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

Regular Meeting	May 11, 2016
City Hall	Wednesday
East Side of Monte Verde Street	Tour: 1:45 p.m.
Between Ocean & Seventh Avenues	Meeting: 4:00 p.m.

A. CALL TO ORDER AND ROLL CALL

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

B. TOUR OF INSPECTION

Shortly after 1:45 p.m., the Commission will leave the Council Chambers for an on-site Tour of Inspection of all properties listed on this agenda (including those on the Consent Agenda). The Tour may also include projects previously approved by the City and not on this agenda. Prior to the beginning of the Tour of Inspection, the Commission may eliminate one or more on-site visits. The public is welcome to follow the Commission on its tour of the determined sites. The Commission will return to the Council Chambers at **4:00 p.m.** or as soon thereafter as possible.

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

F. APPEARANCES

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

G. CONSENT AGENDA

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

1. Draft minutes from the March 9, 2016 Planning Commission Meeting

2. DS 15-217 (Chadwick) Eric Miller Architects Scenic Road, 2 NW of 8th Avenue Blk: C2, Lot: 10 & 11 APN: 010-312-026	Consideration of special conditions associated with the approval of a Design Study (DS 15-217) application for the demolition of an existing residence and construction of a new single-family residence

H. PUBLIC HEARINGS

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

1. CDP 16-155 (City of Carmel) Mission Trail Nature Preserve APNs: 010-061-006, 010-061-007, 010-061-008, 009-341-001, 009-341-008	Consideration of a five year, renewable Coastal Development Permit (CDP 16-155) for invasive species removal and maintenance activities in Mission Trail Nature Preserve
2. SI 16-027 (All About the Chocolate) Hariom & Sons Inc. Dolores 4 SE of Ocean Ave. Block: 76, Lot: 12 APN: 010-146-011	Consideration of Sign Permit (SI 16-027) application for the installation of an awning/sign on a building located in the Central Commercial (CC) Zoning District
3. DS 16-068 (OSBT Investments) Alan Lehman Vizcaino, 10 SE of Mountain View Blk: 103, Lot: 24 APN: 010-052-015	Consideration of a Final Design Study (DS 16-068) and associated Coastal Development Permit for the construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District

4. DS 16-069 (Lehman) Alan Lehman Vizcaino, 11 SE of Mountain View Blk: 103, Lot: 26 & 28 APN: 010-052-015	Consideration of a Final Design Study (DS 16-069) and associated Coastal Development Permit for the demolition of an existing residence and construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District
5. DS 16-037 (Kramer) James Kean SE Corner of 6th Ave. and Perry Newberry Blk: BB, Lot: 13 APN: 009-162-018	Consideration of a Concept and Final Design Study (DS 16-037) and associated Coastal Development Permit for alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District
6. DS 16-113 (McClean and Boyd) Claudio Ortiz Design Group Dolores Street, 3 SE of 13th Avenue Blk: 143; Lot: ½ of 6 and ½ of 8 APN: 010-165-036	Consideration of a Combined Concept and Final Design Study (DS 16-113) and associated Coastal Development Permit for alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District
7. DS 16-074 (Carmel Development II, LLC) Forest Road, 3 SW of Ocean Avenue Blk: 83, Lot: 3 APN: 010-041-003	Consideration of a combined Concept and Final Design Study (DS 16-074) and associated Coastal Development Permit for an addition and substantial alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District
8. DS 16-103 (McFarland) Justin Pauly Architects SE Corner/10th Avenue and Lincoln Street Blk: 115; Lot: 2 APN: 010-158-018	Consideration of Concept Design Study (DS 16-103) and associated Coastal Development Permit for the demolition of an existing residence and construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District
9. DR 16-101/SI 16-176 (Carmel Plaza) Belli Architectural Group Entire block surrounded by Ocean Ave., Junipero Street, 7th Ave, and Mission St. Blk: 78, Lot: 1-27 APN: 010-086-006	Consideration of a Concept Design Review (DR 16-101) and Sign Permit Application (SI 16-176) for alterations to the interior and exterior the Carmel Plaza which is located in the Central Commercial (CC) Zoning District
10. Wine Tasting Policy (City of Carmel) Carmel-by-the-Sea Commercial Zoning Districts	Annual review of the City's Wine Tasting Policy

I. DIRECTOR'S REPORT

1. Monthly Activity Report
2. Scheduling of June 2016 meeting

J. SUB-COMMITTEE REPORTS

1. Restaurant Subcommittee update

K. ADJOURNMENT

The next meeting of the Planning Commission will be:

Wednesday, June, 2016 **(Note: Date may be changed depending on commissioner scheduling conflicts)**

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

Dated this 6th day of May 2016 at the hour of 4:00 p.m.

_____

Marc Wiener
Interim Community Planning and Building Director

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION REGULAR MEETING – MINUTES
MARCH 9, 2016

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

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

ABSENT: NONE

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

B. TOUR OF INSPECTION

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

- DR 16-032 (Leidig/Draper), SW corner of Dolores & 5th; Blk: 55, Lot: 1-4
- DR 16-217 (Chadwick), Scenic Rd. 2 NW of 8th Ave.; Blk: C2, Lot 10&11
- DS 16-012 (Green), Dolores St. 3 NE of Santa Lucia; Blk: 143, Lot: 30
- DS 16-024 (BSI Holdings), SW corner of Santa Lucia & Dolores; Blk: 8, Lot 7

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. ANNOUCNCEMENTS/EXTRAORDINARY BUSINESS

N/A

F. APPEARANCES

N/A

G. CONSENT AGENDA

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1. Draft minutes from the January 13, 2016 Planning Commission Special Meeting.

Commissioner Reimers noted the correct address of the mentioned "bump-out" on page 1 under Section E of the January 13, 2016 minutes is San Antonio and 4th.

Commissioner LePage moved to accept the draft minutes with correction as noted. Commissioner Reimers seconded the motion and carried the following vote: 5-0-0.

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

2. Draft minutes from the February 10, 2016 Planning Commission Meeting.

Chair Goodhue noted corrections to the February 10, 2016 draft minutes. Commissioner Reimers noted her corrections and clarified the correct name of the book she is writing titled "Quirky Codes of Carmel." Commissioner Martin clarified he recused himself from UP 16-100 (7th and Dolores) at the Applicant's request after Commissioner Martin announced he previously photographed a wedding at 7th and Dolores.

Commissioner LePage moved to accept the draft minutes with correction as noted. Commissioner Reimers seconded the motion and carried the following vote: 5-0-0.

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

Commissioner LePage recommended the Commissioners provide written corrections to the Planning Commission Secretary.

H. PUBLIC HEARINGS

1. MP 16-075 (Carmel) City of Carmel-by-the-Sea City-Wide	Consideration of a draft ordinance (MP 16-075) that would regulate wood-burning fireplaces in newly constructed or remodeled buildings. The Planning Commission will be making recommendations to the City Council

Marc Wiener, Acting Planning Director summarized draft ordinance and answered questions from the Commission.

Speaker #1: Ben Beckner, representative from Capo Fireside provided explanation on how the catalyst operates in fireplaces and answered questions from the Commissioners.

Chair Goodhue opened the meeting to the public.

Speaker #2: Jeanne McCulloch, Carmel resident informed the Commission she started a petition to support limited number of fires at the beach.

Chair Goodhue informed Speaker #2 only items on the agenda are to be heard during the public hearing.

Speaker #3: Roberta Miller noted the City needs to be proactive to help the environment.

Speaker #4: Resident, Trisha Daly provided Monterey County EPA data to the Commission.

Speaker #5: Ben Beesley expressed his view that fireplaces are a part of Carmel's character and the involvement of the EPA.

Speaker #6: Al Saroyan, Carmel Resident expressed his concerns in regards to the draft ordinance and suggested the Commission consider implementing the ordinance for new construction.

Speaker #7: Richard Kreitman expressed his opinion regarding Carmel's air quality.

Speaker#8: Barbara Livingston noted she is in favor of the City reducing the number of wood-burning fireplaces in the City.

Speaker #9: Glen Nash spoke in favor of the City's efforts to mitigate wood-burning fireplaces.

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

The Commissioners held discussion.

Commissioner Reimers asked for clarification on how the device operates and noted concern for existing wood-burning fireplaces. Commissioner Martin suggested the City explore an incentive program to encourage residents to convert to gas. Commissioner Paterson agreed with Commissioner Reimers comments and encouraged the City to conduct workshops and gather more information. Commissioner LePage noted a dollar amount is arbitrary and a percentage is more stable trigger. Chair Goodhue noted his support for the least restrictive method.

Commissioner LePage moved to recommend to the City Council alternative #2, eliminate monetary trigger, allow 50% demolition trigger, remove language of items not to burn and allow clean, dry, seasoned wood or appropriate kindling products to burn. Commissioner Martin seconded the motion and carried the following vote 3-2-0-0.

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

2. DR 16-32 (Leidig/Draper) Erik Dyar SW corner of Dolores & 5th Blk: 55, Lot: 1-4 APN: 010-138-021	Preliminary concept review of a proposal (DR 16-32) to demolish an existing commercial building in order to construct a new mixed-use commercial building that would include 3,702 square feet of commercial space, 8 dwelling units, and an underground garage. The project site is located in the Service Commercial (SC) Zoning District

Marc Wiener, Acting Planning Director provided staff report.

Speaker #1: Applicant, Erik Dyar, Architect provided project history and summarized project design details.

Speaker #2: Bob Leidig, Owner noted two lower level apartments will be designated to the Carmel Foundation for the Foundation to manage.

Chair Goodhue opened the public hearing.

Speaker #3: Barbara Livingston expressed her support of the project.

Speaker #4: M0r. and Mrs. Celliti, Owners of Friar Tuck's inquired if the proposed underground parking will be available for the general public and stated additional concerns.

Speaker #5: Greg Salehi, inquired to number of local businesses that will be displaced during construction and how many businesses will return.

Speaker #1: Erik Dyar answered questions from the public.

Chair Goodhue closed the public hearing.

The Commission held discussion. Commissioner LePage noted the project is well designed. Commissioner Reimers agreed with Commissioner LePage's comments and Commissioner Martin expressed his support for the project. Vice Chair Paterson also commended the project and the addition of affordable housing to the City.

Commissioner Paterson moved to approve DR 16-32 (Leidig/Draper). Motion seconded by Commissioner Martin and carried on a vote 5-0-0-0:

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

3. SI 16-07 (Hotel Carmel) San Carlos at 4th Ave. SE corner San Carlos at 4th Block:35 Lots: 7,8,17,19, all 10,12,14,16 APN: 010-123-014	Consideration of a Sign Permit (SI 16-007) application for new signage at a hotel located in the Residential and Limited (RC) Commercial Zoning District

Matthew Sundt, Contract Planner presented the staff report and noted SI 16-07 (Hotel Carmel) returned to the Planning Commission to provide color samples for Planning Commission approval. Mr. Sundt informed the Commission the applicant's responded to all staff recommendations.

Chair Goodhue opened the public hearing.

Seeing no other speakers Chair Goodhue closed the public hearing.

The Commission held brief discussion.

Commissioner Martin moved to accept sign as proposed. Motion seconded by Commissioner LePage and carried the following roll call vote 5-0-0-0:

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

4. DS 15-466 (Murphy) Richard Rhodes Camino Real 3 SE of Ocean Blk: G, Lot:8 & 10 APN: 010-261-011	Consideration of a Final Design Study (DS 15-466) and Coastal Development Permit application to demolish an existing residence and construct a new residence located in the (RC) Commercial Zoning District

Catherine Tarone, Assistant Planner presented staff report and summarized the design details. Ms. Tarone clarified the applicants addressed staff conditions and provided samples for the Commission to review.

Speaker #1: Applicant/Richard Rhodes expressed the property owner's intent for the home to retain the "old feeling."

Speaker #2: Dan Murphy, property owner provided family history and explained the material choices.

Speaker #1: Applicant, Mr. Rhodes asked the Commission for permission to provide colors and samples for Planning Commission consideration at a later date.

Chair Goodhue opened the public hearing.

Speaker #3: Mike Murphy provided pictures of sample materials.

Chair Goodhue opened the meeting to the public, seeing no other speaker Chair Goodhue closed the public hearing.

Speaker #4: John Murphy noted the Murphy family's intent to reuse materials.

The Commission held discussion. Commissioner Reimers noted she is in favor of reusing existing materials. Commissioner Martin voiced concern with the roofing materials and asked the Commission to add a composition shingle condition. Commissioner Paterson noted he is in favor of the project and Commissioner LePage agreed and also requested a sample of the proposed roof material.

Commissioner Paterson moved to accept application DS 16-466 (Murphy) as submitted with added condition the applicant return to the Commission with a sample of the composition shingle for review. Motion seconded by Commissioner Martin and carried the following roll call: 5-0-0-0.

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

5. DR 15-217 (Chadwick) Eric Miller Architects Scenic Rd. 2 NW of 8th Ave. Blk: C2, Lot:10 & 11 APN: 010-312-026	Consideration of a Concept Design Study (DS 15-217), Coastal Development Permit, and Variance (VA 16-070) applications for the demolition of existing residence and construction of a new residence located in the Single-Family Residential (R-1) Zoning District, Beach and Riparian (BR) Zoning District, and in the Appeal Jurisdiction/Beach Overlay (AB) Overlay Districts

Matthew Sundt, Contract Planner presented the staff report for DR 15-217(Chadwick) and detailed the design changes. Mr. Sundt answered questions from the Commissioners.

Speaker #1: Applicant, Eric Miller provided further detail regarding the design modifications.

Chair Goodhue opened the public hearing.

Speaker #2: Pamela Silkwood, representative for the Yencken's, neighbors to the south asked the Commission for consideration in regards to the southern facing 2nd story window.

Speaker #3: Gretchen Flesher requested a lower canopy tree for the tree replacement requirement on behalf of the Fugelsangs, neighbors to the east.

Speaker #4: Carmel resident, Barbara Livingston inquired if the applicant would be able to replant upper canopy trees in another location and to the large number of trucks required to remove the fill.

Speaker #5: Simon Yencken, neighbor to the south noted his concern with the mass of the structure, privacy concerns, removal of soil and basement.

Speaker #6: Anthony Lombardo read the definition of "story" for the City's Municipal code.

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

Mr. Wiener clarified the City Forester's recommendation and noted the variance is to allow sufficient use of the backyard.

The Commission held discussion. Commissioner Martin addressed his concerns with the southern facing window and large entry as noted at the previous Planning Commission Meeting. Commissioner LePage also voiced his concern with the size of the entry way and privacy concerns in regards to the south facing window. Commissioner Reimers added her concern with the southern window as well. Commissioner Paterson suggested the replanting of two lower canopy trees, removal of the grand entry and 2nd story southern window. Chair Goodhue concluded the discussion in agreement with the removal of the south facing window, addition of two lower canopy trees and the reduction of the size of the entry and decks.

Commissioner LePage moved to accept application DR 15-217 (Chadwick) the with directive the applicant simplify the grand entry, eliminate the 2nd story southern facing window, work with the City Forester to determine the species of the two lower canopy trees as required and to work with the neighbors on the placement of the lower canopy trees. Motion seconded by Commissioner Martin and carried the following roll call: 5-0-0-0.

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

6. DS 16-012 (Green) Dolores 3 NE of Santa Lucia Blk: 143, Lot: 30 APN: 010-165-026	Consideration of a Concept Design Study (DS 16-012) and associated Coastal Development Permit for an addition and substantial alterations to an existing residence located in the Single-Family Residential (R-6) Zoning District

Chair Goodhue recused himself from item #6.

Matthew Sundt, Contract Planner provided staff report and presented two alternative designs for the Commission to review.

Speaker #1: Applicant, Scott Green summarized the two alternative design options and noted he is in favor of alternative "B." Mr. Green answered questions from the Commission.

Commissioner Reimers noted her acquaintance with Mrs. Green.

Vice Chair Paterson opened the public hearing. Seeing no other speaker the public hearing was closed.

The Commission held brief discussion.

Commissioner Martin began discussion and noted too many materials and would like to see the design simplified. Commissioner LePage added his support for alternative "A." Commissioner Paterson concluded the discussion with his support for alternative "A."

Commissioner LePage moved to accept application DS 16-012 (Green) per staff recommendations and addition condition the applicant return with a revised design close to alternative "A" per Planning Commission and staff recommendations. Motion seconded by Commissioner Reimers and carried the following roll call: 3-1-0-1.

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

7. DS 16-024 (BSI Holdings) BSI Holdings SW corner of Santa Lucia & Dolores Blk: 8, Lot:7 APN: 009-381-007	Consideration of a Concept Design Study (DS 16-024) and associated Coastal Development Permit for an addition and substantial alterations to an existing residence located in the Single-Family Residential (R-6) Zoning District

Ashley Hobson, Contract Planner presented staff report and noted staff concerns.

Chair Goodhue opened the public hearing.

Speaker #1: Al Saroyan, Applicant and project Architect noted the residence is difficult to see due to the property's topography.

Speaker #2: Southern neighbor, voiced appreciation that privacy concerns were taken into consideration and expressed willingness to work with the applicant and noted concern in regards to drainage.

Chair Goodhue closed the public hearing.

The Commission held discussion.

Commissioner Reimers voiced her design concerns. Commissioner LePage also voiced concern with the large entry. Commissioner Martin and Paterson both agreed with Commissioner LePage and Reimers. Chair Goodhue added the residence is too large.

Commissioner LePage motioned to continue DS 16-024 (BSI Holdings) with the direction given by staff and the Planning Commission. Motion seconded by Commissioner Paterson and carried the following roll call: 5-0-0-0.

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

8. APP 16-011 (Carmel Blo) Chioma Carmel Dolores St. 2 NE of 8th Ave. Blk: 91, Lot:16 APN: 010-145-009	Consideration of an Appeal (APP 16-011) of the administrative denial of the amendment to a Business License (BL 15-416) to allow for the ancillary sale of alcohol in a hair salon

Item #7 APP 16-0111 (Carmel Blo) continued per applicant's request.

9. City of Carmel Single-Family (R-1) District	Consideration of Roofing Subcommittee draft policy to expand the list of acceptable roofing materials in the Single-Family Residential (R-1) Zoning District

Marc Wiener, Acting Planning Director provided summary of the Roofing Subcommittee draft policy.

Chair Goodhue opened the public hearing, seeing no speakers the public hearing was closed.

The Commission held brief discussion. The Commissioner discussed including the Commercial District to the roofing policy and Chair Goodhue noted the wording "the City will consider requests when installation of proposed materials can be shown" will need to be added to the draft.

Commissioner LePage moved to accept the Roofing Subcommittee's draft policy regarding acceptable roofing materials and to include the Commercial District as part of the policy. Motion seconded by Commissioner Paterson and carried the following roll call: 5-0-0-0.

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

10. City of Carmel-by-the Sea City-Wide	Appointment of a subcommittee to develop a policy for the care and maintenance of City war memorials.

Marc Wiener announced the appointment of a City war memorial subcommittee. Commissioner LePage and Paterson were appointed to the subcommittee.

Chair Goodhue opened the public hearing

Speaker #1: Mike Brown noted the deterioration of the war bell memorial and challenges in locating similar stone materials for repair.

Chair Goodhue closed the public hearing.

I. DIRECTOR'S REPORT

1. Update from the Director

Acting Planning Director, Marc Wiener informed the Commission of the City Council's approval of the replacement of the War memorial. Mr. Wiener noted the Capital Fee Plan will be ready for review in April and informed the Commission the Planning Department's Three year Work Plan was submitted to the City Administrator for review.

J. SUB-COMMITTEE REPORTS

1. Discussion on current subcommittees

Commissioner Paterson Martin noted the restaurant subcommittee faces challenging issues.

Marc Wiener noted a Wine tasting Policy update in April 2016.

K. ADJOURNMENT

There being no further business, Chair Goodhue adjourned the meeting at 8:36 p.m.

The next meeting of the Planning Commission is scheduled:

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

SIGNED:

_____

Donald Goodhue, Planning Commission Chair

ATTEST:

_____

Cortina Whitmore, Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 11, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Submitted by: Matthew Sundt, Contract Planner

Subject: Consideration of special conditions associated with the approval of a Design Study (DS 15-217) application for the demolition of an existing residence and construction of a new single-family residence.

Recommendation:

Approve the revised front entry design.

Application:	DS 15-217 (Chadwick)	**APN:**	010-312-026
Block:	C2	**Lot(s)**:	10 & 11
Location:	Scenic Road, 2 NW of 8th		
Applicant:	Eric Miller Architects, AIA	**Property Owner:**	Chadwick Living Trust

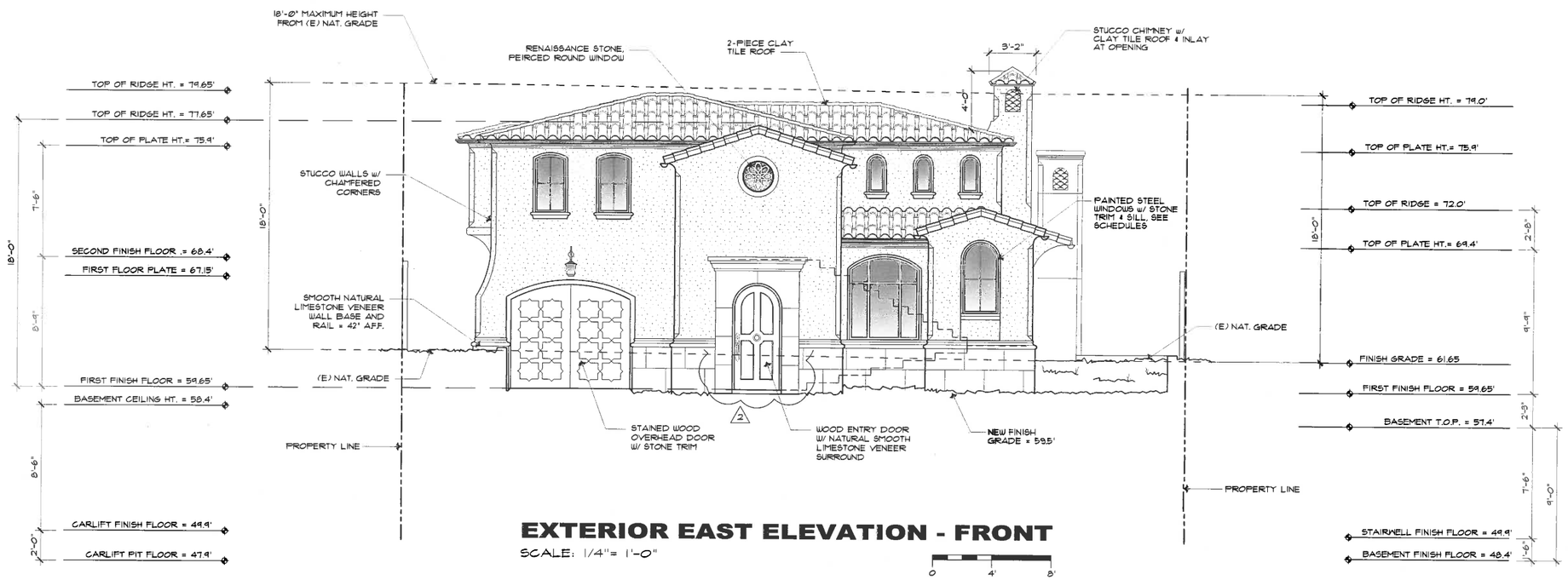
Background and Project Description:

On April 13, 2016 the Planning Commission approved a Design Study (DS 15-217) application for the construction of a new residence, with a condition that the applicant return with a revised front entry design. The Planning Commission had concerns about the mass and height of the front entry. The applicant has lowered the front entry element by 4 feet as depicted on Sheet A-3.1 of the plans (Attachment A). Staff supports the revision.

ATTACHMENT:

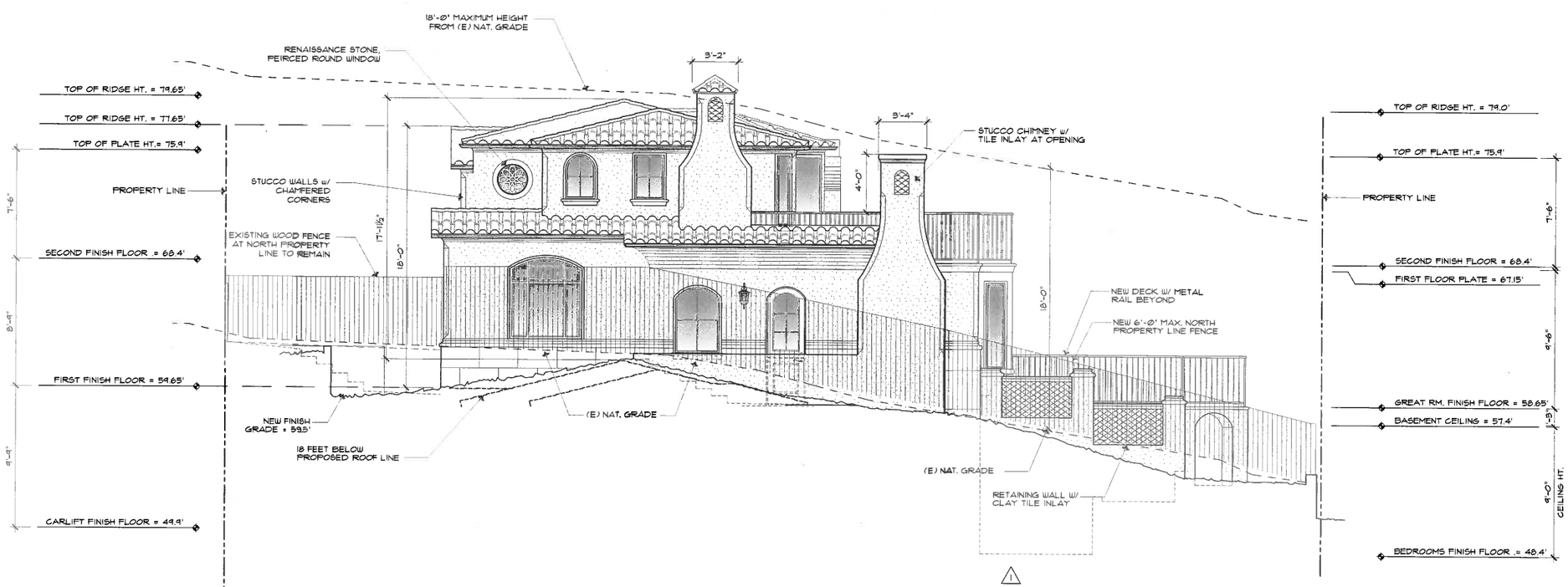
Attachment A – Original Front Entry
Attachment B – Revised Entry Design

Attachment A - Original Front Elevation



EXTERIOR EAST ELEVATION - FRONT

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



EXTERIOR NORTH ELEVATION - SIDE

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

REVISION	No.
REVISED 1/27/16 & 2/23/16	1
REVISED 3/30/16	2

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
157 GRAND suite 106 PACIFIC GROVE, CA 93950
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXTERIOR ELEVATIONS

JOB NAME: Chadwick Residence
Scenic 2 N/A of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	1/4" = 1'-0"
DRAWN:	CJH, BRW
JOB NUMBER:	14.34

A-3.1

SHEET 19 OF

Attachment B - Revised Entry Design

CHADWICK RESIDENCE

SCENIC 2 NW OF 8th AVENUE

CARMEL-BY-THE-SEA, CA 93923

REVISION	No.
REVISED 1/27/16 2/23/16 & 3/2/16	1
REVISED 3/30/16	2
ENTRY 4/29/16	3

CONSULTANT:

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

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TREE REMOVAL

FIFTEEN TREES/SHRUBS ARE PROPOSED FOR REMOVAL, INCLUDING (1) 2" TREE, (1) 4" TREE, (2) 6" TREES, (3) 8" TREES, (3) 10" TREES, (4) 12" TREE, AND (1) 14" TREE. ONE 36" DEAD TRUNK WILL BE REMOVED.

PROJECT INFORMATION

OWNER: ART AND FARAH CHADWICK
THE CHADWICK LIVING TRUST
P.O. BOX 3410
SARATOGA, CA 95070

ADDRESS: SCENIC 2 NW OF 8TH AVENUE
BLOCK C2, LOTS 10 & 11

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940

PROJECT DATA

PROJECT DESCRIPTION:
DEMOLITION OF EXISTING HOUSE, DECKS AND PAVING. PROPOSED CONSTRUCTION OF NEW TWO-STORY RESIDENCE WITH BASEMENT, 3 BEDROOMS, 3-1/2 BATHS, 1-CAR GARAGE WITH SUBTERRANEAN LIFT IN THE BASEMENT, AND RETAINING WALLS.

ADDRESS: SCENIC 2 NW OF 8TH AVENUE
CARMEL-by-the-SEA, CA 93923

LOT SIZE: 4,006.8 S.F.
ZONING: R-1, BR DISTRICT
BLOCK: C-2
LOTS: 10 & 11
A.P.N.: 010-312-026-000
OCCUPANCY GROUP: (R) FOR HOUSE AND (U) FOR GARAGE
TYPE OF CONSTRUCTION: (V-B)
SITE COVERAGE VARIANCE: ABOVE GRADE DECK AT BACK YARD, INCREASING SITE COVERAGE FROM 556.0 S.F. ALLOWED TO 792.0 S.F. PROPOSED.

SITE & BUILDING STANDARDS

	ALLOWED	PROPOSED
FRONT SETBACK	15.0' MIN.	15.0'
SIDE SETBACKS	25% OF SITE WIDTH (MIN. 3 FT.)	3.0' MIN., 13.25' TOTAL
NORTH SIDE	7.25' MIN.	7.25'
SOUTH SIDE	6.0' MIN.	6.0'
REAR SETBACK	3.0'	21.4'
MAX. BUILDING HEIGHT	18'-0"	18'-0"
MAX. ALLOWED F.A.R.	1,802 S.F. ABOVE GRADE	2,072 S.F. W/ BASEMENT
MAX. ALLOWED SITE COVERAGE	945.0 S.F./556.0 S.F.	556.0 S.F. W/ 50% PERVIOUS
AVERAGE GRADE	54.5'	

1

EXISTING FLOOR AREA

FIRST FLOOR	1,411.0 S.F.
SECOND FLOOR	673.0 S.F.
TOTAL EXISTING FLOOR AREA :	2,084.0 S.F.

PROPOSED FLOOR AREA

FIRST FLOOR	971.0 S.F.
SECOND FLOOR	517.0 S.F.
STAIR & ELEVATOR	144.0 S.F.
BASEMENT	440.0 S.F.
TOTAL PROPOSED FLOOR AREA =	2,072.0 S.F.
BASEMENT - STAIRWELL	198.0 S.F.
BASEMENT - CARLIFT & ELEVATOR	236.0 S.F.
TOTAL EXCLUDED AREA =	434.0 S.F.

EXISTING SITE COVERAGE

DRIVEWAY	267.0 S.F.
CONCRETE WALKS / PATIOS	866.0 S.F.
SITE WALLS / CURBS	54.0 S.F.
WOOD SHED / UTILITIES	36.0 S.F.
WOOD STEPS	37.0 S.F.
TOTAL EXISTING SITE COVERAGE :	1,285.0 S.F.
ELEVATED WOOD DECK :	173.6 S.F.

PROPOSED SITE COVERAGE

PERVIOUS COVERAGE:		
DRIVEWAY	151.0 S.F.	
DRY STACK WALLS	25.0 S.F.	
PATHWAYS/ PAVING	34.0 S.F.	
BAY WINDOWS	16.0 S.F.	
WOOD FENCE	34.0 S.F.	
TOTAL PERVIOUS COVERAGE :	270.0 S.F.	6.7%
IMPERVIOUS COVERAGE:		
DECK	408.0 S.F.	
STAIRS	26.0 S.F.	
SITE WALLS	94.0 S.F.	
TOTAL IMPERVIOUS COVERAGE :	528.0 S.F.	13.2%
TOTAL PROPOSED SITE COVERAGE :	798.0 S.F.	19.9%
MAXIMUM ALLOWED SITE COVERAGE :	556.0 S.F.	13.9%

1

SHEET INDEX

ARCHITECTURAL

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A-1.2	PROPOSED SITE PLAN
A-2.0	PROPOSED BASEMENT FLOOR PLAN
A-2.1	PROPOSED FIRST FLOOR PLAN - REVISED
A-2.2	PROPOSED SECOND FLOOR - REVISED
A-2.3	PROPOSED ROOF PLAN - REVISED
A-2.4	PROPOSED FLOOR AREA DIAGRAM
A-2.5	PROPOSED ROOF HEIGHT PLAN
A-3.1	PROPOSED EXTERIOR ELEVATIONS - REVISED
A-3.2	PROPOSED EXTERIOR ELEVATIONS
A-3.3	STREET ELEVATIONS
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3

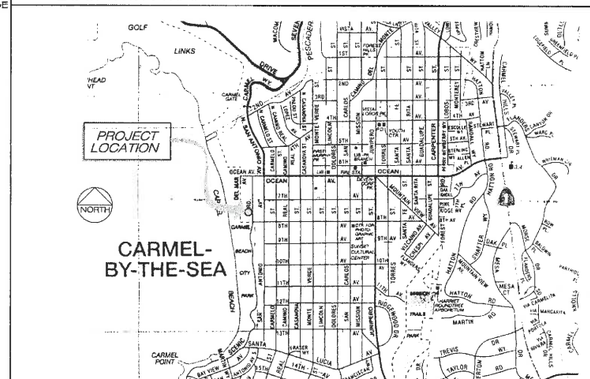
CIVIL

C-1	CONCEPTUAL GRADING AND DRAINAGE PLAN
1 OF 1	CONSTRUCTION MANAGEMENT PLAN

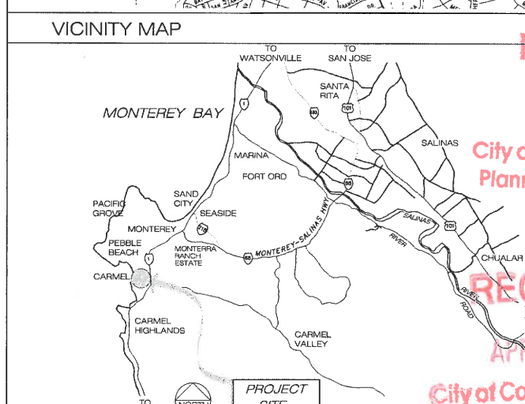
LANDSCAPE

L-1	LIGHTING IRRIGATION PLAN
L-2	PLANTING PLAN
L-3	NOTES

LOCATION MAP



VICINITY MAP



RECEIVED
APR 29 2016
City of Carmel-by-the-Sea
Planning & Building Dept.
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City of Carmel-by-the-Sea
Planning & Building Dept

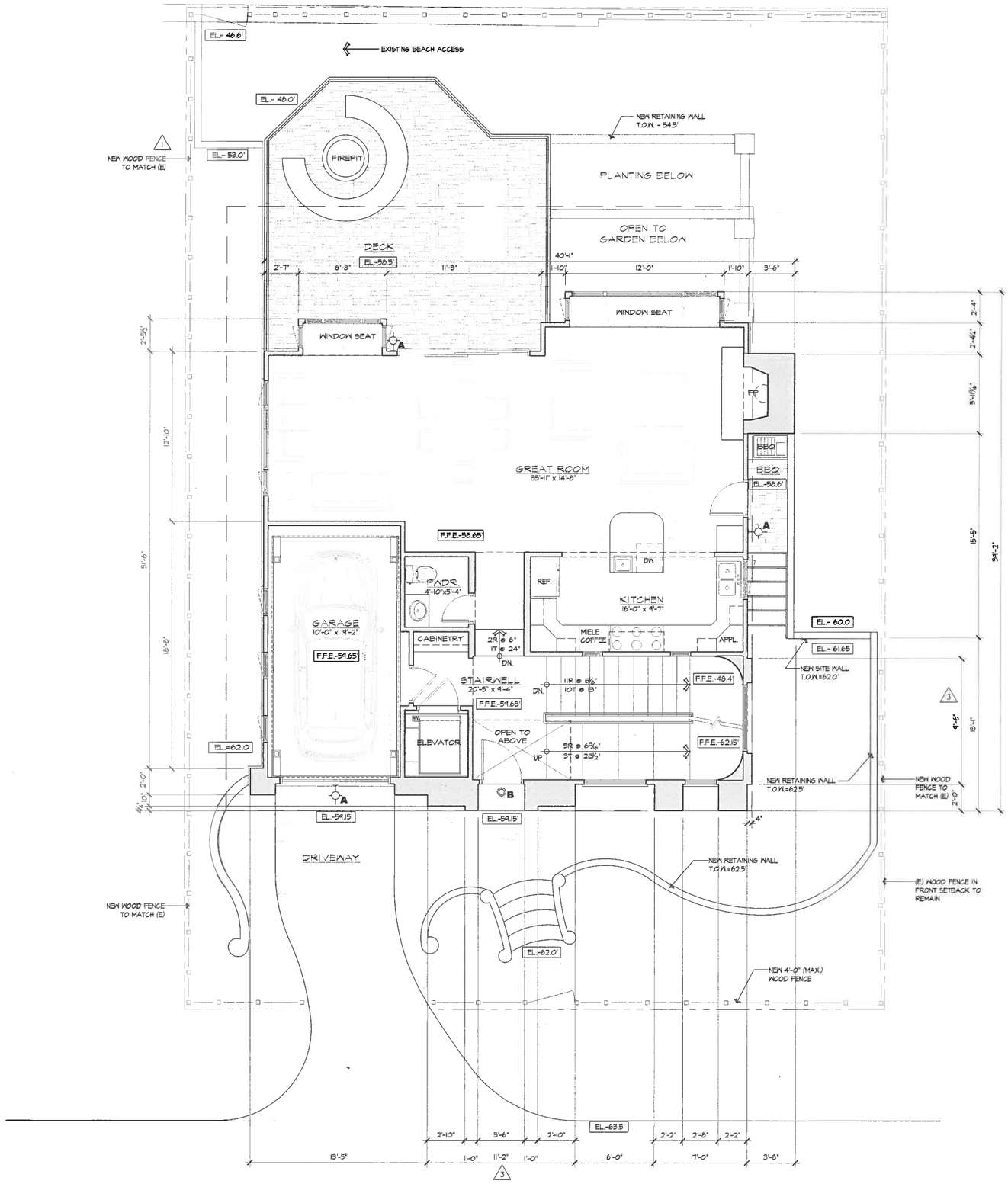
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
157 GRAND suite 106 PACIFIC GROVE, CA 93950
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

COVER SHEET

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	N.T.S.
DRAWN:	CJH, BRW
JOB NUMBER:	1434

A-0.1
SHEET OF



GROSS FLOOR AREA:

MAIN FLOOR LIVING AREA	766 S.F.
MAIN FLOOR GARAGE	205 S.F.
MAIN FLOOR STAIRS & ELEVATOR	256 S.F.
	1,227 S.F.
UPPER FLOOR LIVING AREA	517 S.F.
UPPER FLOOR STAIRS & ELEVATOR	144 S.F.
	661 S.F.
LOWER FLOOR LIVING AREA	440 S.F.
LOWER FLOOR CAR LIFT & MECH.	231 S.F.
LOWER FLOOR STAIRS & ELEVATOR	310 S.F.
	981 S.F.
TOTAL FLOOR AREA	2,869 S.F.

CITY ZONING FLOOR AREA:

FIRST FLOOR LIVING AREA	971 S.F.
SECOND FLOOR LIVING AREA	517 S.F.
SECOND FLOOR STAIRS & ELEVATOR	144 S.F.
BASEMENT FLOOR LIVING AREA	440 S.F.
CITY OF CARMEL FLOOR AREA	2,072 S.F.

N

MAIN FLOOR PLAN

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

0 4' 8'

EXTERIOR LIGHTING SYMBOLS

A 25 WATT MAX. WALL MOUNT

B 25 WATT MAX. RECESSED CAN LIGHT

REVISION	No.
REVISED 1/27/16 & 2/23/16	1
REVISED 3/30/16	2
ENTRY 4/29/16	3

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

157 GRAND suite 106 PACIFIC GROVE, CA 93950

PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

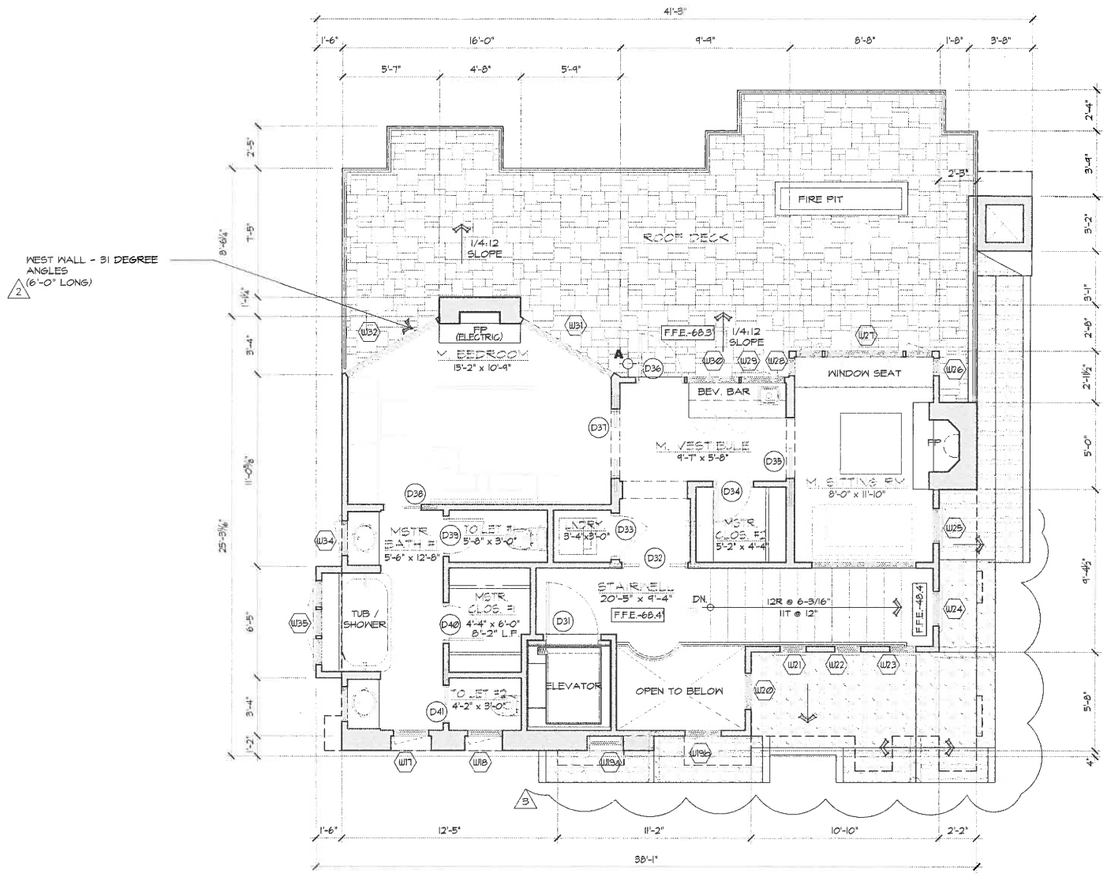
FIRST FLOOR PLAN

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	1/4" = 1'-0"
DRAWN:	CJH, BRW
JOB NUMBER:	1434

A-2.1

SHEET OF



N

SECOND FLOOR PLAN

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

0 4' 8'

EXTERIOR LIGHTING SYMBOLS

A 25 WATT MAX. WALL MOUNT

B 25 WATT MAX. RECESSED CAN LIGHT

REVISION	No.
REVISED 1/27/16 & 2/23/16	1
REVISED 3/30/16	2
ENTRY 4/29/16	3

CONSULTANT:

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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

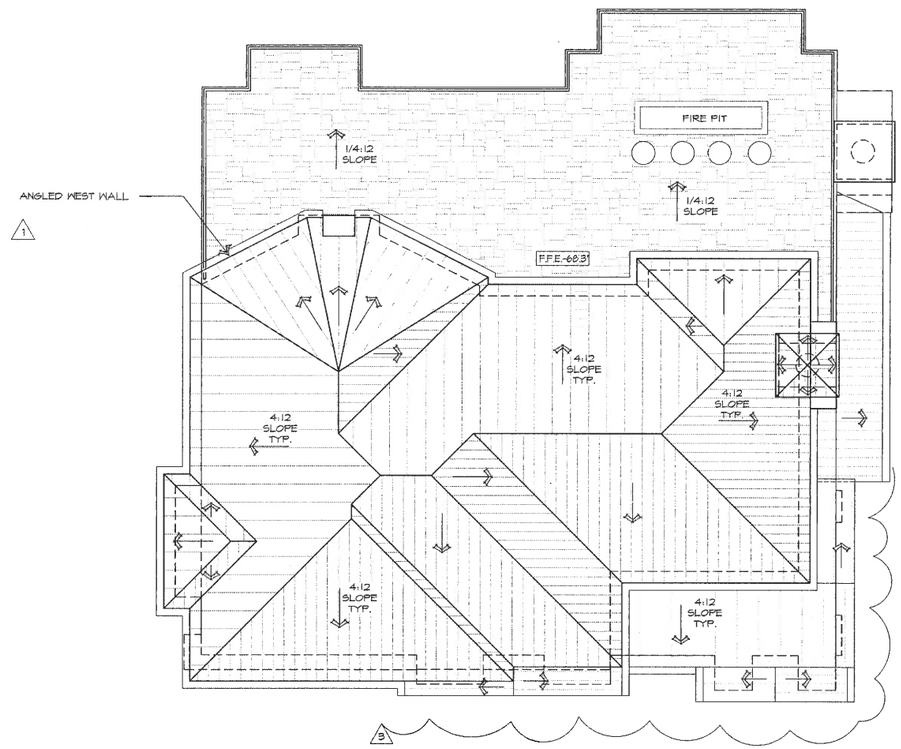
SECOND FLOOR PLAN

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	1/4" = 1'-0"
DRAWN:	CJH, BRW
JOB NUMBER:	1434

A-2.2

SHEET OF



N

ROOF PLAN

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

0 4' 8'

REVISION	No.
REVISED 1/27/16 & 2/23/16	1
REVISED 3/30/16	2
ENTRY 4/29/16	3

CONSULTANT:

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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

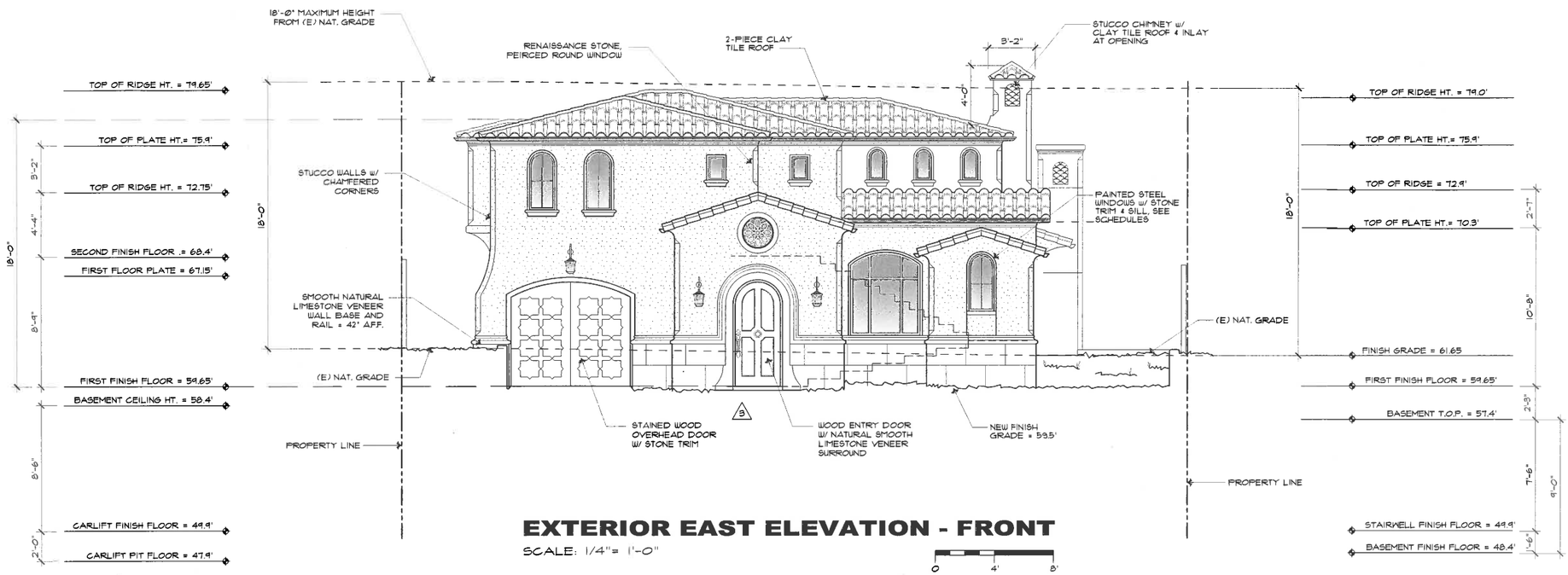
ROOF PLAN

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	1/4" = 1'-0"
DRAWN:	CJH, BRW
JOB NUMBER:	1434

A-2.3

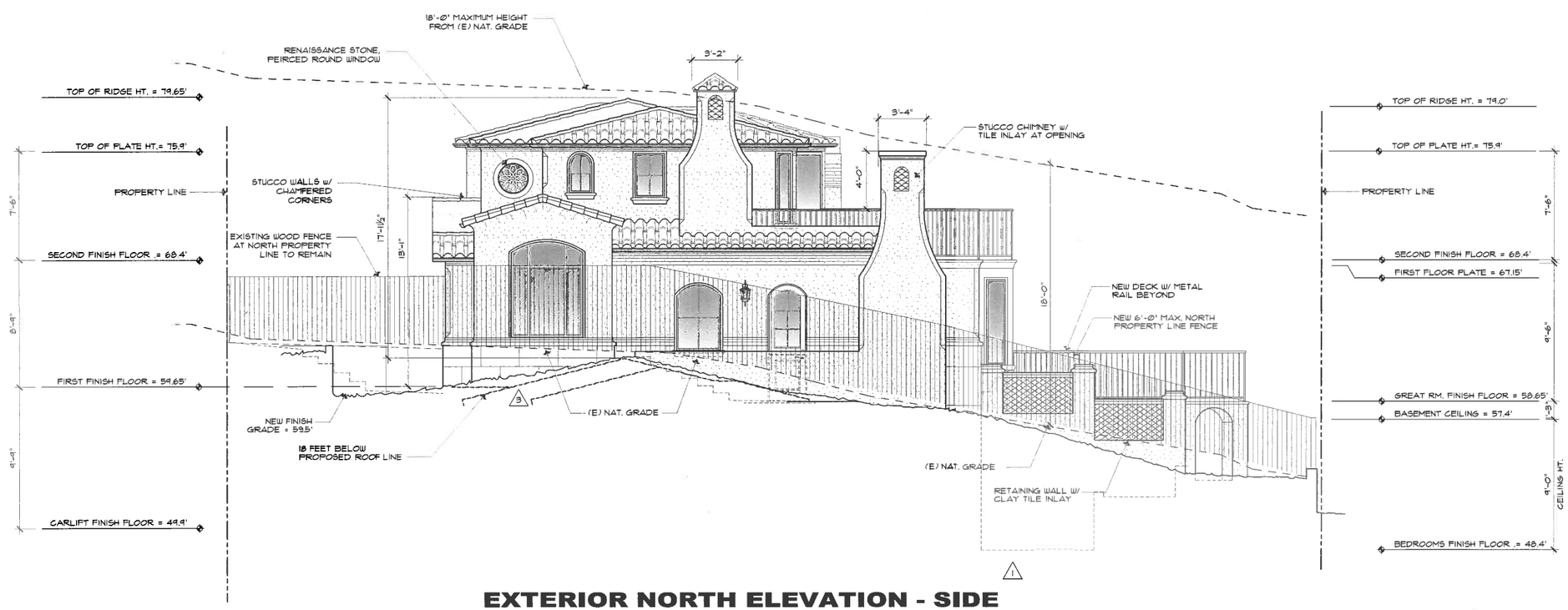
SHEET 23 OF



EXTERIOR EAST ELEVATION - FRONT

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

0 4' 8'



EXTERIOR NORTH ELEVATION - SIDE

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

0 4' 8'

REVISION	No.
REVISED 1/27/16 & 2/23/16	1
REVISED 3/30/16	2
REVISED 4/29/16	3

CONSULTANT:

ARCHITECT
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EXTERIOR ELEVATIONS

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93923
A.P.N. 010-312-026-000

DATE:	3/30/16
SCALE:	1/4" = 1'-0"
DRAWN:	CJH, BRW
JOB NUMBER:	14.34

A-3.1

SHEET 24 OF

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 11, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Submitted by: Michael Branson, City Forester

Subject: Consideration of a five year, renewable Coastal Development Permit (CDP 16-155) for invasive species removal and maintenance activities in Mission Trail Nature Preserve

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Recommendation:

Approve the issuance of a five year, renewable Coastal Development Permit for invasive species removal and maintenance activities in Mission Trail Nature Preserve.

