

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

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

October 20, 2015
Wednesday
Tour: 2:15 p.m.
Meeting: 4:00 p.m.

A. CALL TO ORDER AND ROLL CALL

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

B. TOUR OF INSPECTION

Shortly after 2:15 p.m., the Commission will leave the Council Chambers for an on-site Tour of Inspection of all properties listed on this agenda (including those on the Consent Agenda). The Tour may also include projects previously approved by the City and not on this agenda. Prior to the beginning of the Tour of Inspection, the Commission may eliminate one or more on-site visits. The public is welcome to follow the Commission on its tour of the determined sites. The Commission will return to the Council Chambers at **4:00 p.m.** or as soon thereafter as possible.

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

F. APPEARANCES

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

3. DS 15-283/RA 15-307 (Burgess)
Robert & Patricia Burgess
2928 Franciscan Way
Blk: 9A; Lot: 28
APN: 009-371-029
Consideration of Design Study (DS 15-283) and Reasonable Accommodation (RA 15-307) applications for alterations to an existing residence located in the Single Family Residential (R-1-C-6) Zoning District
4. DS 15-053 (Blincoe)
Joshua Stewman, Homelife Design
Casanova Ave., 5 SW of 8th Ave.
Block: I, Lot: S 11
APN: 010-263-004
Consideration of Design Study (DS 15-053) for the construction of a new 200 square foot carport in the front setback, a new front fence, and site coverage alterations at a property located in the Single-Family Residential (R-1) Zoning District
5. DS 15-339 (Shannon)
Carl and Dianne Shannon
Monte Verde St. 3 NW of 4th Ave
Blk: II; Lots: North ½ of Lot 9 & South ½ of 11
APN: 010-223-032
Consideration of an application for revisions to an approved Design Study (DS 14-90) for the construction of a new residence located in the Single-Family Residential (R-1) Zoning and Archaeological Significance Overlay Zoning Districts (New planning application case number: DS 15-339).
6. DS 15-327 (Carlson)
Cathryn Carlson
NW Corner of Ocean Avenue and Carpenter Street
Blk: 64; Lots: South ½ of 2, 4 & 5
APN: 010-033-006
Consideration of an application for revisions to an approved Design Study (DS 13-146) for exterior siding changes on an existing residence located in the Single-Family Residential (R-1) District (New planning application case number: DS 15-327).
7. DS 15-269 (Trailer)
Zach Trailer
Camino Real 2 NW of 9th
Blk: O; Lot: 15
APN: 010-264-002
Consideration of Concept Design Study (DS 15-269) for the construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District.
8. DS 15-349 (O'Day)
Robert Littell
SE Corner of 4th and Casanova
Block: EE, Lot: 42
APN: 010-214-028
Consideration of a Design Study (DS 15-349) application for the construction of a detached garage in the front and side-yard setbacks of a property located in the Single Family Residential (R-1) Zoning District
9. UP 15-317 (Il Tegamino)
Levett Properties
S/s of Ocean Ave., between Lincoln & Monte Verde
Blk: 74, Lot: 5 & 6
APN: 010-201-009
Consideration of a Use Permit (UP 15-317) application to allow live music from an existing restaurant located in the Residential and Limited Commercial (RC) Zoning District

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| <p>10. UP 15-334 (Silver from the Himalayas)
Dennis Joshi
Blk: 76, Lot: 12
APN: 010-146-011</p> | <p>Consideration of Appeal (APP 15-334) of an administrative denial of a Business License (BL 15-326) for a new jewelry store located in the Central Commercial (CC) Zoning District</p> |
| <p>11. City of Carmel-by-the-Sea
Commercial Zoning District</p> | <p>Appointment of a subcommittee to study and consider potential amendments to the City Municipal Code restaurant definitions (<i>Oral staff report to be provided at meeting</i>)</p> |

I. DIRECTOR’S REPORT

1. Update from the Director
2. Discussion of the next few Planning Commission meeting dates

J. SUB-COMMITTEE REPORTS

1. Presentation of Draft Document from Modern Subcommittee

K. ADJOURNMENT

The next meeting of the Planning Commission will be:

November, 2015 (*Date to be determined at meeting*)

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

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

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

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning &

Building Department located in City Hall, east side of Monte Verde between Ocean & 7th Avenues, during normal business hours.

AFFIDAVIT OF POSTING

I, Marc Wiener, Acting Community Planning and Building Director, for the City of Carmel-by-the-Sea, DO HEREBY CERTIFY, under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the Carmel-by-the-Sea City Hall bulletin board, posted at the Harrison Memorial Library on Ocean and Lincoln Avenues and the Carmel Post Office and distributed to members of the media on October 13, 2015.

Dated this 13th day of October 2015 at the hour of 1:00 p.m.

Marc Wiener
Acting Community Planning and Building Director

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION SPECIAL MEETING – MINUTES
SEPTEMBER 23, 2015**

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

PRESENT: Commissioners: Reimers, Paterson, LePage, Martin-onsite and Goodhue

ABSENT: NONE

STAFF PRESENT: Marc Wiener, Interim Community Planning & Building Director
Ashley Hobson, Contract Planner
Cortina Whitmore, Planning Commission Secretary

B. TOUR OF INSPECTION

The Commission convened at 2:45 p.m. and then toured the following sites:

- Rio Park/Larsen Field Pathway Project; City of Carmel-by-the-Sea,
Block: US Lot: 38 N
- UP 15-188 ; SE Corner of Ocean and Mission, Block: 78; Lots: ALL
- UP 15-286 (Barmel); San Carlos 2 NE of 7th Ave., Block:77 Lot: 16 (*If necessary*)
- UP 15-261 (Carmel Chocolate Factory); Dolores 4 SE of Ocean Ave.,
Block: 76: Lot: 12

C. ROLL CALL

Chairman Goodhue called the meeting to order at 4:00 p.m.

D. PLEDGE OF ALLEGIANCE

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

E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

Commissioner Reimers noted large video screens visible to sidewalks in town and notified Interim Director, Marc Wiener and Code Compliance Officer, Al Fasulo. Commissioner Reimers expressed she would like to review and clarify city codes regarding this matter.

F. APPEARANCES

There were no appearances.

G. CONSENT AGENDA

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

1. Consideration of draft minutes from July 8, 2015 Regular Meeting
2. Consideration of draft minutes from July 29, 2015 Planning Commission Special Meeting

Commissioner Reimers moved to approve Item G.1. Motion was seconded by Vice Chair LePage, and carried on a 5-0-0 vote as follows:

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

Vice Chair LePage moved to approve Item G.2. with correction Commissioner Reimers was not present. Motion was seconded by Commissioner Paterson, and carried on a 4-0-1 vote as follows:

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

Commissioner Reimers recused herself from Public Hearing items: UP 15-188 (Hahn Winery), UP 15-261 (Carmel chocolate Factory), Item #3: Determination of the City's three permitted Drinking Places, and UP 15-286 (Barmel) due to proximity to family business. Commissioner Reimers left the Planning Commission meeting at 5:24 p.m.

H. PUBLIC HEARINGS

1. UP 15-188 (Hahn Winery) Consideration of Use Permit (UP 15-188) to establish a retail wine shop with wine tasting as an ancillary use in David Peartree an existing commercial space located in the Central SE Corner of Ocean and Mission Block: 78, Lots: All

Marc Wiener, Interim Community Planning & Building Director/Senior Planner, presented the staff report and summary of proposed Use Permit.

Speaker #1: David Peartree, Co-Applicant, appeared and noted availability to respond to questions from the Commission.

Speaker #2: John McCormack, commercial realtor provided brief presentation and outlined the proposed use permit.

Speaker #3: Tony Baldini, President of Hahn Winery reiterated intent as a wine tasting establishment. Mr. Baldini quoted from letters of support from Hahn Winery neighbors and business partners. Mr. Baldini answered questions from the Commission and clarified Hahn Winery has an OT License.

Chair Goodhue opened the public hearing.

Speaker #4: Gail Spear, General Manager of Carmel Plaza expressed her support for Hahn Winery to enter the Carmel Plaza and noted Hahn will compliment Wrath Winery already located in the Plaza.

Speaker #5: Jonathan Sapp stated Hahn Winery is an excellent wine maker and commended the Carmel Plaza's attempt to increase the Plaza's occupancy. Mr. Sapp noted previous denials to wine tasting establishments due to the proposed locations falling south of Ocean Ave. Mr. Sapp expressed his desire to see the Planning Commission remain consistent and deny UP 15-188 (Hahn Winery) based on the proposed location.

Speaker #6: Kim Stemler, President of the Monterey County Vintners & Growers Association expressed her support for Hahn Winery and the Use Permit. Ms. Stemler added Hahn Winery is a great community partner and will represent Carmel well.

Speaker #2: Mr. McCormack clarified that wine tasting establishment locations are encouraged south of Ocean, not required and noted more retail space located on south of Ocean.

Mr. Wiener clarified the Tudor Winery Use Permit Application was denied in part due to the proposed location, south of Ocean Ave. and the physical size of the location did not allow for a retail component and proper storage. Mr. Wiener listed the reasons for the Francioni Winery Use Permit denial as; location south of Ocean Ave. and high number of other drinking establishments in the proposed location area.

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

The Commissioners held discussion in regards to UP 15-188 (Hahn Winery). Vice Chair LePage and Chair Goodhue commented that each application is reviewed on its own merits and expressed that UP 15-188 (Hahn Winery) is consistent with City guidelines. The Commission is in agreement that a tasting room in the Carmel Plaza will help mitigate multiple drinking establishments in close proximity to one another.

Commissioner Paterson moved to approve UP 15-188 (Hahn Winery) subject to the special conditions listed in the staff report. Motion seconded by Vice Chair LePage, and carried on a 4-0-1 vote as follows:

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

2. UP 15-261 (Carmel Chocolate Factory) Consideration of a Use Permit (UP 15-261) application for the establishment of a specialty food store (Carmel Chocolate Factory) at a property located in the Central Commercial (CC) Zoning District.
Hariom & Sons Inc.
Dolores 4 SE of Ocean Ave.
Block: 76, Lot: 12
APN: 010-146-011

Ashley Hobson, Contract Planner, presented the staff report for UP 15-261 (Carmel Chocolate Factory) which was continued from the August 12, 2015 Planning Commission meeting. Ms. Hobson highlighted the design changes the Applicants made to the proposed use permit and provided a material board sample for the Commissioners to review.

Speaker #1: Derek Etow, Applicant addressed issues from the previous Planning Commission meeting regarding the environmental issue noted at the August 12, 2015 Planning Commission meeting. Mr. Etow noted an Environmental Assessment Phase II study on the building was completed and proved to be negative in all aspects. Mr. Etow clarified the interior design changes; to remove the barrels and replace with island displays and granite countertops.

Speaker #2: Dennis Joshi, Owner, clarified the chocolate products that will be available for purchase and reiterated chocolate products will not be manufactured in the retail location.

Chair Goodhue opened the public hearing.

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

The Commission held discussion. Vice Chair LePage noted the Applicant and Owner complied with the Commission's request to upgrade the design quality. Commissioner

The Commission held discussion. Commissioner LePage clarified Carmel's intent to limit the number of drinking places. Commissioner Martin expressed concern over the lack of food available to purchase after late night drinking. Commissioner Paterson and Chair Goodhue expressed they are in agreement with Commissioners Martin and LePage.

Vice Chair LePage moved to accept staff's designation of the three drinking places as: A.W. Shucks, Sade's and Barmel. Motion seconded by Commissioner Paterson, and carried by the following vote 4-0-1:

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

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| 4. UP 15-286 (Barmel)
Gabriel Georis
San Carlos 2 NE of 7 th Ave.
Block 77; Lot 16
APN: 010-141-005 | Consideration of a Use Permit Amendment (UP 15-286) application to extend the hours of operation for an existing restaurant/bar located in the Central Commercial (CC) Zoning District. |
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Marc Wiener, Senior Planner presented the staff report and provided brief history of the location and use permits. Staff recommends the approval of UP 15-286 (Barmel) to extend the hours of operation until 2 a.m. and noted a six month review period as part of the conditions of approval. Mr. Wiener clarified current closing hours for A.W. Shucks, Sade's and Barmel.

Chair Goodhue opened the public hearing.

Speaker #1: Gabriel Georis, Applicant, requested the Commission approve the Use Permit to allow Barmel to extend its hours of operation until 2 a.m. The Applicant noted his positive relationship with the Carmel Police Department and Chief Calhoun. Mr. Georis also noted that Barmel is located in a non-residential area and the adjacent restaurant Mundaka is open until 11:00 p.m. to allow for convenient food service.

Speaker #2: Jonathan Sapp noted inconsistencies in closing hours and drinking establishments not in compliance with city codes. Mr. Sapp spoke in favor of Mr. Georis as a responsible operator and supports the Use Permit to extend Barmel's closing hours.

Speaker #3: Mr. Russell Lefev, spoke in favor of Mr. Georis and noted extending Barmel's hours of operation is a good way to keep visitors in town.

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

Marc Wiener clarified Code Compliance Officers will enforce violations.

The Commission held discussion. Commissioner Paterson stated a 2:00 a.m. closing is appropriate for Barmel as one of the established permitted drinking places. Vice Chair LePage agrees with Commissioner Paterson and noted the absence of complaints from Barmel and the six month review as part of the conditions of approval. Commissioner Martin asked for clarification regarding special condition #8. Discussion was held in regards to what type of food will be available for purchase from the menu until closing.

Speaker #1: Mr. Georis answered further questions from the Commission. Mr. Georis expressed his willingness to work with Staff to determine the extent of menu food that will be available for purchase until closing.

Vice Chair LePage motioned to accept application UP 15-286 (Barmel) with conditions of approval except condition #8 amended to state the majority of food from the menu will be available for purchase during drinking hours except during the first and last hours of operation and to delete condition #10. Motion seconded by Commissioner Paterson and carried on a 4-0-1 vote as follows:

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

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| 5. Rio Park/Larson Field Pathway Project | Public Hearing to Receive Oral Comments on the |
| City of Carmel-by-the-Sea | Draft Environmental Initial Study and Proposed |
| Block: US, Lot: 38N | Mitigated Negative Declaration for the Rio |
| APN: 009-531-003 | Park/Larson Field Shared Use Trail |

Commissioner Reimers returned to Planning Commission meeting at 5:50 p.m.

Chair Goodhue opened the public hearing.

Speaker #1: Brian Roseth, Consultant from Monterey Bay Planning Services provided summary on the Draft Environmental Initial Study and Proposed Mitigated Negative Declaration for the Rio Park/Larson Field Shared Use Trail and the review process. Mr. Roseth noted environmental comments received oral or written will be addressed after the 30-day comment period closes October 11, 2015 at 4:00 p.m.

Speaker #2: Tim Vaughn, Carmel resident asked Mr. Roseth to clarify what is planned for Rio Park other than the trail.

Speaker #1: Mr. Roseth noted there are not any plans for Rio Park at this time.

Commissioner Reimers asked Mr. Roseth whether Commissioners are allowed to comment on the Rio Park/Larson Field Project.

Speaker #2: Mr. Roseth advised the Commission on the protocol if they identify errors that need to be corrected or an area that is weak and can potentially make the City vulnerable. Mr. Roseth advised the Commission to identify the issue however not to make comments on the value of the project or express personal opinions on the project prior to all the information being presented.

Chair Goodhue closed the public hearing.

I. DIRECTOR'S REPORT

1. No Director's Report.
2. Mr. Wiener reminded the Commission of next Planning Commission meeting scheduled October 14, 2015. Commissioners held discussion regarding upcoming Planning Commission meetings.

J. SUB-COMMITTEE REPORTS

Commissioner Reimers announced the Ad-hoc Committee for the North Dunes will have a workshop scheduled September 30, 2015. The Committee will meet at the corner of San Antonio and Ocean at 4:00 p.m. to walk the dunes with the Botanist and Forester and hold discussion at City Hall approximately around 5:00 p.m. Chair Goodhue stated the Reroof Committee is in the process of creating a list of locations to view roofing options and will provide list to Commission when available.

K. ADJOURNMENT

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

The next meeting of the Planning Commission will be:

Wednesday, October 14, 2015, at 4:00 p.m. – Regular Meeting

SIGNED:

Donald Goodhue, Planning Commission Chair

ATTEST:

Cortina Whitmore, Planning Commission Secretary



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

October 20, 2015

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener Acting Community Planning and Building Director

Submitted by: Christy Sabdo, Contract Planner

Subject: Consideration of a Public Bench and Plaque Donation and Coastal Development Permit application for the installation of a bench on the Beach Bluff Pathway along Scenic Road, south of Santa Lucia Ave.

Recommendation:

Approve the installation of a new bench at the proposed location for BD 15-356 on the Beach Bluff Pathway along Scenic Road, south of Santa Lucia Ave.

Application: BD 15-356 (Ward) **APN:** N/A, City ROW
Block: N/A **Lot:** N/A
Location: West Side of Scenic Ave., south of Santa Lucia Ave.
Applicant: Burton and Susan Ward **Owner:** City of Carmel-by-the-Sea

Background and Project Description:

The City allows funds for public benches to be donated to the City along with a small memorial plaque on a limited basis. The applicant, Burton and Susan Ward, is proposing to donate funds for a public bench and plaque to be located on the Beach Bluff Pathway along Scenic Road south of Santa Lucia (See Attachment D). The proposed bench is in memorial of the applicants' son, Timothy Ward.

The Beach Bluff Pathway experiences a high amount of foot traffic, and the benches are an important pathway amenity. The installation of additional benches has been discussed among staff, Forest and Beach Commission, and Planning Commission over the past several years. Currently there are approximately 27 benches between 8th Avenue and the southern City limits. A map of all current benches is included as Attachment B.

In July 2011, City Forester Mike Branson presented a staff report to the Forest and Beach Commission that included sixteen potential locations for new benches along Scenic Road (see Attachment A). The Forest and Beach Commission was asked to review these locations and

recommend a subset of these locations for acceptable future bench locations. The Forest and Beach Commission selected five sites between 8th Avenue and the southern City limits as appropriate sites for future benches with the acknowledgement that final approval of new bench sites is at the discretion of the Planning Commission. A map of the five sites recommended by the Forest and Beach Commission is included as Attachment B. The five locations came before the Planning Commission on October 8, 2014 as part of an application to review a bench proposal for the Fronterhouse Memorial Bench (BD 14-01). At that time, the Planning Commission did not provide direction to approve all of the proposed bench locations.

The location proposed by the applicant for a new bench correlates with Location #16 on Attachment B: Scenic Road Bench Map. This location was previously recommended by the Forest and Beach Commission as an acceptable future location.

Staff Analysis:

Staff has reviewed the proposed dedication and determined that it meets the requirements as a memorial donation to the City. Timothy Ward was a resident of Carmel-by-the-Sea for eight years, and is remembered by businesses and residents for his sense of humor. An article honoring Timothy Ward and describing his relation to the City of Carmel-by-the-Sea is included as Attachment F.

The proposed design is for a standard-style bench with redwood boards on top of stone columns as depicted in the photograph included as Attachment E. Staff notes that a log-style bench could be used as an alternative design. Site photographs of the proposed bench location are included as Attachment C, while an aerial photograph of the proposed location is included as Attachment D. As noted above, the proposed location, Location #16, conforms to one of the six sites for future benches recommended by the Forest and Beach Commission. Staff asks that the Planning Commission consider the appropriateness of this site along the Scenic Pathway.

Alternatives:

If there are concerns about the siting of this bench, the Commission could provide direction on a suitable alternative location or the Commission could deny the application. The Commission could also direct staff to work with the applicant to find a more suitable location. The Commission may also have concerns about the proposed style of the bench and could provide direction to the application or could direct staff to work with the applicant to find an alternative style of bench.

Environmental Review:

The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) of the State CEQA Guidelines— Construction or modification of a limited number

of new or existing small structures. The proposed bench does not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – July 28, 2011 Forest and Beach Commission Staff Report
- Attachment B – 2014 Scenic Road Bench Map
- Attachment C – Site Photographs
- Attachment D – Aerial Photograph
- Attachment E – Proposed Bench Style
- Attachment F – Timothy Warm Memorial Article

MEMORANDUM

TO: Tom Leverone, Chairperson
Members of the Forest and Beach Commission

FROM: Mike Branson, City Forester

DATE: 28 July 2011

SUBJECT: Provide the Planning Commission a Recommendation on Potential New Bench Locations along the Scenic Road Pathway

The City of Carmel Planning Commission is responsible for the approval of any new bench that is to be placed on city property including proposals along the Scenic Road pathway. The Planning Commission has asked the Forest and Beach Commission to look at the pathway and make a recommendation to them on possible sites that are appropriate for future bench locations. The Planning Commission still has the responsibility to review and approve or deny applications for new benches.

At the May meeting, commissioners reviewed the proposed bench location maps and the 16 sites that had some agreement of being possible sites. After discussion the commission determined a site visit would be appropriate before approving a specific location. I have attached the master map of the possible locations and a simple breakdown of the number of locations for each block.

Eighth to Ninth – three locations

Ninth to Tenth – one location

Tenth to Eleventh – four locations

Eleventh to Twelfth – two locations

Twelfth to Thirteenth – four locations

Thirteenth to Santa Lucia – one location

Santa Lucia to Martin – one location

Chairperson LEVERONE opened and closed the public hearing. No appearances.

Comments from the Commission: Better signage needed and increased enforcement, no action taken.

- 2. Receive presentation on a proposal to build a community garden in Rio Park.

John Sapp gave his presentation regarding a community Garden in Rio Park. Martha Morrill handed out a hard copy of the presentation.

No public comments.

It was moved by Chairperson LEVERONE and seconded by Commissioner HORNIK to approve the conceptual idea of a Community Garden in Rio Park. The motion carried by the following roll call vote:

AYES: FORD, HORNIK, LEVERONE
NOES: BOARDMAN
ABSTAINED: NONE
ABSENT: KADIS

- 3. Provide the Planning Commission a recommendation on potential new bench locations along the Scenic Road Pathway.

Mike Branson, City Forester gave his presentation.

Chairperson LEVERONE opened and closed the public hearing. No public present.

Following discussion, a vote will be made on each block (see exhibit):

- 1. Scenic Road between 8th and 9th. (Three possible bench locations Bench #1 is the Bench starting at 8th Avenue)

Bench #1 - YES: Ford, Leverone, NO: Boardman, Hornik

Bench #2 - YES: Ford, Leverone, NO: Boardman, Hornik

Bench #3 - NO: Boardman, Ford, Hornik, Leverone

Handwritten notes: 2-2, 2-2, 0-4

- 2. Scenic Road between 9th and 10th. (One possible location)

Bench #4 - YES: Hornik; NO: Boardman, Ford, Leverone

Handwritten note: 1-3

- 3. Scenic Road between 10th and 11th. (Four possible bench locations)

Bench #5 - NO: Boardman, Hornik, Ford, Leverone

Bench #6 - YES: Boardman, Hornik, Ford; NO: Leverone

Bench #7 - YES: Boardman, Hornik, Ford, Leverone (Must be east of pathway - street side)

Bench #8 - YES: Ford, NOES: Boardman, Hornik, Leverone

Handwritten notes: 4-0, 3-1

Handwritten note: 4-0

- 4. Scenic Road between 11th and 12th (Two possible locations)

Bench #9 - YES: Boardman, Ford, Hornik, Leverone

Bench #10 - YES: Boardman; NOES: Ford, Hornik, Leverone

Handwritten note: 1-3

Handwritten note: 4-0

Handwritten note: 1-3

Handwritten circled number 2 with a superscript 2

5. Scenic Road between 12th and 13th. (Four possible locations)

~~Bench #11~~ - NO: Boardman, Ford, Hornik, Leverone

Bench #12 - YES: Yes, Boardman, Ford, Leverone; NO: Hornik (North of wall, west side of path)

~~Bench #13~~ - NO: Boardman, Ford, Hornik, Leverone

~~Bench #14~~ - NO: Boardman, Ford, Hornik, Leverone

0-4

3-1

0-4

0-4

0-4

6. Scenic Road between 13th and Santa Lucia. (One possible location)

Bench #15- NO: Boardman, Ford, Hornik, Leverone

7. Santa Lucia and City Limits

Bench #16 Boardman, Ford, Hornik, Leverone (Must be on street side)

4-0

It was moved by Chairperson LEVERONE, and seconded by Commissioner FORD to forward a recommendation regarding possible locations for benches to the Planning Commission as requested. The motion carried by the following roll call vote:

AYES:	BOARDMAN, FORD, HORNİK, LEVERONE
NOES:	NONE
ABSTAINED:	NONE
ABSENT:	KADIS

4. Review and provide comments to the Planning Commission on locating a cigarette butt collector box near the Del Mar restroom.

It was moved by Chairperson LEVERONE and seconded by Commissioner FORD to forward comments and recommendation to the Planning Commission as requested;

Comments are as follows: Who will be responsible for emptying the box?
Who will be responsible for cleaning the box?
Concerned about smoldering fires inside the box.
Concerned about the smell of the box.
Concerned that if the ashes for the box are dumped into the trash, this may cause a fire hazard.

Recommendation: Allow the butt collector box for a six month trial bases.

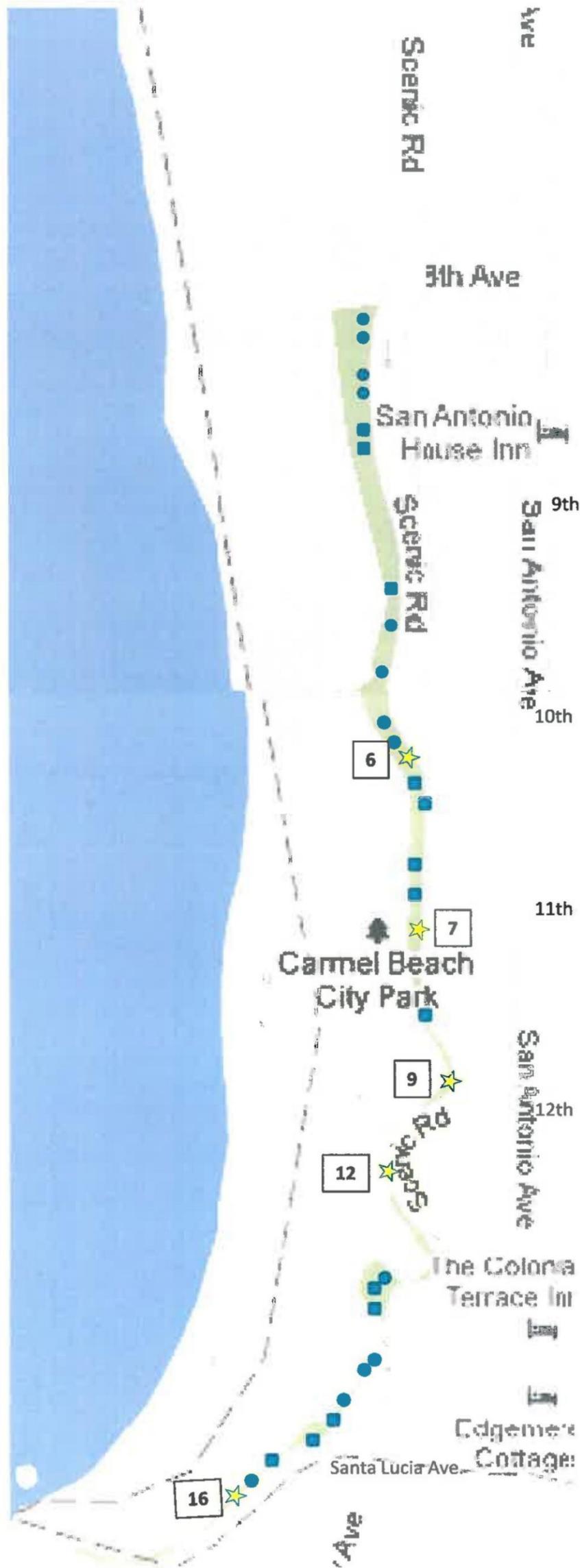
The motion carried by the following roll call vote:

AYES:	BOARDMAN, FORD, LEVERONE
NOES:	HORNİK
ABSTAINED:	NONE
ABSENT:	KADIS

Attachment B – 2014 Scenic Road Bench Map

Scenic Road Bench Map 2014

- Existing wood/stone bench
- Existing log bench
- ★ Forest and Beach Commission recommended



Attachment C – Site Photographs



Bench Location #16 (Location recommended by FB Commission), south of Santa Lucia Ave.

Attachment D – Aerial Map

★ Proposed Location #16

● Existing Benches



Proposed Location

Attachment E – Proposed Bench Style

Proposed Bench Style - Redwood bench and back with stone supports



Family seeking donations for memorial bench for man about town

By MARY SCHLEY

TIMOTHY WARD, the Carmel resident who was known for telling jokes around town, died Dec. 17, 2013, of a pulmonary embolism following laparoscopic knee surgery at the age of 41. His family and friends are raising money to install a memorial bench in his honor.

"Tim had Down Syndrome, but despite his disability, he has made his mark in a big way," said his mother, Susan Ward. "Many businesses looked forward to his smiling face each day as he visited them with his, 'Joke of the Day,'" including Friar Tucks, Casanova, Em Le's, Bruno's, the Carmel Police and Fire departments, Carmel Forecast and William Karges Gallery.

Ward, who grew up in Thousand Oaks and moved to Carmel eight years ago, died nine days after he tripped on a step and fell on his knee, tearing cartilage that required outpatient minor laparoscopic surgery at Stanford Hospital to remove the loose piece, according to his mother.

"He was home recovering when he collapsed," she said. "The paramedics responded to our 911 call, and after much effort, he was declared brain dead."

Rather than keep him on life support, his family decided to donate his organs to the organ bank. "He was healthy as a horse — never sick a day of his life," his mother said. "He lived such a full life."

His family and friends are now raising funds to install a memorial bench they hope to dedicate to him.

"Growing up with Tim, I always noticed that he was able to use his talents to calm any rough situations within our home. He was our peace-maker, magician, encyclopedia, example and permanent form of entertainment," said Cyndie Parker, who launched the fundraising effort on www.gofundme.com.

"Whether he was telling us our celebrity look-a-like or pulling one of his infamous pranks, he had an innate ability to bring a smile to anyone's face."

Parker said Ward's favorite thing was hearing people laugh and seeing people's smiles."

"We all remember Timothy for his humor," she said. "Now that he is gone, we are fighting to keep his spirit and sense of humor alive. What better way than to dedicate a bench in his

name?"

Parker plans to place a plaque on the bench that will contain one of his famous one liners. "Hopefully Tim's Bench can continue to spread smiles for years to come," she said.

Anyone can apply to fund the installation of a bench on public property in the city, with the approval of the planning commission and Carmel City Council. Alternatively, anyone can donate \$750 to place a plaque on an existing bench.

Donations can be made at www.gofundme.com/5ux4g4 or by mail to Tim's Bench Fund, c/o Cynthia Parker, P.O. Box 184, Wallace, CA 95254. Any excess funds will be donated to the City of Carmel-by-the-Sea, Special Olympics and Easter Seals in Ward's name.



Timothy Ward



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

October 20, 2015

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Subject: Consideration for the Reissuance of Design Review, Use Permit, and Coastal Development Permit applications for the redevelopment of the Carmel Sands hotel located in the Service Commercial (SC) Zoning District (New planning application case numbers: DR 14-36 and UP 14-20).

Recommendation:

Reissue the Design Review (DR 14-36), Use Permit (UP 14-20), and associated Coastal Development Permit subject to the attached findings and conditions of approval

Application: DR 14-36/UP 14-20 **APN:** 010-131-025 and 010-131-026
Location: NE corner of San Carlos and 5th Ave
Block: 50 **Lots:** 13-20 & south ½ of 12
Applicant/Property Owners: Mark and Susan Stilwell

Background and Project Description:

The Carmel Sands Lodge is an existing hotel located at the northeast corner of San Carlos Street and Fifth Avenue. The lodge consists of three buildings and includes 42 hotel rooms and a 120-seat restaurant. The site also includes a surface parking lot and a swimming pool.

On July 14, 2010, the Planning Commission approved a hotel redevelopment project at this site and adopted a Mitigate Negative Declaration. The project included the following elements:

- 42 hotel rooms in four buildings
- Intra-block walkway and interior courtyard
- Two retail spaces
- Limited use restaurant
- 64-space underground garage
- Day spa facility

The project approval was appealed to the City Council by a Carmel citizen with concerns. The City Council upheld the Planning Commission's decision and denied the appeal on November 2, 2010. The City Council adopted revised project findings at a subsequent meeting on December 7, 2010. The City Council's approval included the original project conditions, with amendments to Special Conditions #45 and #46. Re-formatted project findings and conditions from the Council approval are included as Attachments A and B respectively. For additional background, the July 14, 2010 Planning Commission staff report is included as Attachment C.

On November 14, 2012, the Planning Commission approved a two-year time extension for the project. The time extension has now expired, and the applicant is requesting that the project permits be re-issued. A staff analysis of the time extension and permit re-issuance is included in the following section.

Staff analysis:

Permit Re-Issuance: The Planning Commission granted a two-year time extension of the Design Review, Use Permit, and Coastal Development permits for this project on November 14, 2012. Pursuant to Municipal Code Section 17.52.170.C, the criteria for evaluating a time extension is whether the conditions surrounding the original approval have changed, or whether the General Plan, Municipal Code, or Local Coastal Plan Program have been amended in any manner that would cause the approvals to be inconsistent with these plans or codes. The Planning Commission approved the time extension in November 2014, since no conditions pertinent to the original approval had changed.

The Planning Commission may extend a permit through a time extension once. If more time is needed beyond the time extension, the applicant must seek a re-issuance of the Planning permits. Since the time extension has expired, the applicant has applied for a re-issuance of the project permits to keep the permits active. For a re-issuance of the permits, the property owner is required to mail and hand-deliver a public notice to neighboring properties, pursuant to the public noticing requirements identified in Municipal Code Section 17.52.110.

Staff notes that because this would be a re-issuance of the permits, as opposed to a time extension, the Planning Commission is not bound by previous decisions on this project. However, for re-issued permits staff typically relies on previous analysis in making recommendations. Staff supports the request to re-issue the Design Review, Use Permit, and associated Coastal Development Permit, as the conditions surrounding the original approval have not changed. The project findings and conditions have been re-formatted and are included as attachments to this staff report.

Demolition Permit: The Design Review approval would require the demolition of the existing hotel. Staff notes that the demolition permit would be issued by the Building Safety Division along with the building permit.

Environmental Review: The City Council adopted a Mitigated Negative Declaration for the project approval on November 2, 2010. That document evaluated the environmental impacts of the project and is still valid. There are no new circumstances or project revisions that require supplemental CEQA analysis.

ATTACHMENTS:

- Attachment A – Findings for Approval
- Attachment B – Conditions of Approval
- Attachment C – PC staff report (7/14/10)
- Attachment D – Project Plans

CITY OF CARMEL-BY-THE-SEA

CITY COUNCIL

FINDINGS FOR DECISION

Originally Adopted by City Council on 12/7/10

DR 14-36/UP 14-20
Mark and Susan Stilwell
Carmel Sands
NE Cor. San Carlos & 5th
Block 50, Lots 13-20 & south ½ of 12
APN: 010-131-025 and 010-131-026

PROJECT DESCRIPTION:

Consideration for the Reissuance of Design Review, Use Permit, and Coastal Development Permit applications for the redevelopment of the Carmel Sands hotel located in the Service Commercial (SC) Zoning District (New planning application case numbers: DR 14-36 and UP 14-20).

FINDINGS OF FACT:

1. This site is 32,997 square feet in size and is comprised of ½ of lot 12 and all of lots 13-20 of Block 50 in the Service Commercial (SC) District of Carmel-by-the-Sea.

Evidence

- City of Carmel-by-the Sea property file and Monterey County Assessor's records.
- Official Zoning Map of Carmel-by-the-Sea.

2. This site is developed with a 42-unit inn known as the Carmel Sands Lodge and includes a 120-seat full service restaurant.

Evidence

- City of Carmel-by-the Sea property file and business license records.

3. The existing buildings on the site are not considered historically significant. The City issued a Determination of Ineligibility for listing on the City's Historic Inventory on 1 September 2006.

Evidence

- Determination of Ineligibility dated 1 September 2006.
- Letter dated 17 August 2010 from Preservation Consultant Kent Seavey.

4. The property owner submitted an application for the demolition of the existing inn and the construction of a new 57-unit inn on 21 March 2008.

Evidence

- Application Materials on file at City Hall.

5. The City circulated an Initial Study(IS)/Mitigated Negative Declaration(MND) for the project in accordance with the California Environmental Quality Act (CEQA) from 13 November 2008 through 3 December 2008.

Evidence

- Draft IS/MND dated 10 November 2008.
- Notice of Intent filed with Monterey County Clerk on 11/12/2008.
- Carmel Pine Cone Public Notice.

6. The Planning Commission reviewed the IS/MND on 10 December 2008 and continued the project to a future meeting.

Evidence

- Planning Commission Minutes for 12/10/2008.

7. The applicant subsequently revised the project to reduce the number of rooms to 42, which necessitated the preparation of a new IS.

Evidence

- Application materials on file at City Hall

8. The City prepared a revised IS/MND based on the new project description and circulated it from 4 November 2009 through 24 November 2009. The IS/MND identified 20 Mitigation Measures to address potentially significant impacts.

Evidence

- IS/MND dated 11/2/2009.
- Notice of Intent filed with Monterey County Clerk on 11/5/2009.
- Carmel Pine Cone Notice.

9. Ten comments were submitted during the public comment period. Staff issued a "Response to Comments" on 9 December 2009 responding to questions and concerns raised in comment letters.

Evidence

- Comment letters on file at City Hall.
- Planning Commission Packet dated 12/9/09.

10. On 9 December 2009 and again on 10 February 2010 the Planning Commission determined that the IS/MND was adequate for the project and that no substantial evidence existed that the project might have a significant effect on the environment.

Evidence

- Planning Commission Minutes for 12/9/2009 and 2/10/2010.

11. On 10 March 2010 the Planning Commission accepted the Design Concept for the project and determined that the proposed scale, massing and site design were appropriate for the project. The Commission also determined that the proposed mass and scale of the project was consistent with other inns in the City and with existing structures in the vicinity.

Evidence

- Planning Commission Minutes for 3/10/2010.
- Planning Commission Staff Report and Attachments dated 3/10/2010.

12. On 10 March 2010 the Planning Commission determined that the requested height exceptions for the tower elements that exceed 30-feet in height were appropriate for the project and consistent with the Municipal Code.

Evidence

- Planning Commission Minutes for 3/10/2010.
- CMC Section 17.14.150.B.

13. On 14 July 2010 the Planning Commission approved all project permits and adopted a MND.

Evidence

- Planning Commission Staff Report and Attachments dated 7/14/2010.
- Planning Commission Minutes for 7/14/2010.

14. An appeal of the Planning Commission's decision to adopt an MND and approve the project was filed by Barbara Livingston on 27 July 2010. The appellant requested that

the Council overturn the Planning Commission's decision and require an Environmental Impact Report for the Project. The appellant further argued that the project had drawbacks that should lead to its denial.

Evidence

- Appeal Application dated 7/27/10.
- Appeal Letter and Attachments dated 9/7/10.

15. On 2 November 2010 the City Council received both oral and written testimony on the appeal and voted to deny the appeal and uphold the Planning Commission's decision with a 5-0 vote.

Evidence

- City Council Staff Report and Attachments dated 11/2/10.
- City Council Minutes for 11/2/10.

16. The California Environmental Quality Act (CEQA) allows a lead agency to adopt a MND only if it finds on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment, and that the MND reflects the lead agency's independent judgment and analysis.

Evidence

- CEQA Guidelines Section 15074.b.

17. As defined by CEQA, a "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna ambient noise, and objects of historic or aesthetic significance.

Evidence

- CEQA Guidelines Section 15382.

FINDINGS FOR DECISION:

1. The Planning Commission adopted 40 Findings related to project approval on 14 July 2010. The City Council's decision to deny the appeal and uphold the Planning Commission's decision reaffirms these findings.

Evidence

- Planning Commission Staff Report and Attachments dated 7/14/10.
- City Council Staff Report and Attachments dated 11/2/10.
- City Council Minutes for 11/2/10.

2. Based on a review of the whole record, including public testimony given orally and in writing on 2 November 2010, the City Council determined that a fair argument, based on substantial evidence, can not be made that the project will have a “significant adverse effect” on the environment.

Evidence

- City Council Staff Report and Attachments dated 11/2/10.
 - City Council Minutes for 11/2/10.
 - Definition of “Substantial Evidence” in CEQA Guidelines Section 15384.
3. The existing surface parking lot includes 42 parking spaces for the 42-room inn and the 120 seat restaurant. The site is currently nonconforming by approximately six parking spaces. The proposed project exceeds the on-site parking requirement by seven spaces, a 13-space improvement based on the City’s required parking standards. The project also creates new on-street parking spaces by eliminating existing access points on Fifth Avenue and on Mission Street. The Porte de Cochere will also allow vehicles to pull off the street while checking in or out of the inn, thus limiting congestion. A fair argument, based on substantial evidence, has not been made that the project will result in a “significant adverse effect” on traffic and parking.

Evidence

- City Council Staff Report and Attachments dated 11/2/10.
 - City Council Minutes for 11/2/10.
 - Adopted IS/MND and Mitigation and Monitoring Plan.
4. Noise impacts are adequately addressed in the IS/MND. A fair argument, based on substantial evidence, has not been made that the project will result in “significant adverse effects” related to noise.

Evidence

- MND Mitigation Measures 11-1 through 11-3.
 - Planning Commission Special Conditions of Approval #'s 31 and 42.
 - City Council Minutes for 11/2/10.
5. The “canyon effect” referred to by the appellant is actually a desirable attribute in the commercial district. The General Plan, Zoning Ordinance and Commercial Design Guidelines all encourage properties in the SC District to be built at, or close to the street to create a pedestrian wall. The proposed project is consistent with these policies, standards and guidelines.

Evidence

- City Council Staff Report dated 11/2/10.
- General Plan Objective 01-11.
- General Plan Policies P1-64 and P1-68.
- CMC Section 17.14.130.
- Commercial Design Guidelines pg. 8.
- City Council Minutes for 11/2/10.

6. The IS/MND adequately addresses public and private views. A fair argument, based on substantial evidence, has not been made that the project will result in “significant adverse effects” to public and/or private views.

Evidence

- Adopted IS/MND section I (aesthetics).
- City Council Minutes for 11/2/10.

7. The IS/MND adequately addresses air quality and global warming issues. Greenhouse gas emissions associated with the project are negligible and all potential impacts are appropriately addressed through the adopted mitigation measures. A fair argument, based on substantial evidence, has not been made that the project will result in “significant adverse effects” on air quality and/or global warming.

Evidence

- Adopted IS/MND section III (Air Quality).
- Mitigation Measures 3-1 through 3-3.
- City Council Minutes for 11/2/10.

8. The total proposed floor area ratio for the project is 118% and the total building coverage is 76%. The floor area is 17% below the base allowed floor area for the site (135%) and 27% percent below the maximum allowed floor area with bonuses (145%). The building coverage is 19% below the maximum allowed coverage (95%). The project is significantly less massive than could be allowed under the zoning standards for the SC District. The variations in setbacks, building heights, and the separation of buildings reduce the overall mass of the project. A fair argument, based on substantial evidence, has not been made that the project will result in “significant adverse effects” on community character due to mass and bulk.

Evidence

- City Council Staff Report dated 11/2/10.

- Approved Project Plans.
- CMC Sections 17.14.130 and 17.14.140.
- City Council Minutes for 11/2/10.

9. The argument that additional rooms could be added to the site creating additional impacts is premature as it is not part of the current project proposal. If a proposal to add additional inn units on this site were submitted, it would constitute a new project under CEQA and require the appropriate review.

Evidence

- City Council Staff Report dated 11/2/10.
- City Council minutes for 11/2/10.
- CEQA Guidelines.

10. Short term impacts related to project construction are adequately addressed in the IS/MND and the Planning Commission Special Conditions of Approval. A fair argument, based on substantial evidence, has not been made that the project will result in “significant adverse effects” due to short term construction activities.

Evidence

- Adopted IS/MND.
- Mitigation Measures 3-1, 3-2, 8-1, and 11-1 through 11-3.
- Planning Commission Special Conditions of Approval #'s 32, 33 and 42.

11. As conditioned by the City Council, the project shall include a five foot setback for the first 40 feet along San Carlos Street beginning at the northwest corner of the site. This ensures that the project complies with the intent and requirements of the General Plan, Zoning Ordinance and Commercial Design Guidelines.

Evidence

- CMC Section 17.14.160.
- Commercial Design Guidelines.
- City Council minutes for 11/2/10.

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

DR 14-36/UP 14-20
Mark and Susan Stilwell
Carmel Sands Lodge
NE Cor. San Carlos & 5th
Block 50, Lots south ½ of 12 & 13-20
APN: 010-131-025 and 010-131-026

PROJECT DESCRIPTION:

Consideration for the Reissuance of Design Review (DR 14-36), Use Permit (UP 14-20), and Coastal Development Permit applications for the redevelopment of the Carmel Sands hotel located in the Service Commercial (SC) Zoning District.

AUTHORIZATION:

1. Entitlements. This approval authorizes the issuance of Demolition, Design Review, Use and Coastal Development permits. These establish an entitlement to:

- Demolition all existing site improvements.
- Construct a 64-space underground garage.
- Construct a 42-unit hotel that includes a restaurant, two commercial spaces and a day spa facility.

All approvals are based on the design plans approved on 14 July 2010 and all findings, mitigations (see Mitigation & Monitoring Plan), amendments and conditions presented at the meeting. If any part of this entitlement is implemented, all parts, designs and conditions also shall be implemented. The approvals shall be valid for two years from the date of final action unless a valid building permit has been issued and maintained for the purposes of construction.

PROJECT CONDITIONS:

(Hotel)

2. All 42 hotel units shall be offered on a transient basis (less than 30 days). None of the units shall contain kitchen facilities.
3. The project shall include one manager's unit, which may contain kitchen facilities.

4. No timeshare project, program, occupancy, use or ownership as defined in CMC Section 17.70 shall be permitted.

(Parking)

5. The use of the underground garage shall be limited to the parking and storing of vehicles and/or other non-commercial activities associated with the hotel.
6. The driveway slope shall be completely contained on private property and shall not exceed 10% in the first and last five feet, or 25% in the intervening distance.
7. As the total required parking includes employees and guests, employees shall not be prohibited from parking in the parking garage.

(Restaurant)

8. The restaurant shall be considered a "full line" restaurant for zoning purposes and shall be limited to 26 interior seats. Additional seating is authorized in the adjacent outdoor courtyard facing Fifth Avenue and the interior courtyard per the approved site plan. Restaurant hours shall be limited to 7:00 a.m. to 11:00 p.m. seven days a week. Room service shall be permitted without a restriction on hours.
9. The restaurant shall not operate as a "Drive-in, Formula Food or Fast Food" establishment as defined in CMC Section 17.70.
10. Except as provided in CMC Sections 8.68.070 and 8.68.080 no restaurant shall provide prepared food to its customers in CFC-processed food packaging or polystyrene foam food packaging, nor shall any restaurant purchase, obtain, keep, sell, distribute, provide to customers or otherwise use in its business any CFC-processed food packaging or polystyrene foam food packaging. The restaurant shall comply with all other requirements in CMC Section 8.68.
11. Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served except for the first hour and the last hour of each business day.
12. The business shall primarily be a restaurant with no more than 25 percent of the total number of seats located at a bar or in a separate bar room.
13. Customers shall be provided with individual menus while seated at a table or counter.
14. Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all housebrand

labeled food store goods such as vinegars, oils and salad dressings shall be prepackaged and sealed.

15. Adequate facilities shall be provided on the site for the closed storage of trash and garbage generated by the use. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department.
16. At least one restroom shall be available for use by both sexes within, or conveniently adjacent to, the specific business premises and on the same property on which the use is located. This restroom shall comply with all provisions of the State Uniform Building and Plumbing Codes as to the required size, location and accessibility standards, and shall be available for use by both the employees and patrons of the business.
17. Maximum seating capacity shall not exceed the standards in the State Uniform Building and Fire Codes, the number of seats approved by the Planning Commission through public review, or the number of seats in the previous business, whichever is less. The seating capacity shall be posted on the premises.
18. The restaurant shall include the installation of a grease trap to be reviewed and approved by the Carmel Area Waste Water District (CAWD).

(Commercial Spaces)

19. The conference facilities shall be used by guests of the hotel only so as to limit additional traffic generating uses on-site.
20. All commercial spaces shall be established with permitted uses in the Service Commercial (SC) District as identified in CMC Section 17.14. Any proposed use that requires a conditional use permit shall require separate review and approval by the Planning Commission.

(Design)

21. The applicant shall submit in writing any proposed changes to the project plans as approved on 14 July 2010 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.

22. The Carmel stone facade 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.
23. The floor of all recessed public entrances shall be differentiated from the adjoining sidewalk through contrasting stone, brick, tile or other pavers that do not extend beyond the property line.
24. All exterior paint shall be applied as a solid color, without texture or mottling. No faux finishes are permitted.
25. An exterior lighting plan shall be submitted as part of the building permit application that complies with the exterior lighting requirements of CMC Section 15.36.070.

(Construction)

26. 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.
27. The applicant shall apply for an encroachment permit for all encroachments into the public right-of-way.
28. The applicant shall install semipermeable or fully permeable pavers in the public rights-of-way along San Carlos Street, Fifth Avenue and Mission Street abutting the property. The applicant shall coordinate with the Department of Community Planning and Building regarding the proposed paving materials prior to installation.
29. Final construction documents shall include a plan for locating required utility meters, vaults and connections that do not use the public sidewalk. Location within the garage or driveway is preferred. All utilities serving the property shall be installed underground.

30. Final construction documents shall include a plan showing all rooftop equipment such as heating, cooling and ventilation systems. All equipment shall be designed so as not to be visibly prominent from the public right-of-way and adjoining structures.
31. Final construction documents shall include a plan for garage ventilation that minimizes the conveyance of noise to adjacent properties and to the public right-of-way.
32. Final construction documents shall include a drainage plan that addresses runoff during construction and post construction. All site and roof runoff shall be maintained on private property to the extent possible. The contractor(s) shall use Best Management Practices for protecting the environment during project construction. No oils, paints, solvents or other foreign liquids produced by or resulting from the use of construction vehicles, painting equipment, adhesives or any other source shall be allowed to enter the street, storm drain system, or soils. No runoff containing cement, plaster, plastic or other construction materials shall be allowed to contaminate soils or to enter the public right-of-ways.
33. Prior to issuance of a building permit for demolition and excavation the owner or contractor shall meet with the Building Official, Public Safety Director and the Superintendent of Public Works to review the Truck Haul Route and all protocols (staging areas, vehicle size, time limits, clean-up, communication, etc.) for the project. Damage to any portion of the City roadway/street area including but not limited to the flow-line, curbs, sidewalks, gutters, storm drains, etc. shall be repaired by the contractor/owner of the project at the owner's expense. Repairs shall be coordinated with the Public Works Superintendent and subject to the specifications set forth for street repairs.

(Landscaping)

34. 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 and/or relocated.
35. Wherever cuts are made in the ground near the roots of trees in the public right-of-way or on adjacent properties, appropriate measures shall be taken to prevent exposed soil from drying out and causing damage to tree roots

36. Trimming cuts shall conform to arboricultural standards and shall be made along the branch bark ridge under supervision of the City Forester or his designee.
37. Damage to any public tree during tree removal, demolition, excavation or construction shall be reported immediately by the person causing the damage, the responsible contractor or the property owner to the Director of Forest, Parks and Beach. The contractor and/or owner shall treat the tree for damage in the manner specified by the Director of Forest, Parks and Beach.
38. Wires, signs and other similar items shall not be attached to trees.

(Misc)

39. The project shall not exceed the existing documented water credits for the site. No debit from the City's water allocation is authorized.
40. The applicant shall pay the TAMC regional impact fee prior to issuance of a building permit.
41. The applicant shall record a Notice of Determination within five days of the final City action on the project with the Monterey County Clerk and pay all applicable fees.
42. Neighborhood courtesy. All construction activities shall be limited to construction hours specified by the City. The contractor shall establish a person to contact to receive neighborhood complains about noise or other construction activities. This contact person shall be responsible for determining the cause of the complaint, requiring reasonable measures to avoid recurrence and reporting all contacts and follow-up actions to the Building Official. Construction of the building and other improvements shall employ "good neighbor practices" including the provision of at least three days notice to property owners and building tenants within 200 feet for:
 - a) The date construction will start.
 - b) Periods when unusually loud noises will need to be generated such as when jack-hammers and other equipment are used.
 - c) The dates when any sidewalk closures will be needed and the provision of workable detours for pedestrians, as approved by the Building Official.
43. 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.

44. No landscape uplighting shall be permitted.
- *45. All buildings shall consist of a stucco exterior and the main walls of the project shall consist of a single color, or slight variations of a single color. The applicant shall present color renderings and/or other modifications to the Planning Commission for final approval prior to the issuance of a building permit.
- *46. A five foot front setback is required for any structure within 40 feet of the northwest corner of the site.

*As modified by the City Council on 11/2/10.

Attachment C

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
AGENDA CHECKLIST Approved by PC on 7/14/10

MEETING DATE: 14 July 2010

BLOCK: 50 LOTS: 13-20

FIRST HEARING:

CONTINUED FROM: 3/10/10

ITEM NO: UP 08-2/DR 08-9

OWNER: Carmel Sands Lodge Partners, LLC
STREAMLINING DEADLINE: N/A

SUBJECT:

Consideration of Design Review, Demolition Permit, Use Permit and Coastal Development Permit applications for the redevelopment of the Carmel Sands hotel located in the Service Commercial (SC) District and consideration of a Mitigated Negative Declaration.

ENVIRONMENTAL REVIEW:

Proposed Mitigated Negative Declaration

LOCATION:

NE Cor. San Carlos & 5th

ZONING:

SC

ISSUES:

1. Does the application comply with Municipal Code and General Plan?
2. Is the project consistent with the Commercial Design Guidelines?

OPTIONS:

1. Adopt a Resolution approving the project and Mitigated Negative Declaration.
2. Adopt a Resolution approving the project and Mitigated Negative Declaration with modifications.
3. Continue the project.
4. Deny the project.

RECOMMENDATION:

Option #1

ATTACHMENTS:

1. Staff Report dated 14 July 2010.
2. Resolution adopting a Mitigated Negative Declaration, a Mitigation Monitoring Plan, Permits, Findings & Conditions.
3. Revised sections of the IS/MND.
4. Application Materials/Plans.
5. Correspondence.

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

APPLICATION: DR 08-9/ **APPLICANT:** Carmel Sands Lodge Partners, LLC
 UP 08-2
BLOCK: 50 **LOT:** 13-20
LOCATION: NE Cor. San Carlos & 5th

REQUEST:

Consideration of Design Review, Demolition Permit, Use Permit and Coastal Development Permit applications for the redevelopment of the Carmel Sands hotel located in the Service Commercial (SC) District and consideration of a Mitigated Negative Declaration.

ADDITIONAL REVIEW:

1. Forest & Beach Commission approved 11/6/08.

BACKGROUND:

The Carmel Sands Lodge is located at the northeast corner of San Carlos Street and Fifth Avenue and consists of three buildings. The hotel includes 42 rooms and the restaurant is approved for 120 seats. The site also includes a large surface parking lot and a swimming pool. The buildings on the site are not considered historically significant. A Determination of Ineligibility for listing on the City's Historic Inventory was issued on 1 September 2006.

On 10 February 2010 the Planning Commission reiterated its previous decision that an EIR would not be required, as no substantial evidence had been submitted that a significant environmental impact might occur. On 10 March 2010 the Planning Commission accepted the Design Concept for the project and determined that the proposed scale, massing and site design were appropriate for the project.

PROJECT DESCRIPTION:

The applicant is proposing to demolish the existing buildings on-site and construct a new hotel. The redevelopment will include the following features:

- 42 hotel rooms in four buildings.
- Intra-block walkway and interior courtyard.
- Two retail spaces.
- Limited use restaurant.
- 64-space underground garage.
- Day spa facility.

The primary purpose of this hearing is to review the exterior finishes and details of the project. If the Commission is supportive of the proposed final details, a resolution can be adopted approving the project and the environmental documents.

PROJECT DATA FOR A 32,997 SQUARE FOOT SITE:			
Site Considerations	Allowed/Required	Existing	Proposed
Floor Area	44,546 sf (135%)	20,780 sf (63%)	39,077 sf (118%)
Building Coverage	31,347 sf (95%)	10,559 sf (34%)	25,052 sf (76%)
Building Height	30 ft.	26 ft.	30 ft.*
Parking	57 spaces	42 spaces	64 spaces
*Applicant is requesting height exceptions for tower elements per CMC 17.14.150.			

EVALUATION:

CEQA: On 9 December 2009 and again on 10 February 2010 the Commission determined that the proposed Mitigated Negative Declaration was appropriate for the project as no substantial evidence of significant environmental impacts had been presented. As part of project approval, the Planning Commission would adopt the Mitigated Negative Declaration and a Mitigation and Monitoring Plan (see attached). If the project is not ultimately approved, no CEQA action is required.

Also attached are minor revisions to the Initial Study (IS) that reflect some changes that have occurred to the project since the IS was circulated. These changes are minor and do not require a recirculation of the document per CEQA Guidelines section 15073.5.

Design Review: CMC Section 17.14.120 requires that projects be broken up on sites of 12,000 square feet or more to avoid the appearance of a single large project and to maintain the small scale and village character of the City. The applicant has addressed this requirement by creating separate, distinct buildings and is proposing various exterior materials and color treatments.

As discussed in previous staff reports, the majority of commercial building sites in the City are between 2,500 and 8,000 square feet in size. The general exception to this trend is hotel sites. Apart from the Carmel Plaza, the majority of sites larger than 8,000 square feet are occupied by hotels. While most of the commercial buildings are modest in size and scale, many of the hotels are much larger in scale and generally consist of a unified architectural style.

The primary question the Planning Commission should answer is whether the design approach of having several variations of colors, siding material and other architectural features is appropriate, or whether a more unified appearance is preferred. Once the Commission has addressed the design approach, staff recommends reviewing each elevation on a street by street basis.

Some of the Commercial Design Guidelines applicable to finish details that the Commission should use in its review include:

Façade Proportions (pg. 7): Each building should be treated as a consistent whole.

- Modifications to buildings [or newly constructed buildings] should not create the visual clutter that can arise from too many or uncomplimentary design elements.
- Lines of construction, patterns of openings, and such details as trim, windows style, door dimensions, wall color, and building and roof forms should be integrated throughout the building.
- The relationship between building wall space and openings should be balanced. Wall space between openings should maintain a sense of visual substance or solidity.
- Purely decorative balustrades and balconies are discouraged.

Doors and Entries (pg. 12): Entrances are typically recessed from the face by creating a small alcove.

- Create recessed entries.
- The floor of a recess should be differentiated from the adjoining sidewalk.
- Entrances to stores should not be excessively wide, and single doors are strongly encouraged in preference to double doors.

Materials, Textures and Colors (pg. 15): Building materials and colors should respect the traditions already established in the commercial district. The use of richly detailed wood, tile, moldings, corbels, brick and stone, as well as landscaping, are encouraged.

- Paint should be applied as a solid color, without texture or mottling. Antiqued or faux finishes are inappropriate.
- Muted paint colors, which blend with the natural surroundings, are appropriate.

The applicant is proposing the following exterior materials for the project:

San Carlos Street: The project is broken up into two separate buildings along the San Carlos Street frontage. The northern building includes stucco siding Spanish style

roofing tiles, wood windows and doors and wrought iron railing.

The southern building includes a combination of stucco and stone siding, Spanish tile roofing and a combination of wood and steel windows and doors. The stone area serves to distinguish the area devoted to the restaurant from the rest of the hotel and appears structural and authentic. The Commission may want to discuss whether the windows should be consistent throughout this building, either all wood or all steel.

Fifth Avenue: The project is broken up into three separate building facades along the Fifth Avenue frontage. The western building also fronts on San Carlos Street and as mentioned above is clad with stone siding, a Spanish tile roof and a combination of wood and steel windows and doors.

The middle building on the frontage consists of stucco siding with a Spanish tile roof, wood windows and doors and decorative tiles on the exterior wall of the lower level patios. The eastern building is also clad with stucco siding, a Spanish tile roof, wood windows and doors, and a combination of wrought iron and tile railings.

Mission Street: The project is broken up into two primary buildings along Mission Street with additional building elements setback from the street. The building on the corner of Mission Street and Fifth Avenue is clad with stucco siding, a Spanish tile roof, wood windows and doors and tile railings as described above.

The building at the northern end of the frontage is clad with board and batten wood siding, a slate roof, wood windows and doors and wood railings. The building is flanked on either side with tower elements that are clad in stucco siding and a Spanish tile roof. The use wood siding and a slate roof is a departure from the rest of the project and was done in part at the request of the Commission and also to comply with CMC Section 17.14.120, which requires the project to be broken up.

The proposed colors are shown in the attached plans. Since the plans are copies, they may not accurately reflect some or all of the proposed colors. A color board will be available at the hearing for review by the Commission.

The applicant is proposing five separate colors for the primary building walls. The proposed paint colors are muted, natural tones with lighter colors being used on the walls and darker colors being used on the windows, doors, balconies and other trim details. The proposed colors are consistent with the character of the downtown and the project's surroundings.

In general, staff supports the proposed approach of similar, yet slightly different architectural designs for each building. The variations in materials, colors and details help break up the mass and scale of the project, but are not so different as to appear contrived or unnatural. Each building appears as a consistent whole and does not present excessive design complexity. The exterior materials are consistent with the Design Guidelines and with the architectural styles of the buildings.

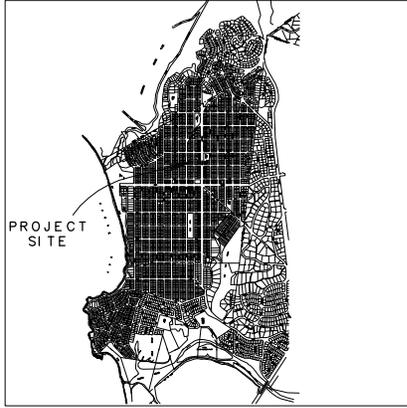
Permits: Final approval of this project includes Design Review, Coastal Development, Demolition and Use permits. Design Review, Coastal Development and Demolition permits require a simple majority vote for approval, whereas Use Permits require a 4/5ths majority vote. Since the Design Review, Coastal Development and Demolition permits are contingent upon the Use Permit, if a 4/5th affirmative vote cannot be achieved, the project will be considered denied.

RECOMMENDATION:

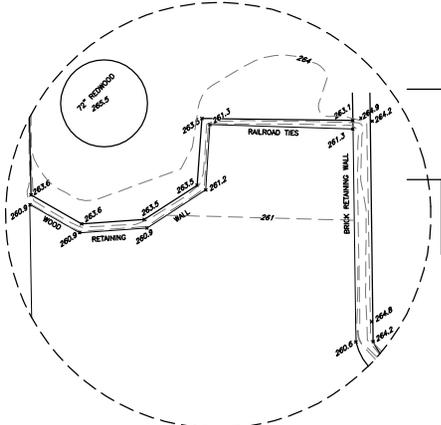
Adopt the attached Resolution certifying the Mitigated Negative Declaration, adopting a Mitigation and Monitoring Plan and approving all project permits.



