on site located approximately 10 feet from any building and shown on the final landscape plan submitted with the building permit application. The applicant shall work with staff and the eastern neighbor to ensure that the trees are planted to minimize the view impact.

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

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

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

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

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

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

<b>Standard R-1 Conditions</b>		
<b>No.</b>	<b>Condition</b>	
1.	This approval constitutes Design Study and Coastal Development permits authorizing the demolition and construction of a new residence. All work shall conform to the approved plans dated 13 March 2013 except as conditioned by this permit.	✓
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes shall require separate approval by the Planning Commission.	✓
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	All new landscaping shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
5.	Trees on the site shall only be removed upon the approval of the Forest and Beach Commission; and all remaining trees shall be protected during construction by	✓

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

	<p>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.</p>	
14.	<p>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.</p>	✓
15.	<p>This project is subject to a volume study.</p>	✓
16.	<p>Approval of this Design Study shall be valid only with approval of the Use Permit.</p>	N/A
17.	<p>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.</p>	✓
18.	<p>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.</p>	✓
19.	<p>The project plans submitted for building permit review shall comply with the City's Green Building Ordinance (CMC Section 15.54) and obtain a minimum of <b>60</b> points based on the Residential Green Building Checklist.</p>	✓





POST OFFICE BOX 478 CHANNA, CA 95021 (925) 826-8268 LICENSE NO. C-15024

Congleton Architect AIA

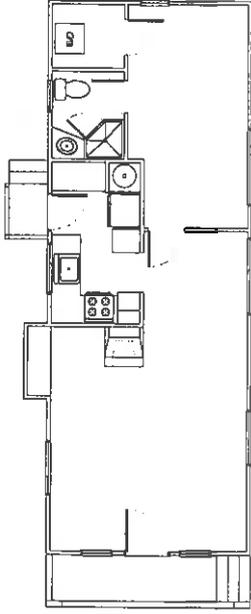
CASEY COTTAGE ALTERATIONS

FLOORPLAN SAN ANTONIO & NORTH CANNON

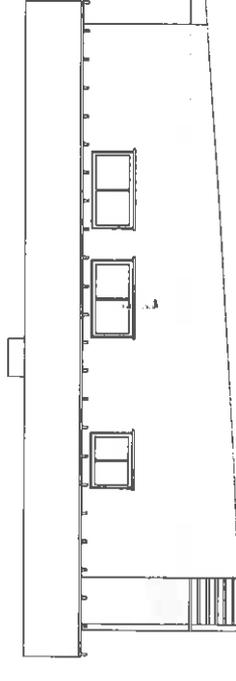
PROJECT NUMBER

2

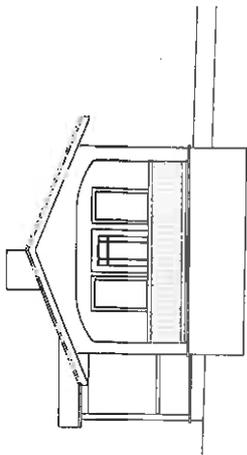
DESIGN REVIEW SUBMITTAL  
JANUARY 15, 2015



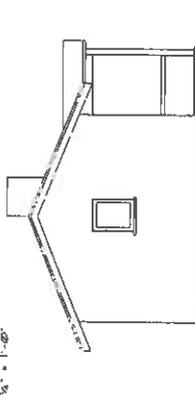
EXISTING FLOOR PLAN  
1/4" = 1'-0"



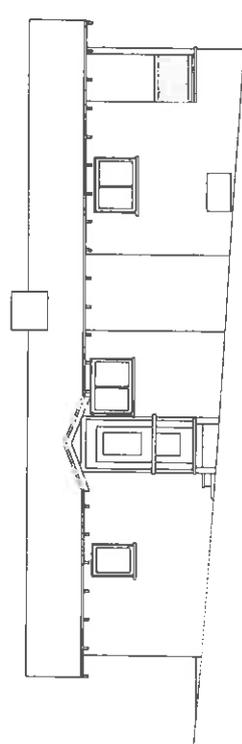
SOUTH ELEVATION  
1/4" = 1'-0"



WEST ELEVATION  
1/4" = 1'-0"



EAST ELEVATION  
1/4" = 1'-0"



NORTH ELEVATION  
1/4" = 1'-0"







1011 1st Street  
 3rd Floor  
 San Francisco, CA 94104  
 Phone: 415.774.1000  
 Fax: 415.774.1001  
 Website: www.landscape.com

DATE: 01/20/2013  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: MCM

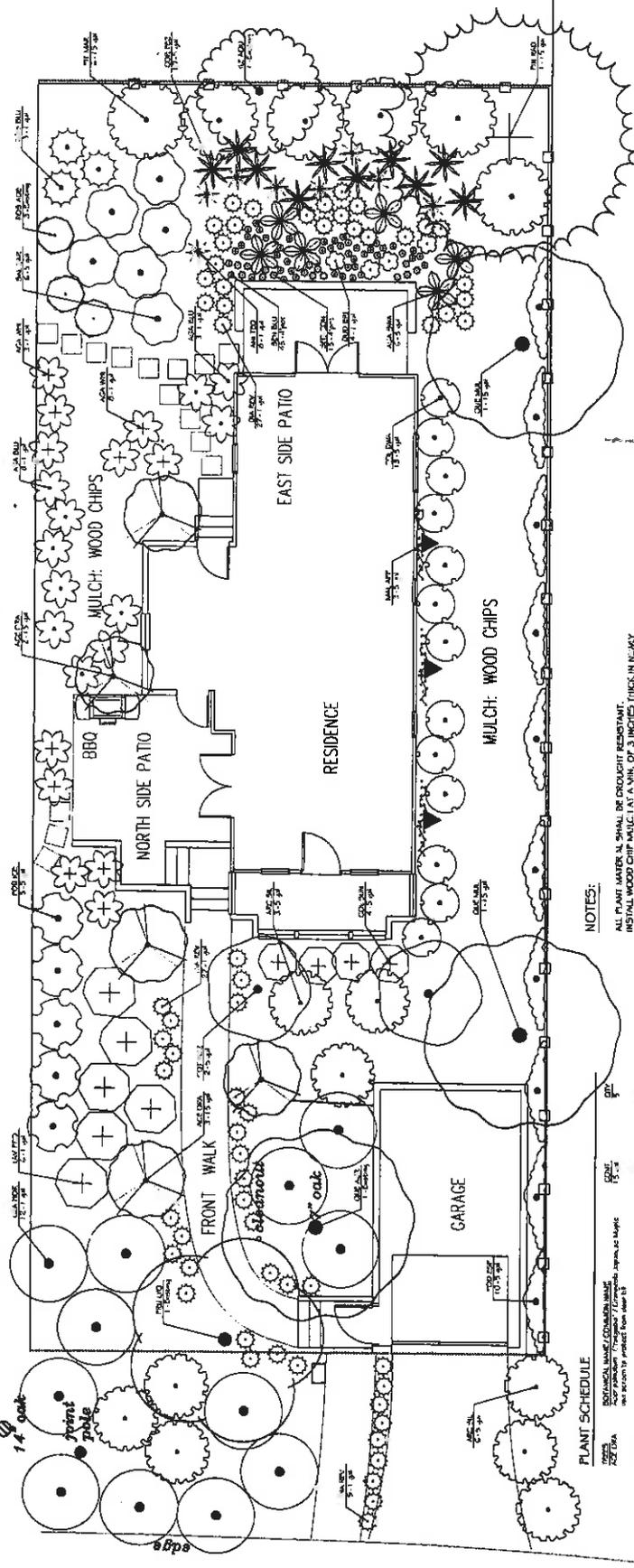
**PROJECT TITLE**  
 Casey Residence  
 Carmelo 2 SE of Ninth  
 Lot 4, Block P  
 Addition No. One  
 Carmel, CA 93921

A.P.N.: 016-276018-000



**SHEET TITLE**  
 Landscape Plan

**SHEET #**  
 L1.0



**NOTES:**

ALL PLANT MATERIAL SHALL BE DROUGHT RESISTANT.  
 ALL PLANT MATERIAL SHALL BE 3 INCHES THICK IN CALIFORNIA.  
 MULCH SHALL BE 3 INCHES THICK IN CALIFORNIA.  
 MULCH SHALL BE SELECTED FROM MATURE STOCKS.  
 MULCH SHALL BE RESISTANT TO FIRE PITCH CANNER.  
 MULCH SHALL BE APPLIED TO THE ENTIRE SITE.  
 MULCH SHALL BE APPLIED TO THE ENTIRE SITE.  
 MULCH SHALL BE APPLIED TO THE ENTIRE SITE.

**PLANT SCHEDULE**

SYMBOL	PLANT NAME / COMMON NAME	SIZE	QUANTITY	NOTES
1	ALBINO JASMINE	12" x 12"	10	
2	FRUITING PLUM (PINK/WHITE)	12" x 12"	10	
3	FRUITING PLUM (PINK/WHITE)	12" x 12"	10	
4	FRUITING PLUM (PINK/WHITE)	12" x 12"	10	
5	FRUITING PLUM (PINK/WHITE)	12" x 12"	10	
6	FRUITING PLUM (PINK/WHITE)	12" x 12"	10	
7	FRUITING PLUM (PINK/WHITE)	12" x 12"	10	
8	FRUITING PLUM (PINK/WHITE)	12" x 12"	10	
9	FRUITING PLUM (PINK/WHITE)	12" x 12"	10	
10	FRUITING PLUM (PINK/WHITE)	12" x 12"	10	

**PLANT SCHEDULE**

SYMBOL	PLANT NAME / COMMON NAME	SIZE	QUANTITY	NOTES
1	ALBINO JASMINE	12" x 12"	10	
2	FRUITING PLUM (PINK/WHITE)	12" x 12"	10	
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4	FRUITING PLUM (PINK/WHITE)	12" x 12"	10	
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7	FRUITING PLUM (PINK/WHITE)	12" x 12"	10	
8	FRUITING PLUM (PINK/WHITE)	12" x 12"	10	
9	FRUITING PLUM (PINK/WHITE)	12" x 12"	10	
10	FRUITING PLUM (PINK/WHITE)	12" x 12"	10	

CARMELO STREET

64

1000 N. Lombard Street  
 3rd Floor  
 San Francisco, CA 94101  
 Phone: 415.774.8800  
 Fax: 415.774.8801  
 Email: info@landscape.com

DATE: 10/20/11  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

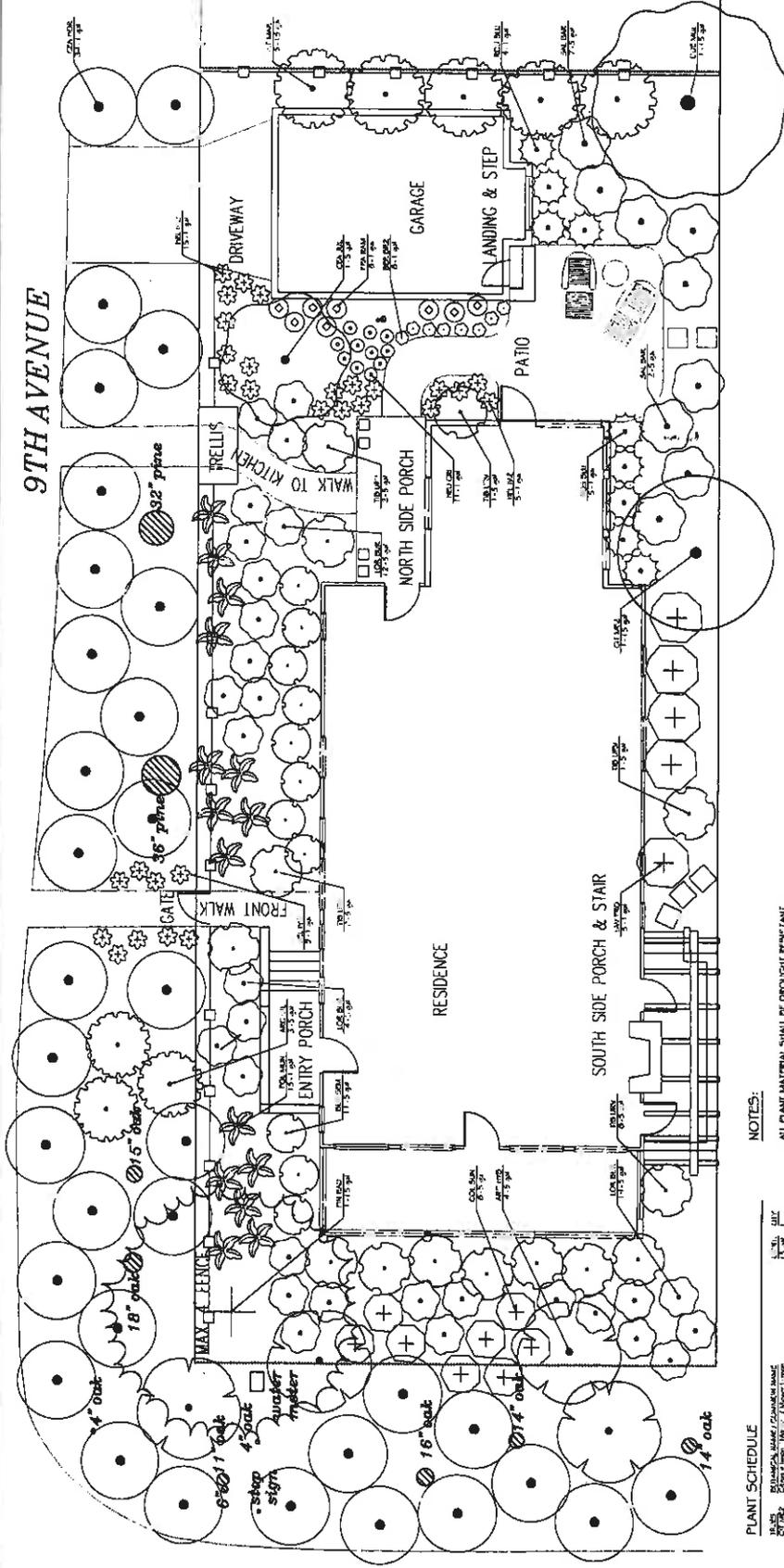
**PROJECT TITLE:**  
 Casey Residence  
 SE Corner of  
 San Antonio & Ninth  
 Carmel, CA 93921