Application: CDP 16-155

APNs: 010-061-006, 010-061-007
010-061-008, 009-341-001
009-341-008

Location: Mission Trail Nature Preserve

Applicant: City of Carmel-by-the-Sea

Background and Project Description:

The Mission Trail Nature Preserve ('Preserve") was established as a natural parkland for passive recreational use by City Council in 1979. The park boundaries encompass 35 acres of mostly undeveloped lands and includes the Flanders Mansion, the Lester Rowntree Native Plant Garden and the meadow of Martin Road. Primary uses include hiking, jogging, birding and relaxation in a quiet natural setting.

The entire Preserve, except for the Flanders Mansion Parcel and the Lester Rowntree Native Plant Garden, is designated as an Environmentally Sensitive Habitat Area (ESHA). ESHAs are defined in the City's Local Coastal Program/Land Use Plan (CDP/LUP) and in the California Coastal Act of

1976 as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." In a more natural setting, ESHAs would be self-sustaining and would not need active management. However, the Preserve is an isolated remnant of a larger environmentally-sensitive area and is surrounded by urban development. Active management is essential if the resource values of this habitat are to be protected and preserved.

The Mission Trail Nature Preserve Master Plan (Attachment C) was adopted by the City in 1996 and incorporated into the City's General Plan and LCP/LUP in 2004. The purpose of the Master Plan is to establish and maintain long-range goals for preservation and use of the Preserve and to guide the City in its decision making process concerning the management of the Mission Trail Nature Preserve. Several goals, objectives and policies within the Master Plan identify the various maintenance activities the City needs do in order to keep the Preserve in an attractive natural state and define the scope of work for the Coastal Development Permit (CDP).

Staff Analysis:

A CDP is required under Chapter 17.52 (Permit Procedures) of the City's Municipal Code. The CDP will provide authorization for the City to perform regular maintenance activities such as road clearance, hazardous tree removal, mowing, and trail maintenance, as well as invasive species removal. Staff is requesting a five year, renewable permit due to the fact that many of the maintenance activities are simple annual events such as mowing annual grasses for fuel reduction while others such as invasive plant removal are multi-year endeavors just to get to a point of control.

Individual projects that are outside of the scope of maintenance activities will require their own separate CDP(s). Some activities within the drainage channel in the Preserve may also need a Streambed Alteration Permit from the California Department of Fish and Wildlife prior to work commencing.

In order to obtain an up-to-date biological habitat assessment and refine the implementation of the Master Plan maintenance policies, the City retained the services of Nicole Nedeff, a consulting ecologist, who created a Baseline Biological Assessment Report for the Preserve. Her report is divided into two parts. Part 1 is the baseline biological assessment and addresses the property description, geographic setting, land use, zoning, easements and infrastructure, natural

communities, and special status plant and animal species. Part 2 contains the management recommendations and addresses the habitat management recommendations and special projects including weed management, trail maintenance, parking strategies, rare plant conservation, the Lester Rowntree Native Plant Garden and Flanders Mansion, stream stabilization, and general property management. The report utilizes several maps and figures to support the narrative.

Table 3 of the report is entitled: Priority Projects and Invasive Species Work Plan. This table, which is included as Attachment D, provides a matrix of projects, action timelines, goals, treatments, potential habitat impacts, follow-up needs, best management practices, and success criteria for different habitats within the Preserve. This table sets forth a defined plan that the City will use for the continued implementation of the Master Plan and its goals, objectives, and policies. Some elements of Table 3 relate to future projects that would be processed with separate and subsequent CDPs.

Scope of Work for this CDP: Various types of maintenance activities are identified in the Master Plan particularly in sections C, D, E, and K. The proposed maintenance activities would help advance the overall goals of the Master Plan by maintaining and enhancing the physical and environmental attributes of the Preserve while avoiding and minimizing adverse environmental impacts. The proposed activities covered by the CDP would further Goal G5-11 of the Master Plan, which states:

- Maintain Mission Trail Nature Preserve using great care to avoid the degradation of resources.

Section F of the Master Plan includes the following objective:

- O5-38 Manage environmentally sensitive habitats in Mission Trail Nature Preserve to maintain and enhance their natural integrity. Preserve and protect the Mission Trail Nature Preserve native plant, wild animal and bird population.

Specific maintenance activities that would be covered by this CDP are also reflected in policies set forth in Section K of the Master Plan. These include the following:

- P5-149 Repair stream bank deterioration as it occurs, and remove inert debris and new growth to the extent that they prohibit water flow within the established channel. (Annually: September – October.)

- P5-150 Clean and grade road shoulders and maintain culverts to ensure continuous drainage. Trim vegetation to the extent necessary to allow access of equipment. (Annually: September – October.)

- P5-151 Remove fallen limbs and trees from the stream channels. (As needed.)

- P5-152 Place rip-rap to prevent erosion only in situations where private property or public safety is at risk. (As needed.)

- P5-153 Mow meadow grasses to reduce the risk of fire (June) if consistent with special status plant management needs.

- P5-154 Maintain Serra trail to allow access of emergency vehicles. (Semi-annually.)

- P5-155 Remove dead/hazardous trees only as needed. Leave dead trunks in place when not hazardous to provide habitat for woodpeckers and other fauna.

- P5-156 Conduct trail maintenance and clearance. (June – August.)

Other policies within the Plan that address maintenance activities are:

- P5-270 Continue the annual Monterey pine seedling planting during the winter of each year (using the seed collecting guidelines of the Genetic Resources Conservation Program of the University of California at Davis, in order to maintain appropriate genetic diversity). Enhance efforts to replant and maintain native tree species similar to nearby native riparian vegetation.

- P5-118 Avoid removal or pruning of native riparian vegetation except for drainage channel and road/trail clearance and/or for the purpose of new native indigenous tree/shrub establishment.

- P5-119 Remove by hand nonnative shrubs and their roots invading these areas during late spring when soils are moist and before seed/seed pods become viable.

- P5-122 Organize volunteer work groups to remove nonnative plants from the Preserve.

- P5-131 Remove fallen trees and limbs from the stream channels as needed. Place natural boulders and creek cobbles to prevent erosion only in situations where private property or public safety is at risk.

- P5-124 Remove intentionally introduced plants and invasives by instituting an annual program through joint efforts of contract workers and volunteers.

- P5-133 Maintain the box culvert inlet adjacent to Rio Road to prevent flooding.

- P5-135 Preclude manmade objects from inhibiting drainage along the road in Mission Trail Nature Preserve.

- P5-136 Maintain the shoulders and cross flows on the Preserve bed to insure surface water can easily enter the creek.

- P5-137 Clean and grade road shoulders and maintain culverts at least twice yearly, to insure continuous drainage. Trimming by the Forest, Parks, and Beach staff will be conducted to the extent necessary to allow access by the City maintenance equipment and fire apparatus.

Specific provisions in the Master Plan directing the removal of invasive horticultural species from the Preserve are the following:

- O5-27 Reduce the introduction and population of invasive horticultural species in the Preserve.

- P5-22 Organize volunteer work groups to remove nonnative plants from the Preserve. The California Department of forestry and Fire Protection Crews from Gabilan Camp could be used to assist this effort.

- P5-124 Consider removal of both intentionally introduced plants and invasives by instituting an annual program through joint efforts of contract workers and volunteers.

While many of the maintenance activities and removal of non-native horticultural species will be accomplished by hand or with simple hand tools, there will be a need for more specialized equipment for certain elements, in particular for the removal of invasive trees. Special equipment to be used includes work trucks of various size, chainsaws, backhoes, cranes, chippers, bucket trucks, dumpsters, and stump grinders.

Environmental Review: The proposed project qualifies for a Class 4 Categorical Exemption from CEQA requirements, pursuant to Section 15304 of the State CEQA Guidelines. Class 4 exemptions are for Minor Alterations to Land and include alterations in the condition of land, water, and/or vegetation, which do not involve removal of healthy or mature trees.

In order to comply with and complete all of the maintenance objectives with in the preserve each activity will include the appropriate environmental impact avoidance measures as set forth in the biological assessment. Table 3 of the assessment provides a work plan for the removal of invasive species and other associated projects within the Preserve. Each work project in Table 3 identifies the project, the goal of the project, preferred treatments potential habitat impacts, follow-up treatments, best management practices, and success criteria. Additionally, each work project will include a pre-project site visit by a qualified botanist or biologist to evaluate any changed circumstances in the flora and fauna that may be affected, such as nesting birds and the following special status and federal or state "listed" plant and animals in the Preserve:

- Monterey Dusky-footed Woodrat
- Monarch Butterfly winter roost
- Yadon's rein-orchid
- Hickman's onion

Any work where these species are present will follow impact avoidance protocol(s) as set forth in the biological assessment to prevent any long-term damage to the species and their habitat within the Preserve. A qualified botanist or biologist will be retained prior to work in areas known or suspected to have sensitive species and habitat to provide pertinent information and direction regarding work where these species are present.

Additional project components that will be implemented for individual maintenance activities include:

- Seasonal limitations. Planned work in the riparian areas will be scheduled during the dry months when there is less water around, access is improved, and soil compaction is less likely.
- Bird nesting. Projects involving invasive tree removal should be performed outside the bird nesting season, or between September 1 and February 29. Any proposed tree or brush removal within the nesting season (March 1 through August 31) will require a pre-project bird nesting survey by a qualified biologist.
- Trail closures. Some work activities will require temporary closure of roads and trails for public safety while work is in progress. The duration of and trail closures will be limited

to the maximum practicable extent, and temporary trail closure signage installed on either end of the work zone.

- Fire safety and fuel loads. Fire safety activities will be completed prior to the declaration of fire season (typically in late April or in May) for public safety. Consultation with the local fire department staff will occur to help determine the scale and timing of these activities.
- Habitat restoration. Some maintenance activities will include site restoration to enhance the habitat values of the Preserve upon completion. Removing large areas of invasive trees or cape and English ivy are examples of activities that would require site restoration with erosion control materials such as jute netting and reseeding or replanting with native plants.

ATTACHMENTS:

- Attachment A – Findings
- Attachment B – Conditions of Approval
- Attachment C – Mission Trail Nature Preserve Master Plan
- Attachment D – Letter of Support from Friends of MTNP
- Attachment E – Baseline Biological Assessment Report, Table 3
- Attachment F – Baseline Biological Assessment Report, available on City website at: http://ci.carmel.ca.us/carmel/index.cfm/government/city-meetings agendas/planning-commission-meeting1/

Attachment A – Project Findings

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR APPROVAL

Application: CDP 16-155
APNs: 010-061-006, 010-061-007, 010-061-008, 009-341-001, and 009-341-008
Location: Mission Trail Nature Preserve
Applicant: City of Carmel-by-the-Sea

CONSIDERATION:

Consideration of a five year, renewable Coastal Development Permit for invasive species removal and maintenance activities in Mission Trail Nature Preserve

FINDINGS OF FACT:

1. On April 19, 2016, a Coastal Development Permit (CDP) application was filed by the City Public Works Department for a five year, renewable term program for invasive species removal and maintenance activities in Mission Trail Nature Preserve.

2. The proposed activities require a Coastal Development Permit under Section 17.52.100.E.3 of the City's Municipal Code because a CDP is required for maintenance activities in an environmentally sensitive habitat area and also because mechanized equipment will be used for some of these activities.

3. A public hearing was held by the Planning Commission on May 11, 2016, for consideration of the CDP, with notice of said hearing published in the *Carmel Pine Cone*, mailed to owners within 300 feet of the project site, and delivered to occupants within 100 feet of the project site at least 10 days prior to the public hearing.

4. Staff from the Community Planning and Building Department evaluated the potential environmental impacts of the project and determined that the project meets the criteria for a categorical exemption under Section 15304 of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

FINDINGS FOR APPROVAL:

After taking public testimony and hearing evidence from the City staff, the Planning Commission makes the following findings:

1. The project, as conditioned, is consistent with the General Plan of the City of Carmel, including the Local Coastal Program and Title 17 (Zoning) of the City Municipal Code. In compliance with the City's requirements, a Coastal Development Permit has been requested and is approved.

2. The project, as conditioned, is consistent with and implements the Mission Trail Nature Preserve Master Plan, which is an appendix to the City's Local Coastal Program.

3. The proposed project is consistent with the land use designation of the site.

4. The proposed project, as conditioned, will not generate adverse impacts to the Mission Trail Nature Preserve or surrounding properties.

5. The proposed project, as conditioned, will not be injurious to public health, safety or welfare.

6. The Planning Commission has considered the CEQA Categorical Exemption and determines that the Categorical Exemption has been prepared in compliance with CEQA and is adequate for this project.

7. The documents and other materials that constitute the record of proceedings upon which this decision is based are in the custody of the Community Planning and Building Department of the City of Carmel-by-the-Sea located at Monte Verde Street between Ocean and 7th Avenues, Carmel-by-the-Sea, California, 93921.

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

Application: CDP 16-155
APNs: 010-061-006, 010-061-007, 010-061-008, 009-341-001, and 009-341-008
Location: Mission Trail Nature Preserve
Applicant: City of Carmel-by-the-Sea

AUTHORIZATION:

1. This CDP authorizes an initial 5-year period of maintenance activities in the Mission Trail Nature Preserve (Preserve) with the intention of renewal and extension as set forth in Special Condition #6 below. The scope of the maintenance activities is as set forth in the 1996 Mission Trail Nature Preserve Master Plan, which is an appendix to the City's certified Local Coastal Plan, and as refined in the 2015 Baseline Biological Assessment. In addition to the routine seasonal and annual maintenance activities within the Preserve, this CDP also authorizes an invasive species removal program as described in the Baseline Biological Assessment.

2. Activities authorized by this CDP include weed management, trail maintenance, parking strategies, rare plant conservation, the Lester Rowntree Native Plant Garden and Flanders Mansion, stream stabilization, and general property management. Maintenance activities including invasive species removal are to be conducted during normal working days and hours, except for emergency work which may be conducted off-hours if necessary for public safety or to avoid environmental impacts.

3. Mechanized equipment such as work trucks of various size, chainsaws, backhoes, cranes, chippers, bucket trucks, dumpsters, and stump grinders are authorized under this CDP.

4. The initial term of this permit is for 5 years (through May of 2021). Following the fifth year and before a sixth-year event is approved, the item shall return to the Planning Commission for discussion on any issues or suggested improvements. The Planning Commission may add or amend the conditions of approval, or may decline to extend the permit. Should there not be any issues, the permit may be extended for another 5-year period or for some other term acceptable to the Planning Commission.

SPECIAL CONDITIONS:

5. For each year of the permit, the City shall maintain a list of specific activities carried out under the permit and by June 30th of each year provide a year-end summary of such activities to the Community Planning and Building Director for distribution to and presentation before the Planning Commission at the Commission's July or August meeting.

6. In April or May of 2021, and prior to the expiration of any extended term for the CDP, the activities authorized under this CDP will be reviewed by the Planning Commission at a duly-noticed public hearing with the CDP will be considered for extension and renewal for an additional 5-year period or for some other term acceptable to the Planning Commission. As part of this extension request, an updated biological assessment may be prepared and provided to the Planning Commission for review.

7. The activities authorized by this permit shall adhere to the impact avoidance components as set forth in the Baseline Biological Assessment and as summarized in the staff report for this item. These include:

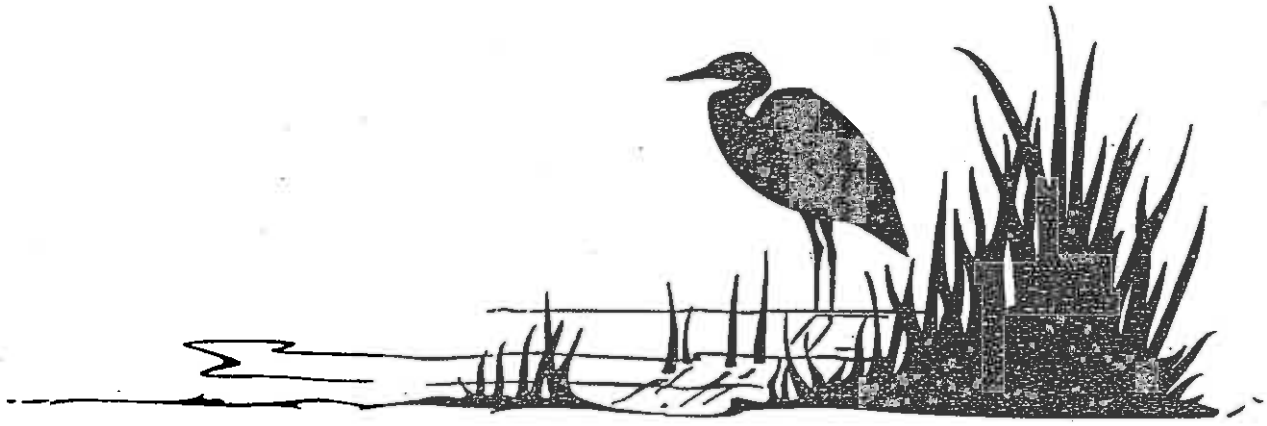
    a. Seasonal limitations. Planned work in the riparian areas will be scheduled during the dry months when there is less water around, access is improved, and soil compaction is less likely;
    b. Bird nesting. Projects involving invasive tree removal should be performed outside the bird nesting season, or between September 1 and February 29. Any proposed tree or brush removal within the nesting season (March 1 through August 31) will require a pre-project bird nesting survey by a qualified biologist;
    c. Trail closures. Some work activities will require temporary closure of roads and trails for public safety while work is in progress. The duration of and trail closures will be limited to the maximum practicable extent, and temporary trail closure signage installed on either end of the work zone;
    d. Fire safety and fuel loads. Fire safety activities will be completed prior to the declaration of fire season (typically in late April or in May) for public safety. Consultation with the local fire department staff will occur to help determine the scale and timing of these activities;
    e. Habitat restoration. Some maintenance activities will include site restoration to enhance the habitat values of the Preserve upon completion. Removing large areas of invasive trees or cape and English ivy are examples of activities that would require site restoration with erosion control materials such as jute netting and reseeding or replanting with native plants.

8. In the event of unanticipated issues associated with the project, this permit may be scheduled for reconsideration by the Planning Commission to amend the permit or conditions as necessary.

MISSION TRAIL

NATURE PRESERVE

MASTER PLAN



MISSION TRAIL NATURE PRESERVE

MASTER PLAN

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MISSION TRAIL NATURE PRESERVE MASTER PLAN

A. INTRODUCTION

HISTORY OF THE PARK

Mission Trail Nature Preserve, designated a nature park in 1979, approved by the Carmel-by-the-Sea Forest and Beach Commission and adopted by the City Council, has been established as a natural parkland for passive recreational use. The park boundaries encompass 35 acres of unspoiled native vegetation and includes the Flanders Mansion, the Lester Rowntree Native Plant Garden and the meadow off Martin Road.

The Preserve affords the user the opportunity to enjoy the natural beauty of seasonal growth and change of flora and fauna, to walk the trails, and to take in the grandeur of the expansive vistas, particularly those of the Fish Ranch, Point Lobos, Carmel Mission, and Carmel Bay.

Stately pines, oaks and a pure stand of toyon dominate the northern reaches of the Preserve, while a dense stand of willow shrouds the low-lying flood plain to the south.

During any season of the year various birds (more than 50 species) can be seen, and displays of native grasses, trees, shrubs, and wildflowers can be viewed as one hikes along the three miles of trails within the Nature Preserve boundaries. Each new season announces the subtle alterations in the character of the Preserve vegetation and provides new color displays for the avid occasional hiker.

B. MASTER PLAN

Most of Mission Trail Nature Preserve is designated as an Environmentally Sensitive Habitat Area (ESHA). ESHA's are defined in Section 30107.5 of the California Coastal Act of 1976 as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and

developments." In a natural setting, ESHA's would be fully self-sustaining and would not need active management. Mission Trail Nature Preserve an isolated remnant of a larger environmentally sensitive area, is now surrounded by urban development. Active management is essential if resource values of this habitat are to be protected and preserved.

The purpose of the Master Plan is twofold:

1. To establish and maintain long-range goals for preservation and use of the Mission Trail Nature Preserve.

2. To guide the City in its decision making process concerning the management of the Mission Trail Nature Preserve.

The Master plan has evolved over a period of years through data gathered from a report prepared by Jones and Stokes Associates, staff analysis, and public input. It consists of both written policies and a physical map of the park. Throughout the process, citizen input evaluating past City actions and suggesting further directions has been actively encouraged. The Mission Trail Park Advisory Committee was assigned the task of preparing the Master Plan by the City Council. Its members are: Russell Gifford, Roberta Bialek, Tim Zorach, Steve Brooks, and Wayne Earls (non-voting members are Gary Olsen, representative from the Rowntree Native Plant Garden and Maxine Jennings, representative from the Recreation Commission).

The Format of the Master Plan is similar to the City's General Plan. It is divided into sections relating to specific areas of the Nature Preserves, physical features, fire suppression, vegetation, trails and public use. Within each of these sections, goals are established, objectives identified, followed by policies supporting the objectives. It is intended that all policies under each objective have equal weight. Naturally, when making decisions based on the policies in this Master Plan, some policies will have greater bearing on the matter at hand than do other policies under the same objective.

The identification number of goals, objectives, and policies in the Mission Trail Nature Preserve Master Plan is correlated to the numbering order in the adopted Local Coastal Program of Carmel-by-the-Sea and thus may not appear in sequential order in this Plan.

C. VEGETATION

Mission Trail Nature Preserve supports a mosaic of vegetation consisting of a Monterey pine forest on inland granitic bedrock and old dunes, central coast arroyo willow riparian forest, box elder and cottonwood trees, wetland drainage, wet meadow, coast live oak woodland, coastal terrace prairie, and horticultural plantings.

G5-8 Preserve the forested tranquil atmosphere of the Mission Trail Nature Preserve.

O5-25 Preserve and enhance the vegetative diversity in Mission Trail Nature Preserve consisting of Monterey pine forest, central coast willow riparian forest, wet meadow, coast live oak woodland, redwood, box elder, cottonwood, coastal terrace prairie, and horticultural plantings.

P5-270 Continue the annual Monterey pine seedling planting during the winter of each year (using the seed collecting guidelines of the Genetic Resources Conservation Program of the University of California at Davis, in order to maintain appropriate genetic diversity). Enhance efforts to replant and maintain native tree species similar to nearby native riparian vegetation.

P5-118 Avoid removal or pruning of native riparian vegetation except for drainage channel and road/trail clearance and/or for the purpose of new native indigenous tree/shrub establishment.

O5-26 Enhance coastal terrace prairie on the west and south facing slopes in the Martin Road parcel and between the Outlet meadow and Ladera Drive.

P5-119 Remove by hand nonnative shrubs and their roots invading these areas during late spring when soils are moist and before seed/seed pods become viable.

P5-120	Avoid further erosion and loss of native coastal and terrace vegetation.
O5-27	Reduce the introduction and population of invasive horticultural species in the Preserve.
P5-129	Provide residents of adjacent properties with a list of plants that are compatible with the native vegetation of the Preserve. Encourage use of this list as a guide for planting private landscapes. Additionally, provide a list of invasive plants to avoid.
P5-122	Organize volunteer work groups to remove nonnative plants from the Preserve. The California Department of Forestry and Fire Protection crews from Gabilan Camp could be used to assist this effort.
O5-29	Monitor and protect the Hickman's onion population found in the Preserve.
P5-126	Consider retaining a qualified volunteer botanist to monitor the population of Hickman's onion to determine if current management practices and public use of the coastal terrace prairie are affecting the viability of the population.
P5-127	Limit access in the coastal terrace prairie during winter and spring months when the soil disturbance could affect the species.
O5-30	Maintain and enhance habitat for Monterey Dusky-Footed Woodrat (a special status wildlife species), in accordance with recommendations of a qualified wildlife biologist.
P5-128	Consider retaining a volunteer biologist to monitor the rat's population and develop a management plan to help ensure its survival.

D. WETLANDS AND RIPARIAN HABITATS

Central coast arroyo willow riparian forest occurs as a dense, multi-layered forest along the western boundary of the park. Riparian forest also occurs along a perennial drainage near the western boundary of the Mission Trail Nature Preserve. The riparian forest is characterized by a canopy layer of black cottonwood and arroyo willow and a sub-canopy of shrub-size arroyo willow and dogwood.

Wet meadow dominates the southern end of the Preserve. The wet meadow is characterized by a mix of wet meadow species, grassland species, and introduced grasses.

G5-9 Protect, maintain and enhance the rare coastal habitats and associated plants and animals within Mission Trail Nature Preserve.

O5-31 Maintain natural drainage patterns except where erosion or human safety problems may be created. Maintain the existing creek bed and preclude it from becoming debris clogged. Encourage/allow the channelized ditch to revert to a more natural channel in order to enhance the park's wetlands (riparian forest, wet meadow) and natural character.

P5-131 Remove fallen trees and limbs from the stream channels as needed. Place natural boulders and creek cobbles to prevent erosion only in situations where private property or public safety is at risk.

O5-28 Prepare annual maintenance plans for habitats within the Preserve. Encourage native vegetation to re-establish on sites previously mowed, cut, or invaded by exotic species.

P5-123 Allow willows to grow in the riparian corridor and the wet meadow.

P5-124 Consider removal of both intentionally introduced plants and invasives by instituting an annual program

through joint efforts of contract workers and volunteers.

P5-125 Research the most appropriate time for mowing grasses to encourage the growth of native plants and discourage exotics and schedule accordingly.

P5-130 Prohibit cleaning of City maintenance equipment in the Preserve.

E. DRAINAGE

Two main perennial drains and smaller drainages transect Mission Trail Nature Preserve. The main perennial drainage begins at the northern end of the Preserve, runs along the western boundary, and forks near the center. At the northern end, the drainage bottom is generally un-vegetated. The canyon sides are vegetated with Monterey pine and coast live oak with a dense understory of French broom, German ivy, English ivy, and California blackberry. French broom dominates the banks along the northern portion of the drainage, grading into a dense central coast arroyo willow riparian forest (near 11th Street entrance to the Preserve at Willow Trail.) Redwood, bay tree (Umbellularia californica), and bamboo (Bambusa sp.) also occur in localized portions of the drainage.

G5-10 To preserve the natural drainage of Mission Trail Nature Preserve and enhance wetlands.

P5-132 Repair stream bank deterioration as it occurs, and remove inert debris and new growth to the extent that they prohibit water flow within the established channel. Projects of this nature shall be reviewed by the Forest and Beach Commission, similar to its review of street projects.

P5-133 Maintain a box culvert inlet adjacent to Rio Road to prevent flooding.

P5-134 Consult with appropriate agencies regarding wetland management.

P5-135 Preclude manmade objects from inhibiting drainage along the road in Mission Trail Nature Preserve.

P5-136 Maintain the shoulders and cross flows on the Preserve bed to insure surface water can easily enter the creek.

P5-137 Clean and grade road shoulders and maintain culverts at least twice yearly, to insure continuous drainage. Trimming by the Forest, Parks, and Beach Department will be conducted to the extent necessary to allow access by the City maintenance equipment and fire apparatus.

F. PUBLIC USES

Mission Trail Nature Preserve is open to the public for passive recreational use. Primary uses include hiking, jogging, birding, and relaxation in a quiet natural setting. There are five Preserve entrances: Mountain View Avenue, Rio road, 11th Avenue, Martin Road, and Hatton Road. These entrances lead to a series of trails meandering throughout the Preserve. This series of trails exceeds three miles in length and is intended for foot traffic only.

O5-32 Provide reasonable low-impact uses of Mission Trails Nature Preserve for the enjoyment of its natural surroundings and plant and wildlife inhabitants.

P5-138 Maintain and make available an up-to-date printed brochure that offers Preserve users helpful information. The brochure would also offer appropriate explanations for Preserve use restrictions.

O5-38 Manage environmentally sensitive habitats in Mission Trail Nature Preserve to maintain and enhance their natural integrity. Preserve and protect the Mission Trail Nature Preserve native plant, wild animal and bird population.

G. LESTER ROWNTREE NATIVE PLANT GARDEN

The Lester Rowntree Native Plant Garden was created to provide a quiet nature study area where native California trees, shrubs and plants are grown for exhibition and study and displayed to enhance the natural beauty of the area. It is located just off Hatton Road and is approximately one acre in size.

O5-33 **Maintain the Rowntree Native Plant Garden, within Mission Trail Nature Preserve as an area where the general public can view and study native California plants and trees. The goal is that the knowledge gained will lead to an expanded use of California native plants in private landscapes.**

P5-144 Create and maintain a demonstration garden for native flowers in Mission Trail Nature Preserve.

P5-145 Label native plants and areas in the garden at Mission Trail Preserve with identifying and explanatory information.

O5-34 Consider establishing a Volunteer Committee to assist the Forest, Parks, and Beach Director and staff in the responsibility for the garden at Mission Trail Nature Preserve.

P5-146 Maintain communication between Forest and Beach Commission and Monterey Bay Chapter of the California Native Plant Society.

P5-147 Recruit and train volunteers to plant, weed, water and care for the garden in Mission Trail Nature Preserve under the direction of the Forest, Parks, and Beach Department staff.

P5-148 Schedule and advertise volunteer work days as needed to maintain the garden in Mission Trail Nature Preserve.

H. FLANDERS MANSION

The Flanders' Mansion, called "Outlands" by Mrs. Grace Flanders, was completed in May of 1925. At that time the Flanders family moved in and the mansion remained in private hands until 1971 when the City of Carmel purchased it for $275,000. The Mansion is an intrinsic part of Mission Trail Nature Preserve and the surrounding area. Any use found for the Mansion should satisfy the following goals.

P5-141 **If retained by the City, preserve the Outlands property and grounds at Mission Trail Nature Preserve consistent with its status as a nationally registered historical resource.**

P5-142 **If retained by the City, utilize the Outlands property at Mission Trail Nature Preserve in a manner beneficial to the residents of Carmel-by-the-Sea while minimizing its expense to the City.**

P5-143 **If retained by the City, support uses at the Outlands property that are compatible with its location in Mission Trail Nature Preserve and adjacent to the Rowntree Native Plant Garden and Hatton Road neighborhood.**

I. STEWARDSHIP PROGRAM

The ESHA boundaries could ~~not~~ be extended beyond the Preserve boundaries to include adjacent private land. Habitats do not follow man made area designations. Stewardship policies for ESHA and other areas within the City in included in the ESHA section of the adopted Local Use Plan of the Local Coastal Program.

J. PARKING AND ACCESS

There is no private vehicle access to the Preserve proper. Vehicles may enter from Hatton Road via a driveway that leads to the Flanders' Mansion. Space is available for parking near the Mansion for a limited number of vehicles. The City has considered several parking alternatives

around the Mansion. However, a consensus as to the most appropriate location(s) has not been achieved.

P5-140 Formalize a trail through Martin Meadows.

K. USE OF MECHANIZED EQUIPMENT

G5-11 Maintain Mission Trail Nature Preserve using great care to avoid the degradation of resources.

O5-35 Implement the Mission Trail Nature Preserve maintenance provisions.

P5-149 Repair stream bank deterioration as it occurs, and remove inert debris and new growth to the extent that they prohibit water flow within the established channel. (Annually: September – October.)

P5-150 Clean and grade road shoulders and maintain culverts to ensure continuous drainage. Trim vegetation to the extent necessary to allow access of equipment. (Annually: September – October.)

P5-151 Removal of fallen limbs and trees from the stream channels. (As needed.)

P5-152 Place rip-rap to prevent erosion only in situations where private property or public safety is at risk. (As needed.)

P5-153 Mow of meadow grasses to reduce the risk of fire (June.) if consistent with special status plant management needs.

P5-154 Maintain Serra trail to allow access of emergency vehicles. (Semi-annually.)

P5-155 Removal of dead/hazardous trees only as needed. Leave dead trunks in place when not hazardous to provide habitat for woodpeckers and other fauna.

P5-156 Conduct trail maintenance and clearance. (June – August.)

The Forest, Parks, and Beach Director is responsible for monitoring these activities and reporting to the Forest and Beach Commission scheduled tasks and their results. An annual report will be prepared for the Forest and Beach Commission review before submittal to the Coastal Commission.

L. MAPS

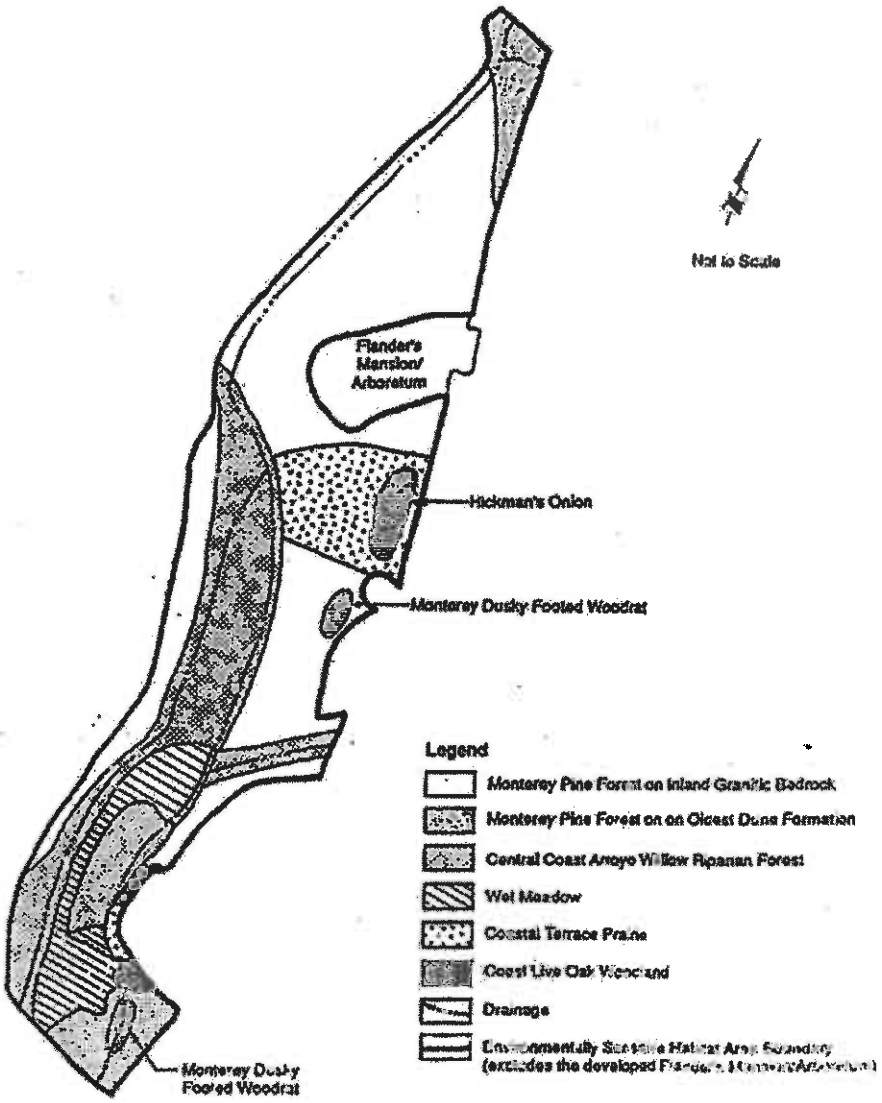
1. Jones and Stokes Associates, Inc. map: Location of Special –Status Species, Vegetation Types, and ESHA Boundary at Mission Trail Nature Preserve.

2. Map showing nature trail, service roads, and entrances to Mission Trail Nature Preserve.

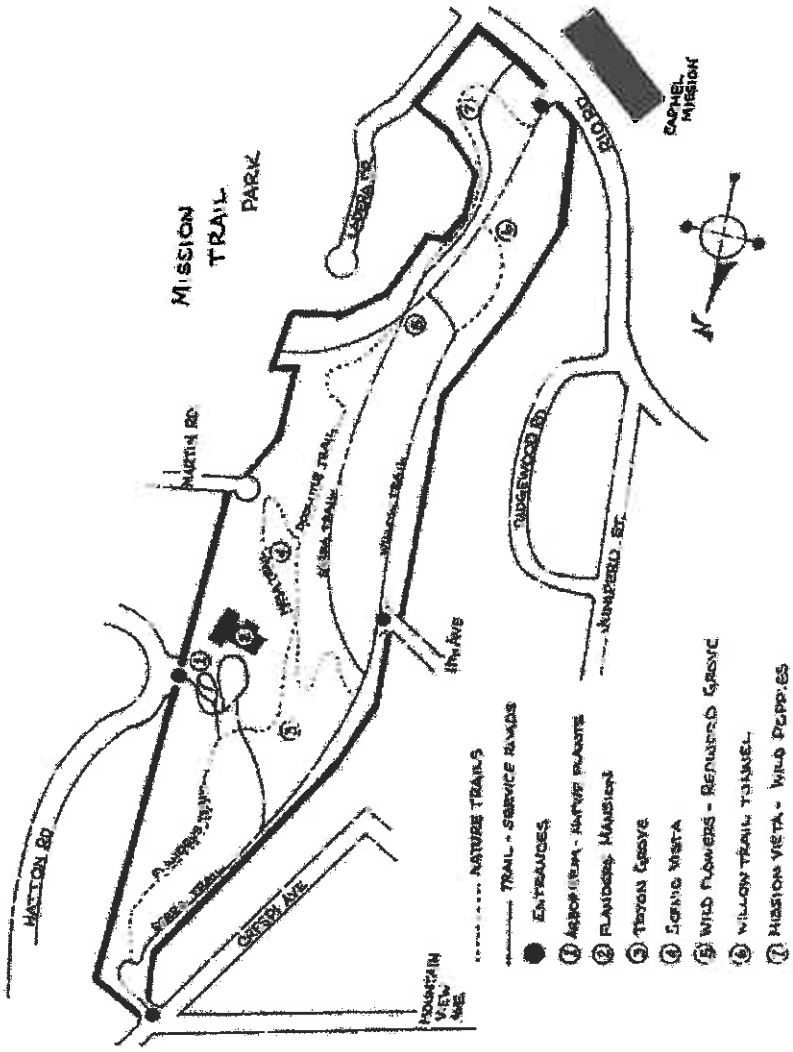
3. Map of Park Overlay District adjacent to Mission Trail Nature Preserve.

Map 1

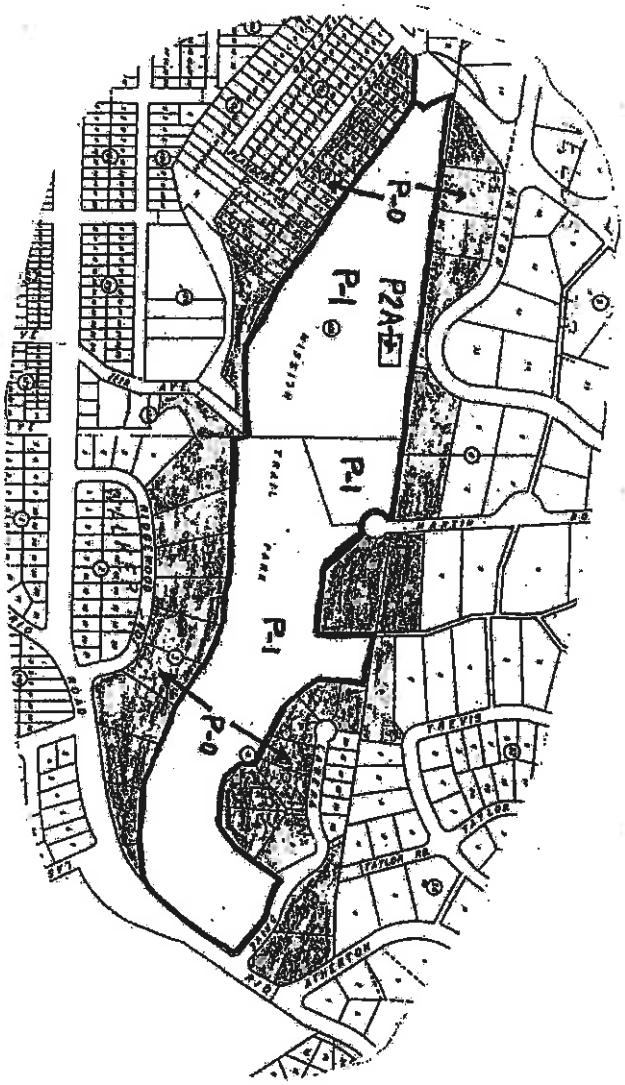
Map 1


Not to Scale
Flander's Mansion/ Arboretum
Hickman's Onion
Monterey Dusky Footed Woodrat
Monterey Dusky Footed Woodrat
Legend
Monterey Pine Forest on Inland Granitic Bedrock
Monterey Pine Forest on on Oldest Dune Formation
Central Coast Arroyo Willow Riparian Forest
Wet Meadow
Coastal Terrace Prairie
Coast Live Oak Woodland
Drainage

Map 2


MISSION TRAIL PARK
HACTON RD
OLD OAK
CHESTER AVE
MOUNTAIN VIEW AVE
RAPHEL MISSION
NATURE TRAILS
TRAIL - SERVICE ROADS
ENTRANCES
1 ARBORETUM - NATIVE PLANTS
2 PLANTING MANSION
3 TRYON GROVE
4 SPRING VISTA
5 WILD FLOWERS - RENWICK GROVE
6 WILLOW TRAIL TUNNEL
7 MISSION VISTA - WILD POPPIES

Map 3



Attachment D

FRIENDS OF MISSION TRAIL NATURE PRESERVE

Directors:
Francis P.Lloyd, President
Greg D'Ambrosio, Vice-President
Lucinda Lloyd Secretary
Marsha M Zelus Treasurer
Randell Bishop
Mary Anne Lloyd
Joyce Stevens

Advisors:
William Doolittle
Roy Gustaveson
Susan M. Kiely

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

To: Members of Carmel-by-the-Sea Planning Commission

Re: Consideration of a five year, renewable Coastal Development (CDP 16-155) for invasive species removal and maintenance activities in Mission Trail Nature Preserve on May 11, 2016

Friends of Mission Trail Nature Preserve (FOMTNP) is an official support group of the City of Carmel. One of the reasons that FOMTNP was formed was to support the full implementation of the Mission Trail Nature Preserve Master Plan (Master Plan) because, although the City had carried out certain projects in the Preserve since the Master Plan was adopted in 1996, it had neglected to fully implement the Master Plan. The Master Plan was incorporated into Carmel's Local Coastal Land Use Plan in 2003. In particular, the City had failed to institute action to carry out policies in the Master Plan mandating actions to curtail the invasive horticultural species in the Preserve and to perform many needed maintenance activities.

In particular, because the invasive species have not been removed or controlled for so many years, they have expanded their reach enormously, resulting in a situation which threatens the very nature of the Preserve as intended by the Master Plan. "Natural resource values and commensurate habitat for special status species are being lost." (BBA (see below), page 41) This loss, unless truncated and remediated, threatens to destroy the very nature of the Preserve.

Since its formation, FOMTNP members have expended over 5,000 work hours in pursuit of its purposes. At first, FOMTNP's actions were primarily to perform physical work in the Preserve, such as working, within its capabilities, on removing invasive plants from limited areas and improving trails. In 2012, FOMTNP became incorporated as a non-profit corporation and was accepted as an official Support Group of the City. Then FOMTNP commenced interface with City staff with the goal of inducing the City to fully implement the Master Plan. Working with City staff, the City key initiative of implementation of the Master Plan was adopted by the City Council in 2014. Since that time, the City's policy has been full implementation of the Mission Trail Nature Preserve Master Plan and the City Council has budgeted funds for projects toward this end.

In the course of proceeding toward implementation of actual projects in the Preserve, City staff found that, because the entire Preserve (exclusive of Flanders Mansion and the Lester Rowntree Native Plant Garden) was in an Environmentally Sensitive Habitat Area (ESHA), the City's ESHA overlay ordinance could be applicable to such projects. If so, such projects would require a Coastal Development Permit (CDP). Interface between Public Works Department staff and Community Planning staff revealed that, if the ESHA overlay ordinance were applicable (i.e. such projects fell within the definition of "developments" in the ESHA overlay ordinance) and there were no exceptions to its applicability under CMC 17.52 (governing Planning Commission procedures for issuance of permits), a biological resources report would be necessary for inclusion in the application for the CDP. So that projects did not get mired in questions of what might be a "development" or what exemptions from CDP requirements might apply, a determination was made by staff that a "blanket" CDP would be pursued for projects in the Preserve which are designed to carry out the Master Plan provisions. Therefore, City staff retained Nicole Nedeff, to prepare the biological assessment. Under contract with the City, Ms. Nedeff produced the "Baseline Biological Assessment-Mission Trail Nature Preserve", dated January 20, 2016 (the "BBA").

In February, 2016, the City's Forest and Beach Commission unanimously approved the entire BBA and recommended that the Planning Commission proceed to issue the CDP for the implementation of the Master Plan.

Substantively, as the projects for which the CDP is sought are entirely to carry out the Master Plan, which is part of the City's duly adopted Local Coastal Land Use Plan, it would appear that the considerations of the Planning Commission regarding the CDP are limited to the following questions:

(1) Are the projects designed to carry out the Master Plan?
(2) If so, are the projects consistent with protection of the ESHA?

The answer to (1) above, obviously, is "yes", as that is their sole purpose.

The answer to (2) above is "yes". The projects are designed specifically to protect the ESHA, as set forth in the body of the staff report of Michael Branson, City Forester, which are incorporated into paragraph 7 of the SPECIAL CONDITIONS of the permit:

"In order to comply with and complete all of the maintenance objectives within the preserve each activity will include the appropriate environmental impact avoidance measures as set forth in the biological assessment. Table 3 of the assessment provides a work plan for the removal of invasive species and other associated projects within the Preserve. Each work project in Table 3 identifies the project, the goal of the project, preferred treatments, potential habitat impacts, follow-up treatments, best management practices, and success criteria. Additionally, each work project will include a pre-project site visit by a qualified botanist or biologist to evaluate any changed circumstances in the flora and fauna that may be affected, such as nesting birds and and the following special status and federal or state "listed" plant and animals in the Preserve:

(list omitted here)

"Any work where these species are present will follow impact avoidance protocol(s) as set forth in the biological assessment to prevent any long-term damage to the species and their habitat within the Preserve. A qualified botanist or biologist will be retained prior to work in areas known or suspected to have sensitive species and habitat to provide pertinent information and direction regarding work where these species are present."

The staff report then sets forth additional protective project components.

****

The Friends of Mission Trail Nature Preserve strongly endorses the issuance of the CDP by the Planning Commission, as requested.

Friends of Mission Trail Nature Preserve
By "Ski" Lloyd

Francis P. Lloyd, its president

*Attached is a summary of some highlights leading up to the application for the CDP.

Friends of Mission Trail Nature Preserve

Highlights leading to Coastal Development Permit application regarding Mission Trail Nature Preserve

1970s: Acquisition of the Preserve in three parts:
17.50 acres acquired from William Doolittle (bargain sale)
14.5 acres purchased from the Flanders estate (including house)
2 acres (Martin Meadows) acquired

1979: Preserve designated by the City of Carmel as a nature park

1996: Mission Trail Nature Preserve Master Plan developed and adopted by City

1990s : Karen and Hugo Ferlito, Marsha Zelus and Big Sur Land Trust acquire property surrounding the Eleventh Street entrance to the preserve and impose a scenic easement on that property, to protect that area from development encroaching on the preserve

2003: Mission Trail Nature Preserve Master Plan incorporated into City of Carmel's General Plan and Local Coastal Program Land Use Plan

2009: Friends of Mission Trail Nature Preserve founded to support preserve

Friends of Mission Trail Nature Preserve commences monthly work parties in the preserve involving projects of removal of invasive plants and trail maintenance (activity continues to the present and has been coordinated, periodically, with work parties from MEarth, local students, Boy Scouts and Carmel Rotary Club, all under direction of Mission Trail Nature Preserve's vice-president for preserve operations, Greg D'Ambrosio)

Friends of Mission Trail Nature Preserve begins developing specific projects in the preserve and advocating for their completion by the City (This process has been continuing since that time, including periodic meetings with City staff and numerous appearances at meetings of City Beach and Forest Commission, City Historical Review Board, City Planning Commission and City Council)

Friends of Mission Trail Nature Preserve begins preparation of booklet "Mission Trail Nature Preserve-Yesterday, Today & Tomorrow", an account of human and ecological history of the preserve (completed in draft form, used for some informative purposes, but not yet published)

2012: Friends of Mission Trail Nature Preserve incorporated as a non-profit corporation

Friends of Mission Trail Nature Preserve designated as an official Support Group of the City of Carmel by the Carmel City Council

2013: Friends of Mission Trail Nature Preserve granted federal 501 (c) (3) tax exempt status by IRS and California state tax exempt status

Friends of Mission Trail Nature Preserve prepared and published the comprehensive "Report on Proposed Projects for Mission Trail Nature Preserve to Further Implement Carmel's General Plan and MTNP Master Plan" (the "blue book") and presented it to Carmel's Forest and Beach Commission and City staff

Friends of Mission Trail Nature Preserve assumes responsibility for maintenance of Lester Rowntree Native Plant Garden after request that it do so by the Lester Rowntree Native Plant Committee, which had managed the garden since its inception

Friends of Mission Trail Nature Preserve begins work with the City of Carmel toward goal of having the City achieve **full** implementation of the Mission Trail Nature Preserve Master Plan

2014: City Council of City of Carmel includes the implementation of the Mission Trail Nature Preserve Master Plan as part of its key initiatives

City Council of City of Carmel includes the improvement of the Mountain View entrance to the preserve in its Capital Improvement Program, a project conceived by the Friends of Mission Trail Nature Preserve, as well as other projects in the preserve proposed by the Friends of Mission Trail Nature Preserve, and funds them in its 2014/2015 fiscal year budget. (Note: These projects have been carried over to the present and future budgets, as navigating the city process necessary before actual work on them can proceed has been extended. On site work on The Mountain View entrance improvement is scheduled to begin in May, 2016)

2015: City Council of City of Carmel includes implementation of the Mission Trail Nature Preserve Master Plan as an element of its objective to preserve the community character of the City

City of Carmel contracts with Nikki Nedeff, Consulting Ecologist, for preparation of the Baseline Biological Assessment (BBA) of Mission Trail Nature Preserve, as a foundation for fully implementing the Mission Trail Nature Preserve Master Plan

2016: BBA is completed, including a comprehensive list of projects necessary for full implementation of the Mission Trail Nature Preserve Master Plan

Forest and Beach Commission of City of Carmel unanimously requests the the City Public Works Department to proceed with obtaining of permits, as necessary, in order to fully implement the projects in the BBA

Pending proposed Capital Improvement Plan and 2016/2017 budget of the City of Carmel includes $78,250 in funds for beginning projects in the BBA toward fully implementation of the Mission Trail Nature Preserve Master Plan

Carmel Planning Commission is to hear the application of the Carmel Public Works Department for a Coastal Development permit, so that full implementation of the Mission Trail Nature Preserve Master Plan can proceed

TABLE 3 - PRIORITY PROJECTS AND INVASIVE SPECIES WORK PLAN

Immediate Action = Complete within 3 years
Long-term Action = Initiate within 5 years
Routine Action = Areas where ongoing, continuous action occurs as part of regular maintenance

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
WETLAND MEADOW – IMMEDIATE ACTION * Significant ground-disturbing work to be covered by Coastal Development Permit						
Remove Cape ivy, English ivy, hemlock, wild radish, curly dock, Himalayan blackberry, Crocosmia, Echium and other weedy forbs	Total eradication of limited infestations.	Hand pull, or grub out. Cut English ivy vines in trees at ground level and spot-treat stems with herbicide. Consider green flaming or foliar chemical application in spring. Bag and dispose of biomass.	Minimal, localized ground disturbance.	Immediately treat new shoots with herbicide or hand pull or grub. Bag for disposal. On-going monitoring and treatment will be required.	Minimize ground disturbance – if needed, cover treated area with native chips or duff. Allow native species to revegetate naturally.	Reduction in extent and containment of ivy; eradication of invasive forbs in 3 years.
* Misc. invasive grasses in matrix of Wetland indicators (Bermuda and Kikuyu, in particular)	Total eradication	Hand pull or grub out	Ground disturbance with barren areas	Hand pull or grub. On-going monitoring and treatment will likely be required.	Allow native grasses to cover site and revegetate large barren areas with plugs of Santa Barbara sedge and creeping wild ryegrass. Control sediment during revegetation process with silt fencing around work site.	Eradication of velvet grass in 3 years and continuing reduction of cover of Bermuda & Kikuyu over time
Trim willow branches creeping into Wetland Meadow near Rio Road without disturbing root crowns	Remove tree cover over Wetland Meadow	Prune branches	Willow cover removed	Seasonal trimming		On-going pruning will be required.
Cypress hedge along Rio Road	Improve shoulder parking	Remove trees and grind stumps	Tree cover removed		Revegetate embankment with native plants.	Remove hedge

Build-up roadbed at Rio entry	Improve drainage and street runoff into Wetland Meadow	Installation of appropriate road material	Temporary sedimentation potential	Monitor performance during rain events	Temporary fiber wattles around construction site	Reduction of ponding at trailhead
Remove dead redwoods	Reduce fire hazard, enhance Wetlands	Removal of dead wood at ground level	Temporary localized disturbance	Monitor areas with increased sunlight and remove invasives that recruit	Plant arroyo willow cuttings, if appropriate.	On-going removal if trees continue to die
* Wet-season boardwalk link	Reduce impacts to Wetland vegetation	Construct elevated boardwalk connecting Willow and Serra trails. Use non-toxic materials.	Temporary ground disturbance during construction, installation of boardwalk and pilings.	Monitor for stability during rain events, remove debris if material catches on boardwalk.	Revegetate all disturbed ground with native Wetland species and propagules collected on-site.	Reduction in foot traffic and trampling in Wetland area.