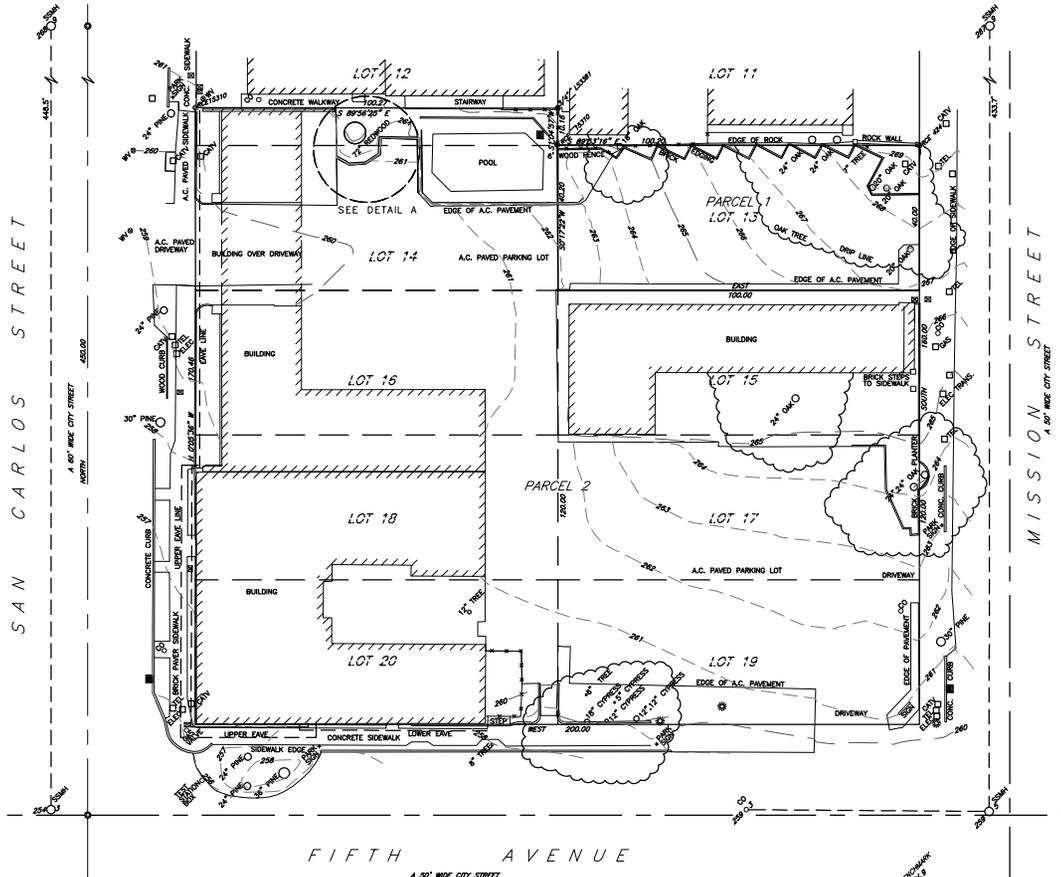
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VICINITY MAP
SCALE: 1" = 2000'



DETAIL A
SCALE: 1" = 4'



SCALE: 1"=16'

0' 16' 32' 48'

LEGEND

- = Utility box, as noted
- ⊗ = Water meter
- = Water valve
- = Fence
- = Nail & Tag, as noted
- = Iron Pipe, as noted
- ⊗ = Sanitary sewer cleanout
- ⊗ = Drainage inlet
- = Tree, diameter as noted
- ⊗ = Light post
- ⊗ = Sanitary sewer manhole
- ⊗ = Street Centerline Monument

NOTES

- (1) BENCHMARK IS A BRASS DISC, ELEVATION 258.90 (CITY OF CARMEL DATUM), IN TOP OF CURB AT THE SOUTHWEST CORNER OF MISSION STREET AND FIFTH AVE.
- (2) UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED. INFORMATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES OR PUBLIC AGENCIES.
- (3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION, OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- (4) TREE SYMBOLS ARE NOT DRAWN TO SCALE.

NEILL ENGINEERS CORP. CARMEL, CALIFORNIA

TOPOGRAPHIC MAP

LOTS 13-20 & S. 10' OF LOT 12, BLOCK 50

APN 010-131-025 & 026

CARMEL-BY-THE-SEA, CALIFORNIA

FOR

FORNINE INVESTMENT COMPANY

JUNE 2007 W.O. 8239 SCALE: 1"=16'

REVISED JUNE 16, 2008

REVISION	No.
12/1/08 PLANNING RESUBMIT	1
12/9/08 PLANNING RESUBMIT	2
JULY 2009 PLANNING RESUBMIT	3
FEBRUARY 2010 PLANNING RESUBMIT	4

CONSULTANT:

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 157 GRAND BLVD #105 PACIFIC GROVE, CA 93950
 PHONE (831) 375-0410 • FAX (831) 375-2940 • WEB: www.ericmillerarchitects.com

TOPOGRAPHIC MAP

JOB NAME:
CARMEL SANDS LODGE
 San Carlos St. & Mission St. & 5th Ave.
 Carmel-by-the-Sea, C.A. 95623

DATE: 10/24/08

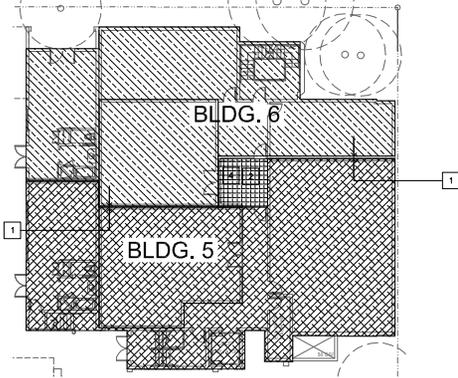
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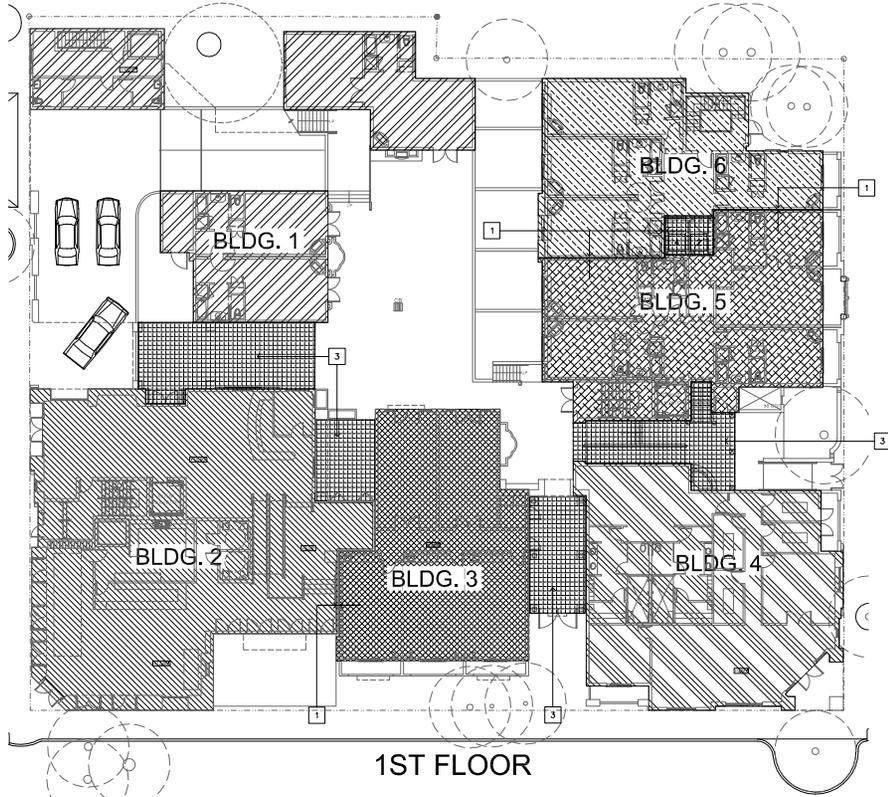
JOB NUMBER: 0812

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SHEET OF

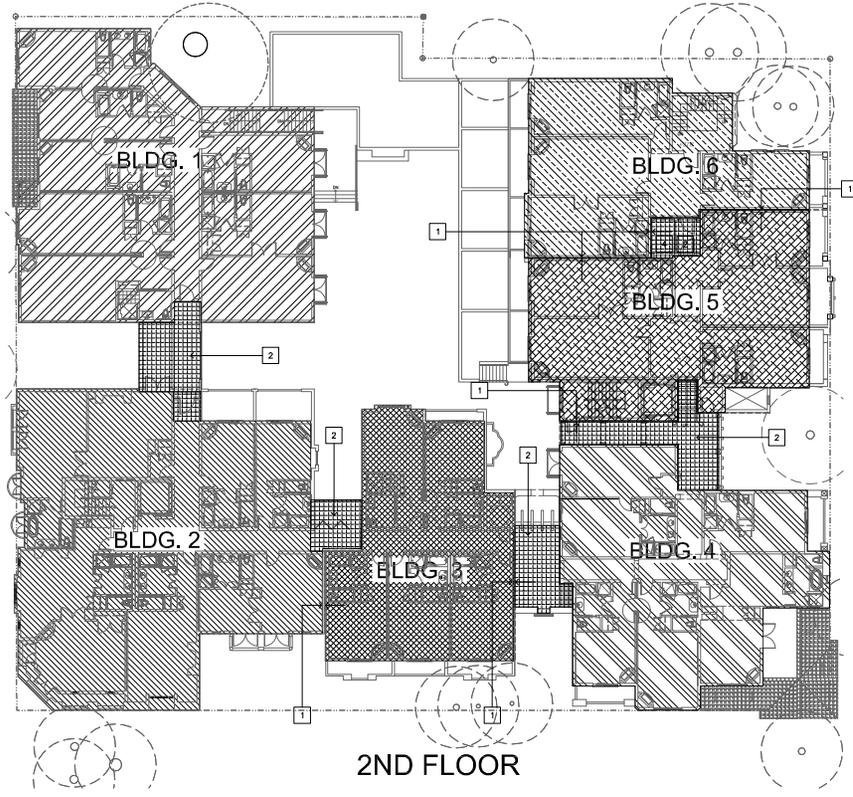
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BASEMENT / SERVICE LEVEL



1ST FLOOR



2ND FLOOR

BUILDING SIZE CALCULATION	
BASEMENT / GARAGE	16,550 SF
COURT / SERVICE LEVEL	
BLDG. 5	3,591 SF
BLDG. 6	2,775 SF
SERVICE LEVEL SUBTOTAL	6,366 SF
1ST FLOOR	
BLDG. 1	2,828 SF
BLDG. 2	4,945 SF
BLDG. 3	2,436 SF
BLDG. 4	3,275 SF
BLDG. 5	2,775 SF
BLDG. 6	2,228 SF
1ST FLOOR SUBTOTAL	18,487 SF
2ND FLOOR	
BLDG. 1	4,412 SF
BLDG. 2	4,506 SF
BLDG. 3	2,373 SF
BLDG. 4	3,131 SF
BLDG. 5	2,768 SF
BLDG. 6	2,225 SF
2ND FLOOR SUBTOTAL	19,415 SF
ALL FLOORS	
BLDG. 1	7,240 SF
BLDG. 2	9,451 SF
BLDG. 3	4,809 SF
BLDG. 4	6,406 SF
BLDG. 5	9,134 SF
BLDG. 6	7,228 SF
ALL FLOORS SUBTOTAL	44,268 SF
USED FOR FAR CALCULATION	
PROJECT TOTAL	60,818 SF
W / GARAGE	

SHEET NOTES:	
1.	ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE.

KEYED NOTES:	
1.	INDICATES 2" - 6" SEPARATION BETWEEN BUILDINGS, DUE TO STRUCTURAL / DESIGN REQUIREMENTS. SEPARATION IS UNINTERRUPTED FROM TOP OF FIRST FLOOR TO TOP OF ROOF. SEPARATION GAP WILL BE COVERED WITH FLEXIBLE OR OVERLAPPING RESIN JOINTS OR SEALED WITH CAULKING.
2.	OPEN BALCONY CONNECTION BETWEEN BUILDINGS, TYPICAL ON SECOND FLOOR.
3.	OPEN WALKWAY CONNECTION BETWEEN BUILDINGS, TYPICAL ON FIRST FLOOR.
4.	COURT OPEN TO SKY AND FLOORS BELOW.

REVISION	No.
12/7/08 PLANNING RESUBMIT	2
12/8/08	3
JULY 2009 PLANNING RESUBMIT	4
FEBRUARY 2010 PLANNING RESUBMIT	5

CONSULTANT:

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BUILDING SIZE ANALYSIS

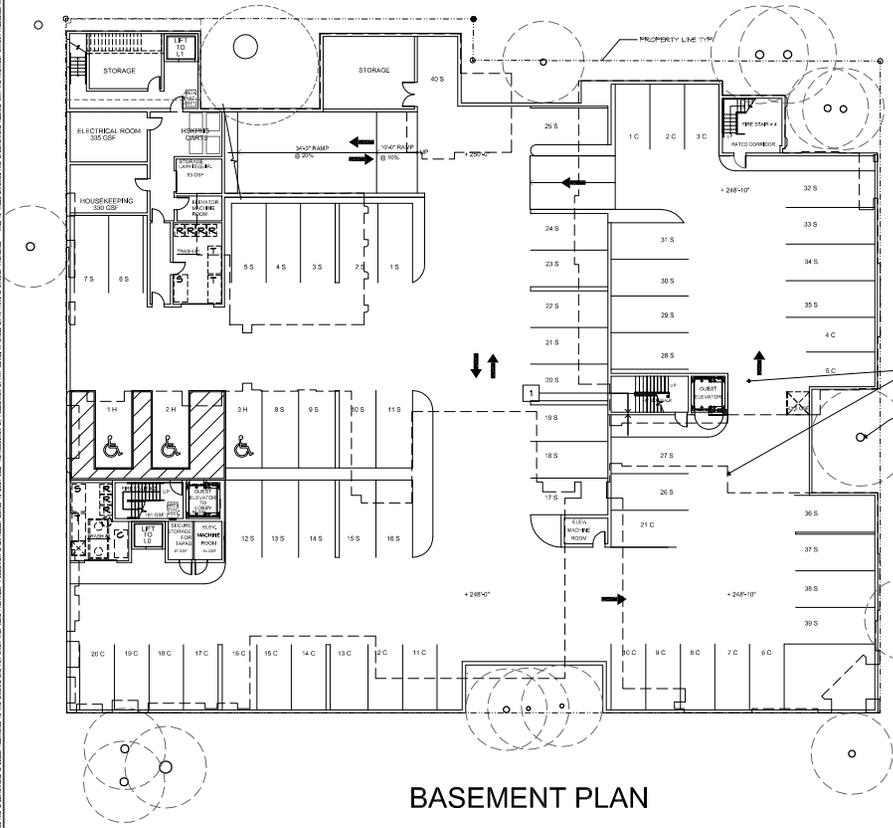
JOB NAME:
CARMEL SANDS LODGE
 San Carlos St. & Mission St. & 5th Ave.
 Carmel-by-the-Sea, C.A. 95023

DATE: 10/24/08
 SCALE: NTS
 DRAWN: SSS
 JOB NUMBER: 08.12

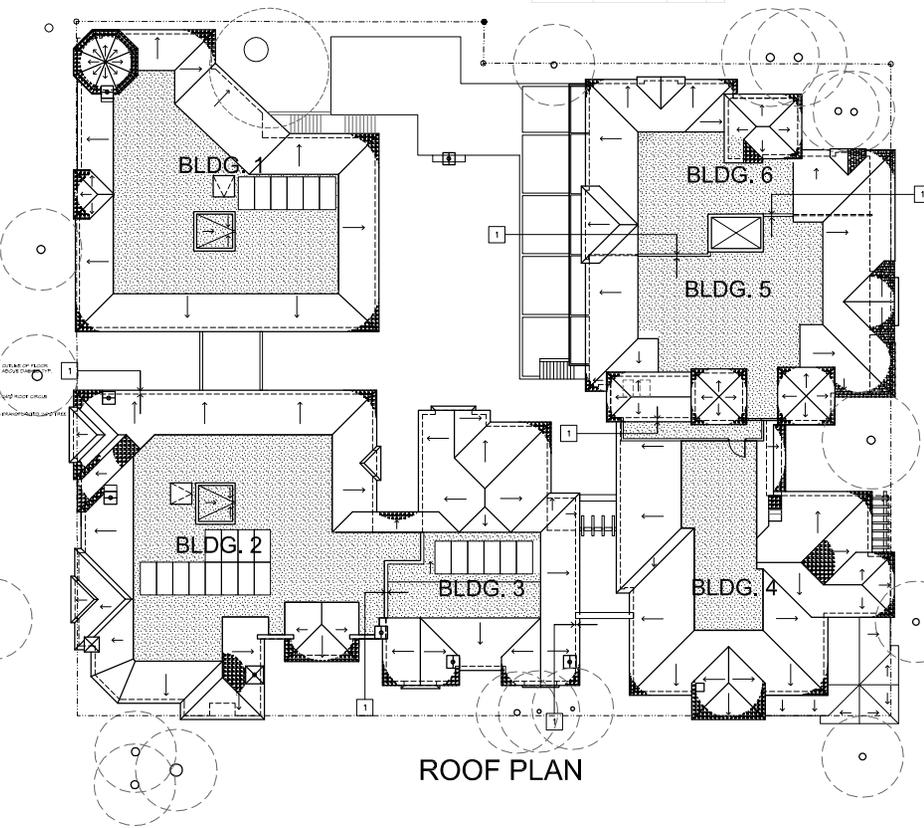
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SD 09/29/08



BASEMENT PLAN



ROOF PLAN

BUILDING SIZE CALCULATION	
BASEMENT / GARAGE	16,550 SF
COURT / SERVICE LEVEL	
BLDG. 5	3,591 SF
BLDG. 6	2,775 SF
SERVICE LEVEL SUBTOTAL	6,366 SF
1ST FLOOR	
BLDG. 1	2,828 SF
BLDG. 2	4,945 SF
BLDG. 3	2,436 SF
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BLDG. 6	7,228 SF
ALL FLOORS SUBTOTAL	44,268 SF
USED FOR FAR CALCULATION	
PROJECT TOTAL	60,818 SF
W / GARAGE	

KEYED NOTES:

- INDICATES 2' - 6" SEPARATION BETWEEN BUILDINGS. DUE TO STRUCTURAL & SEISMIC REQUIREMENTS, SEPARATION IS UNINTERRUPTED FROM TOP OF FIRST FLOOR TO TOP OF ROOF. SEPARATION GAP WILL BE COVERED WITH FLEXIBLE OR OVERLAPPING SEISMIC JOINTS OR BEADED WITH CAULKING.
- OPEN BALCONY CONNECTION BETWEEN BUILDINGS, TYPICAL ON SECOND FLOOR.
- OPEN WALKWAY CONNECTION BETWEEN BUILDINGS, TYPICAL ON FIRST FLOOR.
- COURT OPEN TO SKY AND FLOORS BELOW.

REVISION	No.
12/1/08 PLANNING RESUBMIT	1
12/9/08	2
JULY 2009 PLANNING RESUBMIT	3
FEBRUARY 2010 PLANNING RESUBMIT	4

CONSULTANT:

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BUILDING SIZE ANALYSIS

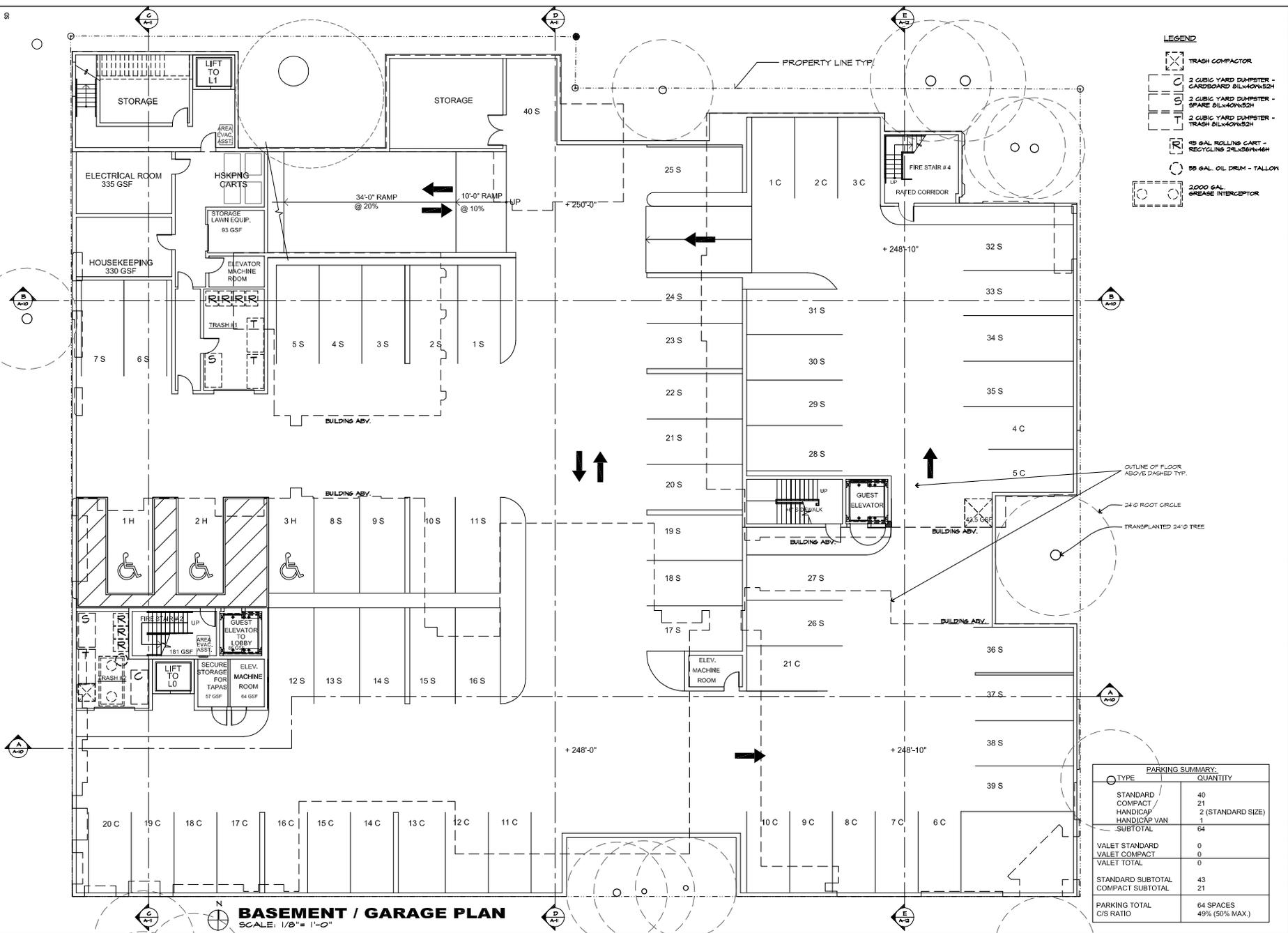
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 San Carlos St. & Wilson St., 1.5th Ave.
 Carmel-by-the-Sea, C.A. 93923

DATE: 10/24/08
 SCALE: NTS
 DRAWN: SSS
 JOB NUMBER: 02-12

A2.2
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SD 09/29/08

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BASEMENT / GARAGE PLAN
SCALE: 1/8" = 1'-0"

REVISION	No.
12/7/08 PLANNING RESUBMIT	1
12/9/08	2
JULY 2009 PLANNING RESUBMIT	3
FEBRUARY 2010 PLANNING RESUBMIT	4

CONSULTANT:

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BASEMENT / GARAGE PLAN

JOB NAME:
CARMEL SANDS LODGE
54th Carmel St. & Mission St. & 5th Ave.
Carmel-by-the-Sea, C.A. 95023

DATE: 10/24/08

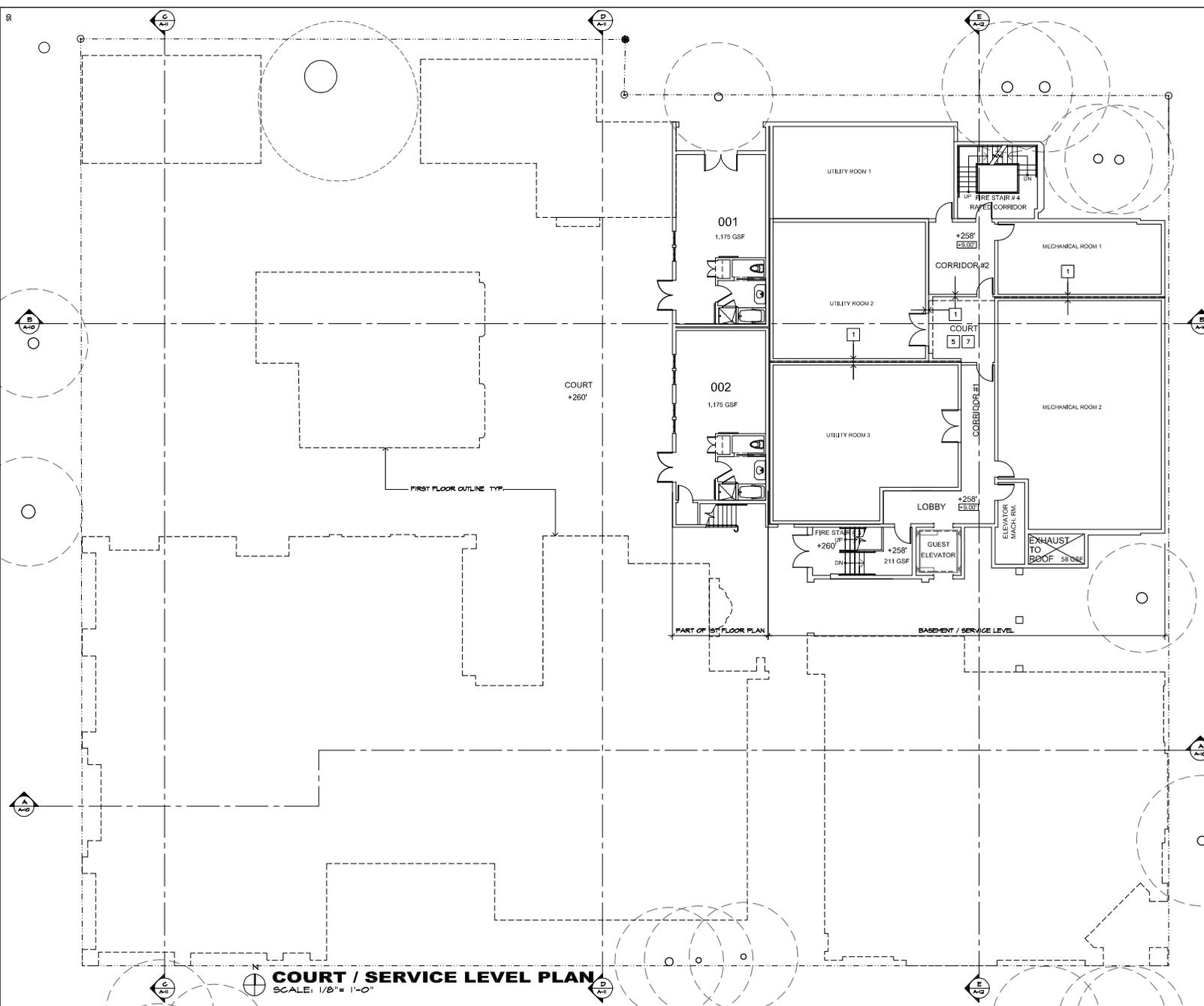
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DRAWING: 955

JOB NUMBER: 0812

A3
SHEET OF

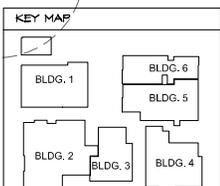
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COURT / SERVICE LEVEL PLAN
SCALE: 1/8" = 1'-0"

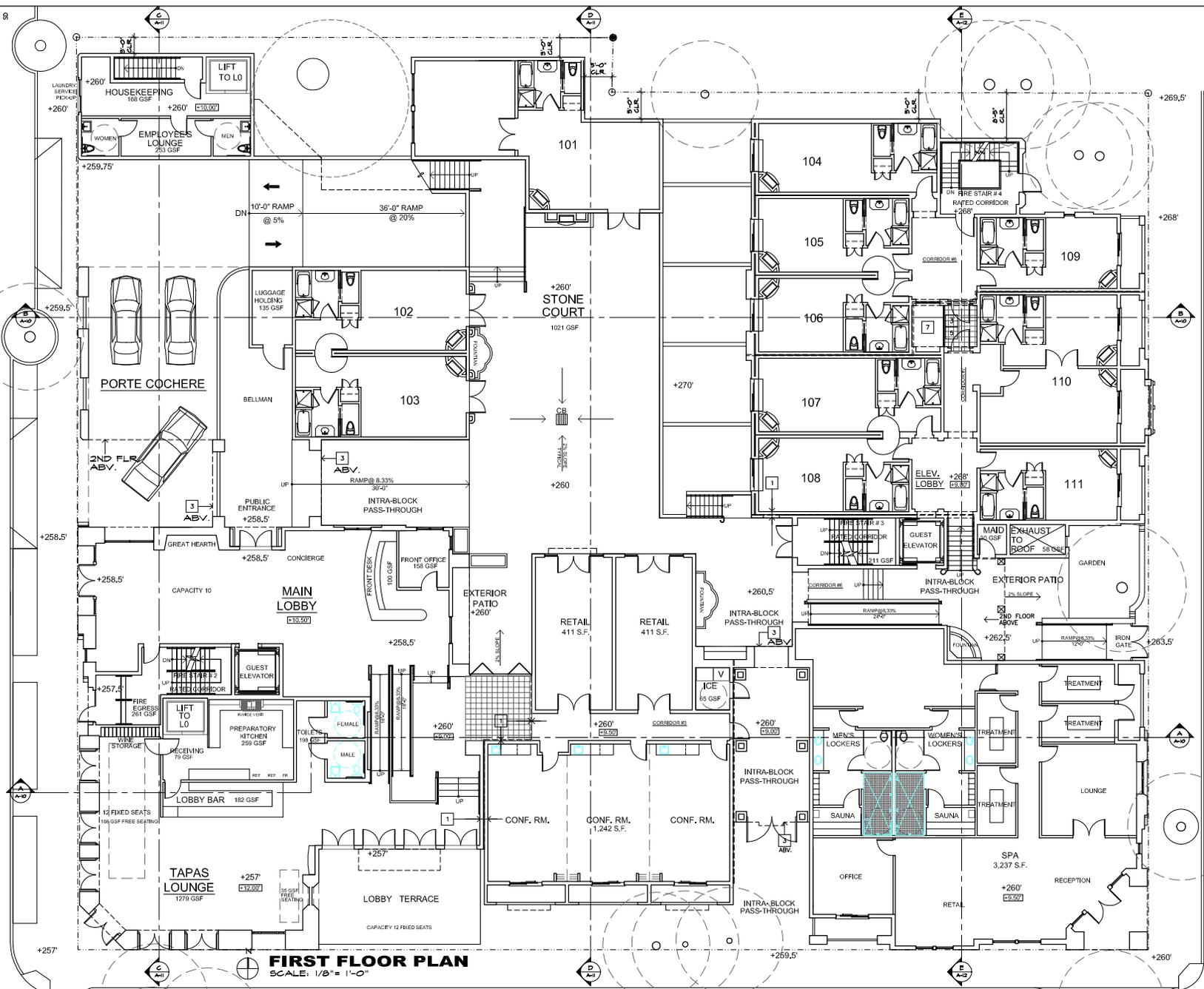
SHEET NOTES:		REVISION	
1. ALL ITEMS ARE NEW UN.		12/1/08	No.
		PLANNING RESUBMIT	▲
		12/9/08	▲
		JULY 2009	▲
		PLANNING RESUBMIT	▲
		FEBRUARY 2010	▲
		PLANNING RESUBMIT	▲

- KEYED NOTES:**
- 1 INDICATES 2" - 6" SEPARATION BETWEEN BUILDINGS, DUE TO STRUCTURAL & SEISMIC REQUIREMENTS. SEPARATION IS UNINTERRUPTED FROM TOP OF FIRST FLOOR TO TOP OF ROOF. SEPARATION GAP WILL BE COVERED WITH FLEXIBLE OR OVERLAPPING SEISMIC JOINTS OR SEALED WITH CAULKING.
 - 2 GUARD RAILING
 - 3 OPEN BALCONY CONNECTION BETWEEN BUILDINGS, TYPICAL ON SECOND FLOOR.
 - 4 OPEN WALKWAY CONNECTION BETWEEN BUILDINGS, TYPICAL ON FIRST FLOOR.
 - 5 12" SG. CERAMIC TILE
 - 6 BRUGG PARAPET WALL OF VARIOUS HEIGHT, SEE ELEVATIONS.
 - 7 COURT OPEN TO SKY AND FLOORS BELOW AND/OR ABOVE.
 - 8 RETRACTABLE METAL LADDER TO ROOF
- EX.000 INDICATES CEILING HEIGHT



<p>ARCHITECT</p> <p>ERIC MILLER ARCHITECTS, INC.</p> <p>157 GRAND Bldg 108 PACIFIC GROVE, CA 93950 PHONE (831) 372-6410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</p>	<p>CONSULTANT:</p> <p>ARCHITECT</p> <p>BASMENT / SERVICE LEVEL PLAN</p> <p>JOB NAME: CAMEL SANDS LODGE San Carlos St. & Mission St. & 5th Ave. Carmel-by-the-Sea, C.A. 93923</p> <p>DATE: 10/24/08</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DRAWN: 565</p> <p>JOB NUMBER: 08.12</p> <p>A3.1 SHEET OF</p>
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FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SHEET NOTES:	REVISION	No.
1. ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE.	12/7/08	2
	PLANNING RESUBMIT	2
	12/9/08	3
	JULY 2009	4
	PLANNING RESUBMIT	4
	FEBRUARY 2010	5
	PLANNING RESUBMIT	5

- KEYED NOTES:**
- INDICATES 2" - 6" SEPARATION BETWEEN BUILDINGS, DUE TO STRUCTURAL & SEISMIC REQUIREMENTS. SEPARATION IS UNINTERRUPTED FROM TOP OF FIRST FLOOR TO TOP OF ROOF. SEPARATION GAP WILL BE COVERED WITH FLEXIBLE OR OVERLAPPING SEISMIC JOINTS OR SEALED WITH CAULKING.
 - GUARD RAILING
 - OPEN BALCONY CONNECTION BETWEEN BUILDINGS, TYPICAL ON SECOND FLOOR.
 - OPEN WALKWAY CONNECTION BETWEEN BUILDINGS, TYPICAL ON FIRST FLOOR.
 - 12" SG. CERAMIC TILE
 - STUCCO PARAPET WALL OF VARIOUS HEIGHTS. SEE ELEVATIONS.
 - COURT OPEN TO SKY AND FLOORS BELOW AND/OR ABOVE.
 - RETRACTABLE METAL LADDER TO ROOF.
- 18.00' INDICATES CEILING HEIGHT

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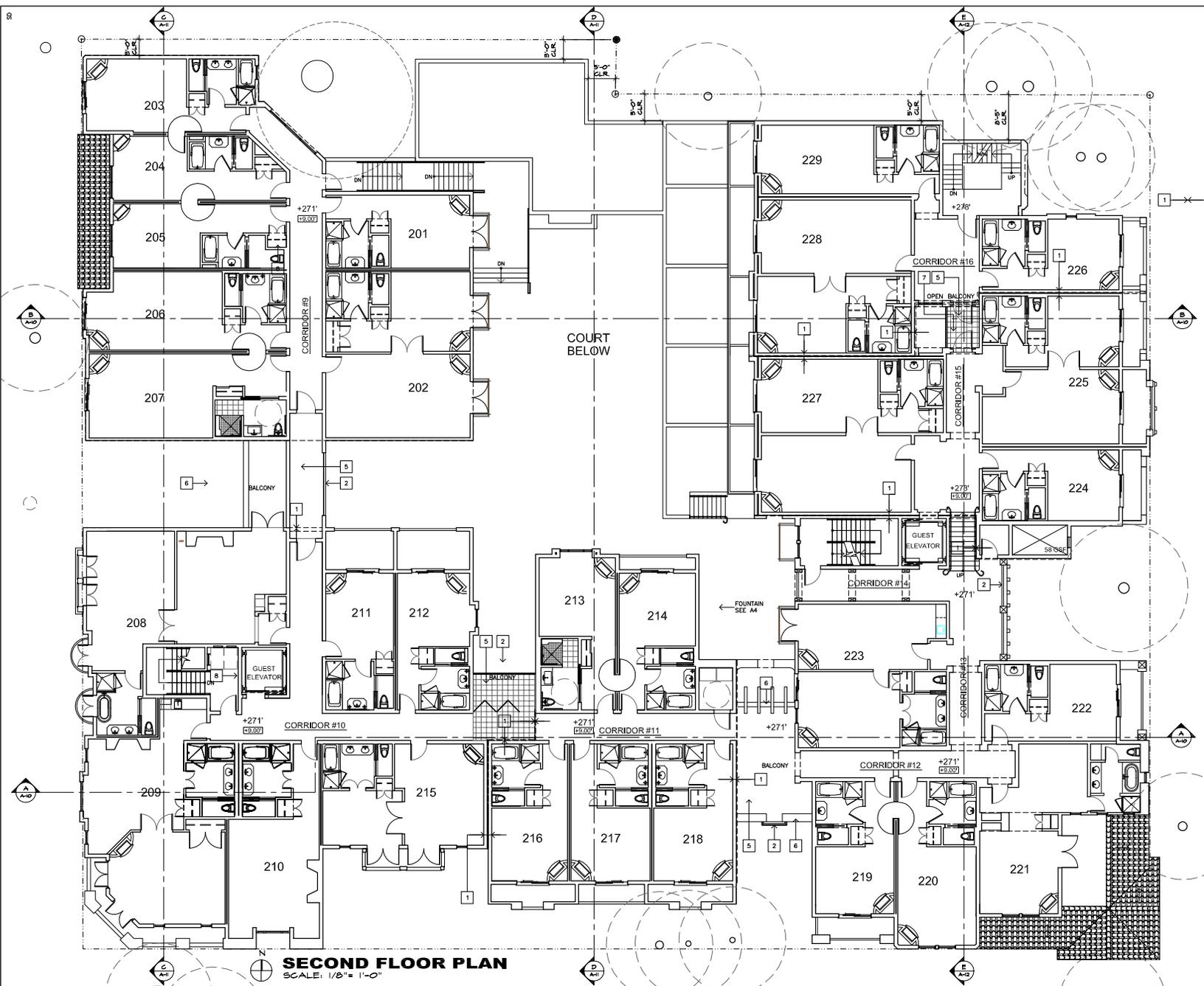
FIRST FLOOR PLAN
 JOB NAME:
CARMEL SANDS LODGE
 157 Grand Ave., Pacific Grove, CA 93950
 Carmel-by-the-Sea, C.A. 93923

KEY MAP

DATE: 10/24/08
 SCALE: 1/8" = 1'-0"
 DRAWN: 566
 JOB NUMBER: 08.12

A4
SHEET OF

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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

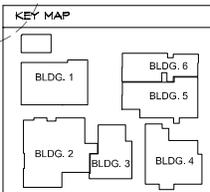
SHEET NOTES:	REVISION	No.
1. ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE.	12/7/08 PLANNING RESUBMIT	2
	12/8/08	3
	JULY 2009 PLANNING RESUBMIT	4
	FEBRUARY 2010 PLANNING RESUBMIT	5

- KEYED NOTES:**
- INDICATES 2" - 6" SEPARATION BETWEEN BUILDINGS, DUE TO STRUCTURAL & SEISMIC REQUIREMENTS. SEPARATION IS UNINTERRUPTED FROM TOP OF FIRST FLOOR TO TOP OF ROOF. SEPARATION GAP WILL BE COVERED WITH FLEXIBLE OR OVERLAPPING SEISMIC JOINTS OR SEALED WITH GULKING.
 - GUARD RAILING
 - OPEN BALCONY CONNECTION BETWEEN BUILDINGS, TYPICAL ON SECOND FLOOR.
 - OPEN WALKWAY CONNECTION BETWEEN BUILDINGS, TYPICAL ON FIRST FLOOR.
 - 12" SG. CERAMIC TILE
 - STUCCO PARAPET WALL OF VARIOUS HEIGHTS SEE ELEVATIONS
 - COURT OPEN TO SKY AND FLOORS BELOW AND/OR ABOVE
 - RETRACTABLE METAL LADDER TO ROOF
- 13.000 INDICATES CEILING HEIGHT

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.
 157 GRAND AVENUE, SUITE 108 • PACIFIC GROVE, CA 93950
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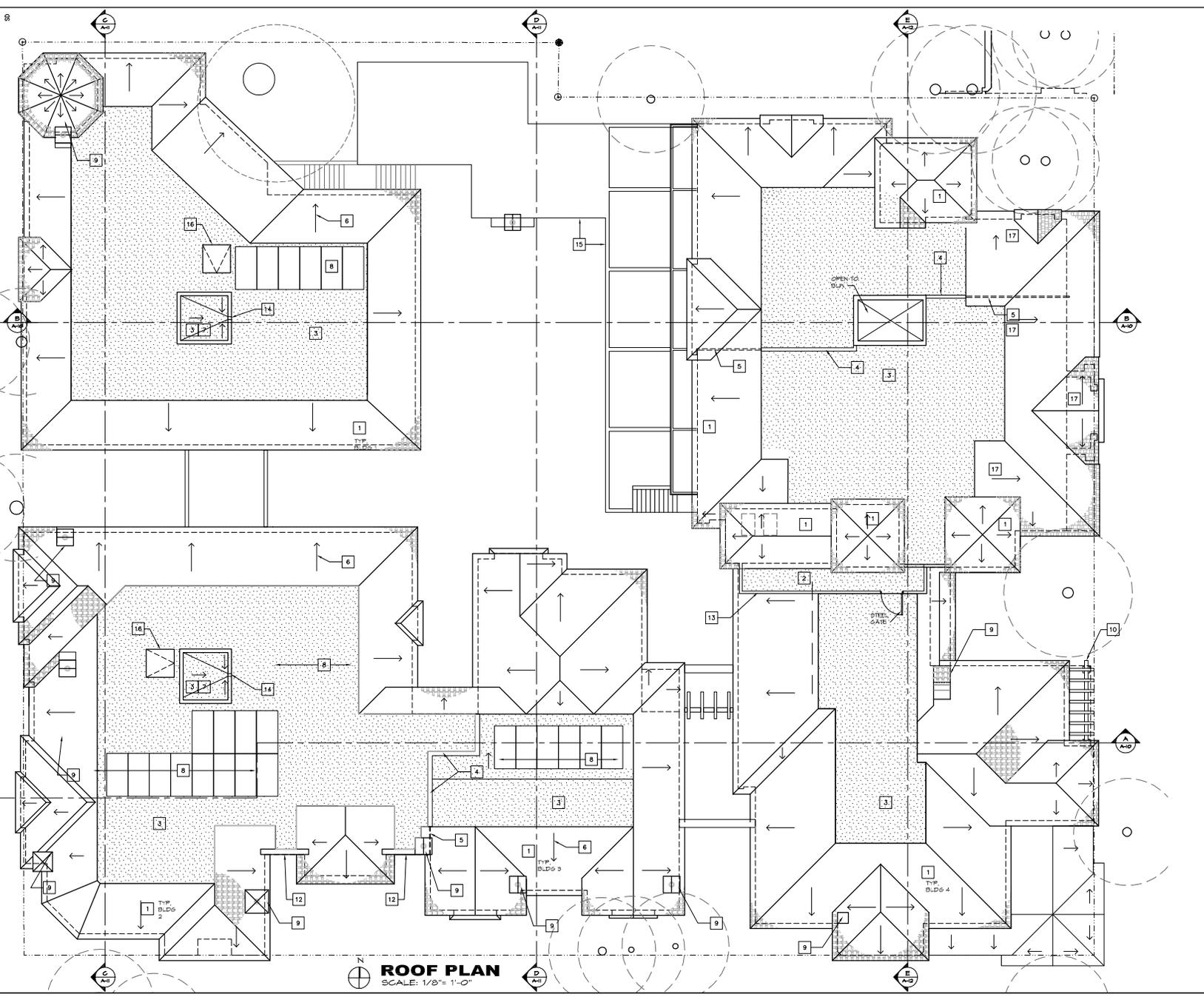
SECOND FLOOR PLAN

JOB NAME:
CARMEL SANDS LODGE
 San Carlos St. & Mission St. & 5th Ave.
 Carmel-by-the-Sea, C.A. 93923

DATE: 10/24/08
 SCALE: 1/8" = 1'-0"
 DRAWN: 555
 JOB NUMBER: 08.12

A5
 SHEET OF

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

SHEET NOTES:	
1.	ALL ITEMS ARE IN LOCATION

REVISION	No.
12/7/08 PLANNING RESUBMIT	1
12/9/08	2
JULY 2009 PLANNING RESUBMIT	3
FEBRUARY 2010 PLANNING RESUBMIT	4

KEYED NOTES:	
1	2 PIECE SPANISH-CLAY TILE ROOFING
2	18" SQ. TILE PAVERS ON PG SUPPORT SYSTEM
3	SINGLE PLY MEMBRANE FLAT ROOFING
4	BUILDING AND SEISMIC JOINT SEPARATION COVER
5	SAME AS #4 BUT HIDDEN BELOW SPANISH TILE ROOFING
6	ROOF SLOPE DIRECTION
7	ELEVATOR SHAFT FLAT ROOF FOR CLEARANCE AND VENTING
8	SOLAR PANELS
9	CHIMNEY
10	WOOD TRELLIS
11	NOT USED
12	PARAPET WALL OF VARIOUS HEIGHT, SEE EXTERIOR ELEVATIONS
13	42" HIGH STUCCO WALL
14	ROOF DRAIN AND OVERFLOW
15	FACE OF BUILDING BELOW
16	4" SQ. ROOF ACCESS HATCH
17	SLATE TILE ROOF

CONSULTANT:

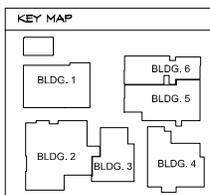
ERIC MILLER ARCHITECTS, INC.
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ARCHITECT

ROOF PLAN
 JOB NAME: **CARMEL SANDS LODGE**
 50m. Caribou St. & Mission St. & 5th Ave.
 Carmel-by-the-Sea, C.A. 93923

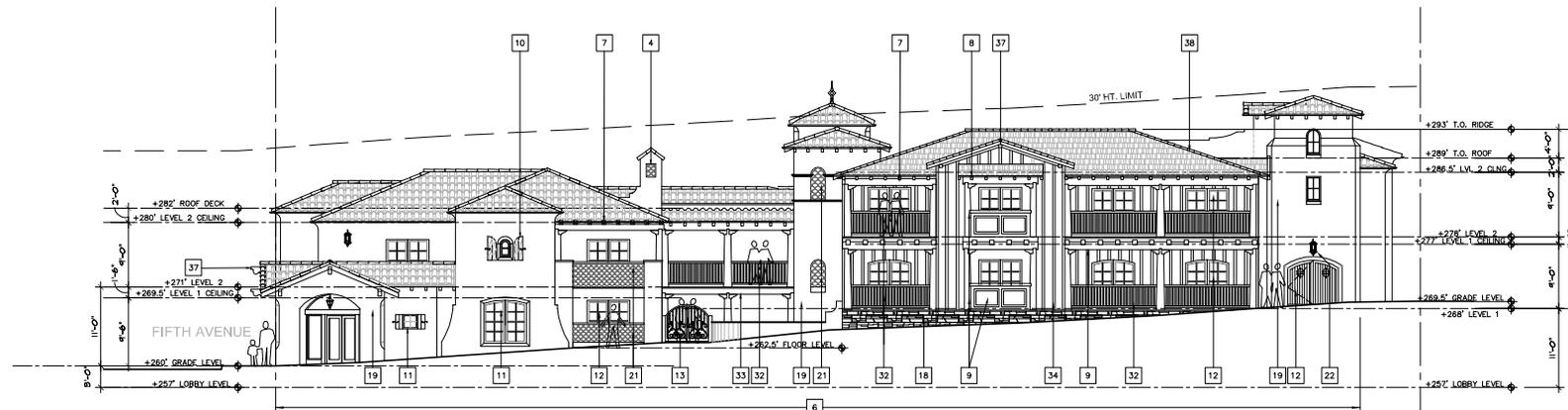
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 DRAWING: PS
 JOB NUMBER: 08.12

A6
 SHEET OF

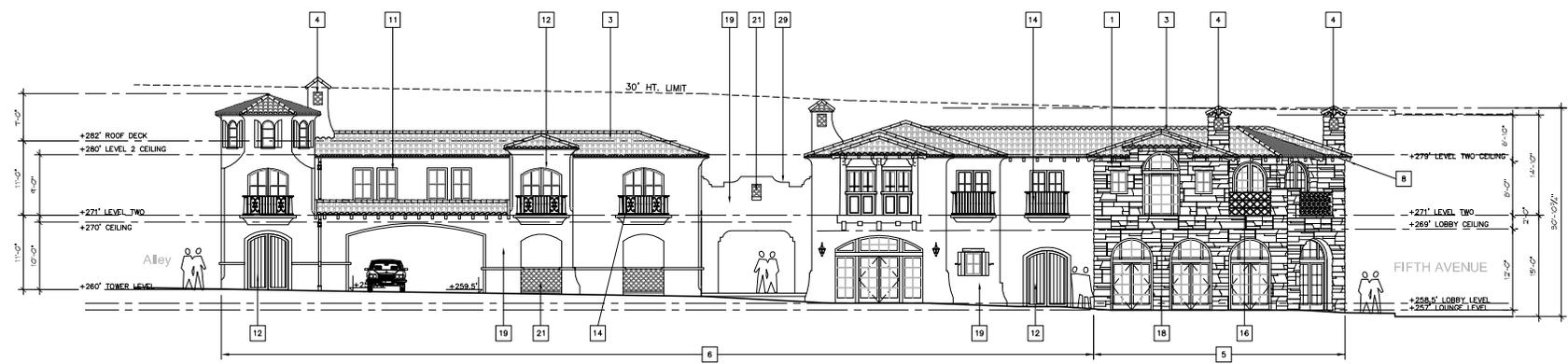


SHEET NOTES: 1. ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE. KEYED NOTES: 1. WOOD HEADER 2. NOT USED 3. 2 PIECE SPANISH TILE ROOFING 4. SPARK ARRESTER GRILLE FROM CUT SPANISH TILES 5. STEEL DOORS, WINDOWS AND STOREFRONTS 6. WOOD DOORS AND WINDOWS 7. WOOD TRELLIS ON WOOD COLUMNS 8. EXPOSED WOOD RAFTER ENDS 9. WOOD PANEL, BEAMS AND COLLARS 10. WOOD SHUTTERS 11. WOOD WINDOW 12. WOOD DOOR 13. METAL GATE 14. ORNAMENTAL WROUGHT IRON GUARDRAIL 15. ORNAMENTAL CLAY TILE 16. CLAY BRICK TILE GUARDRAIL 17. COPPER FINIAL 18. STONE VENEER 19. STUCCO 20. WOOD POST/COLUMN 21. CUT SPANISH CLAY TILE INFILL OR GUARDRAIL 22. ORNAMENTAL LANTERN 23. WATER FEATURE 24. WROUGHT IRON VENT 25. ORNAMENTAL IRON DOOR IV GLASS 26. NOT USED 27. APPOINT P/WROUGHT IRON SUPPORT BRACKETS 28. WOOD RAILINGS 29. TOP OF STUCCO PARAPET 30. TOP OF ANTIQUE BRICK PARAPET 31. FOUNTAIN 32. WOOD RAILINGS 33. HEAVY TIMBER WOOD BALCONY 34. BOARD AND BATT CEMENTITIOUS SIDING 35. EXISTING GRADE 36. STUCCO LEDGER 6" WIDE 37. WOOD OUTRIGGER 38. SLATE ROOFING 39. BRONZE SPARK ARRESTOR

SHEET NOTES:		KEYED NOTES:	
1. ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE.		1 WOOD HEADER	10 WOOD SHUTTERS
		2 NOT USED	11 WOOD WINDOW
		3 2 PIECE SPANISH TILE ROOFING	12 WOOD DOOR
		4 SPARK ARRESTER GRILLE FROM CUT SPANISH TILES	13 METAL GATE
		5 STEEL DOORS, WINDOWS AND STOREFRONTS	14 ORNAMENTAL WROUGHT IRON GUARDRAIL
		6 WOOD DOORS AND WINDOWS	15 ORNAMENTAL CLAY TILE
		7 WOOD TRELLIS ON WOOD COLUMNS	16 CLAY BRICK TILE GUARDRAIL
		8 EXPOSED WOOD RAFTER ENDS	17 COPPER FINIAL
		9 WOOD PANEL, BEAMS AND COLLARS	18 STONE VENEER
		19 STUCCO	20 WOOD POST/COLUMN
		21 CUT SPANISH CLAY TILE INFILL OR GUARDRAIL	22 ORNAMENTAL LANTERN
		22 ORNAMENTAL LANTERN	23 WATER FEATURE
		23 WATER FEATURE	24 WROUGHT IRON VENT
		24 WROUGHT IRON VENT	25 ORNAMENTAL IRON DOOR IV GLASS
		25 ORNAMENTAL IRON DOOR IV GLASS	26 NOT USED
		26 NOT USED	27 APPOINT P/WROUGHT IRON SUPPORT BRACKETS
		27 APPOINT P/WROUGHT IRON SUPPORT BRACKETS	28 WOOD RAILINGS
		28 WOOD RAILINGS	29 TOP OF STUCCO PARAPET
		29 TOP OF STUCCO PARAPET	30 TOP OF ANTIQUE BRICK PARAPET
		30 TOP OF ANTIQUE BRICK PARAPET	31 FOUNTAIN
		31 FOUNTAIN	32 WOOD RAILINGS
		32 WOOD RAILINGS	33 HEAVY TIMBER WOOD BALCONY
		33 HEAVY TIMBER WOOD BALCONY	34 BOARD AND BATT CEMENTITIOUS SIDING
		34 BOARD AND BATT CEMENTITIOUS SIDING	35 EXISTING GRADE
		35 EXISTING GRADE	36 STUCCO LEDGER 6" WIDE
		36 STUCCO LEDGER 6" WIDE	37 WOOD OUTRIGGER
		37 WOOD OUTRIGGER	38 SLATE ROOFING
		38 SLATE ROOFING	39 BRONZE SPARK ARRESTOR
		39 BRONZE SPARK ARRESTOR	



EAST ELEVATION (MISSION ST.)
SCALE: 1/8" = 1'-0"



WEST ELEVATION (SAN CARLOS ST.)
SCALE: 1/8" = 1'-0"

REVISION	No.
12/7/08 PLANNING RESUBMIT	2
12/8/08	3
JULY 2009 PLANNING RESUBMIT	4
FEBRUARY 2010 PLANNING RESUBMIT	5

CONSULTANT:


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EXTERIOR ELEVATIONS
 JOB NAME:
CARMEL SANDS LODGE
 San Carlos St. & Mission St. & 5th Ave.
 Carmel-by-the-Sea, C.A. 95023

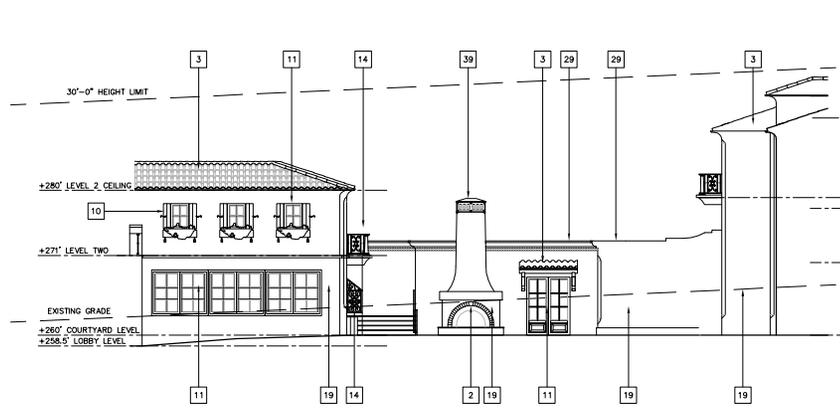
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DRAWN:	PLS
JOB NUMBER:	08.12

A8
SHEET OF

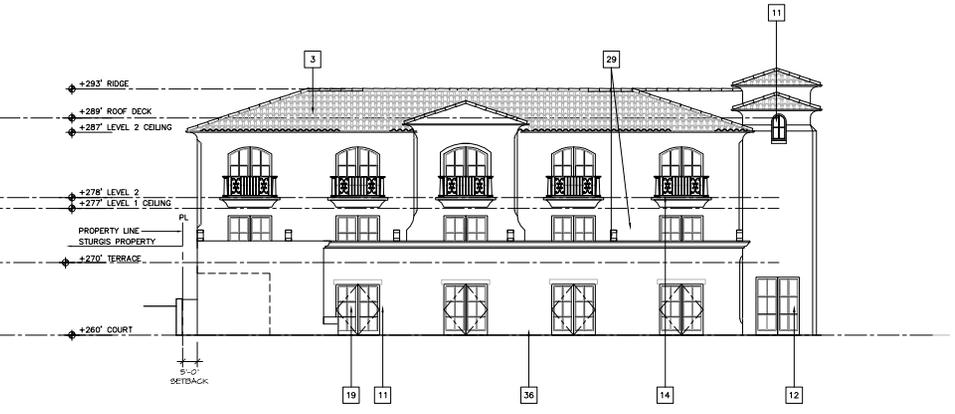
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 38. ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE.
 39. ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE.

SHEET NOTES:	
1. ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE.	