A.P. N.: 010-278-01-000



**SHEET TITLE:**  
 Landscape Plan

**SHEET #**  
 L1.0



**NOTES:**

ALL PLANT MATERIAL SHALL BE DROUGHT RESISTANT.  
 PLANTS SHALL BE 18" OR GREATER IN HEIGHT AT A MIN. OF 3 INCHES THICK IN WOODY  
 PORTIONS.  
 MONTEREY PINES SHALL BE SELECTED FROM RESISTANT STOCK.  
 PLANTS TO BE RESISTANT TO PINE TITCH CANE.  
 PLANTS TO BE RESISTANT TO PINE NEEDLE EATING BEETLE.  
 USE MONTEREY PINES WITH HEAVY DUTY ANTI-WEAR STRIPS.  
 CR TOTAL

**PLANT SCHEDULE**

PLANT	QUANTITY	SIZE	NOTES
18" oak	15	18"	
16" oak	15	16"	
14" oak	15	14"	
12" oak	15	12"	
10" oak	15	10"	
8" oak	15	8"	
6" oak	15	6"	
4" oak	15	4"	
18" oak	15	18"	
16" oak	15	16"	
14" oak	15	14"	
12" oak	15	12"	
10" oak	15	10"	
8" oak	15	8"	
6" oak	15	6"	
4" oak	15	4"	
18" oak	15	18"	
16" oak	15	16"	
14" oak	15	14"	
12" oak	15	12"	
10" oak	15	10"	
8" oak	15	8"	
6" oak	15	6"	
4" oak	15	4"	
18" oak	15	18"	
16" oak	15	16"	
14" oak	15	14"	
12" oak	15	12"	
10" oak	15	10"	
8" oak	15	8"	
6" oak	15	6"	
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18" oak	15	18"	
16" oak	15	16"	
14" oak	15	14"	
12" oak	15	12"	
10" oak	15	10"	
8" oak	15	8"	
6" oak	15	6"	
4" oak	15	4"	
18" oak	15	18"	
16" oak	15	16"	
14" oak	15	14"	
12" oak	15	12"	
10" oak	15	10"	
8" oak	15	8"	
6" oak	15	6"	
4" oak	15	4"	

CARMELO STREET

50

2/25/13

To whom it may concern  
at the Planning Commission  
Re: proposed garage on E. Carmelo  
2nd property south of 9th

I would like to draw your attention to the close proximity of the proposed garage to our stairway and banister.

The approved distance of 1 foot 8 inches leaves very little space between the two of them. The garage is so close, in fact, that any maintenance and/or repair of the stairway and banister is going to be very difficult if not impossible to perform.

If it is possible that the garage could be moved a few inches North it would make a tremendous difference in our ability to safely care for entrance to our home.

Thank you for your time and I would appreciate a response.

Honey Keri-Monk.  
E. Carmelo 3rd house S of 9th  
PO Box 6638  
Carmel Ca 93921

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

MEETING DATE: 13 March 2013

BLOCK: P LOT: 2

FIRST HEARING: 2/13/13

CONTINUED FROM: 2/13/13

ITEM NO: DS 13-8

APPLICANT: Carol Casey

STREAMLINING DEADLINE: 3/18/13

---

SUBJECT:

Consideration of Design Study (Final) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family Residential (R-1) District.

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ENVIRONMENTAL REVIEW:

Exempt (Class 3 – new construction)

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LOCATION:

SE Cor. Carmelo & 9<sup>th</sup>

---

ZONING:

R-1

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ISSUES:

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

---

OPTIONS:

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

---

RECOMMENDATION:

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

---

ATTACHMENTS:

1. Staff Report dated 13 March 2013.
2. Application Materials.
3. Project Plans.

STAFF CONTACT: Marc Wiener, Associate Planner

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

**APPLICATION:** DS 13-8

**APPLICANT:** Carol Casey

**BLOCK:** P

**LOT:** 2

**LOCATION:** SE Cor. Carmelo & 9<sup>th</sup>

---

**REQUEST:**

Consideration of Design Study (Final) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family Residential (R-1) District.

**NONCONFORMITIES:**

1. Front setback.
2. Rear setback.
3. Side-yard setbacks.
4. Plate Height.

**BACKGROUND/PROJECT DESCRIPTION:**

This site is located at the southeast corner of Carmelo Street and Ninth Avenue and is developed with a single-story residence clad with stucco siding. A Determination of Ineligibility for listing on the City's Inventory of Historic Resources was issued on 10 September 2012.

The applicant is proposing to remodel the residence. The project includes the following:

- Construction of a bedroom addition at the rear.
- Replacement of stucco siding with wood shingles.
- The removal of a sunroom on the south side of the residence that currently encroaches onto the neighboring property.
- Removal of portion of the garage that currently encroaches into the rear setback.
- Installation of four small skylights.
- Construction of new four foot tall fence.

This project was reviewed by the Planning Commission at the meeting on 13 February 2013. The Commission accepted the design concept, but the project was continued because the applicant had not installed the story-poles. The story-poles have since been installed.

<b>PROJECT DATA FOR A 4,000 SQUARE FOOT SITE:</b>			
<b>Site Considerations</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>
Floor Area	1,800 sf (45%)	1,814 sf (45.3%)	1,692 sf (42.3%)
Site Coverage	556 sf (13.9%)*	500 sf (12.5%)	505 sf (12.6%)
Trees (upper/lower)	3/1 trees	0/3 trees	1/4 trees
Ridge Height (1 <sup>st</sup> /2 <sup>nd</sup> )	18/24 ft.	18 ft.	No Change
Plate Height (1 <sup>st</sup> /2 <sup>nd</sup> )	12 ft./18 ft.	13 ft.	No Change
<b>Setbacks</b>	<b>Minimum Required</b>	<b>Existing</b>	<b>Proposed</b>
Front	15 ft.	7 ft.	No Change
Composite Side Yard	10 ft. (25%)	3 ft. (61.3%)	No Change
Minimum Side Yard	3 ft.	0 ft.	0 ft.**
Rear	3 ft.	6 in.	3 ft.
* Includes a 4% bonus if 50% of all coverage is permeable or semi-permeable.			
** Structure extends onto neighboring property. Would be brought to property line with proposed project.			

**EVALUATION:** The previous staff report evaluated the project for compliance with the requirements for privacy and views, mass and bulk, finish materials, etc. The Commission determined that the project was in full compliance with the Residential Design Guidelines and Municipal Code. Staff is recommending approval of the project as originally proposed.

**RECOMMENDATION:**

Approve the application with the attached special conditions.

**SPECIAL CONDITIONS:**

1. The applicant shall plant one upper canopy tree and one lower canopy tree of substantial size and caliber and of a species approved by the City Forester. The tree shall be planted on site located approximately 10 feet from any building and shown on the final landscape plan submitted with the building permit application. The applicant shall work with staff and the eastern neighbor to ensure that the trees are planted to minimize the view impact.
2. The applicant shall show the fence details on the construction drawings.

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

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

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

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

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

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

<b>Standard R-1 Conditions</b>		
<b>No.</b>	<b>Condition</b>	
1.	This approval constitutes Design Study and Coastal Development permits authorizing the substantial alterations of an existing residence. All work shall conform to the approved plans dated 13 March 2013 except as conditioned by this permit.	✓
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes shall require separate approval by the Planning Commission.	✓
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	All new landscaping shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
5.	Trees on the site shall only be removed upon the approval of the Forest and Beach Commission; and all remaining trees shall be protected during construction by	✓

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

	<p>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.</p>	
14.	<p>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.</p>	✓
15.	<p>This project is subject to a volume study.</p>	✓
16.	<p>Approval of this Design Study shall be valid only with approval of the Use Permit.</p>	N/A
17.	<p>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.</p>	✓
18.	<p>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.</p>	✓
19.	<p>The project plans submitted for building permit review shall comply with the City's Green Building Ordinance (CMC Section 15.54) and obtain a minimum of <u>15</u> points based on the Residential Green Building Checklist.</p>	✓



# Congleton Architect AIA

## CASEY RESIDENCE ALTERATIONS



DESIGN REVIEW SUBMITTAL  
JANUARY 26, 2018

**PROJECT DATA:** 1201 1/4 BLOCK 8, ABERNATHY BL. REMOVE EXISTING GARAGE, CONVERT HALF-BATH TO HALL, BATH, REMOVE EXIST. KITCHEN, REMOVE SIDE OF GARAGE.

**OWNER:** CASEY, GARY  
**LOCATION:** 1201 1/4 BLOCK 8, ABERNATHY BL., SAN FRANCISCO, CA 94115  
**DATE:** 12/15/10

**PLAN AREA:** 1201 1/4 BLOCK 8, ABERNATHY BL. REMOVE EXISTING GARAGE, CONVERT HALF-BATH TO HALL, BATH, REMOVE EXIST. KITCHEN, REMOVE SIDE OF GARAGE.

**REVISIONS:**

- 1. REMOVE EXISTING GARAGE, CONVERT HALF-BATH TO HALL, BATH, REMOVE EXIST. KITCHEN, REMOVE SIDE OF GARAGE.
- 2. REMOVE EXISTING GARAGE, CONVERT HALF-BATH TO HALL, BATH, REMOVE EXIST. KITCHEN, REMOVE SIDE OF GARAGE.
- 3. REMOVE EXISTING GARAGE, CONVERT HALF-BATH TO HALL, BATH, REMOVE EXIST. KITCHEN, REMOVE SIDE OF GARAGE.
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- 6. REMOVE EXISTING GARAGE, CONVERT HALF-BATH TO HALL, BATH, REMOVE EXIST. KITCHEN, REMOVE SIDE OF GARAGE.
- 7. REMOVE EXISTING GARAGE, CONVERT HALF-BATH TO HALL, BATH, REMOVE EXIST. KITCHEN, REMOVE SIDE OF GARAGE.
- 8. REMOVE EXISTING GARAGE, CONVERT HALF-BATH TO HALL, BATH, REMOVE EXIST. KITCHEN, REMOVE SIDE OF GARAGE.
- 9. REMOVE EXISTING GARAGE, CONVERT HALF-BATH TO HALL, BATH, REMOVE EXIST. KITCHEN, REMOVE SIDE OF GARAGE.
- 10. REMOVE EXISTING GARAGE, CONVERT HALF-BATH TO HALL, BATH, REMOVE EXIST. KITCHEN, REMOVE SIDE OF GARAGE.