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
LOWER RIPARIAN – IMMEDIATE ACTION						
Remove Cape ivy, English ivy, weedy forbs, periwinkle, white poplars, acacia, cactus, succulents, Pittosporum, Himalayan blackberry and other invasive plants	Total eradication of limited infestations before they become out of control.	Hand pull, grub or chainsaw; cut English ivy vines in trees at ground level and spot treat stems with herbicide. Consider green flaming or foliar chemical application in spring. Bag and dispose of biomass. Fell trees and spot treat stumps with herbicide.	Minimal, localized ground disturbance.	Immediately treat new tree shoots with herbicide; hand pull and bag vines and sprouts of other forbs for disposal. On-going monitoring and treatment will be required.	Cover treated area with native chips or duff and allow native species to revegetate naturally. Consider spreading native grass seed along western margin of Willow Trail. Plant arroyo willow cuttings where canopy is broken by tree removal. Plant plugs of Santa Barbara sedge.	Eradication of trees, reduction in extent and containment of ivy, eradication of invasive forbs in 3 years.
Remove dead redwoods	Reduce fuel loads and fire hazard, enhance Riparian habitat	Removal of dead wood at ground level	Temporary localized disturbance, potential for increased light	Monitor areas with increased sunlight and remove invasives that recruit	Plant arroyo willow cuttings, if appropriate.	On-going removal if trees continue to die
Remove invasive from Wetland areas bordering Serra Trail	Total eradication	Hand pull or grub out	Minimal disturbance	Hand pull or grub out as new plants appear	Allow native Wetland species to recruit	Eradication in 3 years

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HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
MARTIN'S MEADOW AND TRAILHEAD – IMMEDIATE ACTION * Significant ground-disturbing work to be covered by Coastal Development Permit						
Remove ivy, eucalyptus, acacia and cypress from cul-de-sac area on Martin Road. Remove cotoneaster and ivy on trail below.	Eradication of invasive plants, revegetation with native species.	Remove trees entirely, grind stumps or apply spot treatment of herbicide; hand pull ivy and remove biomass.	Temporary ground disturbance	On-going monitoring to hand pull or grub ivy and address sprouting stumps	Revegetate tree removal area with coast live oaks or toyon. Cover bare ground with native duff or light mulch of chipped biomass. Avoid disturbing clay soil lens where rushes are located	Eradication of invasives in 3 years, with containment of ivy along trail below cul-de-sac.
* Realign trail across meadow	Merge fragmented prairie habitat and utilize existing CAWD easement. Remove trail through Prairie.	Rebuild fence and change access location; lightly score existing trail and reseed.	Temporary ground disturbance along old trail	Remove any invasives that colonize old trailbed	Revegetate with native grass seed collected on-site and lightly mulch with weed-free thatch or native chipped material. Avoid removing rushes, to the extent possible. Maintain CAWD easement as firebreak, as well as access to Mansion.	Growth of Coastal Prairie species, with less than 30% cover of non-native barnyard weeds.
Change mowing strategy	Promote late-season forbs	Mowing later in the summer or early fall every few years	Enhancement of late-season seed production and diversity	Regular monitoring to assess species diversity with and without regular mowing	Monitor and evaluate changed conditions, adjust mowing schedule if appropriate. Note influx of Coastal Scrub shrubs and remove if necessary to maintain Prairie habitat.	Increased cover of late-season flowering forbs after 3 years.

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
LAIOLO GROVE – IMMEDIATE ACTION *** Significant ground-disturbing work to be covered by Coastal Development Permit**						
Obtain CDFW Streambed Alteration Agreement for work in riparian corridor						
Remove dead redwoods	Reduce fire hazard, enhance Riparian habitat	Removal of dead wood at ground level	Temporary localized disturbance, increased light	Monitor areas with increased sunlight; remove invasives.	Plant cuttings of black cottonwood to maintain canopy.	On-going removal if redwood trees continue to die
* Realign creek crossing to Doolittle Trail	Reduce damage to stream banks	Remove concrete step structure and widen trail on eastern bank, or construct bridge downstream	Temporary localized disturbance	Revegetate disturbed ground, or lightly much with native duff or chipped materials	Monitor new trail access for signs of erosion and correct, if needed	Reduced damage to stream bank an easier access to trail.
Remove Cape ivy, English ivy, annual nasturtium, invasive grasses	Control of invasive plants and revegetation with native species	Hand pull or grub and bag all biomass. Remove vines of nasturtium before seed sets. Consider green flaming or foliar chemical application on ivy species	Ground disturbance with barren areas.	Immediately treat new shoots with herbicide or hand pull and bag for disposal.	Revegetate with plugs of Santa Barbara sedge, creeping wild rye or native blackberry	Reduction in extent and containment of ivy, eradication of nasturtium in 3 years. Increased cover of native Wetland vegetation.
* Remove large eucalyptus and acacia and consider removing cypress. Remove invasive periwinkle. Remove ivy.	Eradication of invasive plants, revegetation with native species	Fell trees and either grind or spot treat stumps with herbicide, grub out acacia seedlings. Hand pull periwinkle	Temporary ground disturbance, increased light	Monitor areas with increased sunlight and remove invasives that recruit by hand pulling or foliar herbicide application	Revegetate tree area with arroyo willow and black cottonwood seedlings. Install plugs of Santa Barbara sedge and wild blackberry. Lightly mulch exposed soils with native chipped material	Eradication of invasive trees and periwinkle in 3 years, with containment of ivy
Address need and safety of well and rusted water tank	Secure well-head. Remove tank	Remove tank and revegetate pad.	Exposed ground below tank.	Revegetate with native species.	Revegetation of exposed site	Restoration of tank site

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HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
FLANDERS GROVE – IMMEDIATE ACTION * Significant ground-disturbing work to be covered by Coastal Development Permit						
* Remove invasive eucalyptus, acacia, shrubs, including hedge of cypress, and weedy vines	Restoration of native habitat	Logging of trees; eradication of shrubs by grubbing and spot treatment of all cut stumps	Temporary localized ground disturbance, increased light to forest floor	Monitoring of stumps for resprouting and follow-up herbicide treatment, if necessary	Minimize damage from equipment used during logging, revegetate with toyon, other native shrubs, coast live oak and Monterey pine. Cover exposed ground with native duff or chip materials.	Eradication of non-native trees and shrubs in 3 years. Containment of invasive vines. On-going maintenance will be required.
Scout new potential trail alignment if/when alternate parking is developed and Mansion is sold or leased.		Locate potential trail to avoid removal of native vegetation	* New trail construction will impact localized area.			
LOWER GARDEN – IMMEDIATE ACTION * Significant ground-disturbing work to be covered by Coastal Development Permit						
* Remove invasive eucalyptus, acacia, shrubs	Restoration of native habitat	Logging of trees; eradication of shrubs by grubbing. Spot treatment of all cut stumps with herbicide	Temporary localized ground disturbance, increased light to forest floor. Survey to identify whether trees are utilized by Monarchs for winter roosting	Monitoring of stumps for resprouting and follow-up herbicide treatment, if necessary	Minimize damage from equipment used during logging, revegetate with toyon, other native shrubs and Monterey pine. Cover exposed ground with native duff or chipped materials. Survey in winter for butterflies.	Eradication of non-native trees and shrubs in 3 years. Containment of invasive vines. On-going maintenance will be required.
Expand garden area southwards into transitional zone at top of Martin's Meadow.	Address open transitional area and revegetate. Enhance seating area	Revegetate with native species appropriate for transitional habitat. Level sloped ground for flat trail and seating area.	Potential erosion from soil leveling or placement of imported material to enhance seating and create level trail bed.	Monitor, maintain weeding program and garden maintenance	Utilize native species appropriate for garden and natural environment. Contain newly leveled soil area with vegetation and fiber wattle.	Reduction of open, unvegetated area. Enhancement of seating area and views of Meadow and Mission
Formalize trail to Martin Road trailhead	Identify trail route	Create pathway between Mansion and CAWD easement	Temporary, minimal disturbance	Monitor for erosion, trail avoidance and mitigate if needed	Establish new trail tread with hand tools	Utilization of new trail alignment

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
UPPER GROVE – IMMEDIATE ACTION * Significant ground-disturbing work to be covered by Coastal Development Permit						
* Remove invasive eucalyptus, acacia, shrubs	Restoration of native habitat	Logging of trees; eradication of shrubs by grubbing. Spot treatment of all cut stumps with herbicide	Temporary localized ground disturbance, increased light to forest floor. Survey to identify whether trees are utilized by Monarchs for winter roosting	Monitoring of stumps for resprouting and follow-up herbicide treatment, if necessary	Minimize damage from equipment used during logging, revegetate with toyon, other native shrubs and Monterey pine. Cover exposed ground with native duff or chipped materials. Survey in winter for roosting Monarch Butterflies.	Eradication of non-native trees and shrubs in 3 years. Containment of invasive vines. On-going maintenance will be required.
Identify and construct alternate parking area	Creation of alternate parking area near Garden entrance	Utilize flat area as far west of adjacent residence. Construct after removal of invasive trees	Ground leveling, vegetation removal, altered drainage	Monitor recruitment of invasive seedlings. Address potential erosion from drainage off impervious surface.	Pave or chip seal to reduce soil erosion and transport. Encircle work area with fiber wattle. Screen neighboring residence by planting Monterey pine and coast live oaks, with toyon for sub-canopy screening.	Development of parking to replace sites at Flanders Mansion
Remove informal use trails	Reduce habitat fragmentation	Use hand tools to replace native duff and leaf litter. Consider signage directing walkers to alternate trails	Temporary alteration of soil environment	Monitor and replace native duff if walkers continue to bypass formal trail network	Use hand tools and minimize soil disturbance	Reduction of off-trail walking and habitat fragmentation
* Identify new trail route connecting new parking area with formal trail network	Reduce habitat fragmentation by directing visitors to formal trail network	Employ minimal ground disturbance and align to avoid removal of native vegetation	Localized soil disturbance, potential for erosion	Monitor for erosion and mitigate if needed	Establish new trail tread with hand tools. Avoid disturbing roots of adjacent plants	Utilization of new trail alignment

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HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
FLANDERS MANSION – IMMEDIATE ACTION						
Remove invasive, non-native plants from grounds and garden areas	Reduction of seed sources for Preserve	Log larger trees, grub shrubs and paint all cut stumps with herbicide. Hand pull or consider foliar application of herbicide on vines.	Removal of horticultural plantings will disturb soil and eliminate landscaping	Monitor for resprouting weedy plants and hand pull or spot treat.	Revegetate with native plants in garden settings and restore transitional areas at edge of natural Preserve habitat. Place chipped material over exposed soils to reduce erosion and mulch native plantings	Eradication of weeds in 3 years and restoration of natural habitat. Containment of invasive plants.

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
EASTERN DRAINAGE – LONG-TERM ACTION * Significant ground-disturbing work to be covered by Coastal Development Permit						
Obtain CDFW Streambed Alteration Agreement for work in riparian corridor						
* Remove Cape ivy, English ivy, annual nasturtium, invasive grasses, passion vine, periwinkle, Himalayan blackberry. Remove Pittosporum and all invasive shrubs.	Restore native riparian habitat. Eradication or control of invasive plants and revegetation with native species	Hand pull or grub and bag all biomass. Remove vines of nasturtium before seed sets. Consider green flaming or foliar chemical application on ivy and passion vine	Temporary, significant ground disturbance with barren areas.	Immediately treat new shoots with herbicide or hand pull and bag for disposal.	Revegetate with plugs of Santa Barbara sedge, creeping wild rye or native blackberry. Install cuttings of arroyo willow and black cottonwood. Mulch exposed soils.	Reduction in extent and containment of vines in 5-10 years. Eradication of shrubs in 5-10 years. Increased cover of native Wetland and Riparian vegetation.
* Remove large eucalyptus and acacia and consider removing cypress.	Restore native Riparian habitat. Eradication of invasive plants, revegetation with native species	Fell trees and either grind or spot treat stumps with herbicide, grub out acacia seedlings.	Temporary significant ground disturbance with barren areas, increased light	Monitor areas with increased sunlight and remove invasives that recruit by hand pulling or foliar herbicide application	Revegetate tree area with arroyo willow and black cottonwood seedlings. Install plugs of Santa Barbara sedge and wild blackberry. Lightly mulch exposed soils with native chipped material	Eradication of invasive trees in 5-10 years
Work with CAWD staff and contractors to identify partnership opportunities to reduce invasive species along utility easement	Reduction of invasive species and restoration of native habitat					

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
CENTRAL RIPARIAN – LONG-TERM ACTION * Significant ground-disturbing work to be covered by Coastal Development Permit						
Obtain CDFW Streambed Alteration Agreement for work in riparian corridor						
Remove dead redwoods	Reduce fuel loads and fire hazard, enhance Riparian habitat	Removal of dead wood at ground level	Temporary localized disturbance, potential for increased light	Monitor areas with increased sunlight and remove invasives that recruit	Plant cuttings of black cottonwood to maintain canopy.	On-going removal if redwood trees continue to die
* Remove Cape ivy, English ivy, annual nasturtium, invasive grasses, passion vine, periwinkle, Himalayan blackberry. Remove Pittosporum and all invasive shrubs.	Restore native Riparian and Wetland habitat Eradication or control of invasive plants and revegetation with native species	Hand pull or grub and bag all biomass. Remove vines of nasturtium before seed sets. Consider green flaming or foliar chemical application on ivy and passion vine	Temporary, significant ground disturbance with barren areas.	Immediately treat new shoots with herbicide or hand pull and bag for disposal.	Revegetate with plugs of Santa Barbara sedge, creeping wild rye or native blackberry. Install cuttings of arroyo willow and black cottonwood. Mulch exposed soils.	Reduction in extent and containment of vines in 5-10 years. Eradication of shrubs in 5-10 years. Increased cover of native Wetland and Riparian vegetation.
* Remove large eucalyptus and acacia and consider removing cypress.	Restore native riparian habitat. Eradication of invasive plants, revegetation with native species	Fell trees and either grind or spot treat stumps with herbicide, grub out acacia seedlings.	Temporary significant ground disturbance with barren areas, increased light	Monitor areas with increased sunlight and remove invasives that recruit by hand pulling or foliar herbicide application	Revegetate tree area with arroyo willow and black cottonwood seedlings. Install plugs of Santa Barbara sedge and wild blackberry. Lightly mulch exposed soils with native chipped material	Eradication of invasive trees in 5-10 years
UPPER FLANDERS TRAIL – LONG-TERM ACTION						
Remove German and Cape ivy infestations along trail and from adjacent Monterey Pine Forest habitat areas	Restore native understory in Monterey Pine Forest	Hand pull or grub, consider foliar application of herbicide	Temporary ground disturbance	Monitoring and continual removal of sprouts	Cover exposed soil areas with native duff or chipped material. Revegetate larger areas with Monterey pine seedlings and native understory species	Containment of ivy infestation in 5-10 years. On-going weed control will be required.

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HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
UPPER CANYON – LONG-TERM ACTION * Significant ground-disturbing work to be covered by Coastal Development Permit						
Retain hydrological – geomorphic consultant to evaluate drainage and channel stability, and propose options to reduce stream bank failure and channel incision	Clear direction on causes of channel instability and remedial action to address on-going erosion.	Bio-mechanical erosion control utilizing native riparian vegetation. Consider potential uses of repurposed eucalyptus trunks for channel structures.				
Obtain CDFW Streambed Alteration Agreement for work in riparian corridor.						
* Remove Cape ivy, English ivy, annual nasturtium, invasive grasses, passion vine, periwinkle, Himalayan blackberry. Remove Pittosporum and all invasive shrubs.	Restore native Riparian habitat in canyon corridor. Eradication or control of invasive plants and revegetation with native species	Hand pull or grub and bag all biomass. Remove vines of nasturtium before seed sets. Consider green flaming or foliar chemical application on ivy and passion vine	Temporary, significant ground disturbance with barren areas.	Immediately treat new shoots with herbicide or hand pull and bag for disposal.	Revegetate with plugs of Santa Barbara sedge, creeping wild rye or native blackberry. Install cuttings of arroyo willow and black cottonwood. Mulch exposed soils.	Reduction in extent and containment of vines in 5-10 years. Eradication of shrubs in 5-10 years. Increased cover of native Wetland and Riparian vegetation.
* Remove large eucalyptus and acacia	Restore native Riparian habitat. Eradication of invasive plants, revegetation with native species	Fell trees and either grind or spot treat stumps with herbicide, grub out acacia seedlings.	Temporary significant ground disturbance with barren areas, increased light	Monitor areas with increased sunlight and remove invasives that recruit by hand pulling or foliar herbicide application	Revegetate tree area with arroyo willow and black cottonwood seedlings. Install plugs of Santa Barbara sedge and wild blackberry. Lightly mulch exposed soils with native chipped material	Eradication of invasive trees in 5-10 years

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
ROUTINE MAINTENANCE ACTION						
Remove German and Cape ivy infestations, as well as all other invasive tree, shrub and forb species along internal trails and from adjacent natural habitat	Restore native understory in Monterey Pine Forest and Oak Woodland. Revegetate Coastal Scrub areas	Hand pull or grub, consider foliar application of herbicide	Temporary ground disturbance	Monitoring and regular removal of sprouts	Cover exposed soil areas with native duff or chipped material. Revegetate with appropriate native species	Containment of ivy infestation in 5-10 years. Eradication of misc. shrubs and forbs. On-going weed control will be required.
Monitor trails for erosion, damaged water bars, bridges and broken tree limbs	Reduction of erosion, trail safety	Use of hand tools		Monitoring and regular maintenance	Address as needed	Safe and stable trails, well-maintained infrastructure
Collaborate with CAWD, PG&E and other easement holders to address weed management issues	Coordination of vegetation management					
Collaborate with Friends group to address weed control and other Preserve management opportunities.	Coordination of vegetation and general Preserve management					
Collaborate with MEarth, local schools and other partners for assistance with weed control, revegetation and general Preserve management issues	Coordination of vegetation and general Preserve management.					
Manage and enhance Lester Rowntree Native Plant Garden	Sustainable, well-maintained native plant garden. Educational opportunity and potential plant conservation benefits	Hand pull or grub oak and pine seedlings. Remove all invasive non-native species	Regular monitoring as part of overall Preserve management	Utilize native chipped materials and native leaf litter. Remove dried or dead plant materials. Replace native specimens, as needed		Sustainable, well-maintained garden

CITY OF CARMEL-BY-THE-SEA

Planning Commission

May 11, 2016

To: Chair Goodhue and Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Subject: Consideration of a Sign Permit (SI 16-027) application for the installation of an awning/sign on a historic building located in the Central Commercial (CC) Zoning District

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Recommendation:

Approve the Sign Permit (SI 16-027) application as submitted.

Applications:	SI 16-027	**APN:**	010-146-011
Block:	76	**Lot**:	12
Location:	Dolores St., 4 Parcels SE of Ocean Ave.		
Applicant:	Dennis Joshi	**Property Owner:**	Carmel Properties, LLC.

Background

The project site is a commercial building located on the east side of Dolores Street 4 southeast of Ocean Avenue that includes three commercial spaces. The subject building is listed on the City's Historic Inventory. A business named "All About the Chocolate" was recently approved to occupy the middle space. A business named "Silver From the Himalayas" was also recently approved to occupy the southerly space. Both businesses are owned by Mr. Dennis Joshi. There is an existing jewelry store named "B & G" jewelers that occupies the northerly space.

All About the Chocolate required a Conditional Use Permit, which was initially denied by the Planning Commission, but approved by the City Council on appeal. In its final motion, the Council required that the Planning Commission approve the future signage for "All About the Chocolate". The applicant has submitted an application to install an awning/sign on the storefront. Staff notes that the applicant submitted a separate sign application (SI 16-028) to install a new awning/sign for "Silver of the Himalayas", which was approved by staff following review by the Historic Resources Board. Staff notes that the current awning used by "B & G

Jewelers" will also be replaced and all three awnings on the storefront will be a matching burgundy color with white lettering as depicted in Attachment A.

On March 21, 2016, the Historic Resources Board (HRB) reviewed the proposed awnings and required a redesign the awning for All About the Chocolate. The original design was a half-dome shaped awning that matched the awnings on the north and south bays. The project was continued and the applicant revised awning be a traditional-style design. The HRB issued a Determination of Consistency with the Secretary's Standards at its April 2016 meeting.

Staff Analysis

Awning Design: The applicant is proposing a traditional-style awning with a valence. The awning would be burgundy colored with white lettering. The proposed awning would be 119" long with a depth of 39". All three awnings would project 14.5" from the front face of the wall. The applicant has indicated that there is a need for awning because it would help shield the space from sun exposure and protect food product, which could be damaged by heat. Staff supports the proposal for an awning/sign.

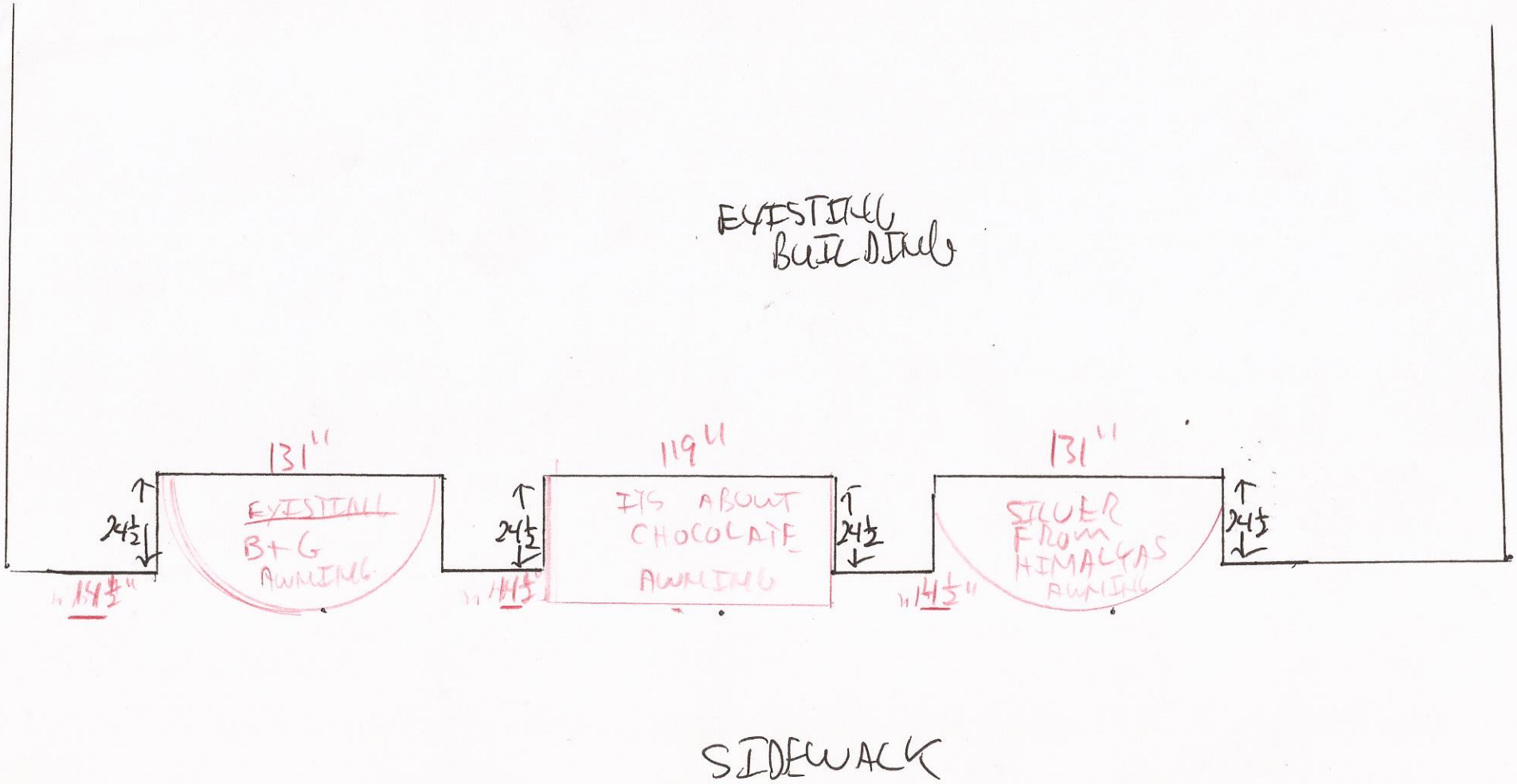
Alternatives: The staff recommendation is to approve the proposed awning/sign. However, if the Commission does not support the design, then the it could continue the application with specific direction given to the applicant.

Environmental Review: The application qualifies for a Class 11 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311 of the State CEQA Guidelines. Class 11 exemptions include placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including on-premise signs.

ATTACHMENTS:

- Attachment A – Storefront/Awning Design
- Attachment B – Awning Dimensions

Attachment A – Awning Design



ALL THREE AWNINGS PROJECT 14½" FROM BUILDING WALL

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 11, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of a Concept Review and Final Design Study (DS 16-068) for the construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District.

Recommendation:

Approve the Concept and Final Design Study (DS 16-068) and associated Coastal Development Permit subject to the attached findings and conditions.

Application:	DS 16-068	**APN:**	010-052-015
Block:	103	**Lot**:	24
Location:	Vizcaino Street, 10 SE of Mountain View		
Applicant:	Alan Lehman	**Property Owner:**	OSBT Investments

Background and Project Description:

The project site is located on Vizcaino Street, ten parcels southeast of Mountain View. The property is 4,000 square feet in size and the site is currently developed with a 2,545-square foot single family residence situated across multiple lots of record (block: 103, lots: 24, 26, and 28). The applicant is proposing to demolish the existing residence and construct a new 1,800-square foot, one-story house with an attached garage on lot 24 only. A separate application was submitted for a new residence on lots #26 and #28 (8,000-square foot lot), which is being reviewed as a separate project (Design Study 16-069). The applicant has acquired additional water credits from the Malpaso Water Company which has allowed for the construction of two homes upon three lots of record.

The applicant has submitted plans to build a new 1,800-square foot, one-story residence, consisting of the following project components: 1) a 200-square foot, attached garage on the front elevation, 2) Board and batten siding, 3) three cantilevered windows, 4) all wood windows and doors, 5) asphalt

composition shingle roofing, 6) a chimney with stone veneer, 6) all new site coverage including a driveway, a stone entryway and a stone patio, and 7) all new wood fencing around the property.

This application was considered for conceptual review by the Planning Commission on April 13, 2016, and the Commission recommended that the applicant simplify the exterior materials. The applicant has submitted revised plans that comply with the recommendations made by the Planning Commission. The public noticing for April 13, 2016 meeting incorrectly identified the address. For that reason that project was re-noticed with the correct address and the application has been scheduled for both Concept and Final approval.

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 sf (45%)	1,171 sf	1,800 sf (45%)
Site Coverage	516 sf	1,840 sf**	516 sf
Trees	3 Upper /1 Lower (recommended)	3 upper / 1 lower	3 upper / 1 lower
Ridge Height (1st/2nd)	18 ft/24 ft	Max. 1st floor: 15 ft	Max. 1st floor: 16 ft 2 in
Plate Height (1st/2nd)	12 ft/18 ft	Max. 1st floor: 8 ft 6 in	Max. 1st floor: 8 ft
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15 ft	30 ft	16 ft
Composite Side Yard	10 ft (25%)	n/a	Min: 13 ft 4 in
Minimum Side Yard	3 ft	North Side: 6 ft South Side: 0	Min. North Side: 4 ft 7 in Min. South Side: 4 ft 4 in
Rear	15 ft	12 ft	Min: 3 ft*
*Rear setback is 3-feet for portions under 15 feet in height **Existing site coverage was calculated for all 3 lots combined (lot 24, 26, & 28)			

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 simplify the finish materials prior to Final Planning Review to be consistent with the Residential Design Guidelines.*

   The applicant originally proposed a combination of stucco with board and batten siding and stone veneer on the garage. The Commission requested that the applicant simplify the proposed siding materials and the applicant is now proposing board and batten siding throughout the entire residence with a stone clad chimney on the north elevation. In staff's opinion, the revised siding materials have been simplified and are consistent with the Residential Design Guidelines.

2. *The applicant shall remove the proposal for a composition shingle roof and replace the roofing material with a natural material or an approved synthetic.*

   The Planning Commission expressed concerns with the proposal for a composite shingle roofing material because it is not a natural or natural-appearing material. The applicant indicated that the proposed composition shingles would be thick Presidential Style in a dark gray/black color. Although the Commission requested a revision to the roofing material, the applicant has decided to maintain the proposal for an asphalt shingle roof. Staff has recommended a condition that the applicant work with staff to determine an alternative material that more closely meets with Design Guidelines, such as natural wood shakes or an approved synthetic material.

Other Project Components:

Fences/Walls: All existing fences are proposed to be removed from the site and a new cedar fence is proposed along the side and rear property lines. The fence is proposed to be 6-feet high with a gate on the north and south side of the residence. A detailed drawing of the fence is included on sheet A6 of the plans.

Exterior Lighting: With regard to light fixtures, Municipal Code Section 15.36.070.B.1 requires that exterior light fixtures on the building do not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens). The locations of the proposed light fixtures are depicted on Sheet A6 of the plan set and in Attachment D. The applicant is proposing seven wall sconce lights in the following locations: one at the main entrance, one on either side of the garage entrance, one along the south walkway, two in south stone patio, and one along the north side walkway. The wall sconces will be Ripley brand aluminum down lit fixtures in a black color. In addition to the wall sconces, the applicant is proposing four path lights located along the front entry walkway and in the south side walkway. The path lights are proposed to be Hinkley Brand Harbor satin Black LED path lights, with a

height of 21 inches. Staff has included appropriate conditions to ensure that the lights meet the Municipal Code Regulations.

Site Coverage/Landscaping: The existing site coverage consists of an asphalt driveway, a brick patio, and various brick walkways, and exceeds the allowed coverage for this site. The applicant is proposing to reduce the site coverage to compliance (516 square feet). The proposed site coverage will consist of a paver driveway, a stone walkway, and two stone patios.

With regard to the landscape, the applicant has submitted a landscape plan on sheet A6 of the plan set. The applicant is proposing to plant evergreen shrubs, Japanese Painted Ferns, Australian Tree Ferns, Douglas Iris, and Tall Fescue grass throughout the site. Additionally, one 5" Coast Live Oak located in the rear yard is proposed to be removed and one new Coast Live Oak is proposed to be planted in the front yard. A condition of approval is included requiring the applicant to obtain a Tree Removal permit.

Outdoor Fire Place: The project proposal includes an outdoor gas-burning fire table on the south side of the residence. The chimney of the fireplace is proposed to be approximately 9 square feet, with a height of 13 inches. The fire table is proposed to be located approximately four and one half feet away from the side property line.

Public ROW: The unimproved portion of the City Right-of-Way (ROW) between the front property line and edge of paving is approximately 7 feet wide at the widest point. Staff did not identify any encroachments within the ROW.

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 of Approval
- Attachment C – Conditions of Approval
- Attachment D – Lighting Details
- Attachment E – Project Plans

Attachment A – Site Photographs

Attachment B – Findings for Approval

DS 16-068 (OSBT)
May 11, 2016
Findings for Approval
Page 1

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

8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✔	
9. The proposed exterior materials and their application rely on natural materials and the overall design will as to the variety and diversity along the streetscape.	✔	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✔	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✔	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✔	
Coastal Development Findings (CMC 17.64.B.1):		
13. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✔	

Attachment C – Conditions of Approval

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study 16-068 (OSBT) authorizes a new 1,800-square foot, one-story residence, consisting of the following project components: 1) a 200-square foot, attached garage on the front elevation, 2) board and batten siding, 3) three cantilevered windows with board and batten wood siding, 4) all wood windows and doors, 5) a chimney with a stone veneer, 6) all new site coverage including a driveway, a stone entryway and a stone patio, and 7) all new wood fencing around the property.	✔
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.	✔
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✔
13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any	✔

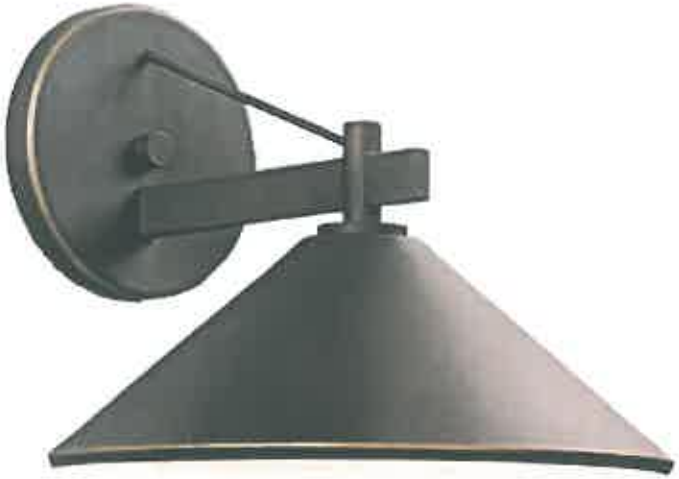
	liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✔
15.	This project is subject to a volume study.	✔
16.	Approval of this Design Study shall be valid only with approval of a Variance.	**N/A**
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✔
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✔
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	**N/A**
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to	✔

	resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	**N/A**
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture and shall be spaced no closer than 10 feet apart.	✔
23.	All exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture.	✔
24.	Prior to the issuance of a building permit, the applicant shall obtain a tree removal permit for the removal of the Coast Live Oak.	✔
25.	The applicant shall work with staff to revise the roofing materials to remove the proposal for asphalt shingles and use an alternative material that more closely meets with Design Guidelines, such as natural wood shakes or an approved synthetic material,	✔

*Acknowledgement and acceptance of conditions of approval.

_____	_____	_____
Property Owner Signature	Printed Name	Date

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



RIPLEY™

ALUMINUM
CONSTRUCTION

	ITEM #	FINISH	INCAND. BULB	W	H	OVRLL. H	EXTRA WIRE	CHAIN/ STEM	EXT.	HCWO	NOTES
A	49062	OZ	(1) 40W (Type R) or 60W (G Type)	10	8	46	107	36	---	---	Dark sky compliant with use of R14, 40W bulb. Additional chain 4927 OZ, additional stem 2999 (12") OZ
B	49060	OZ	(1) 40W (Type R) or 60W (G Type)	10	9	---	---	---	11.25	3	Dark sky compliant with use of R14, 40W bulb.
C	49059	OZ	(1) 40W (Type R) or 60W (G Type)	8	7.5	---	---	---	9.25	2.5	Dark sky compliant with use of R14, 40W bulb.
D	49063	OZ	(1) 40W (Type R) or 60W (G Type)	12	16	---	---	---	---	---	Dark sky compliant with use of R14, 40W bulb.
E	49061	OZ	(1) 40W (Type R) or 60W (G Type)	12	10	---	---	---	13	3.25	Dark sky compliant with use of R14, 40W bulb.

Measurements shown in inches. U.S. & Canadian Patent Pending.

KICHLER.COM | 593

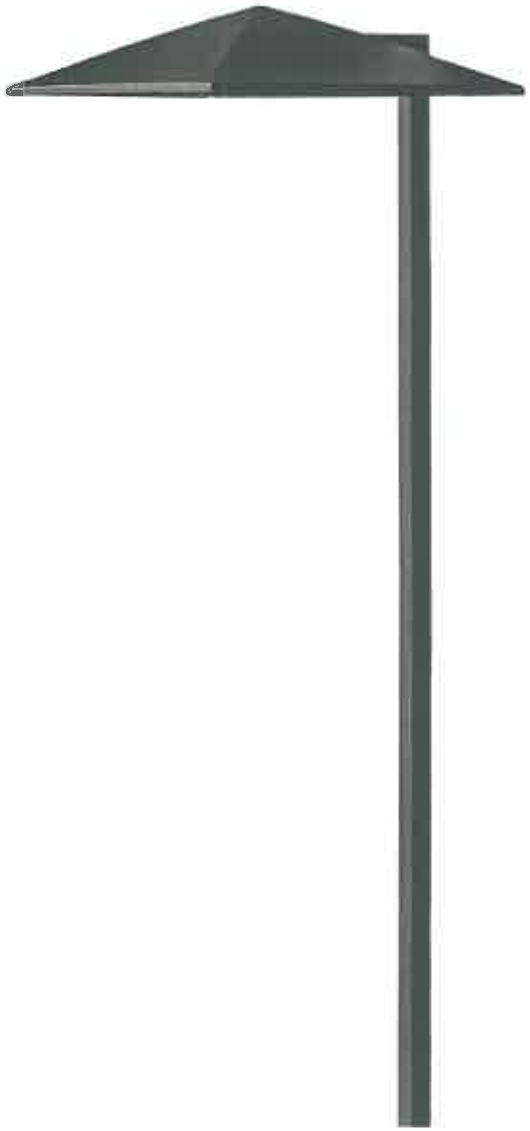
Exterior Sconces

LEHMAN DESIGN STUDIO

OSBT Residence

Vizcaino 10 SE of Mountainview, Carmel by the Sea

ph 831.747.4718
info @ lehmandesignstudio.com



Hinkley Harbor Satin Black Outdoor LED Path Light - Style # 7F216

- Sleek modern outdoor path light.
- Satin black finish.
- Cast aluminum construction.
- Etched glass diffuser.
- From the Hinkley Lighting collection.
- Includes one 2.3 watt LED module.
- Light output is 110 lumens, comparable to a 15 watt incandescent light.
- Color temperature is 3000K.
- CRI 80.
- Non-dimmable.
- Includes stake and wiring kit.
- Works with existing low-voltage lighting systems.
- Measures 21" high, 7 1/2" wide.

Exterior Path Lighting

OSBT Residence

Vizcaino 10 SE of Mountainview, Carmel by the Sea

ph 831.747.4718
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO

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info @ lehmandesignstudio.com
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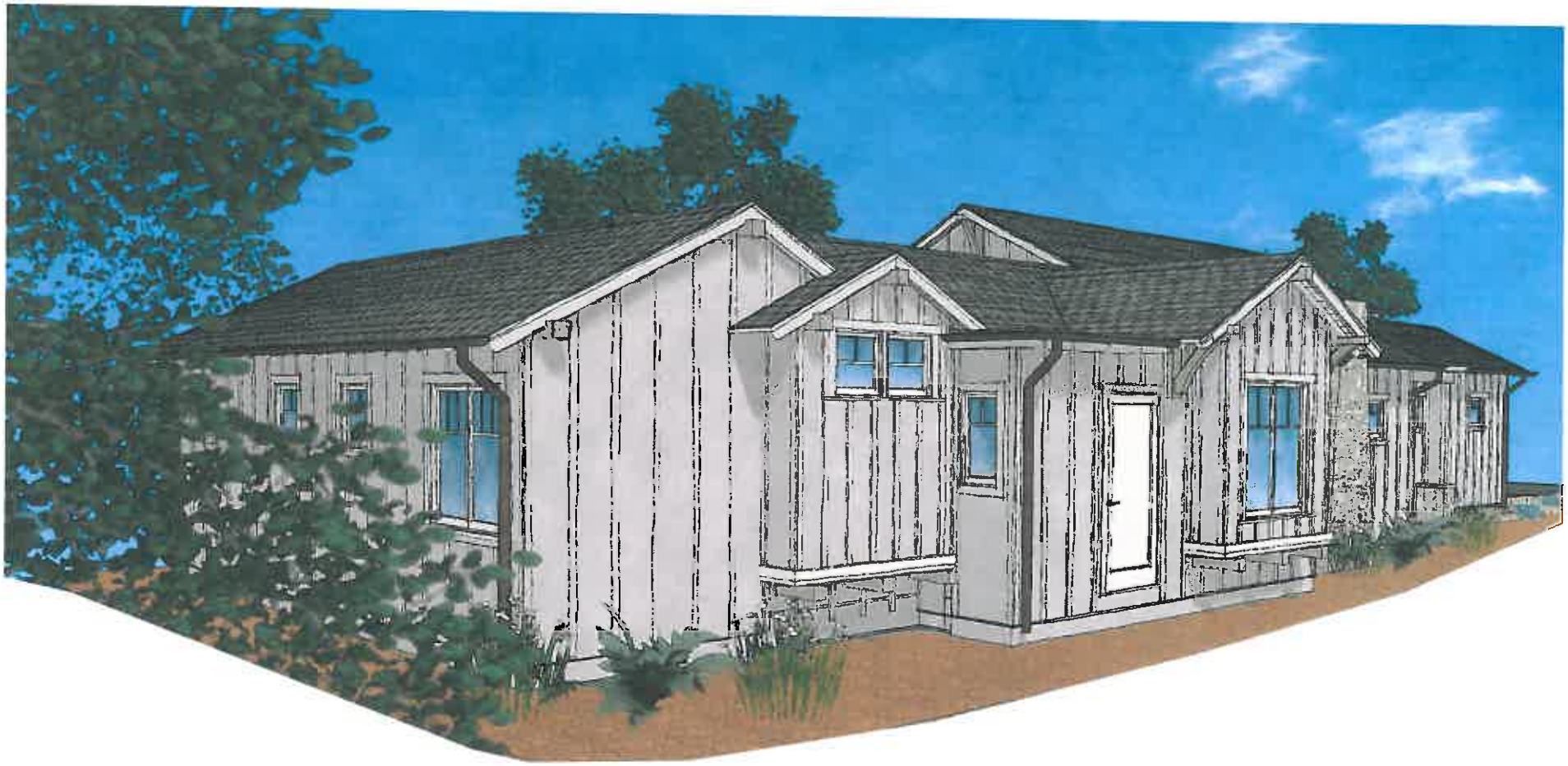

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ph 831.747.4718
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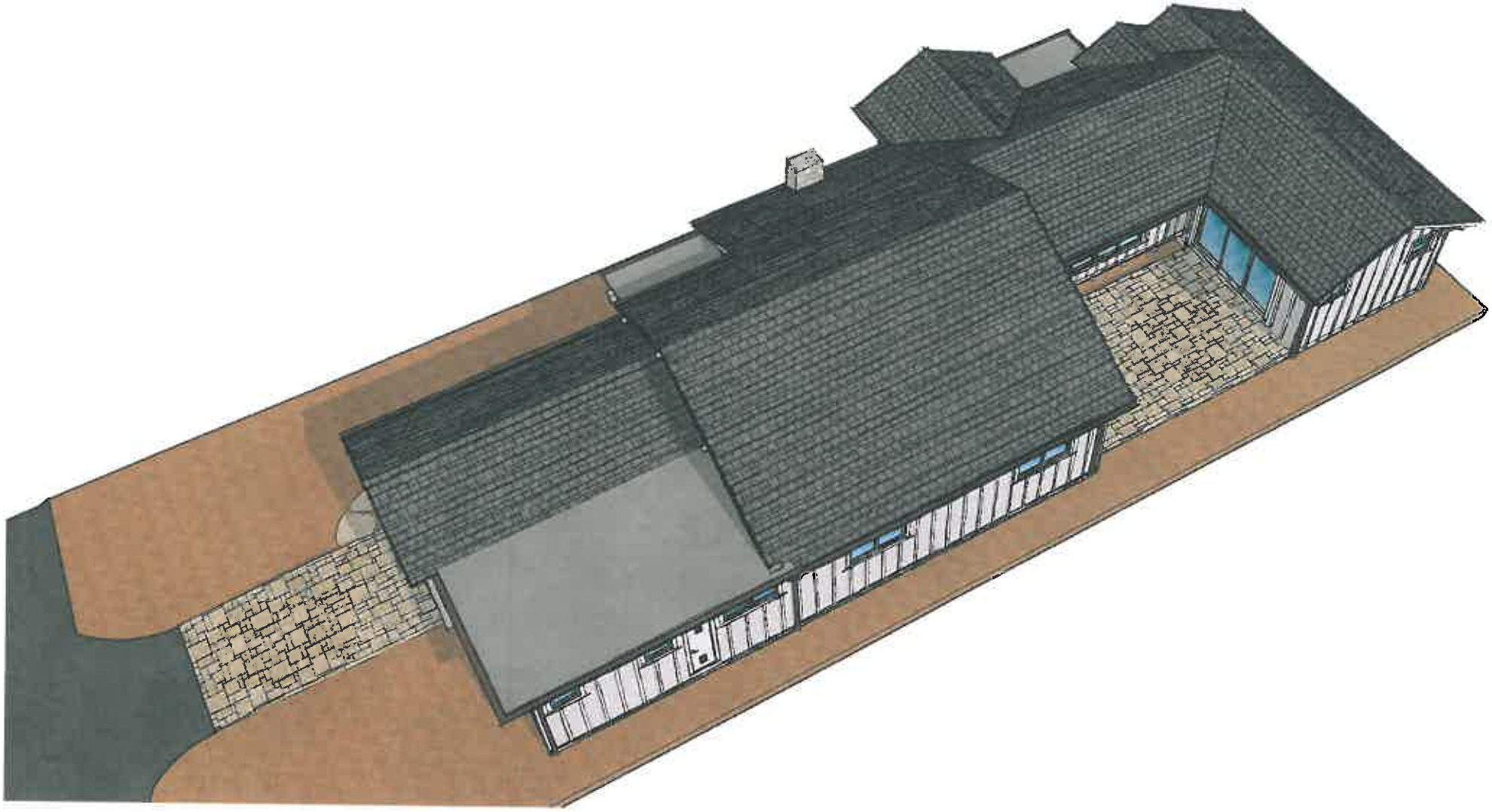

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ph 831.747.4718
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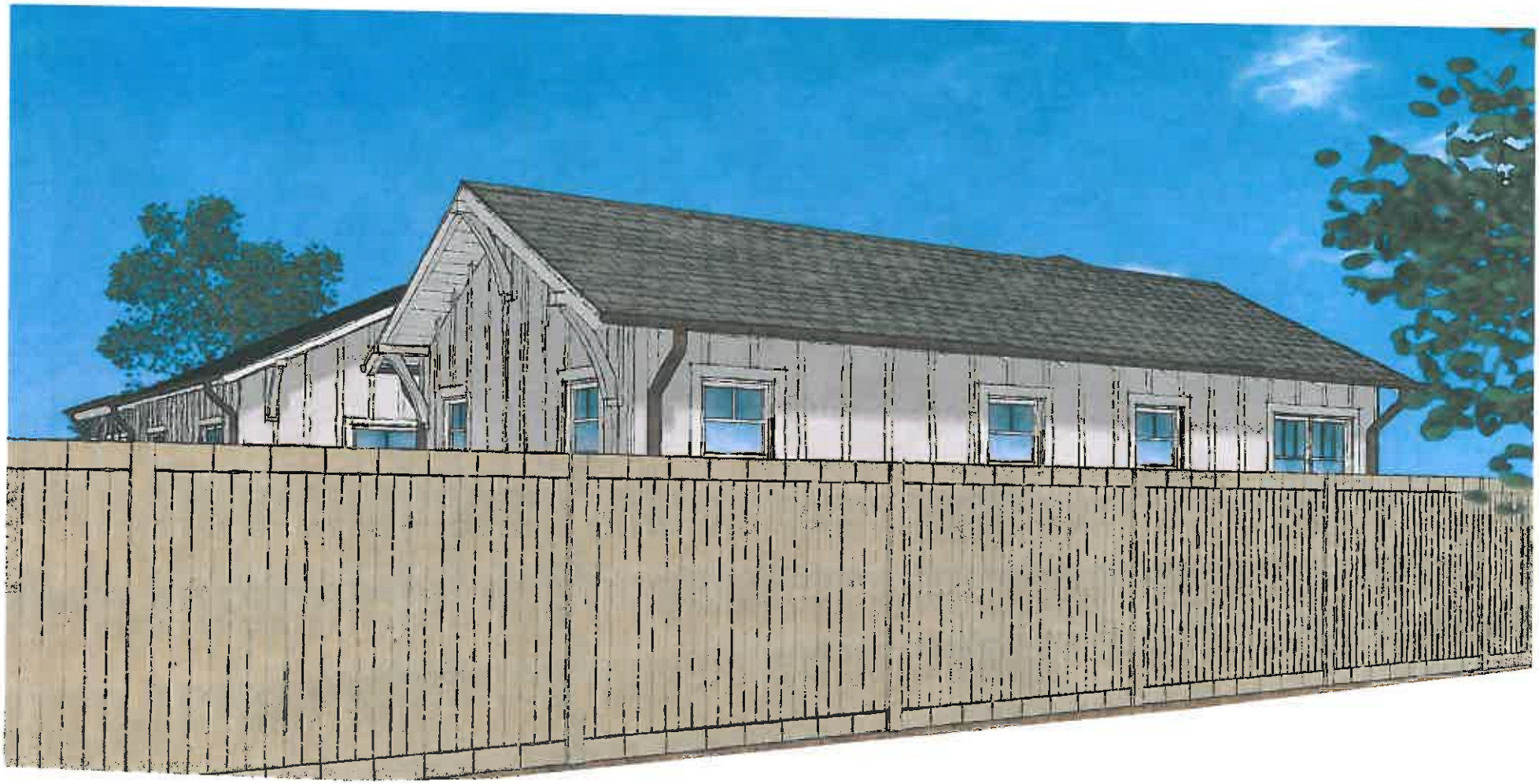

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ph 831.747.4718
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO

All drawings and written materials appearing herein constitute original and unpublished work and are the property of Lehman Design Studio LLC. The drawings and written materials are developed for this project only and shall not be duplicated or disclosed without the written permission of Lehman Design Studio LLC.

CODE COMPLIANCE NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ANY OTHER APPLICABLE CODES.

2. FIRE SPRINKLERS ON DEFERRED PERMIT

GENERAL NOTES

1.DO NOT SCALE DRAWINGS.

2.CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION, BUT ARE NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATION OF BURIED ITEMS. NO RELIABLE CONSTRUCTION DOCUMENTS FOR THE EXISTING STRUCTURE WERE AVAILABLE. THESE DRAWINGS ARE INTEDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERIFY DIMENSIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DESIGNER BEFORE PROCEEDING WITH WORK REGARDING CHANGES, DISCREPANCIES OR ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF PRE-EXISTING CONDITIONS WHICH PROHIBIT EXECUTION OF WORK AS DESCRIBED HEREIN.

3..NEW CONSTRUCTION TO MATCH EXISTING DETAILS AND FINISHES. WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION, PATCH AND MATCH SURFACES AND FINISHES TO ALIGN CONSISTENTLY SO NO VISUAL EVIDENCE OF CORRECTED WORK REMAINS UPON COMPLETION.

4.FLOOR ELEVATIONS = TOP OF PLYWOOD SUB-FLOOR OR TOP OF SLAB.

5.ALL WALLS DIMENSIONED TO FACE OF STUD (UNLESS OTHERWISE NOTED).