KEYED NOTES:					
1	WOOD HEADER	10	WOOD SHUTTERS	19	STUCCO
2	N O T U S E D	11	WOOD WINDOW	20	WOOD POST/COLUMN
3	2 PIECE SPANISH TILE ROOFING	12	WOOD DOOR	21	CUT SPANISH CLAY TILE INFILL OR GUARDRAIL
4	SPARK ARRESTER GRILLE FROM CUT SPANISH TILES	13	METAL GATE	22	ORNAMENTAL LANTERN
5	STEEL DOORS, WINDOWS AND STOREFRONTS	14	ORNAMENTAL WROUGHT IRON GUARDRAIL	23	WATER FEATURE
6	WOOD DOORS AND WINDOWS	15	ORNAMENTAL CLAY TILE	24	WROUGHT IRON VENT
7	WOOD TRELLIS O / WOOD COLUMN	16	CLAY BRICK/TILE GUARDRAIL	25	ORNAMENTAL IRON DOOR IVY SLABS
8	EXPOSED WOOD RAFTER ENDS	17	COPPER FINISH	26	N O T U S E D
9	WOOD PANEL, BEAMS AND COLUMNS	18	STONE VENEER	27	SPANNING WYBROUGHT IRON SUPPORT BRACKETS
				28	WOOD RAILINGS
				29	TOP OF STUCCO PARAPET
				30	TOP OF ANTIQUE BRICK PARAPET
				31	FOUNTAIN
				32	WOOD RAILINGS
				33	HEAVY TIMBER WOOD BALCONY
				34	BOARD AND BATT CEMENTITIOUS SIDING
				35	EXISTING GRADE
				36	STUCCO LEDGER 6" WIDE
				37	WOOD OUTRIGGER
				38	SLATE ROOFING
				39	BRONZE SPARK ARRESTOR



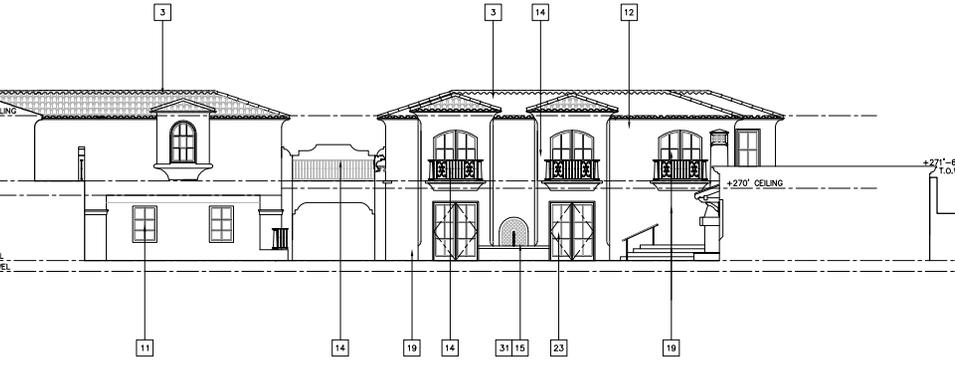
INTERIOR COURT - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



INTERIOR COURT - WEST ELEVATION
SCALE: 1/8" = 1'-0"



INTERIOR COURT - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



INTERIOR COURT - EAST ELEVATION
SCALE: 1/8" = 1'-0"

REVISION	No.
12/7/08 PLANNING RESUBMIT	2
12/9/08	3
JULY 2009 PLANNING RESUBMIT	4
FEBRUARY 2010 PLANNING RESUBMIT	5

CONSULTANT:

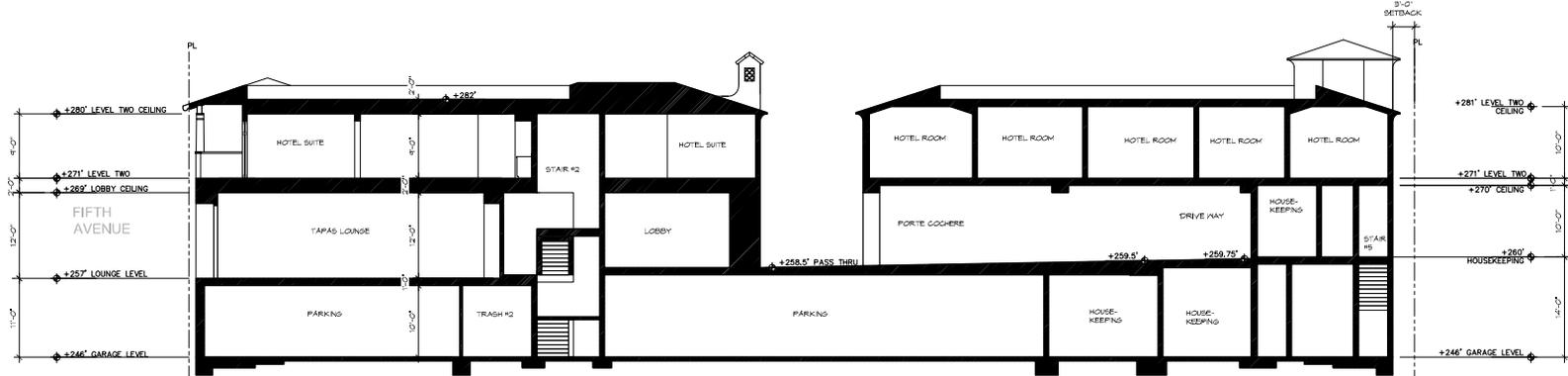

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ARCHITECT

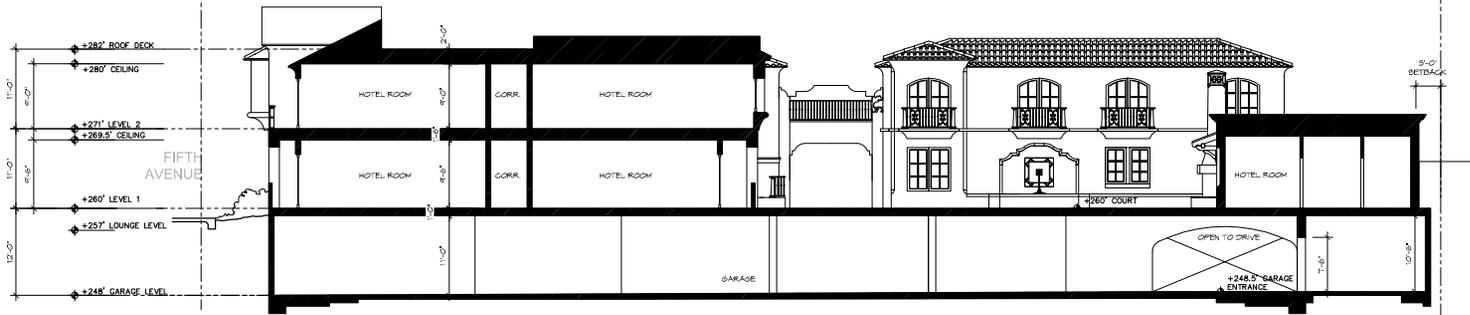
COURTYARD ELEVATIONS
 JOB NAME: **CARMEL SANDS LODGE**
 San Carlos St. & Mission St. & 5th Ave.
 Carmel-by-the-Sea, C.A. 93923

DATE:	10/24/08
SCALE:	1/8" = 1'-0"
DRAWN:	PLS/SSG
JOB NUMBER:	08.12

A9
SHEET OF



BUILDING SECTION C
SCALE: 1/8" = 1'-0"



BUILDING SECTION D
SCALE: 1/8" = 1'-0"

REVISION	No.
12/1/08 PLANNING RESUBMIT	2
12/8/08	3
JULY 2009 PLANNING RESUBMIT	4
FEBRUARY 2010 PLANNING RESUBMIT	5

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

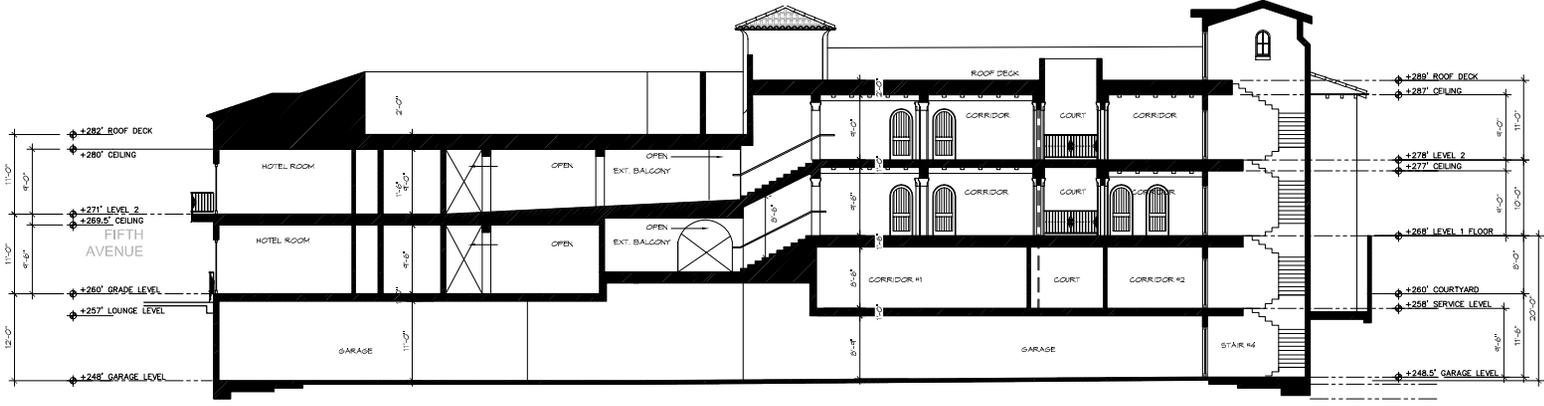
157 GRAND - SUITE 108 - PACIFIC GROVE, CA 93950
PHONE (831) 372-6410 • FAX (831) 372-2940 • WEB: www.ericmillerarch.com

BUILDING SECTIONS

JOB NAME: **CARMEL SANDS LODGE**
San Carlos St. & Mission St. & 5th Ave.
Carmel-by-the-Sea, C.A. 93923

DATE:	10/24/08
SCALE:	1/8" = 1'-0"
DRAWN:	PLS/SSG
JOB NUMBER:	08.12

A11
SHEET OF



BUILDING SECTION E
SCALE: 1/8" = 1'-0"

REVISION	No.
12/7/08 PLANNING RESUBMIT	2
12/8/08	3
JULY 2009 PLANNING RESUBMIT	4
FEBRUARY 2010 PLANNING RESUBMIT	5

CONSULTANT:

ARCHITECT
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BUILDING SECTIONS
 JOB NAME: **CARMEL SANDS LODGE**
 San Carlos St. & Mission St. & 5th Ave.
 Carmel-by-the-Sea, C.A. 93923

DATE: 10/24/08
 SCALE: 1/8" = 1'-0"
 DRAWN: PLS/SSG
 JOB NUMBER: 08.12

A12
SHEET OF



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

October 20, 2015

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Subject: Consideration of special conditions associated with the approval of a Design Study (DS 15-105) application for the construction of a new residence located in the Single-Family Residential (R-1), Park Overlay (P), and Beach and Riparian (BR) Overlay Zoning Districts

Recommendation:

Determine the appropriate action regarding compliance with the special conditions

Application:	DS 15-105 (Corradini)	APN:	010-302-010
Block:	A2	Lot:	S pt. Lot 7 & N pt. of Lot 8
Location:	4 SE of 9 th on Scenic		
Applicant:	Robert Carver, AIA	Property Owner:	Ronald Corradini

Background and Project Description:

The project site is located on Scenic Road, four parcels southeast of 9th Avenue. On September 9, 2015, the Planning Commission approved Design Study (DS 15-105) for the construction of a new single-family residence at the subject property. The approved residence is 2,214 square feet in size, which includes 1,488 square feet on the main level and 726 on the lower level, of which 413 square feet qualifies as bonus basement floor area.

During the hearing process concerns were raised regarding the basement space and whether it qualifies as bonus floor area. The Planning Commission approved the project with special conditions, including a requirement that the applicant work with staff to determine whether the basement space qualifies as bonus floor area and revise the plans if necessary. Since the project was approved, staff has determined that the proposed basement spaces does not qualify as bonus floor area and that either the main floor level or the entire residence would have to be lowered approximately 18 inches in order to comply.

The applicant has requested that this matter be referred back to the Planning Commission for additional discussion and is requesting to use an approximation of the original site grade in making the determination, which is permitted by the Municipal Code, but was not considered during the original project review.

In addition to the special condition regarding the basement space, there are also special conditions requiring that the driveway design be revised and that the applicant use light fixtures with down lights. The applicant has revised the plans to comply with these conditions. Staff is requesting that the Planning Commission review the revisions proposed by the applicant and determine whether compliance with the conditions is met.

Staff notes that this Design Study (DS 15-105) was previously approved by the Planning Commission and the only purpose of this meeting is to review how the project complies with the project conditions. The Planning Commission may only require alterations that are necessary to comply with the special conditions.

Staff analysis:

Previous Hearing: The following is a list of the pertinent project conditions and a staff analysis on how the applicant has or has not revised the design to comply with these conditions:

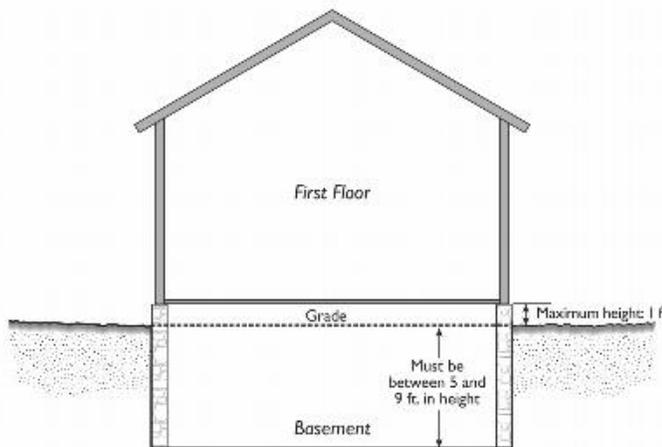
- 1. Staff shall verify that the proposed bonus floor area at the basement-level meets the 1- foot basement requirement and that no basement area that does not have floor level above it shall be counted as bonus floor area, as defined in the City Code (Sections 17.70.020 and Section 17.10.030D) and that the Code is held to the strictest standard).**

Analysis: The laundry room portion of the basement was previously not overlapped by floor area. In order to comply with this special condition, the applicant has relocated the laundry room to the rear of the basement space so that it is now overlapped by the floor area.

With regard to basement space, City Municipal Code Section 17.70.020 defines as basement as: *“An underground room or excavated space between five and nine feet of interior height, finished or unfinished where the finished floor level directly above the space is not more than one foot above both the existing or final grade. Any subgrade space where the finished floor elevation directly above the space is more than one foot above existing or finished grade shall be considered above-ground space.”*

At the Final Review hearing it was noted that the distance between the exterior grade and the finished floor above was required to be 1 foot or less. Staff noted that the Municipal Code diagram (Figure 1) depicts the measurement occurring from the grade to the bottom of the floor and that the proposed basement space was very near to meeting the 1-foot requirement. However, since that meeting staff has further researched the definition of finished floor, and determined that the industry standard defines it as the top of the floor. The project architect, Mr. Robert Carver, had indicated to staff that he agrees with this definition of finished floor. As depicted on Sheet A3.3 of the plan set (Attachment C), the distance between the existing grade and the top of floor is approximately 24 inches. The floor level, or building, would have to be lowered 18 inches to comply with the 1-foot rule.

Figure 1. (CMC 17.70.020)



Staff notes that the basement definition (CMC 17.70.202) states that the grade be no “*more than one foot above both the existing or final grade.*” At one of the meetings when the issue of basement space was raised, staff noted that the code language is ambiguous in that it states both existing or final grade. To assist with the interpretation of this code section, staff notes that Municipal Code Section 17.06.020.L Rules of Measurement, states that “*The height of buildings shall be measured as the plumb vertical distance from existing or finished grade (whichever is more restrictive).*” In staff’s opinion, the measurement of floor level should be from the more restrictive grade, which would be existing grade. In its final motion the Planning Commission required that in reviewing the basement space, the interpretation of the Municipal Code shall be held to its strictest standard, which in staff’s opinion means that the measurement should be taken from existing grade.

The applicant has not contested staff's determination regarding the finished floor definition or the interpretation of the 1-foot measurement from existing grade. However, the applicant is requesting to use an approximation of the pre-existing site grade in making a determination. Municipal Code Section 17.06.020.F, states that *"On sites disturbed from previous grading or excavation activities, an approximation of preexisting conditions may be used as a reference for determining average or existing grade using grades on adjacent sites, retaining walls and prior survey maps. All such grade approximations shall require the concurrence of the Department and a determination that the resulting project complies with all requirements of the Zoning Ordinance, avoids large exposed cuts and unnatural topography and is consistent with R-1 design objectives."*

The applicant has indicated that the original site grades have been disturbed by the site development, evident by the retaining walls along the rear of the property. To depict the pre-existing grade the applicant has drawn a straight line from the top of the retaining wall at the back of the property to the front property line (Attachment A). The finished floor level would meet the 1-foot requirement and the basement would qualify as bonus floor area using the applicant's determination of pre-existing grade.

Staff notes that the Municipal Code states that an approximation of pre-existing conditions may be used in determining the grade, which indicates that the decision is discretionary. The applicant has submitted a letter from a licensed surveyor, Mr. Gordon Humenik, of Rasmussen Land Surveying Inc. In that letter the surveyor concluded that much grading and earthwork has been done to the site, but that there is little data to determine what the grade was prior to the existing structure. The surveyor, however, supports the applicant's approximation.

Staff concludes that the grade has been previously disturbed, but that there may not be sufficient evidence to determine the pre-existing grade as it relates to the finished floor measurement. If the Commission does not accept the applicant's approximation of pre-existing grade, the main floor level would have to be lowered 18 inches in order to comply. The Commission should consider whether the entire building should be lowered 18 inches or just the floor level in order to comply. If the entire building is lowered the top ridge elevation would be lowered from 518'9" to 517'3".

2. The applicant shall work with staff to reduce the driveway width.

Analysis: The applicant has revised the driveway design to comply with this condition. The applicant is now proposing landscaped bulb-outs at the front of the driveway that would reduce the width of the driveway opening to a maximum of 14 feet, including 7 feet for each driveway lane. Staff had originally directed the applicant to reduce each driveway lane to 7 feet for the

entire length of the driveway. However, the applicant is concerned that this would be too narrow and make it difficult to back a vehicle out onto Scenic Road. Staff could support the design as it is an improvement over the original driveway and allows for safe backing out of a vehicle.

3. Prior to submitting for the Building Permit, the applicant shall revise all exterior lighting to be down-lit fixtures.

Analysis: Staff notes that this special condition was intended to minimize glare and was not related to the style of the light fixture, which is appropriate for the architectural style of the residence. The applicant is proposing to maintain the original lantern-style design of the fixture, but the bulb would be at the top of the fixture and shielded by the metal shroud as depicted the light fixture section drawing included in Attachment B. In staff's opinion the proposal meets the intent of the special condition in that it would minimize glare by shielding the light and directing it downward.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15302 (Class 2) – Replacement or Reconstruction. An existing, 1,244-square foot, non-historically significant single-family residence with an attached garage would be demolished and replaced by a new 2,214-square foot residence. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Applicant Submittal - Basement
- Attachment B – Applicant Submittal – Driveway and Light Fixture
- Attachment C – Approved Plans (Sheets A2.2 and A3.3)



STUDIO CARVER

ARCHITECTURE + PLANNING + INTERIOR DESIGN

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September 28, 2015

City of Carmel-by-the-Sea
Mr. Marc Wiener
Dept. of Community Planning & Building
PO Drawer G
Carmel-by-the-Sea, CA 93923

Re: Corradini Residence (DS 15-105)
4 SE of 9th on Scenic

Dear Mr. Wiener,

The Planning Commission unanimously approved the proposed design for the Corradini Residence on September 9, 2015. Included with the approval was a special condition for the applicant to resolve with City Staff:

#26 – Staff shall verify that the proposed bonus floor area at the basement-level meets the 1-foot basement requirement and that no basement area that does not have floor level above it shall be counted as bonus floor area, as defined in the City Code (Sections 17.70.020 and Section 17.10.030D) and that the Code is held to the strictest standard.

Attached with this letter is supplemental information that we believe fulfills this condition.

At the direction of the Planning Commission, Studio Carver met with you and Christy Sabdo on September 15th to resolve this condition and demonstrate to staff how the proposed basement complies with the City Code.

Studio Carver began design work for the proposed Corradini Residence back in early January, 2015. One of the first exercises we did, the same exercise that Studio Carver does on all its jobs, was to look at the natural grades in the area adjacent to the subject property. Since the site had been disturbed and re-graded when the existing home was constructed, it was necessary to determine the pre-existing natural grade.

The City's Municipal Code, Section 17.06.020 – F. 'Rules of Measurement', allows the applicant to make an approximation of 'preexisting conditions' in order to establish the natural grade.

On sites disturbed from previous grading or excavation activities, an approximation of preexisting conditions may be used as a reference for determining average or existing grade using grades on adjacent sites, retaining walls and prior survey maps. All such grade approximations shall require the concurrence of the Department and a determination that the resulting project complies with all requirements of the Zoning Ordinance, avoids large exposed cuts and unnatural topography and is consistent with R-1 design objectives.

The determination of this natural grade came from the examination of the survey, photographs of the streets running parallel to our site, between Scenic and San Antonio, and also by observation of a parcel on Scenic 2 N.E. of 7th that was undisturbed. Studio Carver had done a similar exercise when our office designed the Schilling Residence to the south of the Corradini Residence (see Sheet 3). In both cases we projected a line across our site sections that represented the 'pre-existing natural grade'.

This line was used through the conceptual and schematic design of the proposed residence to help establish heights as well as to confirm we were meeting the requirements of a basement, as defined in the City Code. We believe the accuracy of this line is substantiated by evidence collected from the property survey and photographs along Scenic. Furthermore, we have a letter from Rasmussen Land Surveying supporting our determination of pre-existing conditions.

From the time of our initial design study back in January, up until our first design submittal to the City on March 23 this reference line was inadvertently missing from our drawings. Through six rounds of submittals and three hearings, the staff had always supported the proposed basement and the omission of the original 'pre-existing natural grade' line did not pose a concern. It was our belief that the City had received copies of our initial studies indicating the pre-existing natural grade line however we understand now these were never included with our submittal.

Recently, concerns were raised about the accuracy of the proposed basement. For this reason Studio Carver has added back our original line for clarification and offered the supporting information.

Condition #26 also asked us to revise the layout of the proposed basement so that no portion of basement area projected out past the footprint of the main level above. Included in the attachment with this letter is a revised plan that has relocated the proposed laundry room to comply with the condition.

We ask that the staff reviews the information outlined above and attached in this letter and support the proposed basement as designed with the concurrence of our pre-existing grade determination. The Planning Commission originally asked staff and Studio Carver to resolve this matter. Although this issue has been sent back to the Planning Commission we would like to have the support of staff.

Please don't hesitate to call with any questions.

Sincerely,



Robert Carver, AIA

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8TH AVENUE BETWEEN SCENIC & SAN ANTONIO - EXISTING NATURAL GRADE



13TH AVENUE BETWEEN SCENIC & SAN ANTONIO - EXISTING NATURAL GRADE

**SCHEMATIC
DESIGN**

11/14/2014 1:45:41 PM

Date: 09/25/2015
Scale: @ 11" x 17"
Drawn By: SBP
Job: -

PRE-EXISTING NATURAL GRADE STUDY
DOLCE CAROLINA
4 SE OF 9TH ON SCENIC, CARMEL-BY-THE-SEA, CA 93923



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SHEET:

1

73

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SCENIC 2 N.E. OF 7TH ON SCENIC - EXISTING NATURAL GRADE

SCHEMATIC
DESIGN

11/14/2014 1:45:41 PM

Date: 09/25/2015
Scale: @ 11" x 17"
Drawn By: SBP
Job: -

PRE-EXISTING NATURAL GRADE STUDY
DOLCE CAROLINA
4 SE OF 9TH ON SCENIC, CARMEL-BY-THE-SEA, CA 93923



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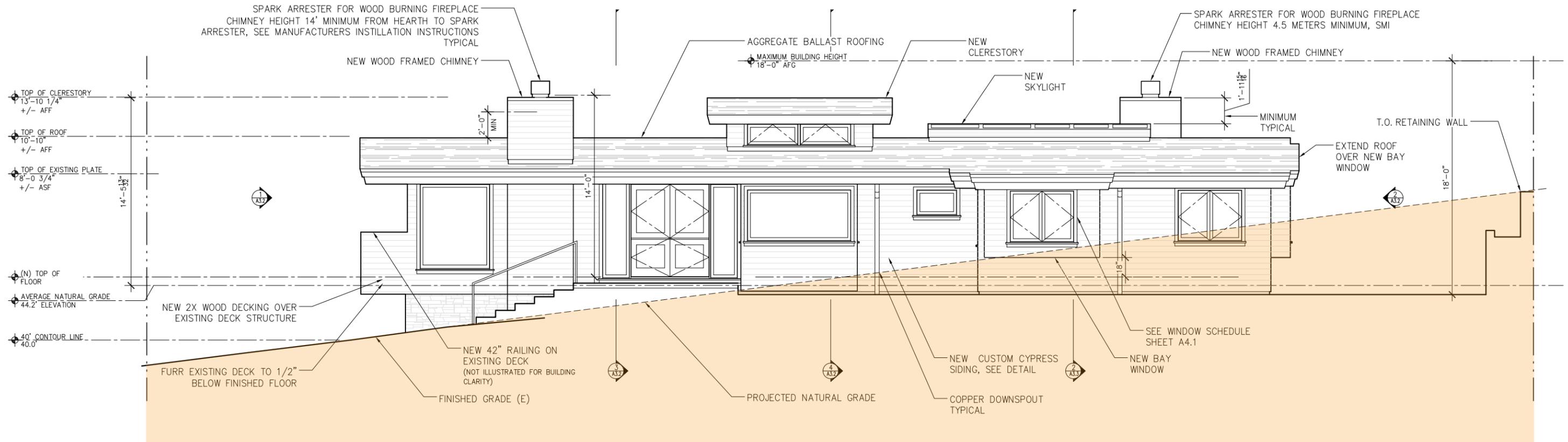
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SHEET:

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74

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

SCHILLING RESIDENCE 5 S.E. OF 9TH AVE. ON SCENIC

SCHEMATIC DESIGN	Date: 09/25/2015	PRE-EXISTING NATURAL GRADE STUDY
	Scale: @ 11" x 17"	
	Drawn By: SBP	DOLCE CAROLINA
	Job: -	4 SE OF 9TH ON SCENIC, CARMEL-BY-THE-SEA, CA 93923



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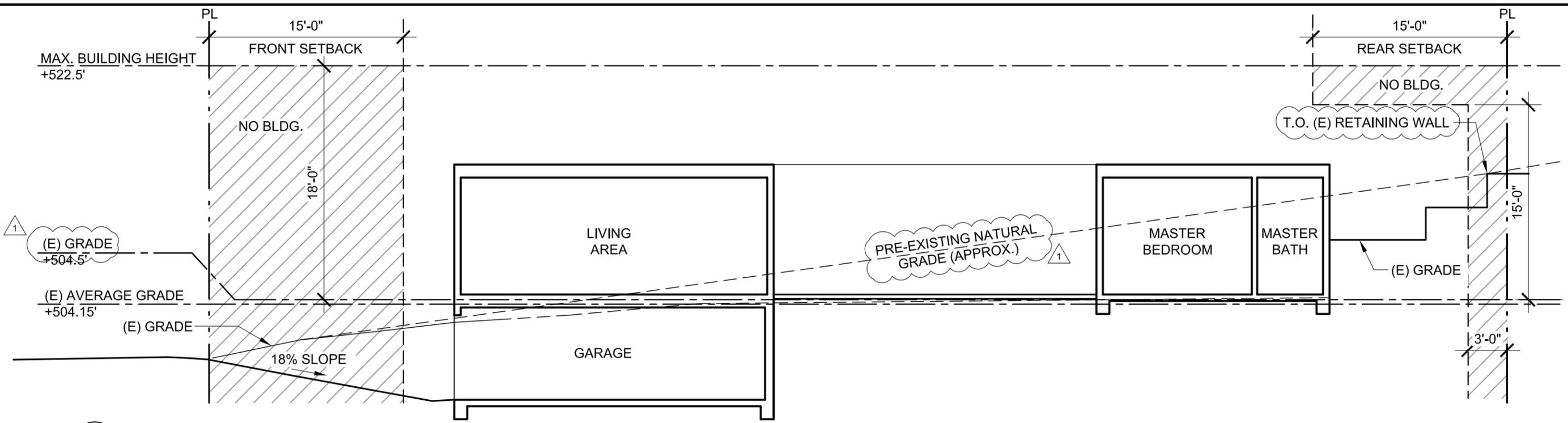
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SHEET:

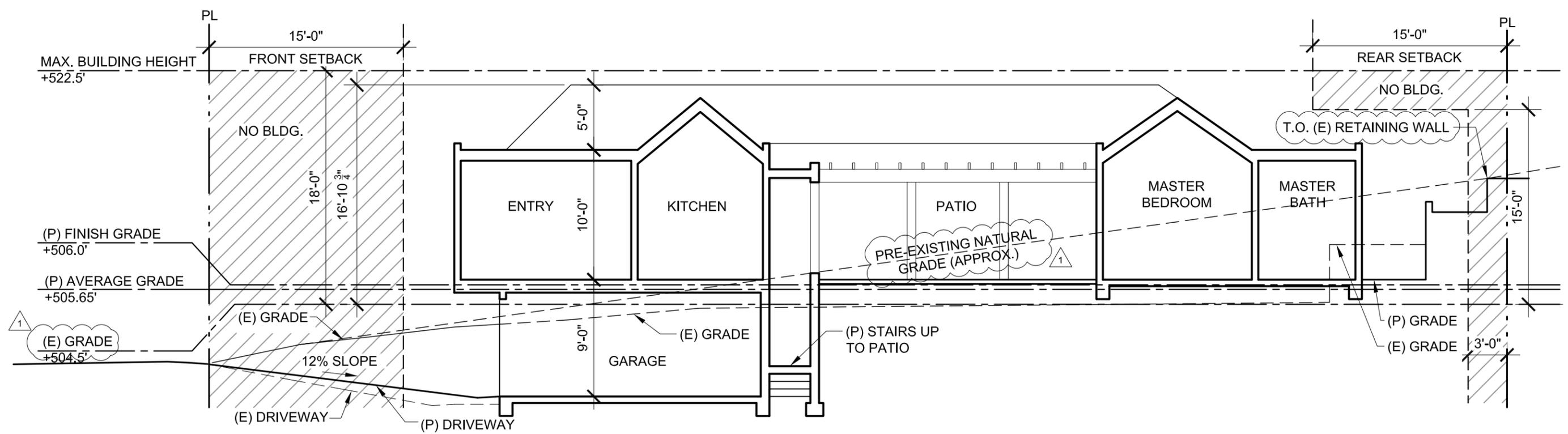
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75

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1 EXISTING (E) EAST-WEST SITE SECTION
SCALE: 1/8"=1'-0"



2 PROPOSED (P) EAST-WEST SITE SECTION
SCALE: 1/8"=1'-0"

09/22/15 - REVISED TERMINOLOGY

DATE 01/07/2015

SCALE 1/8"=1'-0"

DRAWN BY SBP

TITLE SITE SECTION STUDIES

DOLCE CAROLINA

4 SE OF 9TH ON SCENIC, CARMELO-BY-THE-SEA, CA 93923



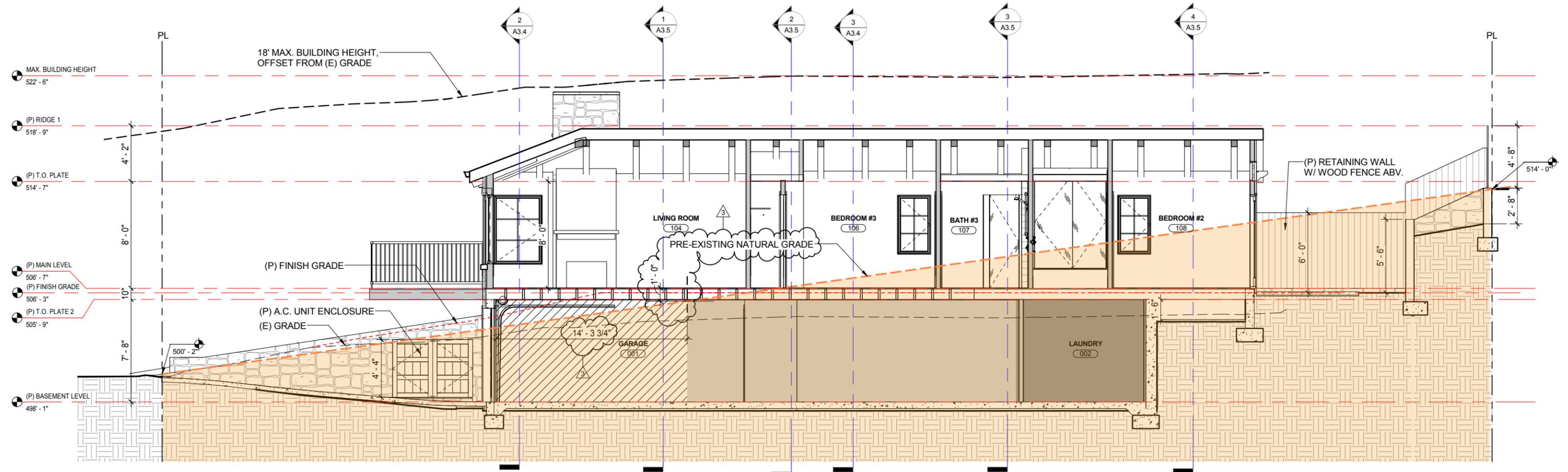
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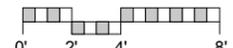
SHEET

A1.0

PROPOSED CORRADINI RESIDENCE
4 S.E. OF 9TH AVE. ON SCENIC



① EAST-WEST SECTION THRU SITE 1
1/4" = 1'-0"



SCHEMATIC
DESIGN

Date: 09/25/2015
Scale: @ 11" x 17"
Drawn By: SBP
Job: -

PRE-EXISTING NATURAL GRADE STUDY

DOLCE CAROLINA
4 SE OF 9TH ON SCENIC, CARMEL-BY-THE-SEA, CA 93923



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SHEET:

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Rasmussen Land Surveying, Inc.

PO Box 3135

Monterey, CA 93942

Tel: (831) 375-7240 Fax: (831) 375-2545

September 28, 2015

Carmel-By-The Sea
P.O. Box CC
Carmel, CA 93921
Phone: (831) 620-2000
FAX: (831) 620-2004

Re: Project at Scenic Road, 4 S.E. of 9th
Calculation of "pre-existing natural grade"

To Whom It May Concern:

On December 19th and 24th of the year 2014, our firm conducted a topographic survey of the site on Scenic Road, 4 S.E. of 9th in Carmel-By-The-Sea CA. We measured horizontal and vertical positions of the existing site features, and showed them on a topographic site map, in relation to the legal property boundaries and a site-specific temporary elevation benchmark (a nail and metal disc in pavement, with an assumed elevation of 500 feet). Included in that data were existing ground elevations throughout the project site.

I possess no information showing what the topography of the ground looked like prior to the construction of the currently existing residential structure. Clearly, much grading and earthwork was done during that structure's construction many years ago. When asked to render an opinion as to what the grade was prior to the existing structure (heretofore called pre-existing natural grade), there is very little data to go on. So I would simply use the existing ground at the low end, (West property line along Scenic Road, elevation = 500'2") and the existing ground at the high end of the lot (behind fence at East property line, elevation=514', and interpolate between them, ignoring the grade-breaks and stepped retaining walls in between, which do not appear natural. Such a calculation of pre-existing natural grade is shown on the exhibit prepared by Studio Carver, in the form of a dashed line starting from the 500'2" elevation on the west end and the 514' elevation on the East.

If you have any questions, do not hesitate to contact me.

Sincerely,



Gordon A. Humenik, PLS.9119





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September 25, 2015

City of Carmel-by-the-Sea
Mr. Marc Wiener
Dept. of Community Planning & Building
PO Drawer G
Carmel-by-the-Sea, CA 93923

Re: Corradini Residence (DS 15-105)
4 SE of 9th on Scenic

Dear Mr. Wiener,

The Planning Commission unanimously approved the proposed design for the Corradini Residence on September 9, 2015. Included with the approval were several special conditions for the applicant to resolve with City Staff. These conditions included:

#23 – Prior to Submitting for the Building Permit, the applicant shall revise all exterior lighting to be down-lit fixtures.

#27 – The applicant shall work with staff to reduce the driveway width.

Attached with this letter are supplemental drawings that we believe should resolve these conditions.

At the direction of the Planning Commission we have modified the proposed exterior light fixtures. The drawings submitted to the City for the September 9th hearing proposed a custom iron lantern light fixture with a maximum wattage of 25 and a maximum 375 lumens. Concerns were raised about the amount of light these fixtures would emit as well as the direction of the light.

Studio Carver has revised the proposed design of the custom light fixture to address these concerns. The inside of the light fixture has replaced the originally proposed candelabra bulbs with a single concealed 20 watt bulb mounted at the top of the fixture and pointed down. A metal shield will be installed around the light bulb to direct light downward and prevent light from being cast out horizontally. The bottom of the proposed fixture will be left open so that light can pass directly down to the ground below and will not be reflected back up. Please refer to ASK-001 for the proposed design and additional information.

The proposed driveway, as submitted for the September 9th hearing, was comprised of two 9'-0" wide drives that were separated by a 1'-0" wide planter. Concerns were raised about the width of these two driveways during the hearing.

Studio Carver has studied this area and is proposing to reduce the width of each drive to 7'-0". This reduction will be achieved by increasing the width of the planters at the top of the driveway adjacent to Scenic Road. The planters will taper back to 1'-0" wide farther down the driveway. Please refer to ASK-002 for the proposed design.

We ask that the staff accept these alternate designs to satisfy the conditions for approval. We would like to be able to notify the Planning Commission prior to the upcoming hearing on October 14th, that conditions #23 and #27 has been resolved. This will allow the focus of the hearing to remain on determining the acceptability of the pre-existing natural grade and the qualification of the proposed basement level.

Please don't hesitate to call with any questions.

Sincerely,



Robert Carver, AIA

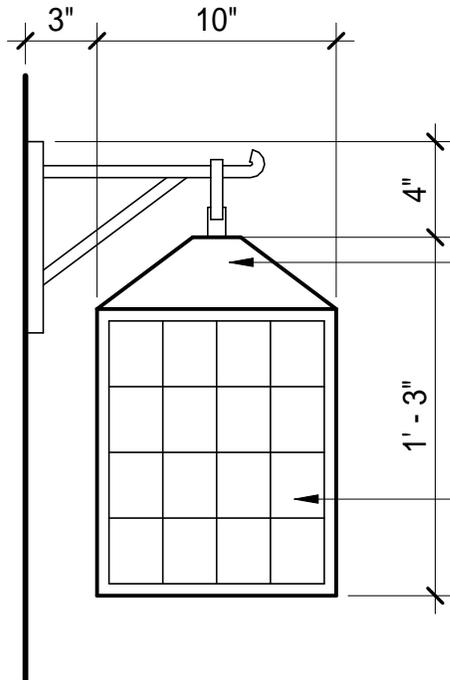
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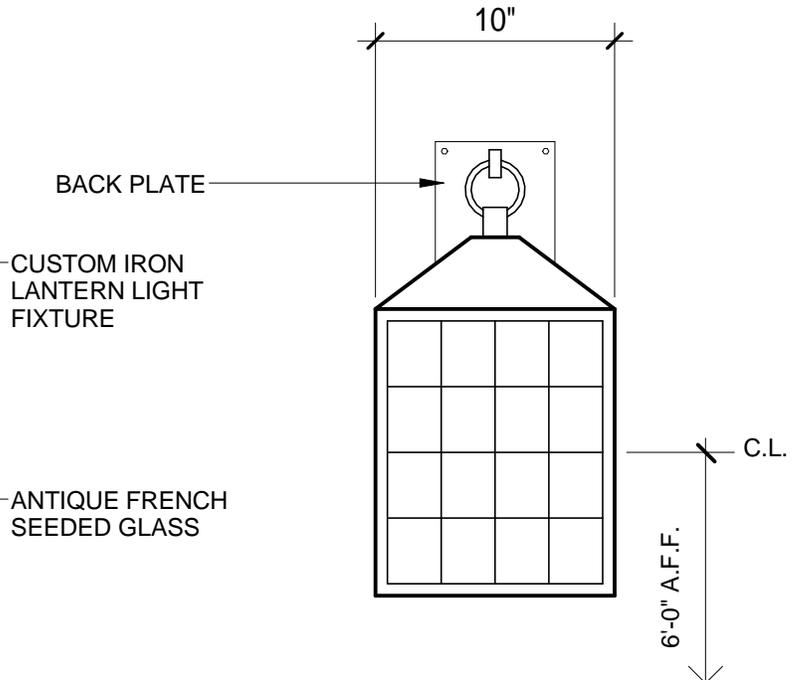
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E.Mail: robert@StudioCarver.com

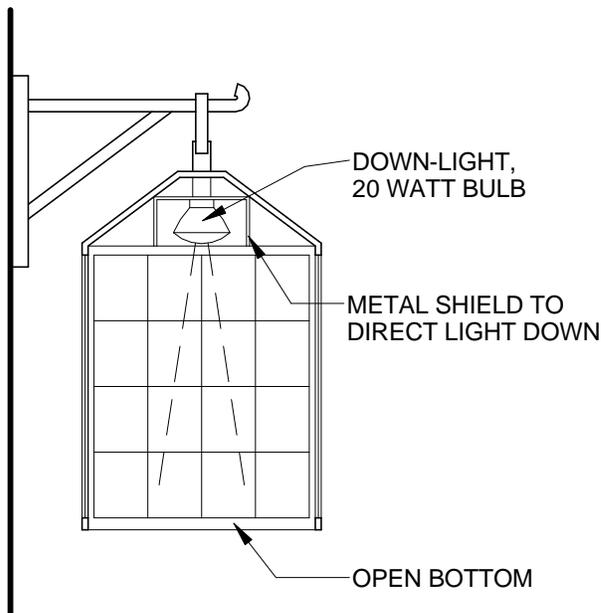
Website: www.studiocarver.com



SIDE ELEVATION



FRONT ELEVATION



SECTION

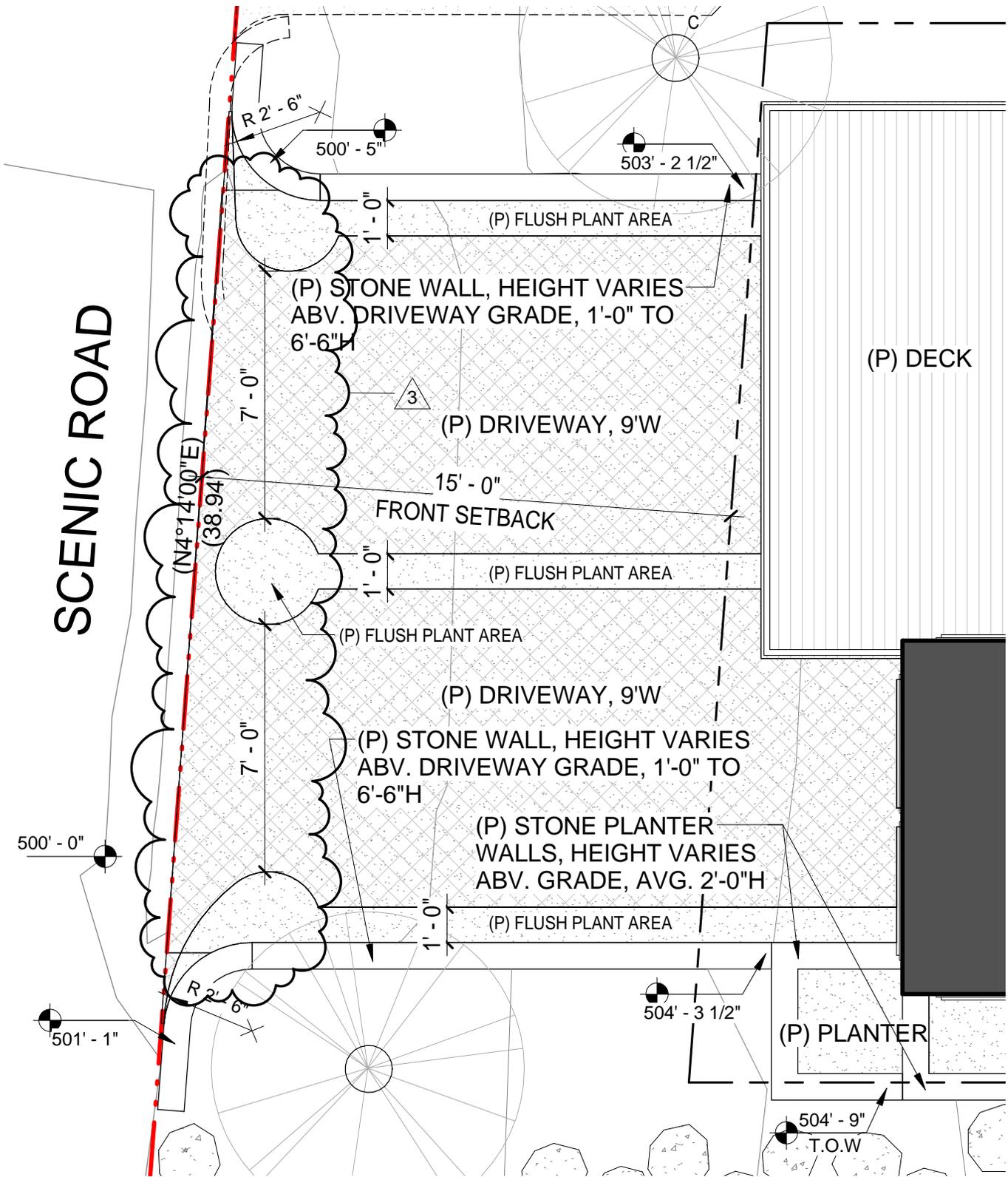


RENDERING

ASK-001 CUSTOM IRON LANTERN LIGHT FIXTURE

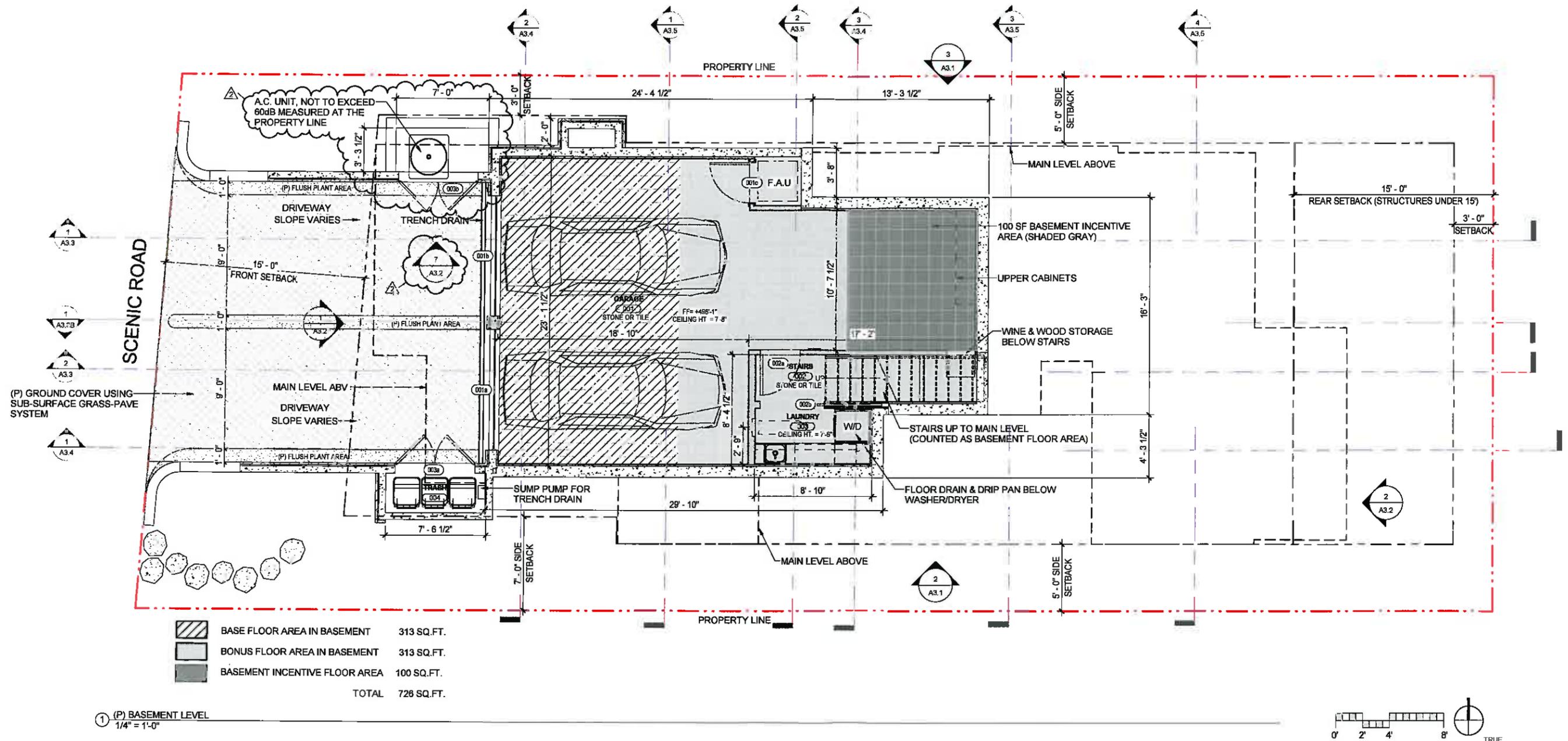
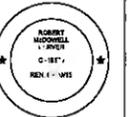
1
1 1/2" = 1'-0"

9/24/2015 11:58:50 AM	CUSTOM IRON LANTERN LIGHT FIXTURE	SHEET REF:	
Scale 1 1/2" = 1'-0"	DOLCE CAROLINA 4 SE OF 9TH ON SCENIC ROAD CARMEL-BY-THE-SEA, CALIFORNIA 93921	REVISED DATE:	SKETCH NUMBER:
Drawn By: SBP		ISSUED DATE:	ASK-001
Job: -			82



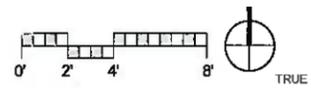
1 ASK-002 REVISED DRIVEWAY
1/4" = 1'-0"

9/24/2015 2:31:52 PM	REVISED DRIVEWAY	SHEET REF:	
Scale 1/4" = 1'-0"	DOLCE CAROLINA	REVISED DATE:	SKETCH NUMBER:
Drawn By: SBP		ISSUED DATE:	ASK-002
Job: -	4 SE OF 9TH ON SCENIC ROAD CARMEL-BY-THE-SEA, CALIFORNIA 93921		83



	BASE FLOOR AREA IN BASEMENT	313 SQ.FT.
	BONUS FLOOR AREA IN BASEMENT	313 SQ.FT.
	BASEMENT INCENTIVE FLOOR AREA	100 SQ.FT.
	TOTAL	726 SQ.FT.

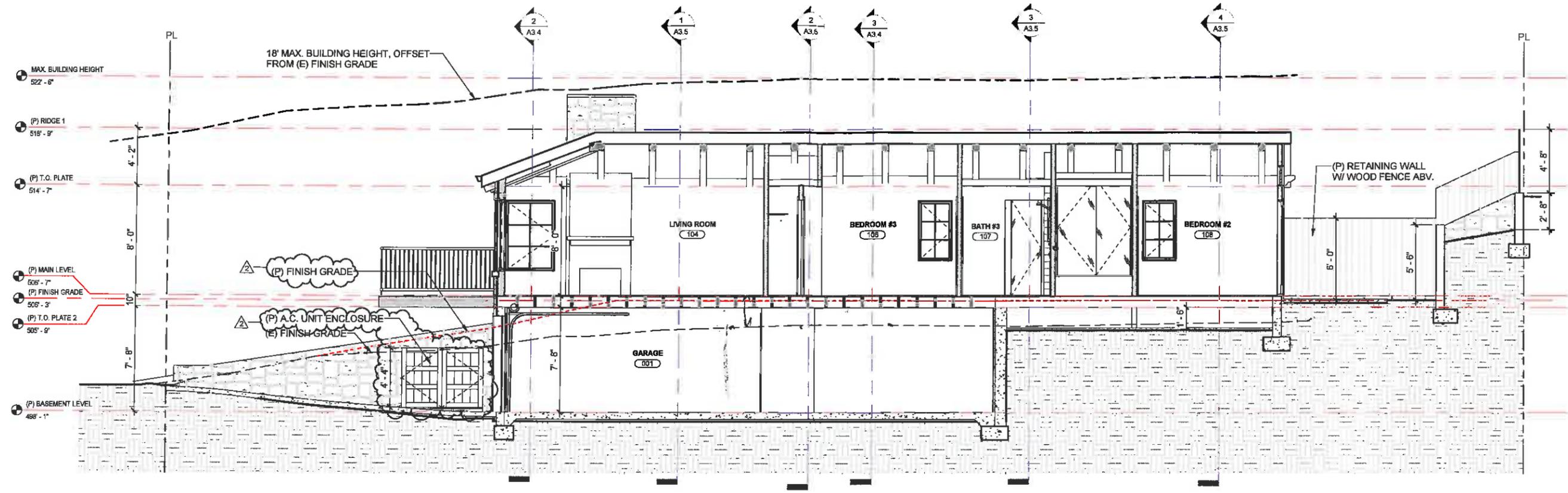
① (P) BASEMENT LEVEL
1/4" = 1'-0"



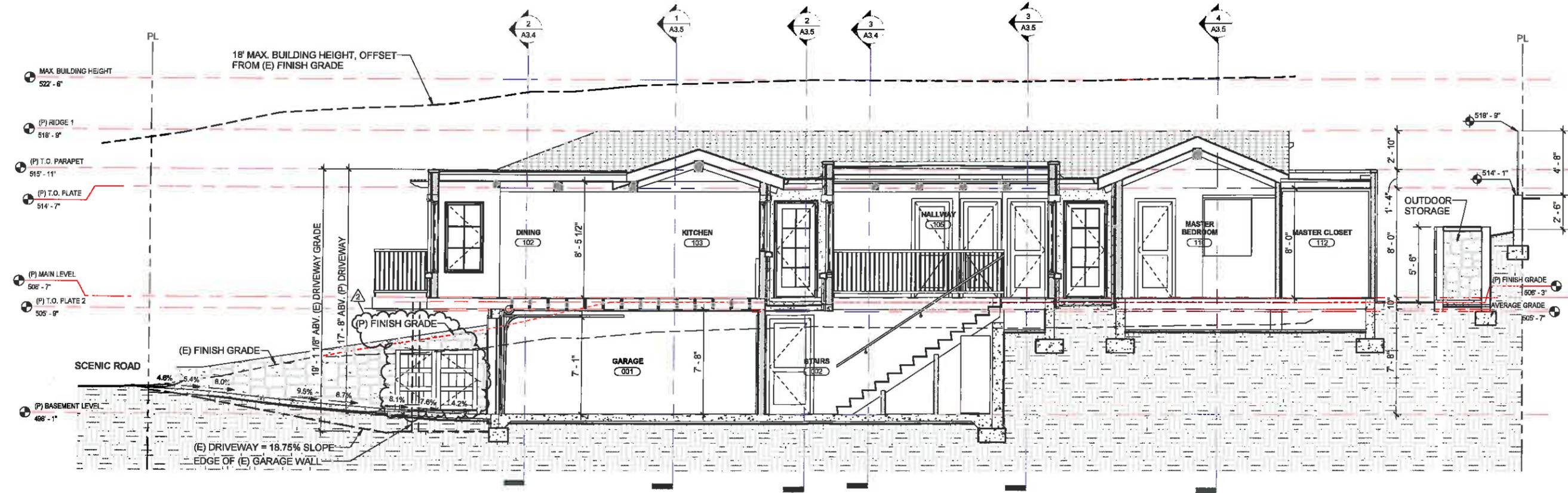
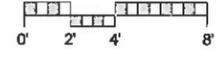
REVISION #	DESCRIPTION
1	7-14-15 Planning Commission Corrections
2	8-14-15 Final Design Review

ARCHITECTURAL
PROPOSED
BASEMENT LEVEL
FLOOR PLAN

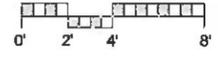
Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: SBP
Job: -



1 EAST-WEST SECTION THRU SITE 1
1/4" = 1'-0"



2 EAST-WEST SECTION THROUGH SITE 2
1/4" = 1'-0"



REVISION #

1	7-14-15	Planning Commission Corrections
2	8-14-15	Final Design Review

ARCHITECTURAL PROPOSED BUILDING SECTIONS

Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: SJP
Job:

A3.3



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

October 20, 2015

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Subject: Consideration of Design Study (DS 15-283) and Reasonable Accommodation (RA 15-307) applications for alterations to an existing residence located in the Single Family Residential (R-1-C-6) Zoning District

Recommendation:

Approve the Design Study (DS 15-283) and Reasonable Accommodation (RA 15-307) applications subject to the attached findings and conditions

Application: DS 15-283/RA 15-307 **APN:** 009-371-029
Block: 9A **Lots:** 28
Location: 2928 Franciscan Way
Applicant: Jeff Kilpatrick **Property Owner:** Robert and Patricia Burgess

Background and Project Description:

The project site is located at 2928 Franciscan Way and is developed with a 2,367-square foot two-level Ranch-style residence. The residence includes a 410-square foot two-car garage that is accessed by a fairly steep driveway with a 15% slope. Staff notes that the garage floor is approximately 4 feet below the Franciscan Way street grade. The garage is 7 feet from the property line and encroaches into the 15-foot front-yard setback. The subject neighborhood (Walker Track) was annexed into the City in the late 1960s.

The applicant submitted Design Study (DS 15-283) and Reasonable Accommodation (RA 15-307) applications to modify the garage and driveway in order to provide access to a family member with a disability. The applicant's request is to demolish and the existing garage in order to construct a new expanded and reconfigured garage that would provide access to a service van. The project includes a proposal to relocate the garage doors from the north elevation to the

west elevation, which includes the elimination of the existing driveway on the east side of the property and establishment of a new driveway on the west side of the property.

The Planning Commission reviewed this project on September 9, 2015 and continued it with a request for certain changes. The applicant has revised the design to address the recommendations made by the Planning Commission.

PROJECT DATA FOR THE 7,200-SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	2,779 sf (38.6%)	2,367 sf (32.9%)	2,508 sf (35%)
Site Coverage	899 sf (12.5%)	1,203 sf (16.7%)	1,686 sf (23.4%)
Ridge Height (1 st /2 nd)	18 ft.	12 ft. (garage)	14 ft. 2 in. (garage)
Plate Height (1 st /2 nd)	12 ft.	9 ft. (garage)	11 ft. 5 in. (garage)
Setbacks	Minimum Required	Existing	Proposed
Front	15 ft.	7 ft.	3 ft. 2 in.
Composite Side Yard	17 ft. (25%)	13 ft. (64.5%)	No Change
Minimum Side Yard	3 ft.	6 ft.	No Change
Rear	15 ft.	38 ft.	No Change

Staff Analysis:

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

1. *The applicant shall minimize the garage to the extent feasible.*

Analysis: At the first meeting both staff and the Planning Commission determined that the garage appeared out of scale with the main residence due to its size and height. The Planning Commission directed the applicant to revise design and size of the garage in order to reduce its size and scale in relation to the main residence. The applicant has reduced the height of the garage from 14'2" to 12'2". Staff notes that the ridge line of the revised garage would be 7-3/4" below the ridge of the main residence. The applicant has also reduced the height of the garage door for the service van from 10' to 9' and is now proposing a standard 6'8"-high door

for the standard parking space. The roof design has been revised in association with the change in door heights. In addition, the garage wall at the front of the standard space has been set back 1 foot, which reduced the size of the garage by 13 square feet. In staff's opinion, the design revisions are consistent with the recommendations made by the Planning Commission and are a substantial improvement over the original proposal.

The Planning Commission also recommended that the applicant consider screening the garage with oak trees or some type of landscaping. The landscape plan on Sheet L2.1 of the plan set proposed two new medium-sized trees or larger-sized shrubs in front (northeast side) of the garage. The Commission should consider whether there should be a condition for specific types of trees or shrubs at this location.

- 2. The applicant shall reduce site coverage from the driveway/parking area in order to provide additional landscaping.*

Analysis: The applicant has removed 38 square feet of site coverage from the corners of the parking area and is proposing a planter at the front of the residence in order to provide an area for additional landscaping. The landscape plan is included on Sheet L2.1 of the plan set.

- 3. The encroachments shall be revised to eliminate the curb walls from the City ROW and to reduce the width of the driveway to a maximum of 14 feet.*

Analysis: The applicant has eliminated the curb walls associated with the driveway from the City ROW and has reduced the driveway width to 14 feet. In addition, the applicant is proposing to improve the existing parking area in the City ROW by replacing the decomposed granite with wood chips. The only proposed encroachments are the existing pathway/stairs that provide access to the property from Franciscan Way and a 1.5-foot high wood retaining wall near the parking area in the City ROW. A condition has been drafted requiring the applicant to apply for an encroachment permit.

- 4. The non-conforming improvements shall be removed if the need for which the accommodation was granted no longer exists and/or upon transfer of interest in the property. This condition shall be enforced through a deed restriction.*

Analysis: The applicant is proposing to work with staff on drafting a deed restriction that would require the property owner to modify the design of the garage to be more consistent with the Residential Design Guidelines, once the need for which the accommodation no longer exists. However, the applicant is requesting that they not be required to demolish the garage in order

to re-establish the setback from 3 to 7 feet and that they not be required to remove the driveway site coverage, which is needed to access the garage in its proposed configuration.

With regard to reversing the accommodations granted by the City, the Reasonable Accommodation Policy (C11-01) states that conditions of approval “*could include, but are not limited to*” requiring the removal of the accommodation once the need no longer exists. This language indicates that the City has discretion in determining whether the accommodation needs to be removed. In staff’s opinion, it may be unreasonable to require that the garage and associated driveway be deconstructed at a future date. Staff has drafted a special condition requiring that the garage be retrofitted to be more consistent with the Design Guidelines once the need no longer exists. The applicant has submitted elevation drawings (Retrofit Scheme A), included as Attachment H, which depicts how the garage will be retrofitted. The plan includes the removal of the west-facing gable above the service vehicle space and a 6’8”-high door to match the standard space door. Staff supports the proposed retrofitted design. The applicant would be required to file this plan with the deed restriction as indicated in the special condition.

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

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

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

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings of Approval
- Attachment C – Conditions of Approval
- Attachment D – Reasonable Accommodation Policy
- Attachment E – Applicant Request

DS 15-283/RA 15-307 (Burgess)

October 20, 2015

Staff Report

Page 5

- Attachment F – Original Elevations
- Attachment G – Applicant Response Letter
- Attachment H – Retrofit Scheme
- Attachment I – Project Plans and Renderings





Attachment B – Findings for Approval

DS 15-283/RA 15-307 (Burgess)
 October 20, 2015
 Findings for Approval
 Page 1

FINDINGS REQUIRED FOR FINAL DESIGN STUDY APPROVAL (CMC 17.64.8 and LUP Policy P1-45)		
For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	TBD	
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.	✓	
Reasonable Accommodation Policy (C11-01) Findings		
13. That the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws.	✓	
14. That the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws and cannot reasonably be accomplished without special accommodations.	✓	
15. That the requested accommodation will not impose an undue financial or administrative burden on the City.	✓	
16. That the requested accommodation will not require a fundamental alteration in the nature of the City's land use, zoning, building or Local Coastal Program.	✓	
17. That the requested accommodation will not result in a significant and unavoidable negative impact on adjacent uses or structures.	✓	

Attachment C – Conditions of Approval

DS 15-283/RA 15-307 (Burgess)

October 20, 2015

Conditions of Approval

Page 1

Conditions of Approval		
No.	Standard Conditions	
1.	Authorization: This approval of Design Study (DS 15-283) and Reasonable Accommodation (RA 15-307) applications authorizes the partial demolition of an existing 410-square foot garage in order to enlarge to a new 551-square foot garage. The new garage is 7-3/4 inches lower than the main residence and located 3-feet 2-inches from the front property line. This permit authorizes the expansion of the site coverage from 1,203 square feet to 1,686 square feet through the installation of a new paver front driveway and vehicle turning radius area. The 15-foot front-yard setback requirement, the volumetric requirements, and site coverage standards would be waived with the approval of this reasonable accommodation. The design shall be consistent with the October 20, 2015 approved plan set.	✓
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✓

6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 7,200-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✓
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✓
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	✓
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	N/A

12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✓
13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✓
15.	This project is subject to a volume study.	N/A
16.	Approval of this Design Study shall be valid only with approval of a Variance.	N/A
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✓
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All	N/A

	new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
	Special Conditions	
22.	The City retains the right to periodically inspect the premises as needed.	✓
23.	The non-conforming improvements shall be retrofitted in accordance with the Reverted Elevations in Scheme "A" (Plan Sheet A3.1x) if the need for which the accommodation was granted no longer exists and/or upon transfer of interest in the property. Prior to the issuance of a Building Permit, the applicant shall record a deed restriction with the Monterey County Recorder's Office that includes plans for the retrofitted design. Prior to recordation, the applicant shall submit a draft deed restriction to the City for review.	✓
24.	The applicant shall submit an Encroachment Permit application to the City prior to applying for the Building Permit.	

DS 15-283/RA 15-307 (Burgess)

October 20, 2015

Conditions of Approval

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*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

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

**CITY COUNCIL POLICY C11-01
REASONABLE ACCOMMODATION**

- I. Purpose.
- II. Applicability.
- III. Notice of Reasonable Accommodation Policy.
- IV. Application Process.
- V. Review Authority.
- VI. Required Findings.
- VII. Conditions of Approval.
- VIII. Appeals.

I. Purpose.

The purpose of the reasonable accommodation policy is to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures to ensure equal access to housing and facilitate the development of housing for individuals with disabilities pursuant to the Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act and California Senate Bill (SB) 520.

This policy establishes a procedure for making requests for reasonable accommodation in land use, zoning and building regulations, policies, practices and procedures of the City of Carmel-by-the-Sea to comply fully with the intent and purpose of fair housing laws.

II. Applicability.

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use, zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to afford individuals with disabilities equal opportunity and access to housing.

An individual with a disability is someone who has a physical or mental impairment that limits one or more major life activities; anyone who is regarded as having such impairment; or anyone with a record of such impairment. A request for reasonable accommodation may be made by any individual with a disability, his or her representative, or a developer or provider of housing for individuals with disabilities, when the application of a land use, zoning or building regulation, policy, practice or procedure acts as a barrier to the individual(s) with disabilities.

III. Notice of Reasonable Accommodations Policy.

Notice of the availability of reasonable accommodation shall be prominently displayed at the public information counter in the Department of Community Planning and Building, advising the public of the availability of the procedure for eligible individuals.

IV. Application Process.

A. Requests for reasonable accommodation shall be submitted on an application form provided by the City, or in the form of a letter, to the Department of Community Planning and Building and shall contain the following information:

- (1) The applicant's name, address and telephone number;
- (2) The physical address, Block and Lot and Assessor's Parcel Number of the property for which the request is being made;
- (3) The current use of the property;
- (4) Statement under penalty of perjury indicating that the requested accommodation is required for an individual(s) with disabilities.
- (5) Description of the requested accommodation and the regulation(s), policy or procedure for which accommodation is sought;
- (6) Reason that the requested accommodation may be necessary for the individual(s) with the disability to use and enjoy the property; and
- (7) Applicable design plans depicting the requested accommodation.

C. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

D. A request for reasonable accommodation in regulations, policies, practices and procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect an individual's obligations to comply with other applicable regulations not at issue in the requested accommodation.

E. If an individual needs assistance in making the request for reasonable accommodation, the jurisdiction will provide assistance to ensure that the process is accessible.

V. Review Authority.

(A) Director of Community Planning and Building. Requests for reasonable accommodations shall be reviewed by the Director of Community Planning and Building (Director), or his or her designee, if no approval is sought that requires review by a City Board, Commission or Council. The Director may refer the request to the Planning Commission:

(B) Other Review Authority. Requests for reasonable accommodation submitted for concurrent review with another discretionary land use application, or when otherwise referred by the Director, shall be reviewed by the Planning Commission.