**REVISIONS:**

- 1. REMOVE EXISTING GARAGE, CONVERT HALF-BATH TO HALL, BATH, REMOVE EXIST. KITCHEN, REMOVE SIDE OF GARAGE.
- 2. REMOVE EXISTING GARAGE, CONVERT HALF-BATH TO HALL, BATH, REMOVE EXIST. KITCHEN, REMOVE SIDE OF GARAGE.
- 3. REMOVE EXISTING GARAGE, CONVERT HALF-BATH TO HALL, BATH, REMOVE EXIST. KITCHEN, REMOVE SIDE OF GARAGE.
- 4. REMOVE EXISTING GARAGE, CONVERT HALF-BATH TO HALL, BATH, REMOVE EXIST. KITCHEN, REMOVE SIDE OF GARAGE.
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- 9. REMOVE EXISTING GARAGE, CONVERT HALF-BATH TO HALL, BATH, REMOVE EXIST. KITCHEN, REMOVE SIDE OF GARAGE.
- 10. REMOVE EXISTING GARAGE, CONVERT HALF-BATH TO HALL, BATH, REMOVE EXIST. KITCHEN, REMOVE SIDE OF GARAGE.

Allowed volume @ 12' is the maximum allowed floor area:  
12 X 1,600 SF = 21,600 Cubic Feet.

EXISTING VOLUME	PROPOSED VOLUME
Existing House: 60.3' x 24.9' x 10' High = 12,311 CF	Existing House: 50' x 21.3' x 10' High = 10,665 CF
Existing Porch: 60.3' x 11' x 10' High = 6,633 CF	Existing Porch: 50' x 11' x 10' High = 5,500 CF
Existing Entry: 8.6' x 6' x 10' High = 516 CF	Existing Entry: 8.6' x 6' x 10' High = 516 CF
Existing Garage: 17.9' x 18.0' x 8.0' = 1,255 CF	Existing Garage: 14.75' x 18.0' x 8.0' = 1,074 CF
Existing Kitchen: 9.7' x 9' x 10' High = 873 CF	Existing Kitchen: 9.7' x 9' x 10' High = 873 CF
Existing Bath: 5.7' x 5.5' x 10' High = 313 CF	Existing Bath: 5.7' x 5.5' x 10' High = 313 CF
Existing Hall: 5.7' x 5.5' x 10' High = 313 CF	Existing Hall: 5.7' x 5.5' x 10' High = 313 CF
Existing Stairs: 5.7' x 5.5' x 10' High = 313 CF	Existing Stairs: 5.7' x 5.5' x 10' High = 313 CF
Existing Deck: 14.75' x 18.0' x 8.0' = 1,074 CF	Existing Deck: 14.75' x 18.0' x 8.0' = 1,074 CF
Existing Total: 22,177 CF	Existing Total: 22,177 CF
Proposed House: 50' x 21.3' x 10' High = 10,665 CF	Proposed House: 50' x 21.3' x 10' High = 10,665 CF
Proposed Porch: 50' x 11' x 10' High = 5,500 CF	Proposed Porch: 50' x 11' x 10' High = 5,500 CF
Proposed Entry: 8.6' x 6' x 10' High = 516 CF	Proposed Entry: 8.6' x 6' x 10' High = 516 CF
Proposed Garage: 14.75' x 18.0' x 8.0' = 1,074 CF	Proposed Garage: 14.75' x 18.0' x 8.0' = 1,074 CF
Proposed Kitchen: 9.7' x 9' x 10' High = 873 CF	Proposed Kitchen: 9.7' x 9' x 10' High = 873 CF
Proposed Bath: 5.7' x 5.5' x 10' High = 313 CF	Proposed Bath: 5.7' x 5.5' x 10' High = 313 CF
Proposed Hall: 5.7' x 5.5' x 10' High = 313 CF	Proposed Hall: 5.7' x 5.5' x 10' High = 313 CF
Proposed Stairs: 5.7' x 5.5' x 10' High = 313 CF	Proposed Stairs: 5.7' x 5.5' x 10' High = 313 CF
Proposed Deck: 14.75' x 18.0' x 8.0' = 1,074 CF	Proposed Deck: 14.75' x 18.0' x 8.0' = 1,074 CF
Proposed Total: 22,177 CF	Proposed Total: 22,177 CF

**LABOR COSTS:**

ALLOWED 1800 x 25 = 45,000

PROPOSED 1800 x 25 = 45,000

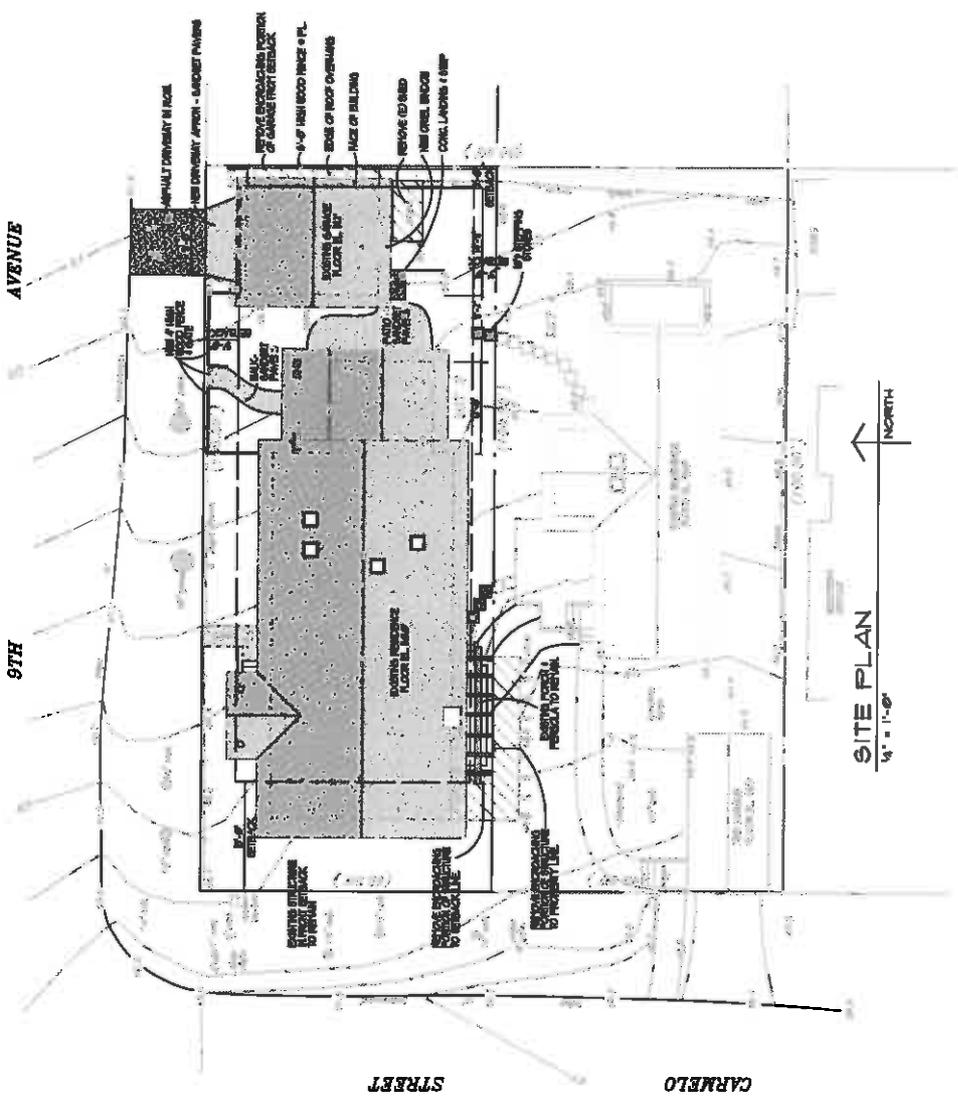
EXISTING 1800 x 25 = 45,000

REMOVED 1800 x 25 = 45,000

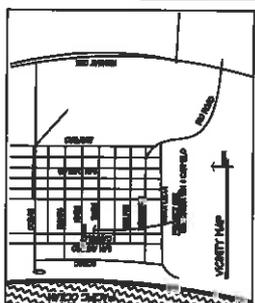
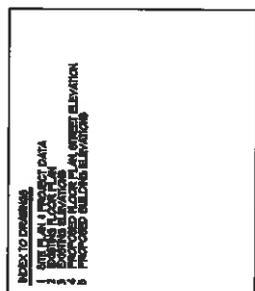
ADDITIONAL 1800 x 25 = 45,000

TOTAL PERMISSIBLE = 225,000 (100% OF PERMISSIBLE - OK)

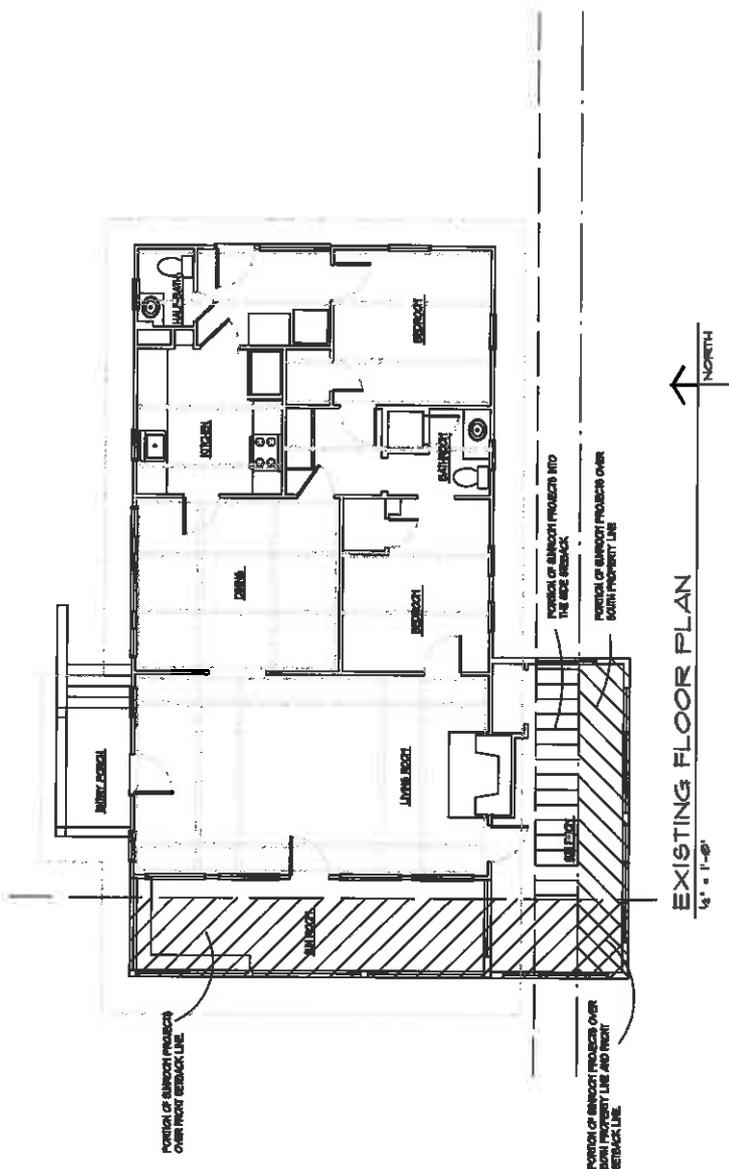
ALLOWED TOTAL = 45,000 (100% OF TOTAL - OK)



**SITE PLAN**  
1/4" = 1'-0"



101





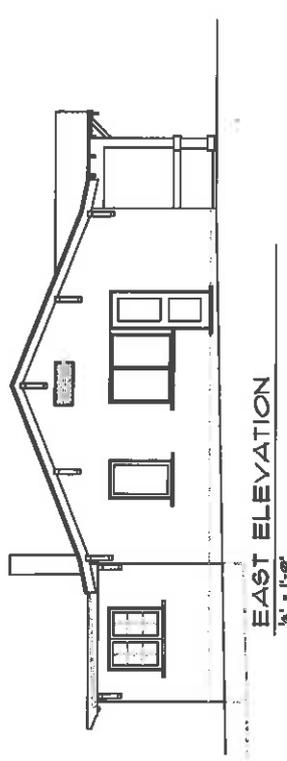
FOR OFFICE USE ONLY - NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Conleton Architect AIA

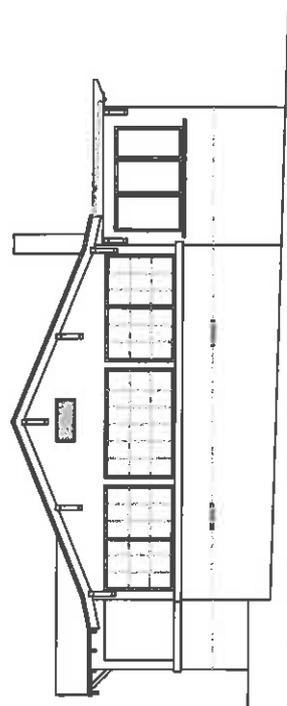
CASBY RESIDENCE ALTERATIONS  
ARCHITECTS DAN ANDREW & HEATH CASBY

3

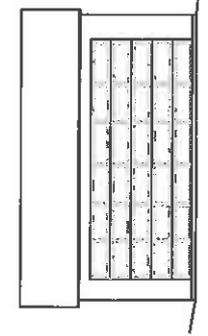
DESIGN REVIEW SUBMITTAL  
JANUARY 15, 2013