REVISION NOTES

△1 CHANGES IN SIDING AND OTHER EXTERIOR MATERIALS IN RESPONSE TO COMMENTS AND DIRECTION FROM PLANNING COMMISSION MEETING ON 4/13/16. ALL SIDING CHANGED TO WOOD BOARD AND BATTEN (PAINT). STONE VENEER AT CHIMNEY AND ENTRY POST CHANGED TO WIDER MORTAR JOINTS FLUSH WITH EXTERIOR FACE OF STONE.

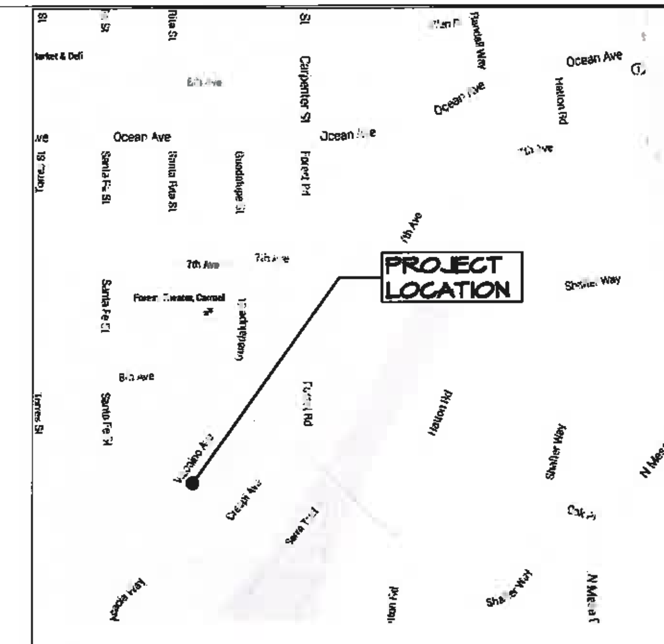
PERSPECTIVE VIEW FROM STREET
NO SCALE

PROJECT INFORMATION

OWNER	OSBT INVESTMENTS
SITE ADRESS	VIZCAINO 10 SE OF MOUNTAIN VIEW, Carmel CA 93921
A P N	APN 010-052-015
LEGAL	CARMEL BY THE SEA ADD 5 LOT 24 BLK 103 NE 1/2 OF LOT 26 BLK 103 SW 1/2 OF LOT 26 ALL OF LOT 28 BLK 103.
LOT/BLOCK	LOT 5, BLK 103
YEAR BUILT	1954
ZONING	R-2
CONST. TYPE	V-B
OCCUPANCY	R-3
FIRE SPRINKLERS	YES, DEFERRED PERMIT
HISTORIC	NO

LOT SIZE	4000 S.F.
EXISTING BUILDING AREA	727 S.F.
EXISTING SHED	64 S.F.
EXISTING GARAGE	380 S.F.
EXISTING TOTAL BUILDING AREA	**1171 S.F**
PROPOSED BUILDING AREA	1600
PROPOSED GARAGE AREA (-287)	200
PROPOSED TOTAL BUILDING AREA	**1800 S.F.**
SITE COVERAGE	
FRONT PATH (PERMEABLE)	57 S.F.
FRONT ENTRY	63 S.F.
DRIVEWAY (PERMEABLE)	146 S.F.
REAR PATIO (PERMEABLE)	250 S.F.
SITE COVERAGE TOTAL	**516 S.F.**
EXISTING SITE COVERAGE	
DRIVEWAY (ASPHALT)	539 S.F.
REAR BRICK PATIO (PERMEABLE)	887 S.F.
FRONT BRICK PATIO AND PATH (PERMEABLE)	414 S.F.
EXISTING SITE COVERAGE TOTAL	**1840 S.F.**

NOTE: EXISTING SITE COVERAGE AS SHOWN IS FOR 3 LOTS COMBINED



VICINITY MAP
NO SCALE

SCOPE OF WORK

NEW 1600 S.F. RESIDENCE WITH 200 S.F. ATTACHED GARAGE. 3 BEDROOM 3 BATHROOM. SEPERATE LOT 24 FROM APN 010-052-015

CONTACT INFORMATION

OWNER - OSBT Investments	831.747.4718
DESIGNER - Alan Lehman	831.747.4718

DRAWING INDEX

A1	PROJECT DATA, VICINITY MAP, STREET ELEVATION, PERSPECTIVE VIEWS
A2	EXISTING SITE PLAN, PROPOSED SITE PLAN, AVERAGE GRADE PLAN
A3	PROPOSED FLOOR PLAN, STREET ELEVATION, WINDOW SCHEDULE
A4	ELEVATIONS
A5	ROOF PLAN, CAMERA VIEWS
A6	LANDSCAPE PLAN, EXTERIOR LIGHTING PLAN, FENCE DETAIL
A7	EXISTING ELEVATIONS, EXISTING FLOOR PLANS
A8	SURVEY
A9	PRELIMINARY SITE ASSESMENT

REVISIONS
△1 4/18/16

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info@lehmandesignstudio.com
LEHMAN DESIGN STUDIO
DRAWN BY
ALAN LEHMAN

PROJECT INFORMATION
PERSPECTIVE VIEW

OSBT New Residence
VIZCAINO 10 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/18/2016

SHEET
A1

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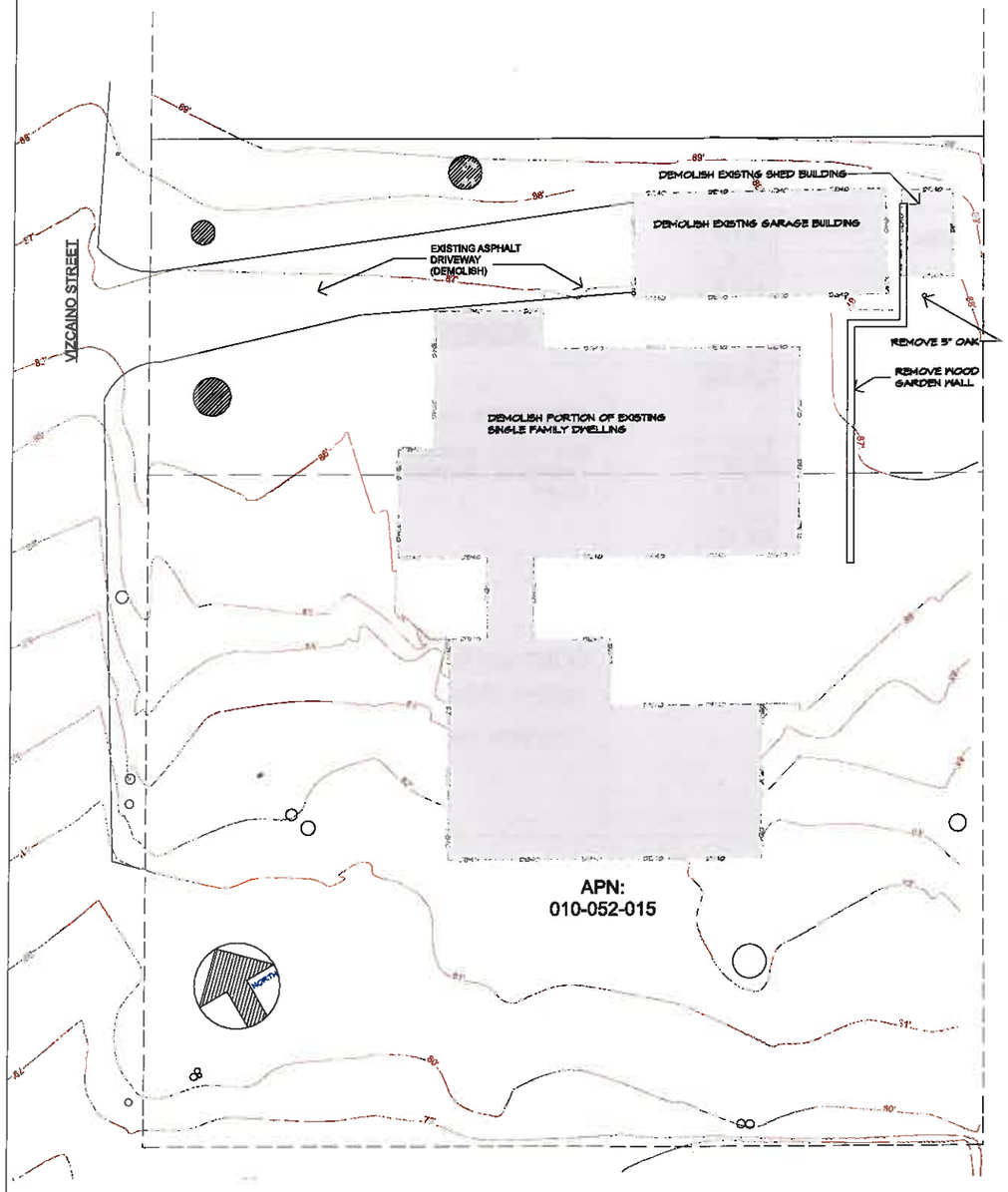
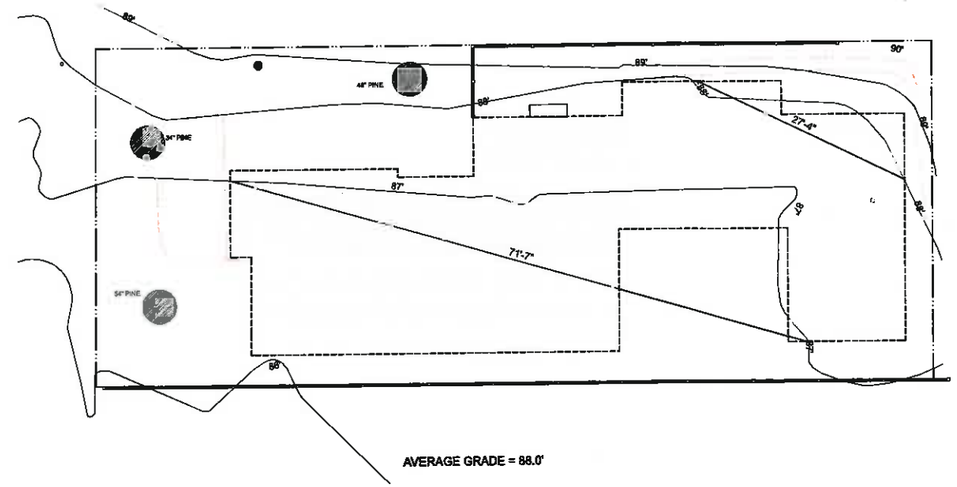


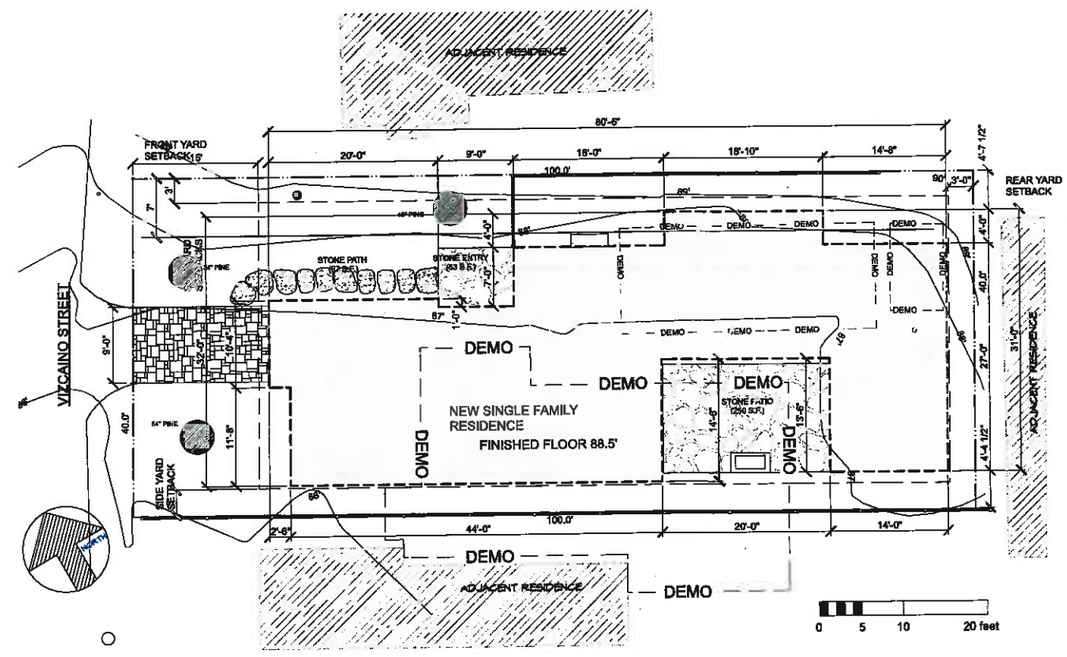
SITE PLAN - EXISTING

SCALE 1/8" = 1'-0"



AVERAGE GRADE PLAN

SCALE 1/8" = 1'-0"



SITE PLAN - PROPOSED

SCALE 1/8" = 1'-0"

REVISIONS
1 4/18/16

LEHMAN DESIGN STUDIO
ph 831.747.4718
26453 mission fields road
carmel CA 93923
info@lehmandesignstudio.com

DRAWN BY
ALAN LEHMAN

SITE PLANS
EXISTING AND PROPOSED

OSBT New Residence

VIZCAINO 10 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/18/2016

SHEET
A2

OSBT VIZ PLN V1

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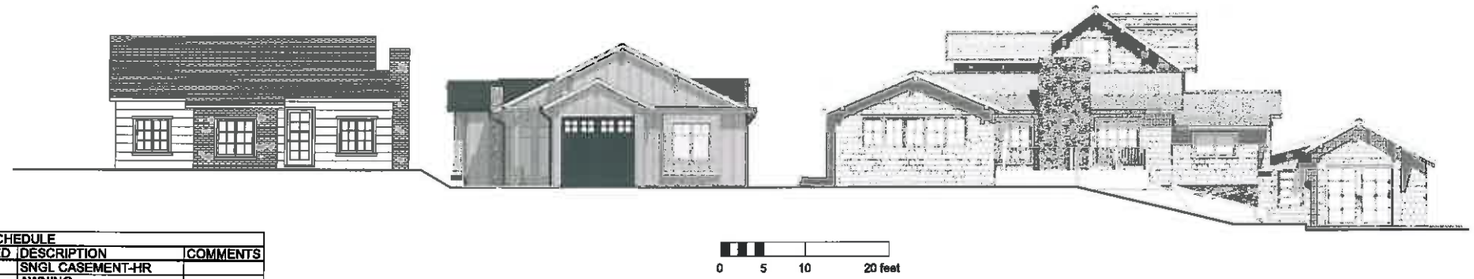
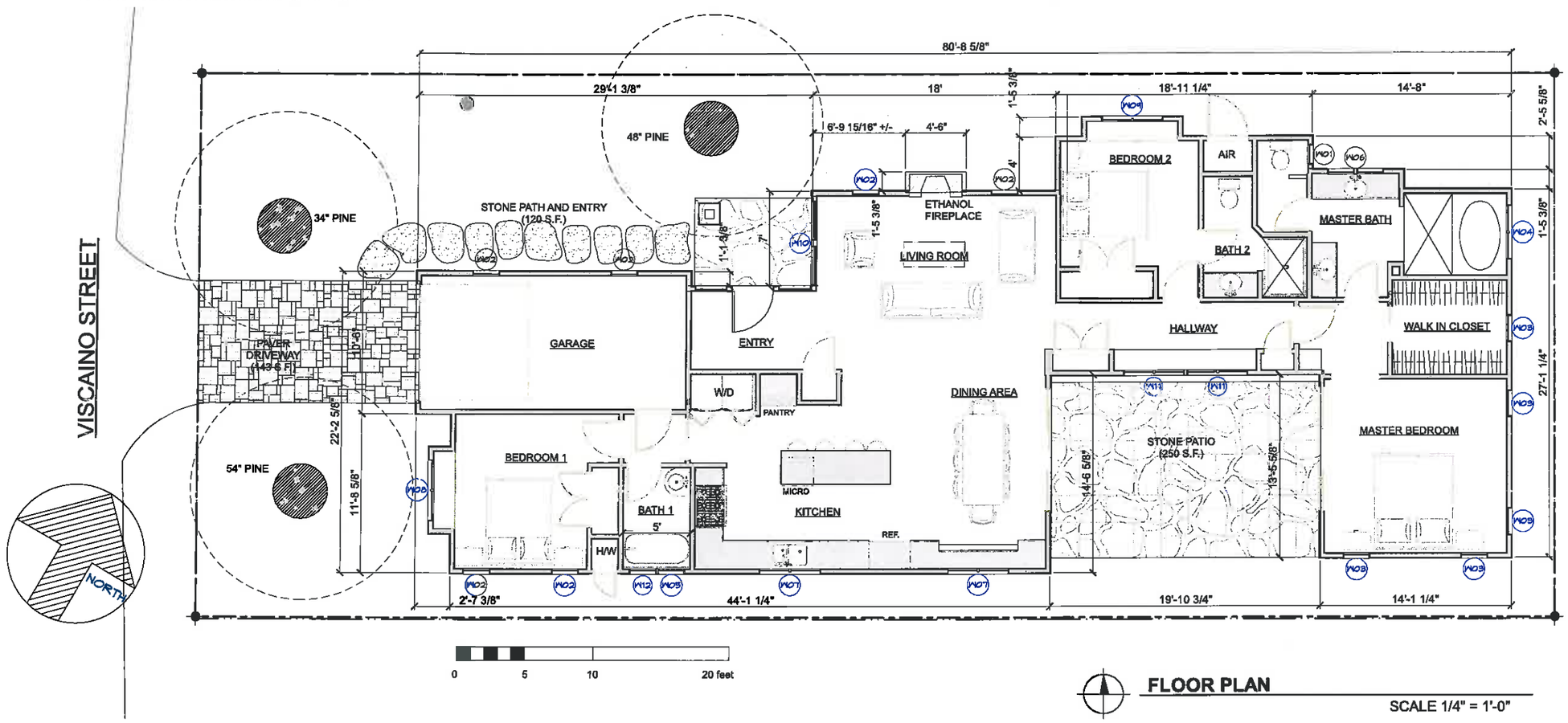


STREET ELEVATION

SCALE 1/8" = 1'-0"

WINDOW SCHEDULE						
NUMBER	QTY	SIZE	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	1	1630SC			SNGL CASEMENT-HR	
W02	6	2020AW			AWNING	
W03	5	2020SC			SNGL CASEMENT-HR	
W04	1	4040DC		YES	DBL CASEMENT-LHL/RHR	
W05	1	2020AW		YES	AWNING	
W06	1	4220			MULLED UNIT-LHL/RHR	
W07	2	4630DC			DBL CASEMENT-LHL/RHR	
W08	1	4646DC	YES	YES	DBL CASEMENT-LHL/RHR	
W09	1	4650DC	YES		DBL CASEMENT-LHL/RHR	
W10	1	6362			MULLED UNIT-LHL/RHR	
W11	2	4646DC			DBL CASEMENT-LHL/RHR	
W12	1	2020FX		YES	FIXED GLASS	

NOTE: WOOD WINDOWS BY SIERRA PACIFIC. MIN. U VALUE 4.0



FLOOR PLAN

SCALE 1/4" = 1'-0"

REVISIONS

1 4/18/16

LEHMAN DESIGN STUDIO
ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

DRAWN BY
ALAN LEHMAN

FLOOR PLAN
STREET ELEVATION
WINDOW SCHEDULE

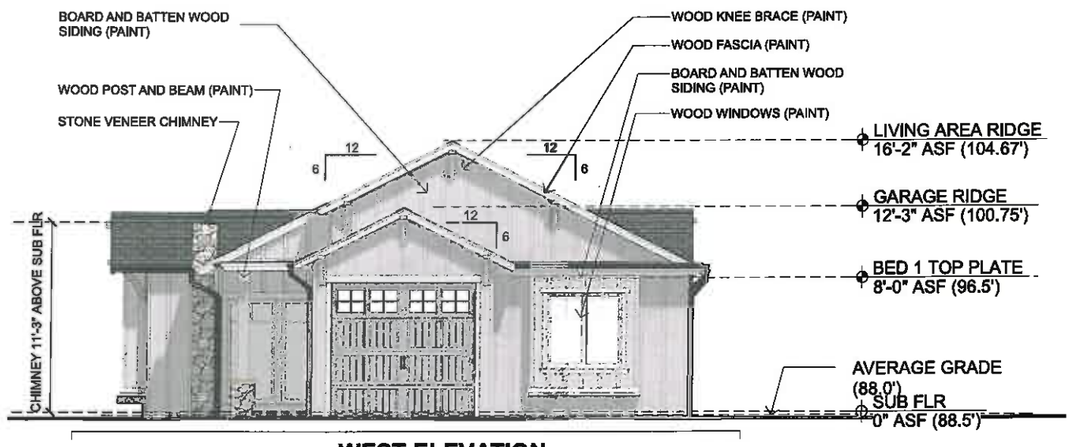
OSBT New Residence

VIZCAINO 10 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/18/2016

SHEET
A3

OSBT VIZ PLN V1

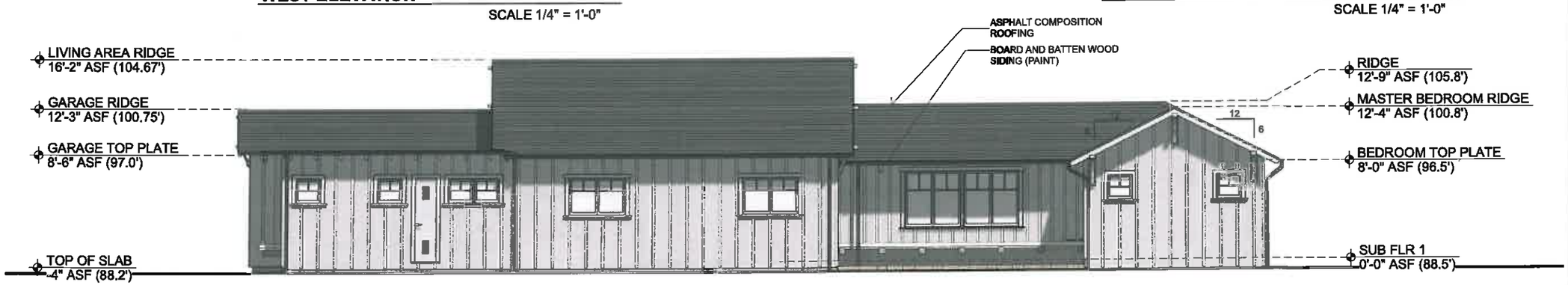


WEST ELEVATION

SCALE 1/4" = 1'-0"

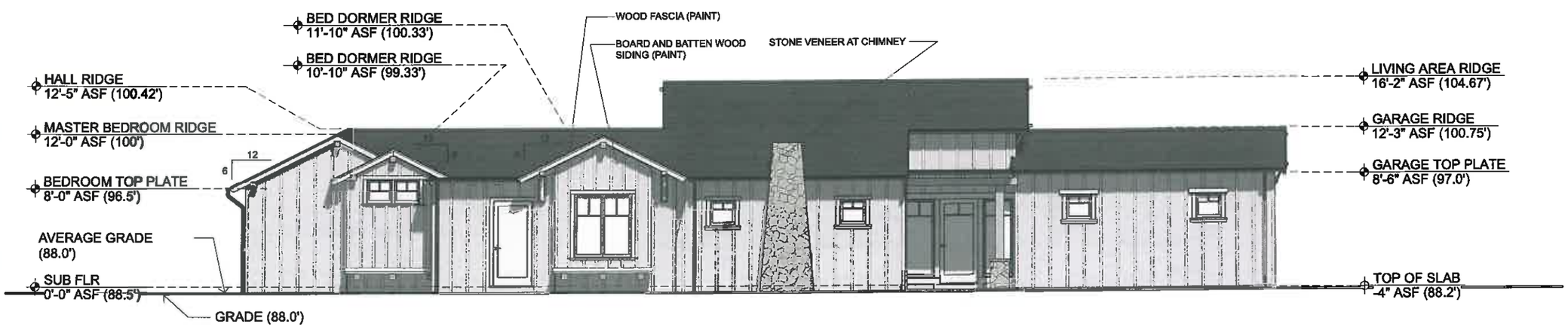
EAST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



0 5 10 20 feet

NORTH ELEVATION

SCALE 1/4" = 1'-0"

REVISIONS
1 4/18/16

LEHMAN DESIGN STUDIO
ph 831.747.4718
24453 mission fields road
carmel CA 93923
info@lehmandesignstudio.com

DRAWN BY
ALAN LEHMAN

ELEVATIONS

OSBT New Residence
VIZCAINO 10 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/18/2016

SHEET
A4

OSBT VIZ PLN V1

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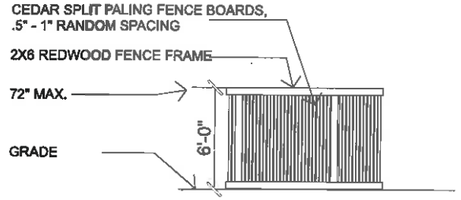
NOTE: FENCE ON STREET SIDE
MAX. 48" HIGH



FENCE DETAIL

SCALE 1/4" = 1'-0"

PLANTING LEGEND

1	BUXUS SEMPERVIRENS
2	ATHYRIUM NIPPONICUM
3	CAYATHEA COOPERI
4	IRIS DOUGLASIANA
5	FESTUCA ARUNDINACEA

LIGHTING LEGEND

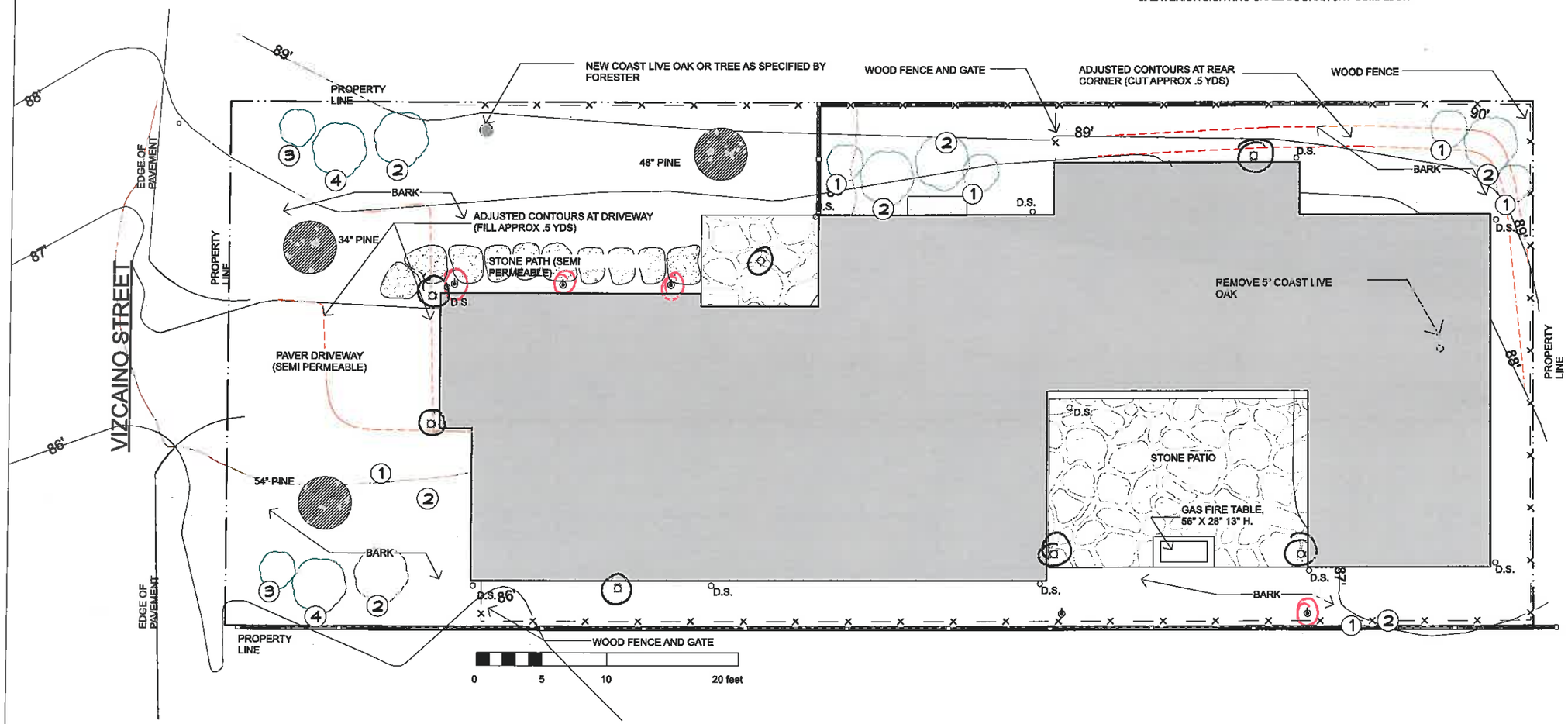
	PATH LIGHT
	WALL SCONCE

LANDSCAPE NOTES

1. REMOVE ALL IVY FROM SITE
2. PLANT ONE NEW LOWER CANOPY TREE AS SHOWN
3. NO WORK SHALL OCCUR IN THE PUBLIC RIGHT OF WAY

LIGHTING NOTES

1. ALL EXTERIOR LIGHTING SHALL BE ON PHOTO AND MOTION DETECTORS.
2. MAX BULB WATTAGE 20W- SCONCES, 15W- PATH LIGHTS
3. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT



LANDSCAPE / EXTERIOR LIGHTING PLAN

SCALE 1/4" = 1'-0"

REVISIONS
1 4/18/16

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

LANDSCAPE AND EXTERIOR LIGHTING PLAN

OSBT New Residence
VIZCAINO 10 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/18/2016

SHEET
A6

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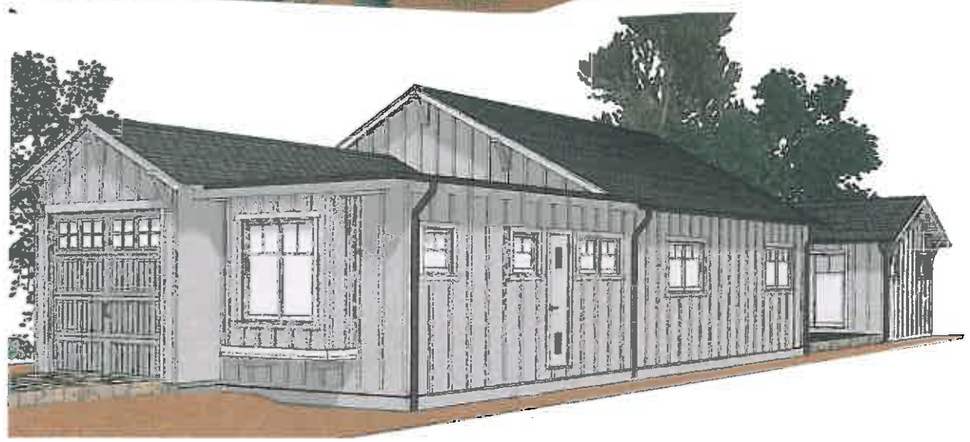
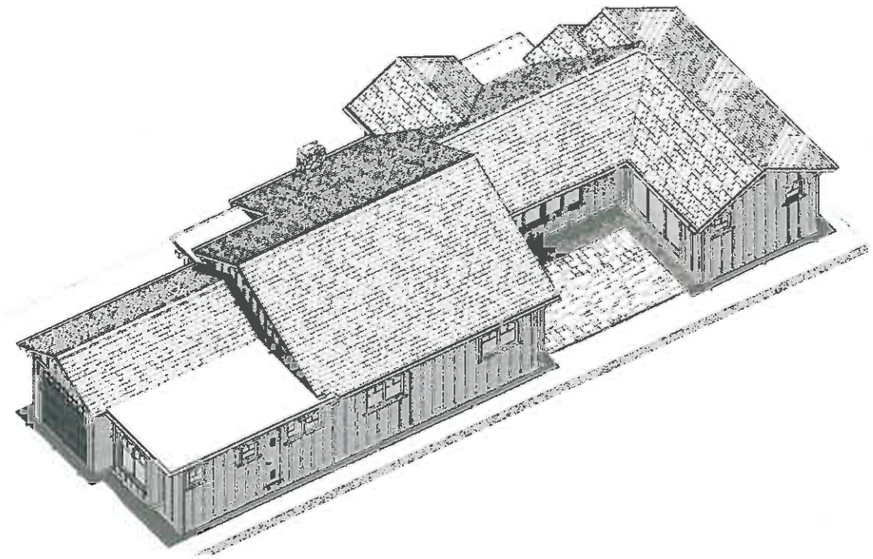
NORTH EAST CORNER



SOUTH WEST CORNER

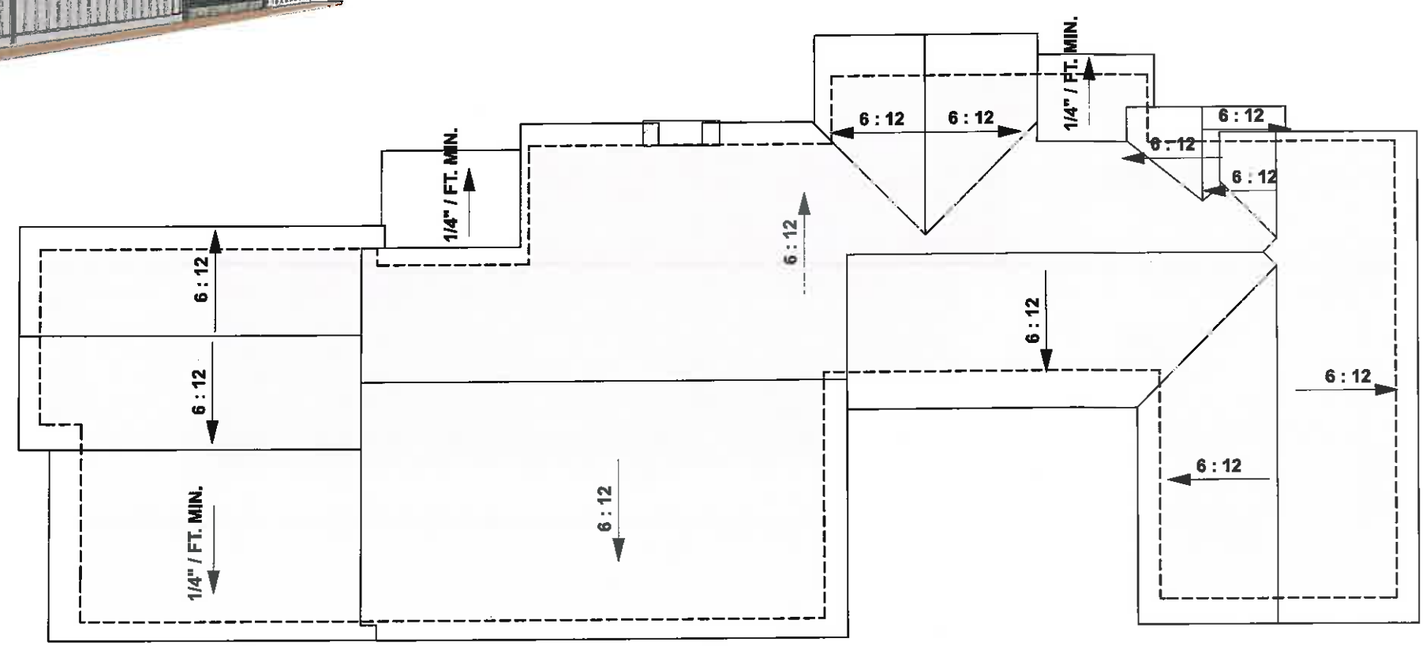
PERSPECTIVE VIEWS

NO SCALE



ISOMETRIC VIEW

NO SCALE



ROOF PLAN

SCALE 1/4" = 1'-0"

REVISIONS

1 4/18/16

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @
lehmandesignstudio.com
LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

ROOF PLAN
CAMERA VIEWS

OSBT New Residence

VIZCAINO 10 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/18/2016

SHEET
A5

OSBT VIZ PLN V1

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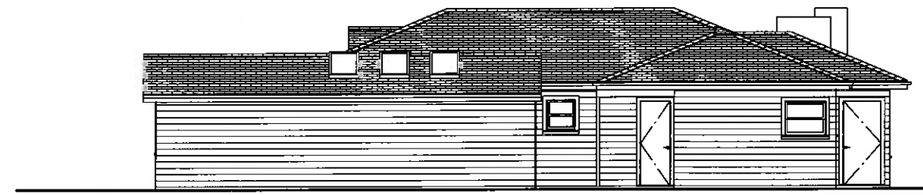
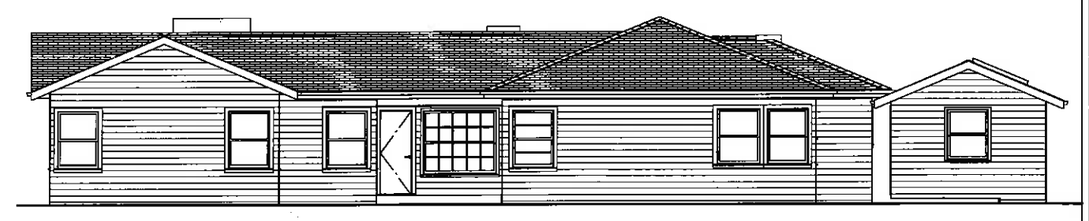
FLOOR PLAN - EXISTING

SCALE 3/16" = 1'-0"



WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

ELEVATIONS - EXISTING

SCALE 3/16" = 1'-0"

REVISIONS

1. 4/18/16

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

EXISTING FLOOR PLAN
EXISTING ELEVATIONS

OSBT New Residence

VIZCAINO 10 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/18/2016

SHEET
A7

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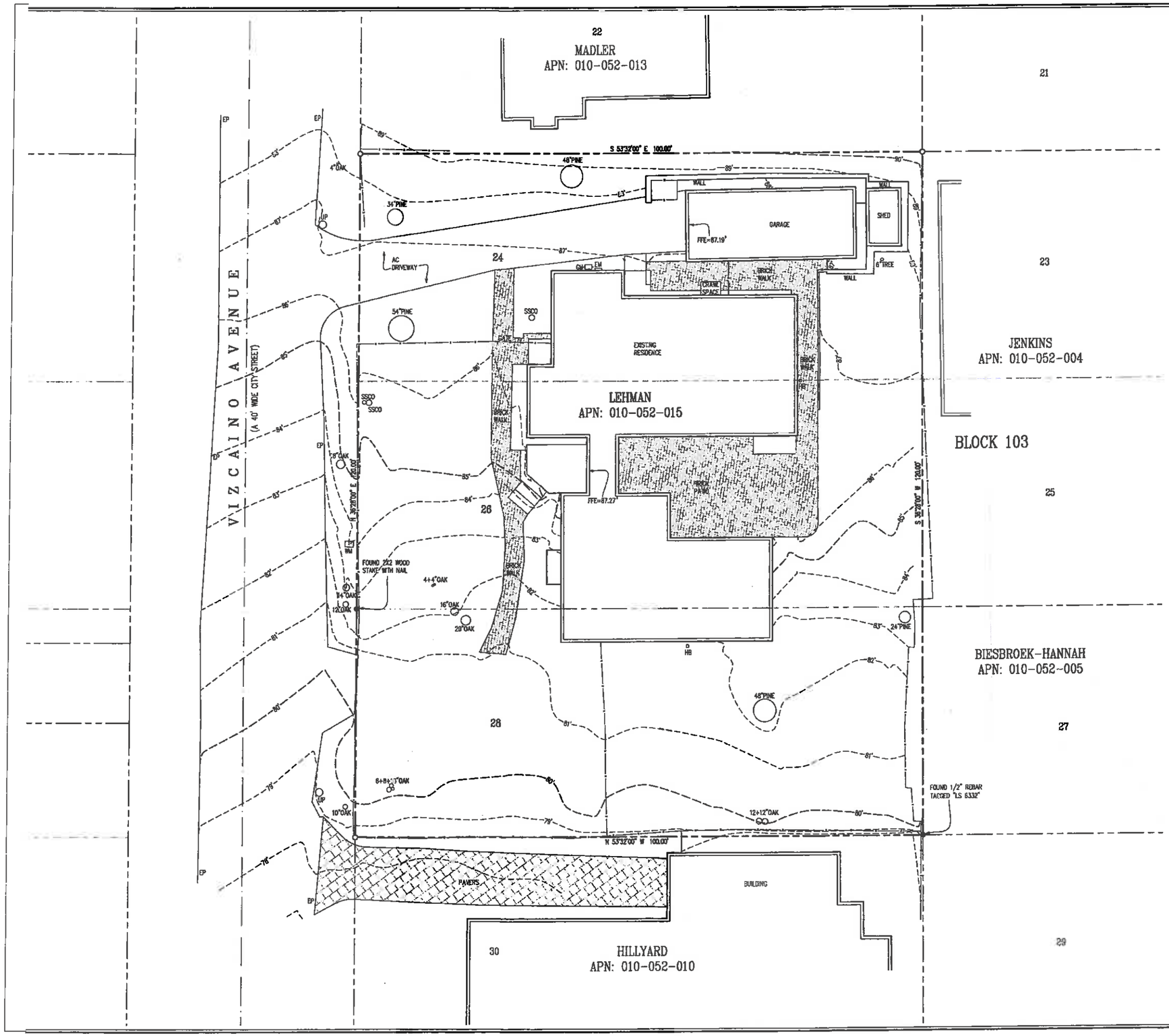

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. THE BENCHMARK IS THE FINISHED FLOOR. ELEVATION = 87.27'.
5. ● DENOTES A FOUND MONUMENT.
6. ○ DENOTES A SET MONUMENT. TAGGED "LS 7771".
7. A CORNER RECORD WILL BE FILED WITH THE COUNTY OF MONTEREY SHOWING THE MONUMENTATION SET WITH THIS BOUNDARY SURVEY.

LEGEND:

—·—·—	FENCE LINE
AC	ASPHALTIC CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION
GM	GAS METER
HB	HOSE BIB
SSCO	SANITARY SEWER CLEAN OUT
UP	UTILITY POLE
WM	WATER METER

SCALE: 1" = 8'

LICENSED LAND SURVEYOR SUSAN C. WILSON 5207 STATE OF CALIFORNIA

10/21/2015

TOPOGRAPHIC SURVEY

OF

LOTS 24, 26, & 28, BLOCK 103
ADDITION No.5 CARMEL-BY-THE-SEA
VOLUME 2, CITIES & TOWNS, PAGE 22

CITY OF CARMEL | COUNTY OF MONTEREY | STATE OF CALIFORNIA

PREPARED FOR
GAIL LEHMAN

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7699

SCALE: 1" = 8' | JOB No. 15-038 | MARCH 2015
FIELD: AL & JMS | DRAWN BY: JMS UPDATED OCTOBER, 2015

REVISIONS
1 4/18/16

LEHMAN DESIGN STUDIO
ph 831.747.4718
26453 mission fields road
carmel CA 93923
info@lehmandesignstudio.com

DRAWN BY
ALAN LEHMAN

EXISTING SURVEY

OSBT New Residence
VIZCAINO 10 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/18/2016

SHEET
A8

OSBT VIZ PLN V1

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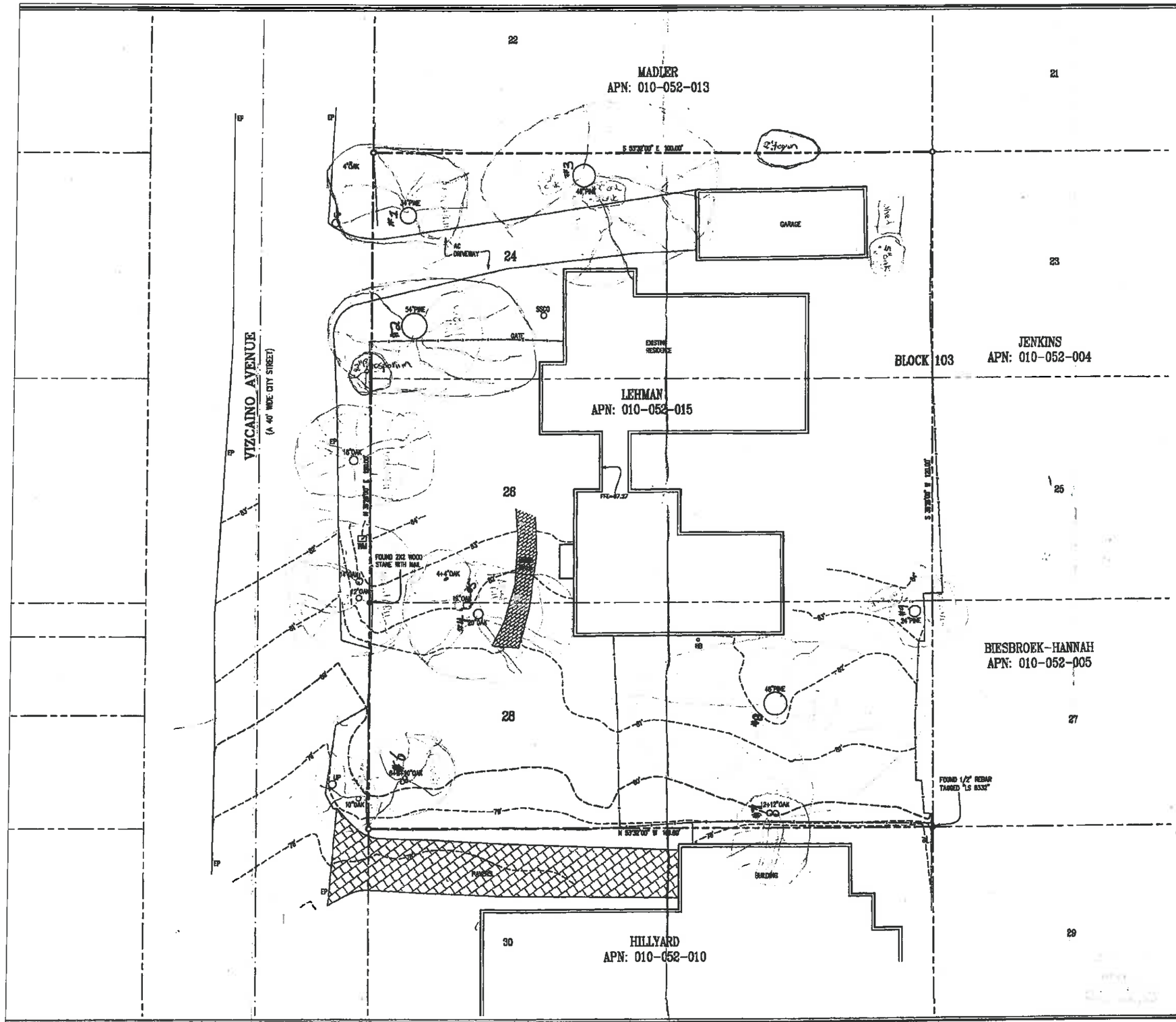

NOTES:

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2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. THE BENCHMARK IS THE FINISHED FLOOR. ELEVATION = 97.27'.
5. ● DENOTES A FOUND MONUMENT.
6. ○ DENOTES A SET MONUMENT. TAGGED "LS 7771".
7. A CORNER RECORD WILL BE FILED WITH THE COUNTY OF MONTEREY SHOWING THE MONUMENTATION SET WITH THIS BOUNDARY SURVEY.

LEGEND:

———————	FENCE LINE
AC	ASPHALTIC CONCRETE
EP	EDGE OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION
HB	HOSE BIB
SSCO	SANITARY SEWER CLEAN OUT
UP	UTILITY POLE
WM	WATER METER

Date: 9/24/15

4/21/2015

TOPOGRAPHIC SURVEY

OF

LOTS 24, 26, & 28, BLOCK 103
ADDITION No.5 CARMEL-BY-THE-SEA
VOLUME 2, CITIES & TOWNS, PAGE 22

CITY OF CARMEL — COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR
GAIL LEHMAN

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B — Seaside, California 93955
Phone: (831) 899-7963

SCALE: 1" = 8' — JOB No. 15-039 — MARCH 2015
FIELD: AL & JAS — DRAWN BY: AL

REVISIONS
1 4/18/16

LEHMAN DESIGN STUDIO
ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

DRAWN BY
ALAN LEHMAN

SITE STUDY PLAN MARKUP

OSBT New Residence
VIZCAINO 10 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/18/2016

SHEET
A9

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 11, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of a Final Design Study (DS 16-069) for the demolition of an existing residence and construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District.

Recommendation:

Approve the Concept and Final Design Study (DS 16-069) and associated Coastal Development Permit subject to the attached findings and conditions

Application:	DS 16-069	**APN:**	010-052-015
Block:	103	**Lot**:	26 & 28
Location:	Vizcaino, 11 SE of Mountain View		
Applicant:	Alan Lehman	**Property Owner:**	Lehman/Siegfried Trust

Background and Project Description:

The project site is located on Vizcaino Street, eleven parcels southeast of Mountain View. The property is 8,000 square feet in size and the site is currently developed with a 2,545-square foot single family residence situated across multiple lots of record (block: 103, lots: 24, 26, and 28). The applicant is proposing to demolish a significant majority of the existing residence and construct a new 2,572-square foot, two-story house with a detached garage on lots 26 and 28. Only the living room of the existing house will be retained. A separate application was submitted for a new residence on lot #24 (4,000-square foot lot), which is being reviewed as a separate project (Design Study 16-068). The applicant has acquired additional water credits from the Malpaso Water Company which has allowed for the construction of two homes upon three lots of record.

The project includes the following components: (1) a new 2,960-square foot, two-story residence, (2) a 380-square foot detached garage/studio, (3) the removal of all existing site coverage and the

construction of 968-square feet of coverage including two patios, (4) a new dirt driveway on the south side of the residence, (5) all Sierra Pacific wood windows, (6) a composition shingle roof, (7) three skylights on the main residence and three on the detached garage, (8) horizontal wood siding, (9) new wood fences, and (10) new landscaping throughout.

The Planning Commission reviewed the design concept on April 13, 2016, and expressed support for the design. However, the Commission requested that the applicant modify the submittal to mitigate privacy impacts to the adjacent neighbors, simplify the exterior materials, reduce the appearance of mass on the south side of the residence, and make interior changes to the detached garage. The applicant has revised the plans to address the Commissions comments.

PROJECT DATA FOR A 8,000 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,960 sf	2,545 sf	2,960 sf
Site Coverage	971 sf*	1,840 sf	968 sf
Trees	3 Upper /1 Lower (recommended)	9 trees	9 trees
Ridge Height	1st Floor: 18 ft 2nd floor: 24 ft	1st Floor: 14 ft	1st Floor: 16 ft 2nd floor: 23 ft 8 inches
Plate Height	1st Floor: 12 ft 2nd Floor: 18 ft	1st Floor: 8 ft	1st Floor: 12 ft 2nd floor: 18 ft
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15 ft	30 ft	15 ft
Composite Side Yard	Varies (25%)	n/a	Min: 28%
Side Yards	Min. North Side: 3 ft Min. South Side: 3 ft	Min. North Side: 0 ft Min. South Side: 34 ft	Min. North Side: 4 ft Min. South Side: 23 ft (House) 3 ft (Garage)
Rear	15 ft	Min: 26 ft	Min: 15 ft (House) 3 ft 1 in (Garage)
*Includes bonus for 50% or more permeable site coverage			

Staff analysis:

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

1. *The applicant shall revise the design so that it complies with the 18-foot two-story plate height requirement.*

   Analysis: At the first meeting staff identified that the plate height on the south elevation exceeded the allowance of 18 feet. The applicant has revised the second-story design to comply with this requirement. Staff notes that the Commission had requested that the applicant consider lowering the residence that it would be closer to the ground. Rather than lower the entire building in order to meet the plate height requirement, the applicant has redesigned the second story and lowered the wall heights. The redesign includes an asymmetrical gable element on the front elevation, which was necessary in order to meet the plate height without a complete redesign of the residence. The original proposed elevations are included as Attachment F for comparison.

   It should be noted that the grade line shown on the south elevation (Sheet A5) of the plan set depicts the grade level at the south property line and not the grade level adjacent to the building. For this reason, the foundation appears taller on the elevation drawing than it will actually be. The Commission should consider whether the proposed revisions are acceptable.

2. *The applicant shall simplify the design.*

   Analysis: The Planning Commission expressed concerns with the complexity of the design and specifically commented on the number of cantilevered windows and rooflines. The applicant reduced the number of cantilevered windows from six to four and modified the roofline, both to simplify the design and meet the maximum plate height allowance. The new proposal includes three cantilevered windows on the south elevation and one on the east elevation, and a new roof design with three rooflines and two exposed peaks visible from the front elevation. In staff's opinion, the design is a minor improvement over the original. The Commission should consider whether additional changes are needed in order to simplify the design.