VI. Required Findings.

The reviewing authority shall not grant an accommodation(s) unless the following findings can be made:

- (1) That the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws; and
- (2) That the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws and cannot reasonably be accomplished without special accommodations; and
- (3) That the requested accommodation will not impose an undue financial or administrative burden on the City; and
- (4) That the requested accommodation will not require a fundamental alteration in the nature of the City's land use, zoning, building or Local Coastal Program; and
- (5) That the requested accommodation will not result in a significant and unavoidable negative impact on adjacent uses or structures.

VII. Conditions of Approval.

The reviewing authority may approve a request for accommodation(s) with appropriate special conditions. These conditions could include, but are not limited to:

- (1) Inspection of the affected premises periodically as needed;
- (2) Removal of the improvements if the need for which the accommodation was granted no longer exists and/or upon transfer of interest in the property; and
- (3) Other conditions deemed necessary to protect the public health, safety and welfare.

VIII. Appeals.

The final decision of the reviewing authority may be appealed by following the appeal procedures established in CMC Chapter 17.64 unless the final reviewing authority is the City Council, in which case the decision shall be final.

My Future Neighbor
Franciscan Way
Carmel, CA 93921

August 10, 2015

Subject: My plans to make modifications to 2928 Franciscan Way and why

Dear Neighbor,

My name is Diane Burgess Faber - I am the daughter of Pat and Bob Burgess, long time Carmel residents, dating back to the 1930's (currently living out in Carmel Meadows). I wanted to reach out to you to let you know that I am planning to move into my Mom and Dad's home at 2928 Franciscan Way. This is an exciting move for me as I've been living out of the area for over 25 years and look forward to returning.

As it stands, I will be moving back with my beautiful daughter Olivia and two doggies, Spike and Lucy. My wonderful son Jacob, who is currently entering his junior year at ASU's Cronkite School of Journalism, continues to live in Arizona.

Before we move in, we need to make a few changes to our Franciscan home and I thought it might be a good idea to send you a note to explain why. I know any kind of construction can be a bit of a disruption to the neighborhood so I just wanted you to know it was all for a very important reason.

You see, my daughter Olivia is severely disabled requiring special care and access to her home. Diagnosed with a rare type of epilepsy called Lennox-Gastaut Syndrome (LGS) at the young age of 3 months old, Olivia has lived with severe seizures every day of her little life (now 15 years old). I truly consider her a living miracle. Though there is so much Olivia can do, she unfortunately has the cognitive and physical abilities of just a 9 month old so cannot walk, talk or care for herself. Therefore, Olivia requires 24 hour full-time assistance (transport, feeding, bathing, etc...).



Therefore we need to make some changes to the house and I thought you'd like to know what we are doing and why - so I've provided a summary below. Here's what we want to do:

- a. Enlarge the garage in width (3'), depth (4'), and height (2'), in order to be large enough to accommodate Olivia's service van and passenger vehicle. The garage will be turned 90 degrees so that it opens to the west with a new "L" shaped driveway in order to provide a level area near the front door to provide disabled access between our vehicles and the house.

- b. Widen our exterior doorways into the house to accommodate Olivia's required access.
- c. Add a new doorway on east side of house to improve access into the basement where we'll store all of Olivia's disabled equipment and supplies.
- d. Replace an existing bay window in our Master Bedroom (which Olivia will use) with new French doors to accommodate Olivia's access to our back deck directly from her room.

We've made every effort to make sure that these changes won't negatively impact any of our neighbors - if anything, we are hoping these changes will enhance the charm and property values on our street!

We are consulting the City of Carmel-by-the-Sea regarding all of these proposed changes and will obtain all necessary city permits.

In the meantime, I wanted to be sure we were consulting you, too, as my future neighbors.

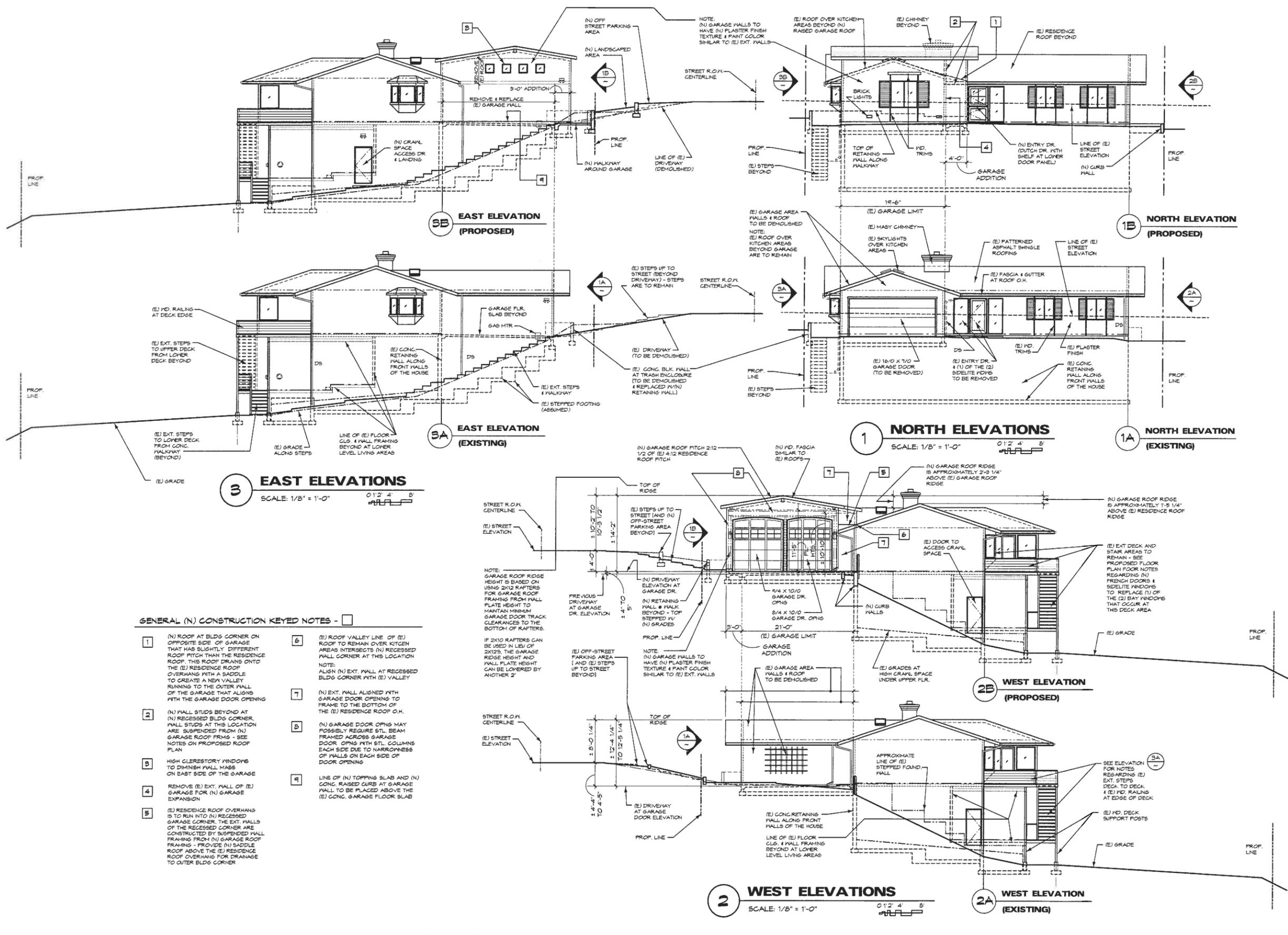
If you have any questions, please feel free to shoot me an email at dburgessfaber@gmail.com or give me a call at 818-481-9580.

Thank you, in advance, for your patience and support - I look forward to meeting you one day.

My kindest regards,

Diane





JEFFREY W. KILPATRICK - ARCHITECT
 POST OFFICE BOX 51044
 PACIFIC GROVE, CALIFORNIA 93950
 PHONE (831) 786-8639
 CELL (831) 801-7831

Burgess Residence
 Garage Addition & Remodel For:
 Mr. and Mrs. Robert & Pat Burgess
 2928 Franciscan Way
 Carmel, California 93923 APN 009-371-029

DATE	8-04-2015
REVISIONS	
DRAWN BY	1525
JOB NO.	1525
SHEET TITLE	Exterior Elevations
SHEET NO.	A3.1

APPLICANT CONCESSIONS

2928 Franciscan Way Remodel (DS 15-283/RA 15-307 - Burgess)
10/8/15

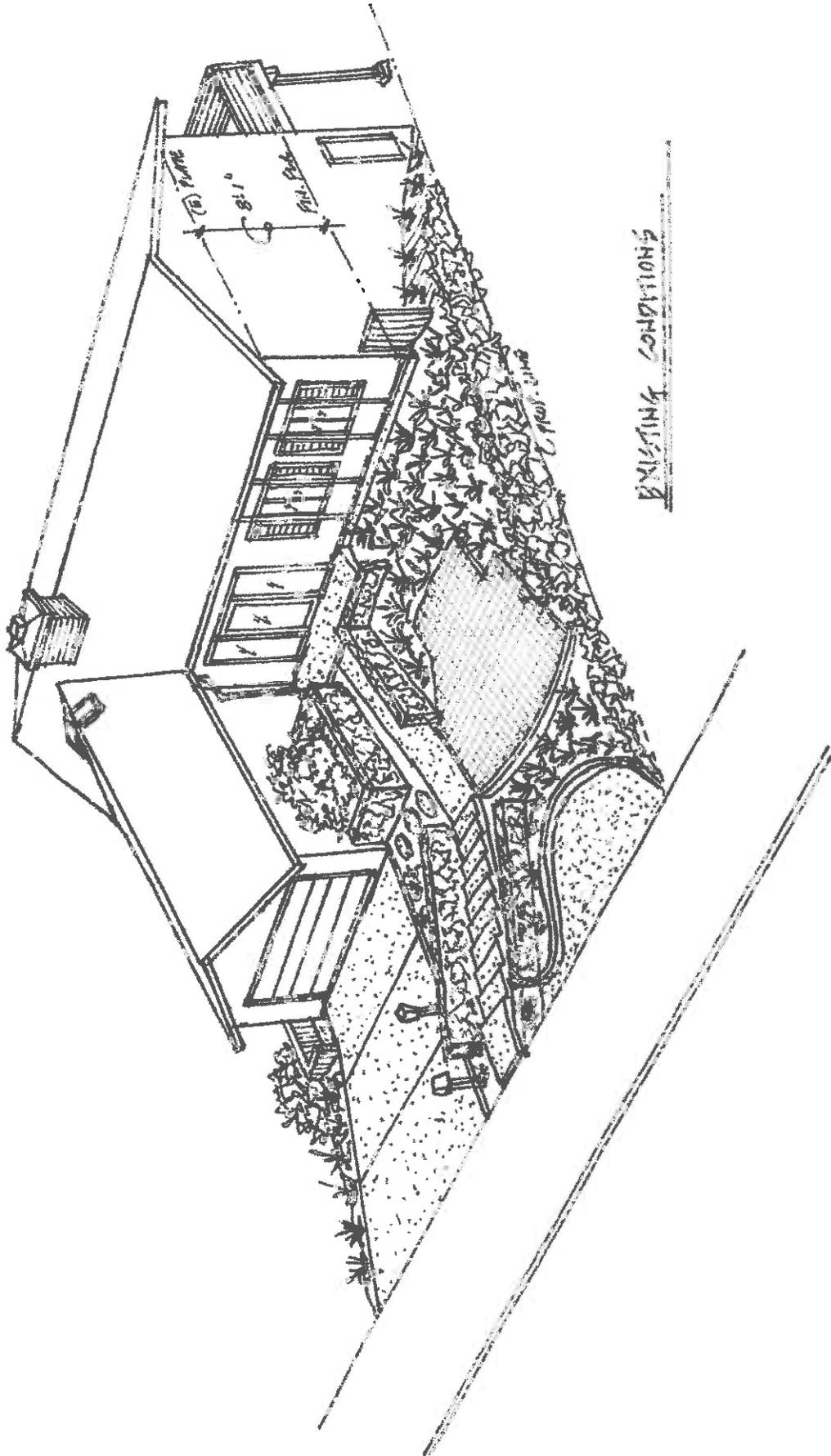
To lower garage profile, minimize hardscape, and reduce overall visual impact from street, the Applicant has made the following concessions since the 9/9/15 Planning Commission meeting:

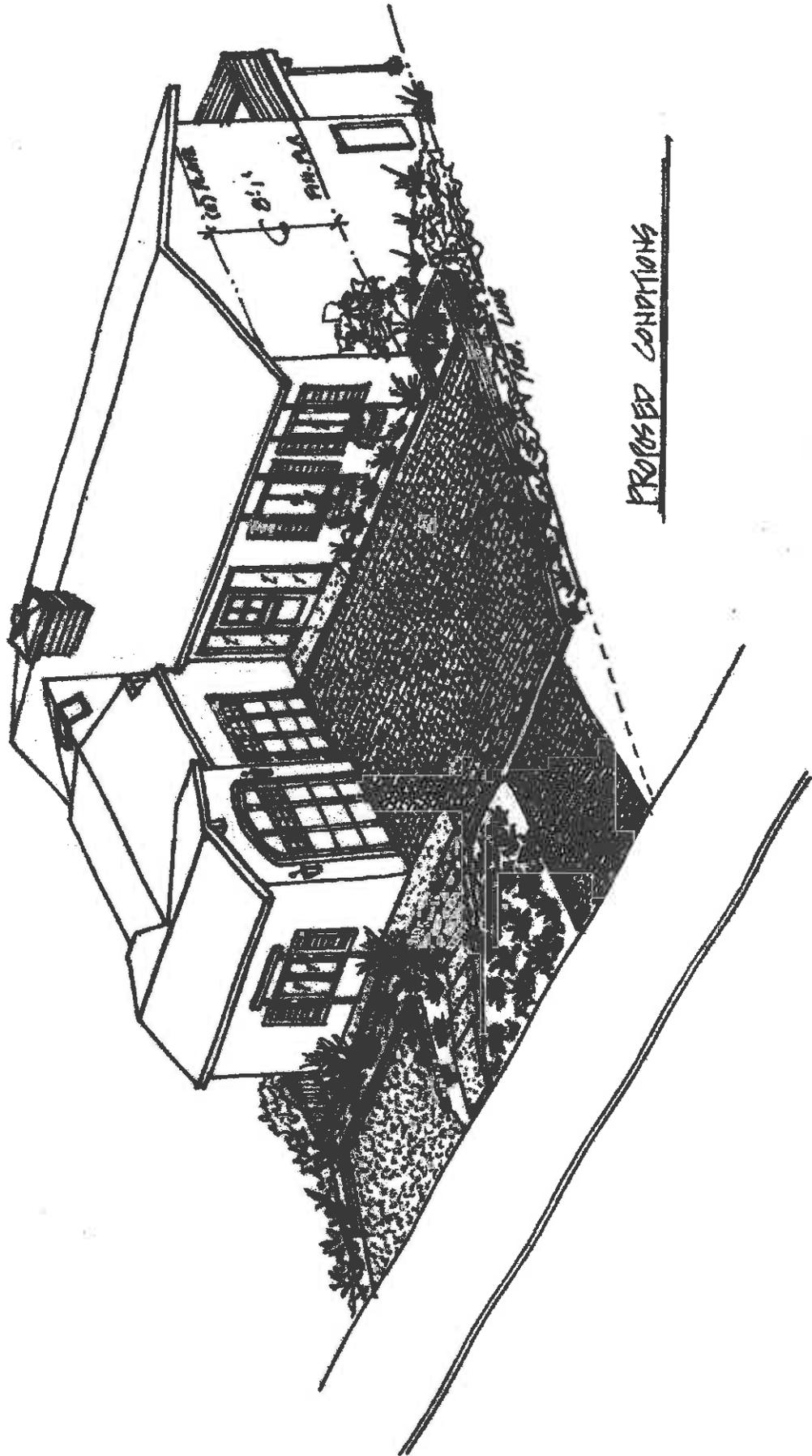
1. Lower garage roof to: 7-3/4" BELOW main residence roof height.
2. Reduce size of proposed garage by 13 square feet.
3. Lower height of garage doors from 10' to: 9' (service van door) and 6'-8" (secondary car door).
4. Simplify garage door design by painting doors to match exterior walls.
5. Add more landscape area by removing driveway pavers in 3 areas.
6. Reduce driveway width within street right-of-way (ROW) area from 15.5' to: 14' wide.
7. Reduce hardscape in ROW area by removing low curb walls on both sides of driveway.
8. Reduce hardscape in ROW area by removing low curb wall around off-street parking space and replacing with pressure-treated wood header.
9. Partially screen street view of garage by adding more shrubs and other plantings in ROW area.

RECEIVED

OCT 08 2015

City of Cambridge - 11th - Sec
Planning & Building Dept.





PROPOSED CONDITIONS

PROJECT TEAM

OWNER

ROBERT & PAT BURGESS
P.O. BOX 222117
CARMEL, CA 93922
Phone: (831) 625-9944
e-mail: carmelites@aol.com

ARCHITECT

JEFFREY W. KILPATRICK - ARCHITECT
POST OFFICE BOX 51044
PACIFIC GROVE, CALIFORNIA 93950
phone: (831) 786-0639
cell: (831) 601-1831
e-mail: jwkarch@att.net
Contact: jeff kilpatrick

PROJECT DATA

PROJECT ADDRESS: 2928 FRANCISCAN WAY
CARMEL, CA 93928
ASSESSOR'S PARCEL NUMBER: 009-311-024
ZONING: R-6 FOR LOTS > 6,000 S.F.
(FOLLOWS R-1 STANDARDS)
RESIDENCE OCCUPANCY: R-3
CONSTRUCTION TYPE: TYPE V-B (EXISTING - NON SPRINKLERED)
SITE AREA: 7,200 SF (.1652 ACRES)
EXISTING BLDG COVERAGE (FLOOR AREA):
1,531 SF RESIDENCE UPPER FLR AREA
410 SF (E) GARAGE FLR AREA
426 SF RESIDENCE LOWER FLR AREA
2,367 SF [TOTAL (E) BLDG FLR AREA]
(32.87% OF 7,200 SF SITE AREA)

ALLOWABLE BASE FLOOR AREA
PARCEL SQUARE FOOTAGE: 7,200 S.F.
FOR LOTS > 4,000 S.F. - USE FORMULA:
 $LOT\ AREA \times 0.45 - \frac{[S.F.\ OVER\ 4,000\ S.F.] \times 0.02}{1,000}$
 $7,200\ S.F. \times 0.45 - \frac{[3,200 \times 0.02]}{1,000} OR \frac{[64.00]}{1,000} (.064)$
1,200 S.F. X 0.45 - .064 OR 7,200 S.F. X (.386) = 2,774.20 S.F.
MAXIMUM BASE FLOOR AREA
2,774 S.F. (USED)

EXISTING SITE COVERAGE:
150 SF (E) CONG. DRIVEWAY (TO LIMIT OF PROP. LINE)
120 SF (E) CONG. WALK, LANDINGS & STEPS TO FRONT ENTRY (TO LIMIT OF PROP. LINE)
220 SF (E) PATIO (PAVERS)
12 SF (E) LOW WALL AT PATIO
160 SF (E) CONG. WALK & STEPS ON EAST SIDE OF HOUSE
31 SF (E) CONG. SLAB & CONG. BLK. WALL AT TRASH BIN AREA (EAST SIDE OF GARAGE)
502 SF (E) EXT. DECK & STAIR AREA
1,209 SF [TOTAL (E) SITE COVERAGE] (16.79% OF 7,200 SF SITE AREA)
(49.26% OF 2,774 SF BASE FLOOR AREA)

ALLOWABLE SITE COVERAGE:
611 SF OF IMPERVIOUS MATERIALS BASED ON 22% OF 2,774 SF OF BASE FLOOR AREA PLUS 289 SF (4% OF 7,200 SF SITE AREA) IF AT LEAST 50% OF MATERIALS USED ARE PERVIOUS MATERIALS TO TOTAL 694 SF MAXIMUM SITE COVERAGE

UTILITIES INFORMATION

ELECTRICAL SERVICE: PG&E. EXISTING SERVICE IS UNDERGROUND TO RESIDENCE FROM (E) UNDERGROUND UTILITY LINES AT UTILITY EASEMENT THAT RUNS ALONG SOUTH PROPERTY LINE
WATER SERVICE: CALIFORNIA - AMERICAN WATER COMPANY. EXISTING WATER SERVICE IS FROM UNDERGROUND MAINS LOCATED WITHIN THE STREET
GAS SERVICE: PG&E. EXISTING SERVICE IS ASSUMED TO BE FROM UNDERGROUND MAINS LOCATED WITHIN THE STREET
SEWER SERVICE: PUBLIC SEWER SYSTEM @ ROAD

SCOPE OF WORK

SCP-1) PROPOSED RECONSTRUCTION OF THE EXISTING GARAGE ATTACHED TO AN EXISTING SINGLE FAMILY RESIDENCE REBUILDING THE GARAGE TO FACILITATE A FAMILY MEMBER WITH PHYSICAL DISABILITIES THAT REQUIRES USE OF A WHEELCHAIR TYPE VAN. THE VAN SIZE REQUIRES THAT THE (E) GARAGE HEIGHT AND SIZE BE ENLARGED. DUE TO THE (E) SITE CONDITIONS, THE (N) GARAGE WILL REQUIRE (N) SITE IMPROVEMENTS THAT INCLUDES DEMOLITION OF (E) CONCRETE DRIVEWAY AND DECOMPOSED GRANITE OFF STREET PARKING AREA WITHIN THE STREET RIGHT-OF-WAY. THE PROPOSED SITE CHANGES WILL INCLUDE CONSTRUCTING A NEW DRIVEWAY (PAVERS) AND REPLACEMENT OF (E) EXT. WALKWAYS AND PATIO AREAS WITH ASSOCIATED (N) RETAINING WALLS, EXT. WALKWAYS AND A (N) OFF STREET PARKING AREA.

THE ONLY ELEMENT OF THE EXISTING GARAGE TO REMAIN ARE PORTIONS OF THE (E) CONG. FLOOR SLAB AND (E) FOUNDATION SYSTEMS (AND WALL FRAMING WHERE NOTED TO REMAIN ALONG THE KITCHEN TO GARAGE SEPARATION WALL) - SEE DEMOLITION PLAN.

THE NEW REPLACEMENT GARAGE AND SITE IMPROVEMENTS WILL NOT BE COMPLIANT TO CURRENT ZONING REGULATIONS. ALL (N) NONCONFORMITIES ARE REQUESTED TO BE ALLOWED AND APPROVED BY THE CITY OF CARMEL, CA UNDER APPLICABLE PROVISIONS OF THE FEDERAL AND STATE FAIR HOUSING ACTS AND THE CITY'S REASONABLE ACCOMMODATION APPLICATION REGULATIONS.

NOTE: SEE PLAN SHEET A2.1 FOR A LIST OF ALL EXISTING AND NEW ITEMS THAT DO NOT AND/OR WILL NOT COMPLY WITH CURRENT ZONING REGULATIONS AS ADOPTED BY THE CITY OF CARMEL, CA

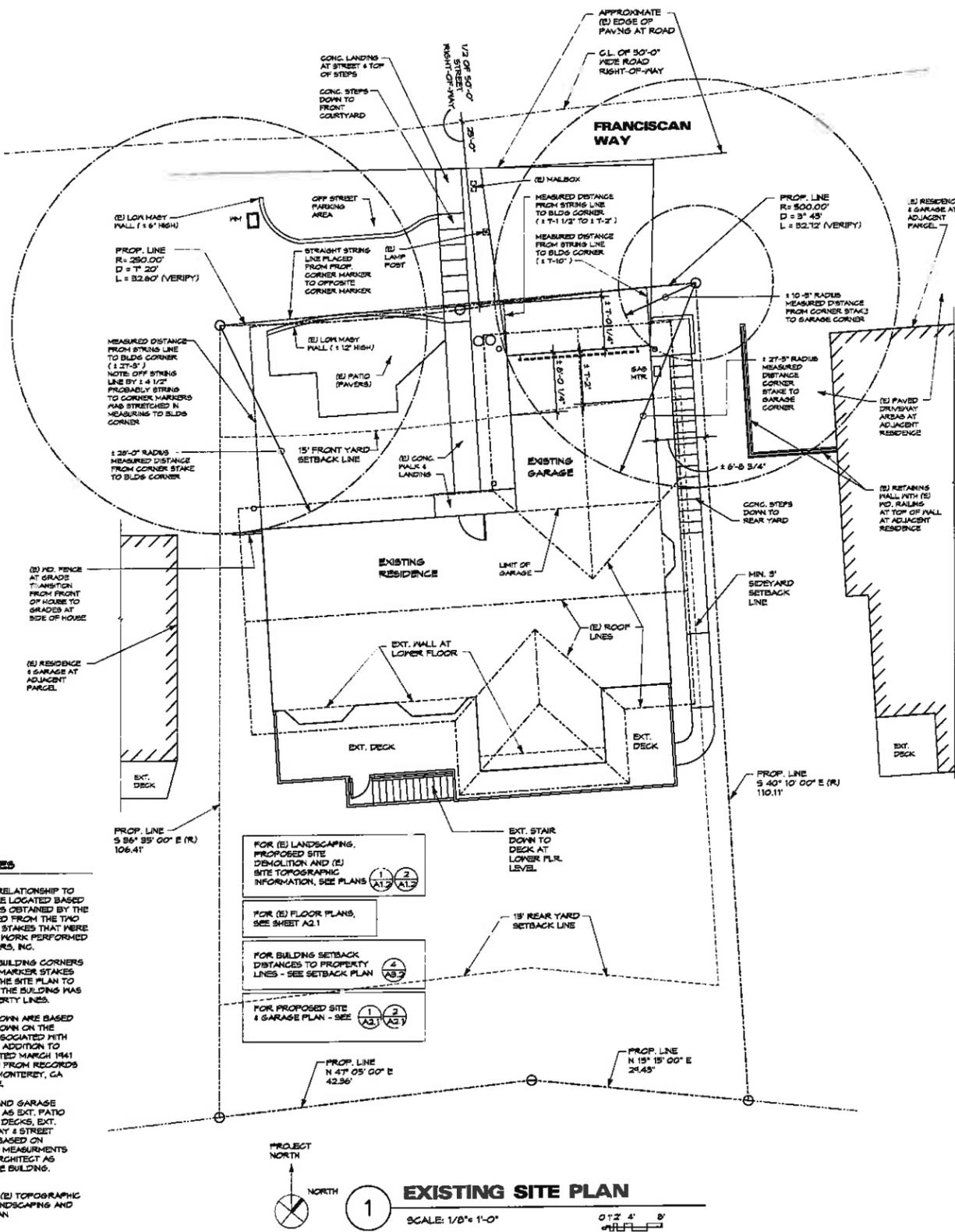
PROPOSED FLOOR AREA:	1,531 SF RESIDENCE UPPER FLR AREA 391 SF GARAGE FLR AREA 426 SF RESIDENCE LOWER FLR AREA 2,367 SF [TOTAL PROPOSED BLDG FLR AREA]
PROPOSED SITE COVERAGE:	783 SF (N) DRIVEWAY (PAVERS) (TO LIMIT OF PROP. LINE) [INCLUDES TRENCH DRAINS] 26 SF (N) LOW CONG. CURB AT (N) DRIVEWAY AREA (TO LIMIT OF PROP. LINE) 7 SF (N) CONG. APRON AT DRIVEWAY 147 SF (N) CONG. LANDINGS & (E) STEPS TO STREET (TO LIMIT OF PROP. LINE) & (N) CONG. WALKWAY ADJACENT TO THE (N) GARAGE 20 SF (N) CONG. RETAINING WALL AT WALKWAY (FRONT OF GARAGE) 25 SF (N) CONG. LANDINGS AT FRONT ENTRY DOOR 0 SF (N) CONG. LANDINGS AT (N) GRAVEL SPACE ACCESS DOOR 160 SF (E) CONG. WALK & STEPS ON EAST SIDE OF HOUSE 502 SF (E) EXT. DECK & STAIR AREA 1,666 SF [TOTAL PROPOSED SITE COVERAGE]
NOTE: # 1	458 SF OVER (E) SITE COVERAGE AT 1,203 SF
NOTE: # 2	781 SF OVER ALLOWABLE SITE COVERAGE AT 694 SF
PROPOSED COVERAGE IN STREET R.O.W.:	244 SF (N) DRIVEWAY (PAVERS) TO LIMIT OF STREET & PROP. LINE 67 SF (E) CONG. LANDINGS & STEPS TO STREET (FROM STREET TO PROPERTY LINE) 7 SF (N) 2X LANDSCAPE HEADER EACH SIDE OF DRIVEWAY 11 SF (N) 2X LANDSCAPE HEADER AT OFF-STREET PARKING AREA 574 SF [TOTAL (N) OFF-SITE COVERAGE]
NOTE:	252 SF (N) OFF-STREET PARKING AREA WITH HOOD CHIPS PLACED OVER DECOMPOSED GRANITE OR GRAVEL BASE

**DESIGN APPROVAL PLANS:
LIST OF DRAWINGS**

SHT #	SHEET TITLE
	ARCHITECTURAL
A1.1	EXISTING SITE PLAN & PROJECT DATA
A1.2	TOPOGRAPHIC & DEMOLITION SITE PLANS
A2.1	EXISTING FLOOR PLANS
A2.2	PROPOSED GARAGE SITE & FLOOR PLAN
A2.3	PROPOSED SITE GRADES
A2.4	DETAILS
A3.1	EXTERIOR ELEVATIONS
A3.2	PROPOSED ROOF PLAN
A3.3	GARAGE BUILDING SECTIONS
L2.1	LANDSCAPE & EXTERIOR LIGHTING CONCEPT PLANS

GENERAL NOTES

- A) BLDG LOCATION IN RELATIONSHIP TO PROPERTY LINES ARE LOCATED BASED ON FIELD DIMENSIONS OBTAINED BY THE ARCHITECT MEASURED FROM THE TWO PROPERTY CORNER STAKES THAT WERE PLACED BY SURVEY WORK PERFORMED BY BESTOR ENGINEERS, INC.
MEASUREMENTS TO BUILDING CORNERS FROM THE CORNER MARKER STAKES ARE INDICATED ON THE SITE PLAN TO DEMONSTRATE HOW THE BUILDING WAS ORIENTED TO PROPERTY LINES.
PROPERTY LINES SHOWN ARE BASED ON INFORMATION SHOWN ON THE SUBDIVISION MAP ASSOCIATED WITH THE PARCEL (THIRD ADDITION TO MISSION TRACT) DATED MARCH 1941 THAT WAS OBTAINED FROM RECORDS AT THE COUNTY OF MONTEREY, CA RECORDER'S OFFICE.
- B) SEE SHEET A1.3 FOR (E) TOPOGRAPHIC INFORMATION, (E) LANDSCAPING AND SITE DEMOLITION PLAN.



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DATE: 10-07-2015
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SHEET TITLE: Existing Site Plan & Project Data
SHEET NO.: A1.1

LANDSCAPING NOTES

LS-1) (E) PLANTINGS FOR FRONT AREAS OF THE SITE ARE INDICATED ON THIS PLAN AND PER THE PLANT LEGEND BELOW. NO (E) LANDSCAPING IS INDICATED FOR AREAS AT THE REAR SIDE OF THE HOUSE OR ALONG THE TWO SIDES OF THE RESIDENCE SINCE THESE PLANTINGS WILL NOT BE AFFECTED BY THE PROPOSED SITE CHANGES TO OCCUR FOR THE PROPOSED GARAGE MODEL - SEE PLAN FOR PLANT TYPES AND (E) LANDSCAPE TO BE REMOVED

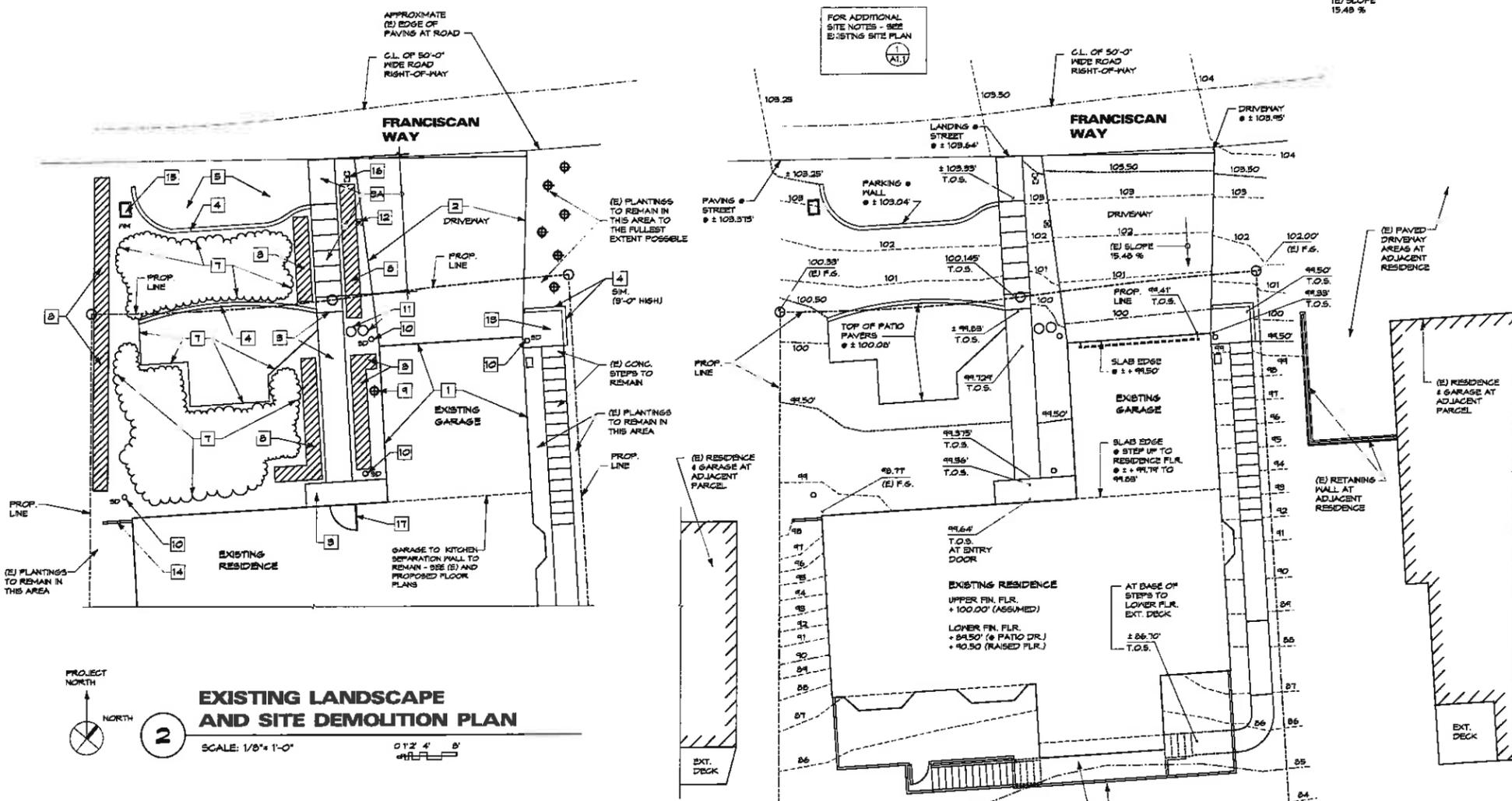
PLANT LEGEND

- DENOTES (E) HEDGE PLANTING LOCATION
- DENOTES (E) LOW GROUND COVER PLANTING LOCATION
- DENOTES (E) ORNAMENTAL PLANT OR SHRUB LOCATION
- EXISTING TREE LOCATION NOTE: 8" Ø (Ø DENOTES TREE TRUNK DIAMETER) SEE PLAN FOR SIZE

LS-2) D 50 DENOTES (E) SITE DRAIN - DRAIN INLET LOCATION THAT IS TIED TO (E) UNDERGROUND DRAINAGE SYSTEM THAT RUNS ON EACH SIDE OF THE HOUSE SLOPING SOUTH TO DAYLIGHT OPENINGS INTO THE REAR YARD

DEMOLITION NOTES - []

- 1) ALL PORTIONS OF THE (E) GARAGE ARE TO BE DEMOLISHED EXCEPT FOR THE FOLLOWING:
 - 1) THE (E) GARAGE TO KITCHEN SEPARATION WALL IS TO REMAIN - SEE GENERAL NOTE "A" ON SHEET A2.1
 - 2) THE (E) GARAGE FLOOR SLAB AND PERIMETER FOOTINGS ARE TO REMAIN - REMOVE ALL (E) ANCHOR BOLTS AT PERIMETER WALL LOCATIONS WHERE (E) EXTERIOR GARAGE WALLS ARE TO BE REMOVED BY CUTTING OFF ANCHOR BOLTS LEVEL WITH THE TOP OF FLOOR SLAB
 - 3) THE (E) RETAINING WALL ON THE EAST WALL OF THE GARAGE AS OCCURS BELOW THE FLOOR SLAB IS TO REMAIN
 - 4) THE (E) ROOF FRAMING THAT OCCURS OVER THE KITCHEN AREA WITH SKYLIGHTS IS TO REMAIN - ONLY REMOVE THE PORTION OF THAT ROOF FRAMING THAT EXTENDS OVER THE GARAGE ROOF TRUSSING TO BE REMOVED. SEE GENERAL NOTE "A" ON SHEET A2.1
- 2) DEMOLISH (E) CONCRETE DRIVEWAY. REMOVE (E) GRAVEL BASE MATERIALS BELOW FOR REUSE BELOW (N) DRIVEWAY & WALKWAY AREAS
- 3) DEMOLISH (E) CONCRETE WALKWAY, STEP & DOOR LANDING - SEE ALSO NOTE BA
- BA) (E) CONCRETE STEPS AND TOP LANDING TO REMAIN
- 4) DEMOLISH (E) LOW CONCRETE BLK. RETAINING WALLS (8" TO 12" HIGH) AND ANY ASSOCIATED FOUNDATIONS (IF ANY)
- 5) REMOVE (E) DECOMPOSED GRANITE AT (E) OFF-STREET PARKING AREA AND (E) SOLID AS REUSE FOR (N) DRIVEWAY AND SLOPED BANKS TO OCCUR EACH SIDE OF (N) DRIVEWAY. SEE PROPOSED SITE PLAN
- 6) REMOVE (E) PAVEMENT STONES AT PATIO. REMOVE (E) SAND AND GRAVEL BASE MATERIALS BELOW FOR REUSE BELOW (N) DRIVEWAY AREAS
- 7) REMOVE ALL (E) LOW CYPRUSS SHRUB GROUND COVER PLANTINGS IN FRONT YARD AREAS
- 8) REMOVE (E) HEDGE PLANTINGS
- 9) REMOVE (E) BOUGANVILLEA PLANTING
- 10) REMOVE (E) AREA DRAIN - RETAIN (E) U.S. DRAINAGE PIPING BELOW (IF DEEP E-0.5M BELOW PROPOSED DRIVEWAY & BASE MATERIALS) FOR CONNECTIONS TO (N) AREA DRAINS SHOWN ON THE PROPOSED SITE PLAN



EXISTING LANDSCAPE AND SITE DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

TOPOGRAPHIC PLAN GENERAL NOTES

- TOPO-1) (E) GRADE CONTOURS SHOWN ON THE TOPOGRAPHIC INFORMATION SITE PLAN ARE APPROXIMATE. THEY WERE DEVELOPED BASED ON GRADE POINT ELEVATIONS AS MEASURED FROM THE (E) STREET PAVING BY THE ARCHITECT USING A LEVEL, TRANSIT AND VERTICAL MEASURING ROD FOR ALL AREAS AT THE FRONT SIDE OF THE HOUSE AND GARAGE.
- ALL (E) GRADE POINT ELEVATIONS AND CONTOURS ARE BASED ON THE (E) UPPER FLOOR LEVEL OF THE RESIDENCE HAVING AN ASSUMED FINISH FLOOR ELEVATION AT +100.00'.
- ALL GRADE ELEVATIONS ALONG THE TWO SIDES OF THE HOUSE ARE APPROXIMATED FROM GRADE ELEVATIONS THAT OCCUR ON THE FRONT SIDE OF THE HOUSE TO THE GRADE ELEVATIONS AS OCCUR AT THE REAR SIDE OF THE HOUSE.
- SYMBOLS AND ABBREVIATIONS AS SHOWN ON TOPOGRAPHIC INFORMATION PLANS) DENOTE THE FOLLOWING:
- (E) = EXISTING GRADE ELEVATION
 - (N) = NEW GRADE ELEVATION
 - (E) = ELEVATION REFERENCE POINT
 - F.G. = FINISH GRADE
 - F.L. = FLOW LINE
 - T.O.S. = TOP OF SLAB
 - T.O.T.S. = TOP OF TOPPING SLAB ABV. (E)
 - T.O.P. = TOP OF PAVING
 - T.O.P.V.R. = TOP OF PAVERS
 - T.O.W. = TOP OF WALL
 - T.O.C. = TOP OF CURB
 - T.O.D. = TOP OF DRAIN (GRATE & DRAIN)

TOPOGRAPHIC INFORMATION PLAN (EXISTING CONDITIONS)
SCALE: 1/8" = 1'-0"

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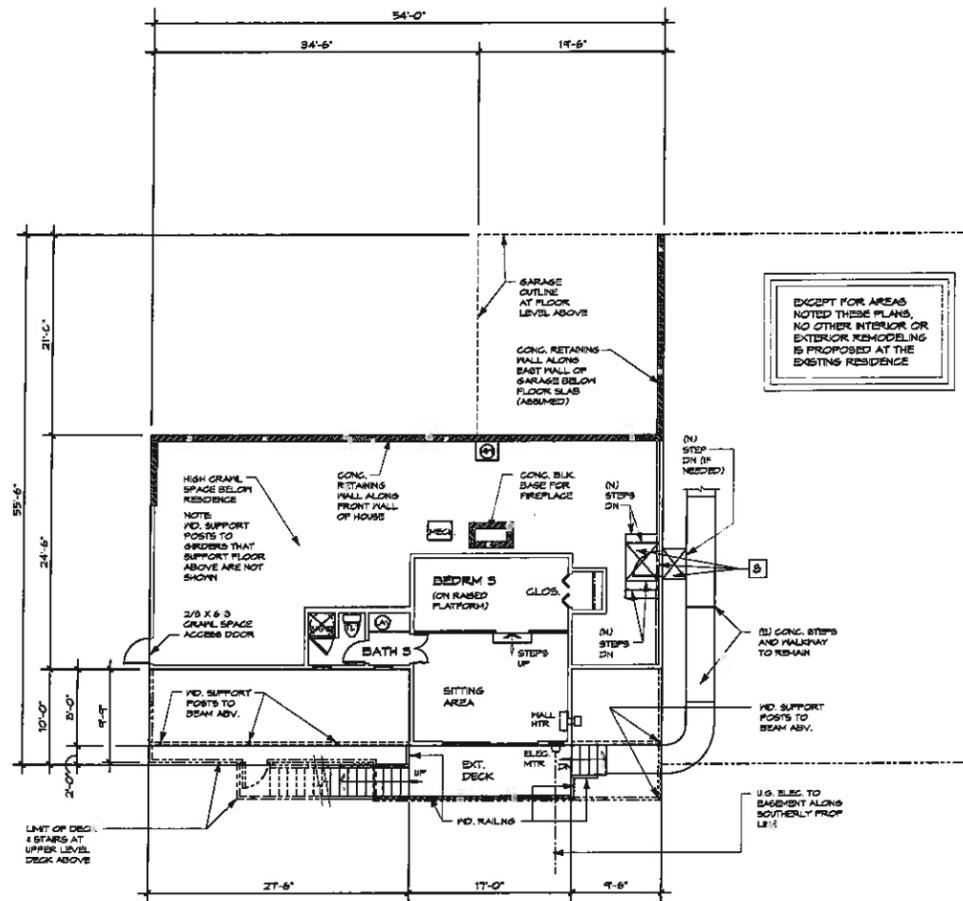
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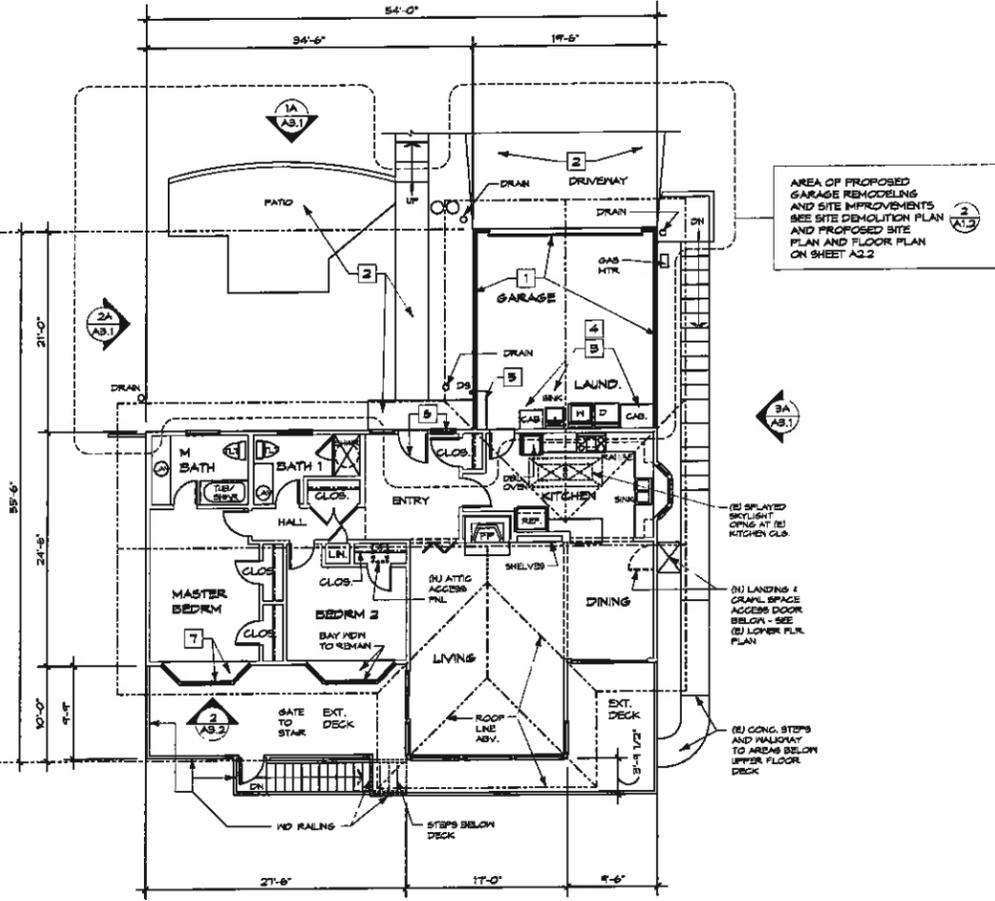
JOB NO.:

SHEET TITLE: **Topographic & Demolition Site Plans**

SHEET NO. **A1.2**



(EXISTING CONDITIONS)
LOWER FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 426 S.F. (LIVABLE AREA)
 1,032 S.F. (GRAVEL SPACE AREA)
 1,458 S.F. (TOTAL LL. PERIMETER)



(EXISTING CONDITIONS)
UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 1,531 S.F. (LIVABLE AREA) — INCLUDES BAY ROOFS
 410 S.F. (GARAGE AREA)

- DEMOLITION/REMODEL NOTES -**
- DEMOLISH (E) GARAGE PER GENERAL NOTE 'A' AND PER DEMOLITION NOTES ON PLAN SHEET A1.2. SEE PROPOSED GARAGE PLAN ON SHEET A2.2 FOR (N) REPLACEMENT GARAGE & ASSOCIATED SITE IMPROVEMENTS.
 - DEMOLISH (E) CONCRETE DRIVEWAY, WALKWAY AND LANDINGS AREAS AS NOTED ON PLAN SHEET A1.2. REMOVE (E) PATIO AND LANDSCAPE PLANTINGS AS OCCUR IN FRONT YARD AREAS. SEE SITE DEMOLITION PLAN ON SHEET A1.2 FOR ADDITIONAL REQUIREMENTS.
 - REMOVE (E) CABINETS, LAUNDRY TUB SINK AND CLOTHES WASHING/DRYING APPLIANCES AS OCCUR IN GARAGE TO ALLOW INSTALLING (N) CONG. TOPPING SLAB TO BE PLACED ABOVE THE (E) CONG. GARAGE FLOOR SLAB THAT IS PROPOSED TO REMAIN. NOTE: (E) SINK, CABINETS AND APPLIANCES ARE TO BE RETURNED TO THEM (E) POSITIONS IN THE GARAGE FOLLOWING REMODELING OF THE GARAGE.
 - DUE TO PROPOSED CHANGES OF (E) WALL CONDITIONS IN THE GARAGE, THE (E) ATTIC ACCESS PANEL AT THE GARAGE TO KITCHEN SEPARATION WALL LOCATED ABOVE THE WASHER & DRYER WILL NEED TO BE RELOCATED. INSTALL A (N) ATTIC ACCESS PANEL AT THE GELING OF THE BEDROOM CLOSET WHERE INDICATED ON THE PLAN. SIZE OF (N) PANEL: AS REQ'D TO FIT BETWEEN (E) CLG. JOISTS & (E) CLOSET WALLS (AS CLOSE TO 18" X 24" AS IS POSSIBLE GIVEN (E) CONDITIONS).
 - REMOVE (E) UPPER CABINET - VERIFY WITH OWNER IF IT IS TO BE RELOCATED TO (N) LOCATION IN THE (N) GARAGE OR IN GRAVEL SPACE AREAS.
 - REMOVE (E) SIDELITE WINDOW & ENTRY DOOR FOR (N) WALL INFILL & (N) ENTRY DOOR AS INDICATED ON THE PROPOSED GARAGE FLOOR PLAN. VERIFY THAT THE (E) HEADER BEAM ABOVE THE (E) ENTRY DOOR AND ADJACENT SIDELITE WINDOWS IS CONTINUOUS. IF SO, REMOVE (E) HINGE JAMB FRAMING AND TRIMS TO ALLOW FOR WIDER 42" ENTRY DOOR.
 - REMOVE (E) BAY WINDOW & RAISED SEAT OR SHELF AS BASE OF WINDOW AS SHOWN ON (E) BAY WINDOW ELEVATION. THIS IS TO ALLOW INSTALLATION OF (N) PAIR OF 2/6 X 6/8 FRENCH DOORS WITH SIDELITE WINDOWS EACH SIDE OF DOOR. SIZED TO FIT WITHIN (E) WALL OPNS. FOR (N) DOORS & SIDELITES. SEE PROPOSED ELEVATION.
 - REMOVE PORTION OF (E) EXT. WALL AS REQ'D FOR (N) 2/6 X 6/8 OR 3/0 X 6/8 GRAVEL SPACE ACCESS DOOR OPNS. INSTALL (N) DOOR HEADER & TRIMMER STUDS AT (N) OPENING. CONSTRUCT (N) RAISED (N) FRAMED LANDING PLATFORM LANDING OVER THE (E) RAISED CONG. FOUNDATION STEPM-WALL AND WALL SILL PLATE. PROVIDE (N) FRAMED STEPS (P.T. LUMBER) FROM THE (N) RAISED LANDING PLATFORM TO (E) GARAGE ELEVATIONS AS OCCUR AT TWO DECS OF THE LANDING. INSTALL (N) EXT. CONG. LANDING WITH STEP (IF REQ'D) FROM THE (E) CONG. WALKWAY TO THE (E) EXT. WALL AT THE (N) ACCESS DOOR. THE EXT. LANDING IS TO OCCUR NOT MORE THAN 4" BELOW THE DOOR THRESHOLD WITH THE LANDING SLOPED AWAY FROM THE BLDG AT 1/4" PER FOOT SLOPE.

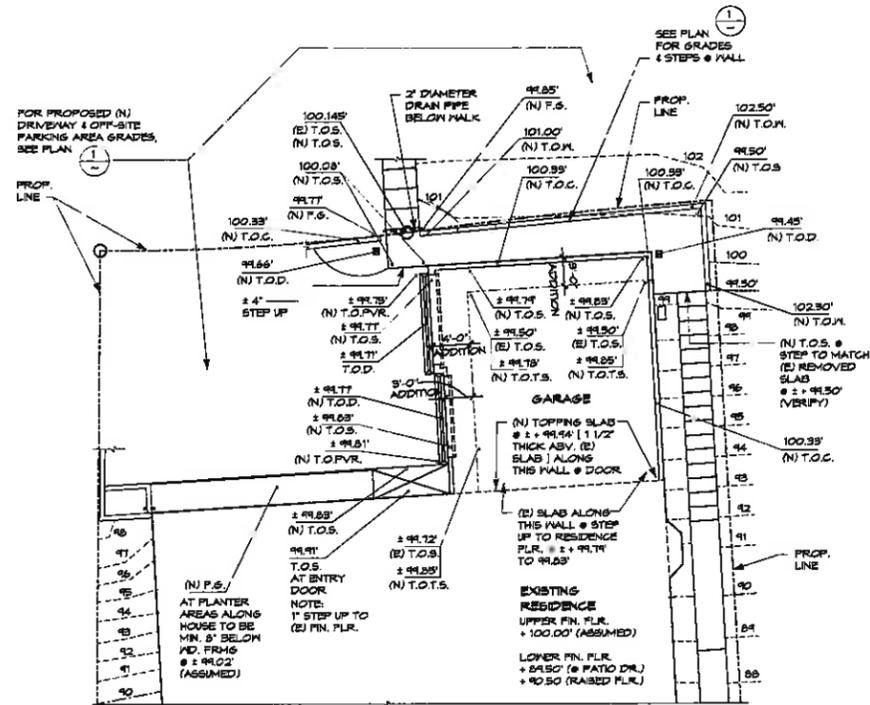
GENERAL NOTES

- ALL ROOF AREAS OF THE EXISTING GARAGE AND THE NORTH, WEST AND EAST WALLS OF THE GARAGE ARE TO BE REMOVED. (E) ROOF OVER KITCHEN AREAS WHERE (E) SKYLIGHTS OCCUR ARE TO REMAIN - BRACE AND SHORE THIS PORTION OF THE ROOF AS REQ'D TO INSTALL (N) FRAMING ABOVE THE KITCHEN TO GARAGE SEPARATION WALL FOR INSTALLING (N) GARAGE ROOF FRAMING AND WALL FRAMING THAT SUPPORTS THE (N) GARAGE ROOF.
 NOTE:
 (E) WALLS THAT ARE TO BE REMOVED AT THE GARAGE ARE REFERENCED BY THE WALL LEGEND BELOW.
- (E) WALL LEGEND**
 (E) WALLS TO BE REMAIN (UNLESS NOTED OTHERWISE BY KEYED NOTES)
 (E) EXTERIOR WALL OF GARAGE TO BE REMOVED
 (E) CONG. RETAINING WALLS AND/OR CONG. BLK. FIREPLACE SUPPORT WALLS TO REMAIN
- MINOR REMODELING AT THE (E) RESIDENCE IS NOTED BY KEYED NOTES REFERENCED ON THE EXISTING FLOOR PLANS.

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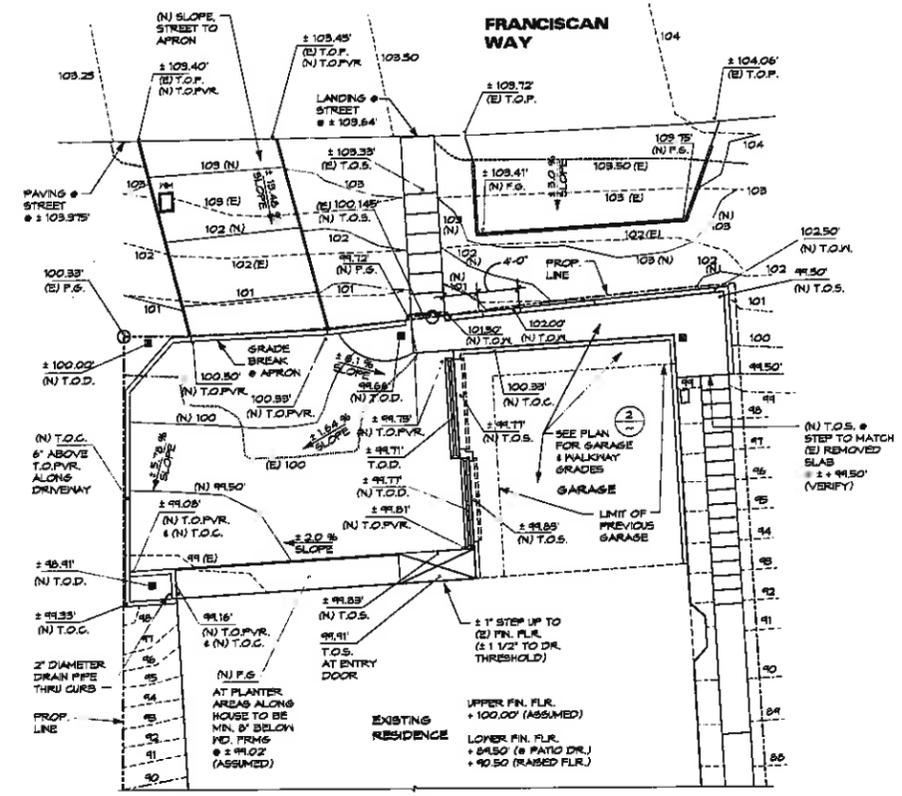
Burgess Residence
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 SHEET TITLE
Existing Floor Plans
 SHEET NO. **A2.1**



PROPOSED GARAGE & EXTERIOR WALKWAY TOPOGRAPHIC PLAN
 SCALE: 1/8" = 1'-0"
 PROJECT NORTH

FOR PROPOSED GARAGE FLOOR PLAN & SITE PLAN SEE PLAN 1



PROPOSED DRIVEWAY TOPOGRAPHIC PLAN
 SCALE: 1/8" = 1'-0"
 PROJECT NORTH

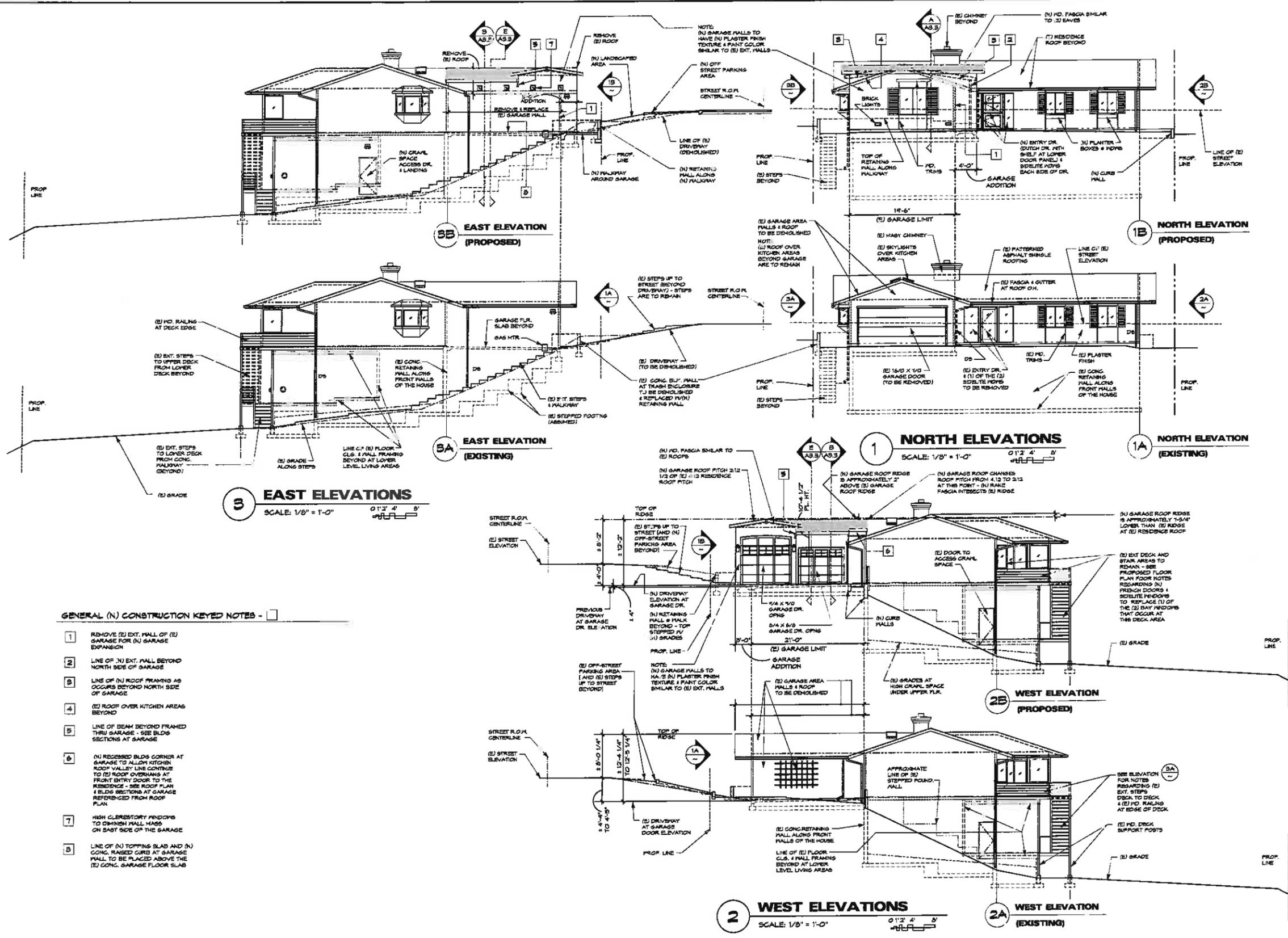
FOR (E) GRADE ELEVATIONS AT THE SOUTHERLY SIDE OF THE HOUSE & SITE - SEE PLAN 1

- TOPOGRAPHIC PLAN GENERAL NOTES**
- TOPO-1) SEE PLAN SHEET A1.2 FOR LEGEND REGARDING SYMBOLS AND ABBREVIATIONS SHOWN ON THESE TOPOGRAPHIC PLAN(S). PLAN SHEET A1.2 ALSO SHOWS EXISTING SITE TOPOGRAPHIC CONDITIONS.
 - TOPO-2) ALL NEW SITE AREA DRAINS (S.D.) ARE TO BE CONNECTED TO (E) UNDERGROUND DRAINAGE PIPING THAT WERE CONNECTED TO (E) AREA DRAINS TO BE MOVED OR REPLACED DUE TO (N) GARAGE OR SITE CONDITIONS. WHERE REQUIRED, MODIFY OR REPLACE (E) U.S. PIPING FOR CONNECTION TO (N) AREA DRAINS.
 - TOPO-3) ESTIMATED CUT & FILL QUANTITIES FOR GRADING ARE AS FOLLOWS:
 CUT - APPROXIMATELY 12-20 CUBIC YARDS
 FILL - APPROXIMATELY 20-24 CUBIC YARDS

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SHEET TITLE	Proposed Site Grades
SHEET NO.	A2.3

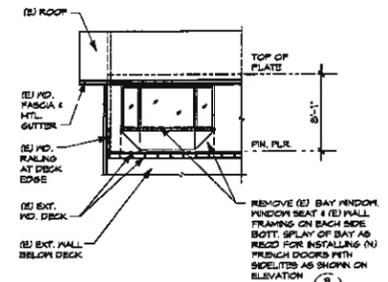
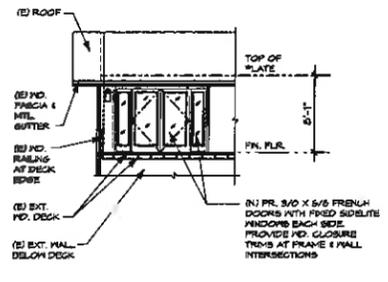


- GENERAL (N) CONSTRUCTION KEYED NOTES -**
- 1 REMOVE (E) EXT. WALL OF (E) GARAGE FOR (N) GARAGE EXPANSION
 - 2 LINE OF (N) EXT. WALL BEYOND NORTH SIDE OF GARAGE
 - 3 LINE OF (N) ROOF FRAMING AS OCCURS BEYOND NORTH SIDE OF GARAGE
 - 4 (E) ROOF OVER KITCHEN AREAS BEYOND
 - 5 LINE OF BEAM BEYOND FRAMED THRU GARAGE - SEE BLDG SECTIONS AT GARAGE
 - 6 (N) RECESSED BLDG CORNER AT GARAGE TO ALLOW KITCHEN ROOF VALLEY LINE CONTINUE TO (E) ROOF OVERHANGS AT FRONT ENTRY DOOR TO THE RESIDENCE - SEE ROOF PLAN & BLDG SECTIONS AT GARAGE REFERENCED FROM ROOF PLAN
 - 7 HIGH CLERESTORY WINDOWS TO DIMINISH WALL MASS ON EAST SIDE OF THE GARAGE
 - 8 LINE OF (N) TOPPING SLAB AND (N) CONC. RAISED CURB AT GARAGE WALL TO BE PLACED ABOVE THE (E) CONC. GARAGE FLOOR SLAB

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SHEET TITLE	Exterior Elevations
SHEET NO.	A3.1



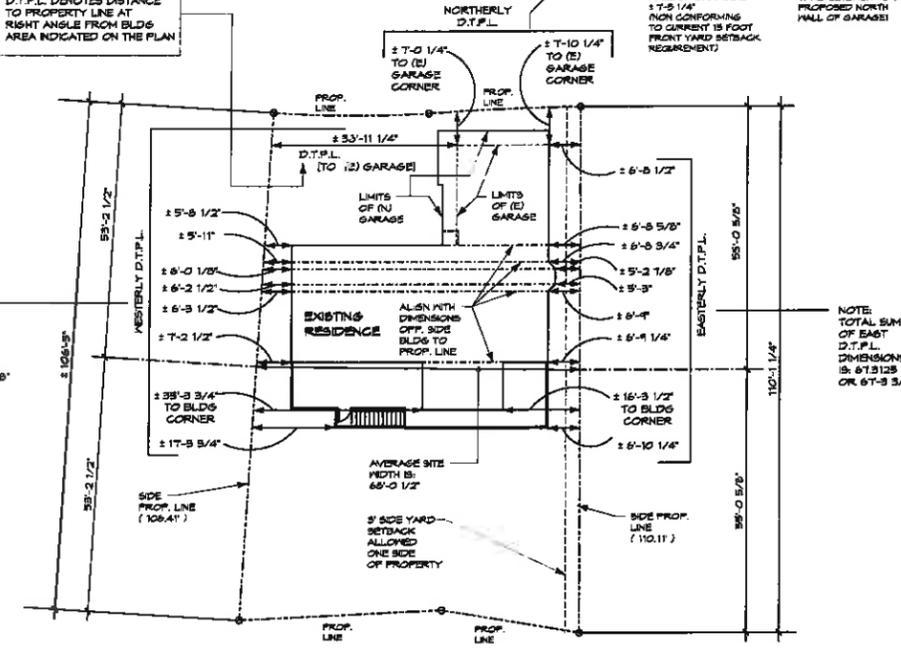
1 (N) DOOR OPNG
SCALE: 1/8" = 1'-0"

2 (E) BAY WINDOW
SCALE: 1/8" = 1'-0"

SUM OF EAST AND WEST DISTANCES FROM TALLYS ABOVE:
[128.4062' (WEST) + 67.9125' (EAST)] = 196.3187'
RULE OF AVERAGES FOR ALL POINTS MEASURED:
[196.3187' (SUM OF WEST + EAST AREAS AS SHOWN ABOVE)] DIVIDED BY (16) POINTS MEASURED TO SIDE PROPERTY LINES AS SHOWN ON THE PLAN = 10.90' OR ± 10'-10 1/8"

BASED ON THE INFORMATION SHOWN ON THIS PLAN, THE (E) RESIDENCE AND GARAGE DO NOT CONFORM TO CURRENT SIDEYARD SETBACK REQUIREMENTS ESTABLISHED UNDER THE CITY'S RULE OF AVERAGES UNDER CURRENT ZONING REGULATIONS. THEREFORE, THE (E) BUILDING IS NON-CONFORMING FOR SIDE YARD AND FOR FRONT YARD SETBACKS.