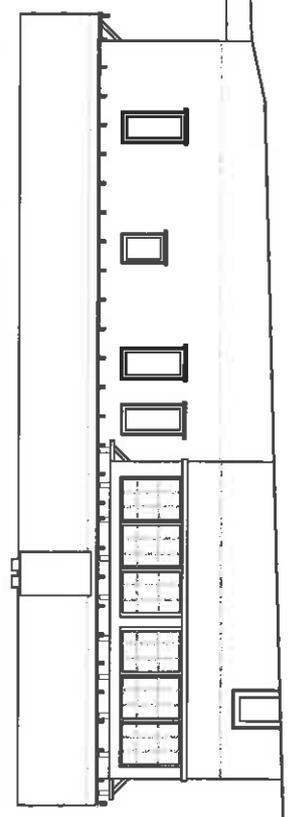
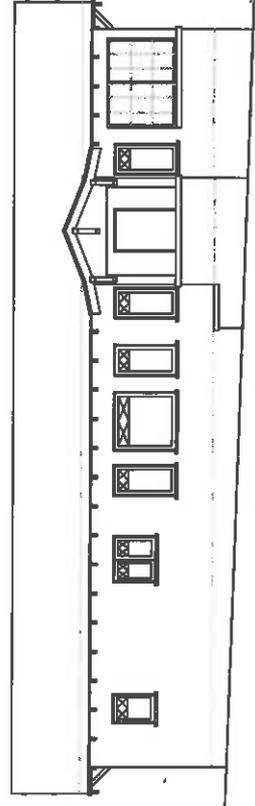
EAST ELEVATION  
1/4" = 1'-0"



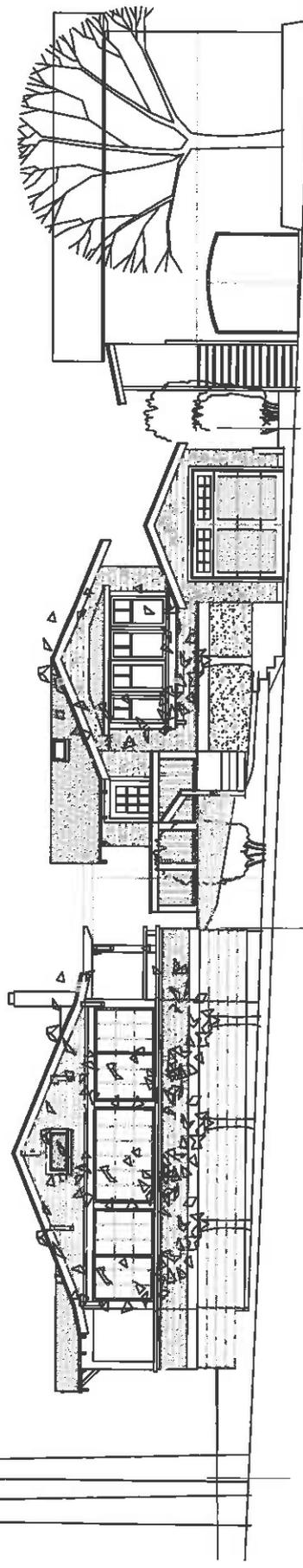
WEST ELEVATION  
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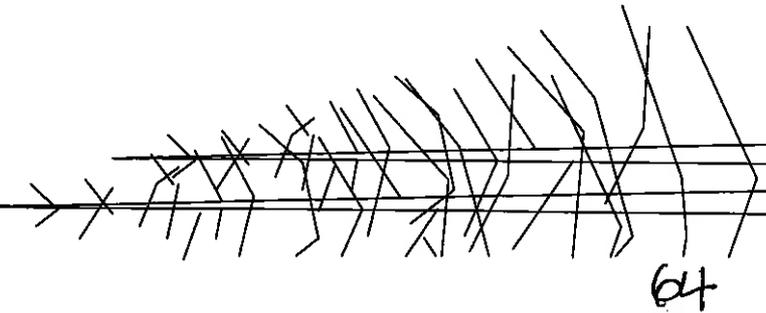
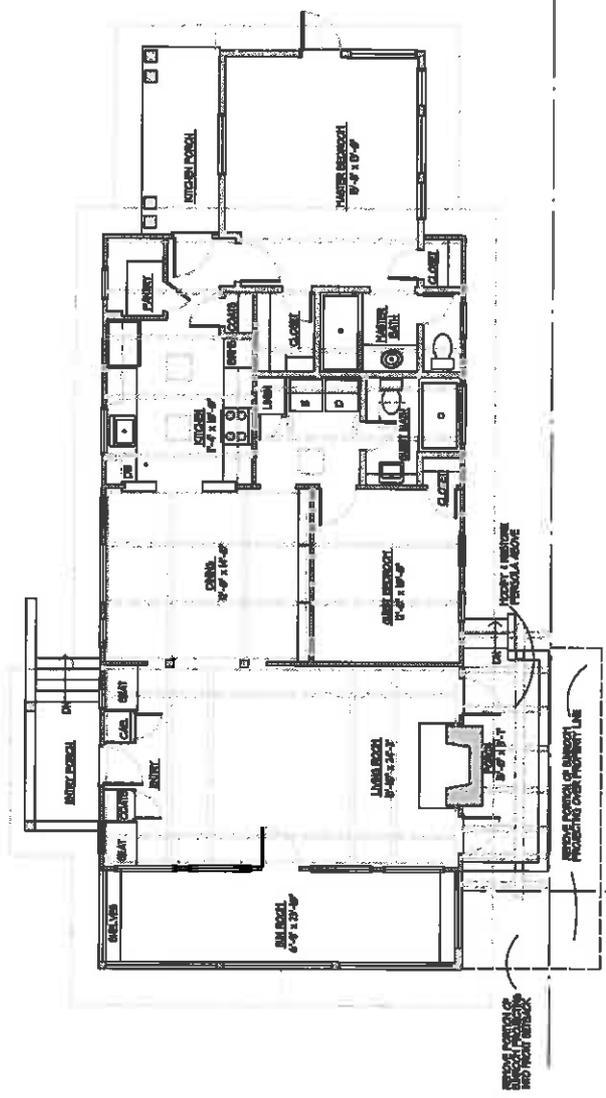
NORTH ELEVATION  
1/4" = 1'-0" EXISTING CONDITION



NORTH ELEVATION  
1/4" = 1'-0" EXISTING CONDITION

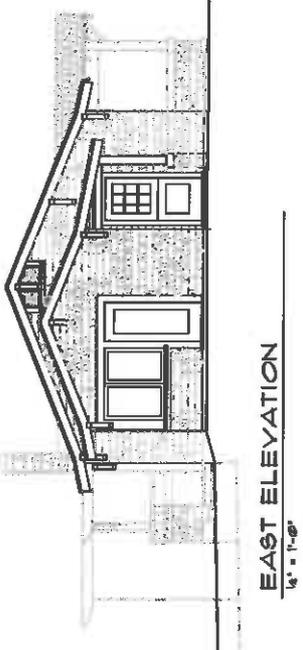


PROPOSED FLOOR PLAN  
1/8" = 1'-0"

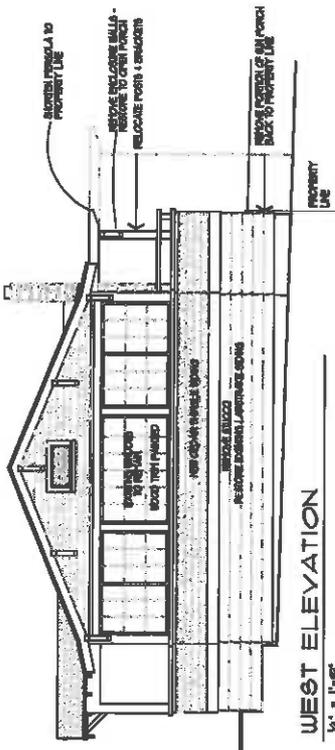


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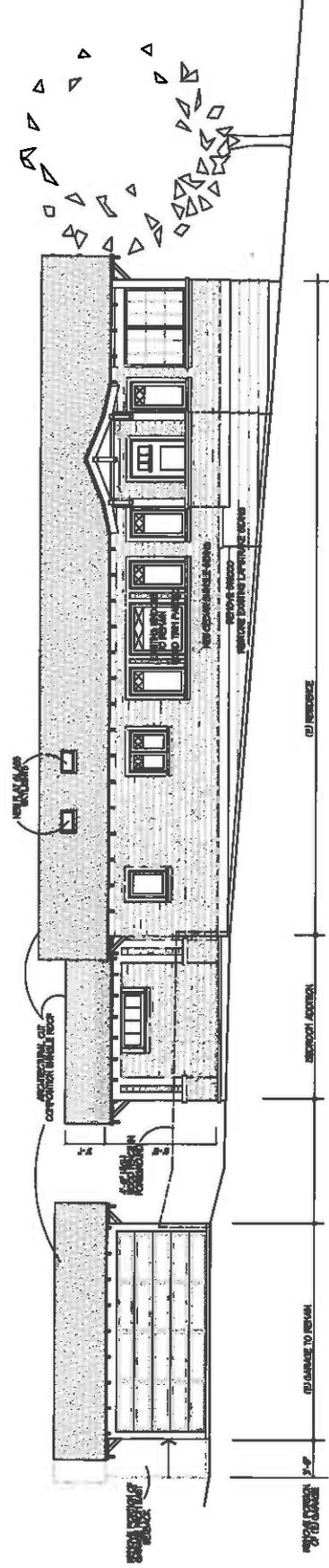




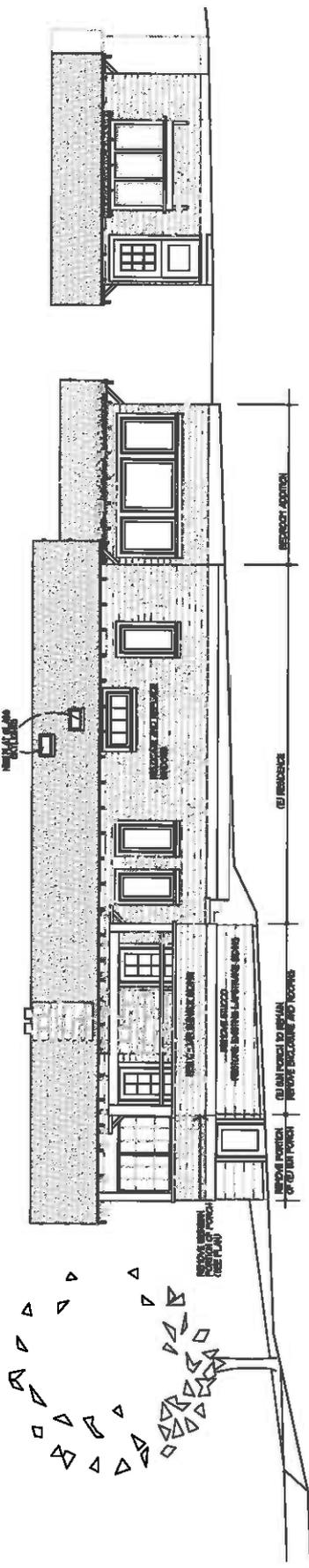
EAST ELEVATION  
1/4" = 1'-0"



WEST ELEVATION  
1/4" = 1'-0"



NORTH ELEVATION  
1/4" = 1'-0"



SOUTH ELEVATION  
1/4" = 1'-0"