3. *The applicant shall work with staff and neighbors to address potential privacy impacts.*

   Analysis: At the April 13, 2016 meeting, the neighbors located southeast of the project site, the Hannah's, expressed concerns with the proposal for a second story and the detached garage, which is proposed to be located three feet from the rear property line. The Hannah's requested that the skylights be removed from the detached garage. The applicant has modified the design to relocate the skylights to a north facing roof line. Staff met with both parties to review the proposal and t the Hannah's have indicated that they still have concerns with the current proposal.

   Additionally, staff received two letters from the adjacent property owners to the northeast (the Jenkin's), who also have expressed concerns with the second story mass creating privacy impacts. The letters are included as Attachment B to this staff report. Staff notes that the applicant is proposing two east facing 2nd story windows with one 15 feet away from the rear property line and the other approximately 26 feet from the rear property line. Staff has reviewed the concerns that were raised in relation to the design and has not identified any significant privacy impacts. The Commission will have the opportunity to review any potential privacy impacts on the site during the Tour of Inspection at the May 11, 2016 meeting.

4. *The applicant shall revise the plans prior to final submittal so that the office floor level is closer to the grade.*

   Analysis: Both staff and the Planning Commission previously expressed concerns with the proposed cantilevering of the office. The applicant revised the design to eliminate the cantilevered element. Additionally, the applicant has added a wood railing on the front elevation to shield the view of exposed foundation from the front of the house. In staff's opinion, the revised plan, with regard to the south office location, is an improvement from the previous submittal.

5. *The applicant shall reconfigure the interior layout of the detached garage so that the studio and half bathroom are situated on the same side, and a clear parking area is defined separate from the studio area.*

   Analysis: Staff initially addressed concerns with the interior layout of the detached garage/studio because it appeared that the parking area may easily be converted into workspace, which would result in the loss of the covered parking space on the site. The applicant complied with this condition by placing the parking area on the south side of the

structure, and the studio and restroom on the north side. Staff is in support of the interior layout of the detached garage/studio.

Other Project Components:

***Finish Details*:** The proposed exterior materials include wood shingle siding with a stone veneer on the chimney and the exposed foundation. In addition, the applicant is proposing an asphalt composite-shingle roof, unclad wood windows and doors, and a wood railing at the front entryway. Staff notes that the Residential Design Guidelines encourage natural building materials, and specifically encourage wood-shingle roofing as proposed by the applicant. Staff has included a condition that the roofing material is revised to eliminate the proposal for asphalt composition shingle roofing and replaced with a natural or natural-appearing material.

Fences/Walls: All existing fences are proposed to be removed from the site and a new cedar fence is proposed along the side and rear property lines. The fence along the rear property line encroaches approximately 3 feet onto the subject property, and the applicant is proposing to relocate the fence onto the property line. The fence is proposed to be 6-feet high with a gate on the north and south side of the residence. A detailed drawing of the fence is included on sheet A6 of the plans.

Exterior Lighting: With regard to light fixtures, Municipal Code Section 15.36.070.B requires that exterior light fixtures on the building do not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens). The details and locations of the proposed light fixtures are depicted on Sheet A8 of the plan set and the supplement lighting pages included as Attachment E. The applicant is proposing a metal Lightfall Wall Lantern with a 20 watt bulb in six locations around the house (one at the front entry, one along the north side, and four around the rear patio). The applicant is also proposing 14 path lights along the front walkway/driveway and the north side of the property. The landscape lights are proposed to be 24" tall shielded lights with 20 watt bulbs. Staff has included a condition that the path lights are set in the ground to not exceed more than 18" above the ground, per Municipal Code Section 15.36.070.B.2. Staff supports the proposed fixtures and notes that, as conditioned, they comply with City requirements.

Site Coverage/Landscaping: The existing site coverage consists of an asphalt driveway, a brick patio, and various brick walkways, and exceeds the allowed coverage for this site. The applicant is proposing to reduce the site coverage to compliance (968 square feet). The proposed site coverage will consist of a concrete patio, stepping stones, and a brick patio.

With regard to the landscape, the applicant has submitted a landscape plan on sheet A8 of the plan set. The applicant is proposing to plant evergreen shrubs, Japanese Painted Ferns, Australian Tree Ferns, Douglas Iris, and Tall Fescue grass throughout the site.

Public ROW: The unimproved portion of the City Right-of-Way (ROW) between the front property line and edge of paving is approximately 7 feet wide at the widest point. Staff did not identify any encroachments within the ROW.

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 of Approval
- Attachment C – Conditions of Approval
- Attachment D – Correspondence Received
- Attachment E – Lighting Details
- Attachment F – Original Elevations
- Attachment G – Project Plans

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Attachment A – Site Photographs

Attachment B – Findings for Approval

DS 16-069 (Lehman)
May 11, 2016
Findings for Approval
Page 1

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

8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✔	
9. The proposed exterior materials and their application rely on natural materials and the overall design will as to the variety and diversity along the streetscape.	✔	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✔	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✔	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✔	
Coastal Development Findings (CMC 17.64.B.1):		
13. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✔	

Attachment C – Conditions of Approval

DS 16-069 (Lehman)
May 11, 2016
Conditions of Approval
Page 1

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study 16-068 (OSBT) authorizes a new 2,960-square foot, two-story residence, consisting of the following project components: (1) a 380-square foot detached garage/studio, (2) the removal of all existing site coverage and the construction of 968-square feet of coverage including two patios, (3) a new dirt driveway on the south side of the residence, (4) all Sierra Pacific wood windows, (5) a composition shingle roof, (6) three skylights on the main residence and three on the detached garage, (7) horizontal wood siding, (8) new wood fences, and (9) new landscaping throughout.	✔
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.	✔
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✔

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

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

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

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

Gail Lehman P.O. Box 1932 Carmel by the Sea, CA. 93921

To: Planning Commissioners
Re: Lehman-Siegfried Residence
Vizcaino, 11 SE of Mountain view

The following items represent changes made to the plans as suggested by the Commission and to address the neighbor's concerns:

East Elevation

1.Garage roof, we rotated 90 degrees to change the skylights to face North.
2. We have increased the rear setback to 16' rather than the allowed 15' by reducing the area and volume of the second story and the bedroom below.
3. Eliminated one window in Master Bedroom.

Western elevation

Roof line creates more simplicity
Reduced street elevation massing by rotating the right lower office addition and added stone clad foundation and faced the brick chimney in the same stone.
Eliminated one window seat facing west and eliminated gable above ridge at existing Living room area.
Eliminated two windows facing street in second story

South elevation

By rotating the office addition we blended the rooflines into the existing roof.
We gained a 11 ft of separation between the addition foundation and the huge pine tree.
By rotating the office area, we increased the setback to the Hilyard home by 21.5 ft. The combined setback is now 27.75' instead of the required 20'.
powder room is now a small cantilever. The cantilever is in order to further increase the construction separation to the root system of the 48" pinUpper South elevation

Upper South elevation

Adjusted the plate height to meet the guidelines.
Redesigned the roof pitch to feature two oriel window projections to serve to break up the mass of the building.
We have reduced a number of the Architectural elements to simplify the North elevation
Increased the side setback for the kitchen and dining room to 6'3' rather than the allowed 3'0". Eliminated one window in the kitchen.

Staff Recommendations

1. Note has been added to the plans requesting hand excavation adjacent to the trees.
2. After discussion with Planner we have revised the office area by lowering the plate height to reduce the overall mass. Maintaining the floor level throughout the first floor is an important element of the design in order to create an aging in place home. We did make significant changes to the office in order to address the tall appearance and integrate better into the overall design of the project.
3. We have eliminated two cantilever elements. Overall we have simplified the design.
4. The 1/2 bath has been moved to the east wall of the Garage as per staff recommendation.

And in conclusion

We feel that we have made a herculean effort to address both the concerns of the neighbors where possible and the Staff and Commission suggestions. At all times to satisfy the suggestions and requests, we have had to make design compromises for our home.
We have met with the Hannahs at the City with the Staff member, Ms.Hobson present. Our initial meeting with the Jenkins was the day of the Planning Commission visit when they toured our present home. At that time during their visit we reviewed the drawings in detail with them and walked them through the spaces using the story poles and netting for clarification. They seemed to be very complimentary and thrilled for the design of the home. It was such a satisfactory visit that we were shocked to see the note they gave to our Planner Ashley Hobson.

At that time, I e-mailed the Jenkins and got no reply. Several days later,we saw Mr. Jenkins outside his house when we delivered the second notice and enclosed a rendering of the new design. At that time I told him we had made several changes to the drawings and would like to meet to explain them. I asked him if we could get together at our home to review the drawings and walk the site. He said they were coming to the meeting on the 11th. I asked him to please get in touch to review the the drawings with us. We never heard from them. Two days later, I again sent an e-mail explaining that we would like to meet together so that we could explain the changes to the drawings. No response to either e-mail at this date of writing. We have been approached by several of the neighbors on Vizcaino commenting on the excellence of the design. Among the comments are several neighbors saying how they thought it was wonderful having the garage set back on the lot. They appreciated the natural shingle look, so fitting in Carmel. All in all the people who live on the street that have come forward are excited to see the rather nondescript house replaced by their perceptions of a truly Carmel home. Given the changes we have made, we respectfully request that our home be given final approval by the Planning Commission.

Lightfall 1 Light Wall Lantern

- Overall: 14" H x 7" W x 4" D
- Overall Product Weight: 4.9 lbs

Features

Bulb Included: Yes	Bulb Wattage: 20 Watts (W)
Style: Contemporary	Number of Lights: 1
Motion Sensor: No	Solar Powered: No
Bulb Type: Halogen	Fixture Type: Wall lantern
Finish: Bronze	Shade Material: Metal • Shade Material Details: Steel
Shade Color: Bronze	Photocell Included: No
Country of Manufacture: China	

Specifications

Title 24 Compliant: No	Dark Sky Compliant: Yes
Damp, Dry, or Wet Location Listed: Wet	Energy Star Compliant: No
ADA Compliant: No	UL Listed: Yes
cUL Listed: No	

ph 831.747.4718
26453 mission fields rd
carmel CA 93923
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO

1 Light Landscape Lighting -

- Overall: 24" H x 7" W x 7" D
- Stake: 20" L
- Wire Length: 6 "
- Overall Product Weight: 26.4 lbs

Features

Product Type: Pathway lighting	Battery Operated: No
Style: Traditional	Bulb Included: Yes
Bulb Wattage: 20 Watts (W)	Number of Lights: 1
Solar Powered: No	Dusk to Dawn: No
Bulb Type: Incandescent	Motion Sensor: No
Fixture Finish: Matte Bronze	Fixture Material: Metal • Fixture Material Details: Cast Brass
Hardware Material: Aluminum	Number of Items Included: 1
Rust Resistant: Yes	Weather Resistant: Yes • Weather Resistant Details: Weather resistant finish
Water Resistant: Yes • Water Resistant Details: Water resistant finish	Fade Resistant: Yes

ph 831.747.4718

26453 mission fields rd
carmel CA 93923

info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

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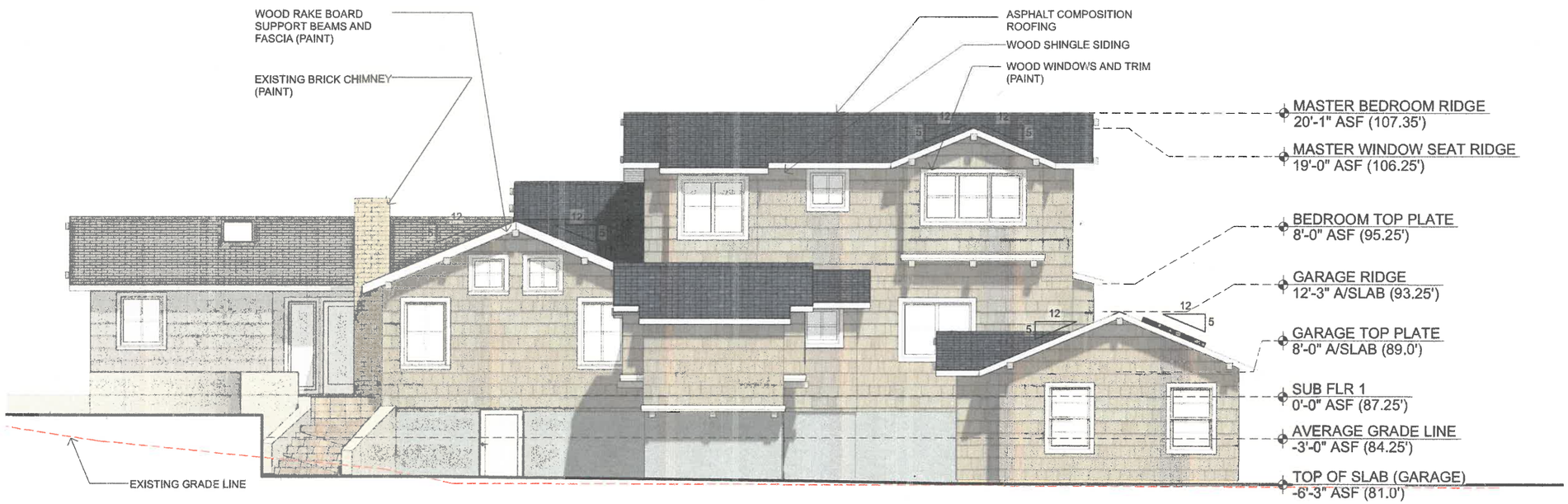
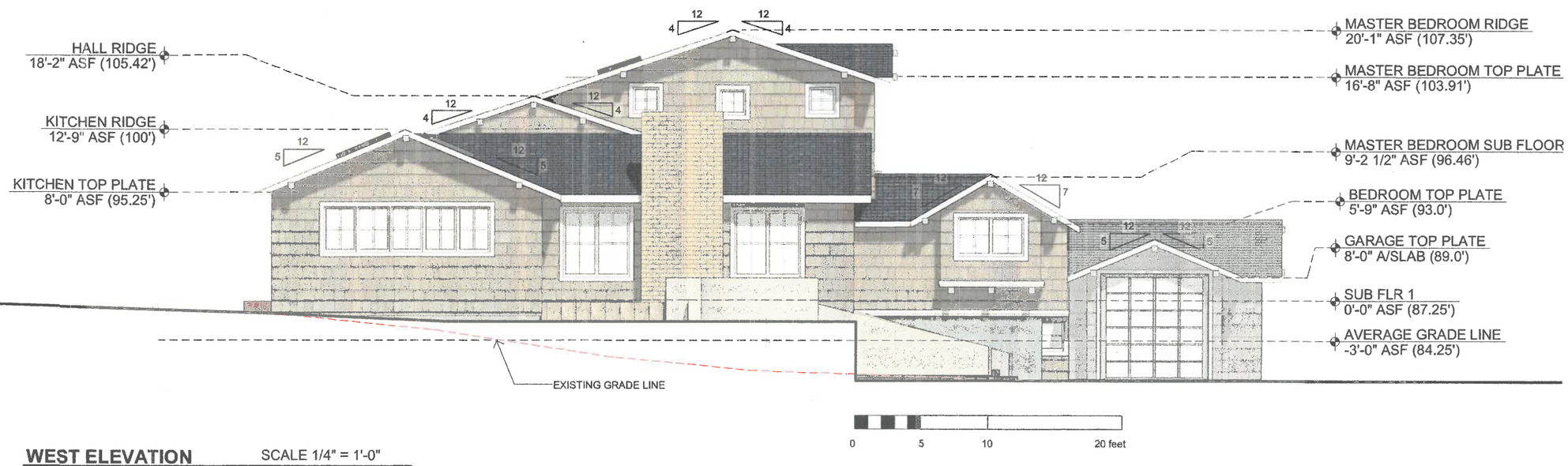


SOUTH ELEVATION SCALE 1/4" = 1'-0"



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

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

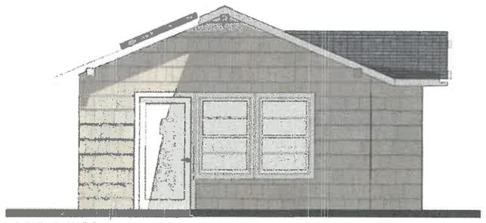
ELEVATIONS

LEHMAN / SIEGFRIED Residential Remodel
VIZCAINO 11 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

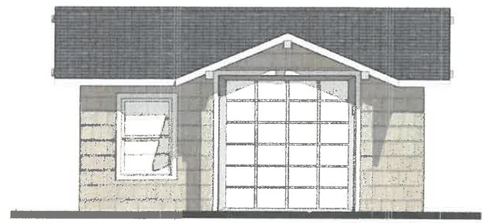
2/17/2016

SHEET
A5

LEHMAN / SIEGFRIED PLN V1

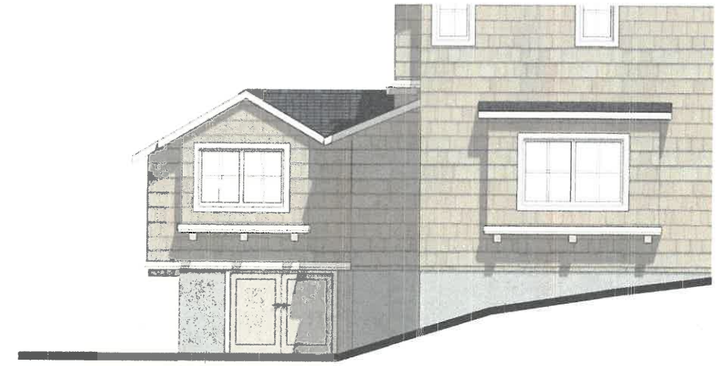


NORTH



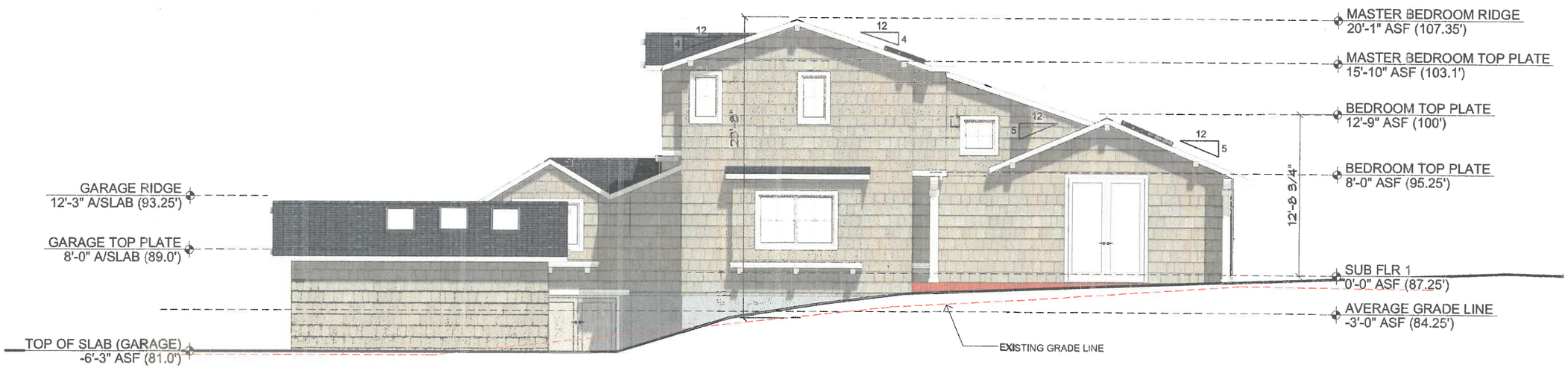
WEST

GARAGE ELEVATIONS SCALE 1/4" = 1'-0"



EAST ELEVATION (PARTIAL) SCALE 1/4" = 1'-0"

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



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

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

ELEVATIONS
SCHEDULES

LEHMAN / SIEGFRIED Residential Remodel
VIZCAINO 11 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-015

2/17/2016

SHEET
A6

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CODE COMPLIANCE NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ANY OTHER APPLICABLE CODES.

2. FIRE SPRINKLERS ON DEFERRED PERMIT

GENERAL NOTES

1.DO NOT SCALE DRAWINGS.

2.CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION, BUT ARE NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATION OF BURIED ITEMS. NO RELIABLE CONSTRUCTION DOCUMENTS FOR THE EXISTING STRUCTURE WERE AVAILABLE. THESE DRAWINGS ARE INTEDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERITY DIMENSIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DESIGNER BEFORE PROCEEDING WITH WORK REGARDING CHANGES, DISCREPANCIES OR ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF PRE-EXISTING CONDITIONS WHICH PROHIBIT EXECUTION OF WORK AS DESCRIBED HEREIN.

3..NEW CONSTRUCTION TO MATCH EXISTING DETAILS AND FINISHES. WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION, PATCH AND MATCH SURFACES AND FINISHES TO ALIGN CONSISTENTLY SO NO VISUAL EVIDENCE OF CORRECTED WORK REMAINS UPON COMPLETION.

4.FLOOR ELEVATIONS = TOP OF PLYWOOD SUB-FLOOR OR TOP OF SLAB.

5.ALL WALLS DIMENSIONED TO FACE OF STUD (UNLESS OTHERWISE NOTED).

REVISION NOTES

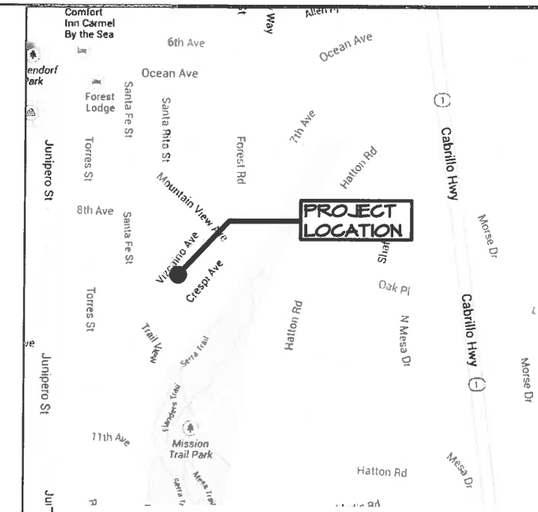
1 REVISION BASED ON COMMENTS FROM PLANNING COMMISSION MEETING ON 4/13/16. CHANGES TO BUILDING FOOTPRINT TO MOVE HOUSE LINE AWAY FROM PROPERTY ON EAST LINE. ADJUSTED OFFICE ROOM LOCATION TO ALLOW FOR MORE SAFETY ZONE AROUND LARGE PINE TREE. ROTATED ROOF LINE AT GARAGE TO AVOID REFLECTING LIGHT FROM SKYLIGHTS TO SOUTH NEIGHBOR. SIMPLIFICATION OF FORMS AND ELIMINATION OF ONE WINDOW SEAT PROJECTION. REORIENTED ENTRY PATH TO MINIMIZE GRADING AT STREET ELEVATION. OVERALL REDUCTION OF MASS OF BUIDING BY DROPPING PLATE HEIGHT AT SECOND STORY BEDROOM. SITE COVERAGE DATA TABLE REVISED PER CHANGES TO HARDSCAPE.

PERSPECTIVE VIEW FROM STREET
NO SCALE

PROJECT INFORMATION

OWNER	LEHMAN / SIEGFRIED
SITE ADRESS	VIZCAINO 11 SE OF MOUNTAIN VIEW, Carmel CA 93921
A P N	APN 010-052-037
LEGAL	CARMEL BY THE SEA ADD 5 NE 1/2 OF LOT 26 BLK 103 SW 1/2 OF LOT 28 ALL OF LOT 28 BLK 103.
LOT/BLOCK	LOT 26,28, BLK 103
YEAR BUILT	1954
ZONING	R-2
CONST. TYPE	V-B
OCCUPANCY	R-3
FIRE SPRINKLERS	YES, DEFERRED PERMIT
HISTORIC	NO

LOT SIZE	8000 S.F.
EXISTING BUILDING AREA	2101 S.F.
EXISTING SHED	64 S.F.
EXISTING GARAGE	380 S.F.
EXISTING TOTAL BUILDING AREA	**2545 S.F**
FIRST FLOOR AREA	1995 S.F.
SECOND FLOOR AREA	585 S.F.
GARAGE FLOOR AREA	380 S.F.
PROPOSED TOTAL BUILDING AREA	**2960 S.F.**
SITE COVERAGE	
FRONT PATIO, STAIRS	416 S.F.
DRIVEWAY (DIRT)	0 S.F.
REAR PATIO (PERMEABLE)	422 S.F.
SIDE DOOR PATH (PERMEABLE)	70 S.F.
SIDE DOOR LANDING	40 S.F.
GARAGE SIDE DOOR LANDING (PERMEABLE)	20 S.F.
SITE COVERAGE TOTAL	**968 S.F.**
EXISTING SITE COVERAGE	
DRIVEWAY (ASPHALT)	539 S.F.
REAR BRICK PATIO (PERMEABLE)	887 S.F.
FRONT BRICK PATIO AND PATH (PERMEABLE)	414 S.F.
EXISTING SITE COVERAGE TOTAL	**1840 S.F.**



VICINITY MAP
NO SCALE

SCOPE OF WORK

PARTIAL DEMOLITION, REMODEL AND ADDITION TO SINGLE FAMILY RESIDENCE. 471 S.F. ADDITION TO RESIDENCE. RELOCATE 3 SKYLIGHTS TO NEW GARAGE. 5 NEW SKYLIGHTS.

CONTACT INFORMATION

OWNER - Gail Lehman	831.277.2770
DESIGNER - Alan Lehman	831.747.4718

DRAWING INDEX

A1	PROJECT DATA, VICINITY MAP, PERSPECTIVE VIEWS
A2	EXISTING SITE PLAN, PROPOSED SITE PLAN
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN, WINDOW SCHEDULE
A5	ELEVATIONS
A6	ELEVATIONS
A7	ROOF PLAN, FLOOR OVERLAY MAP, STREET ELEVATION
A8	LANDSCAPE PLAN, EXTERIOR LIGHTING PLAN, DEMOLITION, WALL TAKE DOWN PLAN, FENCE ELEVATION
A9	EXISTING ELEVATIONS, EXISTING FLOOR PLANS
A10	SURVEY
A11	PRELIMINARY SITE ASSESMENT

REVISIONS
1 4/19/16

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info@lehmandesignstudio.com
LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

PROJECT INFORMATION
PERSPECTIVE VIEW

LEHMAN / SIEGFRIED Residential Remodel
VIZCAINO 11 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-037

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SHEET
A1

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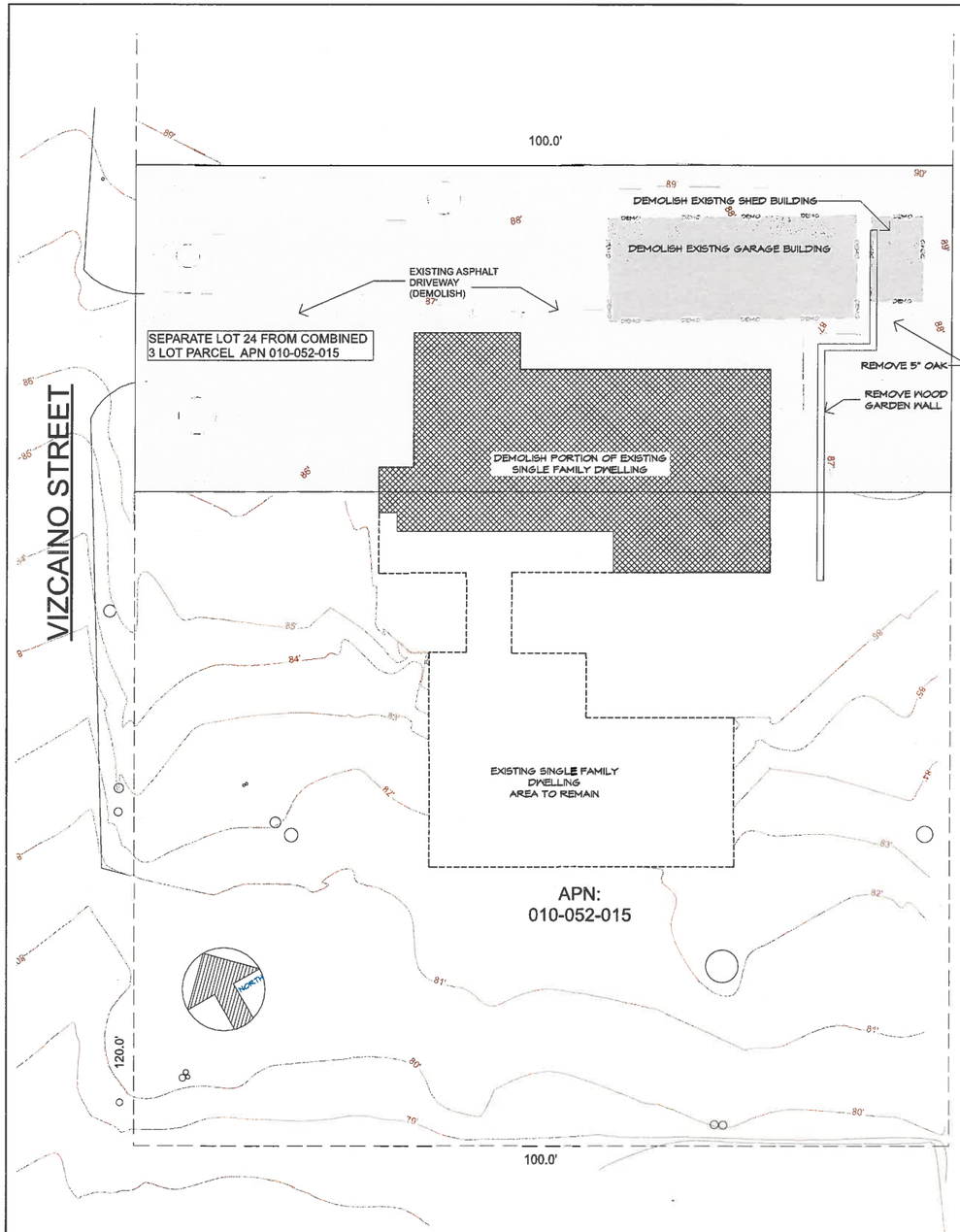
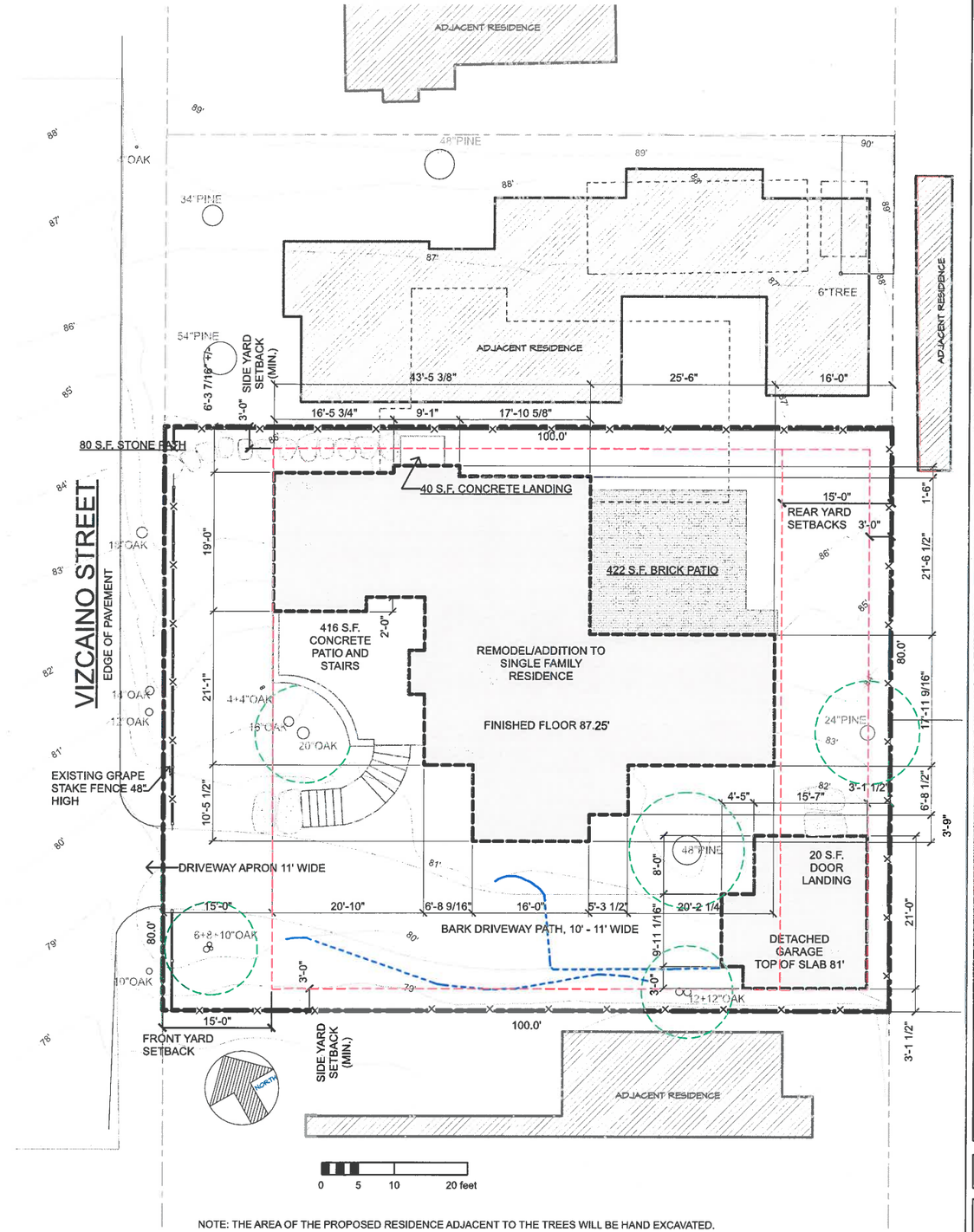


SITE PLAN - EXISTING

SCALE 1/8" = 1'-0"



NOTE: THE AREA OF THE PROPOSED RESIDENCE ADJACENT TO THE TREES WILL BE HAND EXCAVATED.

SITE PLAN - PROPOSED

SCALE 1/8" = 1'-0"

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26453 mission fields road
carmel CA 93923
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EXISTING SITE PLAN
PROPOSED SIGE PLAN

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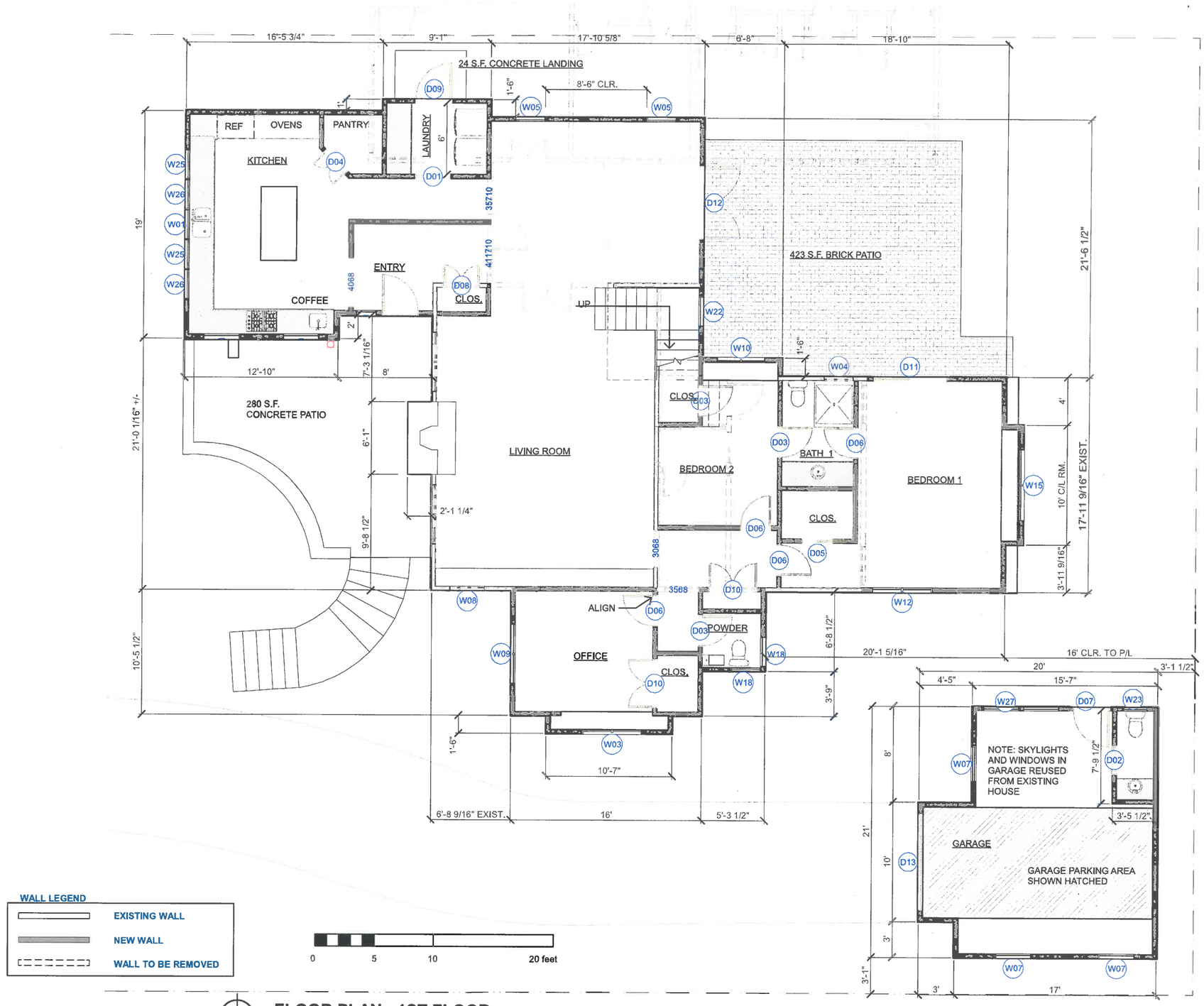

FLOOR PLAN - 1ST FLOOR

SCALE 1/4" = 1'-0"

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carmel CA 93923
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FIRST FLOOR PLAN

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LEHMAN / SIEGFRIED PLN V1

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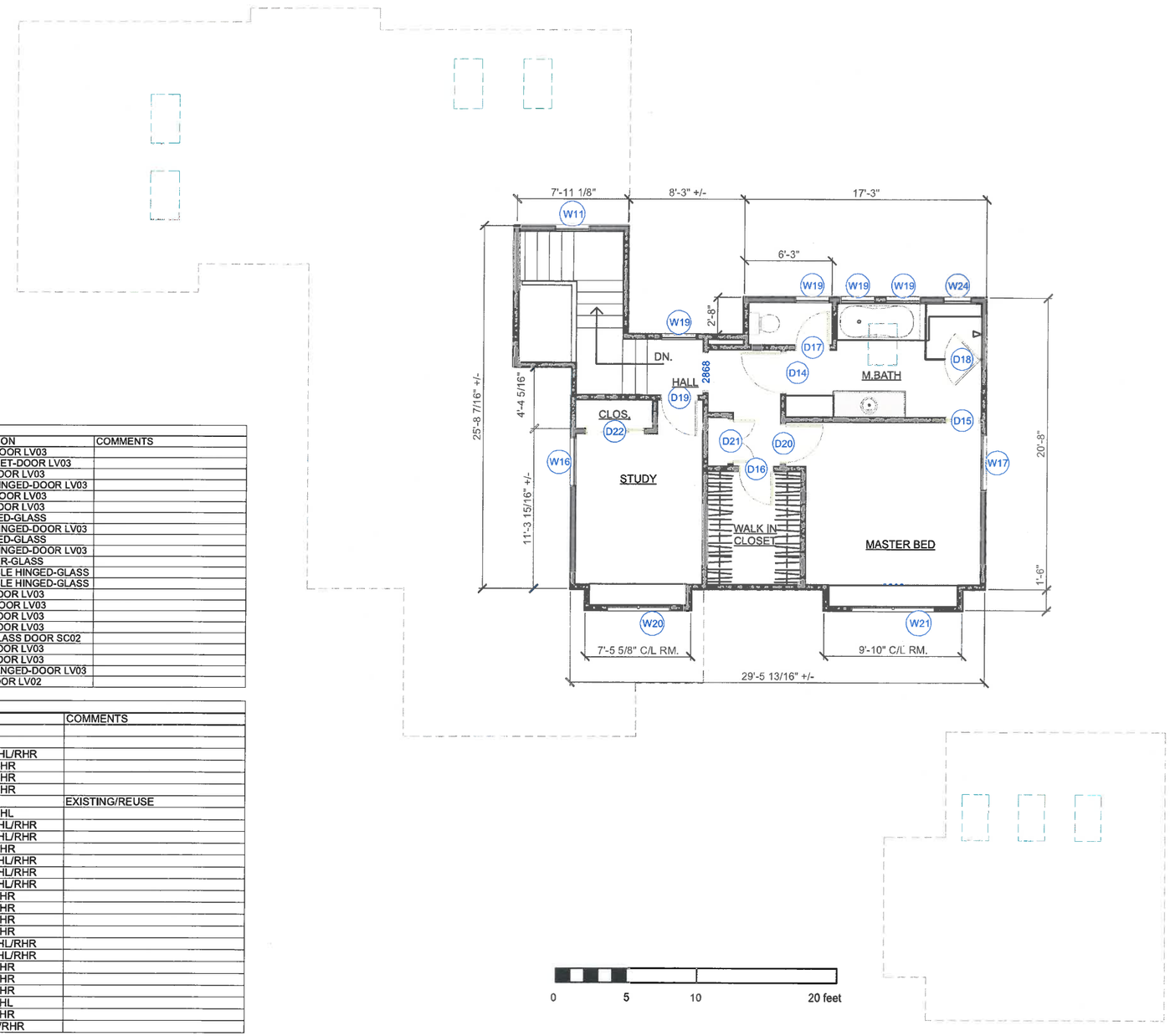

DOOR SCHEDULE

NUMBER	QTY	FLOOR	SIZE	R/O	THICKNESS	FIRE	DESCRIPTION	COMMENTS
D01	1	1	21068 L	70"X82 1/2"	1 3/8"		POCKET-DOOR LV03	
D02	1	1	2468 R EX	58"X82 1/2"	1 3/8"		EXT. POCKET-DOOR LV03	
D03	3	1	2668 L IN	32"X82 1/2"	1 3/8"		HINGED-DOOR LV03	
D04	1	1	2668 L/R IN	32"X82 1/2"	1 3/8"		DOUBLE HINGED-DOOR LV03	
D05	1	1	2668 R	62"X82 1/2"	1 3/8"		POCKET-DOOR LV03	
D06	4	1	2668 R IN	32"X82 1/2"	1 3/8"		HINGED-DOOR LV03	
D07	2	1	3068 L EX	38"X83"	1 3/4"		EXT. HINGED-GLASS	
D08	1	1	3068 L/R IN	38"X82 1/2"	1 3/8"		DOUBLE HINGED-DOOR LV03	
D09	1	1	3068 R EX	38"X83"	1 3/4"		EXT. HINGED-GLASS	
D10	2	1	4068 L/R IN	50"X82 1/2"	1 3/8"		DOUBLE HINGED-DOOR LV03	
D11	1	1	6068 L EX	74"X83"	1 3/4"		EXT. SLIDER-GLASS	
D12	1	1	6080 L/R EX	74"X99"	1 3/4"		EXT. DOUBLE HINGED-GLASS	
D13	1	1	8080 L/R EX	98"X99"	1 3/4"		EXT. DOUBLE HINGED-GLASS	
D14	1	2	21068 R IN	35 3/4"X82 1/2"	1 3/8"		HINGED-DOOR LV03	
D15	1	2	2468 L	58"X82 1/2"	1 3/8"		POCKET-DOOR LV03	
D16	1	2	2468 L IN	30"X82 1/2"	1 3/8"		HINGED-DOOR LV03	
D17	1	2	2468 R IN	30"X82 1/2"	1 3/8"		HINGED-DOOR LV03	
D18	1	2	2668 L IN	32 1/4"X82 1/2"	1 3/8"		HINGED-GLASS DOOR SC02	
D19	1	2	2668 L IN	32"X82 1/2"	1 3/8"		HINGED-DOOR LV03	
D20	1	2	2868 L IN	34"X82 1/2"	1 3/8"		HINGED-DOOR LV03	
D21	1	2	3068 L/R IN	38"X82 1/2"	1 3/8"		DOUBLE HINGED-DOOR LV03	
D22	1	2	4068 L IN	50"X82 1/2"	1 3/8"		SLIDER-DOOR LV02	

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	SIZE	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	1	1	2636FX			FIXED GLASS	
W02	1	1	1864FX		YES	FIXED GLASS	
W03	1	1	5046DC			DBL CASEMENT-LHL/RHR	
W04	1	1	2626SC			SNGL CASEMENT-HR	
W05	2	1	2650SC			SNGL CASEMENT-HR	
W06	2	1	3036SC			SNGL CASEMENT-HR	
W07	3	1	3046SH			SINGLE HUNG	EXISTING/REUSE
W08	1	1	3047SC			SNGL CASEMENT-HL	
W09	1	1	5030DC			DBL CASEMENT-LHL/RHR	
W10	1	1	4040DC			DBL CASEMENT-LHL/RHR	
W11	1	2	2626SC		YES	SNGL CASEMENT-HR	
W12	1	1	5040DC			DBL CASEMENT-LHL/RHR	
W13	2	1	5050DC			DBL CASEMENT-LHL/RHR	
W15	1	1	6040DC		YES	DBL CASEMENT-LHL/RHR	
W16	1	2	3636SC			SNGL CASEMENT-HR	
W17	1	2	4040SC			SNGL CASEMENT-HR	
W18	2	1	2630SC			SNGL CASEMENT-HR	
W19	4	2	2636SC			SNGL CASEMENT-HR	
W20	1	2	4640DC		YES	DBL CASEMENT-LHL/RHR	
W21	1	2	6036DC	YES	YES	DBL CASEMENT-LHL/RHR	
W22	1	1	2657SC		YES	SNGL CASEMENT-HR	
W23	1	1	2020SC		YES	SNGL CASEMENT-HR	
W24	1	2	2020SC		YES	SNGL CASEMENT-HR	
W25	2	1	2636SC			SNGL CASEMENT-HL	
W26	2	1	2636SC			SNGL CASEMENT-HR	
W27	1	1	6446			MULLED UNIT-LHL/RHR	

NOTE: WOOD WINDOWS BY SIERRA PACIFIC. MIN. U VALUE OF 4.0

WINDOW AND DOOR SCHEDULES

FLOOR PLAN - 2ND FLOOR

SCALE 1/4" = 1'-0"

REVISIONS

1 4/19/16

LEHMAN DESIGN STUDIO
ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

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ALAN LEHMAN

SECOND FLOOR PLAN
WINDOW SCHEDULE

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APN 010-052-037

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SHEET
A4

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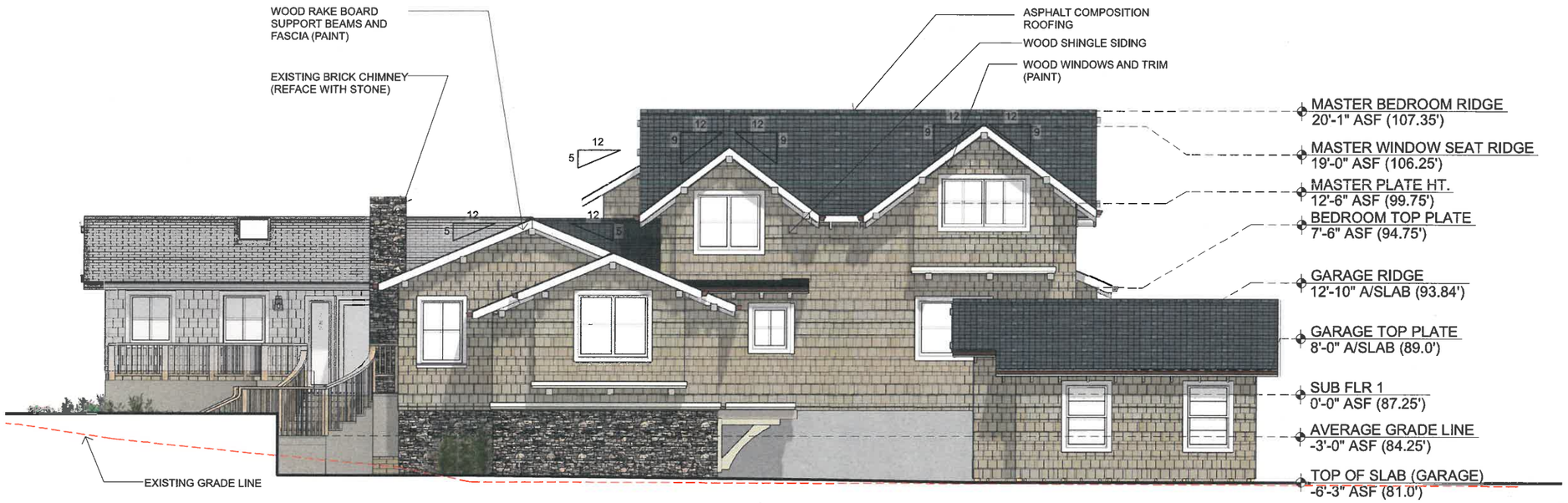
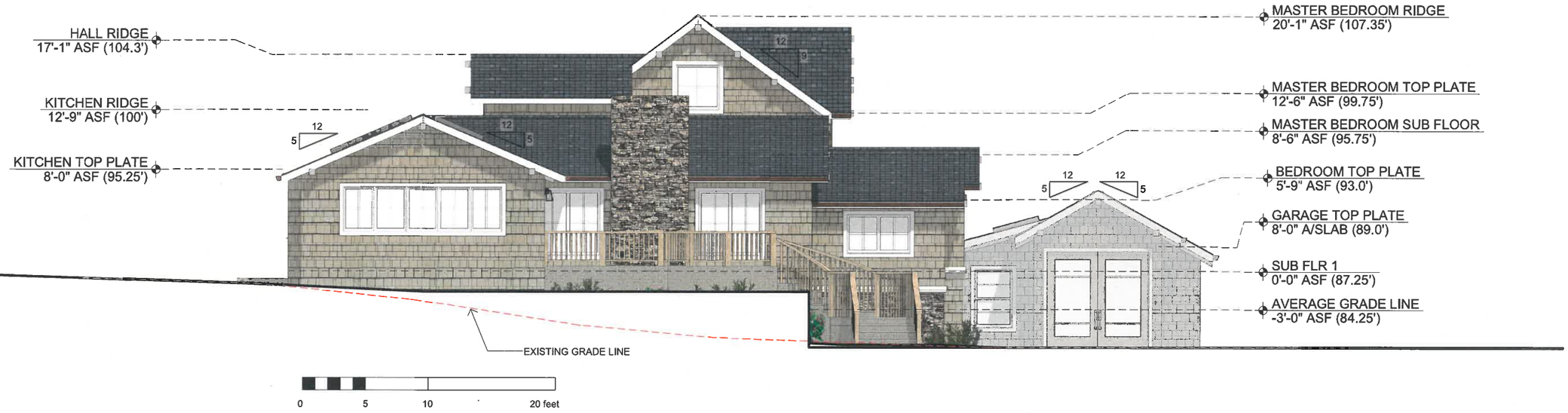


SOUTH ELEVATION SCALE 1/4" = 1'-0"



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

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ph 831.747.4718
26433 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

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ELEVATIONS

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VIZCAINO 11 SE OF MOUNTAIN VIEW,
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APN 010-052-037

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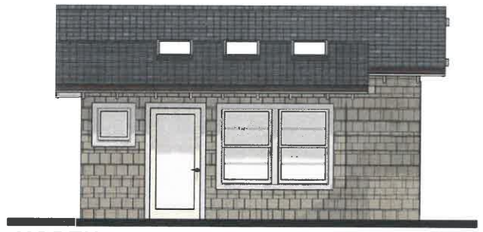
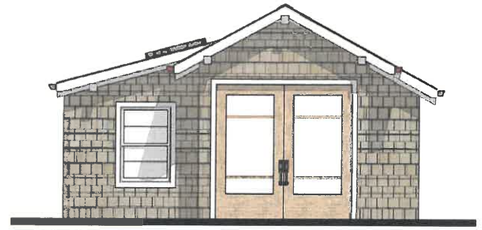
SHEET
A5