NOTE: D.T.P.L. DENOTES DISTANCE TO PROPERTY LINE AT RIGHT ANGLE FROM BLDG AREA INDICATED ON THE PLAN.



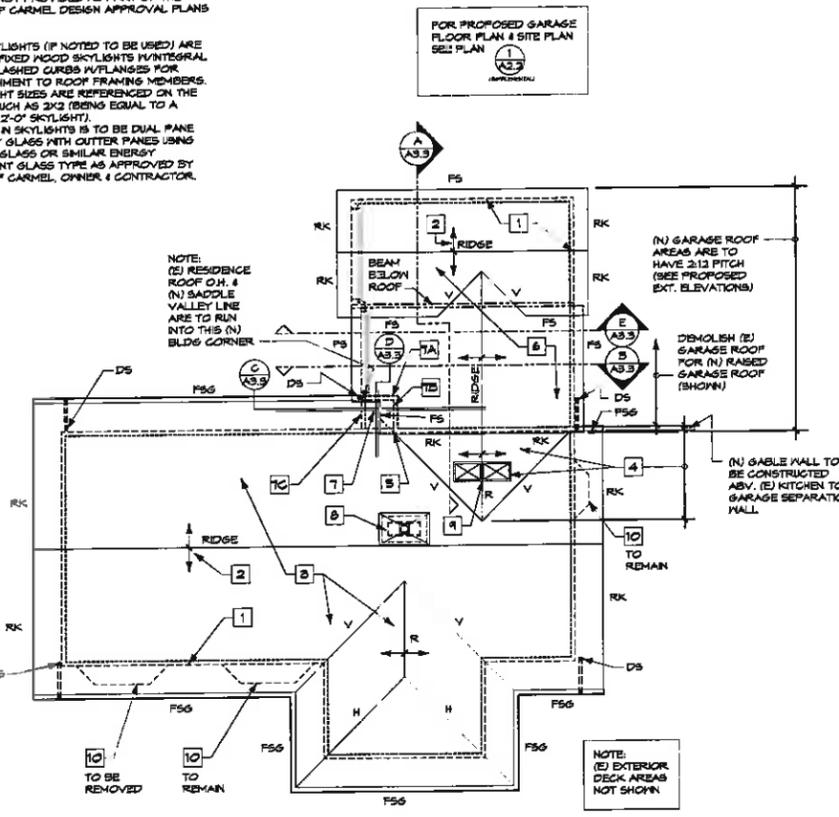
4 PLAN SHOWING SIDE YARD AND FRONT YARD SETBACKS TO BLDG AREAS
SCALE: 1/16" = 1'-0"

ONLY BUILDING OUTLINE, PROPERTY LINES AND EXT. DECKS ARE SHOWN ON THIS PLAN.

ROOF PLAN GENERAL NOTES

- A) LETTERS OR ACRONYMS WHERE SHOWN ON THE ROOF PLAN DENOTE THE FOLLOWING:
H = HIP
R = RIDGE
V = VALLEY
FS = FASCIA W/MTL. DRIP EDGE
FSG = FASCIA W/GUTTER
RK = RAKE FASCIA @ GABLE
RV = RIDGE VENT
RVV = ROOF VENT
DPV = DOWNPOUT LOCATION
- B) (E) ROOF PITCH FOR ALL ROOF AREAS AT THE RESIDENCE IS 4:12 PITCH
(N) GARAGE ROOF AREAS ARE TO HAVE A ROOF PITCH OF 2:12
EXCEPTION: SADDLE AREAS AT (N) RECESSED BLDG CORNER AT GARAGE WHICH ARE TO BE SLOPED AT THE SAME ROOF PITCH AS THE (E) RESIDENCE ROOF (4:12 PITCH - VERIFY)
- B.1) (E) ROOF OVERHANGS AT THE RESIDENCE ARE 36" (3'-0") FROM FACE OF EXTERIOR WALLS WHERE THEY OCCUR.
(N) GARAGE ROOFS ARE TO HAVE 1'-0" ROOF OVERHANGS EXCEPT FOR THE EAST & WEST GABLE ROOFS OF THE SERVICE VAN PARKING BAY WHERE THE ROOF OVERHANGS SHALL BE 1'-6" FROM EXT. FACE OF WALLS AND AT SOUTHERLY WALLS WHERE ROOF O.H. IS ONLY THE WIDTH OF THE 2X FASCIA ATTACHED DIRECTLY TO THE EXT. WALLS.
- C) (E) ROOFING AT THE RESIDENCE IS PATTERNED COMPOSITION ROOFING (ASPHALT SHINGLES). AT AREAS WHERE ROOFING IS REMOVED TO ALLOW INSTALLATION OF (N) GARAGE WALLS, REPAIR WITH ROOFING AND UNDERLAYMENTS TO MATCH (E) ROOFING.
(N) ROOFING AT (N) GARAGE ROOFS IS TO BE ASPHALTIC SHINGLES EXCEPT FOR (E) ROOF SHINGLES AT THE (E) RESIDENCE. INSTALL NEW ROOFING IN ACCORDANCE WITH CRC SECTION RA09.2 WITH DOUBLE UNDERLAYMENT APPLICATION PER R09.2.2 AND R09.2.1 FOR SHINGLES USED ON 2:12 ROOF PITCH.
ALL ROOFING SHALL BE CLASS "A" ROOFING MATERIALS AND UNDERLAYMENTS. INSTALL ROOFING PER MANUFACTURER'S INSTRUCTIONS AND ANY OTHER APPLICABLE ROOFING REQUIREMENTS REFERENCED UNDER THE CALIFORNIA RESIDENTIAL BUILDING CODE (2015 CRC).
- D) PROVIDE (N) SHEET MTL. FLASHING AS REGD TO INCLUDE:
1) DRIP EDGE FLASHING AT ROOF EDGES
2) FLASHING AT VERTICAL WALLS & CHIMNEY AREAS TO HORIZONTAL ROOF TRANSITIONS
3) RIDGE & VALLEY FLASHING IF REGD BY ROOFING MANUFACTURER
ALL (N) SHEET MTL. FLASHING SHALL BE 20 GA. 1. (GALV. IRON SHT. MTL.)
- E) EXTEND ALL (E) PIPE & FLUE TO ROOF CONDITIONS TO ABOVE (N) ROOF ELEVATIONS & PROVIDE (N) MTL. ROOF CAP FLASHINGS, ANCHOR STRAPS & TERMINATION CAPS AS REGD WHERE PLUMBING VENTS, EXHAUST OR MECH. FLUES AND OTHER SIMILAR ITEMS PENETRATE (N) ROOFS
ALL (N) ROOF PENETRATION CAP FLASHINGS & TERMINATION CAPS SHALL BE MINIMUM 20 GA. 1. (GALV. IRON SHT. MTL.)
- F) ALL (N) SHT. MTL. GUTTERS & DOWNPOUTS SHALL BE MIN. 20 GA. 1. GUTTER PROFILE IS TO BE PER ROOF OVERHANG DETAILS. ALL (N) DOWNPOUTS SHALL BE 3" X 4" MINIMUM. PROVIDE MTL. FLASHINGS WHERE GUTTERS INTERSECT EXT. WALLS AND PROVIDE MTL. ANCHOR STRAPS AT DOWNPOUT TO EXT. WALL LOCATIONS AS OCCUR. TERMINATION AT BOT. OF DOWNPOUTS IS TO BE DIRECTED AWAY FROM THE BLDG. ONTO SOLID SURFACE WALKWAY, PATIO, ETC. TYPE MATERIALS OR ONTO (N) CONC. SPLASH BLOCKS WHERE THE CUTFALL RUNS INTO NON-PAVED LANDSCAPE TYPE AREAS.
ALL ANCHOR STRAPS & FASTENERS ARE TO BE SIMILAR TO THE MTL. TYPE SELECTED FOR GUTTERS & DOWNPOUTS

- G) ROOF VENTS SUCH AS DORMER VENTS, RIDGE VENTS AND WALL LOWER VENTS WHERE REFERENCED ON THE ROOF PLAN ARE TO BE SIZED AS INDICATED ON THE ROOF VENTILATION CALCULATIONS.
NOTE: NOT PROVIDED AS PART OF THE CITY OF CARMEL DESIGN APPROVAL PLANS.
- H) (N) SKYLIGHTS (IF NOTED TO BE USED) ARE TO BE FIXED HOOD SKYLIGHTS W/INTEGRAL MTL. FLASHED CURBS W/FLASHINGS FOR ATTACHMENT TO ROOF FRAMING MEMBERS. SKYLIGHT SIZES ARE REFERENCED ON THE PLAN SUCH AS 2X2 (BEING EQUAL TO A 2'-0" X 2'-0" SKYLIGHT). GLASS IN SKYLIGHTS IS TO BE DUAL PANE SAFETY GLASS WITH CUTTER PANEES USING LOW-E GLASS OR SIMILAR ENERGY EFFICIENT GLASS TYPE AS APPROVED BY CITY OF CARMEL, OWNER & CONTRACTOR.



1 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

- KEYED NOTES - (FOR ROOF PLAN)**
- 1 EXTERIOR WALL BELOW ROOF
 - 2 INDICATES ROOF SLOPE DIRECTION. SEE ROOFING GENERAL NOTE "B"
 - 3 (E) ROOFING AND ROOF FRAMING AT THE (E) RESIDENCE TO REMAIN - SEE ROOFING GENERAL NOTES "D" AND "G"
 - 4 (E) ROOFING AND ROOF FRAMING WHERE SKYLIGHTS OCCUR AT KITCHEN TO REMAIN. REMOVE (E) ROOF FRAMING OVER GARAGE AREAS THAT RUN NORTH OF THE KITCHEN TO GARAGE SEPARATION WALL TO ALLOW CONSTRUCTION (N) GARAGE ROOF
 - 5 (E) VALLEY RUNS INTO (N) BLDG CORNER
 - 6 (N) ROOFING AND ROOF FRAMING AT GARAGE AREAS - SEE ROOFING GENERAL NOTES "B" AND "G"
 - 7 (N) LOWER ROOF TO BE CONSTRUCTED ABOVE RAISED CEILING FRAMING AT RECESSED GARAGE CORNER TO ALLOW FOR CABINET BELOW CEILING. (N) ROOF AT BLDG CORNER IS TO BE FRAMED AT SAME ROOF PITCH AS (E) RESIDENCE ROOF TO CONTINUE (E) VALLEY LINE RUN TO ADJOINING FASCIA BOARDS WHERE VALLEY TERMINATES AT POINT OF CONTACT WITH THE (E) RESIDENCE ROOF OVERHANGS TO INTERSECT (N) BLDG CORNER
 - TA THIS EXT. WALL IS CONSTRUCTED BY SUSPENDED STUDS TIED TO (N) ROOF FRAMING AT THE (N) GARAGE ROOF
 - TB THIS EXT. WALL IS SUPPORTED BY WALL FRAMING CONSTRUCTED ABOVE A 4X BEAM RUN FROM THE SUSPENDED WALL STUDS PER TA TO THE (E) EXT. WALL OF THE RESIDENCE. SEE BLDG SECTIONS FOR HEIGHT OF BEAM ABOVE THE GARAGE FLOOR SLAB TO ALLOW SPACE FOR CABINET BELOW ROOF FRAMING PER NOTE 7
 - TC (N) EXT. WALL OF GARAGE RUN TO THE BOTTOM OF THE (E) RESIDENCE ROOF OVERHANGS FRAMING OR SHEATHING AS OCCURS
 - TD (E) CHIMNEY LOCATION
 - TE (E) SKYLIGHTS TO KITCHEN AREAS BELOW
 - TF (E) BAY WINDOW BELOW ROOF OVERHANGS

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Burgess Residence
Garage Addition & Remodel For
Mr. and Mrs. Robert & Pat Burgess
2928 Franciscan Way
Carmel, California 93923 APN 009-371-029

DATE: 10-07-2015

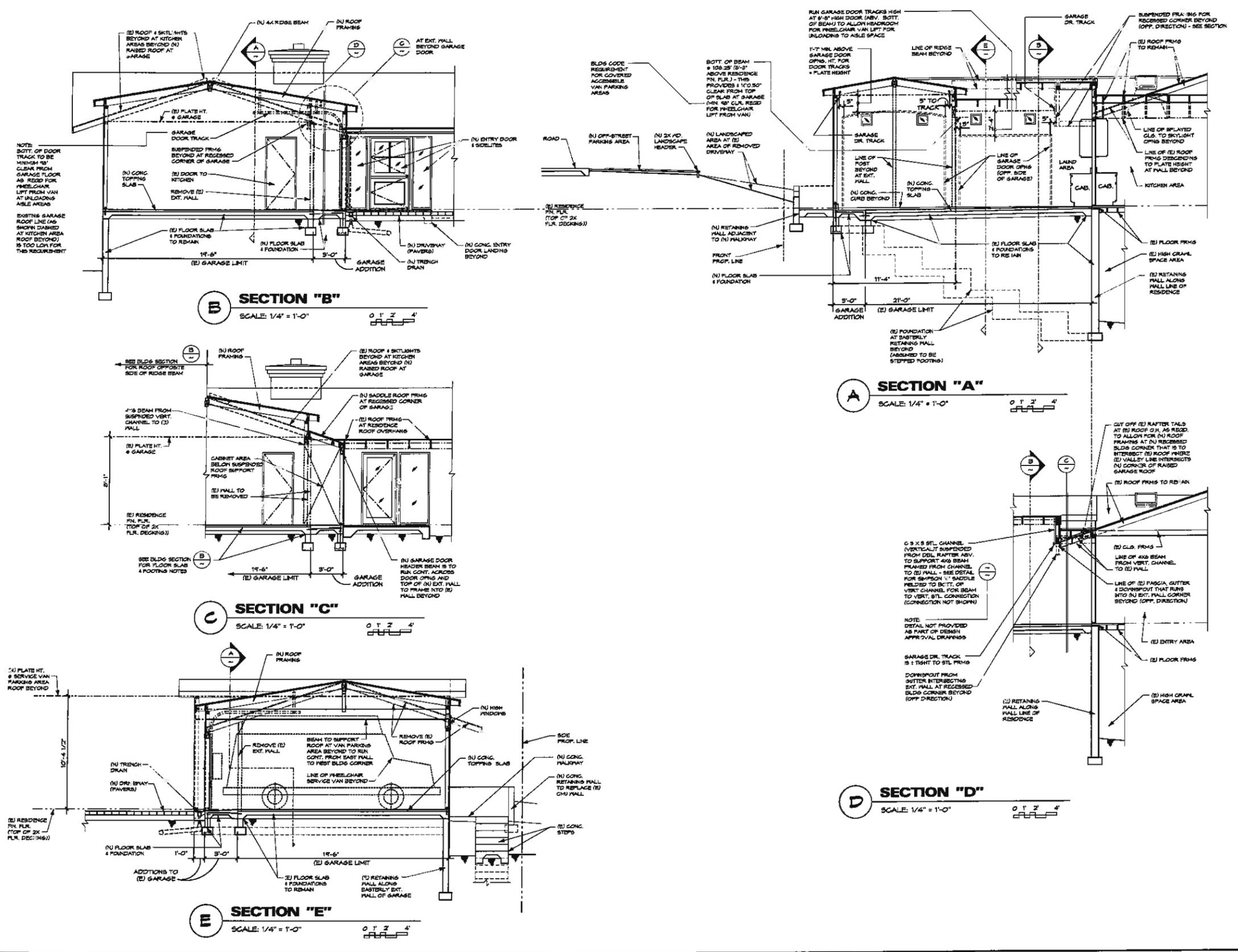
REVISIONS:

DRAWN BY: 1525

JOB NO.:

SHEET TITLE: Proposed Roof Plan

SHEET NO. A3.2



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DATE 10-07-2015

REVISIONS

DRAWN BY 1525

JOB NO. 1525

SHEET TITLE
Garage Building Sections

SHEET NO. **A3.3**



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

October 20, 2015

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of Design Study (DS 15-053) for the construction of a new 200 square foot carport in the front setback, a new front fence and entry gate, and site coverage alterations at a property located in the Single-Family Residential (R-1) Zoning District

Recommendation:

Approve Design Study (DS 15-053) application subject to the attached conditions.

Application:	DS 15-053	APN:	010-263-004
Block:	I	Lots:	11
Location:	Casanova St., 5 SW of 8 th Ave.		
Applicant:	Joshua Stewman	Property Owner:	Janet Blincoe

Background and Project Description:

The project site is located on Casanova Street, five parcels southwest of Eighth Avenue and is developed with a 2,745-square foot two-level residence that is clad with stucco siding and a stone veneer. Parking for the property is currently provided by an uncovered parking pad located in the front-yard setback on the south side of the property. The existing residence exceeds the allowed floor area of 1,800 square feet.

The property previously shared a driveway with the neighboring property to the north, however, on June 13, 2012, the Planning Commission approved a remodel of the subject residence which included a new parking pad on the subject property and the abandonment of the shared driveway. Staff notes that typically an uncovered parking pad is not allowed in the front-yard setback, pursuant to CMC Section 17.38.020.F.1, however, detached parking

structures (garage and carports) are permitted in the front-yard setback with Planning Commission approval. Additionally, staff notes that there is an approximately 3 foot easement along the north property line to allow for the adjacent neighbor to access their parking garage.

The applicant is requesting to construct a 200-square foot detached carport (dimensions: 11.75' x 17.75') located in the 15-foot front-yard setback. The proposed carport would be 10-feet 1-inch high and include cedar columns, a cedar entry gate, and a standing seam metal roof. In addition to the carport, the applicant is proposing to install a new 4-foot high, picket-style wood fence at the front of the property with an entry arbor and gate. The entry arbor is proposed to be 7 feet in height and constructed of cedar wood. The proposal also includes a reconfiguration of site coverage and the request to maintain an unpermitted 294-square foot patio and fire pit in the rear yard. The patio is proposed to be built in the southwest corner of the site and be constructed of impervious concrete.

Staff notes that on April 10, 2015, the property was issued a Stop Work Notice by the City's Code Compliance Officer for the addition of 205 square feet to an existing 163 square foot patio and the construction of a fire pit in the rear yard. Photographs of the partially constructed rear patio are depicted in the site photographs included as Attachment A.

This project came before the Planning Commission on August 12, 2015 and the Commission continued the item with a request for changes to be made to the proposed design. The Commission requested a simpler design for the carport and fence/wall, as well as the incorporation of more natural materials. The specific requests, including a staff analysis for each, are included in the following section.

PROJECT DATA FOR THE 4,000-SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 sf	2,745 sf *	2,745 sf*
Site Coverage	556 sf (13.9%)	1,321 sf (27.9%)**	1,023 sf (25.6%)**
Trees (upper/lower)	3/1 trees	0/2 trees	0/2 trees
Ridge Height (1 st /2 nd)	18 ft.	18 ft. (main residence)	10 ft. 1 in. (carport)
Plate Height (1 st /2 nd)	12 ft.	10 ft. (main residence)	9 ft. (caport)
Setbacks	Minimum Required	Existing	Proposed
Front	15 ft.	21 ft.	0 ft. (carport)
Composite Side Yard	10 ft. (25%)	12 ft. (64.5%)	No Change
Minimum Side Yard	3 ft.	4 ft.	1.5 ft. (carport)
Rear	15 ft.	5 ft.	No Change
*Includes 200 square feet for parking			
** Includes 325 square feet of pavement within the North Easement			

Staff analysis:

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

1. *Redesign the carport to reduce the size, height and mass of the design.*

The applicant is proposing to construct a 200-square foot detached carport in the area of the existing parking pad in order to provide covered parking. Because the site exceeds the allowed floor area, the carport can only be a maximum of 200 square feet in size, which is the minimum size for an off-street parking space. Previously, a condition was included that the carport be reduced in size from 260 square feet to 200 square feet. The applicant has complied with this requirement by reducing the size of the carport by 60 square feet. Additionally, the applicant has lowered the height of the carport by 2 inches.

In addition to the reduction in the size/area of the carport, the planning commission expressed concerns with the overall mass and scale. Design Guidelines 6.1 recommends that *“facilities for parking should not dominate the design of the house or site.”* Residential Design Guidelines 7.0

includes objectives to *“Minimize the mass of a building as seen from the public way or adjacent properties,”* and states that *“A building should relate to the human scale in its basic forms. Oversized elements make structures appear massive and should be avoided.”* In regards to the carport, the applicant has removed the stone columns and replaced them with Cedar wood posts, which has significantly simplified the front elevation of the carport. The previous plans are included as Attachment D. In staff’s opinion, the applicant has complied with the Commission’s request for a reduction in the mass of the design.

2. Simplify the design of the front fence and gate.

The applicant previously proposed a 3-foot high solid stone wall with 5-foot high stone columns and a 7-foot high entry arbor along the front property line. The Commission recommended a grape stake fence or an alternative design with open, transparent qualities. The applicant has revised the design to incorporate a 4-foot high wood picket-style fence with a 7-foot high entry arbor along the front property line. In staff’s opinion, the applicants new fence design meets the Planning Commission’s request.

With regard to the entry arbor, the Commission previously expressed that the arbor was too wide and had a large-scale appearance and recommended that the applicant consider an alternative design. Residential Design Guideline 11.7 states that arbor designs should be *“narrow, low and light scale. Avoid the use of tall or wide entryways and avoid massive timbers or other heavy building elements when creating an arbor.”* The applicant reduced the height of the arbor from 8 feet to 7 feet and reduced the width from 5-feet 2-inches to 4 feet. Additionally, the applicant removed the 2-foot wide stone columns on each side of the entry arbor. In staff’s opinion, the revised design includes a simplified front fence, entry arbor, and gate.

3. Eliminate all skylights from the roof of the carport.

The Commissioners recommended that the applicant remove the six proposed skylights from the carport roof to reduce the clutter as viewed from the adjacent properties. The applicant has removed all of the skylights and is proposing a flat, standing seam metal roof above red Cedar rafters for the carport.

4. Incorporate complimentary elements between the carport and the front fence.

The previous submittal included a combination of wood (arbors and gates), metal (carport roof), and stone (columns and walls) materials, and included a flat carport roof with an arched entry arbor. The Commissioners requested a simplification of the proposed materials and requested complimentary designs between the different elements. The applicant complied by removing all stone elements from the proposal and incorporating similar material throughout the whole proposal. The current proposal includes cedar throughout the fence, arbor and carport, with a copper roof above the carport.

5. Eliminate the art niche.

The initial submittal included an art niche along the front entry wall, and the Commissioners recommended that the art niche be removed to simplify the design. The applicant has complied by removing the art niche.

6. Further reduce site coverage on the site and eliminate the unpermitted patio/fire pit.

The existing lot contains 1,321 square feet of site coverage, which is 925 square feet above the allowable site coverage for a 4,000 square foot lot. As previously noted, the property was recently issued a Stop Work Notice by the City for the addition of 131 square feet to the rear patio and the new construction of a fire pit in the rear yard. As part of this proposal, the applicant is requesting to retain the rear patio and fire pit. However, the applicant is proposing to remove 298 total square feet of site coverage, which includes 74 square feet from the rear patio. The net site coverage would be 1023 square feet with the reductions (include driveway easement). A site coverage calculation plan is included on Sheet 5 of the plan set.

As shown in the photograph included as Attachment E, an approximately 3' wide driveway easement exists along the north side of the property. Staff notes that the site coverage calculation includes the 325 square foot driveway easement, which is exclusively used by the norther neighbor. The applicant is requesting that the Planning Commission allow the deduction of the 325-square foot driveway from the total site coverage calculations. With this deduction, the proposed site coverage would be 697 square feet, which is only 141 square feet over the allowed site coverage of 556 square feet. Staff supports deducting the driveway out of the site coverage calculations as it only benefits the neighbor and not the subject property

owner. However, the Commission should consider whether the site coverage should be brought into compliance by requiring the applicant to remove the additional 141 square feet.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – Construction or modification of a limited number of new or existing small structures. The proposed new detached carport does not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Draft Conditions
- Attachment C – Draft Findings of Approval
- Attachment D – Previous Project Plans (8.5" x 11")
- Attachment E – Easement Depiction Photograph
- Attachment F – Project Plans

Attachment A – Site Photographs



Front elevation, facing west on Casanova Street



Rear patio with fire pit

Attachment B – Conditions of Approval

DS 15-053 (Blincoe)
 October 20, 2015
 Conditions of Approval
 Page 1

Conditions of Approval		
No.	Standard Conditions	
1.	Authorization: This approval of Design Study (DS 15-053) authorizes 1) the construction of a 200-square foot detached carport (dimensions: 11.75' x 17.75') located in the 15-foot front-yard setback. The carport will be 10-feet 1-inch high and include cedar columns, a cedar entry gate, and a standing seam metal roof, 2) the installation of a new 4-foot high, picket-style wood fence at the front of the property with an entry arbor and gate. The entry arbor will be 7 feet in height and constructed of cedar wood. 3) The reconfiguration of site coverage, and 4) the allowance to maintain the rear patio and gas fire pit in the rear yard.	✓
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester	✓

	approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✓
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✓
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	N/A
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	N/A
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	N/A
13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold	✓

	harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✓
15.	This project is subject to a volume study.	N/A
16.	Approval of this Design Study shall be valid only with approval of a Variance.	N/A
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	N/A
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	N/A
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	N/A
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the	✓

	Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	N/A
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓

*Acknowledgement and acceptance of conditions of approval.

 Property Owner Signature

 Printed Name

 Date

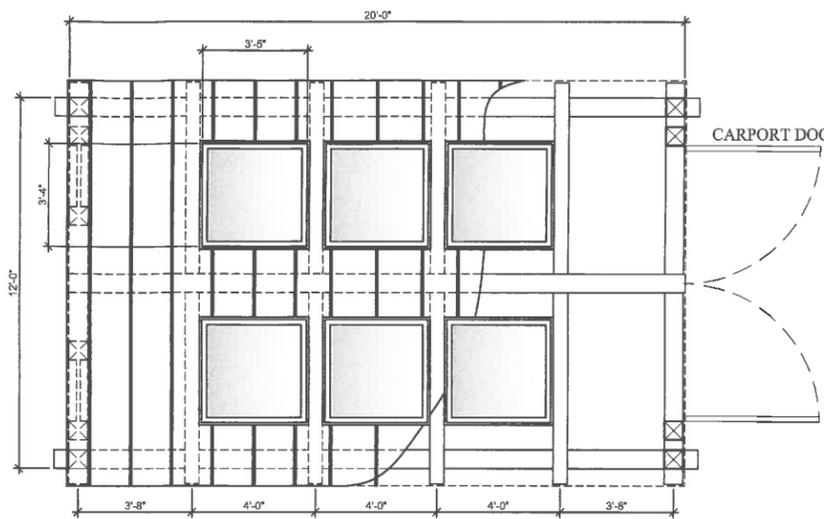
Once signed, please return to the Community Planning and Building Department.

Attachment C – Findings for Approval

DS 15-053 (Blincoe)
 October 20, 2015
 Findings for Approval
 Page 1

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.8 and LUP Policy P1-45) For each of the required Design Study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	

8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials and the overall design will as to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	



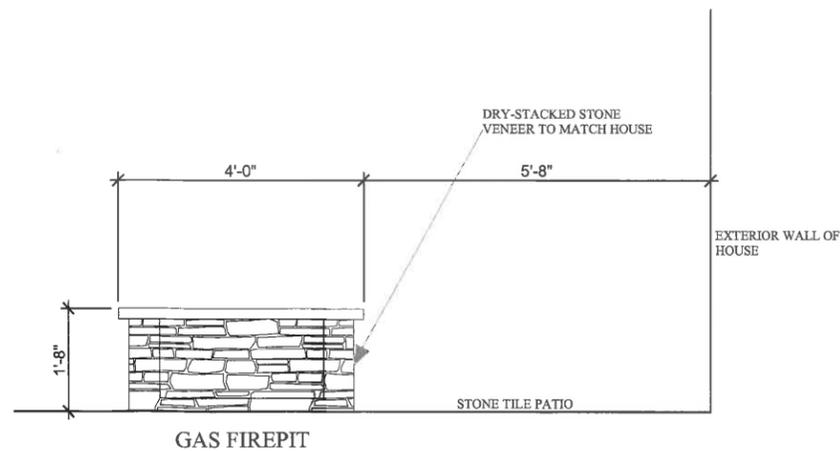
(P) ROOF FRAMING PLAN

ARCHITECTURAL SCALE: 3/8"=1'



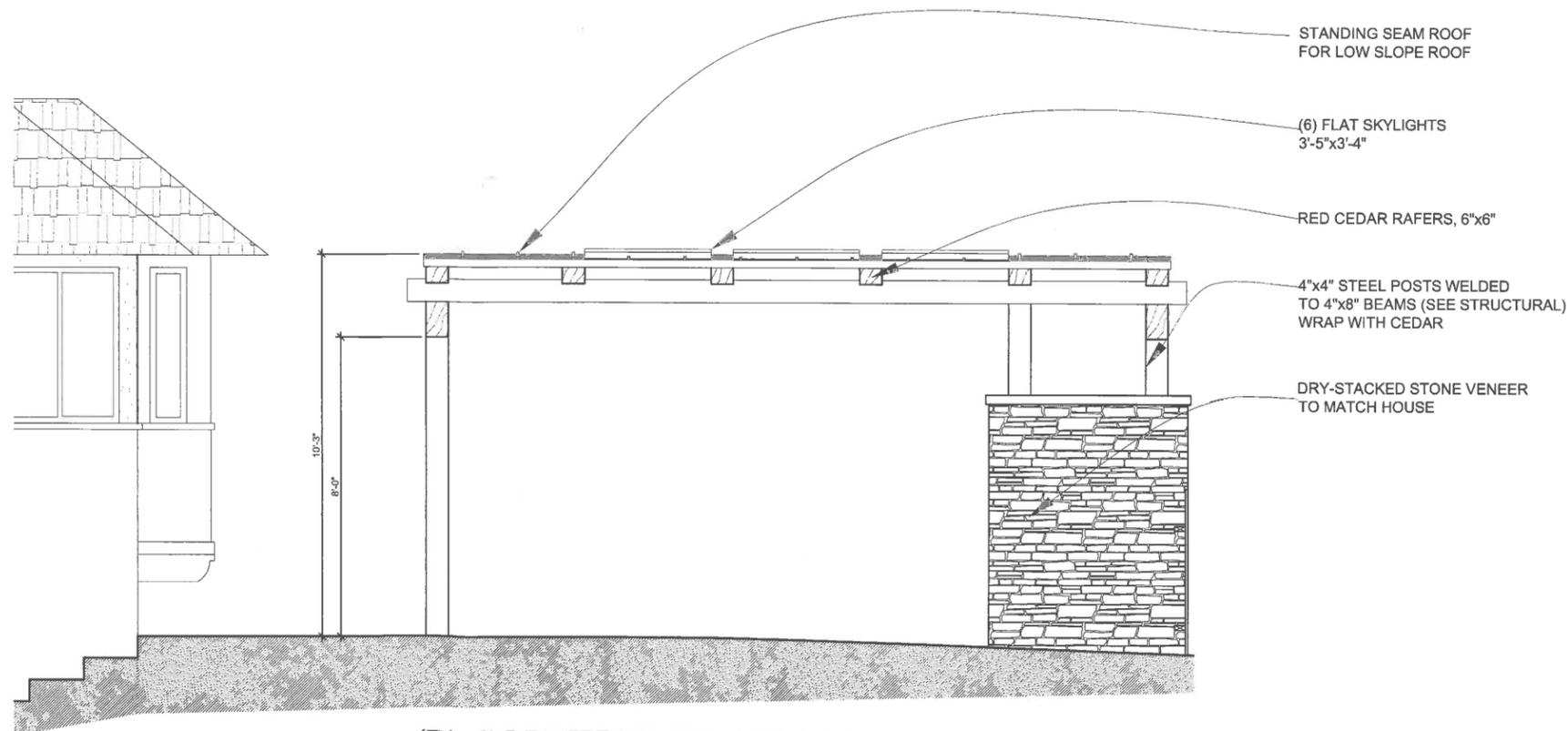
(P) WEST ELEVATION

ARCHITECTURAL SCALE: 1/2"=1'



GAS FIREPIT DETAIL

ARCHITECTURAL SCALE: 3/4"=1'



(P) SOUTH ELEVATION

ARCHITECTURAL SCALE: 1/2"=1'

HOMELIFE DESIGN STUDIO



HOMELIFE DESIGN STUDIO

RESIDENTIAL DESIGN - LEED AP
PROJECT MANAGEMENT
www.homelifedesignstudio.com
(831) 920-8814

PROJECT:

JANET BLINCOE RESIDENCE

CASANOVA, 5 SW of 8th St.
CARMEL, CA 93921

APN: 010-263-004

PROJECT NO: 10-13

OWNER:
JANET BLINCOE
CARMEL, CA

ph. 831-920-8814

SHEET TITLE:

(P) ELEVATIONS

SCALE: NOTED

DRAWN BY: JOSHUA STEWMAN

PRINT DATE: 6-22-2015

PLANNING PERMIT SUBMITTAL DATE: 2-03-2015

BUILDING PERMIT SUBMITTAL DATE: -

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:

△ - PLANNING 3/17/2015

△ -

△ - PLANNING COMMENTS 6-3-2015

△ - PLANNING COMMENTS 6-22-2015

△ -

△ -

FILE: VIEW:

Use of these drawings and specifications is restricted to the original project site for which they were intended. No use or reproduction by any method, in whole or in part, is prohibited. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET NUMBER:

A-3.0

SHEET 6 OF 7 SHEETS

1042 EGAN AVE. • PACIFIC GROVE, CALIFORNIA 93950
TEL 831-820-8814 • joshua@homelifedesignstudio.com



PROPERTY LINE

CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

THE FOLLOWING BMPs MUST BE PROPERLY USED AT ALL CONSTRUCTION SITES TO PROTECT STORM DRAINS AND MINIMIZE POLLUTION.

The Monterey Regional Stormwater Management Program (MRSWMP) prohibits pollutant discharges at work sites from flowing into storm drains and polluting neighborhood creeks, rivers, and the ocean. To comply with the law and keep your project on schedule, make sure proper BMPs are in place and functioning. Sites must be checked and maintained daily. The following BMPs are recommended; they are not all-inclusive. Refer to references indicated on the front of this brochure for additional BMPs.

PAINT AND STUCCO

All paint and stucco material stored on site must be contained and covered. It is illegal to dump unused paint or stucco in the street or storm drain system. Do not wash out brushes in the street or dump any residues in the storm drain. Paint brushes and spray guns must be washed/cleaned out into a hazardous materials drum or back into the original container and disposed of properly.

PERIMETER CONTROLS

Gravel bags, silt fences and straw wattles (weighted down) are acceptable perimeter controls, and must be used to surround the entire site. Avoid turning east perimeter controls with vehicles or heavy equipment as they can damage the materials. Keep extra absorbent materials on site to quickly pick up unintended spills.

BUILDING MATERIALS/STAGING AREAS

Construction material must be stored on site at all times. Building materials should always be covered when not in use to prevent runoff caused by wind or rain. Flooding must also be prevented by monitoring the site before, during, and after rain events to ensure that BMPs are functioning and that there are no safety issues.

TRAFFIC CONTROL PERMITS

Prior to staging any materials or equipment in the right-of-way (such as dumpsters or trailers), please contact the appropriate local jurisdiction to learn of any temporary engineering permit or traffic control requirements necessary for right-of-way staging and loading areas. Install silt fences, BMPs and safety plan review requirements. Provide a stabilized vehicle path with controls access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.

DUMPSTERS

Always cover dumpsters with a rollback tarp. Areas around dumpsters should be swept daily. Perimeter controls around dumpster areas should be provided if pollutants are leaking or discharging from the dumpster.

CONCRETE TRUCKS / PUMPKERS / FINISHERS

BMPs such as tarps and gravel bags should be implemented to prevent materials and residue from entering into the storm drain system.

WASHOUT AREA

The disposal of "wet" construction materials should be handled in the washout area. This includes paint, stucco, and concrete. Use a berm with an impervious liner to contain wet materials and prevent runoff in nearby areas. The washout area must be checked and maintained daily to ensure compliance. All dried materials must be disposed of at the landfill.

DIRT AND GRADING

Mounds of dirt or gravel should be stored on site and sprayed daily with water to prevent excessive dust. During the rainy season (October 1st—April 15th) loose materials should be covered. For those areas that are active and exposed, a wet weather triggered storm plan including additional BMPs should be in place to protect the site during a rain event. Sites must have adequate tracking control to prevent the transport of dirt/gravel from the site.

EARTHMOVING EQUIPMENT

All earthmoving equipment should be stored on site. Maintenance of any equipment should be conducted on site, and mud tracks and dirt trails left by equipment heading to and from the site should be cleaned up immediately.

STORM DRAINS

Storm drains must be protected at all times with perimeter controls, such as gravel bags. Sand bags are typically not used for inlet protection because they do not permit flow through. Replace ruptured or damaged gravel bags and remove the debris from the right-of-way immediately.

Protecting water resources improves and preserves quality of life for our children and future generations.

Questions? Contact the local Public Works Dept. in the jurisdiction your project resides or the MRSWMP Program Manager.

Photo courtesy of the City of San Diego

POLLUTION PREVENTION PLANNING

Every construction project must have an erosion and sediment control plan to prevent soil and materials from leaving the site. Basic steps for this plan include:

1. Understand local jurisdictional stormwater management requirements and create your plan to match your construction site and project needs.
2. Identify the storm drains and the conveyance system (s) nearest the construction site area and provide plan to protect them from worksite pollutants.
3. Obtain all local jurisdictional permits, including traffic control permits, if needed.
4. Schedule construction activities so that the soil is not exposed for long period of time. Limit grading to small areas; install key sediment control practices before site grading begins.
5. Contact the inspector assigned to your project to answer any questions and ensure compliance. Modify BMPs as job requires.



Photo courtesy of USEPA

PREVENT POLLUTION AND AVOID FINES (3 C's)

Control: The best line of defense is to use good house-keeping practices and sediment/erosion control BMPs to prevent materials and debris from entering the storm drain.

Contain: Isolate your work area to prevent discharges from leaving the site. Store materials out of the rain and in secondary containment, if necessary.

Capture: Sweep or vacuum up any material that could possibly run offsite. Dispose of wastes properly by checking product labels for disposal requirements.

Additional Tips to Support BMPs:

- Schedule site stabilization activities, such as land scaping, to be completed immediately after the land has been graded to its final contour.
- Inspect & maintain silt fences and straw wattles after each rainstorm. Make sure stormwater is not flowing around these devices or other vegetative buffers. Cover all dirt piles to protect from wind and rain.
- Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.
- Minimize amount of vegetation cleared from the site. Protect and install vegetative buffers along waterbodies to slow and filter stormwater runoff.
- Properly dispose of all waste materials. Never dump unused or waste product on the ground or in a storm drain. Don't hose off surfaces to clean. Sweep and place waste in dumpster.
- Break up long slopes with sediment barriers. Install structural BMPs to trap sediment on downslope sides of the lot.
- When in doubt, contact local jurisdiction for guidance.

ONLINE RESOURCES

- California Storm Water Quality Association - www.cabmphandbooks.com
- International BMP Database - www.bmpdatabase.org
- California State Water Board - www.waterboards.ca.gov



5 Harris Ct., Bldg D
Monterey, CA 93940
Phone: (831) 645-4621
Fax: (831) 372-5178
Web: MontereySEA.org



GOT CONSTRUCTION?



A STORM WATER POLLUTION PREVENTION GUIDE FOR THE CONSTRUCTION INDUSTRY

MontereySEA.org
(831) 645-4621



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PROJECT:

JANET BLINCOE RESIDENCE

CASANOVA, 5 SW of 8th St.
CARMEL, CA 93921

APN: 010-263-004

PROJECT NO: 10-13

OWNER:

JANET BLINCOE
CARMEL, CA

ph. 831-920-8814

SHEET TITLE:

BEST PRACTICE MANAGEMENT

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

DRAWN BY: JOSHUA STEWMAN

PRINT DATE: 8-25-2015

PLANNING PERMIT SUBMITTAL DATE: 2-03-2015

BUILDING PERMIT SUBMITTAL DATE: -

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:

△ - PLANNING 3/17/2015

△ -

△ -

△ -

△ -

△ -

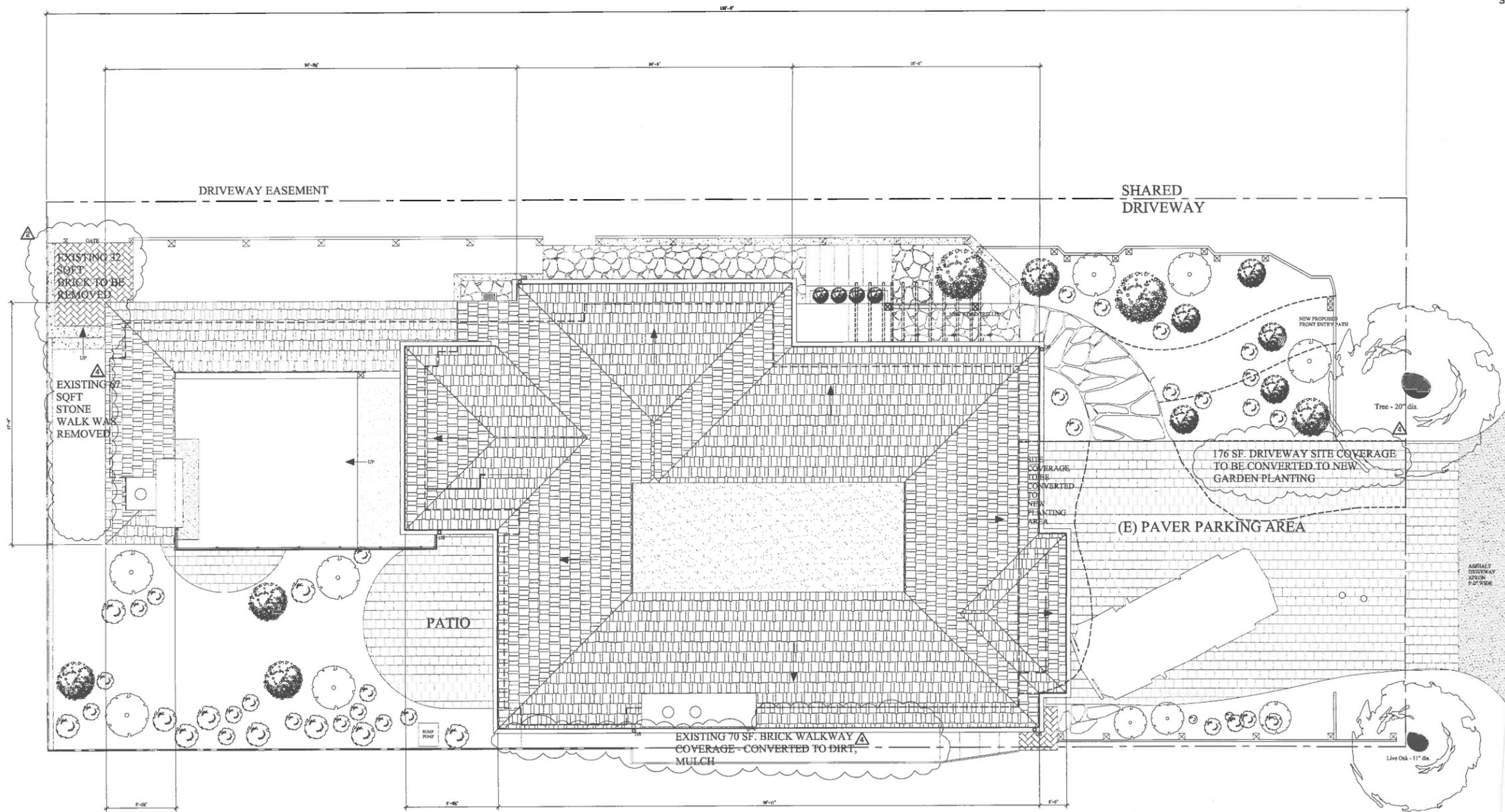
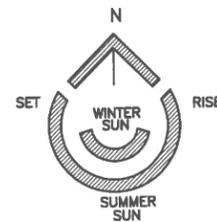
FILE: VIEW:

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SHEET NUMBER:

A-0.2

SHEET 2 OF 7 SHEETS



CASANOVA AVE.

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PROJECT:
JANET BLINCOE RESIDENCE
CASANOVA, 5 SW of 8th St.
CARMEL, CA 93921

APN: 010-263-004-000
PROJECT NO: 10-13
OWNER:

JANET BLINCOE
CARMEL, CA 93921
ph. 920-8814

SHEET TITLE:
(E) SITE PLAN

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

DRAWN BY: JOSHUA I. STEWMAN
PRINT DATE: AUGUST 26, 2015
PLANNING PERMIT SUBMITTAL DATE: 2-03-2015
BUILDING PERMIT SUBMITTAL DATE: --
DATE ISSUED FOR CONSTRUCTION: --

REVISIONS:

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SHEET NUMBER:
A-1.0

SHEET 3 OF 7 SHEETS

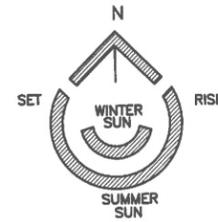
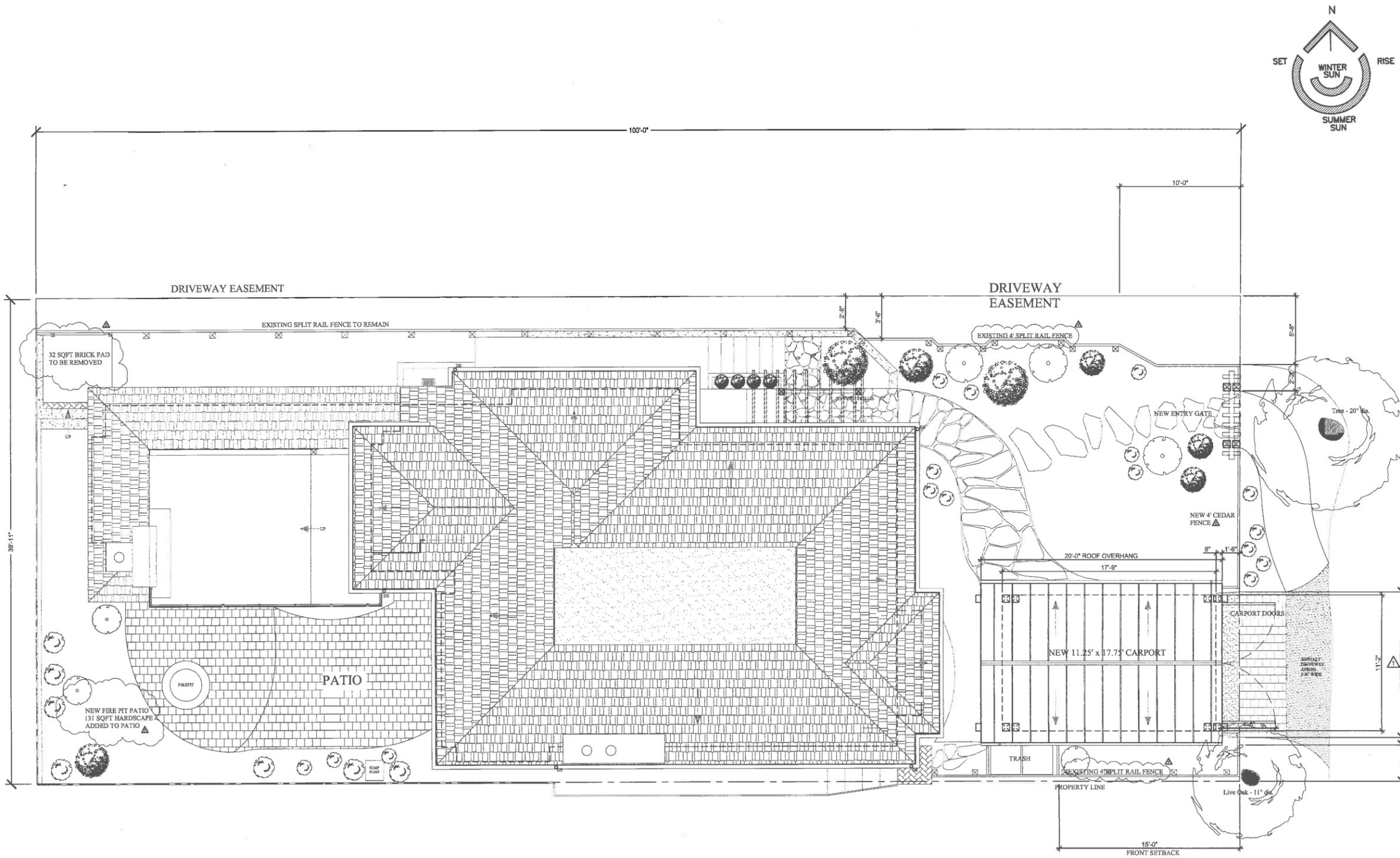
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TEL 831-920-8814 • joshua@homelifedesignstudio.com



(E) SITE PLAN

ARCHITECTURAL SCALE: 1/4"=1'





CASANOVA AVE.

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PROJECT:

JANET BLINCOE
RESIDENCE

CASANOVA, 5 SW of 8th St.
CARMEL, CA 93921

APN: 010-263-004

PROJECT NO: 10-13

OWNER:

JANET BLINCOE
CARMEL, CA

ph. 831-920-8814

SHEET TITLE:

(P) SITE PLAN

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

DRAWN BY: JOSHUA STEWMAN

PRINT DATE: OCT 2, 2015

PLANNING PERMIT SUBMITTAL DATE: 3-17-2015

BUILDING PERMIT SUBMITTAL DATE: -

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:

- ▲ - PLANNING 3-17-2015
- ▲ - PLANNING 4-22-2015
- ▲ - PLANNING COMMENTS 6-3-2015
- ▲ - PLANNING COMMENTS 6-22-2015
- ▲ - PLANNING CHANGES 8-25-2015
- ▲ -

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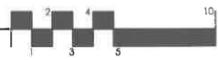
A-1.1

SHEET 4 OF 7 SHEETS



(P) SITE PLAN

ARCHITECTURAL SCALE: 1/4"=1'



PROJECT:

**JANET BLINCOE
RESIDENCE**

CASANOVA, 5 SW of 8th St.
CARMEL, CA 93921

APN: 010-263-004
PROJECT NO: 10-13

OWNER:
JANET BLINCOE
CARMEL, CA

ph. 831-920-8814

SHEET TITLE:
(P) SITE COVERAGE

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

DRAWN BY: JOSHUA STEWMAN
PRINT DATE: OCT 2, 2015
PLANNING PERMIT SUBMITTAL DATE: 3-17-2015
BUILDING PERMIT SUBMITTAL DATE: -
DATE ISSUED FOR CONSTRUCTION: -

- REVISIONS:
- △ - PLANNING 3-17-2015
 - △ - PLANNING 4-22-2015
 - △ - PLANNING COMMENTS 6-3-2015
 - △ - PLANNING COMMENTS 6-22-2015
 - △ - PLANNING CHANGES 8-25-2015

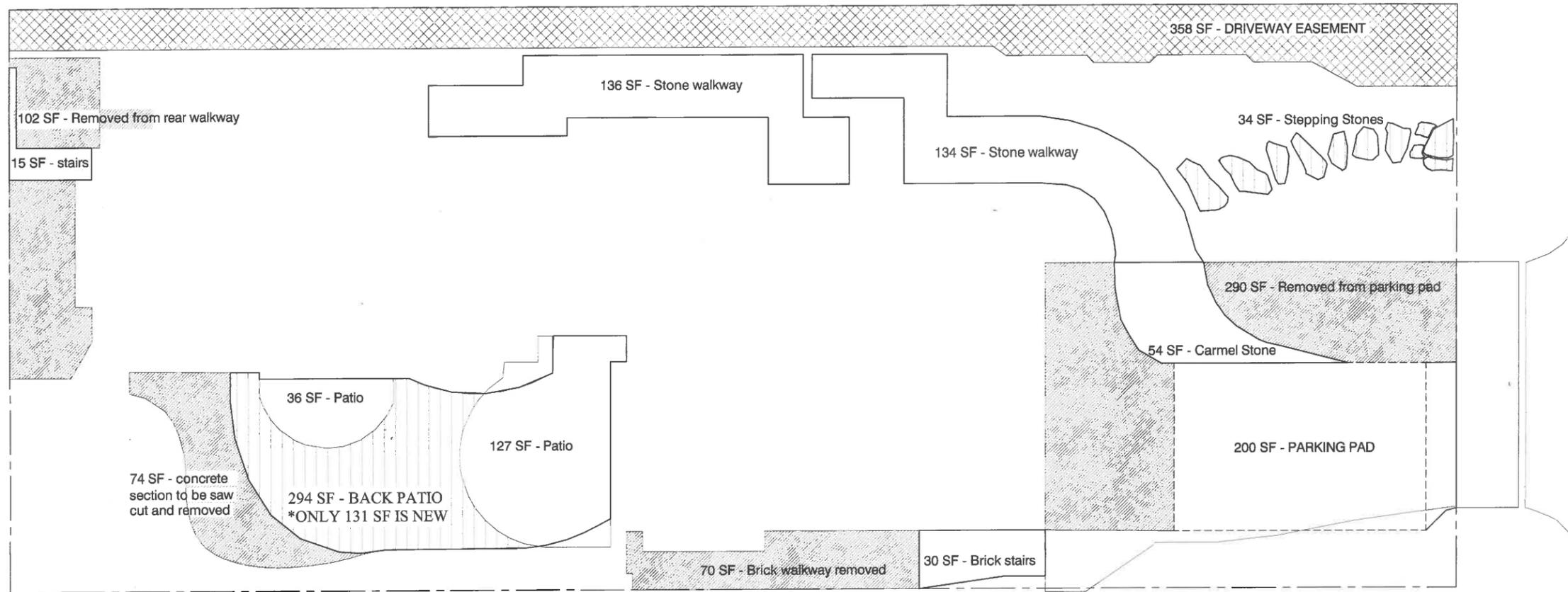
FILE: VIEW:

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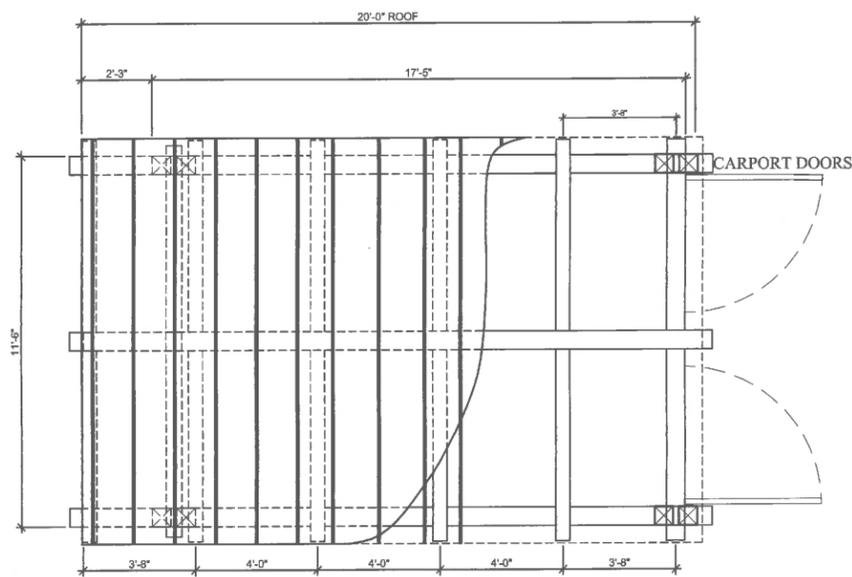
A-1.2

SHEET 5 OF 7 SHEETS



-  = SQUARE FT. OF EXCLUSIVE DRIVEWAY EASEMENT = 358 SF
-  = SQUARE FT. OF SITE COVERAGE TO REMAIN
-  = SQUARE FT. OF PROPOSED ADDITIONAL COVERAGE = 165 SF NEW
-  = SQUARE FT. TO BE REMOVED = 536 SF - TO BE REMOVED

NEW SITE COVERAGE TOTAL = 697 SQFT.
(SEE - A0.1 SITE COVERAGE TABLES)



(P) ROOF FRAMING PLAN

ARCHITECTURAL SCALE: 3/8"=1'



(P) EAST ELEVATION

ARCHITECTURAL SCALE: 1/2"=1'

△ CEDAR ENTRY GATES STAINED TO MATCH EXISTING HOUSE
 △ CEDAR ENTRY GATE STAINED TO MATCH

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PROJECT:
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 CARMEL, CA 93921

APN: 010-263-004
 PROJECT NO: 10-13
 OWNER:
 JANET BLINCOE
 CARMEL, CA
 ph. 831-920-8814

SHEET TITLE:
(P) ELEVATIONS

SCALE: NOTED

DRAWN BY: JOSHUA STEWMAN
 PRINT DATE: 8-25-2015
 PLANNING PERMIT SUBMITTAL DATE: 2-03-2015
 BUILDING PERMIT SUBMITTAL DATE: -
 DATE ISSUED FOR CONSTRUCTION: -

- REVISIONS:
- △ - PLANNING 3/17/2015
 - △ - PLANNING COMMENTS 6-3-2015
 - △ - PLANNING COMMENTS 6-22-2015
 - △ - PLANNING CHANGES - 8-25-2015
 - △ -

FILE: VIEW:

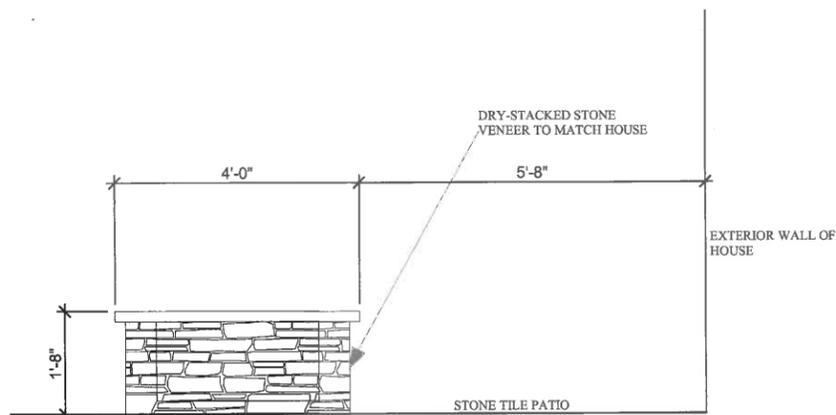
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A-3.0

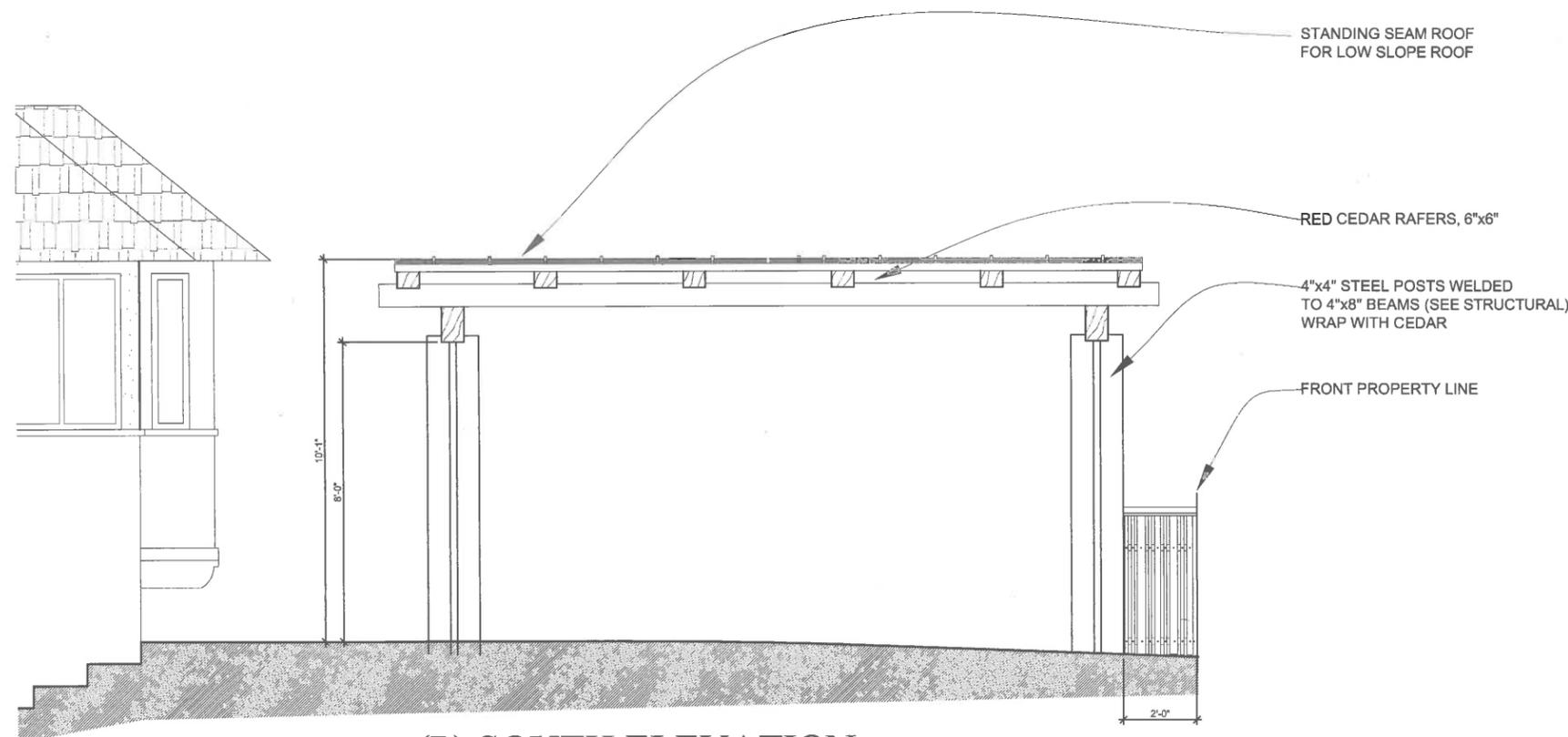
SHEET 6 OF 7 SHEETS

142
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GAS FIREPIT DETAIL

ARCHITECTURAL SCALE: 3/4"=1'



(P) SOUTH ELEVATION

ARCHITECTURAL SCALE: 1/2"=1'

PLANT LIST - TYPE & CONTAINER SIZE

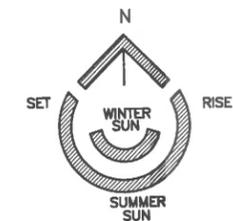
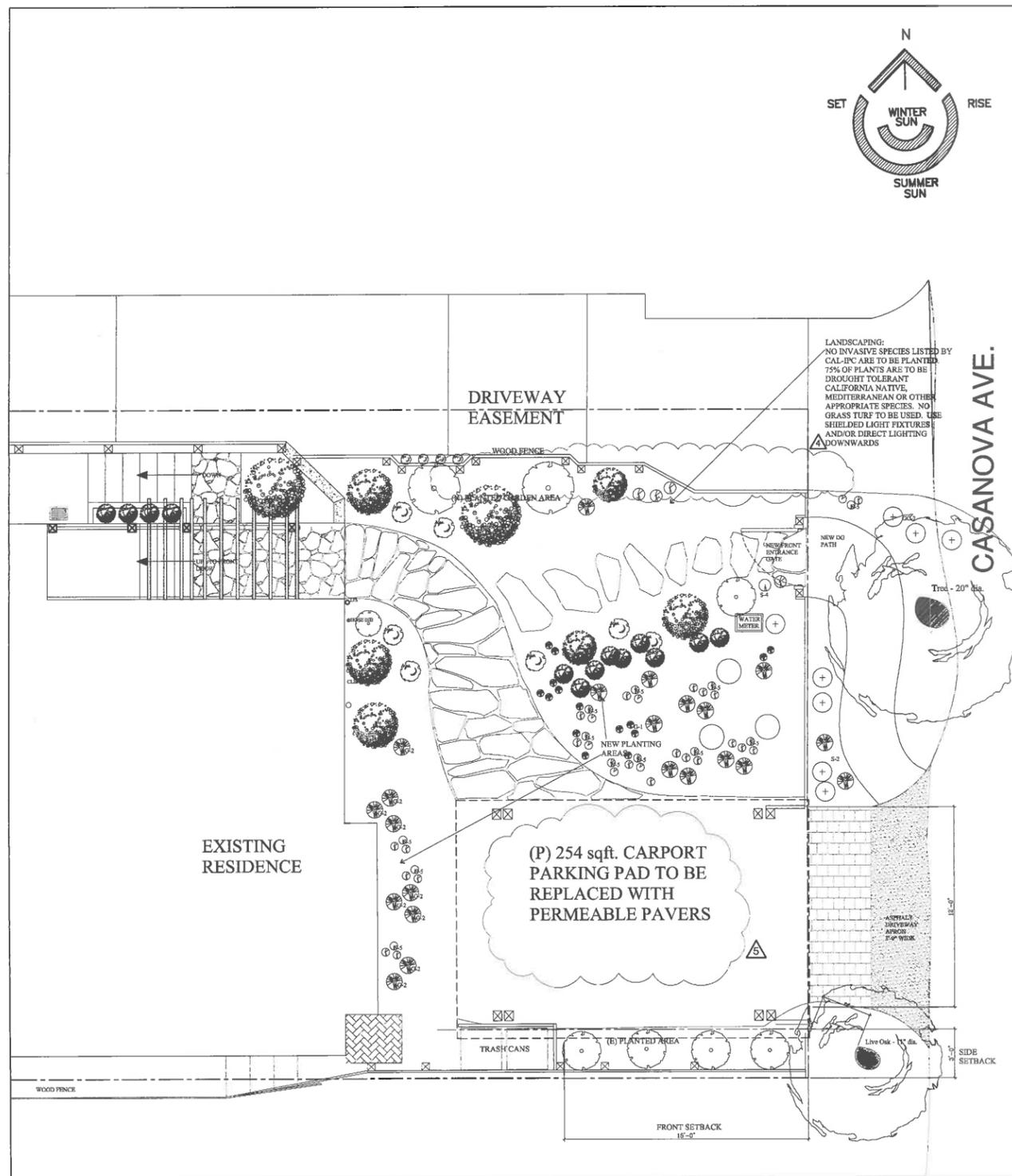
PLANT TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
SHRUBS:	⊙ S-1	ROSMARINUS TUSCAN BLUET A.L.T.	ROSMARY SHRUB	5 GALLON	1
	⊙ S-2	ROSMARINUS TUSCAN BLUE'	ROSMARY	1 GALLON	6
	⊙ S-4	ERIOPHYLLUM STACHARDIIFOLIUM	LIZARD TAILS	1 GALLON	5
	⊙ S-5	LAVENDULA X INTERMEDIA 'PROVENCE'	LAVENDER	1 GALLON	13
GROUND COVERS:		ARCTOSTAPHYLOS NUMMULARIA	MANZANITA	1 GALLON	8
		CEANOTHUS G. 'YANKEE POINT'	COAST LILAC		
GRASSES:	⊙ G-1	CAREX DENSEA A.L.T.		QUARTS	11
		PANSA PRAEGRACILIS			
	⊙ G-2	HELICTOTRICHON SIMPSONIENSIS 'SAPPHIRE'	BLUR OAT GRASS	QUARTS	4
		A.L.T. CALAMAGROSTIS NUTKAINENSIS			
	⊙ G-3	ELYMUS MOLLISS	NATIVE DUNE GRASS	QUARTS	30
		ELYMUS CONDENSATUS			

I CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT-TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES.