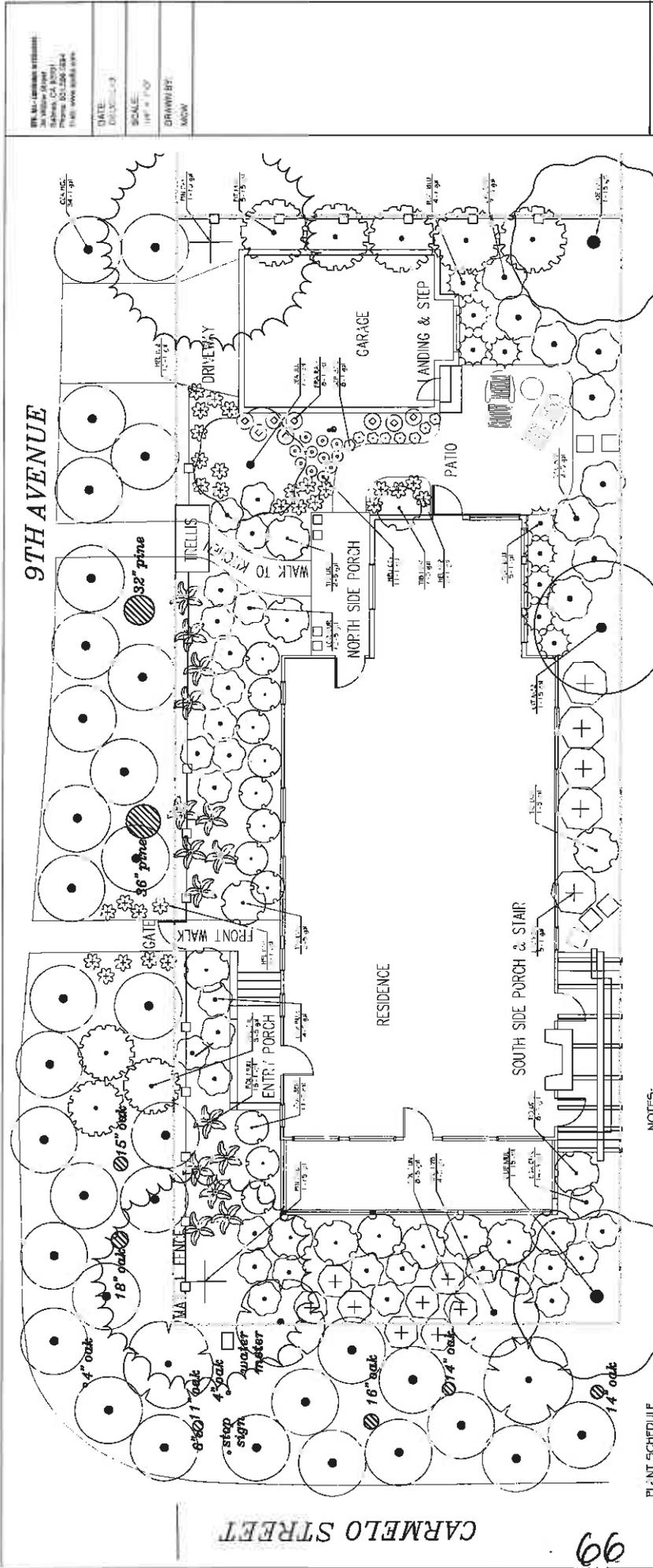
DESIGN REVIEW SUBMITTAL  
JANUARY 18, 2013

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99

CARMELO STREET

9TH AVENUE



PROJECT TITLE:  
Casey Residence  
SE Corner of  
San Antonio & Ninth  
Carmel, CA 93921

AP.NL.016276-017400

SHEET TITLE:  
Landscape Plan

SHEET #  
L1.0

DATE: 08/28/13  
SCALE: 1/8" = 1'-0"  
DRAWN BY: MDM

PLANT SCHEDULE

SYMBOL	PLANT NAME	QUANTITY	DATE
1	18" oak	1	12-13
2	14" oak	2	12-13
3	16" oak	2	12-13
4	18" oak	4	12-13
5	14" oak	12	12-13
6	16" oak	5	12-13
7	18" oak	2	12-13
8	14" oak	2	12-13
9	16" oak	2	12-13
10	18" oak	2	12-13
11	14" oak	2	12-13
12	16" oak	2	12-13
13	18" oak	2	12-13
14	14" oak	2	12-13
15	16" oak	2	12-13
16	18" oak	2	12-13
17	14" oak	2	12-13
18	16" oak	2	12-13
19	18" oak	2	12-13
20	14" oak	2	12-13
21	16" oak	2	12-13
22	18" oak	2	12-13
23	14" oak	2	12-13
24	16" oak	2	12-13
25	18" oak	2	12-13
26	14" oak	2	12-13
27	16" oak	2	12-13
28	18" oak	2	12-13
29	14" oak	2	12-13
30	16" oak	2	12-13
31	18" oak	2	12-13
32	14" oak	2	12-13
33	16" oak	2	12-13
34	18" oak	2	12-13
35	14" oak	2	12-13
36	16" oak	2	12-13
37	18" oak	2	12-13
38	14" oak	2	12-13
39	16" oak	2	12-13
40	18" oak	2	12-13

PLANT SCHEDULE

SYMBOL	PLANT NAME	QUANTITY	DATE
1	18" oak	1	12-13
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7	18" oak	2	12-13
8	14" oak	2	12-13
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12	16" oak	2	12-13
13	18" oak	2	12-13
14	14" oak	2	12-13
15	16" oak	2	12-13
16	18" oak	2	12-13
17	14" oak	2	12-13
18	16" oak	2	12-13
19	18" oak	2	12-13
20	14" oak	2	12-13
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24	16" oak	2	12-13
25	18" oak	2	12-13
26	14" oak	2	12-13
27	16" oak	2	12-13
28	18" oak	2	12-13
29	14" oak	2	12-13
30	16" oak	2	12-13
31	18" oak	2	12-13
32	14" oak	2	12-13
33	16" oak	2	12-13
34	18" oak	2	12-13
35	14" oak	2	12-13
36	16" oak	2	12-13
37	18" oak	2	12-13
38	14" oak	2	12-13
39	16" oak	2	12-13
40	18" oak	2	12-13

NOTES:

ALL PLANT MATERIAL SHALL BE 1/2" SLIGHT POST-PAINTED.  
 PLANTER SHALL BE 1/2" ALUMINUM, 3" INCHES THICK IN THE ALL  
 PLANTED AREAS.  
 PLANTER/FINISH SHALL BE SELECTED RED, NUT BARK, STONE.  
 PROTECT BY RESISTANT TO PINE PITCH CANOPY.  
 ALL PLANT MATERIAL SHALL BE 1/2" SLIGHT POST-PAINTED.  
 USE 1/2" INCHES THICK 1/2" ALUMINUM CONTROLS WITH 1/2" BATHS BATHS  
 1/2" ALUMINUM

LANDSCAPE SCHEDULE

SYMBOL	PLANT NAME	QUANTITY	DATE
1	18" oak	1	12-13
2	14" oak	2	12-13
3	16" oak	2	12-13
4	18" oak	4	12-13
5	14" oak	12	12-13
6	16" oak	5	12-13
7	18" oak	2	12-13
8	14" oak	2	12-13
9	16" oak	2	12-13
10	18" oak	2	12-13
11	14" oak	2	12-13
12	16" oak	2	12-13
13	18" oak	2	12-13
14	14" oak	2	12-13
15	16" oak	2	12-13
16	18" oak	2	12-13
17	14" oak	2	12-13
18	16" oak	2	12-13
19	18" oak	2	12-13
20	14" oak	2	12-13
21	16" oak	2	12-13
22	18" oak	2	12-13
23	14" oak	2	12-13
24	16" oak	2	12-13
25	18" oak	2	12-13
26	14" oak	2	12-13
27	16" oak	2	12-13
28	18" oak	2	12-13
29	14" oak	2	12-13
30	16" oak	2	12-13
31	18" oak	2	12-13
32	14" oak	2	12-13
33	16" oak	2	12-13
34	18" oak	2	12-13
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9	16" oak	2	12-13
10	18" oak	2	12-13
11	14" oak	2	12-13
12	16" oak	2	12-13
13	18" oak	2	12-13
14	14" oak	2	12-13
15	16" oak	2	12-13
16	18" oak	2	12-13
17	14" oak	2	12-13
18	16" oak	2	12-13
19	18" oak	2	12-13
20	14" oak	2	12-13
21	16" oak	2	12-13
22	18" oak	2	12-13
23	14" oak	2	12-13
24	16" oak	2	12-13
25	18" oak	2	12-13
26	14" oak	2	12-13
27	16" oak	2	12-13
28	18" oak	2	12-13
29	14" oak	2	12-13
30	16" oak	2	12-13
31	18" oak	2	12-13
32	14" oak	2	12-13
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11	14" oak	2	12-13
12	16" oak	2	12-13
13	18" oak	2	12-13
14	14" oak	2	12-13
15	16" oak	2	12-13
16	18" oak	2	12-13
17	14" oak	2	12-13
18	16" oak	2	12-13
19	18" oak	2	12-13
20	14" oak	2	12-13
21	16" oak	2	12-13
22	18" oak	2	12-13
23	14" oak	2	12-13
24	16" oak	2	12-13
25	18" oak	2	12-13
26	14" oak	2	12-13
27	16" oak	2	12-13
28	18" oak	2	12-13
29	14" oak	2	12-13
30	16" oak	2	12-13
31	18" oak	2	12-13
32	14" oak	2	12-13
33	16" oak	2	12-13
34	18" oak	2	12-13
35	14" oak	2	12-13
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SYMBOL	PLANT NAME	QUANTITY	DATE
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11	14" oak	2	12-13
12	16" oak	2	12-13
13	18" oak	2	12-13
14	14" oak	2	12-13
15	16" oak	2	12-13
16	18" oak	2	12-13
17	14" oak	2	12-13
18	16" oak	2	12-13
19	18" oak	2	12-13
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21	16" oak	2	12-13
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24	16" oak	2	12-13
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26	14" oak	2	12-13
27	16" oak	2	12-13
28	18" oak	2	12-13
29	14" oak	2	12-13
30	16" oak	2	12-13
31	18" oak	2	12-13
32	14" oak	2	12-13
33	16" oak	2	12-13
34	18" oak	2	12-13
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36	16" oak	2	12-13
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38	14" oak	2	12-13
39	16" oak	2	12-13
40	18" oak	2	12-13

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

MEETING DATE: 13 March 2013

BLOCK: 46 LOT: 1, 3 & 5

FIRST HEARING: 8/8/12

CONTINUED FROM: N/A

ITEM NO: UP 13-3

APPLICANT: 4<sup>th</sup> & Santa Rita LLC

STREAMLINING DEADLINE: 3/23/13

---

SUBJECT:

Consideration of a Use Permit application for the construction of a guesthouse on a property located in the Single Family Residential (R-1) District.

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ENVIRONMENTAL REVIEW:

Exempt (Class 5 – Minor Alterations in Land Use)

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LOCATION:

SW Cor. Santa Rita & 4<sup>th</sup>

---

ZONING:

R-1

---

ISSUES:

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

---

OPTIONS:

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

---

RECOMMENDATION:

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

---

ATTACHMENTS:

1. Staff Report dated 13 March 2013.
2. Application Materials/Plans.

STAFF CONTACT: Marc Wiener, Associate Planner

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

**APPLICATION:** UP 13-3

**APPLICANT:** 4<sup>th</sup> & Santa Rita LLC

**BLOCK:** 46

**LOTS:** 1, 3 & 5

**LOCATION:** SW Cor. Santa Rita & 4<sup>th</sup>

---

**REQUEST:**

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

**BACKGROUND/PROJECT DESCRIPTION:**

This site is located at the southwest corner of Santa Rita Street and Fourth Avenue and is developed with a two-story log cabin. The property consists of three lots totaling 12,000 square feet. On 12 September 2012 the Planning Commission approved a Design Study application (DS 12-58) to construct a new residence on the subject property. The project included a 2,864 square foot main residence, a 400 square foot detached garage and a 336 square foot detached studio.

The applicant intends to maintain the project as designed, but is proposing to convert the studio to a guesthouse. The primary difference between a studio and a guesthouse is that the guesthouse is permitted to have a full-bathroom, while a studio can only have a half-bathroom. The guesthouse also requires an additional off-street parking space and the approval of a use permit for the use of the structure. Staff notes that the structure would be the same size (336 sq. ft.) and design as the originally approved studio.

The applicant has revised the plan to accommodate an additional parking space. The garage door and driveway were originally on the southeast side of the garage, but have been relocated to the northeast side. The driveway does not exceed the maximum width of 14 feet at the property line. The placement of the residence was slightly modified to accommodate the new parking pad. The structures on the property still meet all of the setback requirements as reflected in the date table.