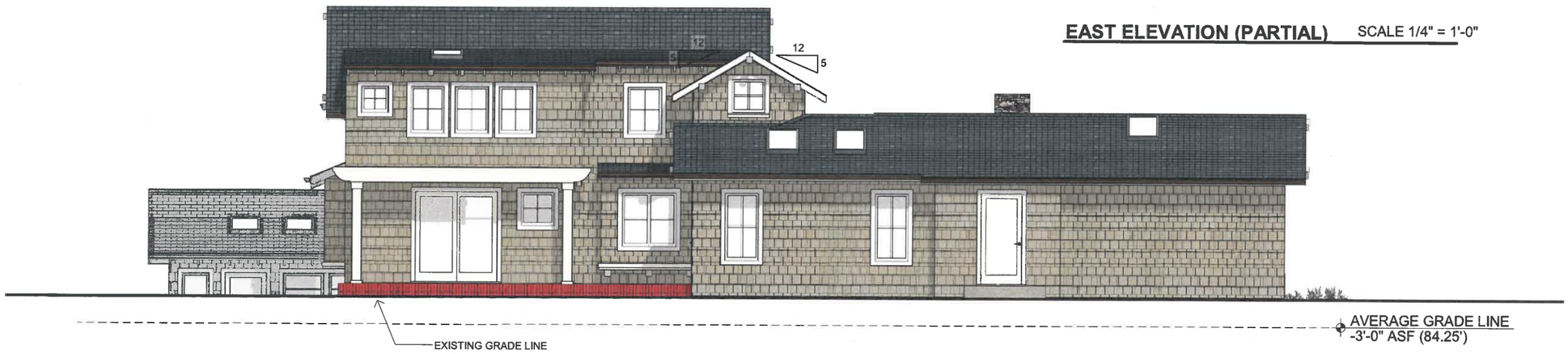
NORTH



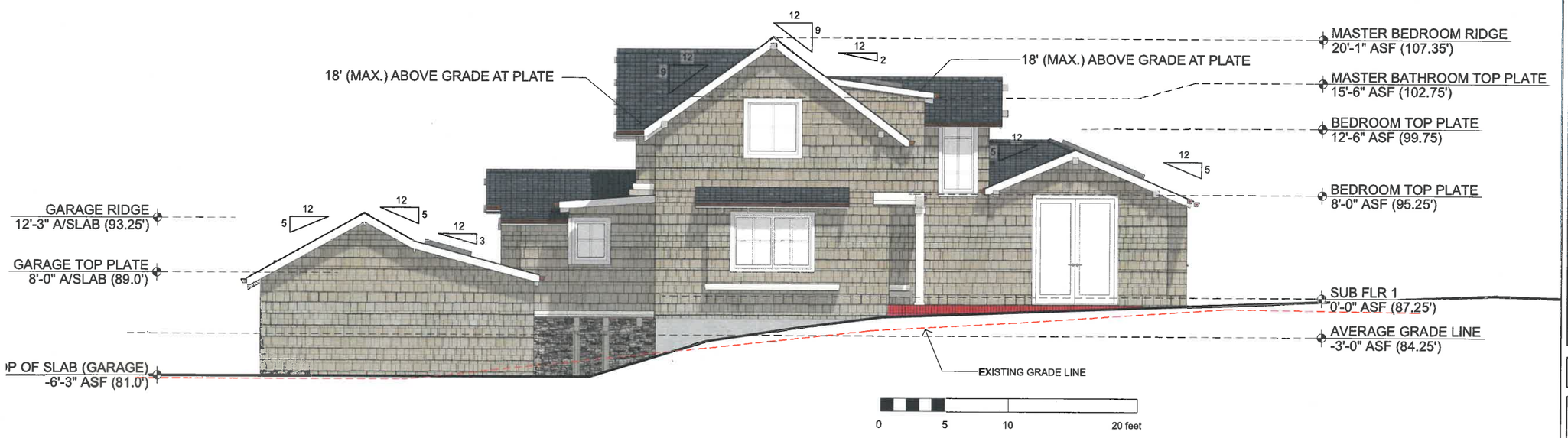
WEST

GARAGE ELEVATIONS SCALE 1/4" = 1'-0"

EAST ELEVATION (PARTIAL) SCALE 1/4" = 1'-0"



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



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

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ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com
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ELEVATIONS
SCHEDULES

LEHMAN / SIEGFRIED Residential Remodel
VIZCAINO 11 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-037

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SHEET
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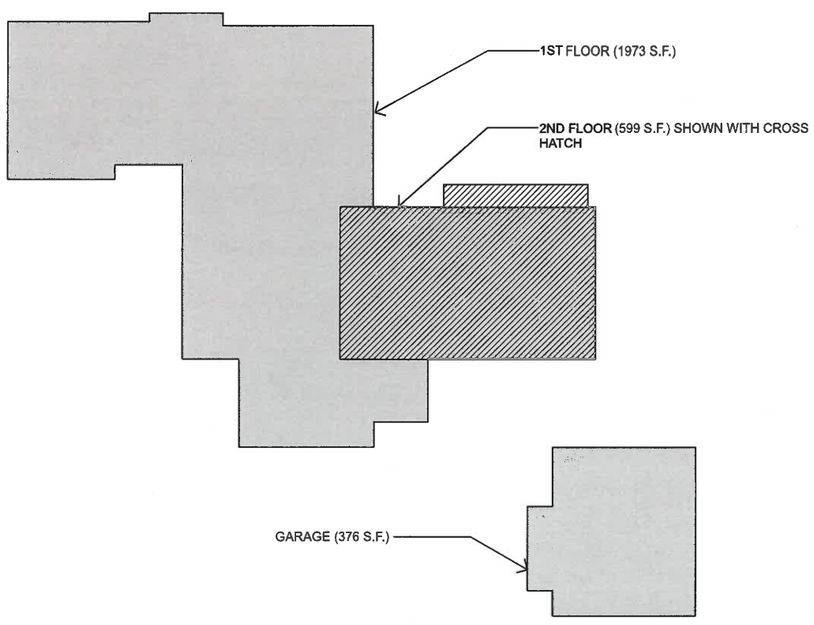
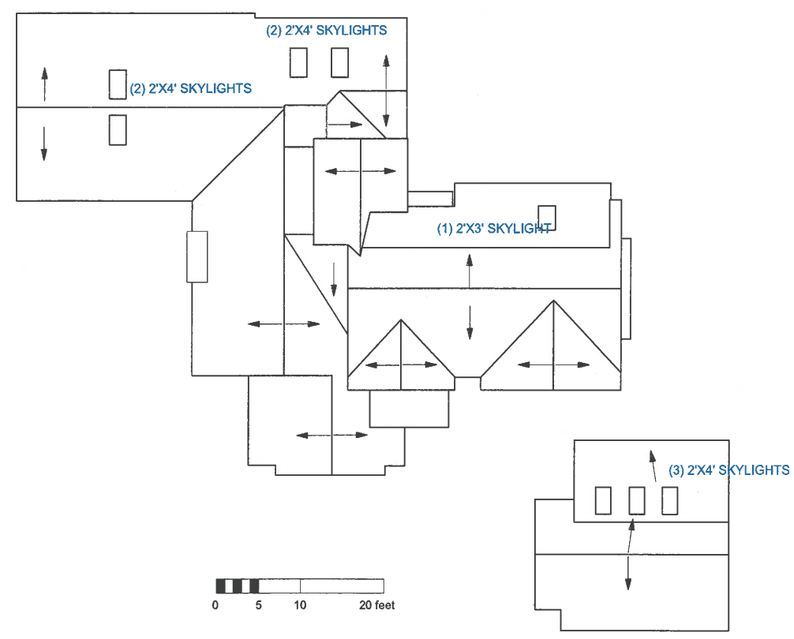
STREET ELEVATION

SCALE 1/8" = 1'-0"



FLOOR OVERLAY MAP

SCALE 1/8" = 1'-0"



ROOF PLAN

SCALE 1/8" = 1'-0"

REVISIONS

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ph 831.747.4718
26453 mission fields road
carmel CA 93923
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ROOF PLAN
FLOOR OVERLAY MAP

LEHMAN / SIEGFRIED Residential Remodel
VIZCAINO 11 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-037

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SHEET
A7

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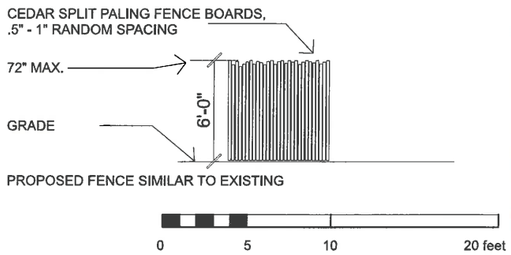
NOTE: FENCE ON STREET SIDE MAX. 48" HIGH



FENCE ELEVATION

NOTE: FENCE HEIGHT 48" MAX. IN 15' FRONT YARD SETBACK

SCALE 1/4" = 1'-0"

EXISTING FENCE IMAGE

PLANTING LEGEND

1	BUXUS SEMPERVIRENS
2	ATHYRIUM NIPPONICUM
3	CAYATHEA COOPERI
4	IRIS DOUGLASIANA
5	FESTUCA ARUNDINACEA

LIGHTING LEGEND

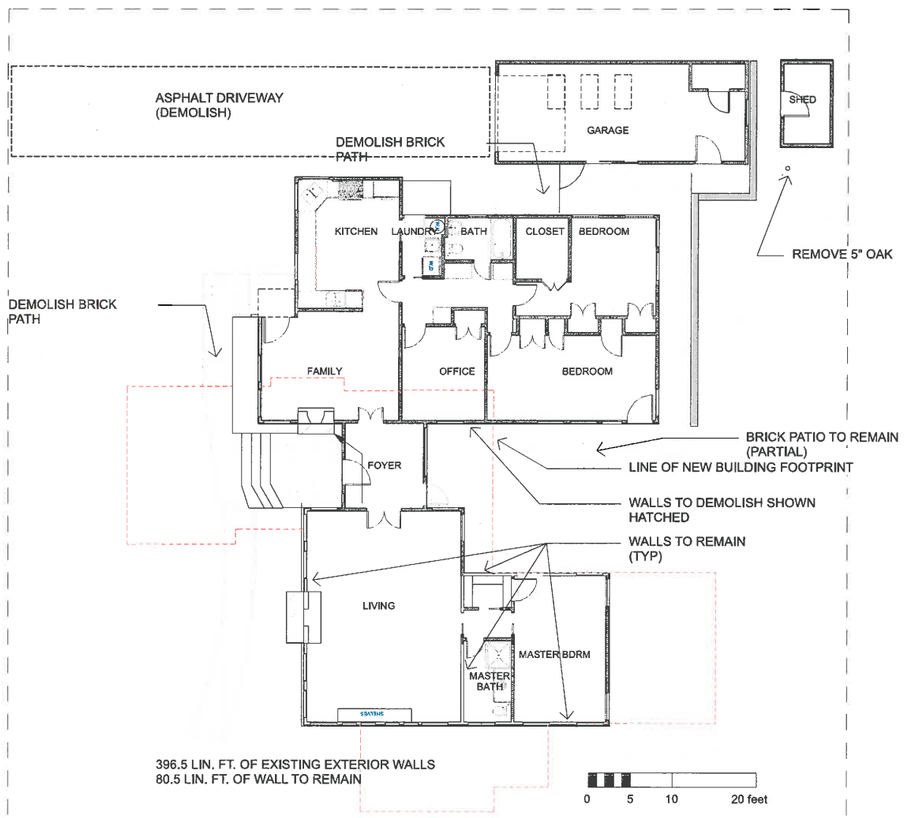
	PATH LIGHT
	WALL SCONCE

LANDSCAPE NOTES

1. REMOVE ALL IVY FROM SITE
2. NO WORK SHALL OCCUR IN THE PUBLIC RIGHT OF WAY

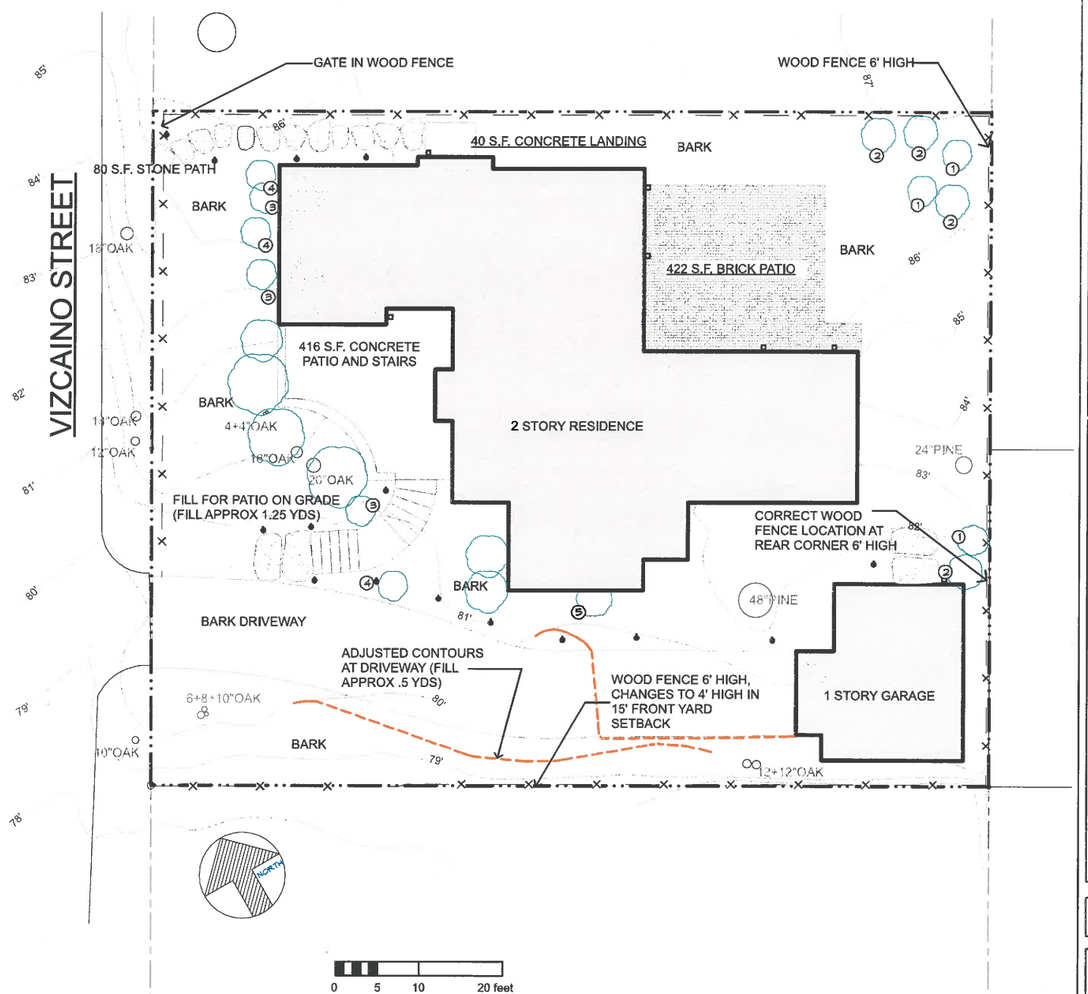
LIGHTING NOTES

1. ALL EXTERIOR LIGHTING SHALL BE ON PHOTO AND MOTION DETECTORS.
2. MAX BULB WATTAGE 20W- SCONCES, 15W- PATH LIGHTS
3. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT



WALL REMOVAL / TAKEDOWN PLAN

SCALE 1/8" = 1'-0"



LANDSCAPE AND LIGHTING PLAN

SCALE 1/8" = 1'-0"

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ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com
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ALAN LEHMAN

LANDSCAPE AND LIGHTING PLAN
WALL REMOVAL /TAKE DOWN PLAN
FENCE ELEVATION

LEHMAN / SIEGFRIED Residential Remodel
VIZCAINO 11 SE OF MOUNTAIN VIEW,
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SHEET
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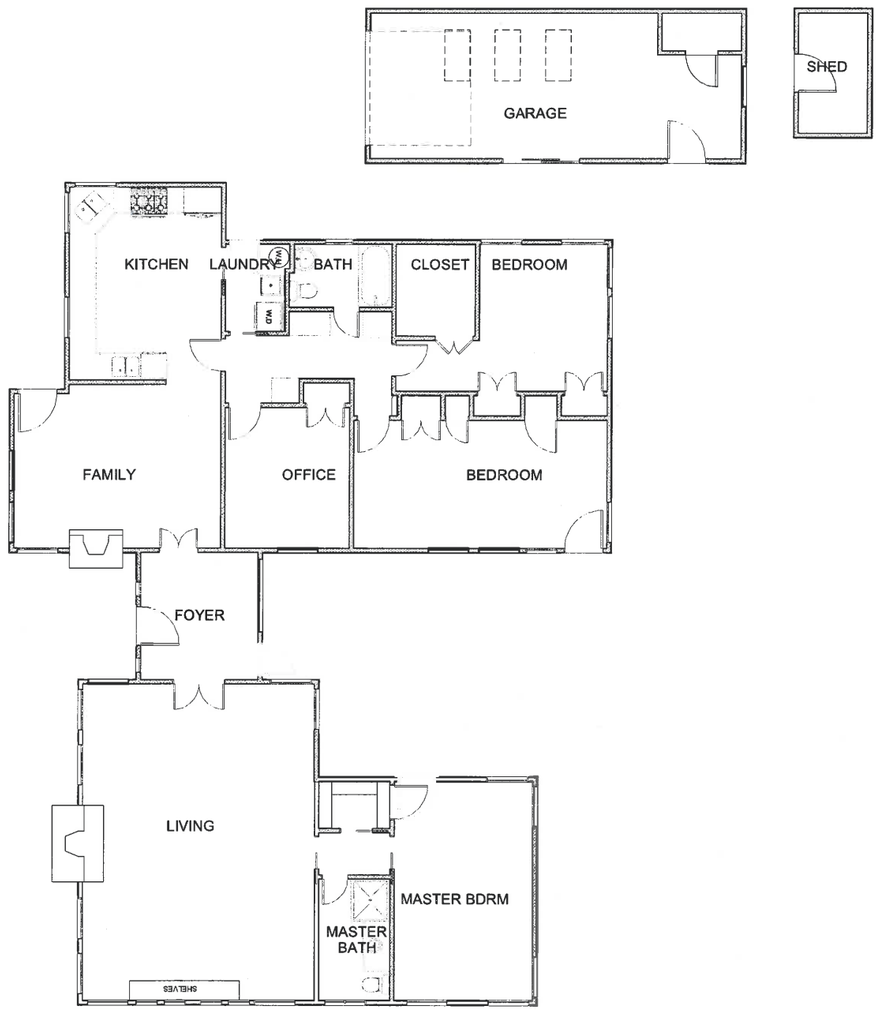
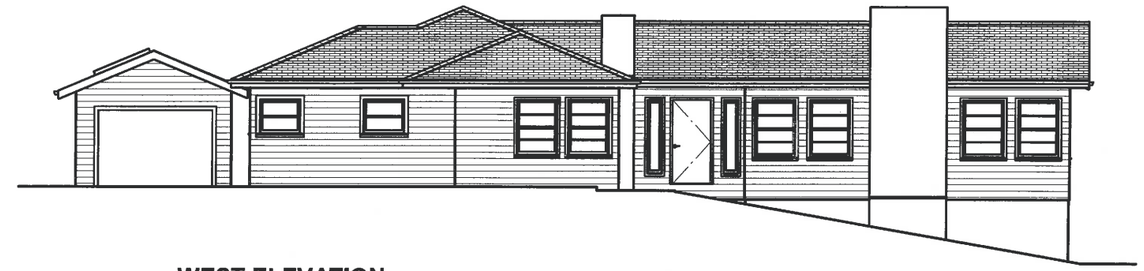
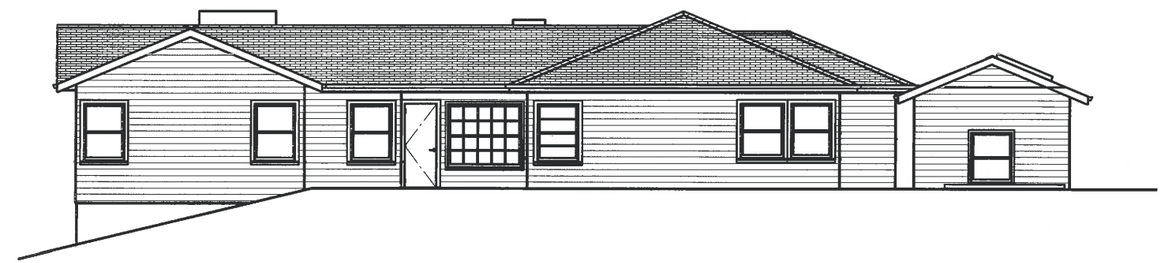


FLOOR PLAN - EXISTING

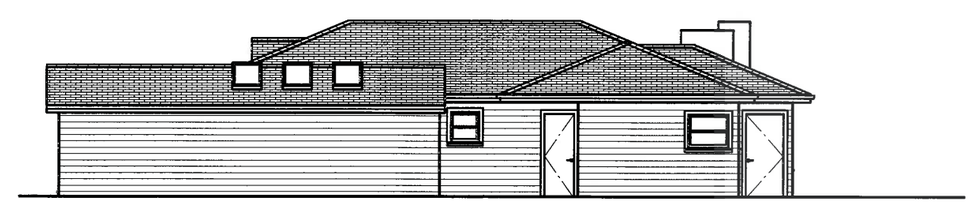
SCALE 3/16" = 1'-0"



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

0 5 10 20 feet

ELEVATIONS - EXISTING

SCALE 3/16" = 1'-0"

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ph 831.747.4718
26453 mission fields road
carmel CA 93923
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LEHMAN DESIGN STUDIO

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EXISTING FLOOR PLAN
EXISTING ELEVATIONS

LEHMAN / SIEGFRIED Residential Remodel
VIZCAINO 11 SE OF MOUNTAIN VIEW,
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APN 010-052-037

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SHEET
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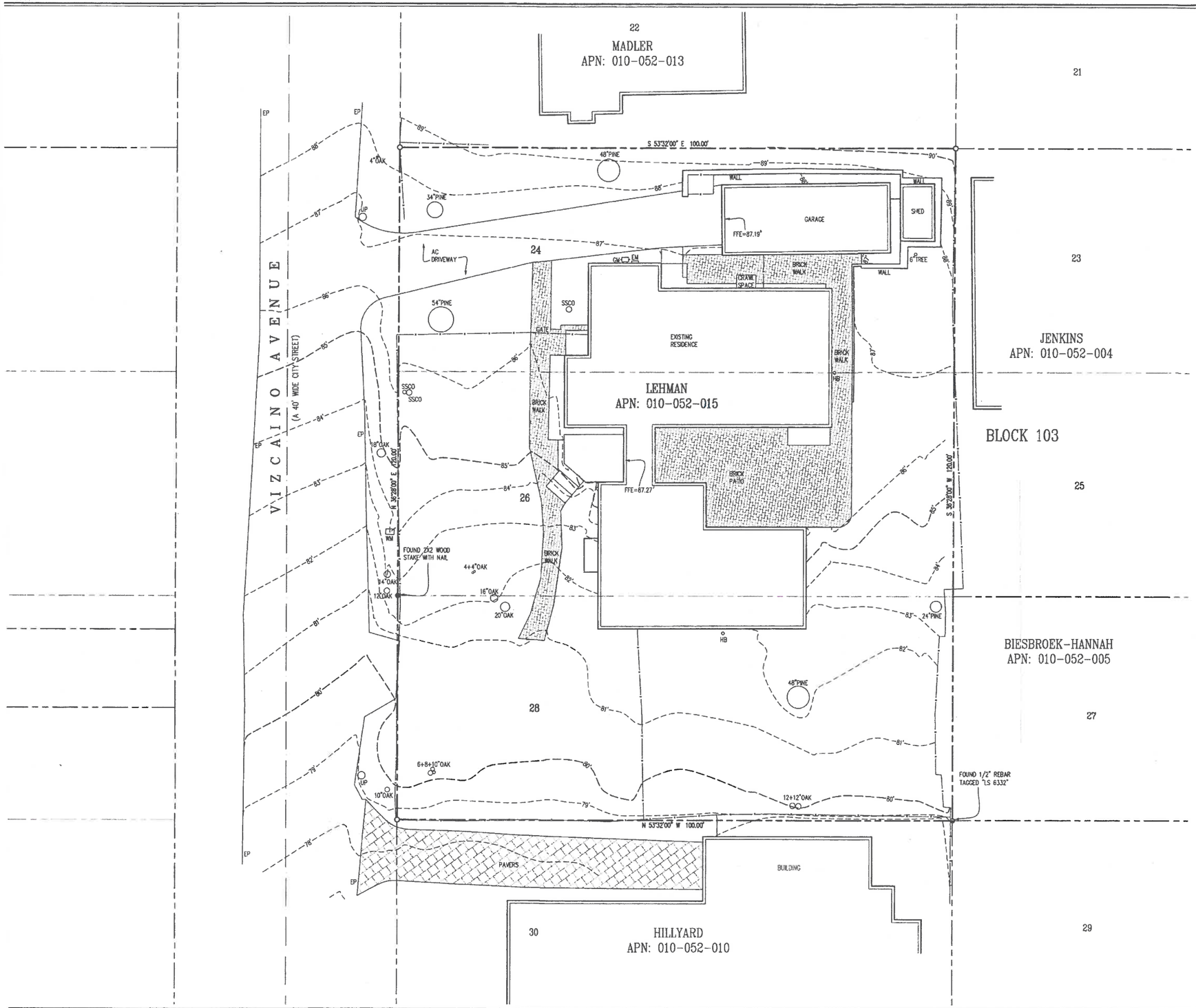

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. THE BENCHMARK IS THE FINISHED FLOOR. ELEVATION = 87.27'.
5. ● DENOTES A FOUND MONUMENT.
6. ○ DENOTES A SET MONUMENT. TAGGED "LS 7771".
7. A CORNER RECORD WILL BE FILED WITH THE COUNTY OF MONTEREY SHOWING THE MONUMENTATION SET WITH THIS BOUNDARY SURVEY.

LEGEND:

———————	FENCE LINE
AC	ASPHALTIC CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION
GM	GAS METER
HB	HOSE BIB
SSCO	SANITARY SEWER CLEAN OUT
UP	UTILITY POLE
WM	WATER METER

LICENSED LAND SURVEYOR JOHN C. WILSON 5207 STATE OF CALIFORNIA
10/21/2015

TOPOGRAPHIC SURVEY

OF

LOTS 24, 26, & 28, BLOCK 103
ADDITION No.5 CARMEL-BY-THE-SEA
VOLUME 2, CITIES & TOWNS, PAGE 22

CITY OF CARMEL — COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR
GAIL LEHMAN

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7899

SCALE: 1" = 8' — JOB No. 15-038 — MARCH 2015
FIELD: AL & JMS — DRAWN BY: JMS UPDATED OCTOBER, 2015

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1 4/19/16

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

EXISTING SURVEY

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SHEET
A10

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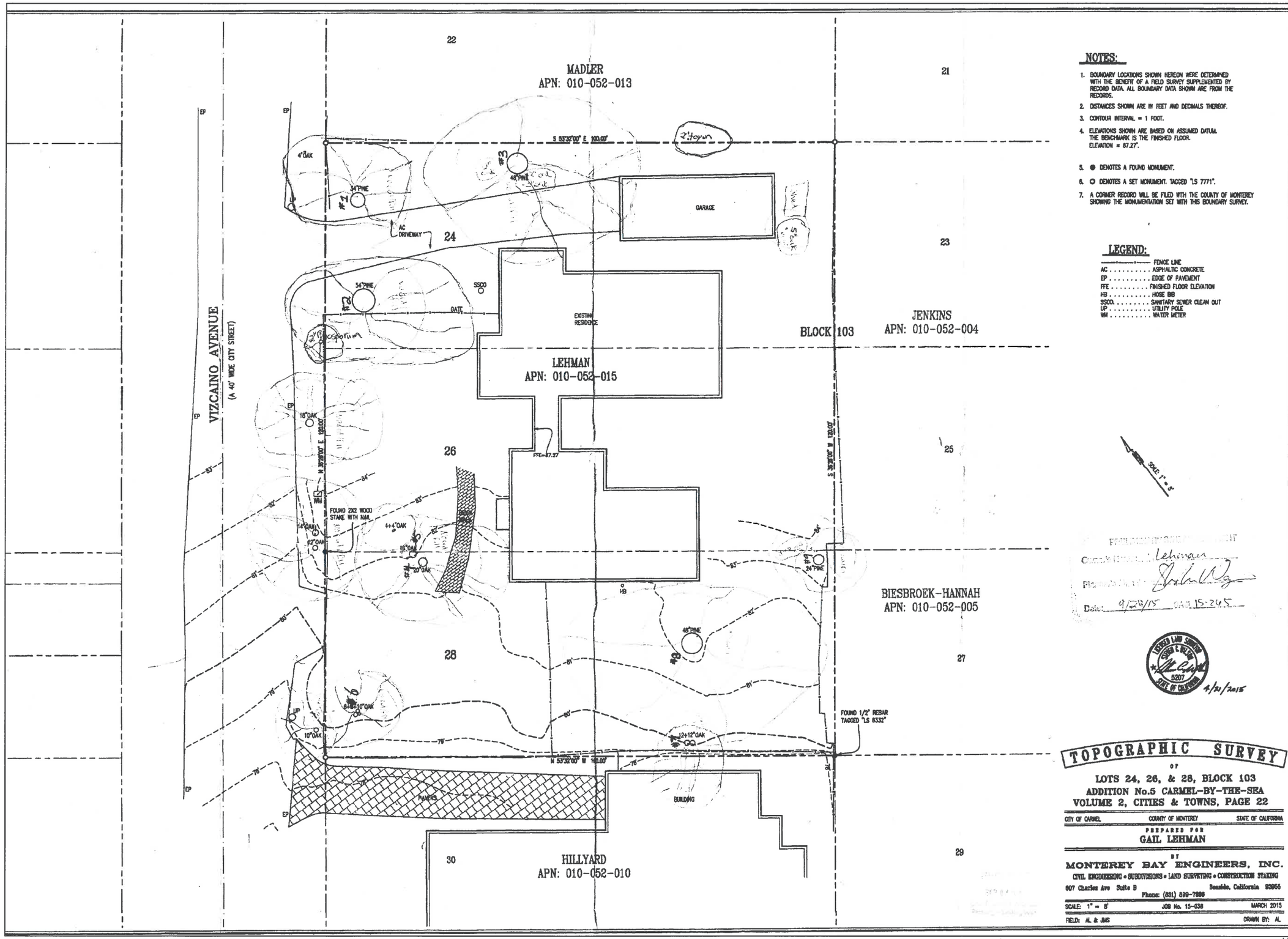


NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. THE BENCHMARK IS THE FINISHED FLOOR. ELEVATION = 87.27'.
5. ● DENOTES A FOUND MONUMENT.
6. ○ DENOTES A SET MONUMENT. TAGGED "LS 7771".
7. A CORNER RECORD WILL BE FILED WITH THE COUNTY OF MONTEREY SHOWING THE MONUMENTATION SET WITH THIS BOUNDARY SURVEY.

LEGEND:

—·—·—·—	FENCE LINE
AC	ASPHALTIC CONCRETE
EP	EDGE OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION
HB	HOSE BIB
SSCO	SANITARY SEWER CLEAN OUT
UP	UTILITY POLE
WM	WATER METER

FINALIZED BY CITY ENGINEER
Checked by: Lehman
Plan Check No.
Date: 9/28/15 PC# 15-245

LICENSED LAND SURVEYOR
ROBERT C. BELLER
5207
STATE OF CALIFORNIA
4/21/2015

TOPOGRAPHIC SURVEY

OF

LOTS 24, 26, & 28, BLOCK 103
ADDITION No.5 CARMEL-BY-THE-SEA
VOLUME 2, CITIES & TOWNS, PAGE 22

CITY OF CARMEL — COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR
GAIL LEHMAN

BY

MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B — Seaside, California 93955
Phone: (831) 899-7880

SCALE: 1" = 8' — JOB No. 15-038 — MARCH 2015
FIELD: AL & JMS — DRAWN BY: AL

REVISIONS
1 4/19/16

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO
DRAWN BY
ALAN LEHMAN

SITE STUDY MARKUP

LEHMAN / SIEGFRIED Residential Remodel
VIZCAINO 11 SE OF MOUNTAIN VIEW,
Carmel CA 93921
APN 010-052-037

2/17/2016

SHEET
A11

View from South West

LEHMAN - SIEGFRIED		ph 831.747.4718 26453 mission fields rd carmel CA 93923 info @ lehmandesignstudio.com	LEHMAN DESIGN STUDIO
VIZCAINO 11 SE OF MOUNTAIN VIEW, CARMEL CA 93921	5.2.16		REVISION

West Elevation Current

West Elevation Previous

LEHMAN - SIEGFRIED		ph 831.747.4718 26453 mission fields rd carmel CA 93923 info @ lehmandesignstudio.com	LEHMAN DESIGN STUDIO
VIZCAINO 11 SE OF MOUNTAIN VIEW, CARMEL CA 93921	5.2.16		

REVISION

South Elevation Current

South Elevation Previous

LEHMAN - SIEGFRIED		ph 831.747.4718	LEHMAN DESIGN STUDIO	REVISION
VIZCAINO 11 SE OF MOUNTAIN VIEW, CARMEL CA 93921	5.2.16	26453 mission fields rd carmel CA 93923 info @ lehmandesignstudio.com		

East Elevation Current

East Elevation Previous

LEHMAN - SIEGFRIED		ph 831.747.4718 26453 mission fields rd carmel CA 93923 info @ lehmandesignstudio.com	LEHMAN DESIGN STUDIO
VIZCAINO 11 SE OF MOUNTAIN VIEW, CARMEL CA 93921	5.2.16		REVISION

North Elevation Current

North Elevation Previous

LEHMAN - SIEGFRIED		ph 831.747.4718 26453 mission fields rd carmel CA 93923 info @ lehmandesignstudio.com	LEHMAN DESIGN STUDIO	REVISION
VIZCAINO 11 SE OF MOUNTAIN VIEW, CARMEL CA 93921	5.2.16			

Street View Study

LEHMAN - SIEGFRIED		ph 831.747.4718	LEHMAN DESIGN STUDIO	REVISION
VIZCAINO 11 SE OF MOUNTAIN VIEW, CARMEL CA 93921	5.2.16	26453 mission fields rd carmel CA 93923 info @ lehmandesignstudio.com		

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 11, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of a Combined Concept and Final Design Study (DS 16-037) and associated Coastal Development Permit for alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District.[1]

Recommendation:
Approve the Combined Concept and Final Design Study (DS 16-037) and associated Coastal Development Permit subject to the attached findings and conditions

Application:	DS 16-037	**APN:**	009-162-018
Block:	3B	**Lot**:	13
Location:	Sixth Avenue, 4 SE of Perry Newberry		
Applicant:	James Kean/Studio 101 Designs	**Property Owner:**	Kevin Kramer

Background and Project Description:

The property is 4,200 square feet in size and includes an existing 1,157 square foot, single-story residence with attached garage. The applicant has submitted plans for a remodel of the existing residence and proposes to increase square footage on the property from 1,157 square feet to 1,535 square feet by adding a master bedroom on the southeast corner of the residence and enlarging the entryway.

The demolition component of the project on the exterior of the residence is minor and includes the demolition of approximately 12 linear feet at the existing entryway and a portion of the walls

[1] Based on the CMC 17.58.040.B.2.a (Step Three: Final Details Review), for projects involving additions or alterations to historic resources or limited changes to non-historic structures, the Director may authorize concept review and final details review to occur at the same meeting. Staff has determined that the limited changes to the structure justify combining the concept review and final details review.

around the southeast corner of the residence. A significant portion of the front façade will remain untouched. Other project components include (1) two new first-story decks in the rear yard, (2) new cedar shake roofing, (3) three new skylights, (4) new painted lap siding on all addition areas to match existing, (5) new exterior wall mounted lights throughout, and (6) new fencing throughout the site.

Staff has scheduled this application for both conceptual review and final review details. If the Commission has concerns that cannot be addressed at one meeting it may continue the application and provide direction to the applicant.

PROJECT DATA FOR A 4,200 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,873 sf (45%)	1,157 sf (27.5%)	1,535 sf (36.5%)
Site Coverage	412 sf / 580 sf	724 sf	564 sf
Trees	3 Upper /1 Lower (recommended)	4/0	4/0 (note: 1 tree is proposed to be relocated on-site)
Ridge Height (1st)	18’	13.5’	No Change
Plate Height (1st)	12’	10.25’	No Change
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	15’	15’
Composite Side Yard	15’ (25%)	10.5’	10.5’
Minimum Side Yard	3’	4’	4’
Rear	15’ (3’ if bldg. <15’)	13’5”	5’7”

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 City Forester reviewed the property in March 2015 as part of the City’s Site Assessment process and identified four trees on the property including two significant Coast Live Oaks. The Coast Live Oaks are both located in the front yard of the residence. The applicant is proposing to transplant one Fruitless Olive tree from rear yard to the front yard, which will require a tree

removal permit and approval from the City Forester. Staff has included a condition of approval that the applicant applies for and obtains a Tree Removal permit from the City Forester prior to the issuance of a Building Permit. No additional trees are proposed to be planted, nor has the City Forester recommended that additional 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 existing view or potential view impacts that would be created by the remodeled residence. With regard to privacy, staff notes that there is no evidence of an existing privacy issue. The adjacent neighbors on either side of the residence are single story homes, and the proposal maintains the single-story height of the residence. Through the placement, location and size of windows, doors and decks, the design respects the rights to reasonable privacy on adjoining sites. In staff's opinion, the proposed residence meets the objectives of Residential Design Guidelines 5.1 through 5.3.

Mass & Bulk: Residential Design Guidelines 7.1 through 7.6 encourages a building's mass to relate "*to the context of other homes nearby"* and to "*minimize the mass of a building as seen from the public way or adjacent properties."* Further, these guidelines state that "*a building should relate to a human scale in its basic forms*."

The applicant is proposing to add 378 square feet to the residence, with the majority of the addition located in the rear of the house, which will not be seen from the public view. The proposed entryway addition appears to blend cohesively with the existing design and will also not significantly change the mass or bulk of the residence. In staff's opinion, the enlarged entryway is still a modest design and relates to a human scale. 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 roofs 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 one-story residence with an attached garage. The existing roofs mostly have a pitch of 4:12 with a small shed roof on the west elevation with a pitch of 2.5:12. The front of the residence has a long east to west ridge and a hipped roof over the garage. The applicant is proposing to essentially maintain the existing roofline as viewed from the front of the house by extending the front eave over the entry addition at a matching pitch. The rear master bedroom addition is proposed to have a 4:12 gable roof to match the existing rooflines. In staff's opinion, the building and roof design is simple and complements the building style and neighborhood context and it meets the objectives of Residential Design Guidelines 8.1 through 8.3.

***Materials*:** The applicant is proposing new painted lap siding on the addition areas to match the existing siding. Additionally, a new Cedar shake roof is proposed over the entire house. The existing siding throughout the untouched areas of the house will remain. All new windows are proposed throughout the house and staff has included a condition that only unclad wood windows are used.

***Fencing*:** Residential Design Guidelines 11.6 states, "*The use of distinctive design details in encouraged. This provides an opportunity for individuality and craftsmanship*", and "*Gates should have open or transparent quality that allow filtered views into the property*."

This property has an existing 6-foot high wood fence around a majority of the perimeter of the residence. The applicant is proposing to maintain the existing perimeter fence and add a new 6-foot high wood fence at the northeast corner of the residence (behind the front setback). Additionally, a new 6-foot high gate is also proposed at the southwest corner of the residence. Both gates are proposed to match the existing fence's style and material. A new 4-foot high wood fence is proposed within the front setback and an elevation drawing of the fence is included on Sheet 6 of the plans. The site currently has a tall stone wall in the rear of the property, which will be removed to allow for the master bedroom addition.

***Site Coverage*/Landscaping:** 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 4,200 square-foot site this equals 412 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 4,200 square foot lot, the total amount of coverage is allowed to be 580 square feet. The applicant is proposing to remove site coverage in order to comply with the allowed amount.

Landscaping must conform to CMC 17.34.060.A and that includes that 75% of new plant materials shall be drought-tolerant and low water use and that 75% of plants be native plant species and/or noninvasive drought-tolerant species as determined by the City Forester. The applicant is proposing to plant various plants as shown on the Landscape Planting Plan (Sheet L1.0). The proposed landscaping is consistent with the Municipal Code requirements.

Exterior Lighting: With regard to light fixtures, Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

In addition, the City's Residential Design Guidelines, Section 11.8, states, "*Preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas. Appropriate locations may include building entries, gates, terraces, walkways, and patios," and "[…] Point lights downward to reduce glare and avoid light pollution", "Locate and shield fixtures to avoid glare and excess lighting as seen from the neighboring properties and from the street".*

The location and style of the proposed wall-mounted light fixtures are depicted on the site plan and on the elevation drawings (Sheet 1, 4, and 4.A). The applicant is proposing eight wall mounted lights total with 6 on the front elevation and two on the rear elevations (one located at each proposed deck). The wall lights will not exceed 25 watts. Staff supports the proposed wall-mounted light fixtures and notes that they comply with the City requirements. A condition has been drafted to require that the lights are down cast fixtures with seeded glass. The applicant has not proposed and landscape lighting as part of this project.

Public ROW: The portion of the City Right-of-Way (ROW) between the front property line and edge of paving contains multiple encroachments including a concrete and stone garden wall. The applicant is proposing to remove all encroachments within the ROW. The proposed ROW will consist of various plantings including Carmel creeper and Sage bush with ground cover adjacent to the pavement, as shown on the Landscape Planting Plan (Sheet L1.0).

Historic Preservation: Prior to reviewing Design Study applications for the alteration or demolition of an existing residence, the City requires historic review for structures that are older than 50 years. It was determined late in the process that this residence has not yet received a historic determination. As a courtesy to the property owner, staff has kept this item on the agenda and has drafted a condition that the approval of Design Study (DS 16-037) is subject to a historic determination. Alterations to the design may be required if the residence is determined to be of historic significance. Any significant alterations would be returned to the Planning Commission for review.

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 15301 (Class 1) – Existing Facilities. The project includes an 378-square foot addition to an existing 1,157-square foot residence, and therefore qualifies for a Class 1 exemption. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

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

Attachment A – Site Photographs

Project site – Front elevation (north)

Project site – Side elevation (west)

Project site – Back of residence – south elevation

Attachment B – Findings for Approval

FINDINGS REQUIRED FOR FINAL DESIGN STUDY APPROVAL (CMC 17.64.080 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 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 – Conditions of Approval

DS 16-037 (Kramer)
May 11, 2016
Conditions of Approval
Page 1

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 16-037) authorizes the addition of 378 square feet to an existing 1,157 square feet including the following project components: (1) two new first-story decks in the rear yard, (2) new cedar shake roofing, (3) three new skylights, (4) new painted lap siding on all addition areas to match existing, (5) new exterior wall mounted lights throughout, and (6) new fencing throughout the site. This approval is subject to the pending historic determination of the residence.	✔
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 and shall be no closer than 10 feet from each other.	✔
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.	NA
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✔
13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any	✔

	liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✔
15.	This project is subject to a volume study.	✔
16.	Approval of this Design Study shall be valid only with approval of a Variance.	NA
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.	NA
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	✔

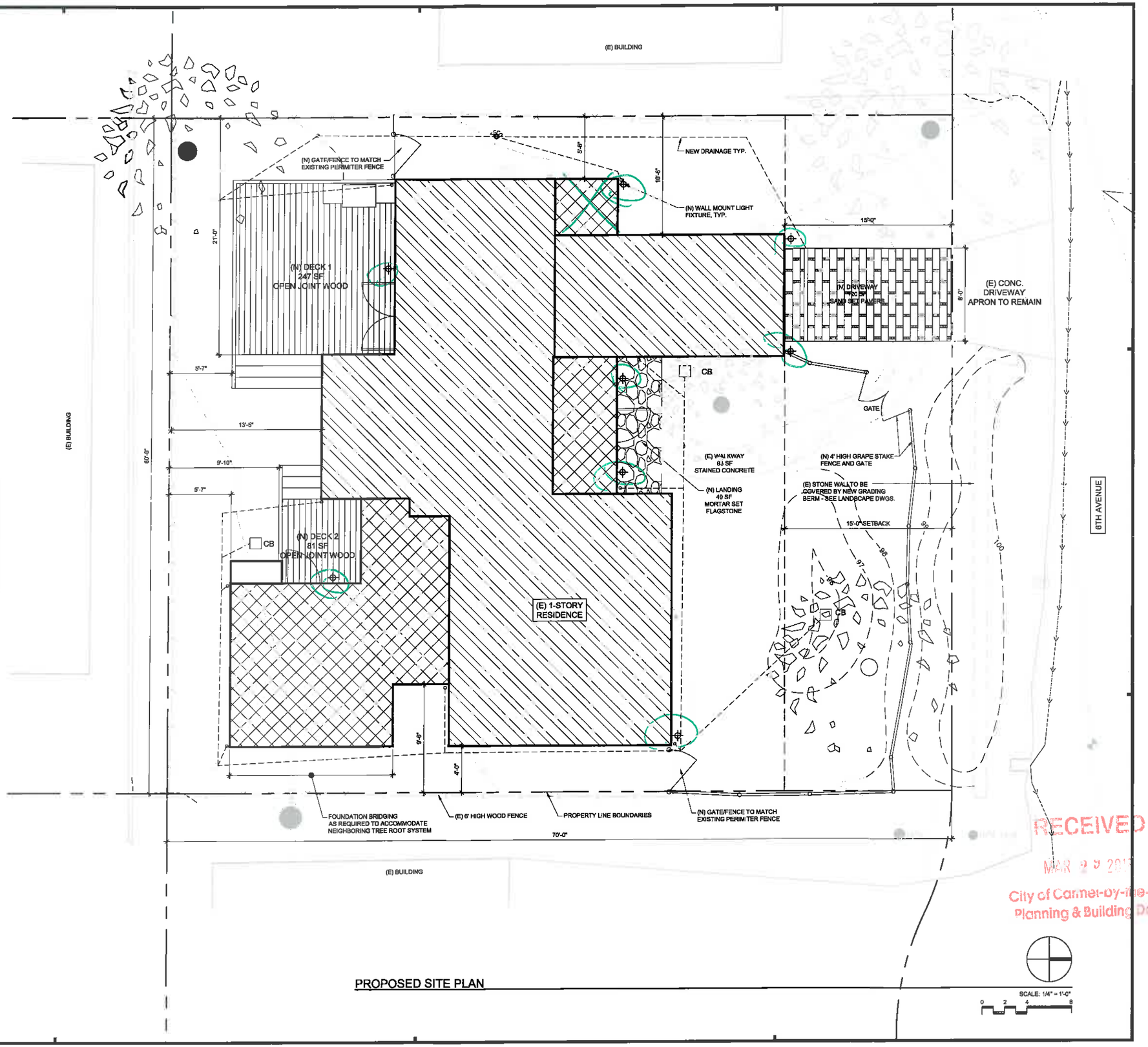
	be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved 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.	NA
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	The applicant shall apply for and obtain a Tree Removal permit from the City Forester for the relocated Olive Tree prior to the issuance of a Building Permit.	✔
23.	All exterior lights shall be down cast fixtures with seeded glass.	✔
24.	Approval of this Design Study shall be valid only with issuance of a Final Determination of Historic Ineligibly. Alterations to the design may be necessary, should the residence be determined historically significant.	✔

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

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



PROPOSED SITE PLAN

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

0 2 4 8

ARCH PLANS PREPARED BY:
JAMES KEAN (STUDIO 101 DESIGNS) 559-347-7993 (C)

PROJECT DATA

LOT AREA:	4200 SF
ZONING:	R-1
A.P.N.:	9-162-18
ADDRESS:	BLOCK: 3B LOT: 13

FLOOR AREA

ALLOWABLE BASE FLOOR AREA:	4200 X (0.45 - (200 X 0.02) = 1000	1673 SF
EXISTING FLOOR AREA:		1157 SF
PROPOSED FLOOR AREA:		406 SF
TOTAL FLOOR AREA		1563 SF

SITE COVERAGE

ALLOWABLE IMPERMEABLE COVERAGE: (0.22 X 1673) + (.04 X 4200)	580 SF
EXISTING IMPERMEABLE AREA:	724 SF
PROPOSED IMPERMEABLE AREA:	
WALKWAY	83 SF
FLAGSTONE LANDING	49 SF
TOTAL IMPERMEABLE AREA	132 SF
PROPOSED PERMEABLE AREA:	
DRIVEWAY (PAVERS SET IN SAND)	120 SF
DECK 1 (OPEN JOINT WOOD)	247 SF
DECK 2 (OPEN JOINT WOOD)	65 SF
TOTAL PERMEABLE AREA	432 SF
TOTAL PROPOSED SITE COVERAGE	564 SF

SCOPE OF WORK

CONSTRUCTION OF 406 SF SINGLE STORY ADDITION TO AN EXISTING 1157 SF SINGLE STORY HOUSE. WORK TO INCLUDE NEW WOOD DECKS, CEDAR SHAKE ROOFING ON NEW AND EXISTING ROOF AREAS AS WELL AS REPLACEMENT OF ALL SINGLE PANE WINDOWS WITH NEW DUAL PANE WINDOWS

RECEIVED
MAR 29 2017
City of Carmel-by-the-Sea
Planning & Building Dept

studio 101 designs
ph. 707 778 0101 f. 707 778 0103
625 Second Street, Ste #108
Petaluma, CA 94952
www.studio101designs.com

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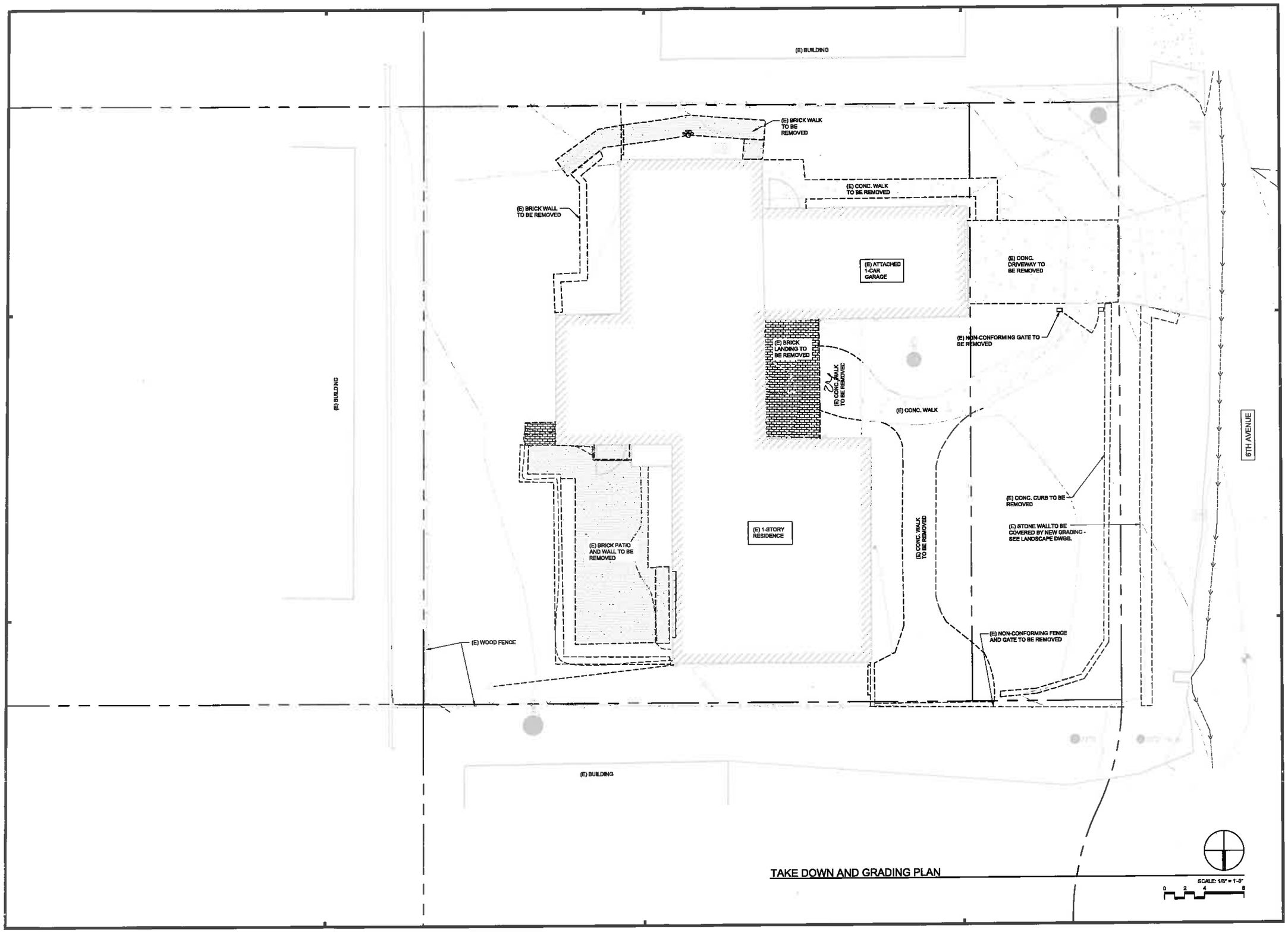
Project: KRAMER REMODEL
SOUTH SIDE 6TH @ PERRY NEWBERRY, CARMEL, CA 93923
A.P.N.: 9-162-18