THE IRRIGATION PROPOSED USES MATCHED PRECIPITATION SPRAY HEADS WITH A MAJORITY OF THE ZONES DESIGNATED AS DRIP TYPE WATER SAVING DISPERSAL. TEMPORARY WATERING SCHEME FOR NATIVE CALIFORNIA PLANTS. THESE ZONES WILL BE REMOVED ONCE THE PLANTS ARE ESTABLISHED

PLANTS NEAR THE BUILDING ENTRANCE ARE CHARACTERISTICALLY GARDEN ESQUE AND THEREFORE THIS HYDROZONE IS MODERATELY MORE IRRIGATED.

JOSHUA STEWMAN, LEED AP



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PROJECT:

JANET BLINCOE RESIDENCE

CASANOVA, 5 SW of 8th St.
CARMEL, CA 93921

APN: 010-263-004-000

PROJECT NO: 10-13

OWNER:

JANET BLINCOE
CARMEL, CA 93921
ph. 920-8814

SHEET TITLE:

(P) FRONT YARD
LANDSCAPING
PLAN

SCALE: 1/2" = 1'-0"

DRAWN BY: JOSHUA I. STEWMAN

PRINT DATE: OCT 2, 2015

PLANNING PERMIT SUBMITTAL DATE: 2-03-2015

BUILDING PERMIT SUBMITTAL DATE: -

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:

FILE: VIEW:

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SHEET NUMBER:

L-1

SHEET 7 OF 7 SHEETS

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(P) FRONT YARD LANDSCAPING PLAN

ARCHITECTURAL SCALE: 1/2"=1'





CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

October 20, 2015

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Community Planning and Building Director

Submitted by: Catherine Tarone, Assistant Planner

Subject: Consideration of an application for revisions to an approved Design Study (DS 14-90) for the construction of a new residence located in the Single-Family Residential (R-1) Zoning and Archaeological Significance Overlay Zoning Districts (New planning application case number: DS 15-339).

Recommendation:

Determine the appropriate action

Application: DS 15-339 (Revision #1 to DS 14-90) **APN:** 010-223-032

Location: Monte Verde St. 3 NW of 4th Ave.

Block: II

Lots: North ½ of Lot 9 & South ½ of 11

Applicant: Justin Pauly, architect

Property Owners: Carl and Dianne Shannon

Background and Project Description:

The project site is located on Monte Verde Street, three parcels northwest of Fourth Avenue. The property is developed with a one-story stucco-clad residence, detached carport, and detached studio. On December 10, 2014, the Planning Commission approved a Design Study (DS 14-90) application to demolish the existing 933-square foot residence and construct a new 1,927-square foot two-story residence on the subject property.

The approved residence had a contemporary-cottage architectural style with finish materials that include: a combination of plaster and vertical wood siding, a zinc-metal roof, unclad wood windows and doors, and board-formed concrete on the garage, chimney, and driveway retaining walls.

On September 14, 2015, the applicant submitted a Design Study application proposing to replace the board-formed concrete with a stone veneer. A photograph of the proposed stonework is included as Attachment B. Staff has referred the proposed revision to the Planning Commission because it is a change in appearance from the approved project.

Staff analysis:

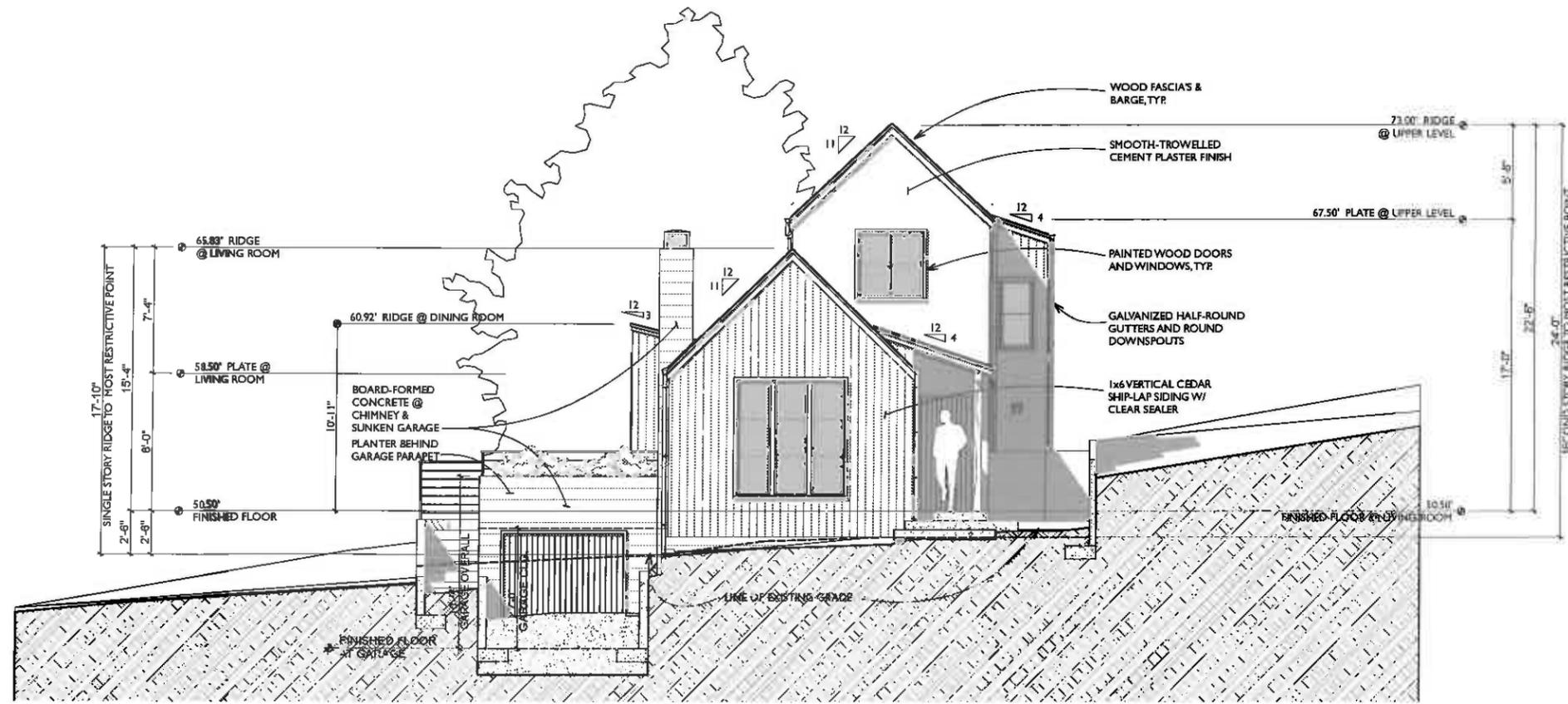
Stonework: The Residential Design Guideline 9.10 states that, *“The application of stone should appear structural and authentic. A gratuitous or purely decorative appearance should be avoided.”*

The proposed use of stonework on the garage and retaining walls appears structural as recommended by the Design Guidelines. However, the proposal is a deviation from the approved plans and will affect the appearance of the front elevation, which is why staff has referred this application to the Planning Commission. The Commission should consider whether the proposal is compatible with the overall architectural style of the residence.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities.

ATTACHMENTS:

- Attachment A – Original Approved Elevations
- Attachment B – Photograph of Stone
- Attachment C – Project Plans



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



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

issued: 11/19/14
revised:
drawn by: jtp

JUSTIN PAULY ARCHITECTS

4810 HUNTERS TRAIL
MONTICELLY, CALIFORNIA 95032
P: (415) 407-7855
F: (415) 407-8889
jtp@justinpaulyarchitects.com

PRELIMINARY, NOT FOR CONSTRUCTION

a new residence for:
Carl & Diane Shannon
monte verde, 3 n/w of 4th carmel-by-the-sea, california apn: 010.223.032

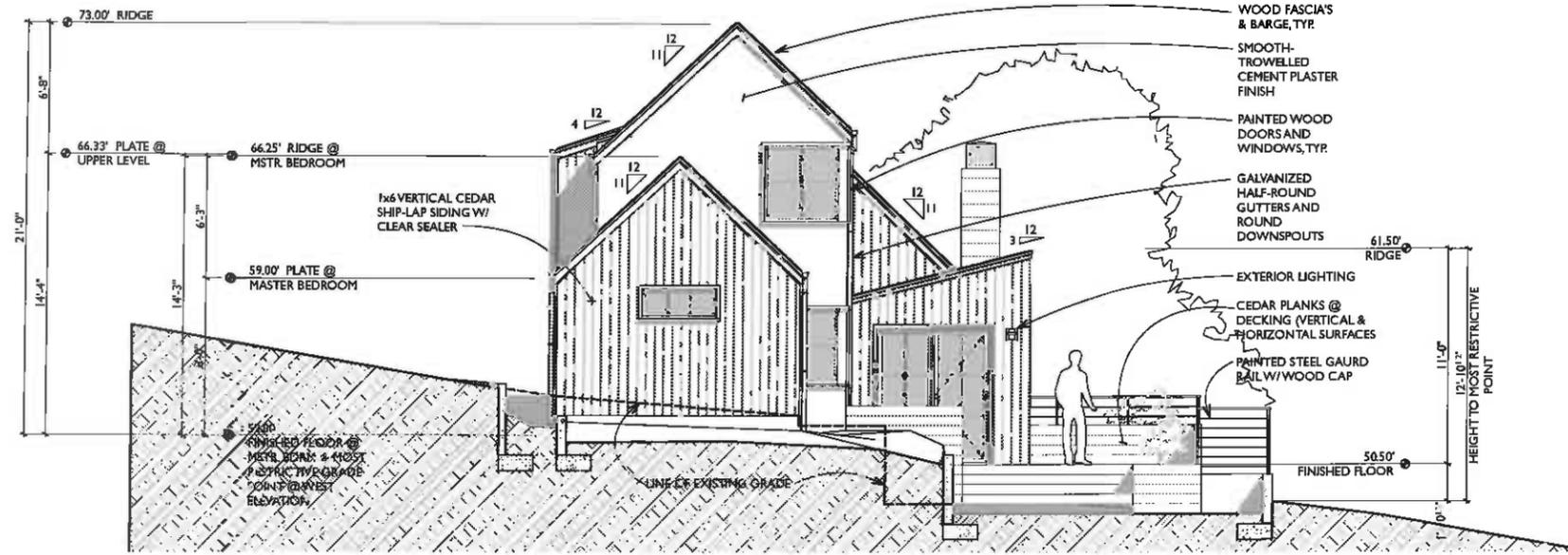
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Exterior Elevations

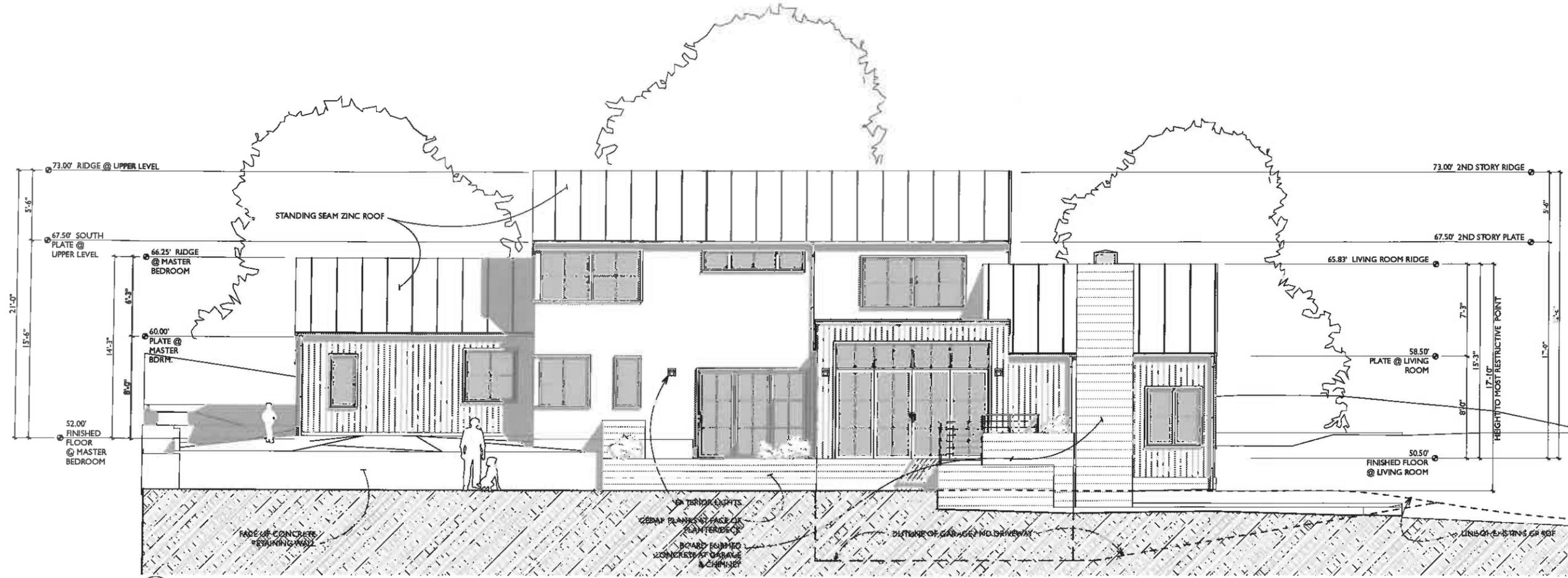
sheet 14

A3.0

of 18 sheets
146



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

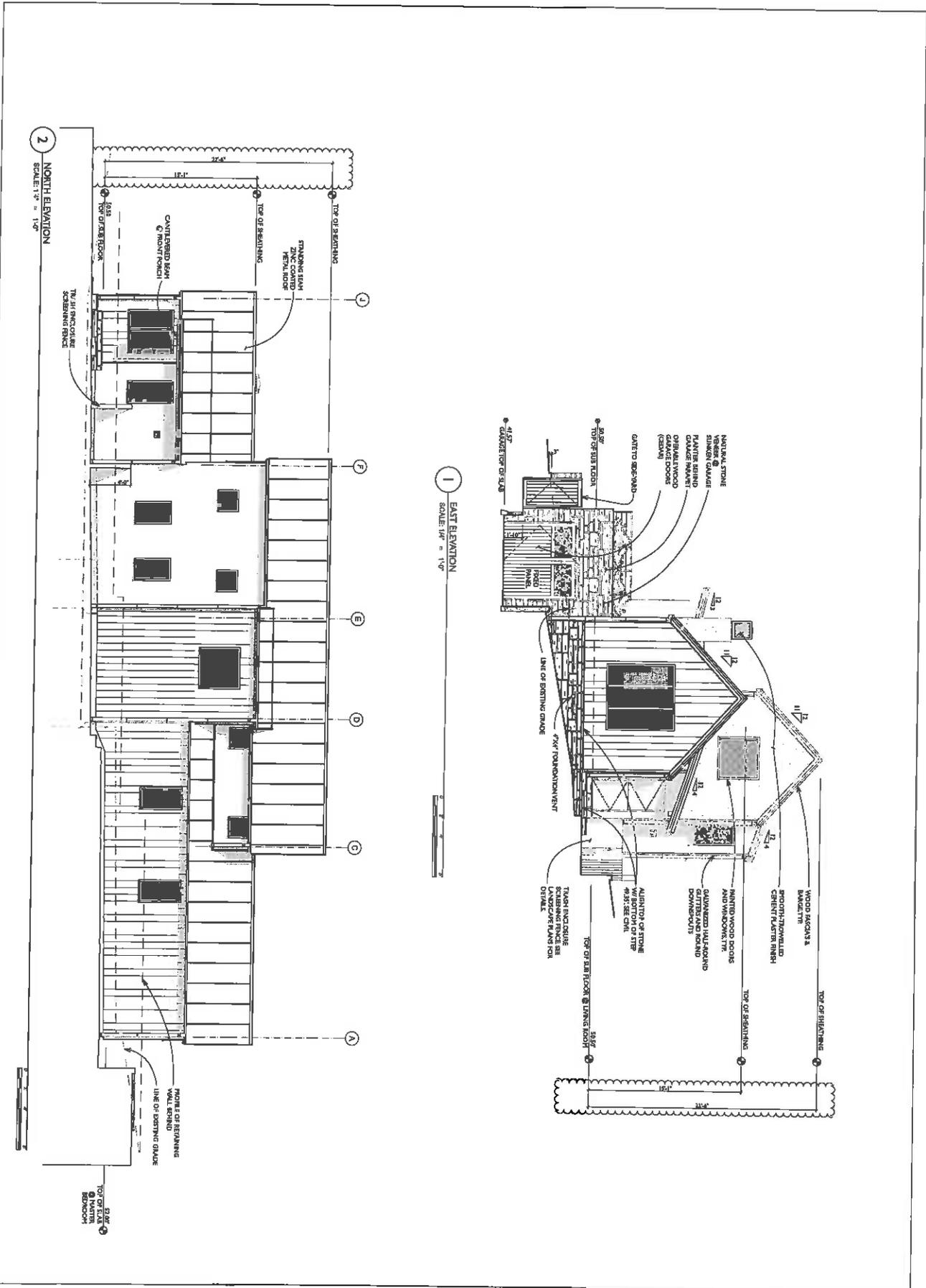
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intended lay of stone



actual stone color



sheet 18
A4.0
 of 54 sheets

a new residence for:

Carl & Diane Shannon

monte verde, 3 n/w of 4th carmel-by-the-sea, california apr: 010.223.032

EXTERIOR ELEVATIONS

DESIGNED BY JUSTIN PAULY ARCHITECTS
 43 VIA BUENA VISTA
 MONTEREY, CALIFORNIA 93940
 P. 831.720.1046
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JUSTIN PAULY ARCHITECTS

Issue: 10/1/15
 revised: 04.06.15
 drawn by: jlp



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

October 20, 2015

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Community Planning and Building Director

Submitted by: Catherine Tarone, Assistant Planner

Subject: Consideration of an application for revisions to an approved Design Study (DS 13-146) for exterior siding changes on an existing residence located in the Single-Family Residential (R-1) District (New planning application case number: DS 15-327).

Recommendation:

Determine the appropriate action

Application: DS 15-327 (Revision #1 to DS 13-146) **APN:** 010-033-006
Block: 64 **Lot:** S. ½ of 2, 3, 4, & 5
Location: Northwest Corner of Ocean Avenue and Carpenter Street
Applicant: Chris Boqua **Property Owner:** Cathryn Carlson

The project site is a 5,000-square foot property located at the northwest Corner of Ocean Avenue and Carpenter Street and is developed with a 3,476-square foot, two-story single-family residence. On March 11, 2014, the Planning Commission approved a Design Study (DS 13-146) application for alterations to the residence including: installation of new fiberglass windows and sliders, red-cedar vertical slat-siding screens on the exterior, the repair and replacement of existing decks, and the repair of the existing wood fence. The residence is currently under construction.

On September 22, 2015, the applicant submitted an application proposing a 175-square foot rooftop deck on the mid-section of the building with two 42-inch high glass guardrails and a metal spiral staircase on the north elevation for roof access. The applicant is also proposing to add aluminum-filled channels to the exterior plaster siding. Staff has referred these proposals to the Planning Commission.

Staff analysis:

Rooftop Deck: Residential Design Guideline 5.1 states an objective to “*organize functions on a site to preserve reasonable privacy for adjacent properties.*”

The applicant is proposing a 175-square foot rooftop deck above the middle section of the residence. The proposed rooftop deck does not appear to impact neighboring privacy. Staff notes that the adjacent property to the north is a vacant lot and the west and east sides of the deck would be screened by the gabled roof elements.

The deck includes 42-inch high glass railings and access would be provided by an exterior metal staircase on the north elevation. The applicant has set the railings back 2 feet from the edges of the north and south walls to reduce their visibility. Staff could support the rooftop deck, but recommends that the south railing be shifted an additional 2 feet north, to further reduce its visibility from Ocean Avenue and to reduce the size of the outdoor activity area by approximately 35 square feet. The Commission should consider this recommendation and discuss whether the proposal for a rooftop deck is appropriate for this residence.

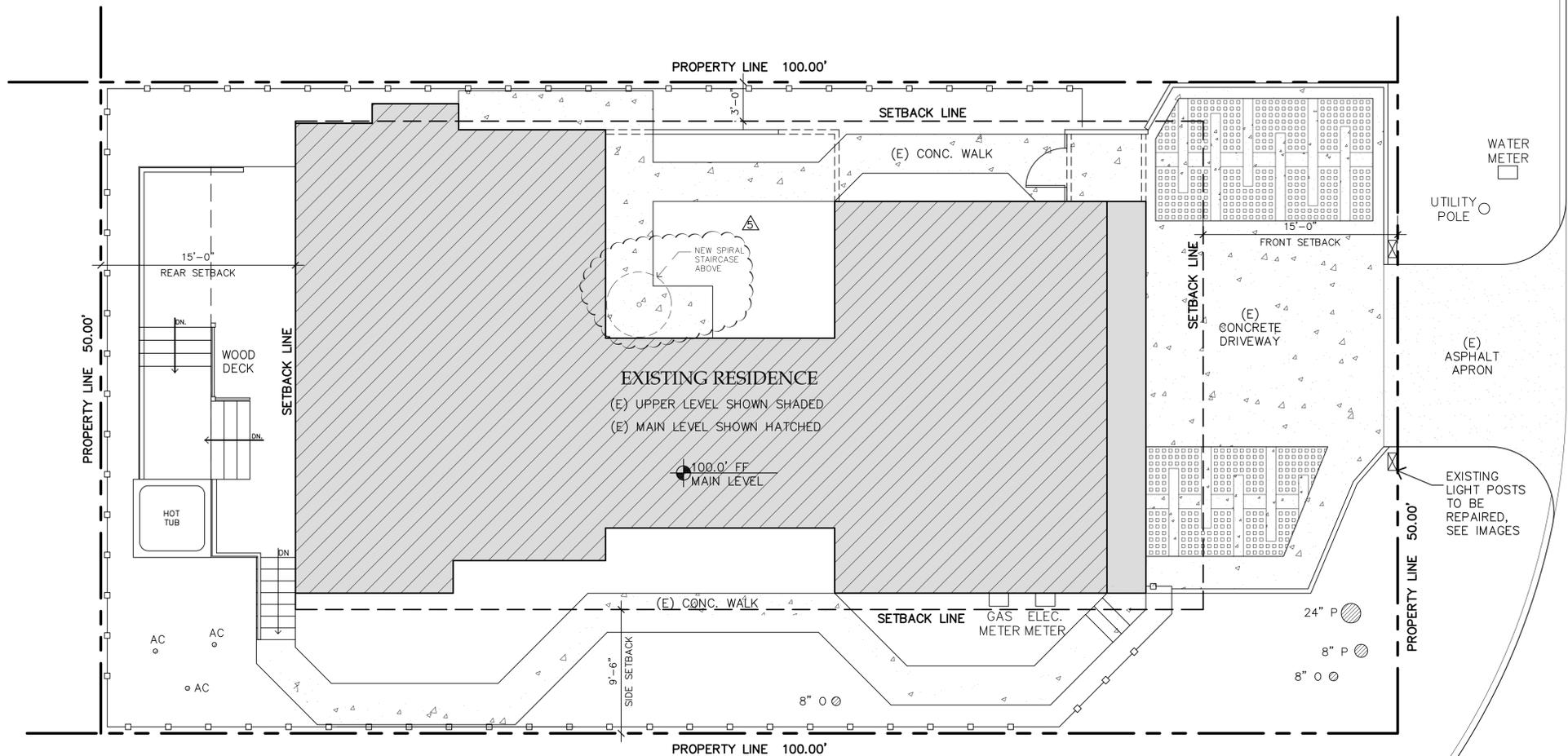
Aluminum Channels: Design Guideline 9.3 recommends keeping “*building forms, materials and details simple and visually restrained*” and states an objective to “*Avoid visual complexity. Too many different materials or excessive details create a busy appearance and should be simplified.*”

The applicant is proposing to add aluminum-filled channels to exterior plaster siding on the north and south elevations of the residence. The proposed channels would create lines in the walls in order to add a new architectural detail to the building. A photograph of the proposed aluminum channels is included as Attachment B. Staff has referenced the above guidelines because the proposal may add visual complexity to the building. The Commission should consider whether the proposal is consistent with the guidelines.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities.

ATTACHMENTS:

- Attachment A – Project Plans
- Attachment B – Photograph of Aluminum Channels



PLANNING INFO.

■ PROPERTY OWNER:
 CARLSON FAMILY TRUST
 CATHRYN CARLSON, TRUSTEE
 PH. (831) 626-0919
 ■ PROJECT ADDRESS:
 NW CORNER OF OCEAN & CARPENTER
 CARMEL, CA.
 ■ PROJECT SCOPE:
 A REVISION TO EXISTING DESIGN APPROVAL:
 - ADD ALUMINUM PLASTER CHANNEL TO EXTERIOR STUCCO
 - NEW ROOFTOP DECK WITH GLASS GUARDRAILS
 - ADD METAL SPIRAL STAIRCASE AT EXISTING ENTRY
 COURTYARD FOR ACCESS FROM UPPER LEVEL TO ROOF DECK

■ OCCUPANCY: R3, U1
 ■ CONST. TYPE: V, NR
 ■ A.P.N. 010-033-006
 ■ LEGAL DESC.: LOTS: SOUTHERLY 1/2 OF 2,3,4,5 BLOCK: 64
 ■ ZONE: R-1
 ■ MAX BLDG. HT: PLATE: 18 FT
 ROOF: 24 FT
 ■ GRADING: NONE
 ■ TREE REMOVAL: NONE
 ■ TOPOGRAPHY: SLOPING TO SOUTH WEST
 ■ PROJECT CODE COMPLIANCE:
 2013 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE,
 CALIFORNIA GREEN BUILDING CODE, & CALIFORNIA ENERGY CODE
 ■ LOT AREA: 5,000 S.F. (.115 Ac.)
 ■ EXISTING FLOOR AREA
 MAIN FLOOR: 1,090 SF
 UPPER FLOOR: 1,756 SF
 GARAGE: 630 SF
 TOTAL: 3,476 SF
 FLOOR AREA ALLOWED: 2,150 SF

■ SITE COVERAGE CALCULATIONS:

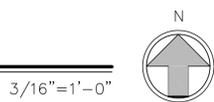
	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
DECKS	402.0	(36.0)	0	366.0
DRIVEWAY	836.0	0	0	836.0
WALKWAY	252.0	0	0	252.0
TOTAL	1,490.0	(36.0)	0	1,454.0

EXISTING SITE COVERAGE: 1,490.0 SF
 PROPOSED SITE COVERAGE: 1,454.0 SF
 SITE COVERAGE ALLOWED: 473.0 SF (22% OF BFA)

CARPENTER STREET

OCEAN AVENUE

SITE PLAN



VICINITY MAP



N. T.S.



833 BEDFORD DR.
SALINAS, CA. 93901

PH: 831.594.3296
EMAIL: cboquadesigns@gmail.com

NOTES/SIGNATURES:

PROJECT/CLIENT:
**CARLSON
RESIDENCE**

ADDRESS:
NW CORNER OF
OCEAN & CARPENTER
CARMEL, CA.

APN: 010-033-006

DATE:
8/25/2014
BLDG. PERMIT APPLICATION

- REVISIONS:
- △ 10/06/14 PLAN CHECK CORR.
 - △ 9/04/15 PLAN REVISIONS
 - △ 9/11/15 PLAN REVISIONS
 - △ 9/18/15 PLAN REVISIONS
 - △ 9/28/15 PLAN REVISIONS
 - △ PLAN REVISIONS

SITE PLAN

SHEET #:
A1.0

NOTES/SIGNATURES:

PROJECT/CLIENT:

**CARLSON
RESIDENCE**

ADDRESS:

NW CORNER OF
OCEAN & CARPENTER
CARMEL, CA.

APN: 010-033-006

DATE:

8/25/2014

BLDG. PERMIT APPLICATION

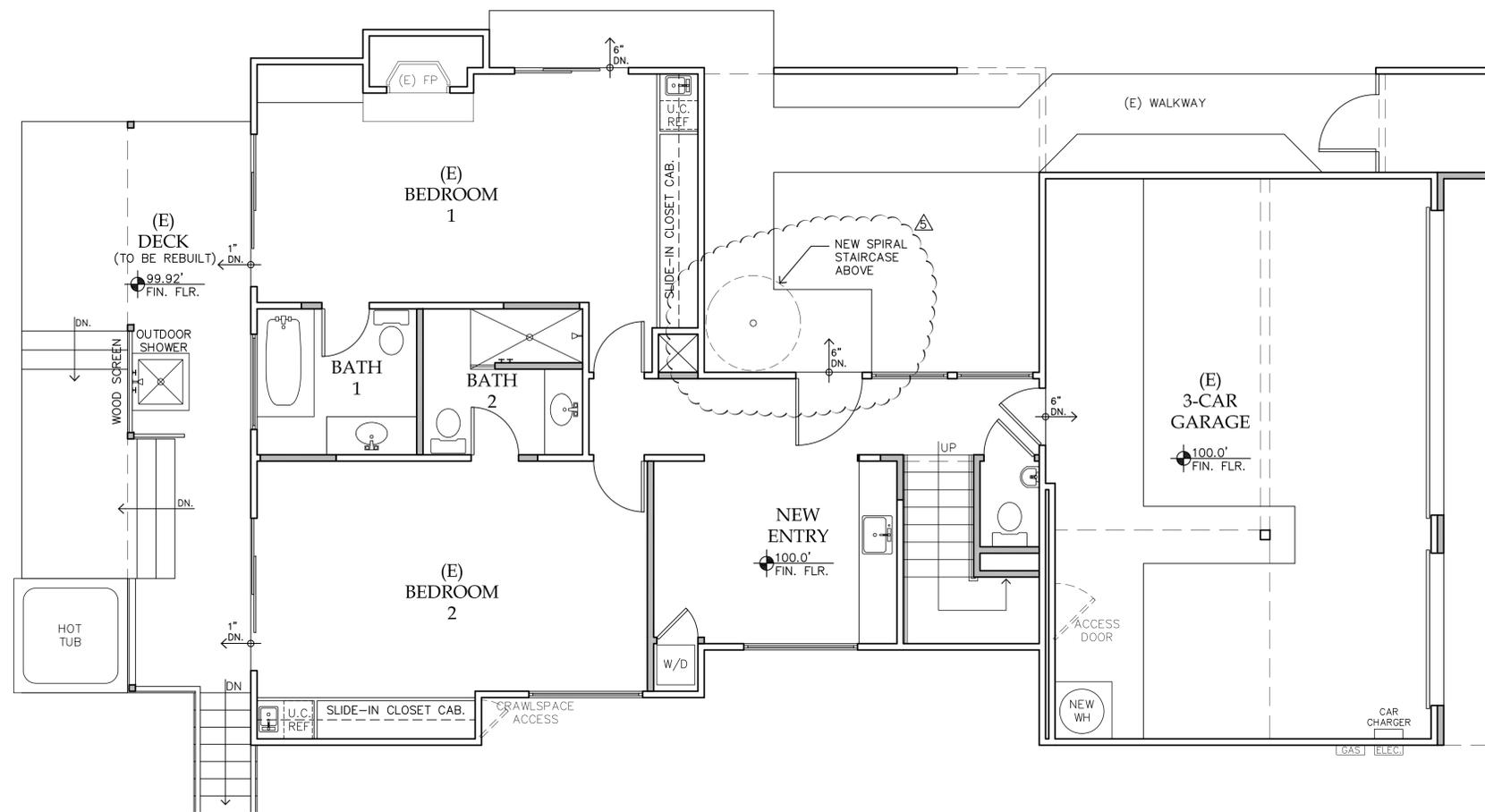
REVISIONS:

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△	9/04/15	PLAN REVISIONS
△	9/11/15	PLAN REVISIONS
△	9/18/15	PLAN REVISIONS
△	9/28/15	PLAN REVISIONS
△		PLAN REVISIONS

**CONSTRUCTION
& ELEC. PLAN**

SHEET #:

A2.0



MAIN LEVEL NOTES & POWER PLAN

1/4"=1'-0"



WALL LEGEND

	2X EXISTING WALL TO REMAIN
	(E) DOOR OR WINDOW TO BE REMOVED
	2X EXISTING WALL TO BE REMOVED
	2X STUD FRAMED WALL

NOTES/SIGNATURES:

PROJECT/CLIENT:

**CARLSON
RESIDENCE**

ADDRESS:

NW CORNER OF
OCEAN & CARPENTER
CARMEL, CA.

APN: 010-033-006

DATE:

8/25/2014

BLDG. PERMIT APPLICATION

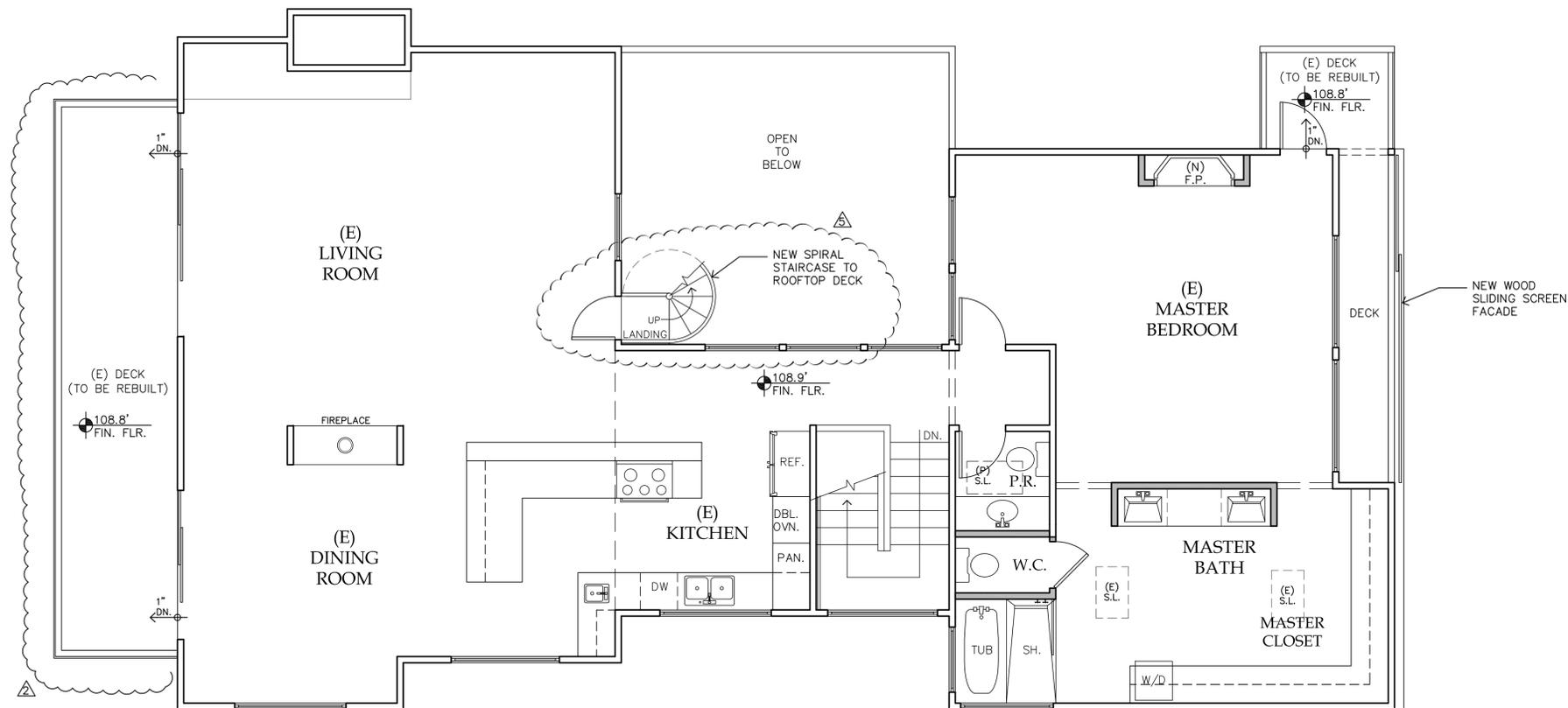
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△	9/11/15	PLAN REVISIONS
△	9/18/15	PLAN REVISIONS
△	9/28/15	PLAN REVISIONS
△		PLAN REVISIONS

**CONSTRUCTION
& ELEC. PLAN**

SHEET #:

A2.1



UPPER LEVEL NOTES & POWER PLAN

1/4"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED
- 2X STUD FRAMED WALL

NOTES/SIGNATURES:

PROJECT/CLIENT:

**CARLSON
RESIDENCE**

ADDRESS:

NW CORNER OF
OCEAN & CARPENTER
CARMEL, CA.

APN: 010-033-006

DATE:

8/25/2014

BLDG. PERMIT APPLICATION

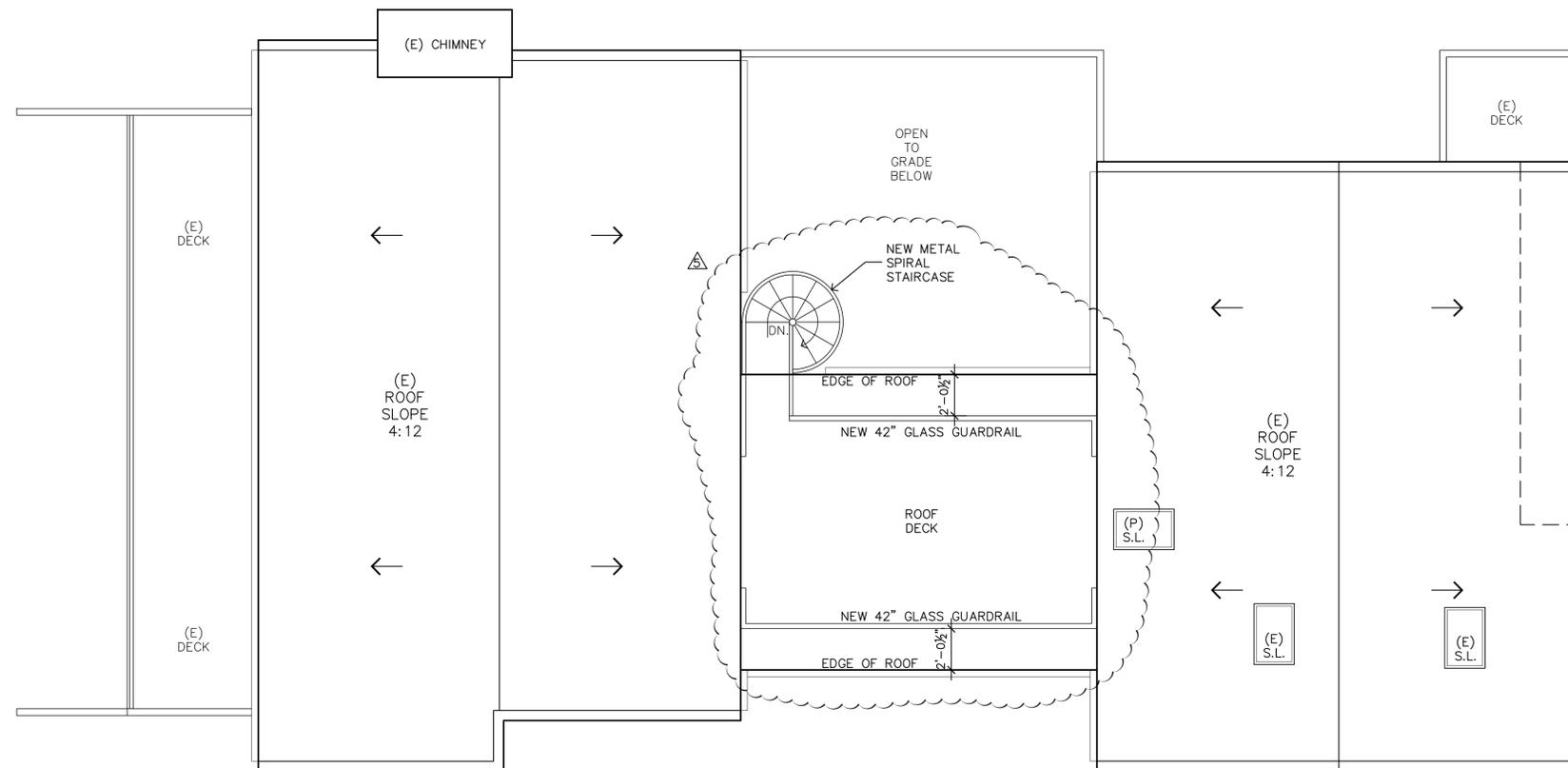
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△	9/18/15	PLAN REVISIONS
△	9/28/15	PLAN REVISIONS
△		PLAN REVISIONS
△		PLAN REVISIONS

**ROOF
PLAN**

SHEET #:

A5.0



ROOF PLAN

1/4"=1'-0"



NOTES/SIGNATURES:

PROJECT/CLIENT:

**CARLSON
RESIDENCE**

ADDRESS:

NW CORNER OF
OCEAN & CARPENTER
CARMEL, CA.

APN: 010-033-006

DATE:

8/25/2014

BLDG. PERMIT APPLICATION

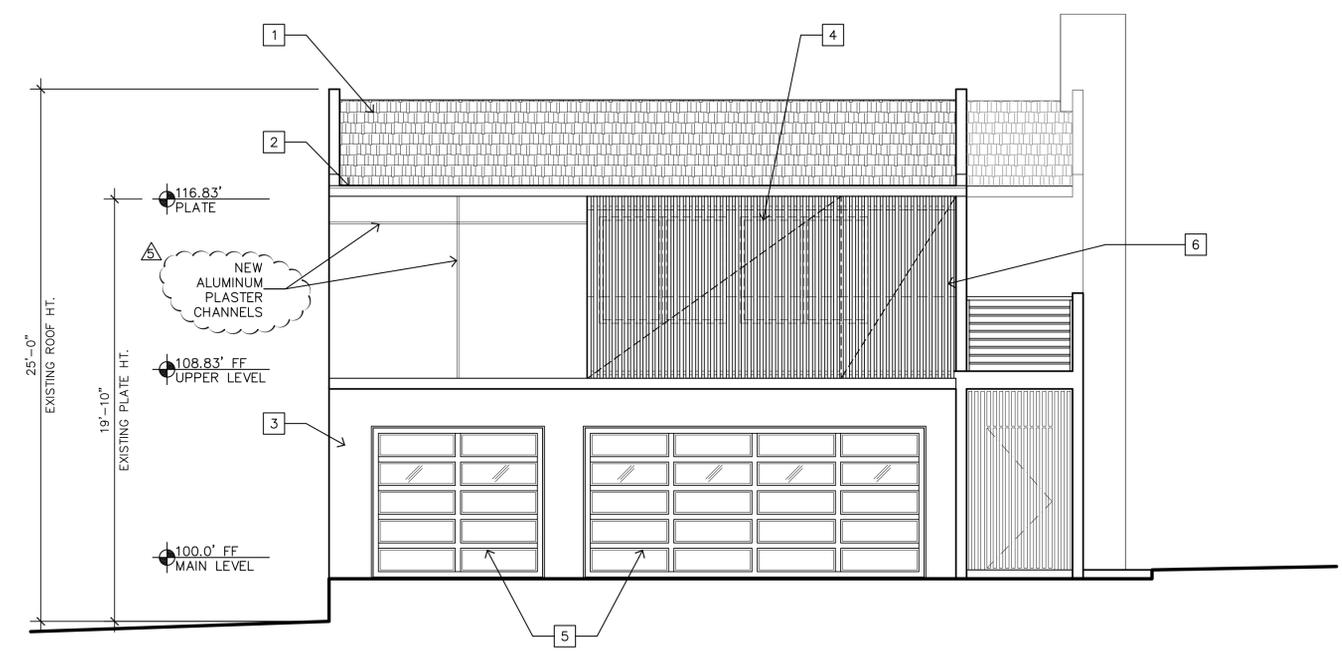
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- 10/06/14 PLAN CHECK CORR.
- 9/04/15 PLAN REVISIONS
- 9/11/15 PLAN REVISIONS
- 9/18/15 PLAN REVISIONS
- 9/28/15 PLAN REVISIONS

ELEVATIONS

SHEET #:

A6.0

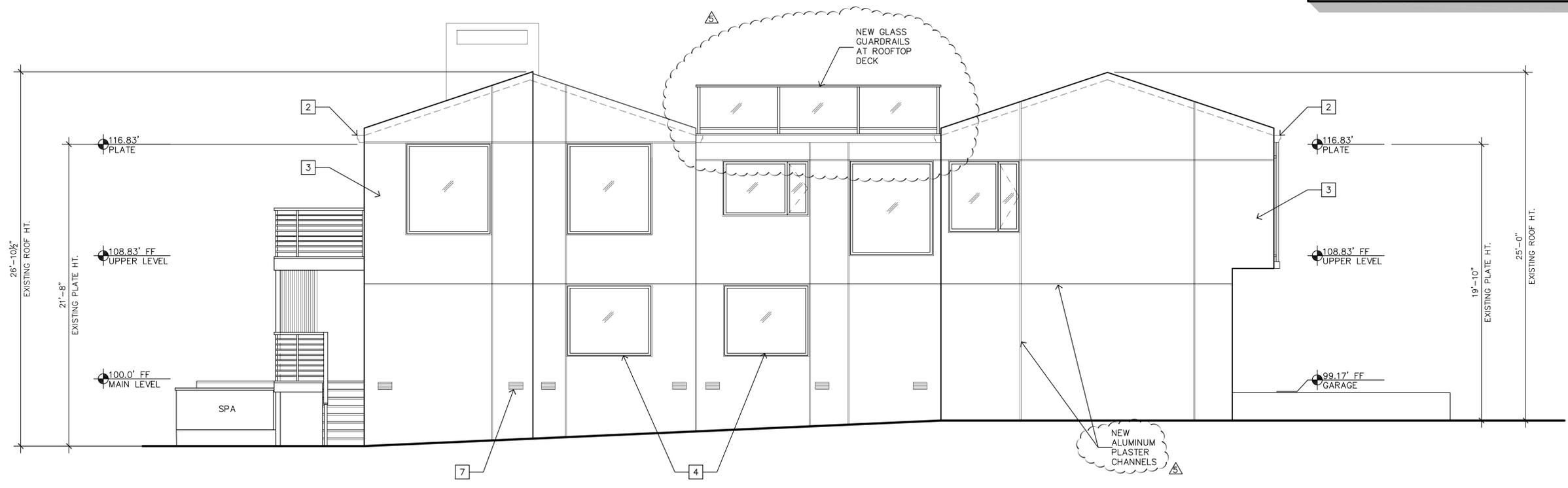


EAST (REAR) ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 (E) CLASS 'A' COMPOSITION ROOFING
- 2 (E) PAINTED G.I. GUTTERS
- 3 (E) PAINTED EXTERIOR PLASTER
- 4 NEW PAINTED FIBERGLASS DOORS & WINDOWS
- 5 PAINTED WOOD DOORS
- 6 NEW STAINED WOOD STAIRS, & SCREENS
- 7 EXISTING CRAWLSPACE VENTS



SOUTH (SIDE) ELEVATION

1/4"=1'-0"

NOTES/SIGNATURES:

PROJECT/CLIENT:

**CARLSON
RESIDENCE**

ADDRESS:

NW CORNER OF
OCEAN & CARPENTER
CARMEL, CA.

APN: 010-033-006

DATE:

8/25/2014

BLDG. PERMIT APPLICATION

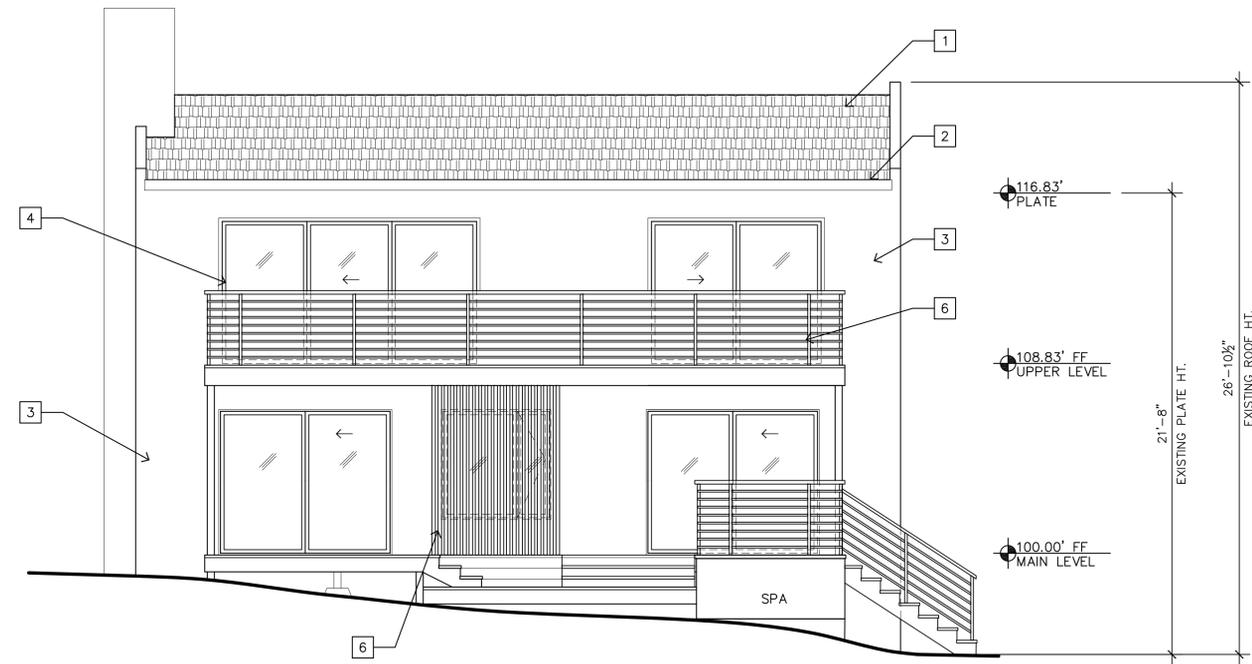
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△	9/18/15	PLAN REVISIONS
△	9/28/15	PLAN REVISIONS
△		PLAN REVISIONS
△		PLAN REVISIONS

ELEVATIONS

SHEET #:

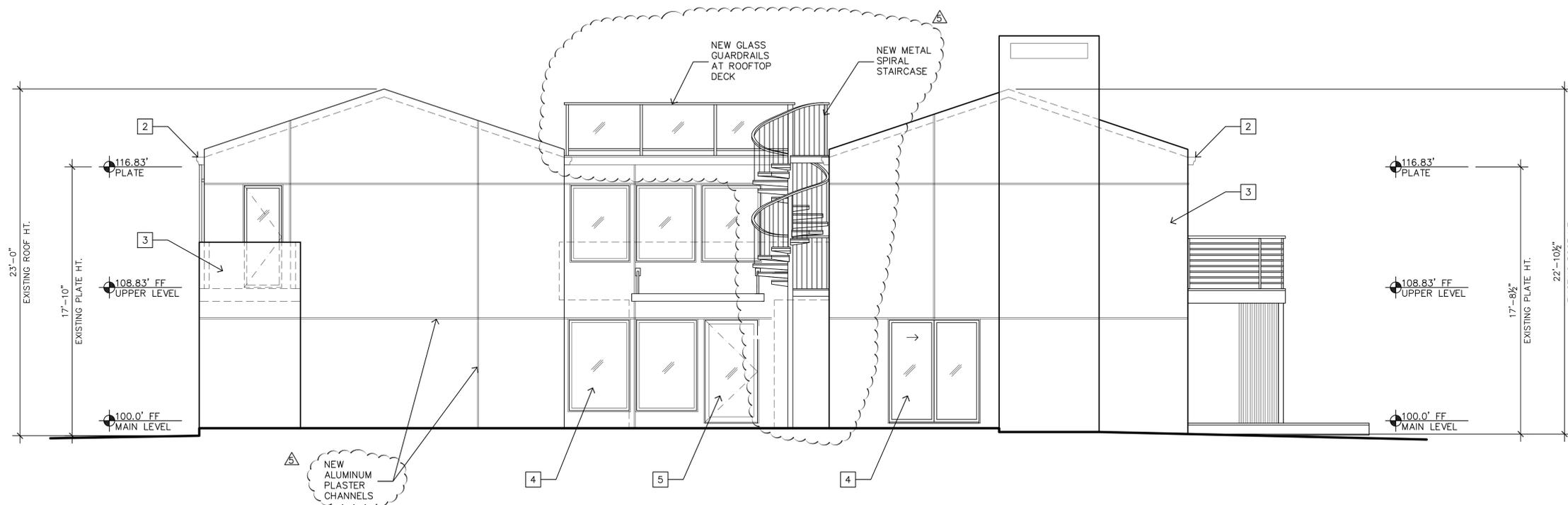
A6.1



WEST (FRONT) ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND	
1	(E) CLASS 'A' COMPOSITION ROOFING
2	(E) PAINTED G.I. GUTTERS
3	(E) PAINTED EXTERIOR PLASTER
4	NEW PAINTED FIBERGLASS DOORS & WINDOWS
5	PAINTED WOOD DOORS
6	NEW STAINED WOOD STAIRS, & SCREENS
7	EXISTING CRAWLSPACE VENTS



NORTH (SIDE) ELEVATION

1/4"=1'-0"

NOTES/SIGNATURES:

PROJECT/CLIENT:

**CARLSON
RESIDENCE**

ADDRESS:

NW CORNER OF
OCEAN & CARPENTER
CARMEL, CA.