<b>PROJECT DATA FOR A 12,000 SQUARE FOOT SITE:</b>			
<b>Site Considerations</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>
Floor Area	3,960 sf (33%)*	N/A	3,800 sf (31.6%)**
Site Coverage	1,572 sf (13.1%)***	N/A	882 sf (7.3%)
Trees (upper/lower)	5/4 trees	1/5 trees	3/8 trees
Ridge Height (1 <sup>st</sup> /2 <sup>nd</sup> )	18/24 ft.	N/A	13.5 ft./22 ft.
Plate Height (1 <sup>st</sup> /2 <sup>nd</sup> )	12 ft./18 ft.	NA	8.5 ft./17 ft.
<b>Setbacks</b>	<b>Minimum Required</b>	<b>Existing</b>	<b>Proposed</b>
Front	15 ft.	NA	15 ft.
Composite Side Yard	25 ft. (25%)	NA	25 ft. (25%)
Minimum Side Yard	3 ft./5 ft. (street)	NA	16 ft./9 ft.
Rear	3 ft.	NA	13 ft.
*Includes 3% lot merger bonus per CMC 17.10.040 and a 100 sq ft basement bonus.			
**Includes 200 sq.ft. parking pad for guesthouse.			
***Includes a 4% bonus if 50% of all coverage is permeable or semipermeable and an additional 2.5% bonus for lot merger.			

**EVALUATION:**

**Guesthouse:** Guesthouses are permitted on sites of 6,000 square feet or greater and are not allowed to have any cooking facilities. CMC Section 17.8 requires a Residential Use Permit for the authorization of a guesthouse.

The applicant is proposing to construct a 336 square foot guesthouse on the north side of the residence. The guesthouse is attached to the main residence and contains a bedroom with a full bathroom. Parking for the guesthouse is provided by a parking pad. A special condition has been added that the guesthouse not be used as a subordinate unit.

**RECOMMENDATION:**

Approve the Use Permit application with the attached findings and conditions.

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DECISION

UP 13-3  
4<sup>th</sup> and Santa Rita LLC  
SW Corner 4<sup>th</sup> and Santa Rita  
Block 46, Lots 1, 3 & 5

---

**CONSIDERATION:**

Consideration of a Use Permit application for the construction of a guesthouse on a property located in the Single Family Residential (R-1) District.

**FINDINGS OF FACT:**

1. On 12 September 2012 a Design Study (DS 12-58) application was approved for the construction of a new single-family residence, detached garage and detached studio at the subject property.
2. The applicant submitted a Use Permit application on 23 January 2013 for the conversion of the approved studio to a guesthouse.
3. CMC section 17.8.050 (C) requires the issuance of a Use Permit for the establishment of a guesthouse.

**GENERAL FINDINGS FOR ALL USE PERMITS (17.64.010).**

1. The proposed use is not in conflict with the City's General Plan.
2. The proposed use complies with all zoning standards applicable to the use and zoning district.
3. Granting the use permit does not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.
4. The proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
5. The proposed use will not be injurious to public health, safety or welfare.
6. The proposed use is compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.

7. The proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.

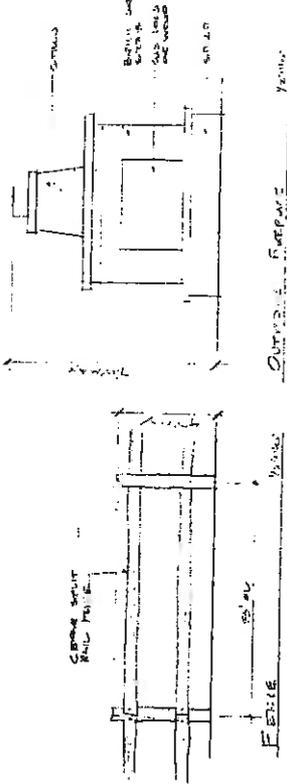
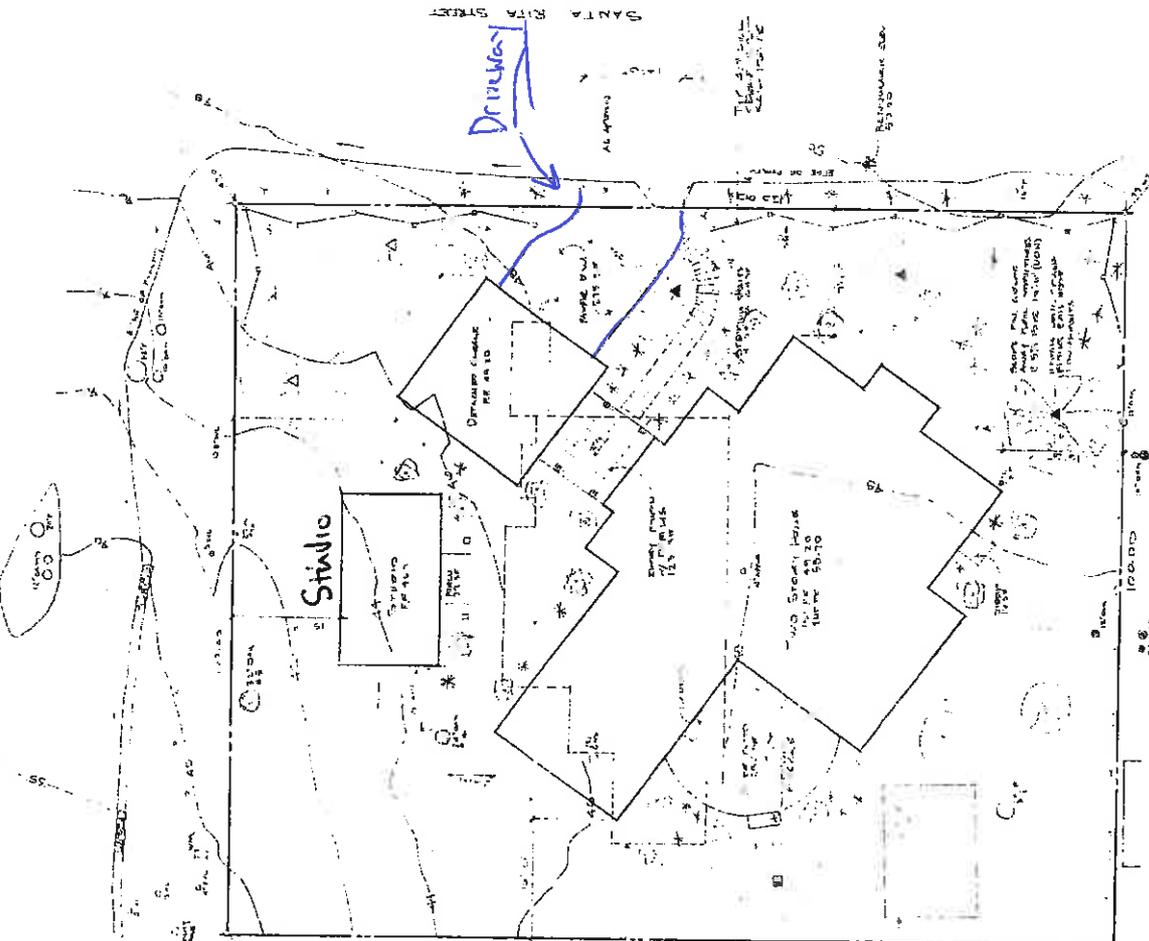
**SPECIAL CONDITION:**

1. The guesthouse shall not be used as a subordinate unit as defined in CMC 17.68.

**DECISION:** Approve the Use Permit application with the conditions stated above.

\* Original Approval 9/12/12 \*

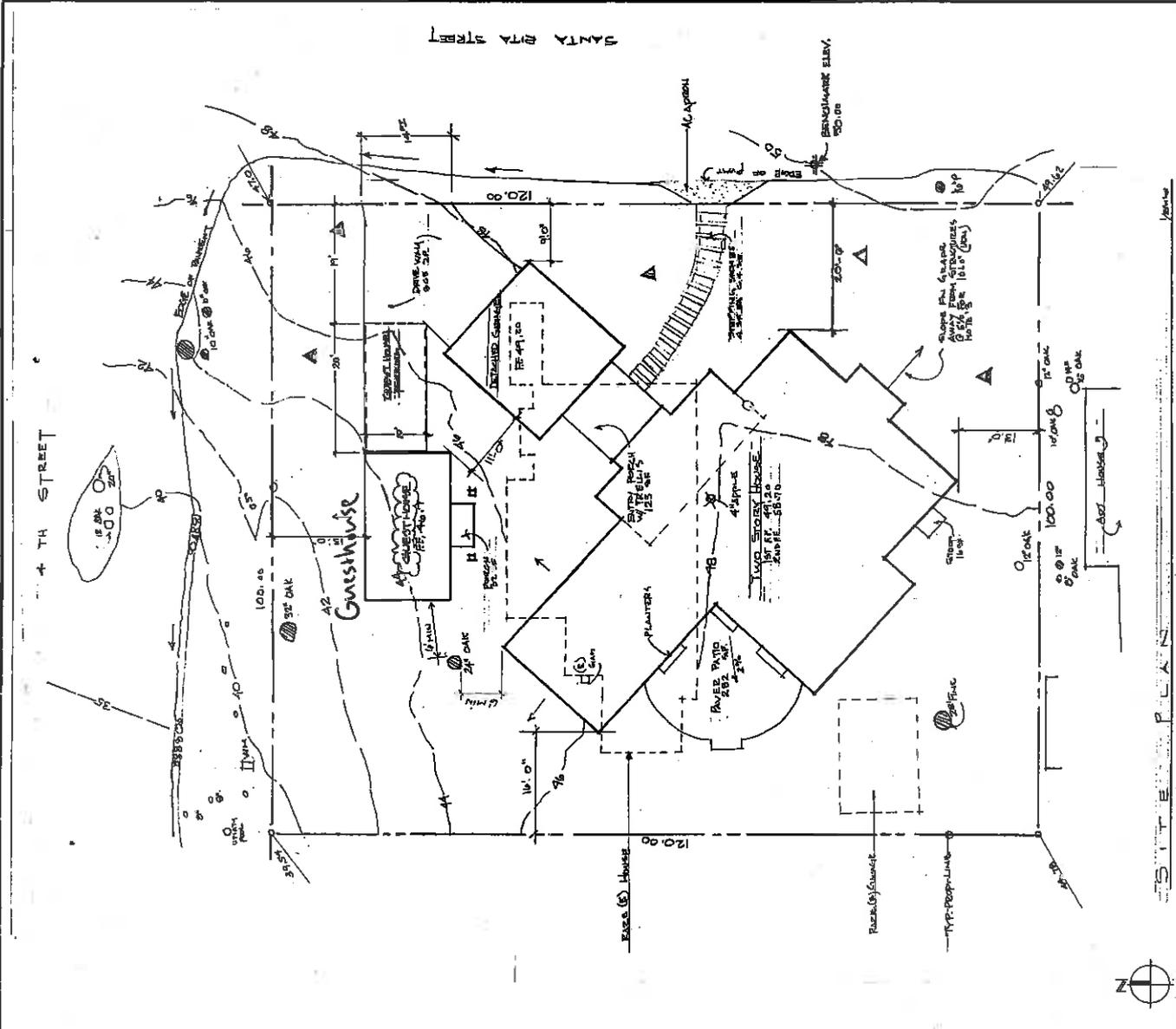
THREE PLANTINGS:  
 ▲ 15' x 15' x 15' CONCRETE  
 ▼ 15' x 15' x 15' CONCRETE  
 ■ 15' x 15' x 15' CONCRETE



- LANDSCAPE NOTES
1. ALL NEW PLANTINGS TO BE INDICATED BY DOTTED LINES
  2. ALL PLANTINGS TO BE DRAINAGE RESISTANT
  3. LOWER CONCRETE TILES TO BE REWORKED PER LATEST PLAN SET
  4. UPPER CONCRETE TILES TO BE REWORKED
  5. REMOVE CONCRETE CURB AT 4TH STREET
  6. REPAIR ROUNDBORNE @ WEST PL
  7. REMOVE ROUNDBORNE @ STREET
  8. PLANT GROUPING COURSE III GARDEN

- LEGEND
- \* ORNAMENTAL GRASSES
  - TREES
  - SHRUBS - SEASONAL FLOWERING

73



**GRADING & EROSION CONTROL NOTES**

1. ROOF DRAINAGE TO BE CONNECTED TO A SOLID CONDUIT AND DISCHARGED ONTO LAND OR TO A MANHOLE, OR PERMITTED, AND DIRECTED AWAY FROM STRUCTURE.
2. ALL EXISTING EROSION CONTROL MEASURES SHALL BE MAINTAINED AND NOT REMOVED UNLESS NECESSARY. ANY REMOVAL SHALL BE REPLACED WITH AN EQUIVALENT OR BETTER MEASURE. ALL EXISTING EROSION CONTROL MEASURES SHALL BE MAINTAINED AND NOT REMOVED UNLESS NECESSARY. ANY REMOVAL SHALL BE REPLACED WITH AN EQUIVALENT OR BETTER MEASURE.
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13. ALL EXISTING EROSION CONTROL MEASURES SHALL BE MAINTAINED AND NOT REMOVED UNLESS NECESSARY. ANY REMOVAL SHALL BE REPLACED WITH AN EQUIVALENT OR BETTER MEASURE.
14. PROTECT EXISTING TREES DURING CONSTRUCTION.