Title: PROPOSED SITE PLAN

Rev	By	Description	Date

Designer: JK
Drawn By: JK
Date: 03/28/2016
Project No.: 101312
Scale: AS SHOWN

Sheet: 1



TAKE DOWN AND GRADING PLAN

studio 101 designs
ph. 707 778 0101 f. 707 778 0103
623 Second Street, Sto #108
Petaluma, CA 94952
www.studio101designs.com

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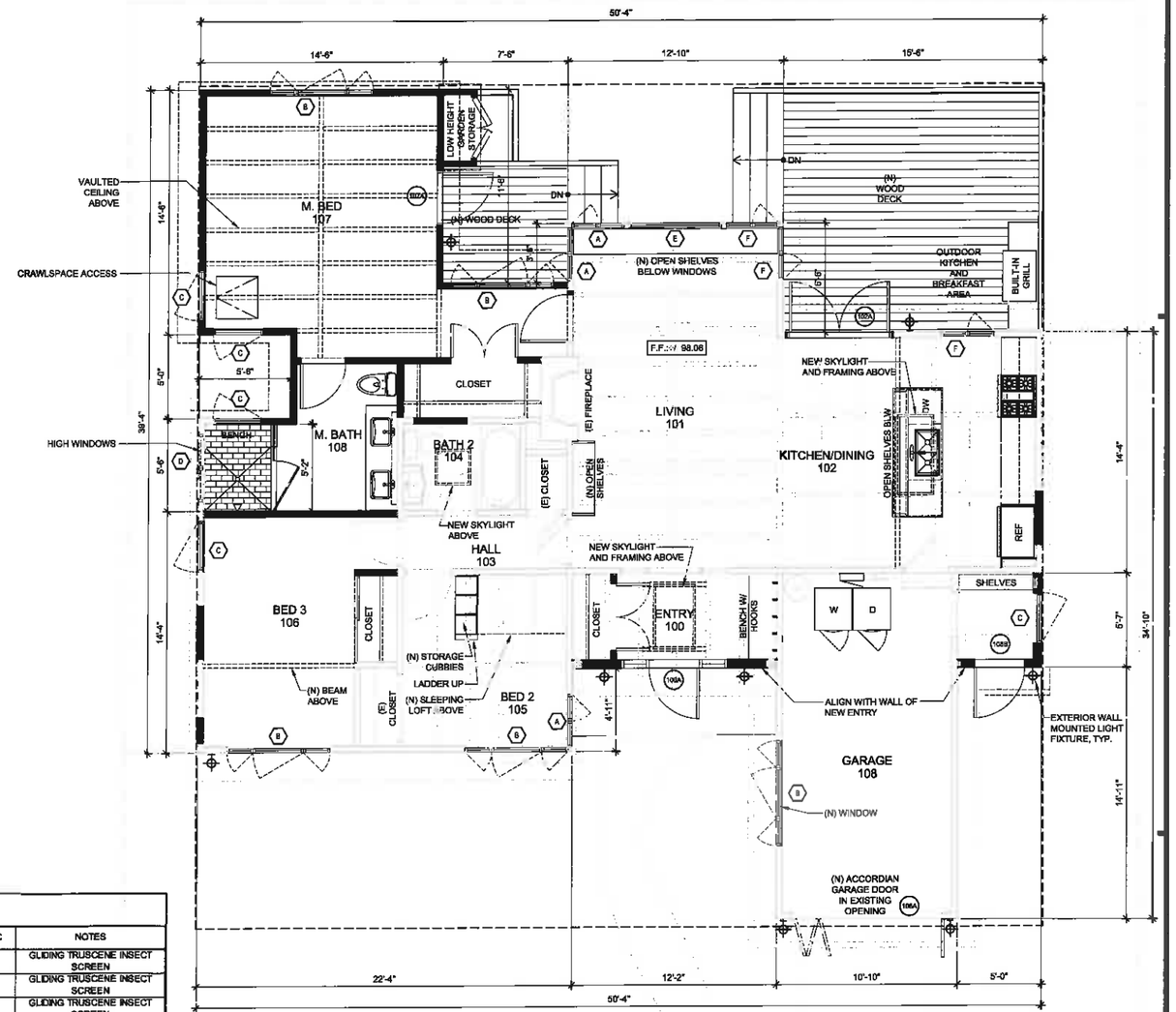
Project: KRAMER REMODEL
SOUTH SIDE 6TH @ PERRY NEWBERRY, CARMEL, CA 93923
A.P.N.: 9-162-18

Title: TAKE DOWN/GRADING PLAN

Rev	By	Description	Date

Designer: JK
Drawn By: JK
Date: 01/21/2018
Project No.: 101312
Scale: AS SHOWN

Sheet: 2



DOOR SCHEDULE

DOOR	MANUFACTURER / TYPE		NOMINAL DIMENSION	FINISH	GRILLE	HARDWARE	GLAZING	U-FACTOR	SHGC	NOTES
100A	ANDERSEN 'A' SERIES	HINGED OUTSWING PATIO DOOR	3'-0" X 6'-8" w/ (2) 1'-6" X 6'-8" SIDELITES	EXTERIOR TO MATCH SIDING, WHITE INTERIOR	FULL DIVIDED LIGHT, COLONIAL	NEWBURY, SATIN NICKEL	Low-E4 Smartsun Triple Pane	0.28	0.14	GLIDING TRUSCENE INSECT SCREEN
102A	ANDERSEN 'A' SERIES	HINGED OUTSWING PATIO DOOR	6'-0" x 6'-8"	EXTERIOR TO MATCH SIDING, WHITE INTERIOR	FULL DIVIDED LIGHT, COLONIAL	NEWBURY, SATIN NICKEL	Low-E4 Smartsun Triple Pane	0.28	0.14	GLIDING TRUSCENE INSECT SCREEN
107A	ANDERSEN 'A' SERIES	HINGED OUTSWING PATIO DOOR	3'-0" X 6'-8"	EXTERIOR TO MATCH SIDING, WHITE INTERIOR	FULL DIVIDED LIGHT, COLONIAL	NEWBURY, SATIN NICKEL	Low-E4 Smartsun Triple Pane	0.28	0.14	GLIDING TRUSCENE INSECT SCREEN
108A	ACCORDIAN GARAGE DOOR		3-0" x 8'-0"	EXTERIOR TO MATCH SIDING, WHITE INTERIOR		T.B.D.				
108B	ANDERSEN 'A' SERIES	HINGED OUTSWING PATIO DOOR	3'-0" X 6'-8"	EXTERIOR TO MATCH SIDING, WHITE INTERIOR	FULL DIVIDED LIGHT, COLONIAL	NEWBURY, SATIN NICKEL	Low-E4 Smartsun Triple Pane	0.28	0.14	GLIDING TRUSCENE INSECT SCREEN

WINDOW SCHEDULE

TYPE	QTY	MANUFACTURER / TYPE		NOMINAL DIMENSION	FINISH	GRILLE	HARDWARE	GLAZING	U-FACTOR	SHGC	NOTES
A	3	ANDERSEN 'A' SERIES	CASEMENT	3'-2" X 4'-4"	EXTERIOR TO MATCH SIDING, WHITE INTERIOR	FULL DIVIDED LIGHT, COLONIAL	Traditional Folding, White	Low-E4 Smartsun Triple Pane	0.24	0.15	TruScene Insect Screen
B	5	ANDERSEN 'A' SERIES	CASEMENT	6'-2" X 4'-4"	EXTERIOR TO MATCH SIDING, WHITE INTERIOR	FULL DIVIDED LIGHT, COLONIAL	Traditional Folding, White	Low-E4 Smartsun Triple Pane	0.24	0.15	TruScene Insect Screen
C	3	ANDERSEN 'A' SERIES	CASEMENT	3'-0" X 4'-4"	EXTERIOR TO MATCH SIDING, WHITE INTERIOR	FULL DIVIDED LIGHT, COLONIAL	Traditional Folding, White	Low-E4 Smartsun Triple Pane	0.24	0.15	TruScene Insect Screen
D	1	ANDERSEN 'A' SERIES	AWNING	4'-0" X 2'-0"	EXTERIOR TO MATCH SIDING, WHITE INTERIOR	FULL DIVIDED LIGHT, COLONIAL	Traditional Folding, White	Low-E4 Smartsun Triple Pane	0.24	0.15	TruScene Insect Screen
E	1	ANDERSEN 'A' SERIES	CASEMENT	6'-0" x 6'-0"	EXTERIOR TO MATCH SIDING, WHITE INTERIOR	FULL DIVIDED LIGHT, COLONIAL	N/A	Low-E4 Smartsun Triple Pane	0.24	0.15	
F	3	ANDERSEN 'A' SERIES	CASEMENT	4'-0"x 6'-0"	EXTERIOR TO MATCH SIDING, WHITE INTERIOR	FULL DIVIDED LIGHT, COLONIAL	Traditional Folding, White	Low-E4 Smartsun Triple Pane	0.24	0.15	TruScene Insect Screen
G	1	VELUX / MODEL FCM (3046)	FIXED SKYLIGHT	2'-6" x 3'-10"	EXTERIOR TO MATCH SIDING, WHITE INTERIOR	FULL DIVIDED LIGHT, COLONIAL	Traditional Folding, White	Low-E4 Smartsun Triple Pane	0.24	0.15	TruScene Insect Screen
H	1	VELUX / MODEL FCM (2222)	FIXED SKYLIGHT	1'-10" x 1'-10"	EXTERIOR TO MATCH SIDING, WHITE INTERIOR	FULL DIVIDED LIGHT, COLONIAL	N/A	Low-E4 Smartsun Triple Pane	0.24	0.15	
I	1	VELUX / MODEL FCM (CUSTOM)	CASEMENT	1'-11"x 4'-6"	EXTERIOR TO MATCH SIDING, WHITE INTERIOR	FULL DIVIDED LIGHT, COLONIAL	Traditional Folding, White	Low-E4 Smartsun Triple Pane	0.24	0.15	TruScene Insect Screen

PROPOSED FLOOR PLAN

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

0 2 4 8

studio 101 designs
ph. 707 778 0101 f. 707 778 0103
625 Second Street, Ste #108
Petaluma, CA 94952
www.studio101designs.com

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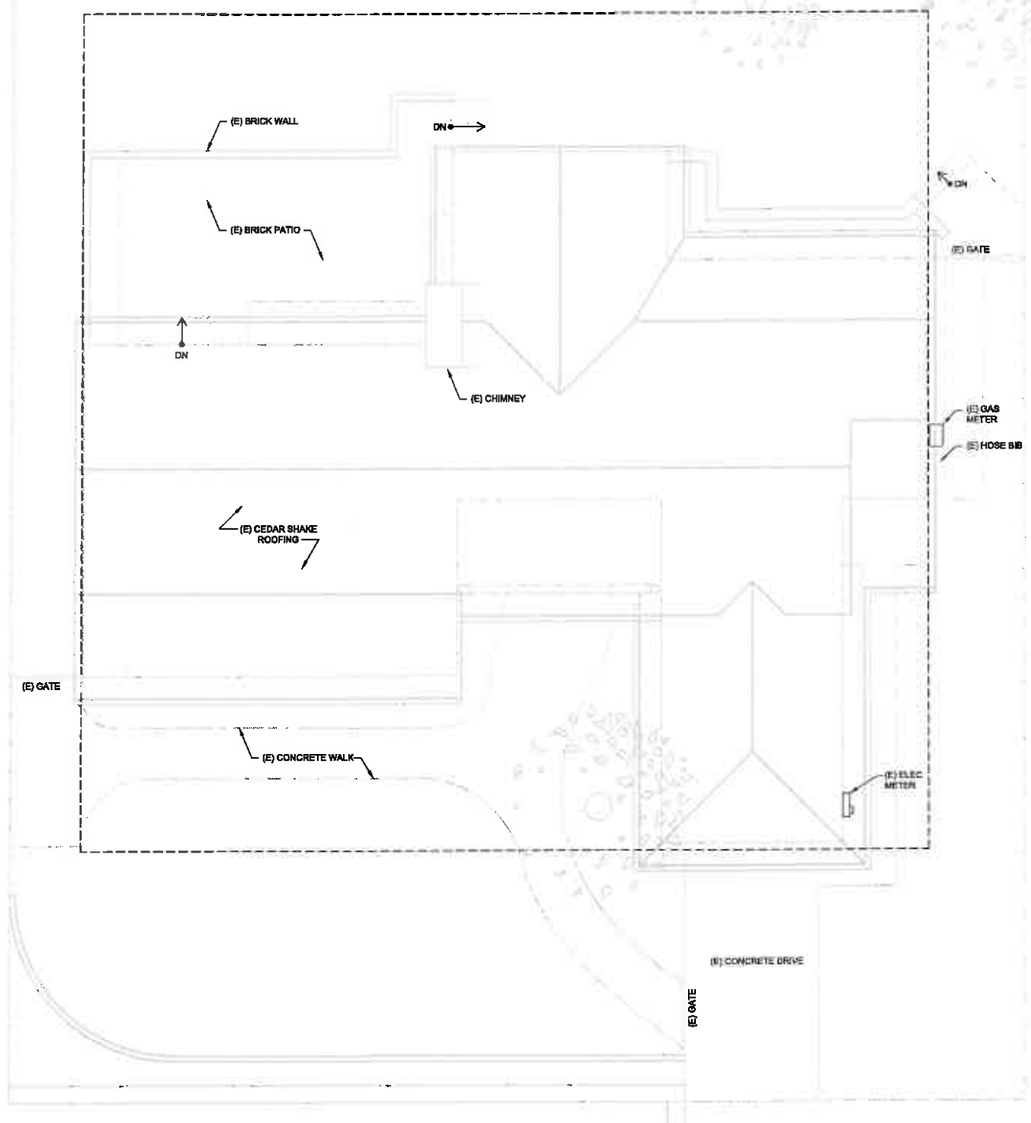
Project:
KRAMER REMODEL
SOUTH SIDE 6TH @ PERRY NEWBERRY, CARMEL, CA 93923
A.P.N.: 9-162-18

Title:
PROPOSED FLOOR PLAN, DOOR AND WINDOW SCHEDULES

Rev	By	Description	Date

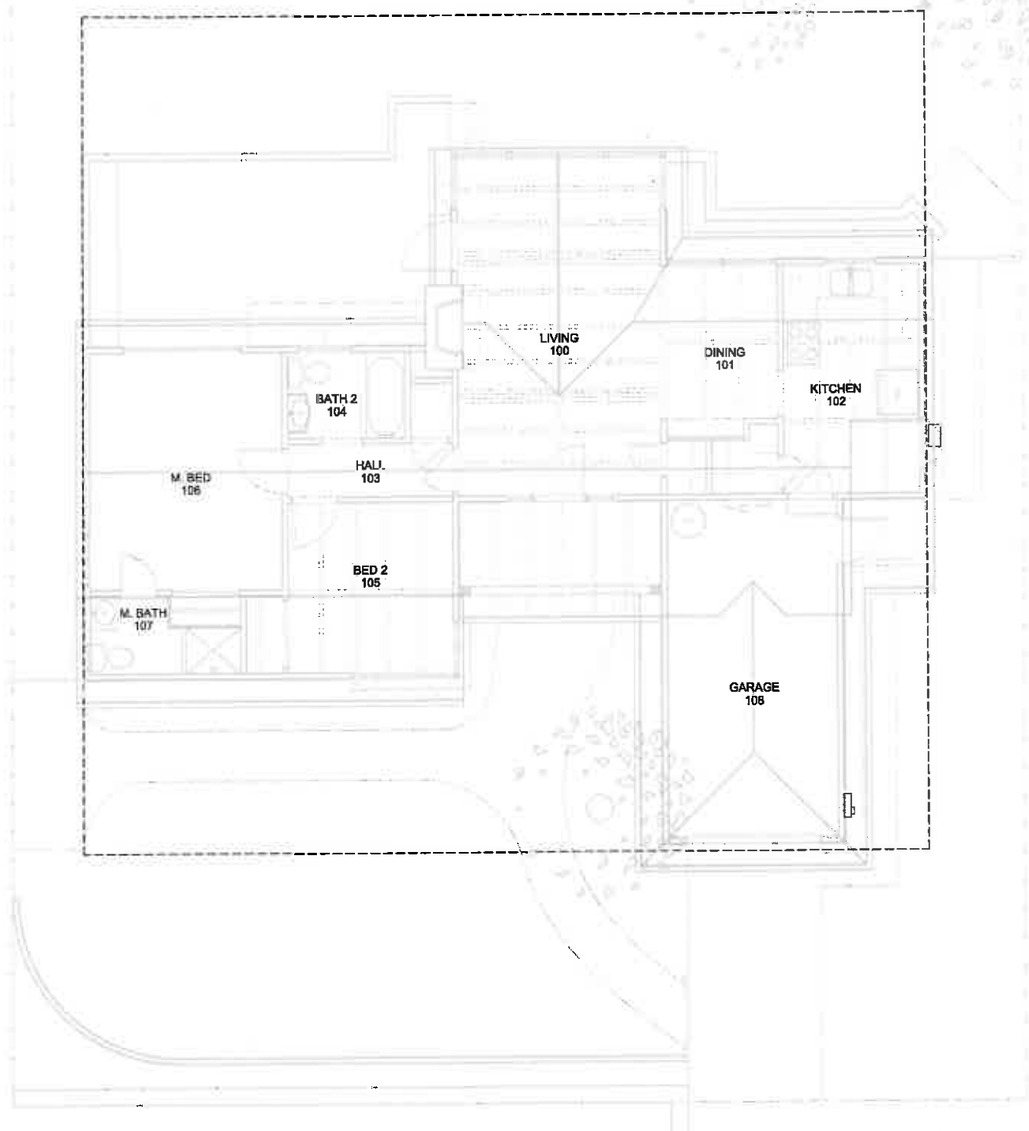
Designer: JK
Drawn By: JK
Date: 03/28/2018
Project No.: 101312
Scale: AS SHOWN

Sheet: 3.a



EXISTING ROOF PLAN

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



EXISTING FLOOR PLAN

HOUSE - 1157 SF

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

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ph. 707 778 0101 f. 707 778 9133
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Petaluma, CA 94952
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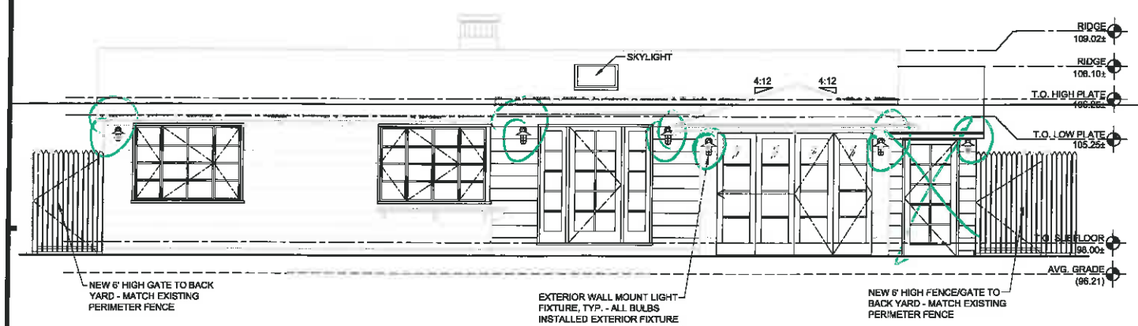
Project:
KRAMER REMODEL
SOUTH SIDE 6TH @ PERRY NEWBERRY, CARMEL, CA 93923
A.P.N.: 9-162-18

Title:
EXISTING FLOOR AND ROOF PLANS

Rev	By	Description	Date

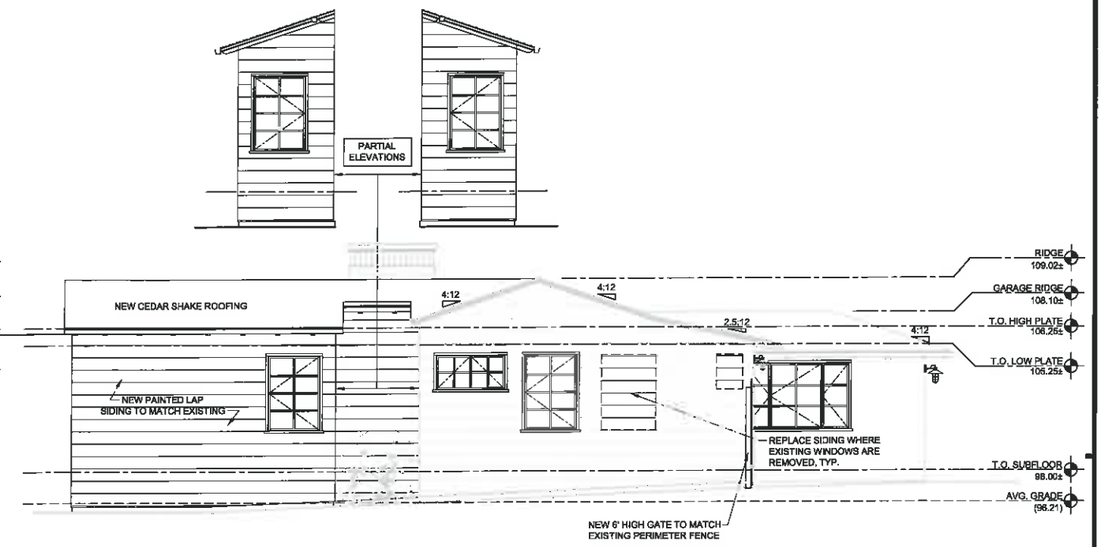
Designer: JK
Drawn By: JK
Date: 01/21/2016
Project No.: 101312
Scale: AS SHOWN

Sheet: 3.b



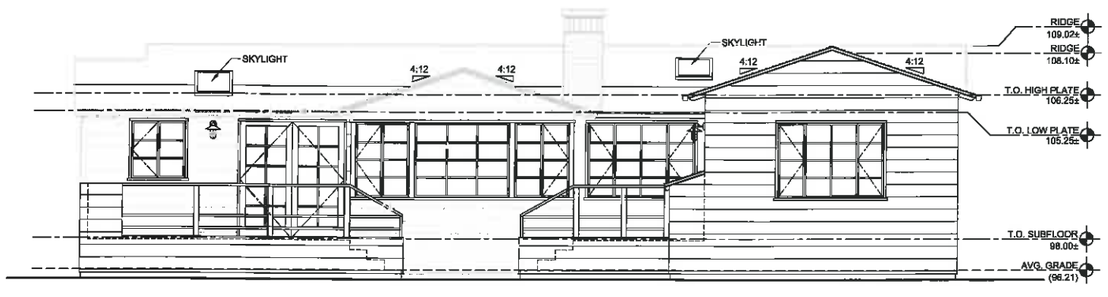
PROPOSED NORTH ELEVATION

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



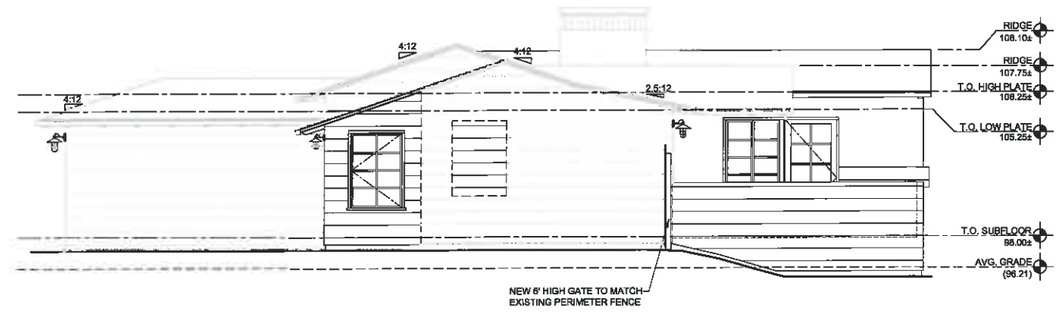
PROPOSED EAST ELEVATION

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



PROPOSED SOUTH ELEVATION

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



PROPOSED WEST ELEVATION

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

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Project:
KRAMER REMODEL
SOUTH SIDE 6TH @ PERRY NEWBERRY, CARMEL, CA 93923
A.P.N.: 9-162-18

Title:
PROPOSED BUILDING ELEVATIONS

Rev	By	Description	Date

Designer: JK
Drawn By: JK
Date: 03/28/2018
Project No.: 101312
Scale: AS SHOWN

Sheet: 4.a

EXISTING NORTH ELEVATION

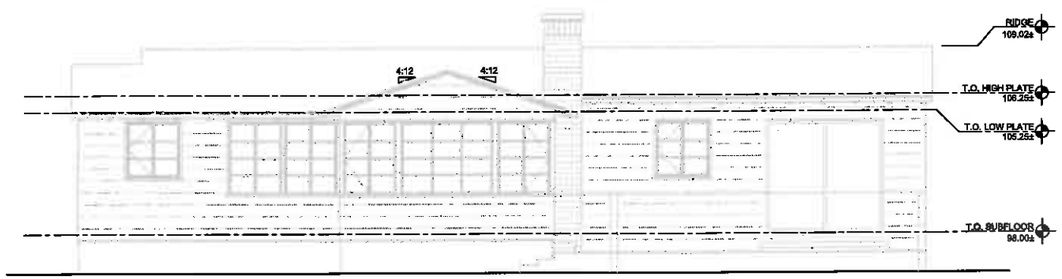
SCALE: 1/4" = 1'-0"

1

EXISTING EAST ELEVATION

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

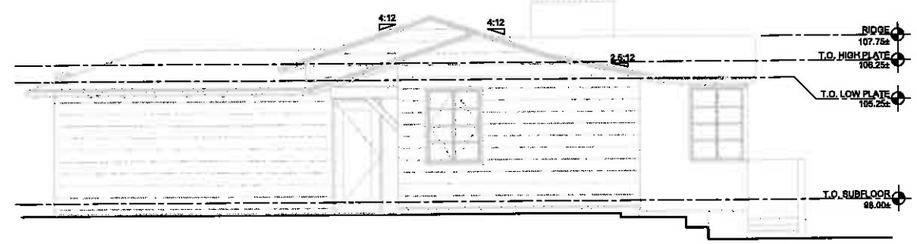
2



EXISTING SOUTH ELEVATION

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

3



EXISTING WEST ELEVATION

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

4

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All designs and ideas were be according to architectural standards and guidelines of the Building and Zoning Codes of Petaluma. Any deviations from the standards and guidelines will require approval from the Planning Department.

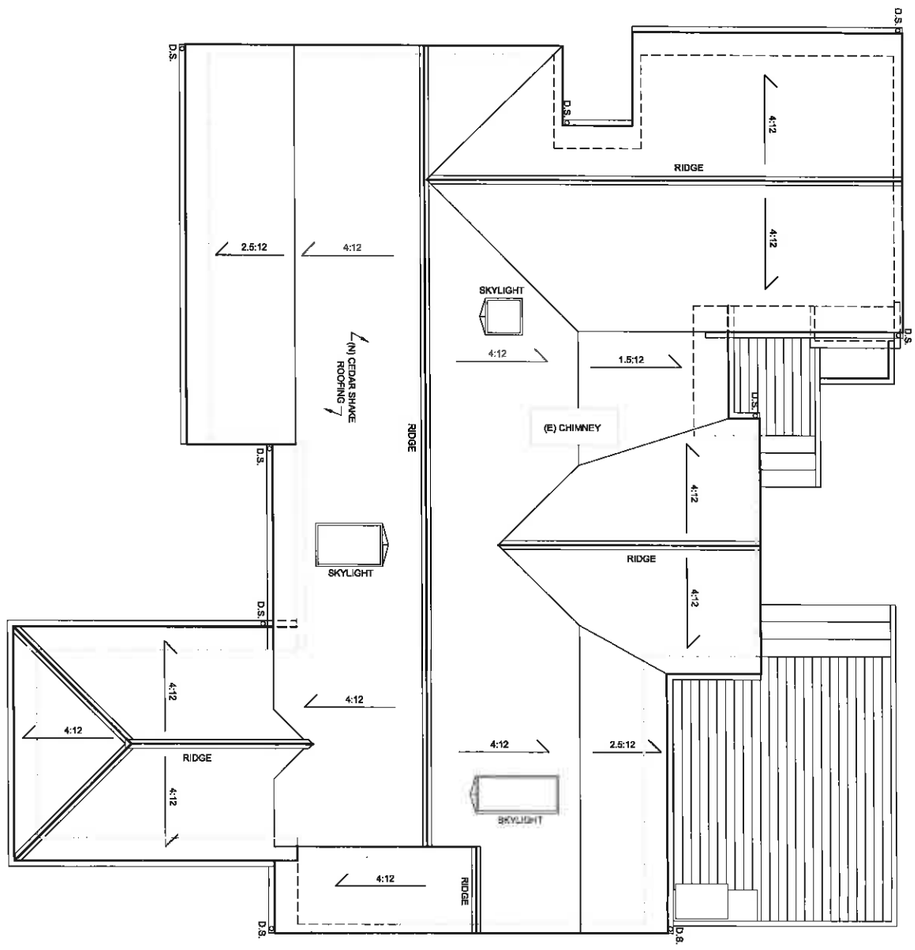
Project:
KRAMER REMODEL
SOUTH SIDE 6TH @ PERRY NEWBERRY, CARMEL, CA 93923
A.P.N.: 9-162-18

Title:
EXISTING EXTERIOR ELEVATIONS

Rev	By	Description	Date

Designer: JK
Drawn By: JK
Date: 01/21/2018
Project No.: 101312
Scale: AS SHOWN

Sheet:
4.b



PROPOSED ROOF PLAN

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

Sheet:	
159	5

Designer:	JK
Drawn By:	JK
Date:	03/28/2016
Project No.:	101312
Scale:	AS SHOWN

Rev	By	Description	Date

Project:

KRAMER REMODEL A.P.N.: 9-162-18

SOUTH SIDE 6TH @ PERRY NEWBERRY, CARMEL, CA 93923

Title:

PROPOSED ROOF PLAN

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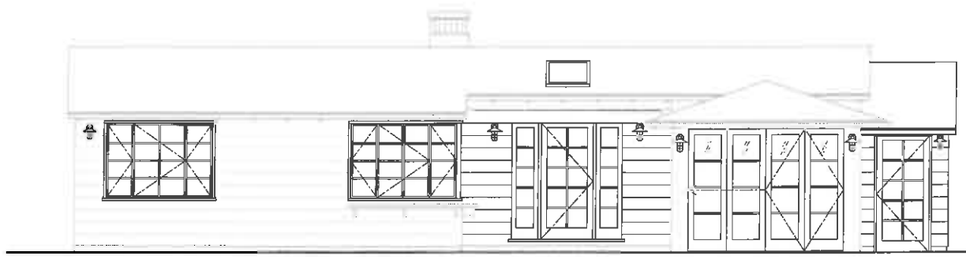

STREET ELEVATION

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

PROPOSED FENCE ELEVATION (NORTH)

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

PROPOSED FENCE ELEVATION (EAST)

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

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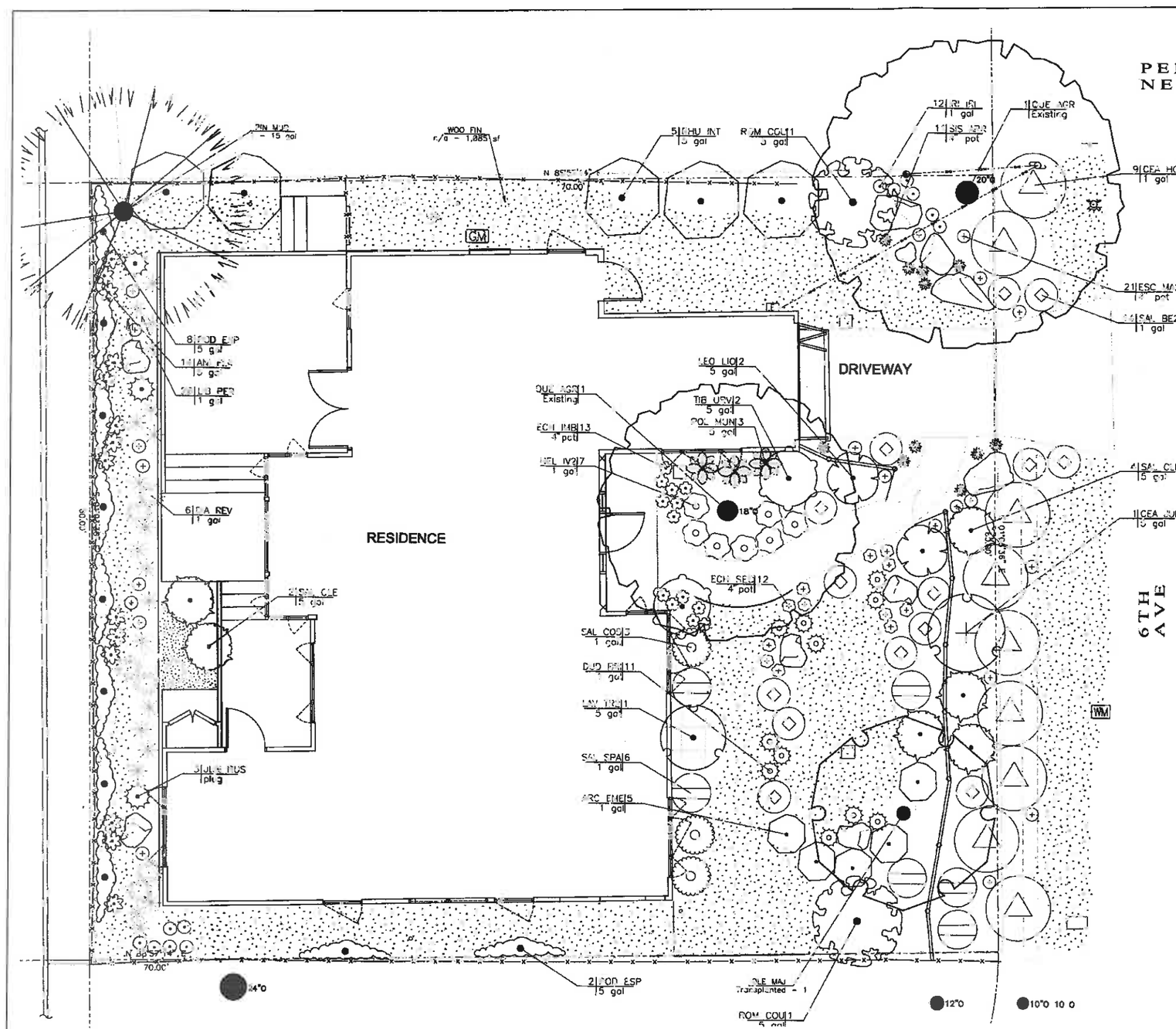
Project: KRAMER REMODEL
SOUTH SIDE 6TH @ PERRY NEWBERRY, CARMEL, CA 93923
A.P.N.: 9-162-18

Title: STREET ELEVATION / PROPOSED FENCE ELEVATION

Rev	By	Description	Date

Designer: JK
Drawn By: JK
Date: 03/28/2016
Project No.: 101312
Scale: AS SHOWN

Sheet: 6



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
QUE MAJ	Olea europaea 'Majestic Beauty' TM / Majestic Beauty Fruitless Olive	Transplanted	1
PIN MUR	Pinus muricata / Bishop Pine	15 gal	1
QUE AGR	Quercus agrifolia / Coast Live Oak	Existing	2

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY
ANI FLA	Anigozanthos flavidus / Kangaroo Paw	5 gal	11
ARC EME	Arctostaphylos 'Emerald Carpet' / Manzanita Emerald Carpet	1 gal	5
CEA HOR	Ceanothus griseus horizontalis / Carmel Creeper may need netting to protect from deer	1 gal	9
CEA JUL	Ceanothus hybrid 'Julia Phelps' / California Lilac screen for deer protection	5 gal	1
DIA REV	Dianella revoluta 'Baby Bliss' / Baby Flax	1 gal	6
DUD BRI	Dudleya brittonii / Dudleya	1 gal	11
ECH IMB	Echeveria imbricata / Hen and Chicks	4" pot	13
ECH SEC	Echeveria secunda / Hen and Chicks	4" pot	12
ESC MA2	Eschscholzia californica maritima / California Poppy	4" pot	21
HEL IV2	Helleborus x 'Ivory Prince' / Ivory Prince Hellebore	1 gal	7
IRI IRI	Iris douglasiana / Douglas Iris	1 gal	12
JUN RUS	Juncus effusus brunneus / Common Rush	plug	3
LAV TR2	Lavatera maritima / Tree mallow	5 gal	1
LEO LIO	Leonotis leonurus / Lion's Tail	5 gal	2
LIB PER	Libertia peregrinans	1 gal	20
POD ESP	Podocarpus gracilior / Fern Pine Espalier	5 gal	10
POL MUN	Polystichum munitum / Western Sword Fern	5 gal	3
RHU INT	Rhus integrifolia / Lemonade Berry screen for deer protection	5 gal	5
ROM COU	Romneya coulteri / Matilija Poppy	5 gal	2
SAL CLE	Salvia clevelandii / Cleveland Sage	5 gal	4
SAL COO	Salvia greggii 'Compact Orange' / Autumn Sage	1 gal	3
SAL SPA	Salvia spathacea / Hummingbird Sage	1 gal	6
SAL BE2	Salvia x 'Bee's Bliss' / Sage	1 gal	14
SIS ARR	Sisyrinchium bellum 'Arroyo de la Cruz' / Blue Eyed Grass	4" pot	11
TIB URV	Tibouchina urvilleana / Princess Flower	5 gal	2

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	QTY
WOO FIN	Wood Chips Finely shredded / Groundcover	None	1,085 sf

PLANTING NOTES:

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

UTILITIES CONTRACTOR SHALL VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.

FIELD VERIFICATION CONTRACTOR TO FIELD VERIFY DIMENSIONS OF ALL PLANTING AREAS IF NECESSARY.
QUANTITIES THE QUANTITIES SHOWN ON THE IRRIGATION SCHEDULE ARE FOR THE LANDSCAPE ARCHITECT'S USE AND ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT.

ROOT BARRIER ROOT BARRIER SHALL BE INSTALLED IN ALL PLANTING AREAS CONTAINING TREES, WITHIN A DISTANCE OF LESS THAN 10 FEET FROM PAVING OR FOOTINGS.

TREE PROTECTION PROTECT ALL EXISTING TREES FROM CONSTRUCTION PER CITY OF CARMEL TREE PROTECTION STANDARDS.

TREE AND SHRUB PLANTING PROCEDURE PLANTS SHOULD BE REMOVED FROM THE CONTAINERS IN A MANNER TO MINIMIZE DISTURBANCE OF PLANT AND ROOT BALL. CIRCLING ROOTS AT THE PERIPHERY OF THE ROOT BALL SHOULD BE PULLED OUTWARD OR PRUNED DURING PLANTING TO PREVENT FUTURE GIRDLING. PLANTS WITH SEVERE GIRDLING SHALL BE REJECTED.
BASINS SHOULD BE CONSTRUCTED TO ALLOW RETENTION OF TWO INCHES MINIMUM OF WATER OVER THE TOP OF THE ROOT BALL. THE BACKFILL MATERIAL AND ROOT BALL SHOULD BE SATURATED TO THE FULL DEPTH IMMEDIATELY AFTER PLANTING.
EACH PLANT SHOULD BE PLACED IN THE HOLE AT SUCH A DEPTH THAT, AFTER THE SOIL HAS SETTLED, THE TOP OF THE ROOT BALL WILL BE SLIGHTLY ABOVE THE SURROUNDING SOIL TO AVOID WATER ACCUMULATION AT THE CROWN OF THE PLANT. BACKFILL SHOULD BE PLACED AROUND THE ROOT BALL AND COMPACTED GENTLY WITH THE END OF THE SHOVEL. BACKFILL SHOULD BE NO MORE THAN 70% MATERIAL FROM THE PLANT HOLE PREPARATION AND 30% "MANUFACTURED" SOIL.

MULCH BARE SOIL SHALL BE COVERED WITH 3" OF NITROLIZED CHIPPED DARK MULCH, OR EQUIVALENT.

FERTILIZER USE BEST PACKS SLOW RELEASE FERTILIZER PACKAGES PER MANUFACTURER RECOMMENDATIONS.

EROSION CONTROL PROTECT ALL NEWLY PLANTED AREA AGAINST EROSION. STAKE DOWN JUTE FABRIC ON AREAS WITH SLOPE IF RAIN IS IN THE FORCAST.

VISIBILITY TRIANGLES MAINTAIN SHRUBS AND TREES TO STAY CLEAR OUT OF VISIBILITY AT INGRESS/EGRESS OF DRIVEWAY.

EPD - Landscape Architecture
Phone:(831) 596-6564
Web: www.epdla.com

DATE:
01-25-2016

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

DRAWN BY:
MCW

LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

PROJECT TITLE:

Kramer Residence

6th and Perry Newberry
Carmel, CA 93921
Lot Block

A.P.N. : 009-162-018

NORTH

SHEET TITLE:

Landscape Planting Plan

SHEET #

L1.0

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 11, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Submitted by: Matthew Sundt, Contract Planner

Subject: Consideration of a Combined Concept and Final Design Study (DS 16-113) and associated Coastal Development Permit for alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District.[1]

Recommendation:
Staff recommends that the Planning Commission approve the Consideration of a Combined Concept and Final Design Study (DS 16-113) and associated Coastal Development Permit for alterations to an existing residence, subject to the attached findings and recommendations/draft conditions.

Application:	DS 16-113	**APN:**	010-165-036
Block:	143	**Lot**:	½ of 6 and ½ of 8
Location:	Dolores, 3 SE of 13th Ave.		
Applicant:	Claudio Ortiz Design Group	**Property Owner:**	Harold McClean and Sandy Boyd

Background and Project Description:

The property is 4,000 square feet in size and includes an existing 1,612 square-foot, single-story residence with attached garage. The residence is not on the Carmel's Historic Inventory. An *Historic Determination of Ineligibility* for the residence was issued by the Planning Department in March 2016.

[1] Based on the CMC 17.58.040.B.2.a (Step Three: Final Details Review), for projects involving additions or alterations to historic resources or limited changes to non-historic structures, the Director may authorize concept review and final details review to occur at the same meeting. Staff has determined that the limited changes to the structure justify combining the concept review and final details review.

The applicant has submitted plans for a remodel of the existing residence and proposes to increase square footage on the property from 1,612 square feet (40.3%) to the maximum allowable, i.e., 1,800-square feet (45%), by converting the existing attached garage to a living space and constructing a detached garage in the front setback.

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 sf (45%)	1,6120 sf (40.3%)	1,800 sf (45%)
Site Coverage	556 sf	998 sf	556 sf
Trees	3 Upper /1 Lower (recommended)	0/2	0/2
Ridge Height (1st/2nd)	18'/24'	15'-6"	No Change
Plate Height (1st/2nd)	12'/18'	9'	No Change
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	65' to garage 35' to residence	3' to garage 31" to residence
Composite Side Yard	10' (25%)	5' – 8"	No Change
Minimum Side Yard	3'	2' - 10"	No Change
Rear	15' (3' if bldg. <15')	2'	No Change

The demolition component of the project on the exterior of the residence is minor and includes removal of four feet of linear wall and roof area on the east side (back of house) to create a 31 square-foot open area, removal of the west facing deck and replacement with a new front entry, and reconfiguration of the existing front door to accommodate a set of French doors with side-lites, changing the existing garage space to habitable space, replacing the driveway with a patio area that includes a gas fire pit, and building a 200 square-foot detached garage to be located in the front yard setback. There is substantial reconfiguration of the building interior.

The existing wood shingle exterior will be removed and replaced with stucco and Carmel stone veneer. The stone veneer is on the chimney and entry portal only. The roof will be of wood shingle. Exterior lighting will be located appropriately around the exterior of the residence. New landscaping and landscape lighting is proposed (refer to Sheet L1). The existing front yard stone wall will be reduced in size so as to allow the proposed garage and driveway.

Staff has scheduled this application for both conceptual review and final review details. If the Commission has concerns that cannot be addressed at one meeting it may continue the application.

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 City Forester reviewed the property in January 2016 as part of the City's Site Assessment protocols and identified one oak and one Japanese maple tree on the property, of which only the oak is considered to be significant. Both trees are in the front yard. Cut and fill is not allowed around the oak tree as indicated in the annotated map on file at the City Hall. The City Forester notes that while the Japanese maple located in the front yard is not classified as significant, it is in excellent specimen and it is recommend that it be retained and protected; a condition of approval reflects this. In addition, the City right-of-way in front of this residence is currently heavily canopied with existing oak trees (12", 14" and 16" oaks) that shall be retained and shall be protected prior to issuance of building and/or grading permits. No additional trees are proposed to be planted, nor has the City Forester recommended that additional trees be planted. Ivy located on the wall and in the City ROW shall also be removed.

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 existing view or potential future view impacts that would be created by the remodeled residence. With regard to privacy, staff notes that there is no evidence of an existing privacy issue. The adjacent neighbor to the north has one small second floor dormer window on the south elevation that overlooks the subject property. On the south side of the subject property is a one-story residence with one north-facing window that is not in a location opposite of existing or proposed windows associated with this project.

Review of the project plans shows that the south elevation will get one additional set of windows (16 square feet) near the front of the house. The two existing French doors off the south side deck will be replaced in-kind with wood clad French doors. The north elevation of the residence will have the greatest increase in window area – approximately 100 square feet of window area, an increase of 90 square feet over current conditions. Review of the location of windows on the

residence to the north and the existing north boundary fencing indicates there would be minimal privacy issues. Two skylights on the existing residence are to be removed.

On the east elevation, total window area increases from 18 square feet to 24 square feet. All proposed windows are wood clad. South and north elevation doors are French style with side lites. There is an existing deck on the south elevation that is accessed from either the south side yard and, or a bedroom and hall. The proposed plans show replacement in-kind of the deck.

Through the placement, location and size of windows, doors and decks, the design respects the rights to reasonable privacy on adjoining sites. In staff's opinion, the proposed residence meets the objectives of Residential Design Guidelines 5.1 through 5.3.

Mass & Bulk: Residential Design Guidelines 7.1 through 7.6 encourages a building's mass to relate "*to the context of other homes nearby"* and to "*minimize the mass of a building as seen from the public way or adjacent properties."* Further, these guidelines state that "*a building should relate to a human scale in its basic forms*."

The applicant is proposing to remodel the existing residence and remove the carport and convert this space to habitable space and construct a detached garage to be located in the front-yard setback. On the north and south sides the building set back is 2'-11" and 2'-10", respectively. As the project does not change the existing building's foot print (except for removal of 31 square feet of habitable space from the back part of the residence), the existing setbacks are allowed to remain.

On the west elevation is an existing chimney that will be reduced in width. It is currently 6' wide, 17' high and 3' deep. It will be changed so that the top half is reduced from 6' wide to 3' wide. The chimney will be finished in Carmel stone and will have a 2-foot copper chimney cap thereby the overall height is 19 feet. In addition, the west elevation will be the location of the new main entry. The overall dimension of this entry is 9' wide, 5' deep and 12' high at the ridge line. It replaces an existing wood deck. 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 roofs 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 one-story residence with a detached garage. The roofs all have a pitch of 6:12, with three rooflines facing the street (west elevation), three rooflines on the south side elevation and three on the north elevation. All roofing will include new shaped wood rafter tails and copper gutters and downspouts. In staff's opinion, the building and roof design is simple and complements the building style and neighborhood context and it meets the objectives of Residential Design Guidelines 8.1 through 8.3.

***Detached Garage*:** Design Guideline 6.2 states that *"parking facilities that maintain or enhance variety along the street edge are encouraged."* Design Guidelines 6.1 and 6.2 states, "*Garages integrated into the building design are encouraged*", and "*Keep the mass of a garage subordinate to that of the house*". Furthermore, 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 existing garage is attached and set back on the north side of the property. The proposed garage is 200 square feet in size and has architectural elements similar to that of the house that includes the same roof pitch, and exterior finish of stucco. Two windows are to be placed on the south elevation. A pedestrian access door will be located on the east elevation. The height at the ridge is 11 feet. There is a wide variety of parking types on the street and it appears that the proposed garage will enhance variety on the street edge by virtue of being detached and in the front yard setback. Pavers are used for the driveway. In staff's opinion, the proposed garage design and location is consistent with these guidelines.

***Fencing*:** Residential Design Guidelines 11.6 states, "*The use of distinctive design details in encouraged. This provides an opportunity for individuality and craftsmanship*", and "*Gates should have open or transparent quality that allow filtered views into the property*."

This property has non-conforming wall heights that includes the stone wall on the front yard boundary and one in the back yard that exceeds allowable fence height of 6-feet and is made of non-conforming fiberglass board. The stone wall stands at approximately 5'-6" tall and has an opening at the existing driveway. This wall will be cut back to accommodate the new garage/driveway. In addition, there is a fiberglass barrier on the east property boundary (back yard) that is approximately 7 feet tall. Fiberglass is not an allowed fence material. The City's

Design Guidelines recommends using grape-stake, wood paling, stone, stucco, or brick. A condition has been drafted requiring that the fiberglass boards shall be removed and replaced with an appropriate fence with a maximum height of 6 feet, and the applicant shall work with the City staff to match the proposed veneer with the existing stone wall.

Although the front yard stone wall does not conform to code, it does provide variety in front yard fencing and adds an interesting dimension to the street frontage. So that the stone wall and stone veneer on the chimney and front entry do not conflict with the existing stone wall, a condition has been drafted that requires the stones on the residence match those of the wall. In staff's opinion, with the proviso that fencing be wood at the east property boundary, the proposed project is consistent with the guidelines.

***Site Coverage*/Landscaping:** 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. The plans show 556 square feet of site coverage. The applicant does propose changes to the landscaping as shown on Sheet L1. This includes a new entry walkway, "west walkway", and north side patio using flagstone. Landscaping must conform to CMC 17.34.060.A and that includes that 75% of new plant materials shall be drought-tolerant and low water use and that 75% of plants be native plant species and/or noninvasive drought-tolerant species as determined by the City Forester. In staff's opinion, the proposed site coverage is consistent with the Municipal Code.

Exterior Lighting: With regard to light fixtures, Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

In addition, the City's Residential Design Guidelines, Section 11.8, states, "*Preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas. Appropriate locations may include building entries, gates,*

terraces, walkways, and patios," and "[…] Point lights downward to reduce glare and avoid light pollution", "Locate and shield fixtures to avoid glare and excess lighting as seen from the neighboring properties and from the street".

The location and style of the proposed wall-mounted light fixtures are depicted on Sheets 3 and 13 of the Project Plans, respectively – seven wall-mounted fixtures are proposed with two on the garage (one each on the east and west elevations). The wall lights will not exceed 25 watts. Staff supports the proposed wall-mounted light fixtures and notes that they comply with the City requirements. Except that one light at the front door is not a down cast fixture and the glass is not adequately seeded. A condition has been drafted to require the front door fixture to be heavily seeded to diminish light emission. In addition, there are 10 landscape lights proposed. These are depicted on Sheet L1. These are required to be no less than 10 feet apart.

In staff's opinion, the proposed wall-mounted and landscape lighting conform to the Guidelines and City code.

Public ROW: The portion of the City Right-of-Way (ROW) between the front property line and edge of paving is covered in ivy. A condition has been drafted requiring removal of the ivy. If any materials are located under this ivy such as gravel, stones, boulders, logs, timbers, or other above-ground encroachments are prohibited and shall be removed.