APN: 010-033-006

DATE:

8/25/2014

BLDG. PERMIT APPLICATION

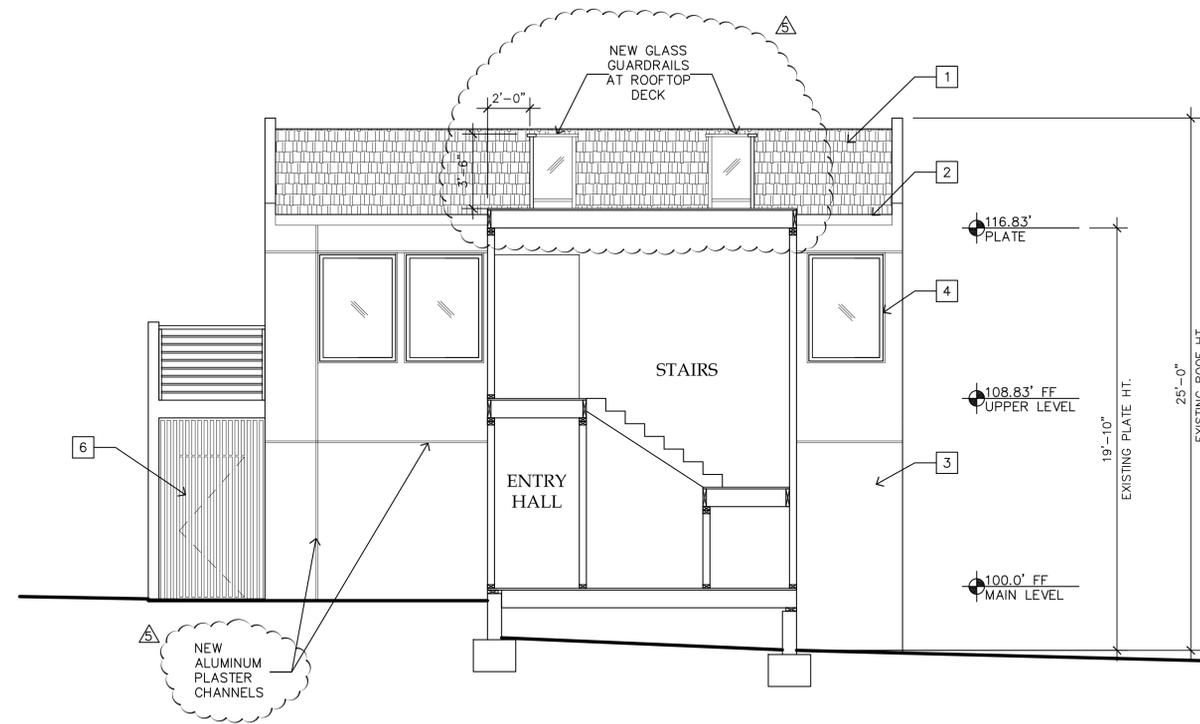
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△	9/11/15	PLAN REVISIONS
△	9/18/15	PLAN REVISIONS
△	9/28/15	PLAN REVISIONS
△		PLAN REVISIONS

ELEVATIONS

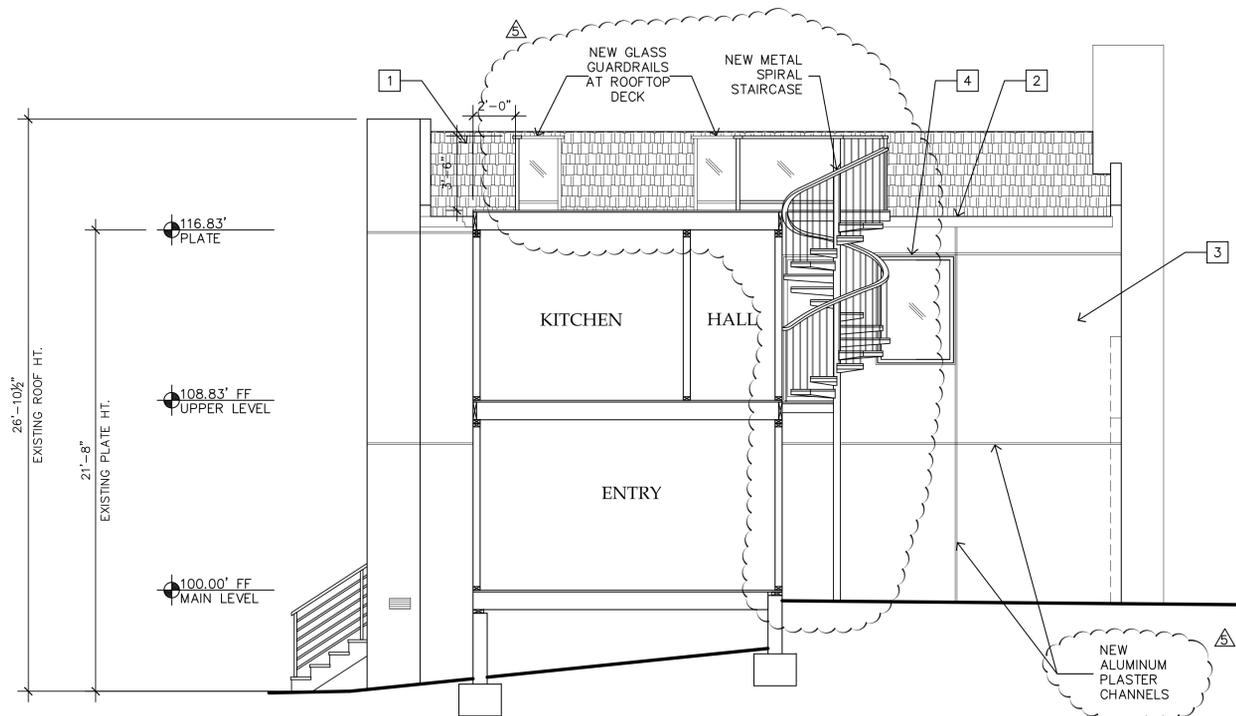
SHEET #:

A6.2



EAST (COURTYARD) ELEVATION

1/4"=1'-0"

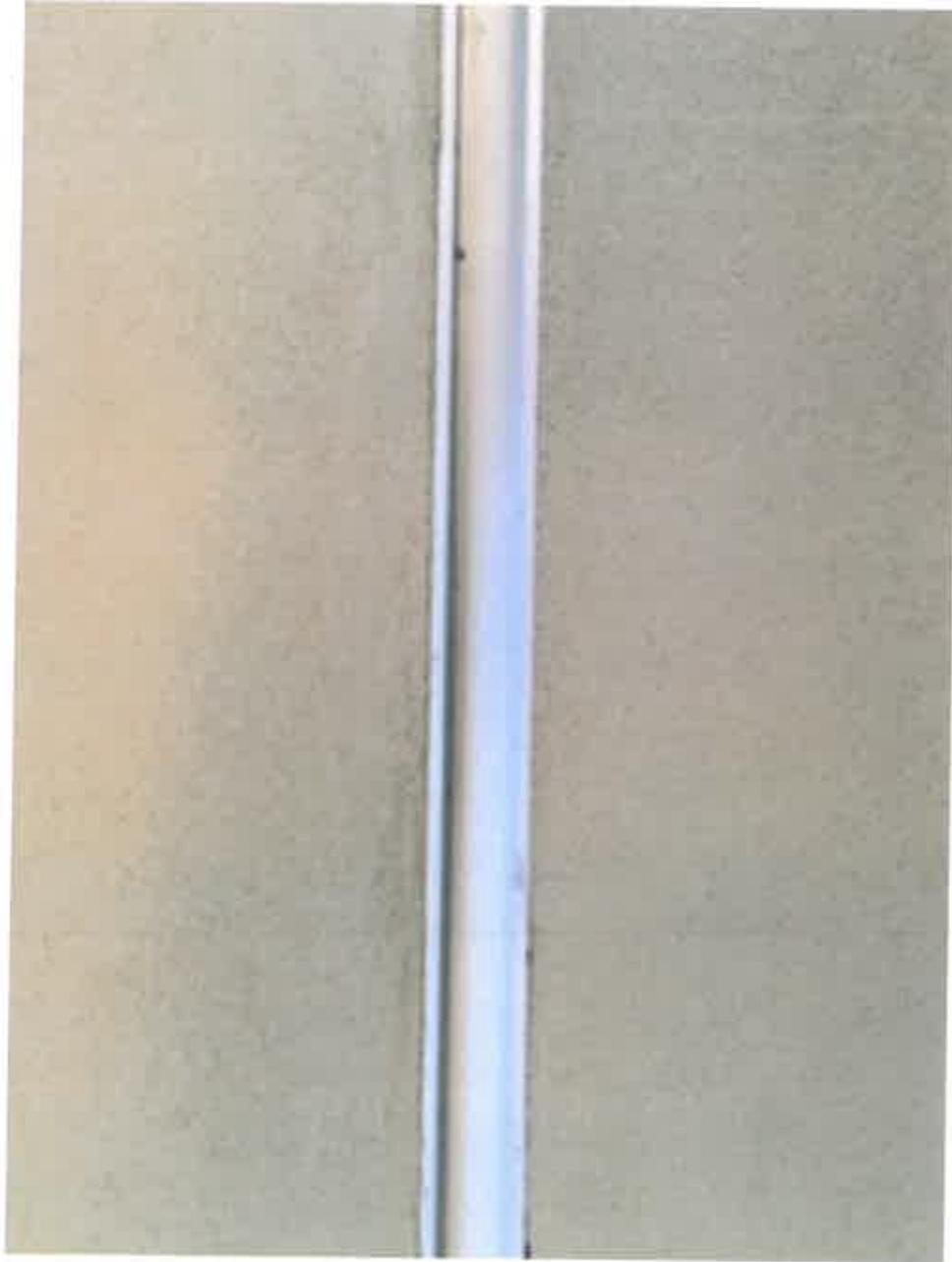


WEST (COURTYARD) ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 (E) CLASS 'A' COMPOSITION ROOFING
- 2 (E) PAINTED G.I. GUTTERS
- 3 (E) PAINTED EXTERIOR PLASTER
- 4 NEW PAINTED FIBERGLASS DOORS & WINDOWS
- 5 PAINTED WOOD DOORS
- 6 NEW STAINED WOOD STAIRS, & SCREENS
- 7 EXISTING CRAWLSPACE VENTS



RECEIVED
SEP 22 2015
City of Corner-by-the-Sea
Planning & Building Dept.



RECEIVED

SEP 23 2015

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



RECEIVED

SEP 2 2006

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

will include a four-foot high grape-stake fence with spaced pickets at front of the property and a solid six-foot high grape stake elsewhere, except for the north fence line, which will remain as is.

Of note is the approximately 72-foot driveway on the south side of the property that provides access to the one-car garage. The floor level of the garage is 10 feet below street level. The construction of the home also necessitates removal of 125 cubic yards of soil (“cut”) to accommodate the lower level living space and garage. The north and south plan elevations show the area of cut as a dashed line. The proposed cut will translate to approximately 16 haul truck trips (based on 8 cubic yards per load) on Carmel roads.

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 sf (45%)	NA	1,800 sf (45%)
Site Coverage	556 sf (0.22 + .04%)	NA	556 sf (0.22 + .04%)
Trees	3 Upper /1 Lower (recommended)	0/2 (includes existing tree at rear of property)	1/2
Ridge Height (1 st /2 nd)	18'/24'	NA	Max. 1 st floor: 12'-5" Max. 2 nd floor: 22'-5"
Plate Height (1 st /2 nd)	12'/ 18'	NA	Max. 1 st floor: 10.0' Max. 2 nd floor: 17.5'
Setbacks	Minimum Required	Existing	Proposed
Front	15'	NA	17' – 8" (residence) 72' (detached garage)
Composite Side Yard	10' (25%)	NA	Min: 10.0 ft (25%)
Minimum Side Yard	3'	NA	Min. North Side: 7' Min. South Side: 3'@garage
Rear	15'	n/a	Min: 15'

Other project components include: 1) the removal of all existing site coverage (one single-family dwelling, a detached garage, hardscape, landscape, and decking), and 2) removal and replacement of the existing fencing on the south and west boundaries. An existing tree (holly) in the front yard setback will be removed.

Staff has scheduled this application for conceptual review. The primary purpose of this meeting is to review and consider the site planning, privacy and views, mass and scale related to the project. However, the Commission may provide input on other aspects of the design.

Staff analysis:

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

The site currently contains two lower canopy trees, one in the backyard (Silver Dollar eucalyptus) and one in the front yard (a Holly tree); the applicant proposes to remove the holly tree. There is a Cypress tree on the adjacent property to the south and a Coast Live oak to the north of the subject property. It does not appear that these trees will need to be pruned to accommodate the new residence.

City code (CMC Section 17.34.070 - *Landscaping Standards for Residential Districts*) requires that upper and lower canopy trees be planted as a component of development projects. The plans indicate that one Monterey pine (an upper canopy tree) and one Coast Live oak (lower canopy tree) will be planted in the front yard area. A condition has been drafted that requires two new trees be planted.

Privacy & Views: Residential Design Guidelines 5.1 through 5.3 state that *“designs should preserve reasonable solar access to neighboring parcels”* and *“maintain privacy of indoor and outdoor spaces in a neighborhood”* and *“maintain view opportunities.”*

Staff has not identified any view impacts that would be created by the new residence. With regard to privacy, staff notes that the adjacent neighbor to the north is a private residence which has second floor windows that overlook the subject property. On the south side of the subject property is a residence with patio area and windows. Review of the proposed plans indicates that windows are to be off-set from the adjacent neighbor to the south and the patio area would not be intruded upon. Staff does not anticipate any privacy impacts associated with the project.

Mass & Bulk: Residential Design Guidelines 7.1 through 7.6 encourages *“presenting a one-story height to the street”* and to *“locating two story element downhill.”* Further, these guidelines state that *“a building should relate to a human scale in its basic forms.”*

The applicant is proposing to demolish the existing residence and detached garage in order to build a new single-family residence. The two-story element is located at the rear, downhill portion of the property, as recommended by the guidelines. In addition, the proposed residence is much smaller than adjacent residences north and south of the project site as depicted on Sheet 4 of the plan set. With regard to mass and bulk, in staff's opinion, the proposed residence meets the objectives of Residential Design Guidelines 7.1 through 7.6.

Building & Roof Form: Residential Design Guidelines 8.1 through 8.3 state that *"Shallow to moderately pitched roofs are appropriate on one-story buildings. More steeply pitched roof with low plate lines can be used on two-story buildings."* The Guidelines emphasize using *"restraint"* and *"simplicity"* in building forms, which should not be complicated, and roof lines, which should *"avoid complex forms."*

The proposed design includes a two-story residence with an attached garage. The stepped gable roofs all have a pitch of 4:12, with four rooflines facing the street, and four rooflines on the south side elevation and three on the north side. In staff's opinion, the roof design is simple and complements the building style and neighborhood context.

Site Coverage: Per Municipal Code Section 17.10.030.C, site coverage shall be limited to a maximum of 22 percent of the base floor area allowed for the site (Note: on a 4,000 square-foot site this equals 396 square feet or 10 percent of the site). In addition, if at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area may be allowed. For this 4,000 square foot lot the total amount of coverage is allowed to be 556 square feet; the project plans are consistent with the allowed coverage.

Garage & Driveway: Design Guideline 6.3 states, *"...consider using paving strips, or "tire tracks", for a driveway, and that driveways should not be over nine feet wide. This is especially appropriate for a long drive that runs to the rear of a property."* Design Guidelines 6.5 and 6.6 states, *"Position a garage to maximize opportunities for open space, views and privacy",* and *"Locate a garage to minimize its visual impacts"*. Locating a garage under a house or detached at the back of the lot is encouraged. Also, Design Guideline 6.7 states that *"in limited circumstances a garage may be located under a structure when the visual impacts will be minimized"* and *"the driveway may not dominate the front garden and may not create a ramp effect or introduce tall or massive retaining walls. A sense of front yard must be maintained."*

As stated previously, the property slopes down from Camino Real Street to the rear of the property with an approximately 10 foot elevation change. The proposed main level of the residence will be at street grade. The proposed design places the garage at the back half of the property, attached to the bottom level of the residence and at the end of a 72-foot long driveway. The driveway will be flanked on the south side by a 4-foot high retaining wall that will taper as it extends toward the back and front yards. A photograph of a comparable project designed by the same designer, Mr. Claudio Ortiz, is included as Attachment E.

In staff's opinion, the proposal to place the garage below the residence is appropriate for the topography of the property and the garage would appear subordinate to the main residence as encouraged by the aforementioned guideline. In addition, the residence is located near the the La Playa Hotel, which limits curb-side parking opportunities. The proposed driveway would allow additional off-street parking for the property owner. Staff notes that the drive is proposed to be of the "tire-track" variety and is eight feet and two-inches wide with landscape between the tire-tracks (the Design Guidelines recommend nine-foot width).

The applicant is proposing to excavate approximately 125 cubic feet of soil from the site, a portion of which would be on the south side of the property in the area of the proposed driveway. Staff notes that the grade along the south side of the property is approximately 4 feet above the southern neighbor's property and the soil is retained by an approximately 4-foot high retaining wall. The excavation of the site would likely necessitate the removal of this retaining wall; however, details pertaining to the wall are not noted on the plan. A condition has been drafted requiring the applicant to provide additional analysis and details on how the change in grade will impact the relationship between the two properties prior to Final Planning Commission Review.

Public ROW: The portion of the City Right-of-Way (ROW) between the front property line and edge of paving is approximately six to eight feet wide and is a concrete sidewalk. Staff recommends that the sidewalk be retained. Staff notes that the Planning Commission is advisory to the City Administrator or City Council on encroachment permits.

Alternatives: Staff has included draft findings that the Commission can adopt if the Commission accepts the overall design concept, including the architectural style of the building. However, if the Commission does not support the design, then the Commission could continue the application with specific direction given to the applicant.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Units. The project includes the construction of one single-family residence in a residential zone, and therefore qualifies for a Class 3 exemption. The proposed residence does not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings for Concept Acceptance
- Attachment C – Draft Recommendations/Conditions
- Attachment D – Project Plans
- Attachment E – Driveway Photos

Attachment A – Site Photographs

Project site



Project site - facing south along Camino Real



Project Site – facing north along Camino Real



Rear yard – facing south



Rear yard – facing north



Attachment B – Findings for Concept Acceptance

DS 15-269 (Trailer)
 October 20, 2015
 Concept Findings
 Page 1

<u>FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE (CMC 17.64.80 and LUP Policy P1-45)</u>		
For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	

9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1):

1. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

Attachment C – Recommendations/Draft Conditions

DS 15-269 (Trailer)

October 20, 2015

Recommendations/Draft Conditions

Page 1

Recommendations/Draft Conditions		
No.		
1.	The applicant shall submit a landscape plan for final Planning Commission review that includes a proposal for two new upper-canopy trees on the site.	
2.	The applicant shall apply for a Tree Removal permit to remove the existing holly tree prior to final Planning Commission review.	
3.	A landscape plan that includes plant species compatible with the canopy trees is required as a condition of approval and shall be included on plans for Final Review.	
4.	The applicant shall provide additional analysis and details on how the change in grade will impact the relationship between the subject property and the southern neighboring property prior to Final Review.	
5.	The applicant shall submit a truck haul route plan for final Planning Commission review that will explain total number of trips and exactly what route these trucks will take getting to and from the project site. Hours of operation will be explained.	

Camino Sheltering Oaks. LLC. Residence

New Residence
 Carmel-by-the-Sea, California
 APN: 010-186-010
 BLOCK: 0 LOTS: 15



Front Elevation

RECEIVED

OCT 08 2015
 City of Carmel-by-the-Sea
 Planning & Building Dept.



C.O.D.G.
 CLAUDIO ORTIZ DESIGN GROUP, INC.
 1555 EL CAMINO REAL, SUITE 100
 CARMEL, CALIFORNIA 94025
 OFFICE: 831.428.4144
 WWW.CODGNC.COM

CLIENT:
 Camino Sheltering Oak, LLC
 1555 El Camino Real, Suite 100
 Melon Park, Ca. 94025

Residence

PROJECT:
 Camino Sheltering Oak, LLC.
 Camino Real, 2N/W of 9th
 BLOCK: 0 LOTS: 15
 APN: 010-264-002-000
 PROJECT NO.
 15-06

ISSUE:
 10-7-15

DRAWN BY:
 A.J. ORTIZ

COVER PAGE

SCALE: 1" = 1/4"

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10- FEET ABOVE THE GROUND AND MAY NOT EXCEED 25- WATTS (INCANDESCENT EQUIVALENT; I.E., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18- INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; I.E., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAN 10- FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFELY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

PROJECT DATA

LOT SIZE:	4,000 S.F.
ZONING:	R-1
A.P.N.:	010-264-002
ADDRESS:	BLOCK: 0 LOTS: 15

FLOOR AREA

FAR ALLOWED	1,800.0 S.F.	45.0%
PROPOSED MAIN LEVEL	1,179.3 S.F.	
LOWER LEVEL	407.6 S.F.	
ATTACHED GARAGE	212.2 S.F.	
TOTAL (P) GROSS FLOOR AREA:	1,799.1 S.F.	45.0%

SITE COVERAGE

ALLOWED	556.0 S.F.	13.9 %
PROPOSED IMPERVIOUS COVERAGE		
ENTRY WALKWAY (CONCRETE)	119.0 S.F.	
BALCONY (CONCRETE)	167.0 S.F.	
TOTAL (P) IMPERVIOUS COVERAGE	286.0 S.F.	
PROPOSED PERVIOUS COVERAGE		
ENTRY PATH (PAVERS SET ON SAND)	27.0 S.F.	
DRIVEWAY (PAVERS SET ON SAND)	243.0 S.F.	
TOTAL (P) PERVIOUS COVERAGE	270.0 S.F.	
TOTAL PROPOSED SITE COVERAGE	556.0 S.F.	13.9 %

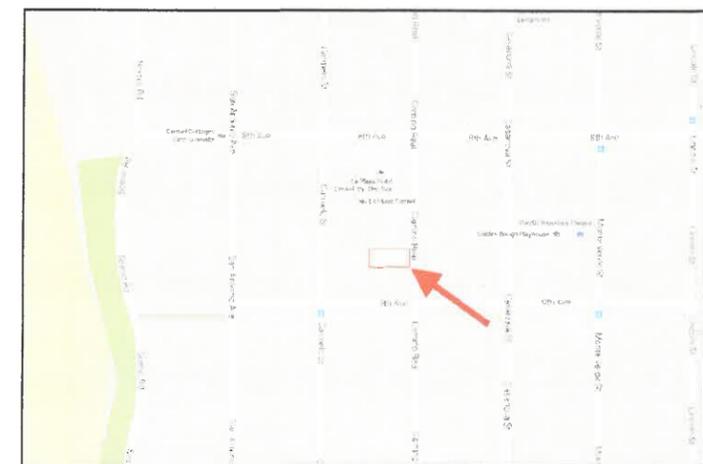
SHEET INDEX

1. COVER PAGE
2. SITE PLAN
3. SURVEY
4. PROPOSED STREEPSCAPE
5. GRADING & DEMOLITION SITE PLN
6. PROPOSED FLOOR PLANS
7. PROPOSED ELEVATIONS
8. PROPOSED ROOF PLANS
9. PROPOSED WINDOW & DOOR SCHEDULE
10. MATERIALS
11. AVERAGE NATURAL GRADE & VOLUME ANALYSIS PLAN
- L1. LANDSCAPE PLAN

SCOPE OF WORK

1. DEMOLITION OF AN EXISTING TWO STORY 1,375.0 ONE STORY S.F.D. WITH DETACHED GARAGE, AND HARDSCAPE
2. CONSTRUCTION OF A NEW TWO LEVEL 1,600.0 SQ. FT. WITH ATTACHED 200.0 GARAGE SQ. FT. AND 556.0 SQ. FT. HARDSCAPE.
3. EXPORT OF 125 CU.YD OF SOIL

VICINITY MAP NOT TO SCALE



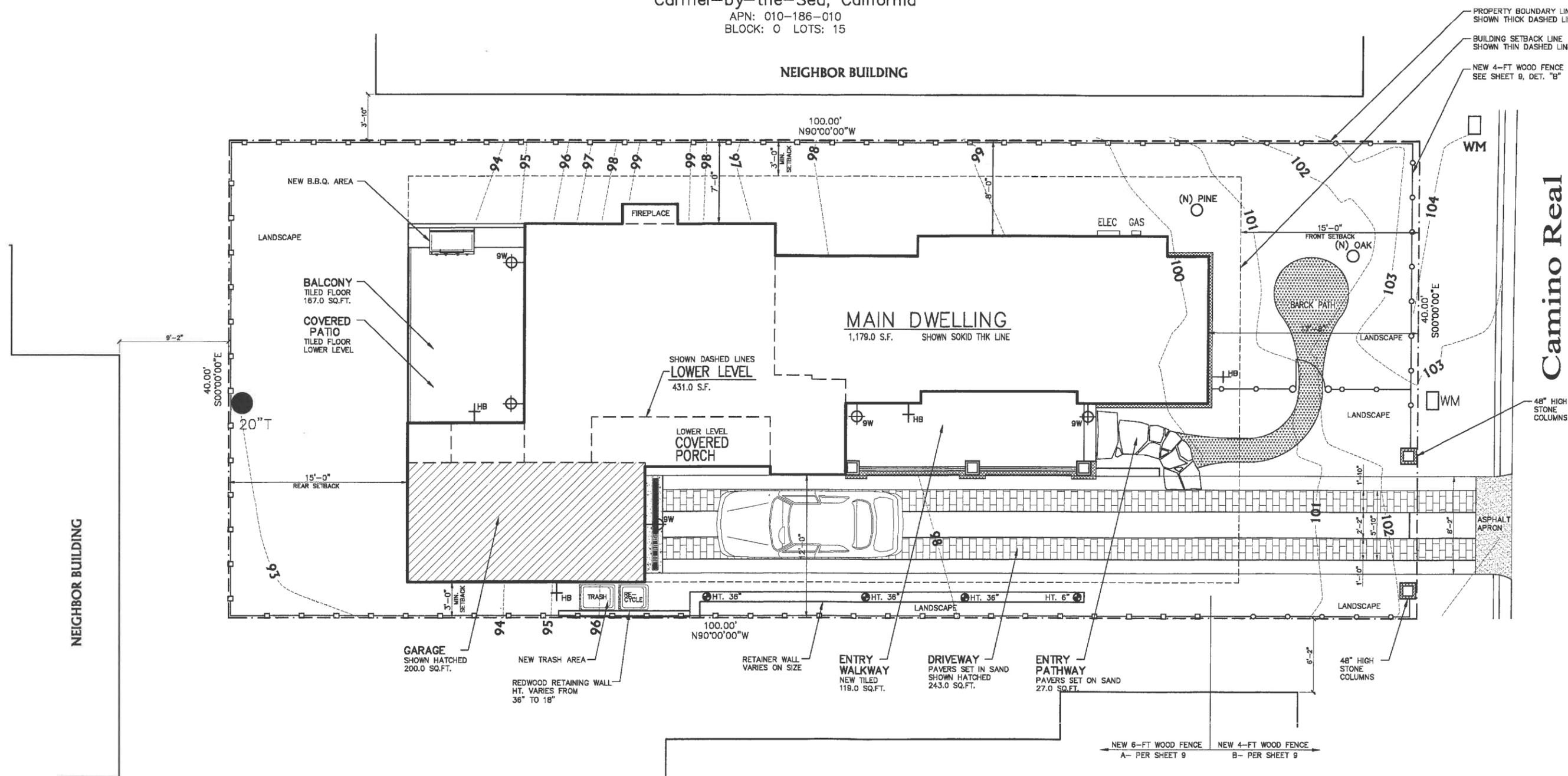
Camino Sheltering Oaks. LLC. Residence

New Residence
Carmel-by-the-Sea, California

APN: 010-186-010
BLOCK: 0 LOTS: 15



C.O.D.G.
CLAUDIO ORTIZ DESIGN GROUP, INC.
15550 El Camino Real, Suite 100
Melon Park, Ca. 94025
OFFICE: 650.264.4448
WWW.CODG.COM



Camino Real

CLIENT:
Camino Sheltering Oak, LLC
15550 El Camino Real, Suite 100
Melon Park, Ca. 94025

PROJECT:
Camino Sheltering Oak, LLC.
Camino Real, 2N/W of 9th
BLOCK: 0 LOTS: 15
APN: 010-264-002-000
PROJECT NO.
15-06

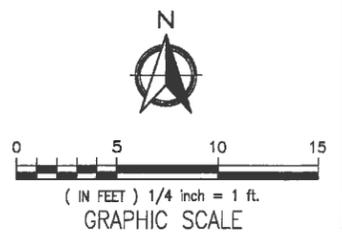
ISSUE:
10-7-15

DRAWN BY:
A.J. ORTIZ

- LEGEND**
- PROPERTY LINE
 - MIN. SETBACKS
 - NEW 6-FT WOOD FENCE
 - NEW 4-FT WOOD FENCE
 - ⊕ HOSE BIB
 - ⊙ LIGHT FIXTURE, SEE SHEET 9 FOR SPEC'S
 - EXISTING TREES TO REMAIN
 - (N) ○ NEW TREES

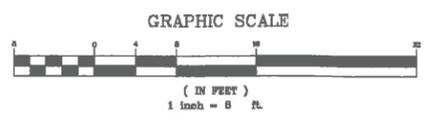
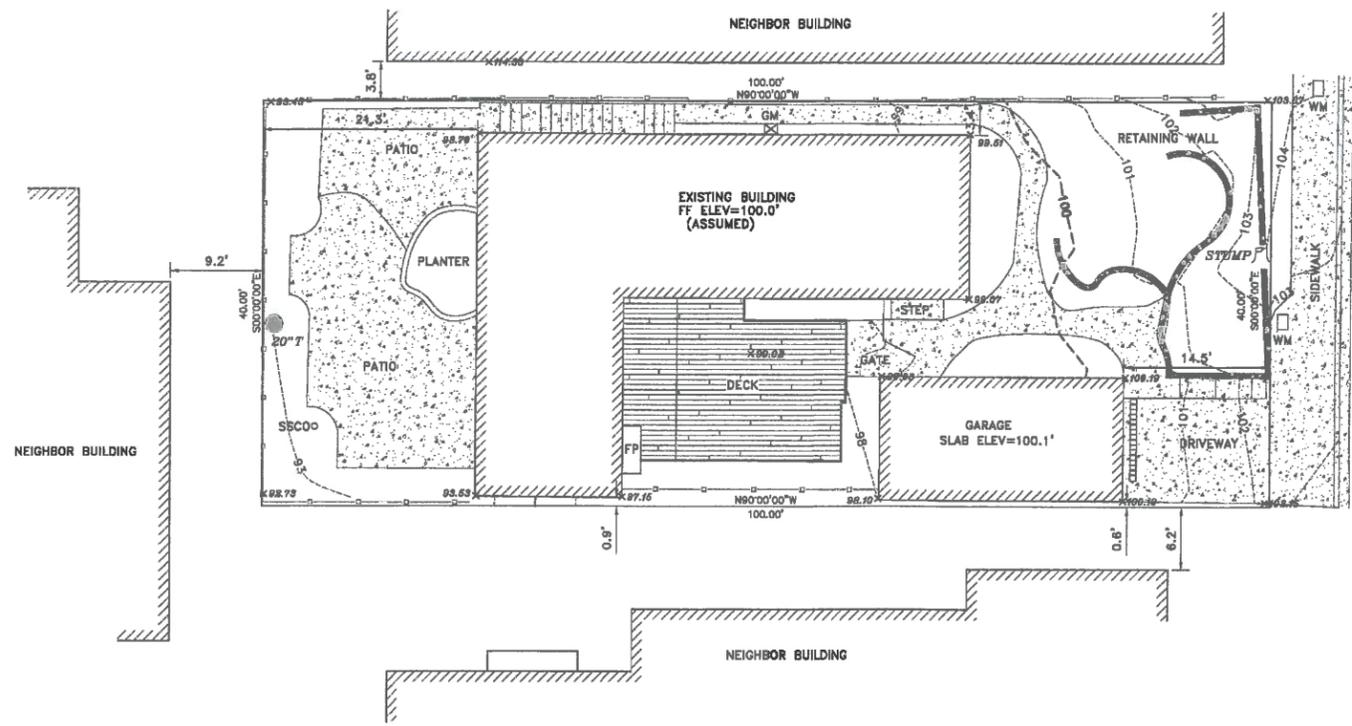
SITE COVERAGE

PROPOSED IMPERVIOUS COVERAGE		
ENTRY WALKWAY (CONCRETE)		119.0 S.F.
BALCONY (CONCRETE)		167.0 S.F.
TOTAL (P) IMPERVIOUS COVERAGE		286.0 S.F.
PROPOSED PERVIOUS COVERAGE		
ENTRY PATH (PAVERS SET ON SAND)		27.0 S.F.
DRIVEWAY (PAVERS SET ON SAND)		243.0 S.F.
TOTAL (P) PERVIOUS COVERAGE		270.0 S.F.
TOTAL PROPOSED SITE COVERAGE		556.0 S.F.



SITE PLAN

SCALE: 1" = 1/4"



TOPOGRAPHIC SURVEYS
ALTA SURVEYS
BOUNDARY SURVEYS

Baseline Consulting
13720 Monte Bello
Castroville, California 95012
831-632-0956

DRAWN BY: MS
APPROVED BY:
REVISION: 1/8"=1"
SCALE: 05-13-2015
DATE:

SITE PLAN
APN 010-264-002
2 NW 9th Avenue/ Camino Real, Carmel, Ca
prepared for:
Zach Trailer/ Camino Real Sheltering Oak, LLC

SHEET 1
OF
1 SHEETS



PROPOSED
EAST ELEVATION

PROPOSED
STREETSCAPE

SCALE: 1" = 3/16"

ISSUE:
10-7-15

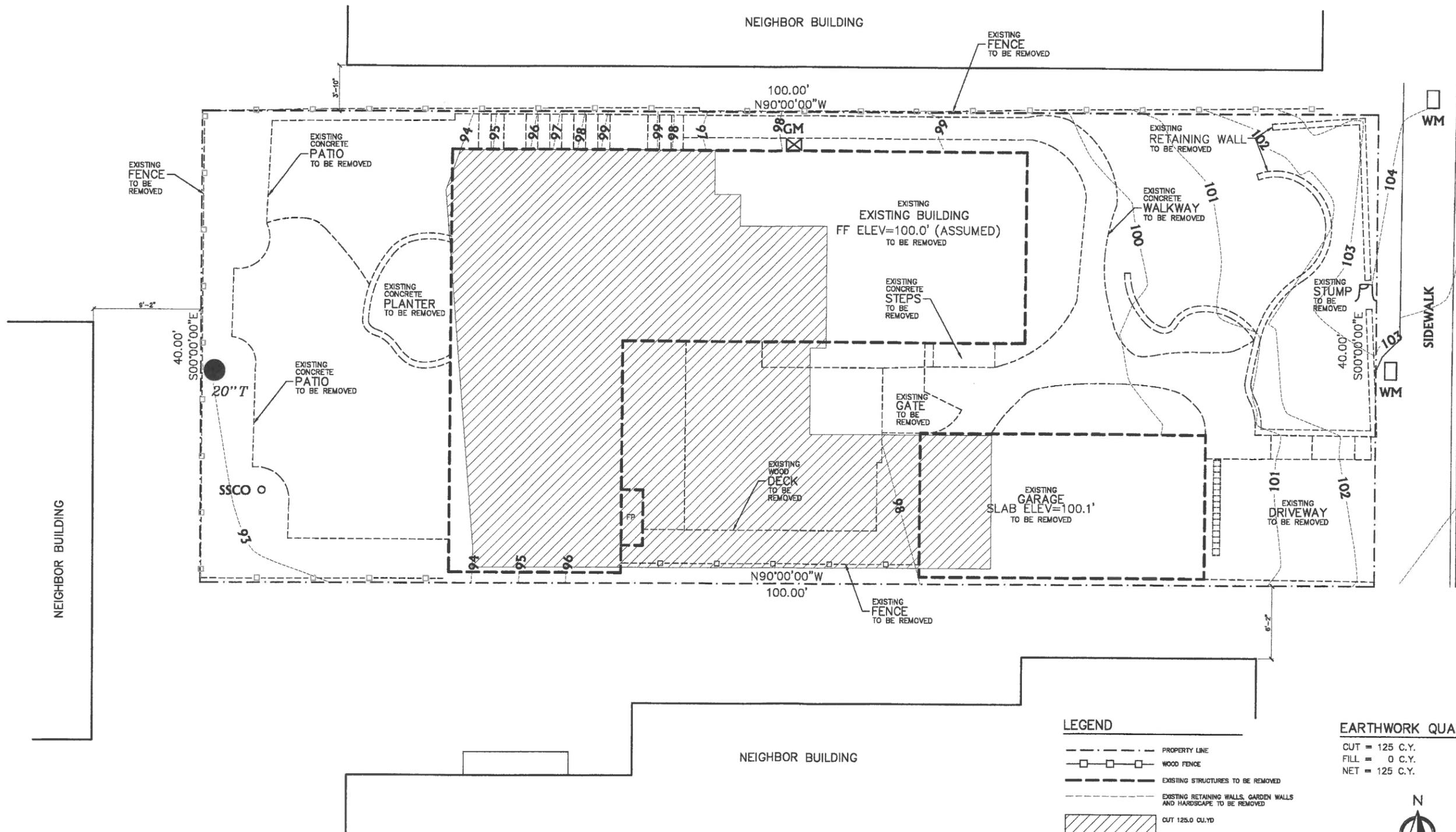
DRAWN BY:
A.J.ORTIZ

PROJECT:
Camino Sheltering Oak, LLC. Residence
Camino Real, 2N/W of 9th
BLOCK: 0 LOTS: 15
APN: 010-264-002-000
PROJECT NO.
15-06

CLIENT:
Camino Sheltering Oak, LLC
1550 El Camino Real, Suite 100
Melon Park, Ca. 94025



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LEGEND

- PROPERTY LINE
- WOOD FENCE
- EXISTING STRUCTURES TO BE REMOVED
- EXISTING RETAINING WALLS, GARDEN WALLS AND HARDSCAPE TO BE REMOVED
- CUT 125.0 CU.YD
- 20\"/>

EARTHWORK QUANTITIES

CUT	= 125 C.Y.
FILL	= 0 C.Y.
NET	= 125 C.Y.

N
 0 5 10 15
 (IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

Camino Real



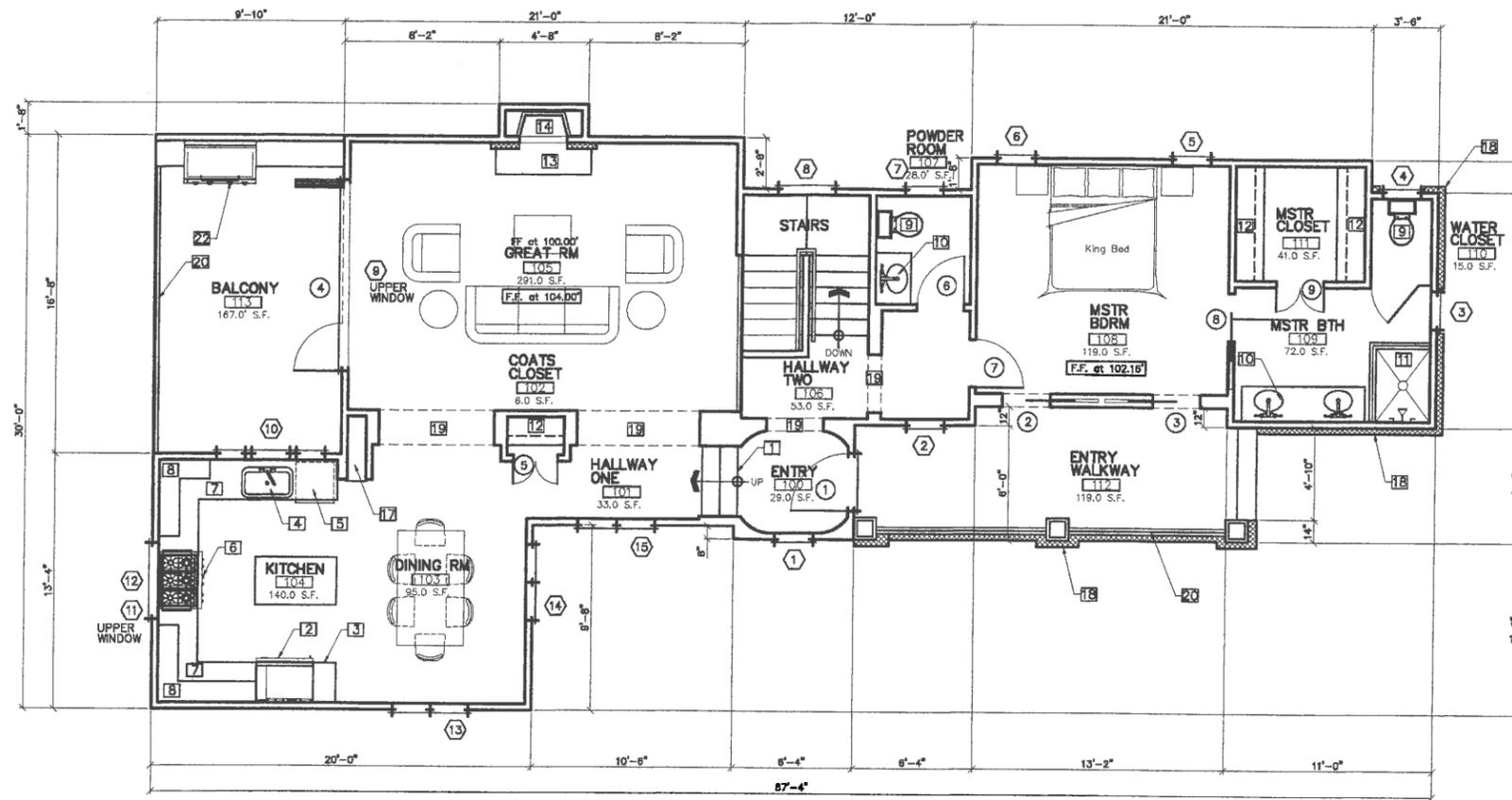
CLIENT:
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 1550 El Camino Real, Suite 100
 Melon Park, Ca. 94025

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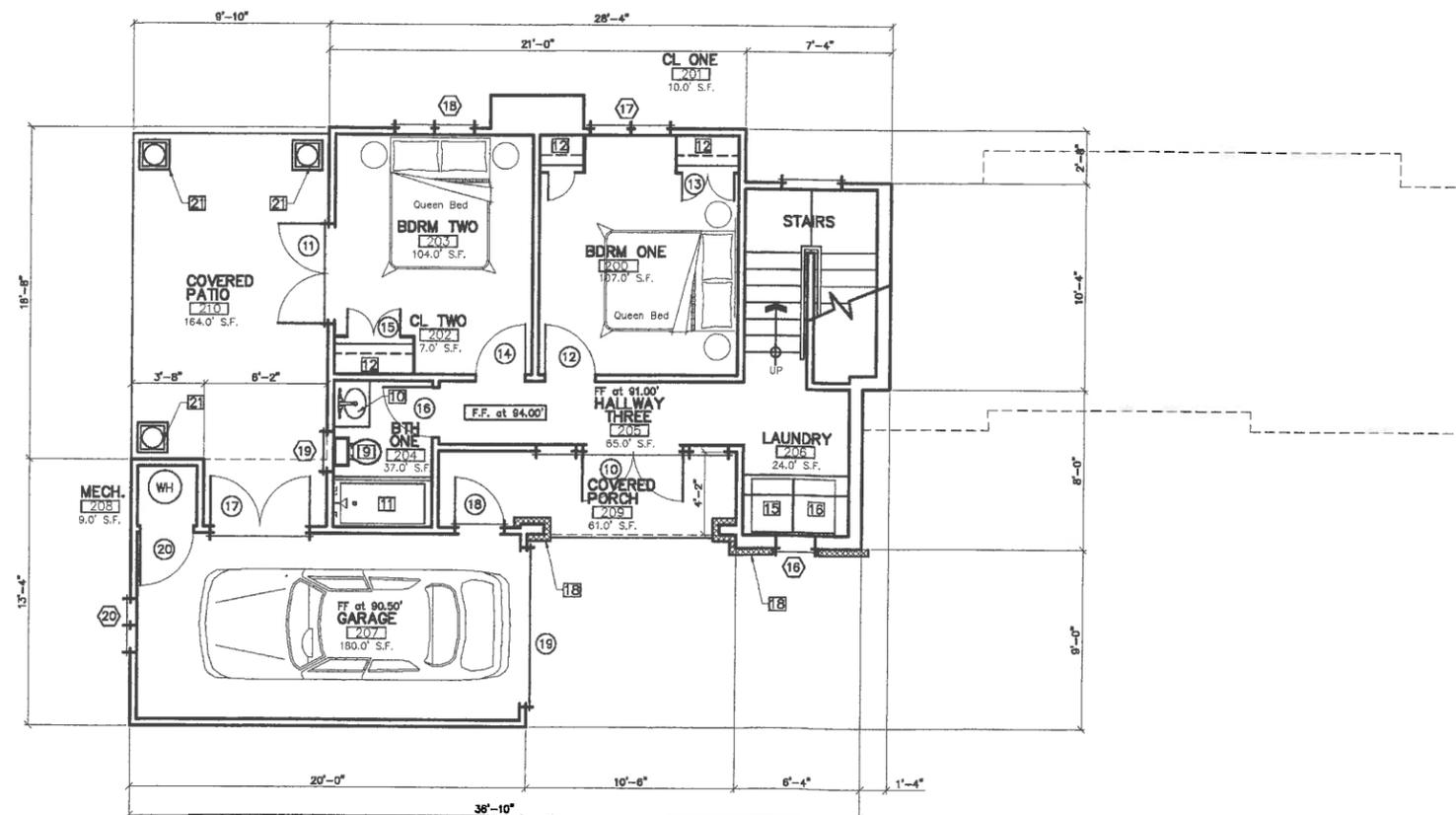
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 10-7-15

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 A.J. ORTIZ

GRADING AND DEMOLITION SITE PLAN



MAIN LEVEL



LOWER LEVEL

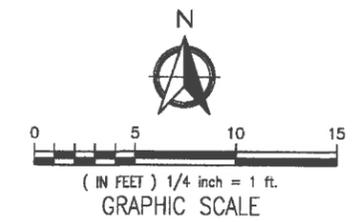
ROOM NOTES

- MAIN LEVEL**
- 100 FOYER 5'-2" X 5'-10"
 - 101 HALLWAY ONE 3'-10" X 8'-0"
 - 102 COATS CLOSET 2'-0" X 3'-0"
 - 103 DINING ROOM 8'-2" X 9'-10"
 - 104 KITCHEN 11'-2" X 12'-8"
 - 105 GREAT RM 14'-4" X 20'-4"
 - 106 HALLWAY TWO 12'-0" X VARIES
 - 107 POWDER ROOM 5'-0" X 8'-8"
 - 108 MASTER BEDROOM 12'-0" X 13'-2"
 - 109 MASTER BATHROOM 7'-0" X 10'-4"
 - 110 WATER CLOSET 3'-2" X 4'-8"
 - 111 MASTER CLOSET 5'-0" X 8'-10"
 - 112 ENTRY WALKWAY 9'-8" X 20'-0"
 - 113 BALCONY 9'-10" X 17'-0"
- LOWER LEVEL**
- 200 BEDROOM ONE 10'-0" X 11'-2"
 - 201 CLOSET ONE 2'-0" X 3'-0"
 - 202 BEDROOM TWO 10'-0" X 11'-2"
 - 203 CLOSET TWO 4'-0" X 11'-10"
 - 204 BATHROOM ONE 5'-0" X 7'-4"
 - 205 HALLWAY THREE 3'-2" X 20'-8"
 - 206 LAUNDRY 4'-8" X 5'-4"
 - 207 GARAGE 9'-4" X 19'-4"
 - 208 MECHANICAL ROOM 3'-0" X 3'-0"
 - 209 COVERED PORCH 3'-10" X 13'-0"
 - 210 COVERED PATIO 9'-10" X 17'-0"

KEY NOTES

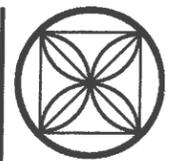
- 1 3-STEPS
- 2 36" BUILT-IN REFRIGERATOR
- 3 PANTRY CABINET
- 4 KITCHEN SINK W/GARBAGE DISPOSAL
- 5 DISH WASHER SPACE
- 6 36" RANGE W/4" FUEL RANGE VENTILATION W/4" FLOOD ABOVE
- 7 42" HIGH IRON SINKER WITH STONE SLAB TOP AND 1/2" BRASS PLANK
- 8 UPPER CABINETS
- 9 WATER CLOSET, TO BE MAXIMUM 1.25 BALLONS PER FLUSH PER C.F.C. 402.1
- 10 BATHROOM SINK W/24" HIGH VANITY WITH STONE TOP AND BACKPLASH
- 11 SHOWER OR TUB
- 12 3" DBL. RODS & ONE 2" ROD
- 13 ONE SHELF
- 14 STONE HEARTH, FLUSH
- 15 GAS FIREPLACE, DIRECT VENT
- 16 WASHER SPACE
- 17 DRYER SPACE
- 18 NICHE
- 19 STONE VENEER: CARMEL STONE THIN CUT VENEER
- 20 ARCHED WAY
- 21 NEW 42-INCH HIGH IRON GUARDRAIL
- 22 WOOD COLUMNS
- 23 BUILT-IN B.B.Q.

- ⊙ DENOTES WINDOWS, SEE WINDOW SCHEDULE
- ⊙ DENOTES DOORS, SEE DOOR SCHEDULE



Proposed Floor Area

MAIN LEVEL	1,179.3 S.F.
LOWER LEVEL	407.6 S.F.
GARAGE (DETACHED)	212.2 S.F.
TOATAL	1,799.1 S.F.



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CLIENT:
 Camino Sheltering Oak, LLC
 15550 El Camino Real, Suite 100
 Melon Park, Ca. 94025

PROJECT:
 Camino Sheltering Oak, LLC.
 Camino Real, 2N/W of 9th
 BLOCK: 0 LOTS: 15
 APN: 010-264-002-000
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 15-06

ISSUE:
 10-7-15
DRAWN BY:
 A.J. ORTIZ

PROPOSED FLOOR PLANS

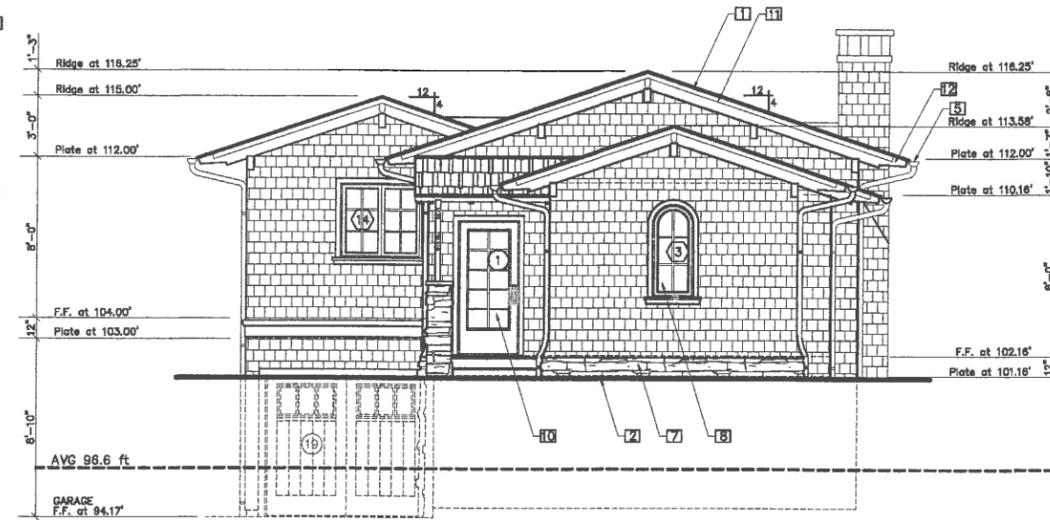
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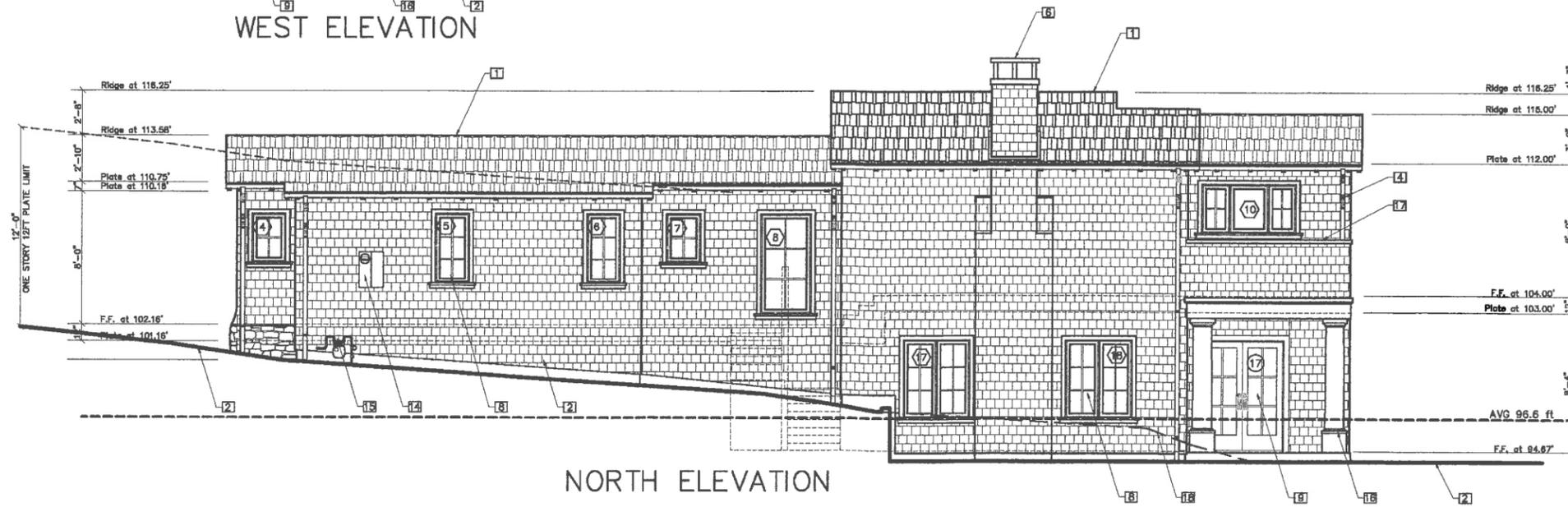
SOUTH ELEVATION



WEST ELEVATION



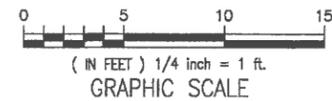
EAST ELEVATION



NORTH ELEVATION

KEY NOTES

- 1 ROOF: WOOD SHAKE, PITCH 4:12
 - 2 GRADE WHERE OCCURS
 - 3 SIDING: WOOD SHINGLES
 - 4 CLITTERS: 6 INCH ROUND, COPPER, WITH A 2% SLOPE TO DOWN SPOUTS
 - 5 DOWN SPOUTS: 3 INCH ROUND, COPPER
 - 6 COPPER GIMNEY CAP
 - 7 STONE VENEER: CAMEL STONE
 - 8 WINDOWS (TYP.): WOOD DIVIDED LIGHTS, STAIN AT JAMS & HEADER WHERE OCCURS
 - 9 DOORS (TYP.): WOOD DIVIDED LIGHTS, PAINTED WITH HEADER WHERE OCCURS
 - 10 ENTRY DOOR: 1-3/4-INCH THICK, STAINED DOOR
 - 11 WOOD BARGE 3-INCH THK, TYP.
 - 12 WOOD RAFTER TAILS STAINED
 - 13 NEW 42-INCH HIGH IRON GUARDRAIL
 - 14 MAIN ELECTRICAL PANEL
 - 15 GAS METER
 - 16 WOOD COLUMNS
 - 17 NEW 42-INCH HIGH SOLID WALL
 - 18 EXISTING GRADE SHOWN DASHED
- ⊙ DENOTES WINDOWS, SEE WINDOW SCHEDULE
 ⊙ DENOTES DOORS, SEE DOOR SCHEDULE



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CLIENT:
 Camino Sheltering Oak, LLC
 1550 El Camino Real, Suite 100
 Menlo Park, Ca. 94025

PROJECT:
 Camino Sheltering Oak, LLC.
 Camino Real, 2N/W of 9th
 BLOCK: 0 LOTS: 15
 APN: 010-264-002-000
 PROJECT NO.
 15-06

ISSUE:
 10-7-15

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 A.J. ORTIZ

PROPOSED
 ELEVATIONS

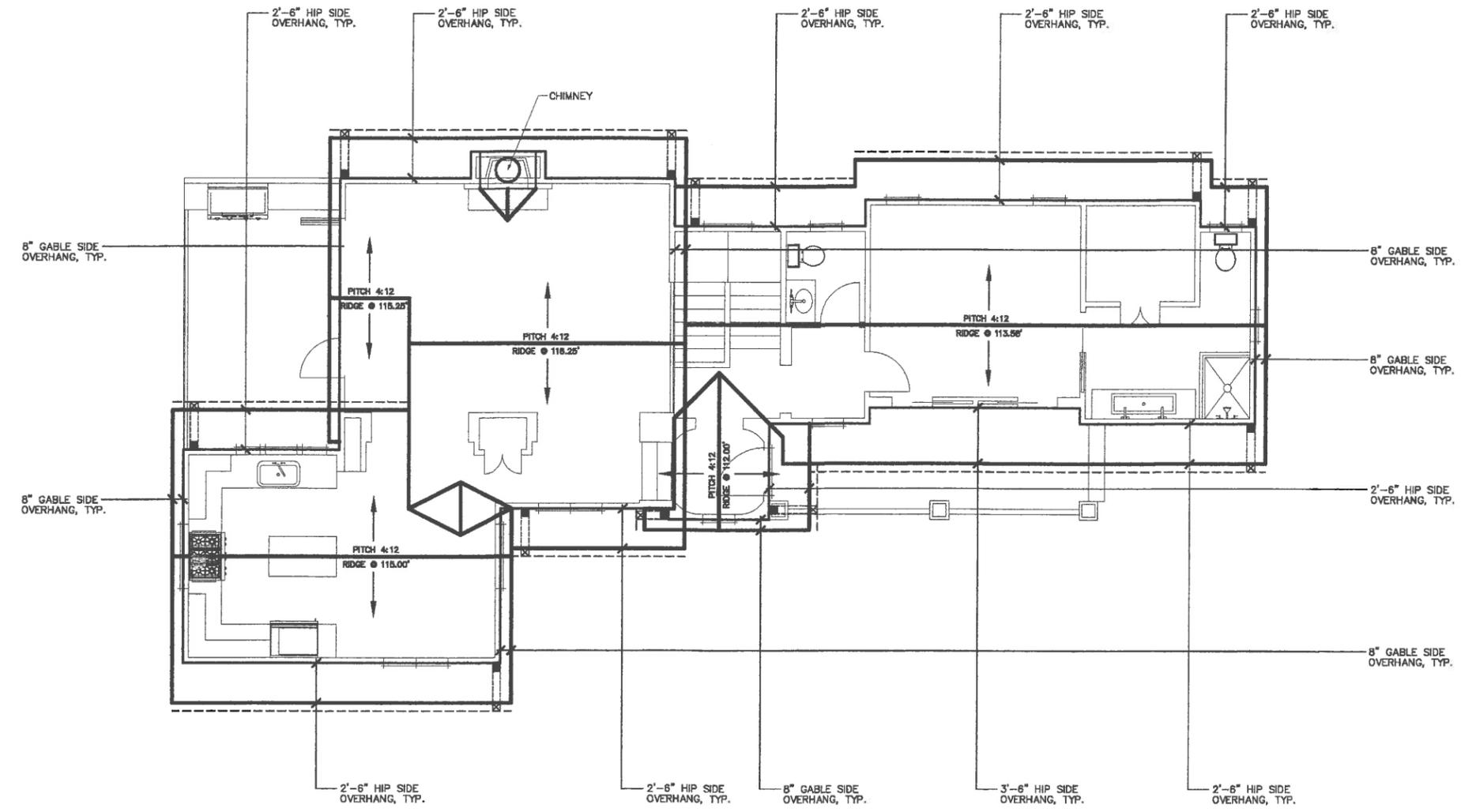
SCALE: 1" = 1/4"

LEGEND

	GUTTERS
	DOWNSPOUTS W/2% SLOPE
	SLOPE DIRECTION ARROW
	ROOF LINE



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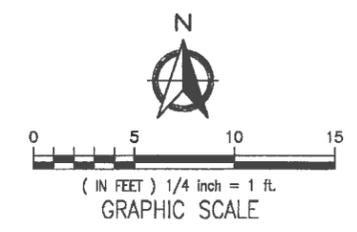


CLIENT:
 Sheltering Oak, LLC
 1550 El Camino Real, Suite 100
 Melon Park, Ca. 94025

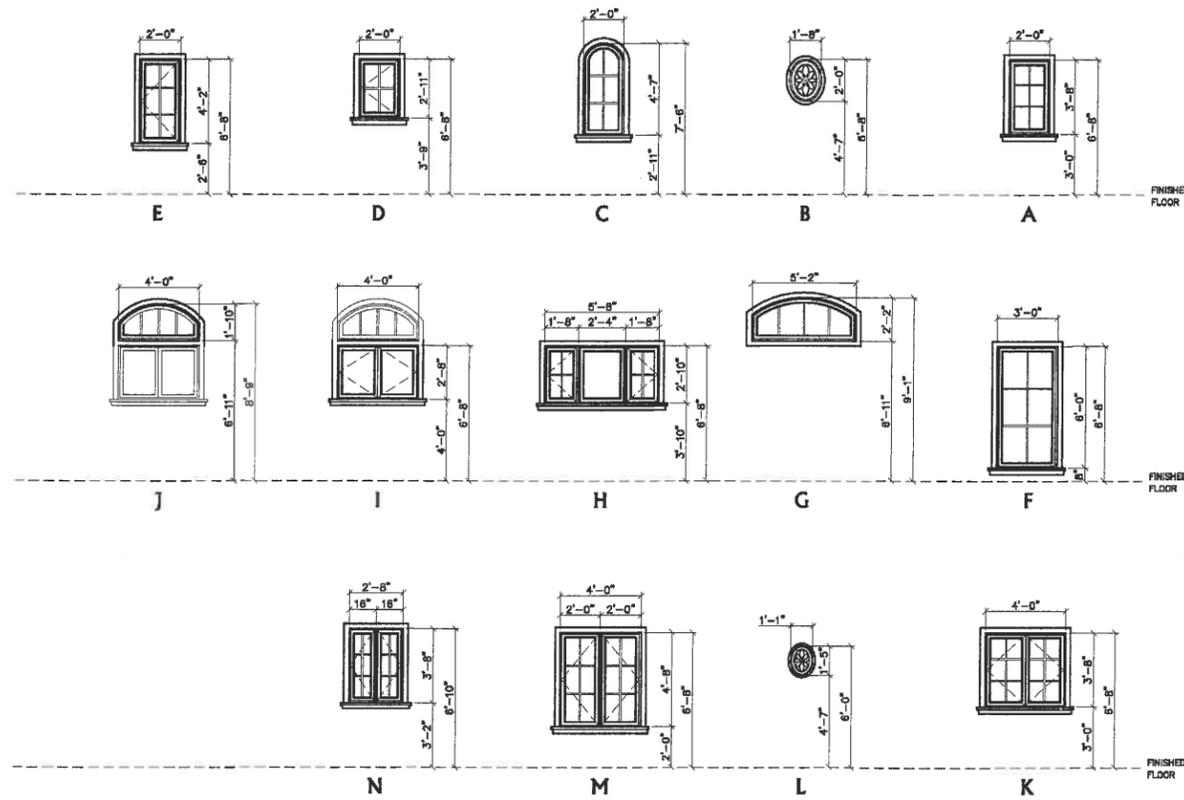
PROJECT:
 Camino Sheltering Oak, LLC.
 Residence
 Camino Real, 2N/W of 9th
 BLOCK: 0 LOTS: 15
 APN: 010-264-002-000
PROJECT NO.
 15-06