Item	Description	Area (sq ft)	Volume (cu yd)
1	House (1st Story)	2847	817
2	House (2nd Story)	2817	817
3	TOTAL HOUSE	5664	1634
4	GUESTHOUSE	2800	810
5	TWO STORY GARAGE	2800	810
6	TOTAL	11264	3254

Item	Description	Area (sq ft)	Volume (cu yd)
1	Max. Allowable Floor Area	12500	3750
2	Base House Area	5664	1634
3	Guesthouse Area	2800	810
4	Two Story Garage Area	2800	810
5	Total Area	11264	3254

Max. Allowable Floor Area: 12500 sq ft  
 Base House Area: 5664 sq ft  
 Guesthouse Area: 2800 sq ft  
 Two Story Garage Area: 2800 sq ft  
 Total Area: 11264 sq ft

Max. Allowable Site Cover: 1171 sq ft  
 Base House Area: 5664 sq ft  
 Guesthouse Area: 2800 sq ft  
 Two Story Garage Area: 2800 sq ft

NO.	DATE	DESCRIPTION
1	11/14/11	ISSUED FOR PERMITS
2	04/28/11	REVISED
3	04/28/11	REVISED
4	04/28/11	REVISED

277 Avenida de las Arbores, CA 95020 510-223-5100  
**DANA ANNENBERG**  
 Building Design

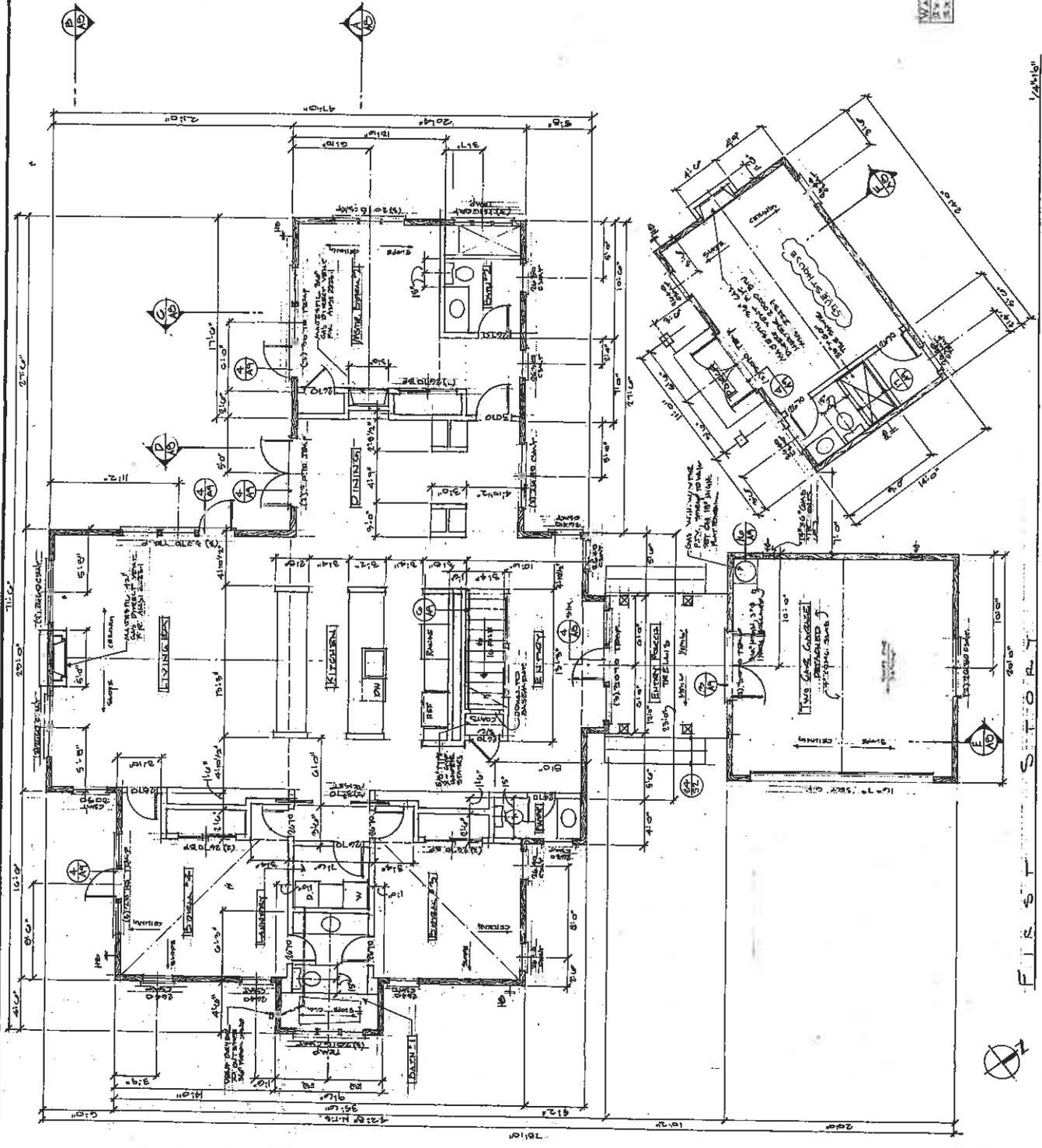
**4th & Santa Rita, LLC**  
 Lot 1.5, Block 48  
 Apr. 010-037-001-000



DATE	NO.	DESCRIPTION
11/14/11	1	ISSUED FOR PERMITS
04/28/11	2	REVISED
04/28/11	3	REVISED
04/28/11	4	REVISED

**A2**  
 1/24x15/0"

SCALE: 1/8" = 1'-0"  
 1/4" = 1'-0"  
 1/2" = 1'-0"  
 3/4" = 1'-0"  
 1" = 1'-0"



FIRST STORY



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

MEETING DATE: 13 March 2013

BLOCK: 76 LOT: 20

FIRST HEARING: X

CONTINUED FROM: N/A

ITEM NO: UP 13-4

APPLICANT: Willow Creek Ranch LLC  
STREAMLINING DEADLINE: 4/11/13

---

SUBJECT:

Consideration of a Use Permit amendment application for modifications to a retail wine shop with wine tasting at a commercial space located in the Central Commercial (CC) District.

---

ENVIRONMENTAL REVIEW:

Exempt (Class 5 – Minor Alterations in Land Use)

---

LOCATION:

N/s of 7<sup>th</sup> bet. Dolores & San Carlos

---

ZONING:

CC

---

ISSUES:

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

---

OPTIONS:

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

---

RECOMMENDATION:

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

---

ATTACHMENTS:

1. Staff Report dated 13 March 2013.
2. Application Materials/Plans.

STAFF CONTACT: Marc Wiener, Associate Planner

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

**APPLICATION:** UP 13-4

**APPLICANT:** Willow Creek Ranch LLC

**BLOCK:** 76

**LOT:** 20

**LOCATION:** N/s of 7<sup>th</sup> bet. Dolores & San Carlos

---

**REQUEST:**

Consideration of a Use Permit amendment application for modifications to a retail wine shop with wine tasting at a commercial space located in the Central Commercial (CC) District.

**BACKGROUND/PROJECT DESCRIPTION:**

The project site is located on the north side of Seventh Avenue between Dolores and San Carlos streets and is developed with a two-story commercial building. The property includes an upper level courtyard that is approximately 10 feet above the street grade.

On 14 November 2012 the Planning Commission approved a use permit to allow a retail art gallery/wine shop with an ancillary use of wine tasting (see attached report). The proposed business was to feature wine from a Monterey County winery named Coastview Vineyards. The property has since been sold and the new owner is requesting to amend the use permit. The new property owner owns Silvestri Vineyards, a local vineyard located in Carmel Valley.

The business space has two levels that are connected by an interior set of stairs. The lower level is 398 square feet and the upper level is 682 square feet. The original use permit allowed a standing bar on the lower level and seating located on the upper level mezzanine. The use permit also included the sale of fine art and wine related retail items on the upper level. The new property owner/applicant is proposing to eliminate the art component of the business and is only proposing a retail wine shop and tasting bar. The applicant would sell wines from Silvestri Vineyards.

The applicant is proposing to eliminate the interior stairs to provide more space on the lower level. The lower level space would still contain a standing bar and includes shelves to display the bottles of wine and other wine related retail items. The upper space would now be used as an office space/conference room for the purpose of business activities related to the sale of wine. Because the interior stairs are being removed the upper space would now be accessed by the exterior stairs on the west side of the property that lead to the courtyard.

**EVALUATION:**

**Use Permit Amendment:** Staff notes that the existing use permit (UP 12-9) is still valid for the property regardless of ownership and can be implemented by the new property owner. The new owner has requested to amend the use permit and alter the floor plan to better meet their needs.

Staff supports the proposed amendments to the use permit. The original use permit was inconsistent with the Wine Tasting Policy, which recommends that the business space be a minimum of 2,000 square feet when combining wine sales and tasting with an ancillary use such as art sales. The space is approximately 1,000 square feet and did not meet this requirement. With the revised proposal the applicant would only be selling wine, and therefore the business would now be consistent with this policy requirement.

Staff also supports the proposal to remove the interior stairs. The existing lower level space is small and has an awkward design. Removing the stairs opens up the space and allows it to be better utilized. With the latest proposal there would also not be any wine service provided to the upper level, which would reduce the potential for use permit violations. Staff notes that the applicant will be required to obtain separate occupancies for each space.

**Building Alterations:** The plans show the elimination of a door on the west side of the lower level space. A special condition has been added requiring that the applicant obtain Design Study approval for the exterior alteration. Staff also notes that the floor plan indicates that there will be video monitors located by the display window. A special condition has been added that this proposal be withdrawn as it is not permitted under the Sign Ordinance Section CMC 17.40.

**RECOMMENDATION:**

Approve the Use Permit Amendment application with the attached floor plan, findings and special conditions.

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DECISION

UP 13-4  
Willow Creek Ranch LLC  
N/s 7<sup>th</sup> bet. Dolores & San Carlos  
Block 76, Lot 20

---

**CONSIDERATION:**

Consideration of a Use Permit amendment application for modifications to a retail wine shop with wine tasting at a commercial space located in the Central Commercial (CC) District.

**FINDINGS OF FACT:**

1. The site is located on the north side of Seventh Avenue between Dolores and San Carlos Streets in the Central Commercial (CC) District.
2. The site was approved for a Use Permit (UP 12-9) to allow the establishment of a retail wine shop, tasting area and art gallery on 14 November 2012.
3. The property recently came under new ownership and the new owner/applicant submitted an application on 2 February 2013 to amend the Use Permit.
4. CMC Section 17.14.040 requires Planning Commission review for all Use Permits involving ancillary uses in excess of 10%. The subject application includes retail sales (70%) with an ancillary use of wine tasting (30%).
5. The application is exempt from the requirements of the California Environmental Quality Act (class 5).
6. The proposed uses are classified as follows according to the North American Industrial Classification System (NAICS):

Primary Use

Retail Sales –70% (wine, wine related merchandise)

Ancillary Use

Wine Tasting – 30% (maximum of 30%)

**FINDINGS FOR DECISION:**

1. The proposed use is not in conflict with the General Plan.
2. The proposed use, as conditioned, will comply with all zoning standards applicable to the use and zoning district.
3. The granting of the Use Permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.
4. The proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, street capacity and fire protection.
5. The proposed use will not be injurious to public health, safety or welfare and provides adequate ingress and egress.
6. The proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.
7. The proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.
8. The proposed use is consistent with the adopted Wine Tasting Policy.

**REQUIRED FINDINGS (CMC 17.64.060 – Ancillary Uses)**

1. The ancillary uses of wine tasting is compatible with the primary use of a retail wine shop.
2. The proposed uses will not exhibit a character of multiple, unrelated activities combined into one business.
3. The store will contribute to the character and diversity of the commercial district.

**SPECIAL CONDITIONS:**

1. This permit authorizes wine tasting as an ancillary use to the retail sale of wine.
2. All wines available for tasting and/or for sale shall be made by Silvestri Vineyards. No more than one winery shall be featured in the space.