ISSUE:
 10-7-15
DRAWN BY:
 A.J. ORTIZ

**PROPOSED
 ROOF PLAN**
 SCALE: 1" = 1/4"



Window Elevation Types



Window Schedule

NO.	LOCATION	TYPE	SIZE	MATERIAL	FINISH	REMARKS	TEMPERED GLAZING
1	FOYER	A	2'-0" X 3'-8"	WOOD-UNCLAD	P	FIXED	YES
2	HALLWAY TWO	B	1'-8" X 2'-0"	WOOD-UNCLAD	P	FIXED	YES
3	MASTER BATHROOM	C	2'-8" X 4'-7"	WOOD-UNCLAD	P	FIXED	YES
4	MASTER WATER CLOSET	D	2'-0" X 2'-11"	WOOD-UNCLAD	P	CEASEMENT	YES
5	MASTER BEDROOM	E	2'-0" X 4'-2"	WOOD-UNCLAD	P	FIXED	YES
6	MASTER BEDROOM	E	2'-0" X 4'-2"	WOOD-UNCLAD	P	CEASEMENT	YES
7	POWDER ROOM	D	2'-0" X 2'-11"	WOOD-UNCLAD	P	CEASEMENT	YES
8	STAIR	F	3'-0" X 6'-0"	WOOD-UNCLAD	P	FIXED	YES
9	GREAT ROOM	G	5'-2" X 2'-2"	WOOD-UNCLAD	P	FIXED	YES
10	KITCHEN	H	5'-8" X 2'-10"	WOOD-UNCLAD	P	FIXED/CEASEMENT/FIXED	YES
11	KITCHEN	I	4'-0" X 2'-8"	WOOD-UNCLAD	P	CEASEMENT	YES
12	KITCHEN	J	4'-0" X 1'-10"	WOOD-UNCLAD	P	FIXED	YES
13	DINING ROOM	K	4'-0" X 3'-8"	WOOD-UNCLAD	P	CEASEMENT	YES
14	DINING ROOM	K	4'-0" X 3'-8"	WOOD-UNCLAD	P	CEASEMENT	YES
15	HALLWAY ONE	K	4'-0" X 3'-8"	WOOD-UNCLAD	P	CEASEMENT	YES
16	LAUNDRY ROOM	L	1'-1" X 1'-9"	WOOD-UNCLAD	P	FIXED	YES
17	BEDROOM ONE	M	4'-0" X 4'-8"	WOOD-UNCLAD	P	CEASEMENT	YES
18	BEDROOM TWO	M	4'-0" X 4'-8"	WOOD-UNCLAD	P	CEASEMENT	YES
19	BATHROOM ONE	D	2'-0" X 2'-11"	WOOD-UNCLAD	P	CEASEMENT	YES
20	GARAGE	N	2'-8" X 3'-8"	WOOD-UNCLAD	P	CEASEMENT	YES

Window Notes:

- PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
- SCREEN COLOR TO BE SPECIFIED BY CLIENT
- GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
- THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE, ETC.) FOR REVIEW BY C.O.D.G., INC.
- APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
- PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC POLYSULFIDE OR URETHANE AS REQUIRED.
- ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF TITLE 24.
- EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
- WINDOW WOOD UNITS TO BE RECEIVED UNCLAD, WOOD INTERIOR AND EXTERIOR NOT PRIMED/PAINTE.
- ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
- SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
- PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE AS SPECIFIED TITLE 24 GLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
- WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTENSION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)
- FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATION SHEETS
- ALL WINDOW DIMENSIONS ARE THE ROUGH OPENINGS SEE ELEVATION SHEETS

Window Manufacture:

MANUFACTURE:
ADDRESS:
CITY, STATE, ZIP:
PHONE:
FAX:

Hardware Manufacture:

MANUFACTURE:
ADDRESS:
CITY, STATE, ZIP:
PHONE:
FAX:

Symbols



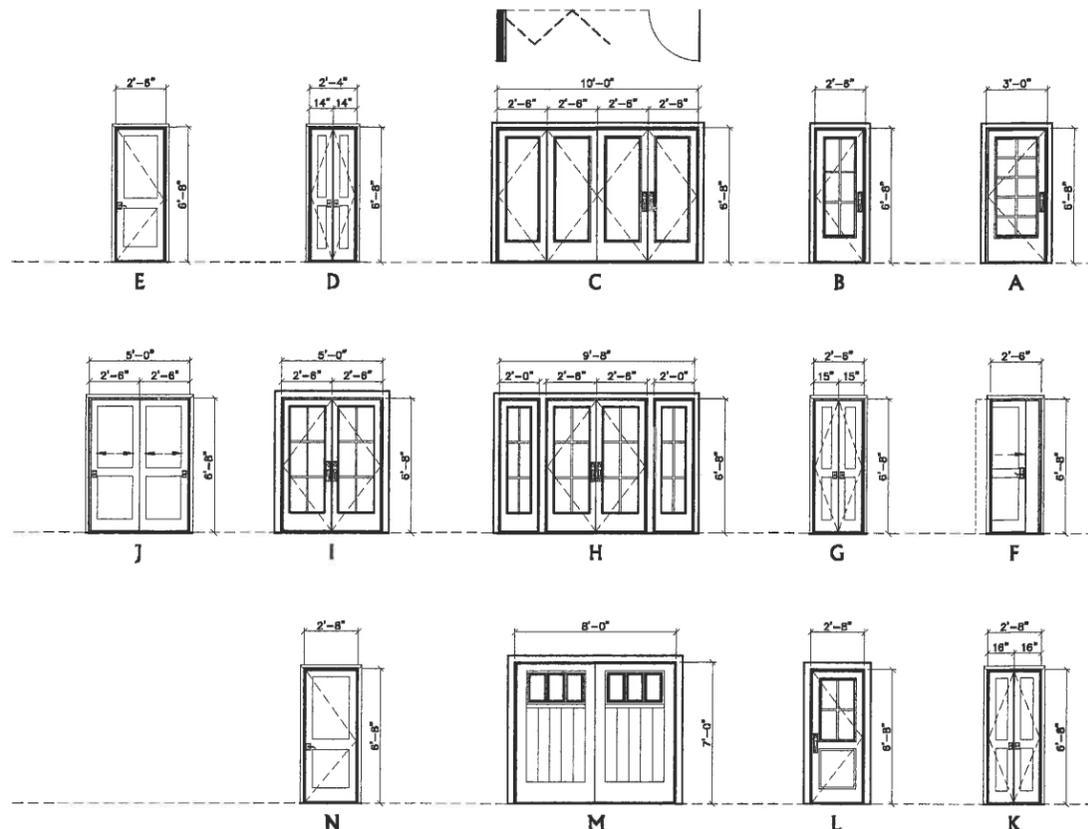
Abbreviations

- N/A — NOT APPLICABLE
- G.C. — GENERAL CONTRACTOR
- P — PAINT
- ST — STAIN
- FF — FACTORY FINISH
- I.D. — INTERIOR DESIGN
- S — SEALED
- MFR. — MANUFACTURER
- FIN. — FINISH
- NAT. — NATURAL

Glazing Legend

TYPE 1 — TEMPERED GLAZING
PER C.B.C. 2406.4

Door Elevation Types



Door Schedule

NO.	LOCATION	TYPE	SIZE	MATERIAL	FINISH	REMARKS	TEMPERED GLAZING
1	FOYER	OUTSIDE A	3'-0" X 6'-8"	WOOD	P	2-1/4-INCH THICK SOLID CORE ENTRY	YES
2	MASTER BEDROOM	OUTSIDE B	2'-8" X 6'-8"	WOOD	P	FULL GLASS FRENCH DOOR	YES
3	MASTER BEDROOM	OUTSIDE B	2'-8" X 6'-8"	WOOD	P	FULL GLASS FRENCH DOOR	YES
4	GREAT ROOM	OUTSIDE C	10'-0" X 6'-8"	WOOD	P	FULL GLASS NANA DOOR	YES
5	COATS CLOSET	INSIDE D	PER 1'-2" X 6'-8"	WOOD	P	BIFOLD / PANELED DOOR	NO
6	POWDER ROOM	INSIDE E	2'-8" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	NO
7	MASTER BEDROOM	INSIDE E	2'-8" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	NO
8	MASTER BATHROOM	INSIDE F	2'-8" X 6'-8"	WOOD	P	POCKET / PANELED DOOR	NO
9	MASTER CLOSET	INSIDE G	PER 1'-3" X 6'-8"	WOOD	P	BIFOLD / PANELED DOOR	NO
10	HALLWAY THREE	H	9'-8" X 6'-8"	WOOD	P	FULL GLASS FRENCH DOOR	YES
11	BDRM TWO/COVERED PORCH	I	PER 2'-6" X 6'-8"	WOOD	P	FULL GLASS FRENCH DOOR	YES
12	BEDROOM ONE	E	2'-8" X 6'-8"	WOOD	P	POCKET / PANELED DOOR	NO
13	CLOSET ONE	J	PER 2'-6" X 6'-8"	WOOD	P	SLIDER / PANELED DOOR	NO
14	BEDROOM TWO	E	2'-8" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	NO
15	CLOSET TWO	K	PER 1'-4" X 6'-8"	WOOD	P	BIFOLD / PANELED DOOR	NO
16	BATHROOM ONE	E	2'-8" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	NO
17	GARAGE	L	PER 2'-6" X 6'-8"	WOOD	P	FULL GLASS FRENCH DOOR	YES
18	GARAGE	L	2'-6" X 6'-8"	WOOD	P	PLANK / GLASS / PANELED DOOR	YES
19	GARAGE	M	8'-0" X 7'-0"	WOOD	P	(ROLL-UP) INSTALLED PER MANUFACTURE SPEC.'S	NO
20	MECHANICAL ROOM	N	2'-8" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	NO

Door Notes:

- PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
- GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
- ALL DOOR GLAZING TO BE TEMPERED GLASS.
- ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
- DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
- GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
- DOOR HINGES TO BE 4.5"H.X4.5"W. DOOR 7'-0"
- ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED AND SEALED.
- GARAGE DOORS - SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- THE DOOR FINISH TO BE:
EXTERIOR:
INTERIOR:
MGS:
- THE DOOR STILES TO BE PER PLAN
- CHECK FLOOR PLAN FOR HINGES LOCATION
- PER THE ENERGY CODE ALL DOORS ARE TO BE GLAZING AS DUAL PANE AS SPECIFIED IN TITLE 24 GLASS & GLAZING SEC 2401 AND TABLE 2403.2.1
- FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATION SHEETS
- ALL WINDOW DIMENSIONS ARE THE ROUGH OPENINGS SEE ELEVATION SHEETS

Window Manufacture:

MANUFACTURE:
ADDRESS:
CITY, STATE, ZIP:
PHONE:
FAX:

Hardware Manufacture:

MANUFACTURE:
ADDRESS:
CITY, STATE, ZIP:
PHONE:
FAX:

Symbols



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- P — PAINT
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- FF — FACTORY FINISH
- I.D. — INTERIOR DESIGN
- S — SEALED
- MFR. — MANUFACTURER
- FIN. — FINISH
- NAT. — NATURAL

Glazing Legend

TYPE 1 — TEMPERED GLAZING
PER C.B.C. 2406.4



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CLIENT: Sheltering Oak, LLC
Camino Real, 21N/W of 9th
1550 El Camino Real, Suite 100
Melon Park, Co. 94025

PROJECT: Residence
Camino Real, 21N/W of 9th
1550 El Camino Real, Suite 100
BLOCK: 0 LOTS: 15
APN: 010-264-002-000
PROJECT NO. 15-06

ISSUE: 10-7-15
DRAWN BY: A.J. ORTIZ

PROPOSED WINDOW & DOOR SCHEDULES

SCALE: 1" = 1/4"



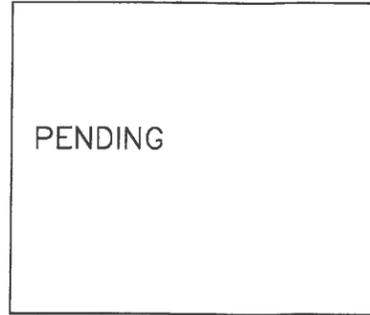
FENCE A

MATERIAL: REDWOOD
 FINISH: NATURAL
 HEIGHT: 6 FT. AS NOTED ON SITE PLAN



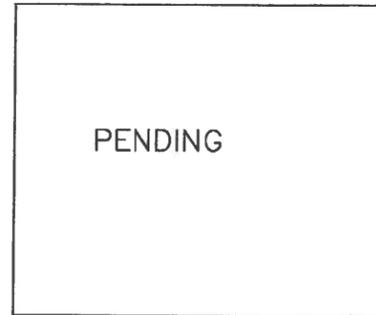
FENCE B

MATERIAL: REDWOOD
 FINISH: NATURAL
 HEIGHT: 4 FT. MAX. AS NOTED ON SITE PLAN



FIXTURE A

MANUFACTURE: ----
 T24 COMPLIANT: ----
 COLOR: ----
 WATTS: ----
 LUMENS: ----
 BULB TYPE: ----
 DIMENSIONS: ----



FIXTURE B

MANUFACTURE: ----
 T24 COMPLIANT: ----
 COLOR: ----
 WATTS: ----
 LUMENS: ----
 BULB TYPE: ----
 DIMENSIONS: ----



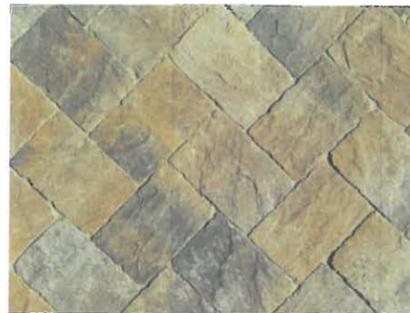
BULB

MANUFACTURE: PHILLIPS
 WATTS: 4 WATTS
 LUMENS: 150
 BULB TYPE: B11 LED SOCKET



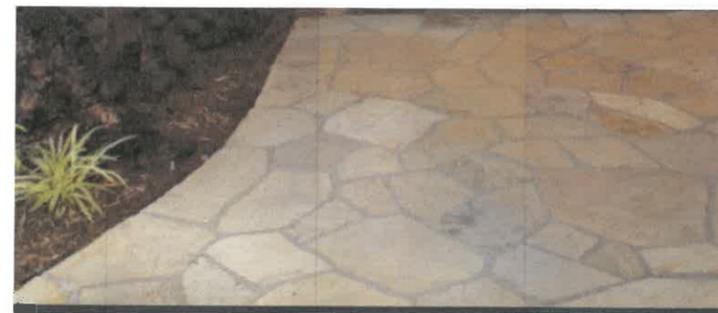
FIXTURE C

MANUFACTURE: UNKNOW
 T24 COMPLIANT: N/A
 COLOR: BLACK
 WATTS: 3 WATTS
 LUMENS: 200
 BULB TYPE: LED MODULE
 DIMENSIONS: 18"H X 7"W



DRIVEWAY PAVERS

MANUFACTURE: CALSTONE
 COLOR: OAK BARREL GRAY
 INSTALLATION: SET ON SAND



PATIO

MANUFACTURE: CARMEL STONE
 COLOR: NATURAL
 INSTALLATION: SET ON SAND



C.O.D.G.
 CLAUDIO ORTIZ DESIGN GROUP, INC.
 P.O. BOX 3775 Carmel, CA 93921
 OFFICE: 831.828.4146
 CLAUDIO@CODG.COM
 WWW.CODG.COM

CLIENT:
 Camino Sheltering Oak, LLC
 1550 El Camino Real, Suite 100
 Menlo Park, Ca. 94025

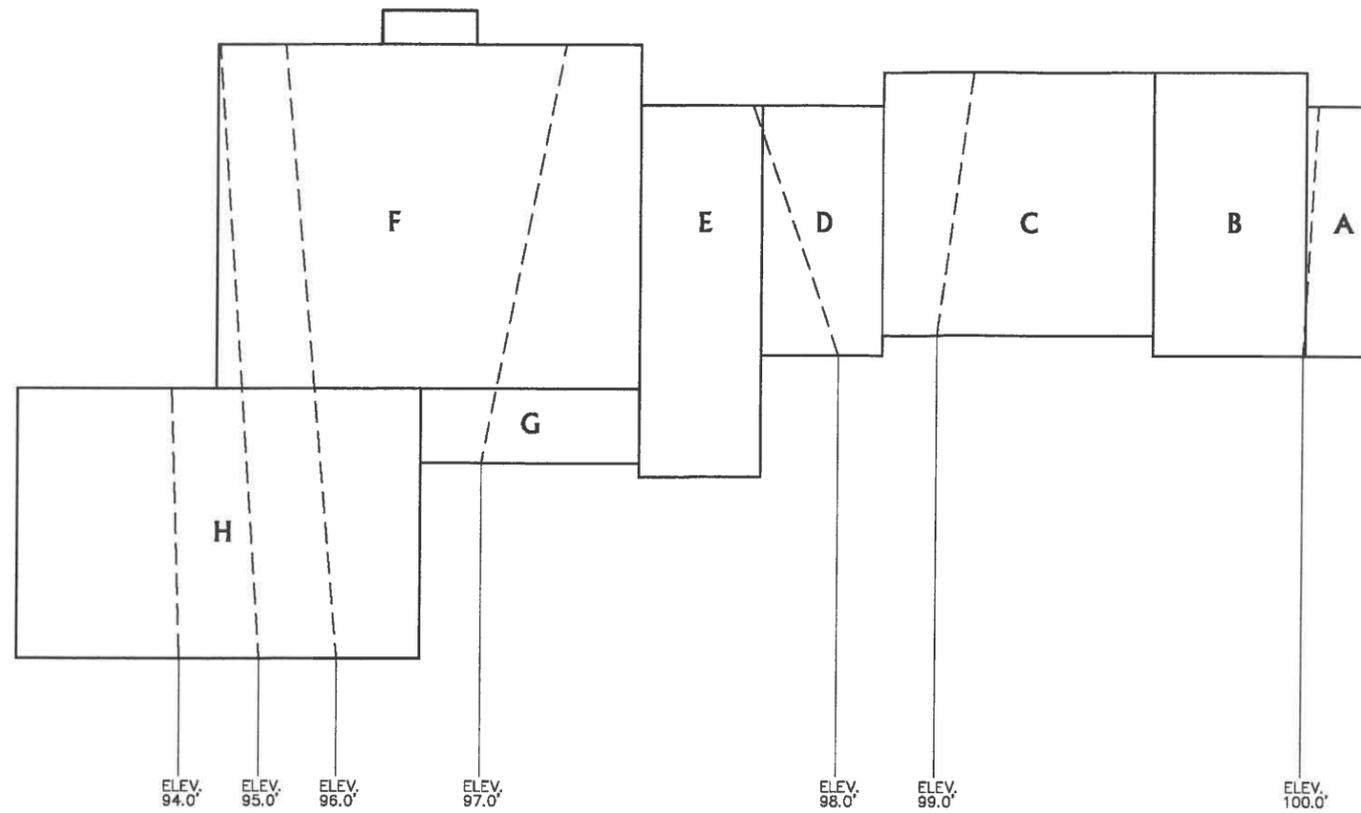
PROJECT:
 Camino Sheltering Oak, LLC. Residence
 Camino Real, 2N/W of 9th
 BLOCK: 0 LOTS: 15
 APN: 010-284-002-000
PROJECT NO.
 15-06

ISSUE:
 10-7-15

DRAWN BY:
 A.J.ORTIZ

MATERIALS

SCALE: 1" = 1/4"



AVERAGE NATURAL GRADE (DWELLING)

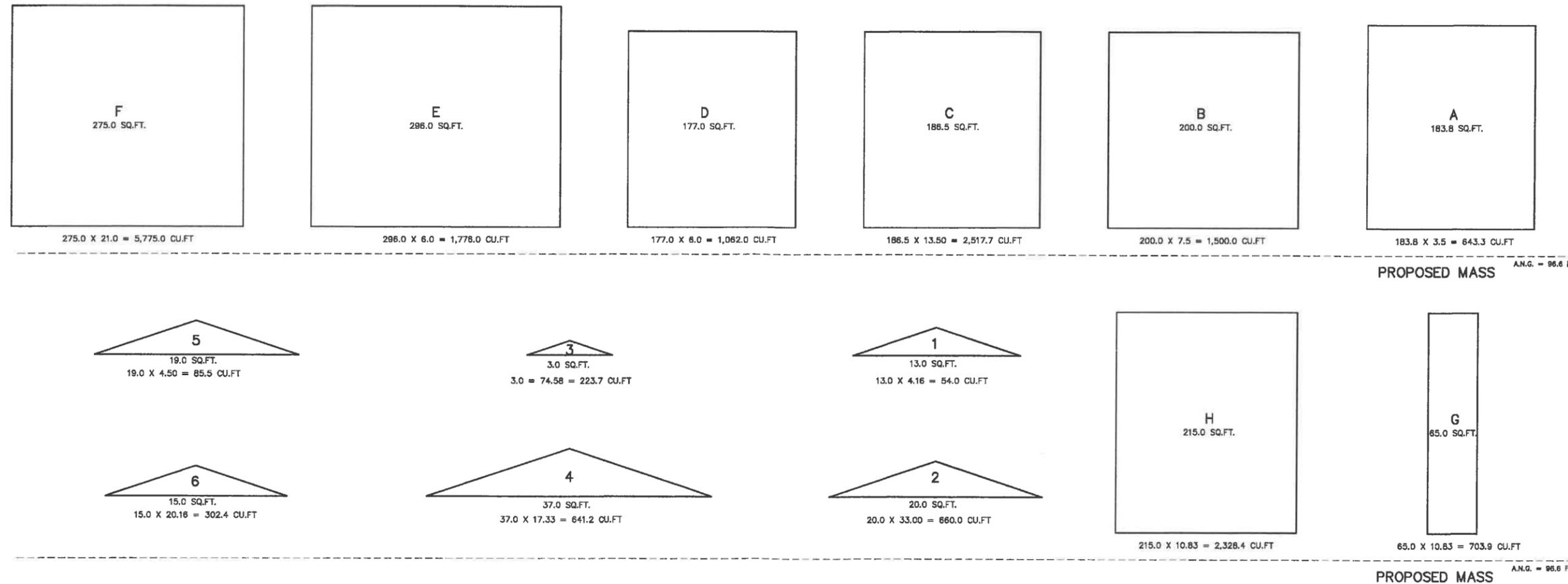
AVERAGE NATURAL GRADE			96.6 FT
ELEV.	LINE	LENGTH	TOTAL
94 FT	0	13.3'	0.0
95 FT	1	30.3'	30.3
96 FT	2	30.5'	61.0
97 FT	3	21.0'	63.0
98 FT	4	13.0'	52.0
99 FT	5	13.1'	65.5
100 FT	6	12.3'	73.8
TOTAL			345.6

MATCH: $133.5 / 345.6 = 2.58$
 FACTOR: = 2.6
 A.N.G. = $94 \text{ FT} + 2.6 \text{ FACTOR} = 96.6 \text{ FT}$

VOLUME ANALYSIS:

	FACTOR	DWELLING	GARAGE	TOTAL
MAIN LEVEL PITCHED	12	1,213.2 S.F.	200.0 S.F.	16,958.4 CU.FT.
MAIN LEVEL FLAT	11	—	—	0
LOWER LEVEL PITCHED	11	386.2 S.F.	—	4,248.2 CU.FT.
LOWER LEVEL FLAT	10	—	—	0
VOLUME ALLOWED			21,206.6 CU.FT.	
VOLUME PROPOSED			12,498.1 CU.FT.	

AVERAGE NATURAL GRADE & MASS ANALYSIS PLAN
N.T.S.



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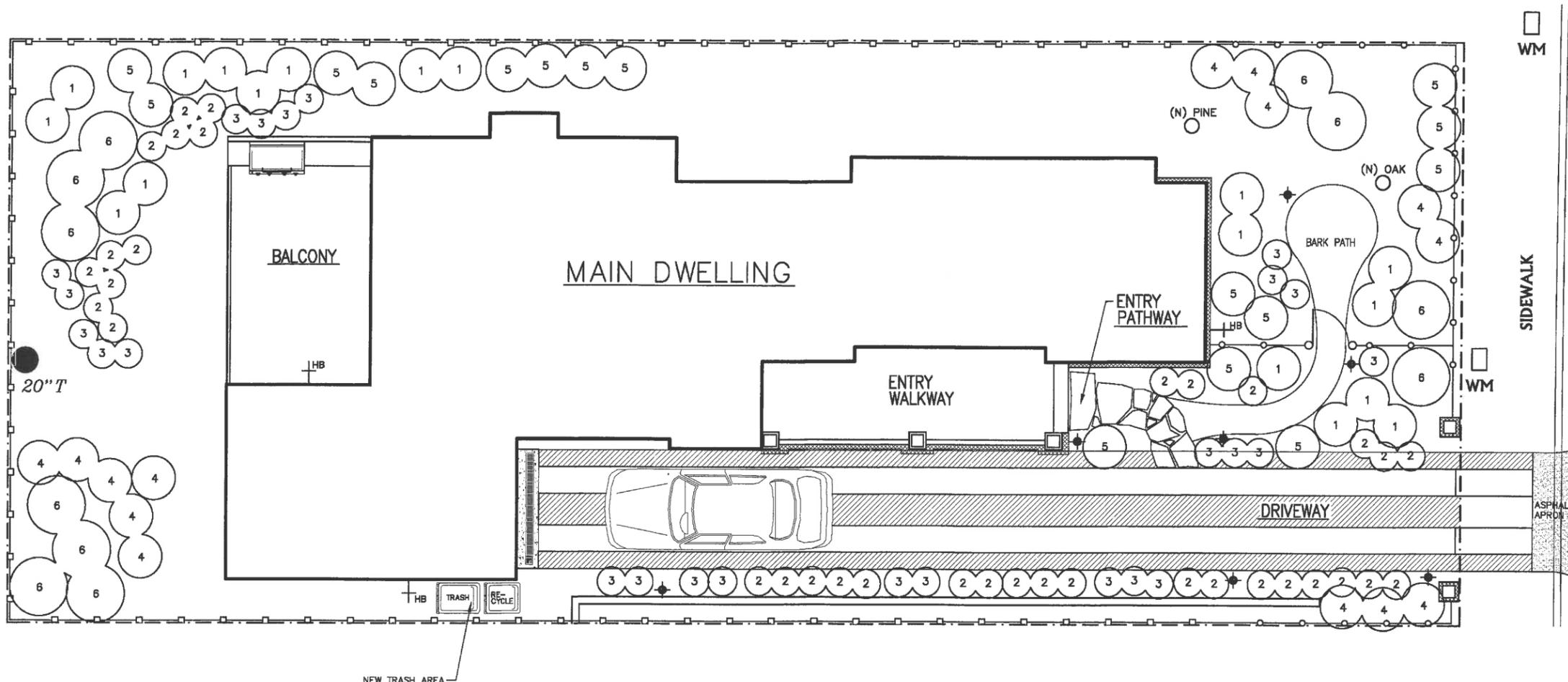
CLIENT:
 Camino Sheltering Oak, LLC
 1550 El Camino Real, Suite 100
 Melon Park, Ca. 94025

PROJECT:
 Camino Sheltering Oak, LLC.
 Camino Real, 2N/W of 9th
 BLOCK: 0 LOTS: 15
 APN: 010-264-002-000
PROJECT NO.
 15-06

ISSUE:
 10-7-15
DRAWN BY:
 A.J. ORTIZ

AVERAGE NATURAL GRADE & VOLUME ANALYSIS PLAN

SCALE: N.T.S.



Camino Real

LIGHT KEY

◆ PATH LIGHT, 3 WATTS LED, SEE FIXTURE "C" ON SHEET 9

EXTERIOR LIGHTING NOTES

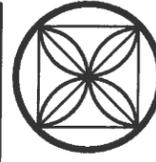
1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10- FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT); I.E., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; I.E., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAN 10- FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFELY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

IRRIGATION SYSTEM

1" ANTISYPHON DEVICE
 1" ELECTRIC VALVES
 FILTER PLUS REGULATOR FOR EACH VALVE
 ELECTRIC CONTROLLER
 EACH PLANT TO BE ON DRIP SYSTEM
 ALL PLANTS WILL BE PLANTED WITH AGRIFORM TABS FOLLOWING MANUFACTURE DIRECTIONS.
 COMPOST WILL BE MIXED WITH SOIL AT 2:1

PLANTS MAY VARY DEPENDING ON AVAILABILITY.
 ALL PLANTS WILL BE IRRIGATED WITH DRIP IRRIGATION CONNECTED TO AN ELECTRIC VALVE AND CONTROLLER.
 PLANTS WILL BE PLANTED WITH PLANTER MIX MIXED WITH NATIVE SOIL.

PLANT INDEX			
No.	BOTANICAL NAME	COMMON NAME	SIZE
1	AGAPANTHUS PETER PAN	LILY OF THE NILE	1 GAL
2	CISTUS DORIS HIBBERSON	ROCK ROSE	5 GAL
3	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL
4	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL
5	ROSMARINUS	ROSMARY	5 GAL
6	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL
	VERONICAL LIWANENSIS	TURKISH SPEEDWELL	1 GAL
	◆	PATH LIGHT, 3 WATTS LED	



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CLIENT:
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PROJECT:
 Camino Sheltering Oak, LLC.
 Camino Real, 2N/W of 9th
 BLOCK: 0 LOTS: 15
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 15-06

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 10-7-15
DRAWN BY:
 A.J. ORTIZ

LANDSCAPE PLAN

SCALE: 1" = 1/4"

Attachment E – Long Driveway Examples on Lincoln Street between 10th and 9th – west side

Lincoln Street Residence - A



the existing O'Day carport. To address this issue, Ms. O'Day is requesting a new carport within the 3-foot side-yard setback. The detached carport is proposed to be 250 square feet in size with a wood shingle roof and vertical siding to match the residence. The applicant is proposing to enclose the abandoned carport in order to convert it into a living space. Staff notes that Planning Commission approval is required to locate detached parking structures in the setbacks.

PROJECT DATA FOR THE 3,859-SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1747 sf	1351 sf	1601 sf
Site Coverage	384 sf (13.9%)	397 sf (22.8%)	382 sf (22%)
Trees (upper/lower)	3/1 trees	1/1 trees	1/1 trees
Ridge Height (1 st /2 nd)	18 ft.	n/a	11 ft. (carport)
Plate Height (1 st /2 nd)	12 ft.	n/a	8 ft. (carport)
Setbacks	Minimum Required	Existing	Proposed
Front	15 ft.	n/a	Minimum 3 ft. (carport)
Composite Side Yard	10 ft. (25%)	n/a	No Change
Minimum Side Yard	3 ft.	n/a	Minimum 1 ft. (carport)
Rear	15 ft.	n/a	No Change

Staff Analysis:

Detached Carport: Design Guideline 6.2 states that “parking facilities that maintain or enhance variety along the street edge are encouraged.” CMC 17.10.030 allows for detached garages and carports to encroach into the front- and/or side-yard setbacks if certain standards can be met. These standards include avoiding impacts on significant trees and providing diversity to the streetscape.

The applicant is proposing to construct a 250-square foot detached carport in the setback area to provide accessible covered parking. The proposed carport would be located approximately 15-feet from the Eastern property line (potentially front property line), approximately 1-foot from the south property line and a minimum of 3-feet from the north property line. The Commission should consider whether the applicant should increase the 1-foot setback from the south property line to allow additional area for maintenance of the carport. Staff notes that this could be accomplished by shifting the carport north or by reducing its width.

The proposed location of the carport does not appear to present significant impacts to neighboring properties, including the adjacent property to the south. The carport would be partially screened by an enclosed wall on the South and East sides, and would be compatible with the design of the surrounding residences. Staff notes that the southern neighbors, Paul and Julie Bruno, have raised concerns with the accuracy of the property boundaries depicted on the site plan. A condition has been drafted requiring that the location of the carport be verified by a licensed surveyor prior to construction.

Finish Materials: The exterior materials of the carport are proposed to be vertical wood siding with a wood shingle roof to match the design of the existing residence. The carport will be simple in design and will complement the existing design of the house.

With regard to the enclosure of the existing parking area, the finish materials will consist of vertical wood siding and wood windows to match existing. The windows on both elevations will be similar in size to the existing with four approximately 3-foot by 3-foot windows on the front elevation and one approximately 2-foot by 5-foot window on the side elevation. In staff's opinion, the addition will complement the existing architecture and maintain a simple architectural design.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities, and Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The proposed alterations to the site, including the construction of a new carport, do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings for Approval

- Attachment C – Conditions of Approval
- Attachment D – Property Line Survey
- Attachment E – Project Plans

Attachment A – Site Photograph



Location of proposed carport





Subject property and the neighboring residence to the South

Attachment B – Findings for Approval

DS 15-349 (O'Day)
 October 20, 2015
 Findings for Approval
 Page 1

FINDINGS REQUIRED FOR DESIGN STUDY ACCEPTANCE (CMC 17.64.8 and LUP Policy P1-45)		
For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	

8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials and the overall design will as to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

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

1. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

Attachment C - Conditions of Approval

DS 15-349 (O'Day)
 October 20, 2015
 Conditions of Approval
 Page 1

Approval Conditions		
No.	Standard Conditions	
1.	Authorization: This Design Study approval authorizes the enclosure of the existing carport below the main residence and the construction of a new 250-square foot detached carport in the front and side setback at a Single Family residence located in the R-1 Zoning District.	✓
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	All new landscaping shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity,	✓

	the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 3,859-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✓
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the project plans as approved by the Planning Commission on October 20, 2015, prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
9.	Exterior lighting shall be limited to 25 watts or less 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.	N/A
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	N/A
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	N/A
13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or	✓

	in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✓
15.	This project is subject to a volume study.	✓
16.	Approval of this Design Study shall be valid only with approval of a Variance.	N/A
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✓
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	N/A
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not	N/A

	be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	
20.	Prior to the roof sheathing inspection, the applicant shall obtain a building height certification from a California licensed surveyor.	✓
Special Conditions		
21	The location of the detached carport shall be verified by a licensed surveyor prior to the issuance of a building permit.	✓
22.	As shown on the submitted plans, the applicant shall reduce the site coverage to 382 square feet.	✓

*Acknowledgement and acceptance of conditions of approval.

 Property Owner Signature Printed Name Date



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

October 20, 2015

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning & Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of a Use Permit (UP 15-317) application to allow live music from an existing restaurant located in the Residential and Limited Commercial (RC) Zoning District.

Recommendation:

Approve the Use Permit (UP 15-317) application to allow live music subject to the attached findings and conditions.

Application: UP 15-317

APN: 010-201-009

Location: Il Tegamino, Restaurant

Block: 74

Lot: 5 & 6

Applicant: Giuseppe Panzuto

Property Owner: Denny Levett

Background and Project Description:

The project site is a 609-square foot commercial space located on the south side of Ocean Avenue between Monte Verde and Lincoln Streets, in the Residential and Limited Commercial (RC) Zoning District. On June 25, 2015, the Community Planning and Building Department issued the approval of a business license (BL 15-203) for a new restaurant to occupy a commercial space. The restaurant operates under Use Permit #82-40, which allows 24 interior seats and 28 exterior seats, and hours of operations from 11:00am to 9:00pm. The Business License conditions of approval are included as Attachment D.

The applicant, Giuseppe Panzuto, is requesting approval of a Use Permit to allow live music to be played from within the main building, outside the main door, and near the outdoor seating during the normal business hours of 11:00 a.m. to 9:00 p.m. The applicant is requesting to have

the option of playing music from all three locations. According to the applicant's project description, music would be played typically no more than once or twice a week to complement dinner service.

Staff analysis:

Noise Sensitive Use and Evaluation

Pursuant to Carmel Municipal Code Section 9.16.030, the applicant has submitted a Noise Management Plan including a site map identifying noise-sensitive land uses within 200 feet of the project site. The majority of the near-by uses are commercial; however, there are several residential uses within the 200-foot perimeter, including the adjacent apartment building located above the project site. Private residences are also located along the west side of Monte Verde Street. In addition, multiple hotels are located within the 200-ft radius including: (1) Casa De Carmel directly to the west, (2) the Monte Verde Inn on Monte Verde Street, (3) the Lobos Lodge on the northwest Corner of Ocean Avenue and Monte Verde Street, and (4) the Pine Inn on the northeast Corner of Ocean Avenue and Monte Verde Street. Staff notes that a Live Music Use Permit was approved by the Planning Commission on July 8, 2015, allowing the adjacent business, Alexander Smith Wine Tasting, to play acoustic music from within their space. The Use Permit for Alexander Smith allows the music to be played up to twice a month between the hours of 11:00am and 6:45pm.

The applicant has noted in the project description that the music will be restricted to a single acoustic guitar with no sound amplification. Staff notes that the allowed noise limit for live music is 55 decibels (dBA) as measured at the property line boundaries (CMC Section 9.16.035). A study was conducted by the applicant and staff to evaluate the anticipated noise levels at the property lines. The applicant played music from the entryway of the space, and planning staff measured the decibels throughout the courtyard. Staff notes that at no time the acoustic music exceeded 55 dBA. Additionally, staff notes that the music was not audible from any nearby street or sidewalk.

Staff notes that at the time this report was completed, the public noticing was not yet distributed, hence no comments in support or opposition of this project were received. However, any comments received prior to the Planning Commission meeting will be distributed to the Commissioners.

Enforcement

With regard to enforcement of noise levels, staff notes that pursuant to CMC Section 9.16.030.B.3, *“any three violations within any 12-month period shall require revocation of the use permit by the Planning Commission.”* A condition has been drafted that includes this requirement.

Hours of Operation

The City's Municipal Code restricts live music between the hours of 12:00 p.m. to 10:00 p.m. and states that *“the Planning Commission may establish fewer hours to address specific circumstances unique to each site and permit.”* The business is required to close at 9:00 p.m. and in staff's opinion, live music being played until 9:00 p.m. may become a nuisance to the surrounding residences, in particular because it would be located outdoors.

A condition has been drafted permitting live music no more than two days per week, between the hours of 12:00 p.m. to 7:00 p.m. A condition is also included that limits the duration of the music to no more than 3 hours per day. Staff notes that music would be allowed at any of the three locations proposed by the applicant, including the two outdoor locations. The Commission may modify these conditions as necessary.

Alternative Options

Alternative 1: In approving Use Permit (UP 15-317) to allow live music, the Commission may include additional or revised conditions of approval to address issues such as allowed hours, types of music, types of events, etc.

Alternative 2: The Commission could deny the Use Permit (UP 15-317).

Environmental Review: The application qualifies for a Class 1 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines. Class 1 exemptions include projects involving minor expansions of uses within existing structures. A Noise Management Plan was prepared with measures to avoid significant noise impacts. The proposal for live music does not present any other unusual circumstances that would result in a potentially significant environmental impact

ATTACHMENTS:

- Attachment A – Findings for Approval

UP 15-317 (Il Tegamino)

October 20, 2015

Staff Report

Page 4

- Attachment B – Conditions of Approval
- Attachment C – Project Description and Floor Plan
- Attachment D – Business License (15-203) Conditions of Approval
- Attachment E – Surrounding Uses Map

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR APPROVAL

UP 15-317

Giuseppe Panzuto (Il Tegamino)

Southside of Ocean Avenue, between Monte Verde and Lincoln Streets

Block: 74, Lot: 6

APN: 010-201-005

CONSIDERATION:

Consideration of a Use Permit (UP 15-317) application to allow live music from an existing restaurant located in the Residential and Limited Commercial (RC) Zoning District.

FINDINGS OF FACT:

1. The applicant, Giuseppe Panzuto, submitted a Use Permit (UP 15-317) application to allow live music on August 28, 2015, and provided revised application materials on September 10, 2015. A noise study was conducted on site on September 23, 2015.
2. The project site is located on a 2,280-square foot property located on the south side of Ocean Avenue between Monte Verde and Lincoln Streets, in the Residential and Limited Commercial (RC) Zoning. The site is developed with two attached commercial buildings.
3. On June 25, 2015, the City approved Business License 15-203 subject to UP 82-40 for the subject property allowing the building to operate as a restaurant with 24 interior seats and 28 exterior seats.
4. Carmel Municipal Code Section 9.16 establishes the standards for live music where alcoholic beverages are sold or served. The use permit is being issued under the City's Live Music Ordinance (CMC 9.16), which was adopted by the City Council on July 2, 2013.
5. The application qualifies for a Class 1 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines. Class 1 exemptions include projects involving minor expansions of uses within existing structures. A Noise Management Plan was prepared with measures to avoid significant noise impacts. The proposal for live music does not present any other unusual circumstances that would result in a potentially significant environmental impact

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 will contribute to a balanced mix of uses in the downtown.

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

UP 15-317

Giuseppe Panzuto (Il Tagmino)

Southside of Ocean Avenue, between Monte Verde and Lincoln Streets

Block: 74, Lot: 6

APN: 010-201-005

AUTHORIZATION:

1. This Use Permit authorizes live, acoustic music, to be played from Il Tegamino restaurant. Live music is permitted to be played a maximum of two days per week, either indoors or outdoors, at the locations depicted on the October 20, 2015, approved site plan.
2. With this authorization, live music shall be ancillary to the primary activity. Music-related activities such as concerts or pay-at-the-door music events are prohibited. Advertising of specific performers or performer's music is prohibited.
3. Live music is permitted to be played between the hours of 12:00 p.m. to 7:00 p.m., two days per week. Live music is permitted to be played a maximum of 3 hours on any one calendar day.
4. Pursuant to Municipal Code Chapter 9.16, the maximum noise level allowed from live music activities located on the property shall not exceed 55 dBA as measured at any of the property lines.

SPECIAL CONDITIONS:

5. Any three violations within any 12-month period shall require revocation of the Use Permit by the Planning Commission.
6. A summary sheet of basic Use Permit requirements (allowed days, allowed hours, special mitigations) shall be maintained on the premises and shall be available upon request by any enforcement officer of the City.
7. 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.

8. 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.
9. 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.
10. 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.

***Acknowledgement and acceptance of conditions of approval.**

_____	_____	_____
Applicant Signature	Printed Name	Date
_____	_____	_____
Property Owner Signature	Printed Name	Date

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

September 9, 2015

Attn: Ashley Hobson
Contract Planner

City of Carmel-by-the-Sea
Community Planning and Building
Live Music Permit Application

Subject: Music Permit
South side of Ocean Avenue, between Lincoln and Monte Verde
APN: 010-201-009

RECEIVED
SEP 10 2015
City of Carmel-by-the-Sea
Planning & Building Dept.

To Whom It May Concern,

Il Tegamino, an Italian Comfort Food restaurant in the Court of the Golden Bough, is requesting a music permit. We are interested in being able to have acoustic performances in our courtyard near the outdoor seating, in front of the restaurant entrance, and inside the restaurant. The performances would only take place in one of the three areas depending on the performance and weather.

We have spoken with our landlord, Levett Properties owned by Denny LeVett. They are in full support of having live music. Because this is strictly acoustic music, we will not be exceeding the 55dBA maximum at the property line. To ensure compliance and to regulate the noise levels, we are happy to restrict the live music performances to acoustic with no amplification.

We would like to apply to have the music permit coincide with the last seating of the restaurant which means music would never be played later than 9PM. The majority of the time we will only be having a musician once or twice a week.

We will also work with our neighbors to ensure only one performance occurs at a time in the courtyard.

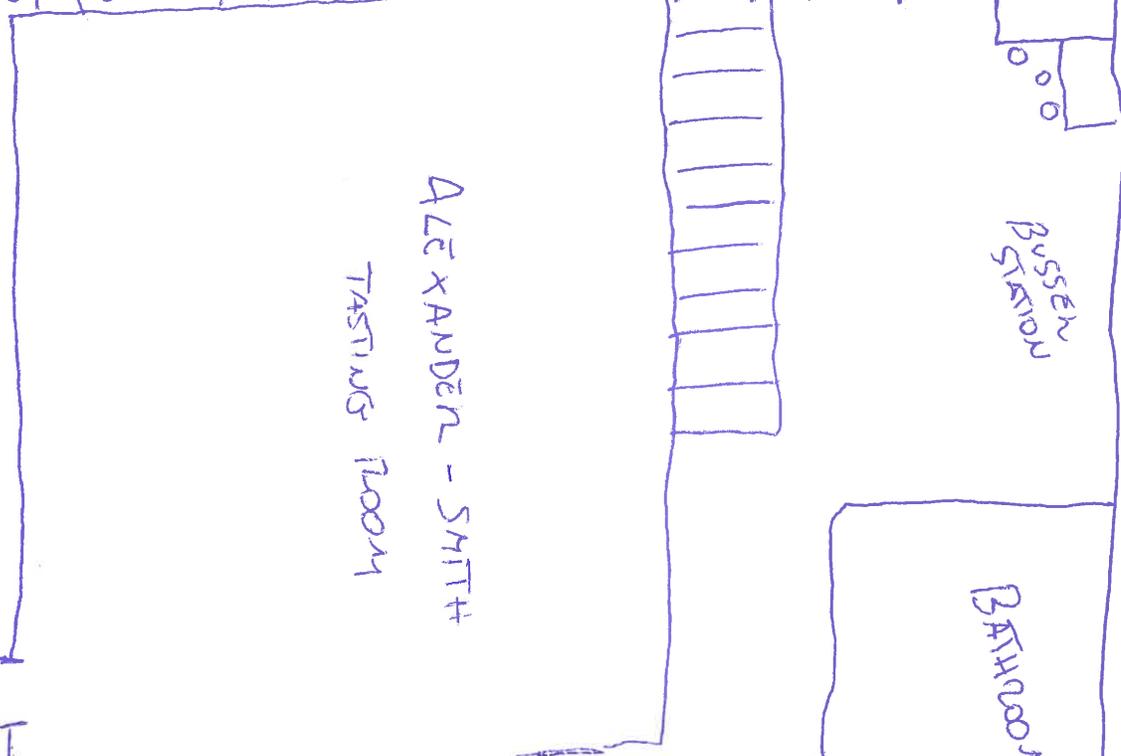
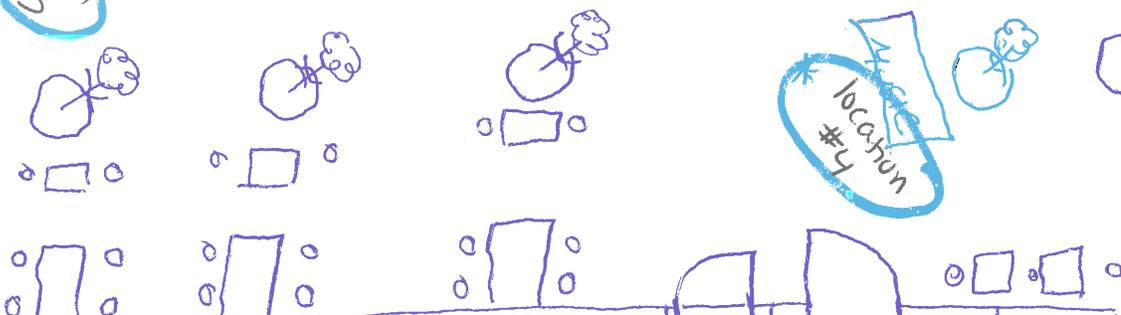
Thank you in advance for your consideration.

Giuseppe Panzuto
Owner
Il Tegamino



location #3
* MUSIC

location #4
* MUSIC

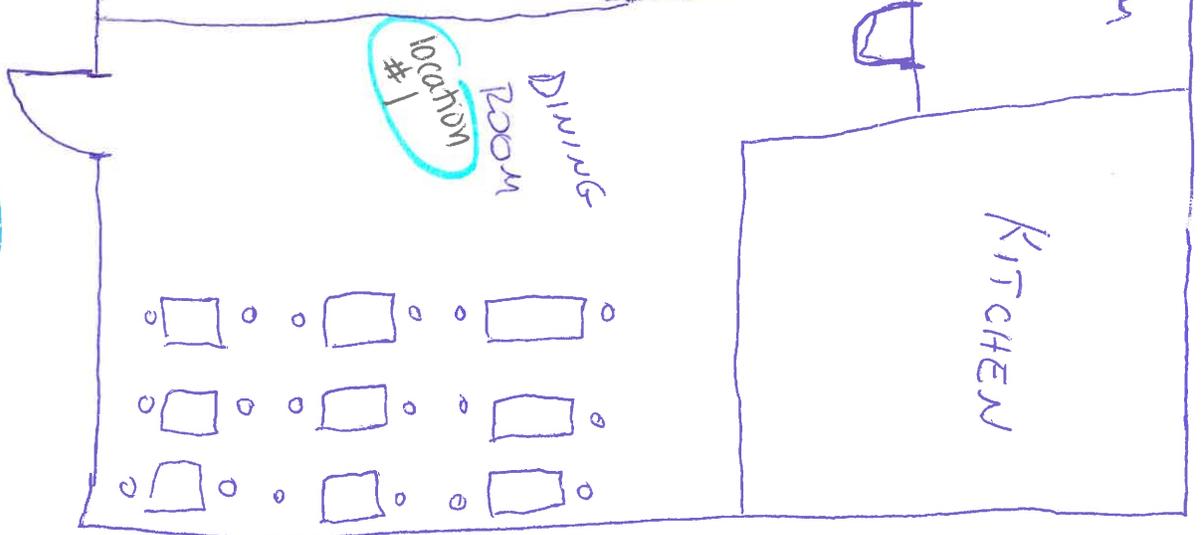


RECEIVED

SEP 10 2015

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

location #1
DINING ROOM



location #2
* MUSIC

BUSINESS LICENSE APPROVAL CONDITIONS

BUSINESS NAME: Il Tegamino
BUSINESS OWNER: Posillipo Food, LLC
PROPERTY OWNER: Dennis Levett
BLOCK: 74 LOTS: 6
LOCATION: S/s Ocean bet. Monte Verde & Lincoln
DATE OF ACTION: June 8, 2015

APPROVAL AND CONDITIONS:

This business license authorizes use of an approximately 523 square foot, ground floor space by a commercial business offering the following goods and services:

1. Primary Use: This use is classified as a Full-Line Restaurant (NAICS 722110). Approval of this permit authorizes the establishment of a full-line restaurant engaged in providing food services to patrons for on-site consumption.
2. Use Permit UP B.A. 82-40: All conditions of Use Permit B.A. 82-40 shall apply:
 - a. The business is permitted a maximum of 24 interior seats and 28 exterior seats. Exterior seating shall be consistent with the seating plan submitted with the business license application. Any changes to the seating plan shall require approval by the Building Official.
 - b. The restaurant's public hours shall be limited to 11:00 a.m. to 9:00 p.m. seven days per week.
 - c. At no time shall the use exhibit the characteristics of a formula food establishment required by contractual or other arrangements to offer standardized menus, ingredients, food preparation, employee uniforms, interior décor, signage or exterior design. The use shall not adopt a name, appearance, or food presentation format that causes it to be substantially identical to another restaurant regardless of ownership or location.
 - d. At no time shall the use be operated as a take-out food establishment serving ready-to-eat, prepared snack foods and /or full meals for immediate consumption off the site while patrons are walking or standing in the public right of way or are seated in vehicles. All food sold for off-site consumption shall be placed in covered containers.
 - e. Complaints of excessive noise, lighting and other nuisances from the restaurant that disturbs nearby residences (on or off site), shall be cause for review and possible amendment of the permit.

4. The business is required to obtain a sign permit and install one business sign. Any additional signs will require approval by the Planning Commission. The sign shall meet all requirements of the City's Sign Code and shall require design review and written approval by the Department of Community Planning and Building prior to installation. The sign shall include the full name of the business: *Il Tegamino*. Any additional text on the sign shall be subordinate in size and design to the business name.
5. All modifications made to the exterior of the building, including but not limited to paint, window treatments, awnings, paving and landscaping, shall first require written approval by the Department of Community Planning and Building. No notice-attracting features, such as banners, balloons, streamers, lights, additional signs, or flags shall be installed without written approval from the City.
6. This license approval shall become effective after the required five business-day appeal period. The applicant is required to post the attached public notice at the storefront where it is visible to the public. The appeal period shall begin on the day that the notice is posted.
7. Any violation of the conditions of this business license approval, or of any ordinance in the Carmel Municipal Code, shall be cause for the City to revoke the license and/or the Use Permit.
8. 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.

Business Owner, Signature

Date

An appeal of the business license denial was filed by the applicant on September 7, 2015. In accordance with Section 17.54.040 of the Municipal Code, the Planning Commission is the appeal body for all administrative decisions. The appellant's concerns, as well as a staff analysis, are summarized in the following section. Staff notes that the same business owner recently submitted a Use Permit application (UP 15-261) to open a candy store, Carmel Chocolate Factory, in the adjacent space in the same building. The Use Permit application was denied by the Planning Commission.

Staff Analysis:

Zoning Interpretation: Carmel Municipal Code Section 17.68.050 provides the following definition for Jewelry Stores:

“Retail stores selling a combination of jewelry items, predominately handcrafted, including diamonds and other precious stones mounted in precious metals, such as rings, bracelets, brooches, sterling and plated silverware, and watches.”

The purpose of this definition is to maintain the quality of jewelry stores in the City. Staff notes that jewelry stores are a restricted commercial use and only 32 are allowed in the City. The City is currently below the numerical cap.

The applicant provided jewelry samples at a meeting with staff on August 19, 2015. The jewelry included semi-precious stones set in sterling silver, and consisted of rings, necklaces, and bracelets. This definition is intended to maintain the high quality of jewelry stores in the City. The proposed jewelry merchandise did not include diamonds or pearls, precious metals such as gold and platinum, and precious stones such as emeralds. In staff's opinion, the proposed jewelry did not meet the Municipal Code definition of the type of jewelry that should be sold in a jewelry store, which was the basis for denial.

Basis for Appeal: The applicant has included the grounds for the appeal in the Appeal Application included as Attachment A. Specifically, the applicant expressed that although the store will not be selling diamonds, the jewelry will include with “gemstones such as Ruby, Garnet, Sapphire, Amethyst, Smokey Topaz, Larimar, Pearls, Peridot, Mystic Topaz, Moonstone, Yellow Topaz, etc. mounted in a precious 92.5 pure sterling silver.” In the applicant's opinion, the proposed jewelry is in conformance with the definition provided above. Staff has requested that the applicant provide samples of the proposed jewelry inventory for the Planning Commission meeting.

Alternatives: This hearing is a de novo hearing. The Commission is responsible for reviewing the entire project and is not bound by the decision of staff. Staff recommends that this appeal be denied by the Planning Commission. The Commission could also grant the appeal, in which case staff would proceed with issuing the business license.

Environmental Review: The proposed project is a statutory exemption from CEQA review. Staff is recommending disapproval of the project and therefore CEQA Section 15270 applies, which states that “*CEQA does not apply to projects which a public agency rejects or disapproves.*”

ATTACHMENTS:

- Attachment A – Appeal Application
- Attachment B – Business License Application and Letter of Denial
- Attachment C – PC Findings for Denial

CITY OF CARMEL-BY-THE-SEA

APPEAL OF ADMINISTRATIVE DECISION

(FILING FEE: \$304.82*)

Appellant: DENNIS JOISH

Mailing Address: 25 FISHERMANS WHARF, MONTEREY CA 93940

Phone: Day: (831) 240-6579 Evening: (831) 240-6579

Email: JOSHIDENNIS@icloud.com

Date of Administrative Decision: SEPT. 4, 2015

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

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

DOLORES ST. BETWEEN OCEAN AVE AND 7TH AVE

Lot(s): 12 Block: 76 APN: 010-146-011

ADMINISTRATIVE DECISION BEING APPEALED: BUSINESS LICENSE APP. BL 15-326 FOR NEW JEWELRY SHOP.

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

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

City of Carmel-by-the-Sea

SEP 09 2015

Received

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

In accordance to the Carmel by the sea municipal code 17.68.050

We believe that although this shop will not sell Diamonds. It will

sell the Jewelry all handcrafted with Precious Gemstones

such as. Ruby, Garnet, Sapphire, amethyst, smoky topaz, Labimar, pearls
peridot, mystic topaz, moonstone, yellow topaz etc mounted in a precious
92.5 pure sterling silver.

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

DATED THIS 9 DAY OF SEPTEMBER ~~2014~~²⁰¹⁵



Signature of appellant

LF

Appeal fee received: (Staff Initial)

03062

Receipt #:

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

Revised July 2014



CITY OF CARMEL-BY-THE-SEA
DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

P.O. Drawer G, Carmel-by-the-sea, California 93921
Phone: (831) 620-2010 FAX: (831) 620-2014

APPLICATION FOR BUSINESS LICENSE
(TYPE OR PRINT CLEARLY)

Business Name: SILVER FROM THE HIMALAYAS

Name of Principal (s)/Owner (s): Haxiom & sons inc

Ownership Type: (Circle One) Sole / Corporation / Partnership / Limited Liability Corporation

Required: Federal ID #: 80-0482497 or Social Security #

Street Location of Business (Circle One): N/s S/s E/s W/s of Dolores between Ocean and 7th or

SW NW S/E N/E Corner of and

Block: 12 Lot(s): 76 APN #: 010-146-011

Mailing Address: 25 Fisherman wharf City: Monterey State: CA Zip: 93940

E-Mail Address: JOSHIDENNIS@ICLOUD.COM

Telephone: Business: (831) 372-2064 Home/Cell: (831) 240-6579 FAX: (831) 372-2678

Name of Property Owner: Carmel properties LLC Telephone: 831-595-1010

Court/Bldg: Monterey CA 93940

Name of Previous Business at this Location: Unknown

Floor Level of Business (Circle Applicable): Basement 1st 2nd Floor area: 650 # of Exits: 1

Proposed Use/Business Activities: Include a DETAILED description of the specific products or services you intend to offer: Hand made sterling silver Jewelry and Gemstone Jewelry from Nepal. (Actual photo or Jewelry available upon Request)

Ancillary Use*:

*Requires floor plan to be submitted with application showing the location and amount of floor space and display area occupied by both the primary and ancillary uses.

Open 7 Days per Week Hours of Operation 9am - 9pm

of Employees (including Owner/Manager): Full Time 2 Part Time 0

of Parking Spaces Available 0 Frequency of Deliveries 1 in 3month

Please describe how deliveries will be made (size of vehicle, unloading area and delivery times): U.P.S

Desired/Anticipated Opening Date: Aug 1st 2015

Change of Location: YES NO License #: Previous Location: N/s S/s E/s W/s of: between and

Change of Use: YES NO, If yes, previous Use:

For Contractors Only: State of CA License #

For Transportation Only: # of vehicle trips per year

PLEASE READ AND SIGN OTHER SIDE

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

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

September 4, 2015

Dennis Joshi
25 Fishermans Wharf
Monterey, CA 93940

RE: Denial Letter
Business License Application 15-326 (Silver from the Himalaya's)
Dolores St. between Ocean Ave. and 7th
Blk 76, Lot 12; APN: 010-146-011

Dear Mr. Joshi:

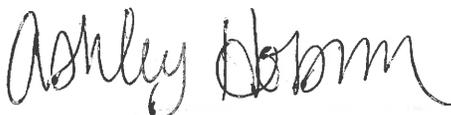
Thank you for submitting a Business License Application (BL 15-326) for a new jewelry shop located on Dolores St., between Ocean Avenue and 7th Avenue. Staff has reviewed your application and has determined that it does not comply with the Carmel Municipal Code (CMC). The application is denied for the following reasons:

- The proposed use does not conform as an allowed use in our Central Commercial zone. CMC 17.68.050 includes the following definition for Jewelry Shops: *Retail stores selling a combination of jewelry items, predominantly handcrafted, including diamonds and other precious stones mounted in precious metals, such as rings, bracelets, brooches, sterling and plated silverware, and watches.* The proposed products that you intend to sell do not meet this definition. The sample jewelry that you presented at the August 19th meeting with staff included silver with semi-precious stones and it was indicated that the jewelry store would not include gold, diamonds, precious stones, etc.

City staff has previously advised you that the intended use does not meet the requirements in our municipal code for a jewelry shop and therefore, staff cannot support the proposed jewelry shop. You may appeal staff's decision to the Planning Commission within 5 days of the date of this letter by submitting an Application for an Appeal of Administrative Decision before 4:00 pm on Wednesday, Sept. 9, 2015

Please contact me at (831) 620-2057 or via email at ahobson@ci.carmel.ca.us if you have any questions regarding this letter or the process. Thank you.

Sincerely,



Ashley Hobson
Contract Planner

Denial Letter
BL 15-326
September 9, 2015
Page 2

cc: Carmel Properties LLC
1801 Century Park East, Suite 2100
Los Angeles, CA 90067



NOTICE OF DENIAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has DENIED a Business License pursuant to Chapter 5.12 of the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7th Avenues, phone number 831-620-2010. The decision to approve this project may be appealed within 5 working-days from the date of this notice by filing a written appeal with the Department of Community Planning & Building.

Business License Number: BL 15-327 **Staff Contact:** Ashley Hobson, Contract Planner,

Business Name: Silver from the Himalaya's

Date Posted: _____

Date of Denial: 09/04/2015

Project Location: Dolores Street, between Ocean and 7th Ave.

Applicant: Dennis Joshi

Is this project appealable to the Coastal Commission? Yes No

***Upon completion of the 5-working day appeal period, you may remove this posting.*

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DENIAL

APP 15-334 / BL 15-326
Silver from the Himalayas
E/s of Dolores St., between Ocean Ave. and 7th Ave.
Block 76, Lots 12
APN: 010-146-011

CONSIDERATION:

Consideration of Appeal (APP 15-334) of an administrative denial of a Business License (BL 15-326) allowing a new jewelry store in the Central Commercial Zone.

FINDINGS OF FACT:

1. The applicant submitted a Business License Application on 07/10/2015 for a new business to be located on the east side of Dolores Street, between Ocean Avenue and 7th Avenue. The business is proposed to be called “Silver from the Himalayas” and specialize in the sale of Himalayan jewelry.
2. Jewelry stores are a restricted use in Carmel and only 32 are allowed in the City. The City is currently below the numerical cap.
3. Staff denied the Business License (BL 15-326) on September 4, 2015.
4. The Appeal of Planning Commission Application was filed by the project applicant, Dennis Joshi, on September 9, 2015, with the grounds of the appeal being the applicant’s objection to the staff’s interpretation of Municipal Code Section 17.68.050.

FINDINGS FOR DECISION

1. **Finding:** The proposed business does not comply with the use classification for a Jewelry Shop.

Evidence: Section 17.68.050 of the City Municipal Code includes the following definition for Jewelry Stores: “Retail stores selling a combination of jewelry items, predominately hand crafted, including diamonds and other precious stones mounted in precious metals, such as rings, bracelets, brooches, sterling and plated silverware, and watches.” The proposed use includes the sale of semi-precious stones mounted in silver, which does not comply with the definition of a Jewelry Store.

2. **Finding:** The proposed business does not establish a unique and quality commercial use that will preserve Carmel's character as a residential village, as described in Municipal Code Section 17.56.010.

Evidence: The purpose of a restriction on the number of Jewelry Stores in the Commercial zones is to maintain the quality of such stores within the City of Carmel. The proposed use does not meet the definition of a Jewelry Store and will not establish a unique and quality commercial use.