3. The hours of operation shall be limited to 10:00 a.m. until 10:00 p.m. daily. All clean-up/closing operations shall be finished by 10:00 p.m.
4. Tasting shall involve traditional wine based products such as still wines, sparkling wines or Port. No other alcoholic beverages are permitted to be tasted or sold.
5. The maximum serving size shall be 2 ounces per serving. Customers are not permitted to drink bottles of purchased wine in the store and no wine tasting shall take place on public property.
6. The upstairs seating shall be confined to the mezzanine and the number of allowed seats shall be determined by the Building Official in accordance with the permitted occupancy.
7. The applicant shall obtain any applicable licenses with the ABC prior to operation.
8. All exterior alterations and/or sign changes, and interior renovations that may require a building permit, shall require approval from the Department of Community Planning and Building prior to performing the work. The applicant shall eliminate the proposal for the video monitors located near the display window.
10. The use shall be conducted in a manner consistent with the presentations and statements submitted in the application and at the public hearing, and any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of a new use permit by the Planning Commission.
11. This use permit shall become void and of no further force or effect if the use is not initiated within six months and/or upon termination or discontinuance of the use for any period of time exceeding six months.
12. Violations of the terms of this use permit or other ordinances of the City may constitute grounds for revocation of this use permit and the associated business license by the Planning Commission.
13. Upon termination or revocation of this use permit and/or business license for any reason, the use shall immediately cease and shall not be re-established without issuance of a new use permit.

14. 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 use as compared to the previous use, this Use Permit will be scheduled for reconsideration.
  
15. The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.

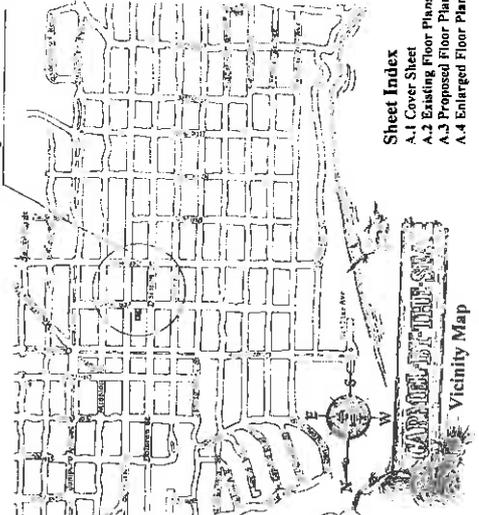
**DECISION:**

The Use Permit is re-issued with the amended floor plan and special conditions.

**Project Description**  
 Tenant Improvements to expand retail space in commercial building located at 1221 So. Ft. Stevens. The project requires an amendment to the existing use permit which allows for a Wine Tasting Room & Retail Store at the existing commercial space. No significant terrain disturbance is proposed in the historic structure.

**Project Data**  
**Tenant Improvement**  
 Existing: 1,221 Sq. Ft.  
 Proposed: 1,221 Sq. Ft.  
 Occupancy: B2  
 Carmel Historic Structure

**Project Location**



**Sheet Index**  
 A.1 Cover Sheet  
 A.2 Existing Floor Plans  
 A.3 Proposed Floor Plans  
 A.4 Enlarged Floor Plan

**NOTE:**  
 1. RETAIL SPACE (1,221 SQ. FT.)  
 2. WINE TASTING ROOM (200 SQ. FT.)  
 3. SUPPLY ROOM (200 SQ. FT.)  
 4. WINE TASTING ROOM (200 SQ. FT.)  
 5. PROPOSED  
 6. ORIGINAL FLOOR PLAN (1221 SQ. FT.)  
 7. HPLIND;

REVISION BY


Ray Parks & Associates, Inc.  
 Post Office Box 5473 Carmel, CA 93921  
 (831) 923-1277 fax (831) 923-1278

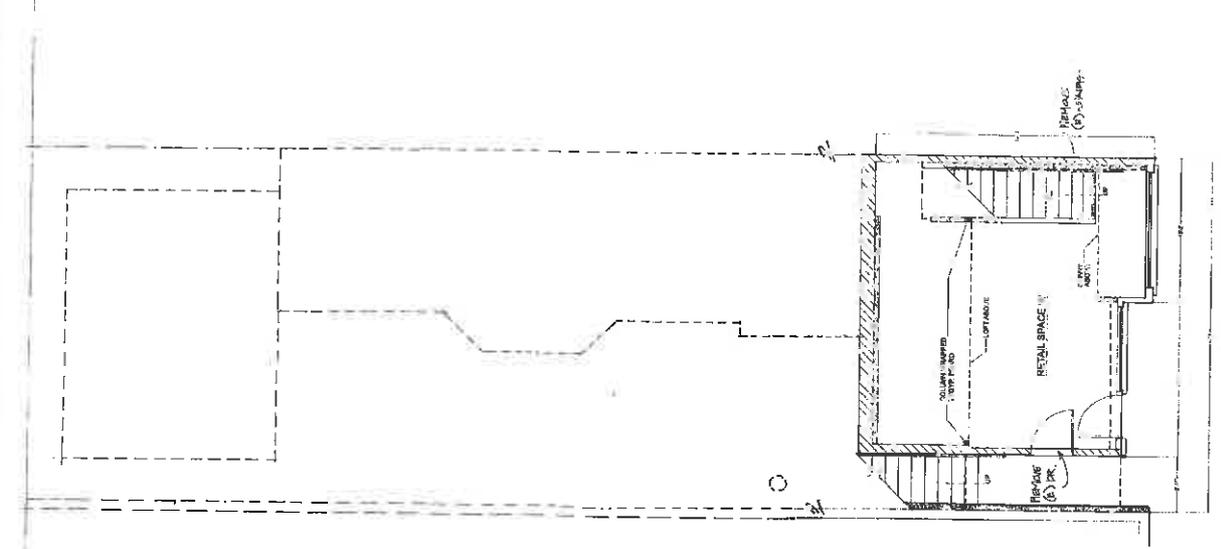
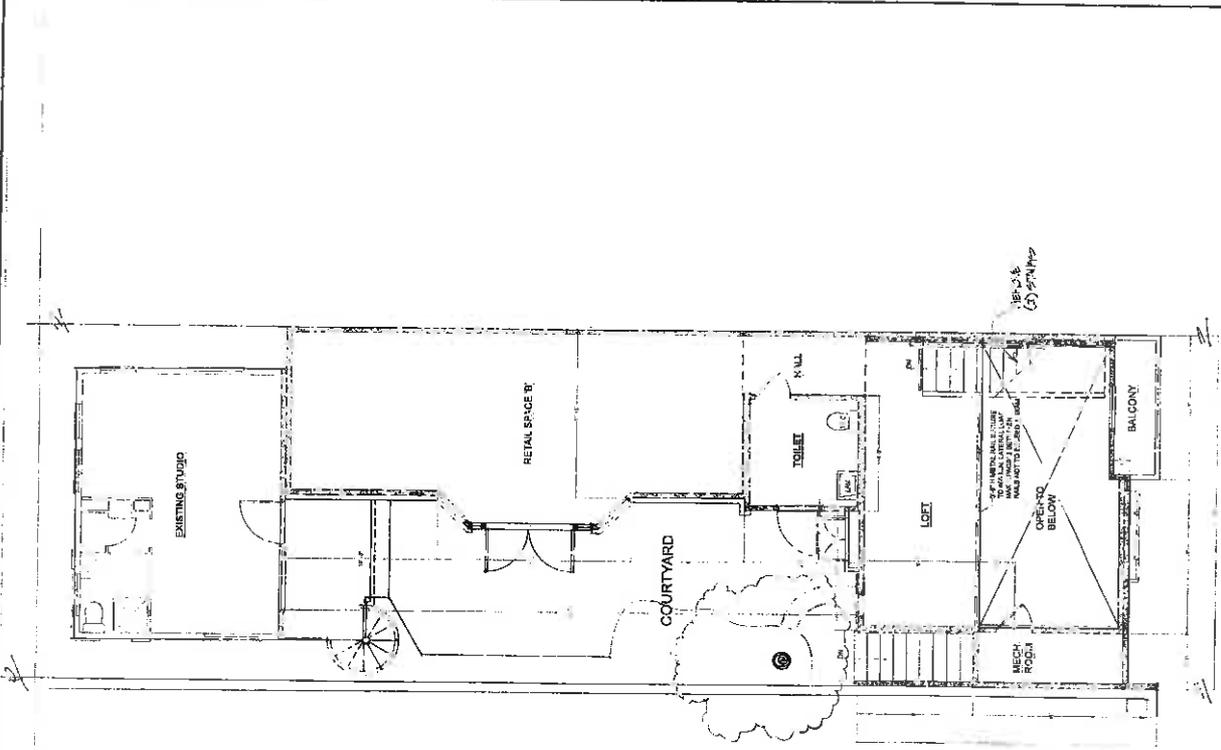
**Existing Floor Plans**  
**Carmel Tasting Room**

Tenant Improvements  
 Carmel, California

Silvestri Vineyards  
 7th Ave 2 N. of Debra  
 Carmel, CA 93921  
 APN 010-146-006

Date	
Drawn	
Check	
Scale	
Sheet	
Of	

**A.2**





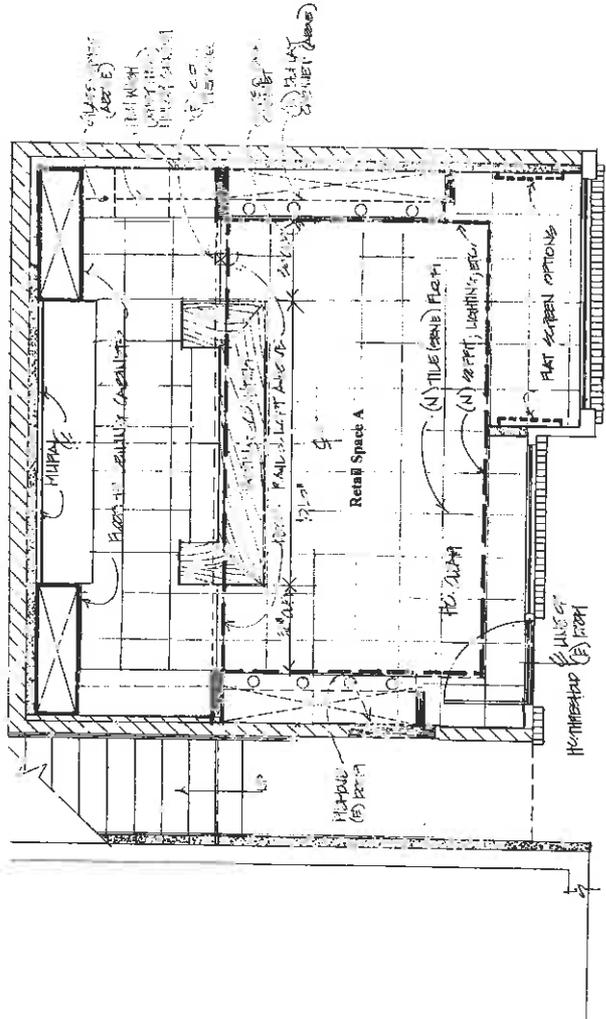
Silverstr Vineyards  
 700 Ave 2 NE of Dunes  
 Carmel, CA 95021  
 APN 010-146-006

Tenant Improvements  
 Carmel, California

**Enlarged Floor Plan**  
**Carmel Tasting Room**

Kay Parks & Associates, Inc.  
 Post Office Box 5473 Carmel, CA 95021  
 Phone: 831-421-1917

NO.	REVISIONS



**Enlarged First Floor Plan**  
 SCALE: 1/4" = 1'-0"

RECEIVED

FEB 13 2013

CITY OF  
CARMEL-BY-THE-SEA

City of Carmel by the Sea  
Dept. Of Planning & Building  
Post Office Drawer G  
Carmel, CA 93921

February 13 2013

RE: Silvestri Vineyards "Use Permit"  
APN 010-146-006

Mr. Marc Weiner  
Associate Planner

**Project Description:**

This project is located on 7th Ave 2NE of Delores in an existing historic structure recently purchased by the Willow Creek Ranch LLC. The same people that own the Silvestri Vineyards located in Carmel Valley where the wine is produced. The existing property has a current "Use Permit" which allows for a tasting room on the street level and a Art Gallery (retail) on the second level. The property was primarily purchased to provide for a "Wine Tasting Room" for Silvestri Vineyards in downtown Carmel on the first floor or street level.

This is a very small space (398 sq.ft.) and we propose to remove a side door and the existing interior stairs, which currently access the second floor, to provide more space for (wine) product display.

The second floor (682 sq.ft.) commercial area would only be accessible by the existing exterior stairs, as a result of our proposal. This second floor area would be used as an office/conference room for Silvestri Vineyards. No remodel work is proposed for the second floor area; except floor patching to match existing at the interior stair removal site. The existing residential studios located at the rear of the property shall remain untouched.

If you should have any further questions regarding this project description; please contact me and I'll be glad to help.

Best Regards,  
  
Ray Parks, Architect