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 Approval
- Attachment C – Conditions of Approval

- Attachment D – Project Plans

Attachment A – Site Photographs

Project site – Front

Project site – Front yard wall

Project site – rear yard fence

Attachment B – Findings for Approval

FINDINGS REQUIRED FOR FINAL DESIGN STUDY APPROVAL (CMC 17.64.080 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 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 – Conditions of Approval

DS 16-113 (McClean - Boyd)
May 11, 2016
Conditions of Approval
Page 1

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 16-113) authorizes 1) the remodel of the existing residence, 2) the conversion of the existing garage into habitable space, 3) construction of a new 200 sf garage in the front yard setback, 4) new stone veneer, and 5) replacement of the wood shingle exterior with stucco.	✔
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 and shall be no closer than 10 feet from each other.	✔
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.	NA
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. <u>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</u>.	✔
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✔
13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any	✔

	liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✔
15.	This project is subject to a volume study.	✔
16.	Approval of this Design Study shall be valid only with approval of a Variance.	NA
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.	NA
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.	NA
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	The applicant shall remove ivy from the yard, the stone walls and the public right-of-way.	✔
23.	The applicant shall show landscape light fixtures that are at least 10-feet apart.	✔
24.	The applicant shall keep and protect the Maple tree in the front yard.	✔
25.	The applicant shall replace the fiberglass boards on the east property boundary with wood, stone or stucco materials not to exceed 6 feet in height.	✔
26.	The applicant shall work with staff to match the proposed stone veneer on the residence with the existing stone wall.	✔
27.	The applicant shall provide a heavily seeded light fixture for the front entry.	✔

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

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

Boyd Residence

Exterior & Interior Remodel
Carmel, California
A.P.N. 010-165-036-000
BLOCK: 143 LOTS: 1/1 of 6 & 1/2 of 8

PROJECT DATA

LOT SIZE 4,000 S.F.
ZONING R-1
A.P.N. 010-165-036
ADDRESS BLOCK: 143 LOTS: 1/2 of 6 & 1/2 of 8

FLOOR AREA

FAR ALLOWED	1,800.0 S.F.	45.0%
EXISTING MAIN LEVEL ATTACHED GARAGE	1,422.0 S.F. 190.0 S.F.	
TOTAL (E) GROSS FLOOR AREA:	1,612.0 S.F.	40.3%
PROPOSED MAIN LEVEL DETTACHED GARAGE	1,600.0 S.F. 200.0 S.F.	
TOTAL (P) GROSS FLOOR AREA:	1,800.0 S.F.	45.0%

SITE COVERAGE

LAND COVERAGE ALLOWED	396.0 SQ.FT.	22.0% of F.A.R.
BONUS SITE COVERAGE	160.0 SQ.FT.	4.0% of SITE
TOTAL COVERAGE ALLOWED	456.0 SQ.FT.	11.4 %
EXISTING SITE COVERAGE		
EXISTING IMPERVIOUS COVERAGE		
WEST WALKWAY FLAGSTONE DRIVEWAY CONC. ENTRY CONC. LANDING	47.0 SQ.FT. 585.0 SQ.FT. 27.0 SQ.FT.	
TOTAL (E) IMPERVIOUS COVERAGE	659.0 SQ.FT.	
EXISTING PERVIOUS COVERAGE		
NORTH WALKWAY WOOD SOUTH DECK WOOD WEST DECK WOOD	68.0 SQ.FT. 197.0 SQ.FT. 74.0 SQ.FT.	
TOTAL (E) PERVIOUS COVERAGE	339.0 SQ.FT.	
TOTAL EXISTING COVERAGE	998.0 SQ.FT.	
PROPOSED SITE COVERAGE		
PROPOSED IMPERVIOUS COVERAGE		
ENTRY PORCH	46.2 SQ.FT.	
TOTAL (P) IMPERVIOUS COVERAGE	46.2 SQ.FT.	
PROPOSED PERVIOUS COVERAGE		
DRIVEWAY ENTRY WALKWAY SOUTH DECK PATIO NORTH PATIO WEST WALKWAY	27.0 SQ.FT. 78.6 SQ.FT. 197.0 SQ.FT. 163.0 SQ.FT. 40.8 SQ.FT.	
TOTAL (P) PERVIOUS COVERAGE	447.2 SQ.FT.	
TOTAL PROPOSED COVERAGE	552.4 SQ.FT.	

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 THAT 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 SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

SHEET INDEX

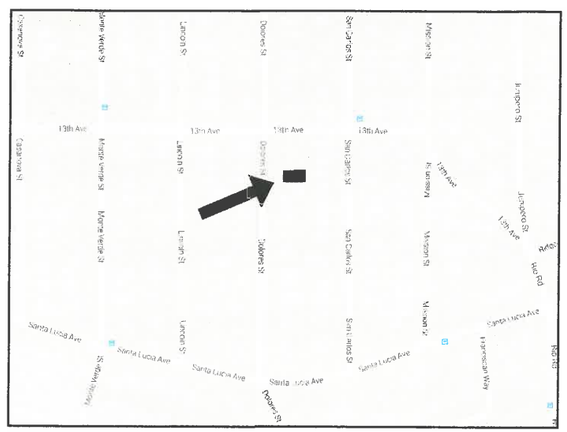
1. COVER NOTES
2. EXISTING SITE PLAN & HARDSCAPE REMOVAL PLAN
3. PROPOSED SITE PLAN
4. TOPOGRAPHIC SURVEY
5. MAIN LEVEL DEMOLITION PLAN
6. EXISTING FLOOR PLAN
7. EXISTING ELEVATIONS
8. PROPOSED MAIN LEVEL FLOOR PLAN
9. PROPOSED ELEVATIONS
9.1 PROPOSED STREETSCAPE
10. PROPOSED ROOF PLAN & GARAGE FLOOR PLAN
11. PROPOSED WINDOW & DOOR SCHEDULE
12. EXISTING MATERIALS
13. PROPOSED MATERIALS & VOLUME ANALYSIS
L1. PROPOSED LANDSCAPE

RECEIVED
APR 25 2016
City of Carmel-by-the-Sea
Planning & Building Dept.

SCOPE OF WORK

1. REMODELING AN EXISTING ONE STORY SINGLE FAMILY DWELLING WITH NEW 22.0 SQ.FT FLOOR AREA ADDITION ON NORTH ELEVATION. AND REMOVING 31.0 SQ.FT AT EAST ELEVATION.
2. ADDING NEW ENTRY PORCH 46.2 SQ.FT ON THE WEST ELEVATION.
3. REPLACING THE ROOF WITH NEW WOOD SHAKES TO MATCH EXISTING, REMOVING THE EXISTING WOOD SIDING AND REPLACING WITH CEMENT PLASTER & CARMEL STONE VENEER AT FIREPLACE & NEW ENTRY PORCH. REPLACING ALL EXISTING WINDOWS AND DOORS WITH NEW WOOD (UNCLAD) DOORS AND WINDOWS.
4. REMOVING ALL OF THE EXISTING HARDSCAPE AND REPLACING IT WITH NEW HARDSCAPE, THUS REDUCING THE COVERAGE BY 447.6 SQ.FT. AND MAKING MOST OF THE COVERAGE PERVIOUS.

VICINITY MAP NOT TO SCALE



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3123 CARMEL, CA 93921
OFFICE: 831.626.4449
CLAUDIOORTIZDESIGN.COM
WWW.CODGINC.COM

REVIONS:

PROJECT:
Boyd Residence
Dolores 3 S/e of 13th
BLOCK:143 LOT(S):1/2 of 6 & 1/2 of 8
APN: 010-165-036
PROJECT NO.
15-14

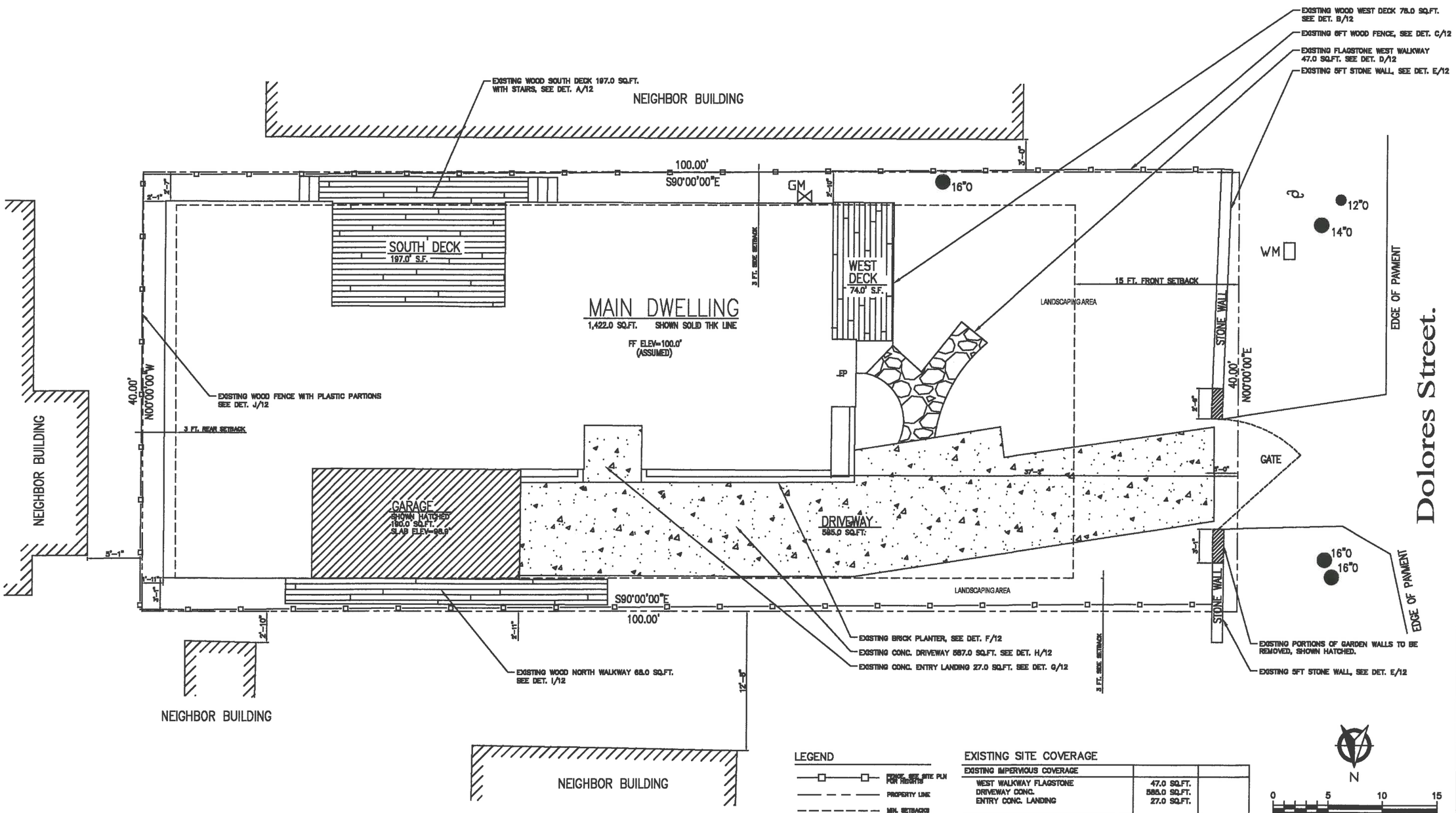
ISSUE:
4-20-16

DRAWN BY:
A.J.Ortiz

EXISTING SITE PLAN
COVER SHEET
REMOVAL PLAN

SCALE: 1" = 1/4"

1



LEGEND

- FENCE, SEE SITE PLN FOR HEIGHTS
- PROPERTY LINE
- MIN. SETBACKS
- EXISTING TREES TO REMAIN

EXISTING SITE COVERAGE

EXISTING IMPERVIOUS COVERAGE		
WEST WALKWAY FLAGSTONE	47.0 SQ.FT.	
DRIVEWAY CONC.	585.0 SQ.FT.	
ENTRY CONC. LANDING	27.0 SQ.FT.	
TOTAL (E) IMPERVIOUS COVERAGE	659.0 SQ.FT.	
EXISTING PERVIOUS COVERAGE		
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WEST DECK WOOD	74.0 SQ.FT.	
TOTAL (E) PERVIOUS COVERAGE	339.0 SQ.FT.	
TOTAL EXISTING COVERAGE	998.0 SQ.FT.	

Existing Floor Area

MAIN LEVEL	1,422.0 SQ.FT.
GARAGE (DETACHED)	190.0 SQ.FT.
TOATAL	1,612.0 SQ.FT.

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CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3172, Oxnard, CA 93027
OFFICE: 937.5555.4140
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

REVIONS:

PROJECT:
Boyd Residence
Dolores 3 S/e of 13th
BLOCK:143 LOT(S):1/2 of 6 & 1/2 of 8
APN: 010-165-036
PROJECT NO.
15-14

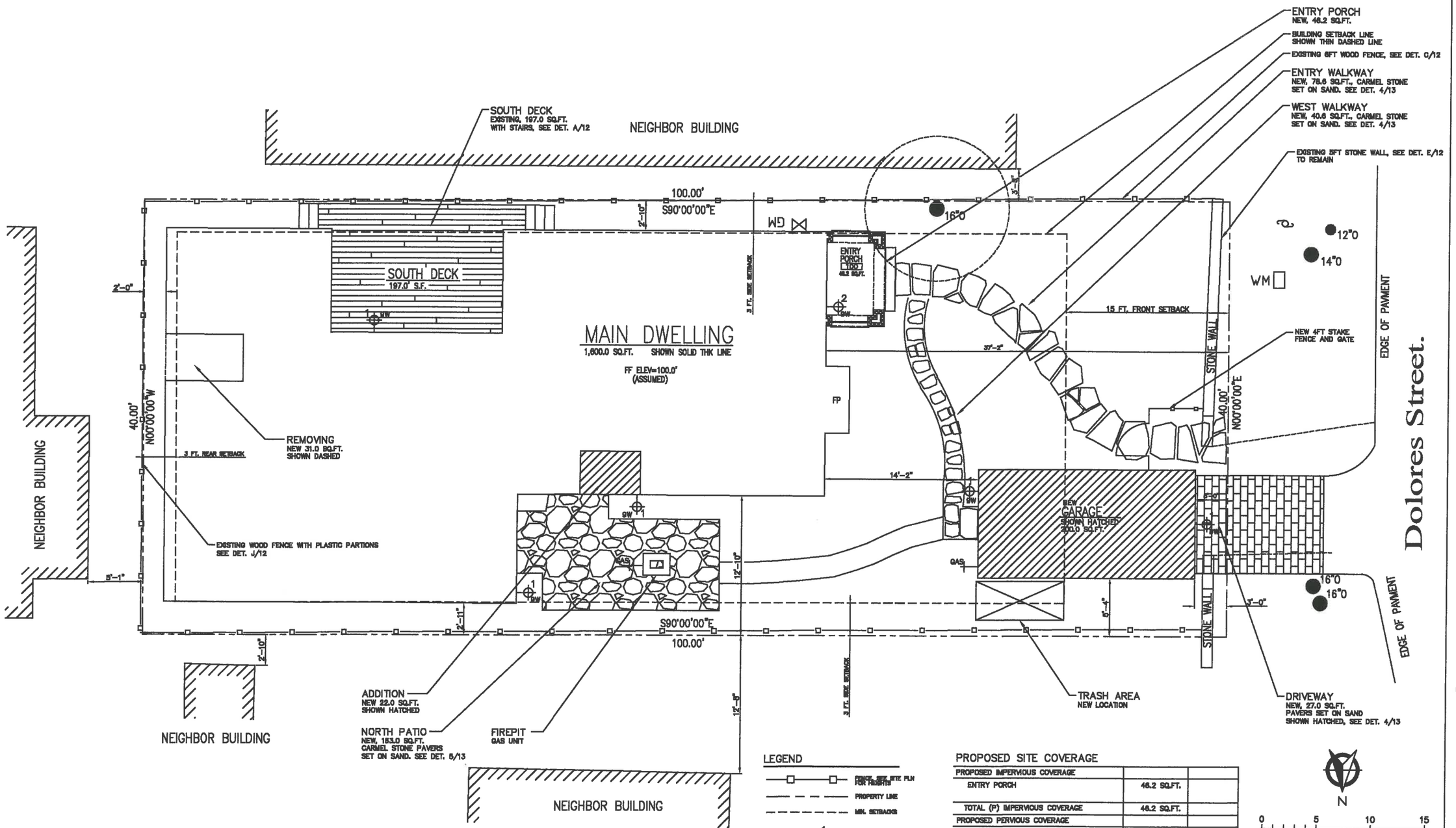
ISSUE:
4-20-16

DRAWN BY:
A.J.Ortiz

EXISTING SITE PLAN & HARDSCAPE REMOVAL PLAN

SCALE: 1" = 1/4"

2 180



LEGEND

- FENCE, SEE SITE PLN FOR HEIGHTS
- PROPERTY LINE
- MIN. SETBACKS
- 1 GW LIGHT FIXTURE, SEE SHEET 12 FOR SPEC'S
- EXISTING TREES TO REMAIN
- HB HOSE BIB
- GAS GAS LINE

PROPOSED SITE COVERAGE

PROPOSED IMPERVIOUS COVERAGE		
ENTRY PORCH	46.2 SQ.FT.	
TOTAL (P) IMPERVIOUS COVERAGE	46.2 SQ.FT.	
PROPOSED PERVIOUS COVERAGE		
DRIVEWAY	27.0 SQ.FT.	
ENTRY WALKWAY	78.6 SQ.FT.	
SOUTH DECK PATIO	197.0 SQ.FT.	
NORTH PATIO	163.0 SQ.FT.	
WEST WALKWAY	40.6 SQ.FT.	
TOTAL (P) PERVIOUS COVERAGE	447.2 SQ.FT.	
TOTAL PROPOSED COVERAGE	552.4 SQ.FT.	

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

Proposed Floor Area

MAIN LEVEL	1,600.0 SQ.FT.
GARAGE (DETACHED)	200.0 SQ.FT.
TOATAL	1,800.0 SQ.FT.

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CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 2773, Carmel, CA 93921
(831) 626-4944
CLAUDIOORTIZDESIGN.COM
WWW.CODGINC.COM

REVISIONS:

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Boyd Residence
Dolores 3 S/e of 13th
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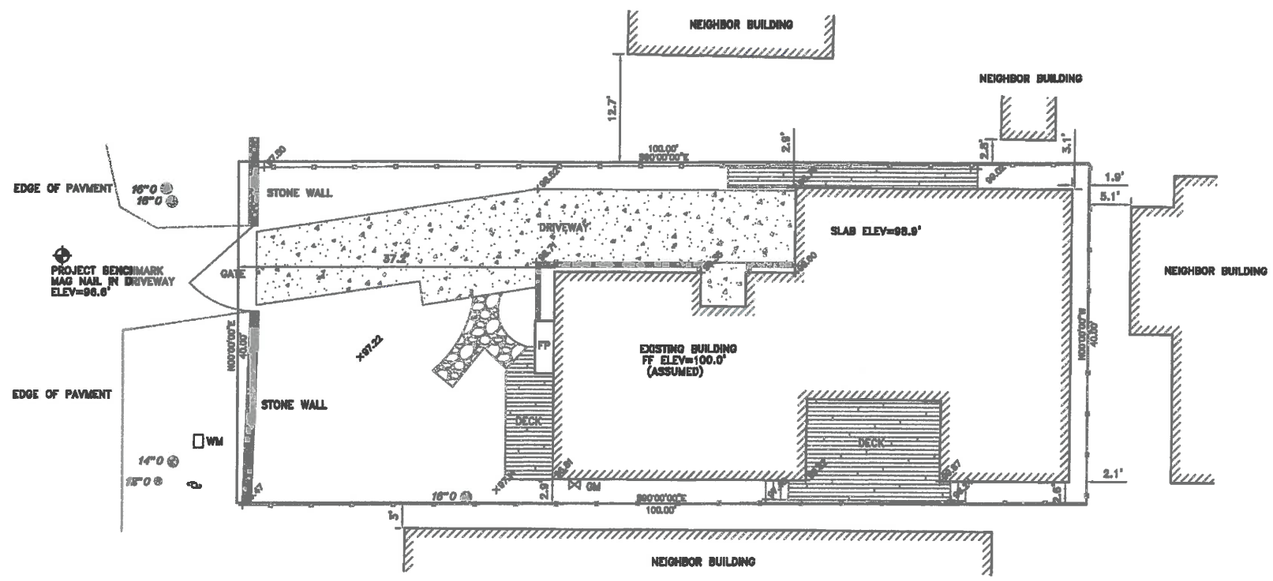
15-14

ISSUE:
4-20-16

DRAWN BY:
A.J.Ortiz

PROPOSED
SITE PLAN

SCALE: 1" = 1/4"



GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

LICENSED LAND SURVEYOR
KEVIN R. WEISS
007139
Expires:
12/31/16
STATE OF CALIFORNIA

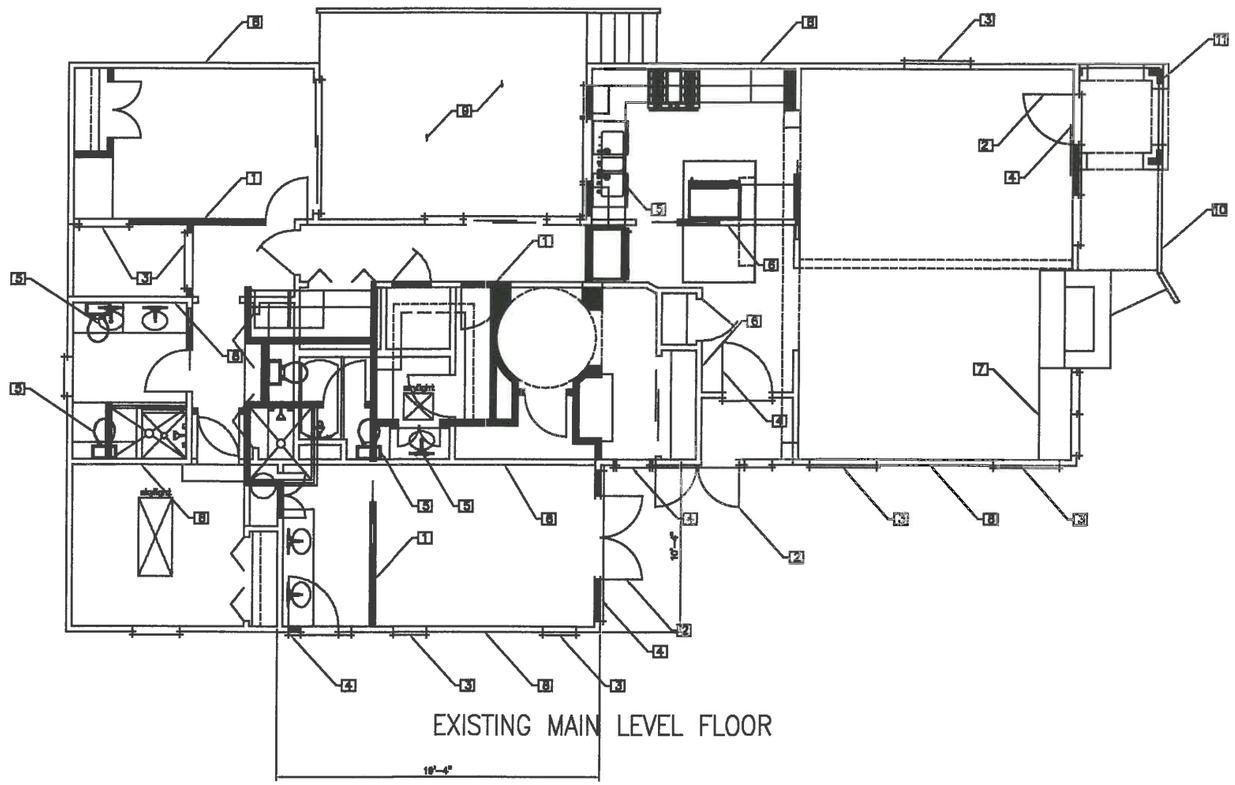
Baseline Consulting
13720 Monte Bello
Castroville, California 95012
831-632-0956

TOPOGRAPHIC SURVEYS
ALTA SURVEYS
BOUNDARY SURVEYS

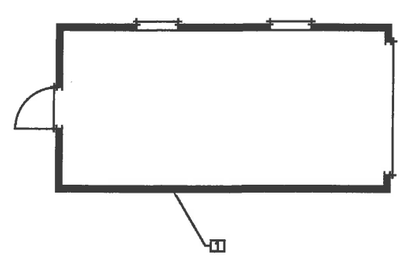
DRAWN BY : MS
APPROVED BY : KRW
REVISION :
SCALE : 1/8"=1"
DATE : 12-12-15

SITE PLAN
APN 010-165-036
3 SE 13th/ Dolores Street, Carmel, Ca
prepared for:
Sandy Boyd & Harold MacLean

SHEET 1
OF
1 SHEETS



EXISTING MAIN LEVEL FLOOR



NEW GARAGE FLOOR

KEYNOTES

1. (N) WALLS PER PLAN
2. PREPARE AREA FOR NEW DOORS
3. PREPARE AREA FOR NEW WINDOWS
4. (E) DOORS & WINDOWS TO BE REMOVED
5. (E) PLUMBING FIXTURES TO BE REMOVED & RELOCATED
6. (E) WALLS TO BE REMOVED
7. (E) HEARTH TO BE REMOVED
8. (E) WALLS TO REMAIN
9. (E) SOUTH DECK W/STAIRS TO BE REFURBISHED PER CLIENT
10. (E) FRONT DECK W/STAIRS TO BE REMOVED
11. (N) ENTRY PER PLAN

DEMOLITOIN DATA

	EXISTING	REMOVAL	ADDITION
MAIN LEVEL	282.0 LN.FT.	4.4 LN.FT.	0.0 LN.FT.
GARAGE	0.0 LN.FT.	0.0 LN.FT.	60.0 LN.FT.
TOTAL	282.0 LN.FT. 100.0 %	0.0 LN.FT. 0.02 %	0.0 LN.FT. 22.9 %

SCOPE OF DEMOLITION WORK:

EXTERIOR:
1. REMOVING ALL EXISTING WINDOWS AND REPLACE WITH NEW WOOD WINDOWS.
2. REMOVE EXTERIOR DOORS AND REPLACE WITH NEW WOOD DOORS
3. REMOVE PORCH ON WEST ELEVATION (FRONT) AND REPLACE WITH NEW COVERED PORCH WITH STONE PER PLAN.
4. REFURBISH PORCH ON THE SOUTH SIDE.

INTERIOR:
1. REMOVE ALL FLOOR IN LIVING SPACES, KITCHEN AND BATHROOMS.
3. REMOVE ALL EXISTING FIXTURES AND REPLACE WITH NEW PER PLAN
4. REMOVE CABINETS, TILE, SLABS AND PREPARE AREAS FOR NEW CABINETS, TILE AND SLABS PER PLAN.
5. EXISTING FURNACE TO BE REPLACED AND VERIFY EXISTING DUCT SYSTEM AND VENTS FOR NEW LOCATIONS.
6. WATER HEATERS TO REMAIN
7. VERIFY EXISTING ELECTRICAL WORK AND UPDATE ACCORDINGLY PER ELECTRICAL PLAN

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

WALL LEGEND

- 2x ALL INTERIOR WALLS
- 2x NEW WALLS
- EXISTING WALLS TO BE REMOVED

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CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 2172, Rancho Cordova, CA 95821
OFFICE: 916.635.4440
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

REVIONS:

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15-14

ISSUE:
4-20-16

DRAWN BY:
A.J.Ortiz

MAIN LEVEL
DEMOLITION PLAN

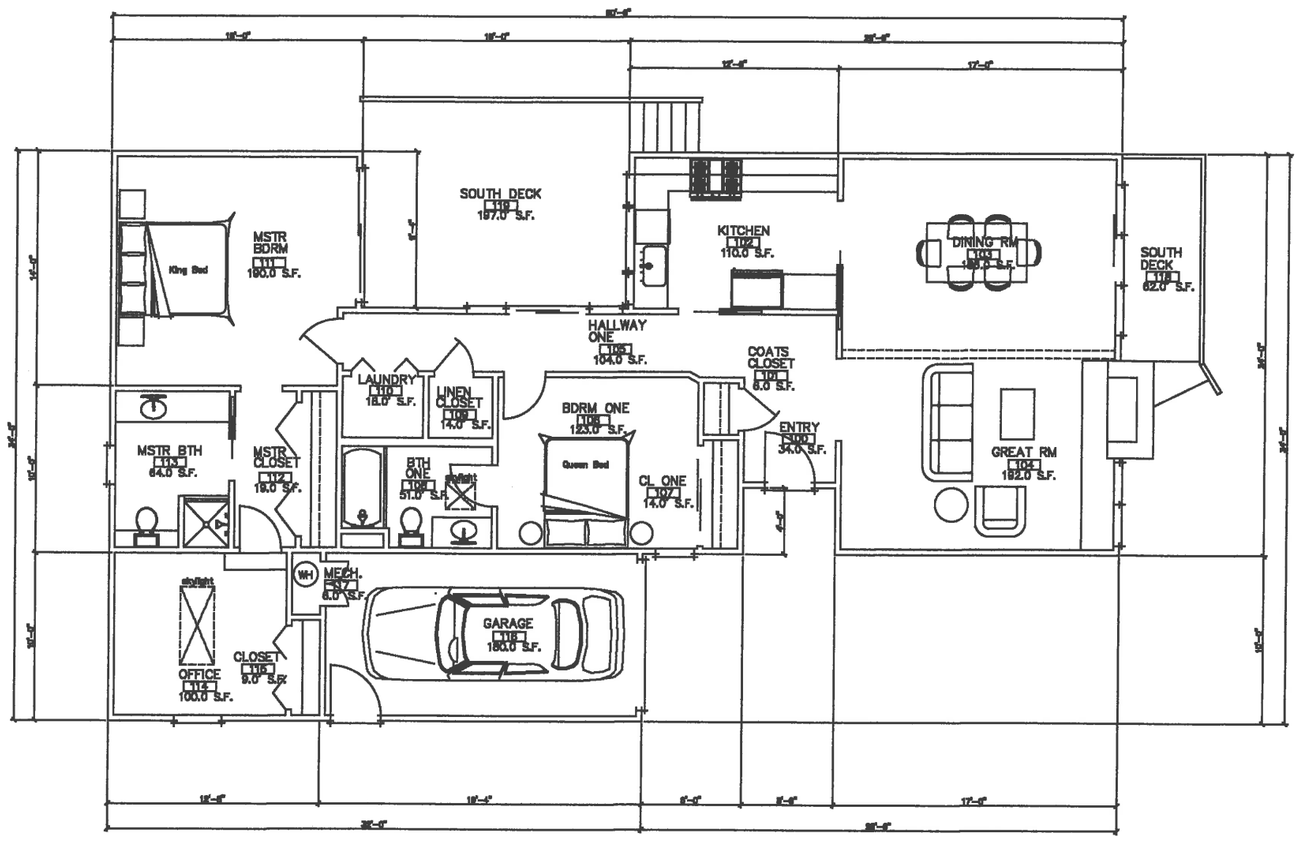
SCALE: 1" = 1/4"

5

ROOM NOTES

MAIN LEVEL

100	ENTRY 5'-6" X 6'-3"	110	LAUNDRY ROOM 3'-8" X 4'-10"
101	COATS CLOSET 2'-0" X 3'-0"	111	MASTER BEDROOM 13'-8" X 14'-4"
102	KITCHEN 9'-0" X 12'-2"	112	MASTER CLOSET 2'-9" X 9'-4"
103	DINING ROOM 11'-4" X 16'-4"	113	MASTER BATHROOM 6'-10" X 9'-4"
104	GREAT ROOM 11'-11" X 18'-4"	114	OFFICE 9'-8" X 10'-4"
105	HALLWAY ONE 3'-8" X 29'-7"	115	CLOSET 1'-8" X 5'-8"
106	BEDROOM ONE 10'-3" X 12'-0"	116	GARAGE 9'-8" X 18'-8"
107	CLOSET ONE 2'-0" X 6'-8"	117	MECH. ROOM 1'-8" X 3'-8"
108	BATHROOM ONE 6'-0" X 9'-0"	118	DECK ONE 5'-0" X 12'-4"
109	LINEN CLOSET 3'-8" X 3'-10"	119	DECK TWO 12'-8" X 16'-0"



N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

Existing Floor Area	
MAIN LEVEL	1,422.0 SQ.FT.
GARAGE (DETACHED)	190.0 SQ.FT.
TOATAL	1,612.0 SQ.FT.

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CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 2778, Corona, CA. 92878
(951) 279-8100 (951) 279-8101
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

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DRAWN BY:
A.J.Ortiz

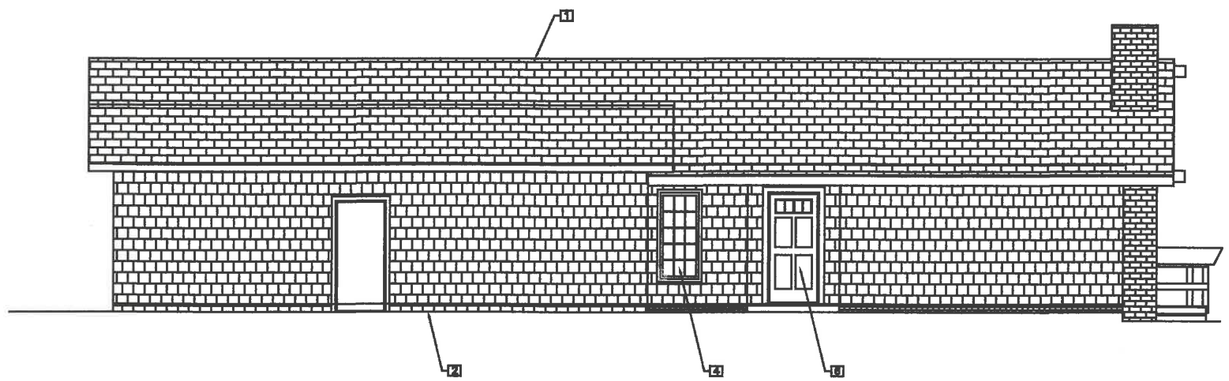
EXISTING FLOOR PLANS

SCALE: 1' = 1/4"

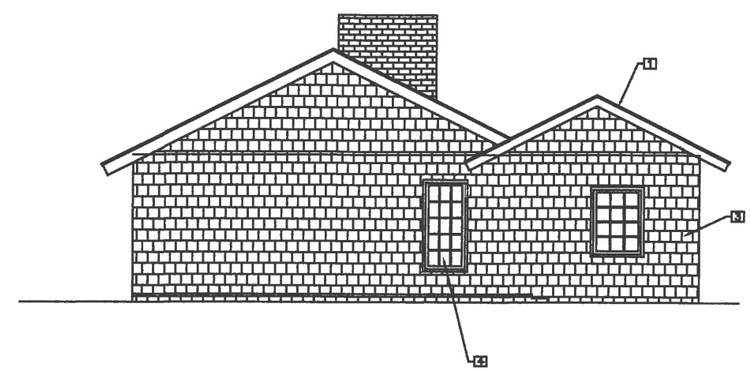
KEY NOTES

1. ROOF: WOOD SHINGLES, PITCH 6:12
2. GRADE WHERE OCCURS
3. SIDING: WOOD SHINGLES
4. WINDOWS (TYP.): WOOD DIVIDED LIGHTS, PAINTED
5. DOORS (TYP.): WOOD DIVIDED LIGHTS, PAINTED
6. ENTRY DOOR: 1-3/4-INCH THICK, STAINED DOOR
7. BRICK CHIMNEY
8. WOOD DECK (TYP.)

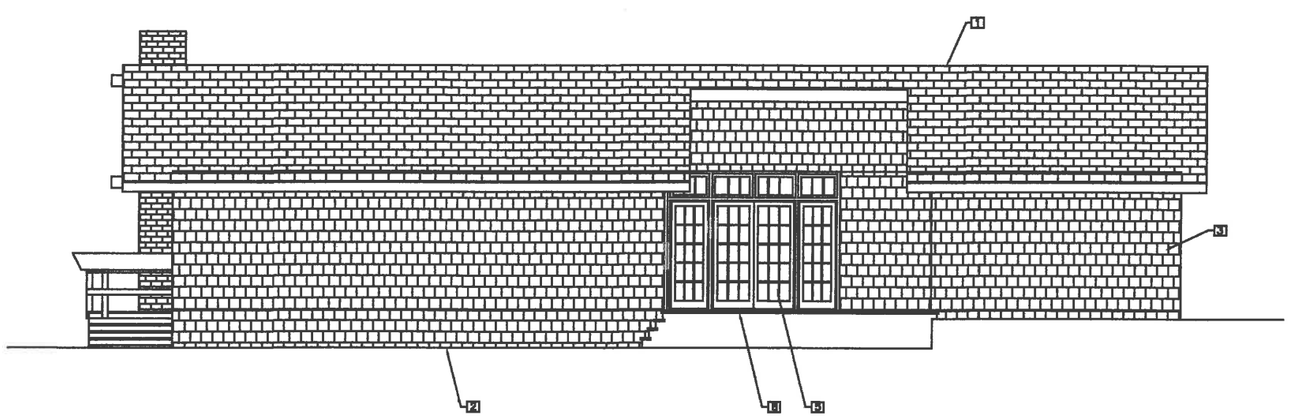
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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P.O. BOX 2778, Alamo, CA 94507
PHONE: 925.866.9442
CLAUDIOORTIZDESIGN.COM
WWW.CODGINC.COM

REVISIONS:

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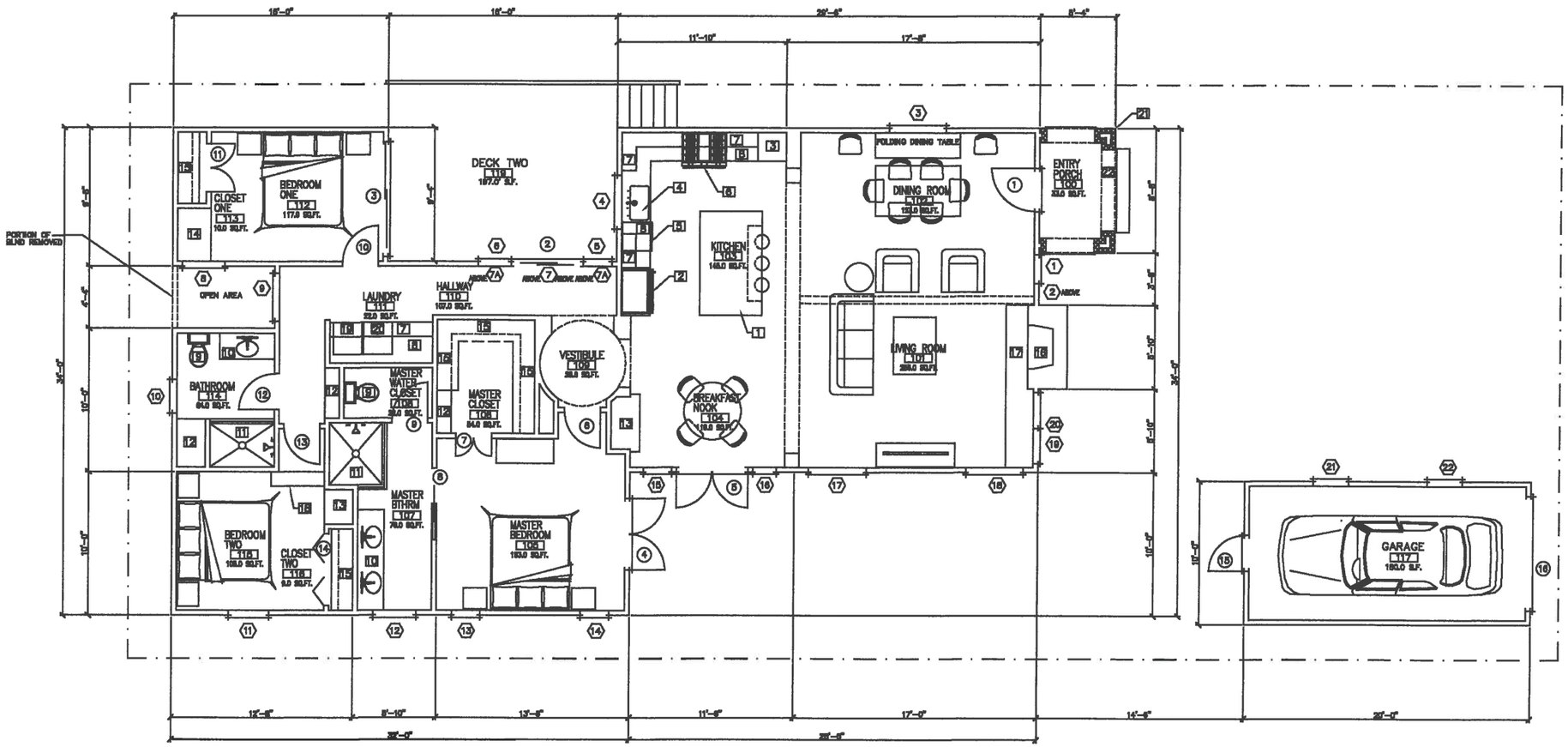
Boyd Residence
Dolores 3 S/e of 13th
BLOCK:143 LOT(S):1/2 of 6 & 1/2 of 8
APN: 010-165-036
PROJECT NO.
15-14

ISSUE:
4-20-16

DRAWN BY:
A.L.Ortiz

EXISTING
FLOOR PLANS

SCALE: 1" = 1/4"



ROOM NOTES

100 ENTRY PORCH 8'-0" X 8'-0"	110 HALLWAY 3'-0" X VARIES
101 LIVING ROOM 19'-10" X 19'-4"	111 LAUNDRY ROOM 5'-0" X 7'-2"
102 DINING ROOM 17'-0" X 19'-4"	112 BEDROOM ONE 11'-0" X 12'-6"
103 KITCHEN 11'-0" X 12'-6"	113 CLOSET ONE 5'-0" X 10'-0"
104 BREAKFAST NOOK 10'-0" X 10'-10"	114 BATHROOM 5'-10" X 8'-4"
105 MASTER BEDROOM 11'-0" X 14'-2"	115 BEDROOM TWO 11'-0" X 10'-2"
106 MASTER CLOSET 5'-10" X 7'-2"	116 CLOSET TWO 5'-0" X 10'-0"
107 MASTER BATHROOM 5'-0" X 10'-2"	117 GARAGE 10'-0" X 19'-4"
108 MASTER WATER CLOSET 5'-0" X 5'-2"	118 DECK ONE 8'-0" X 12'-4"
109 VESTIBULE 6'-0" RADIUS	119 DECK TWO 12'-0" X 16'-0"

KEY NOTES

1. ISLAND
2. [illegible] OUT WINDOW & SHUT-OFF FOR RE-[illegible]
3. BUILT-IN PANTRY CABINET
4. [illegible] REMOVAL
5. DISH WASHER SPACE
6. [illegible]
7. [illegible] COUNTER TOP
8. UPPER CABINETS
9. [illegible]
10. [illegible] VANITY WITH
11. SHOWER PER PLAN
12. BUILT-IN LINEN CAB.
13. BUILT-IN DESK
14. BUILT-IN WINDOW SEAT
15. [illegible] & ONE 2" ROD
16. EXISTING FIREPLACE
17. NEW STONE HEARTH
18. TWO STEPS
19. WASHER
20. DRYER
21. STONE VENEER: NEW CARMEL STONE THIN CUT VENEER
22. AWNING

(#) DENOTES WINDOW NUMBER, SEE WINDOW SCHEDULE

(#) DENOTES DOOR NUMBER, SEE DOOR SCHEDULE

N

0 5 10 15

(IN FEET) 1/4 Inch = 1 ft.

GRAPHIC SCALE

Proposed Floor Area

MAIN LEVEL	1,600.0 SQ.FT.
GARAGE (DETACHED)	200.0 SQ.FT.
TOATAL	1,600.0 SQ.FT.

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 272, Ripon, CA 95321
OFFICE: 831.206.4149
CLAUDIOORTIZDESIGN.COM
WWW.CODGINC.COM

REVIONS:

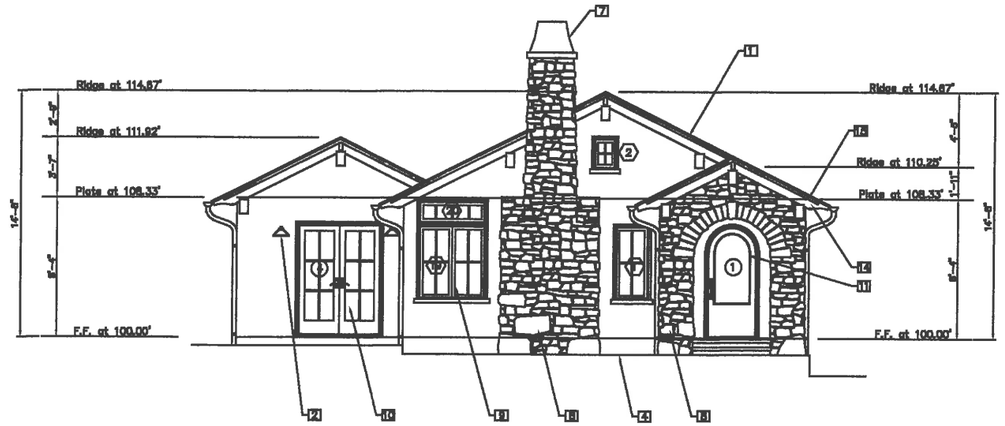
PROJECT:
Boyd Residence
Dolores 3 S/e of 13th
BLOCK:143 LOT(S):1/2 of 6 & 1/2 of 8
APN: 010-165-036
PROJECT NO.
15-14

ISSUE:
4-20-16

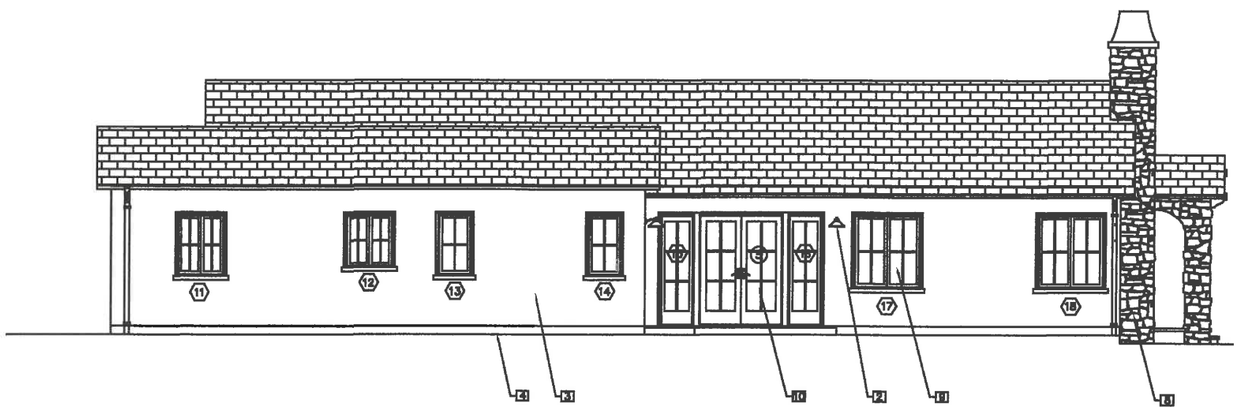
DRAWN BY:
A.J.Ortiz

PROPOSED FLOOR PLANS

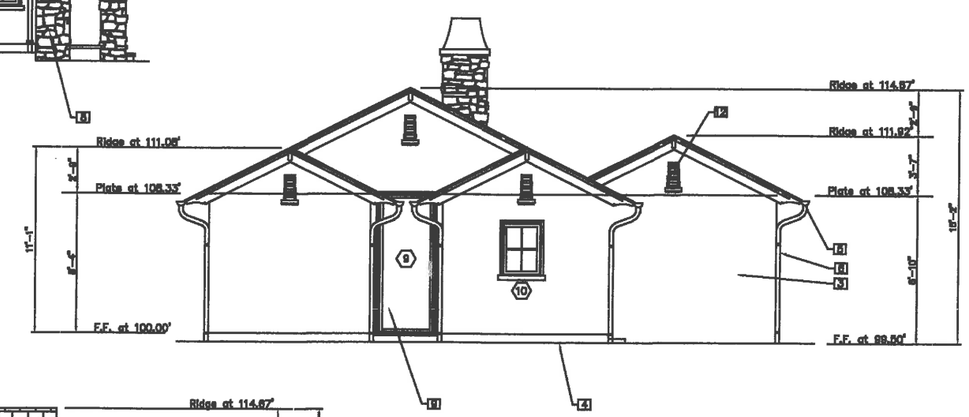
SCALE: 1" = 1/4"



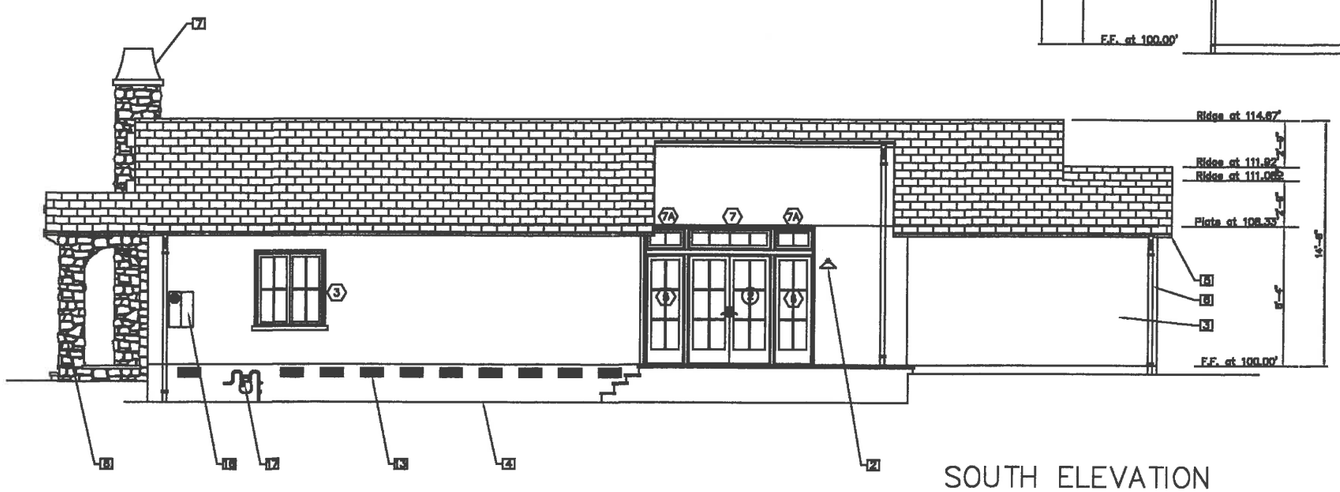
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

KEY NOTES

1. ROOF: NEW WOOD SHAKE TO MATCH EXISTING
2. LIGHT FIXTURE T ENTRY: SEE FIXTURE "--" ON SHEET – PER SPECIFICATIONS, 9 WATTS MAX.
3. SIDING: THREE COAT CEMENT PLASTER
4. GRADE WHERE OCCURS
5. GUTTERS: 6 INCH ROUND, COPPER, WITH A 2% SLOPE TO DOWN SPOUTS.
6. DOWN SPOUTS: 3 INCH ROUND, COPPER
7. COPPER CHIMNEY CAP
8. STONE VENEER: NEW CARMEL STONE THIN CUT VENEER
9. WINDOWS (TYP.): WOOD DIVIDED LIGHTS, STAIN BULLNOSE AT JAMS & HEADER WHERE OCCURS
10. DOORS (TYP.): WOOD DIVIDED LIGHTS, PAINTED BULLNOSE WITH HEADER WHERE OCCURS
11. ENTRY DOOR: 1-3/4-INCH THICK, STAINED DOOR
12. GABLED-END VENTS STAINED
13. EXISTING FOUNDATION VENTS AT WALL TO REMAIN
14. NEW WOOD RAFTER TAILS SHAPED
15. WOOD BARGE 3-INH THK, TYP.
16. MAIN ELECTRICAL METER
17. GAS METER

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CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3778 Carmel, CA 93921
PHONE: (831) 626-4646
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15-14

ISSUE:
4-20-16

DRAWN BY:
A.J.Ortiz

PROPOSED FLOOR PLANS

SCALE: 1" = 1/4"

PROPOSED
WEST ELEVATION

CODG

CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 2778, Aptos, CA 95001
(831) 818-8649
CLAUDIOORTIZDESIGN.COM
WWW.CODESIGN.COM

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DRAWN BY:
A.J.Ortiz

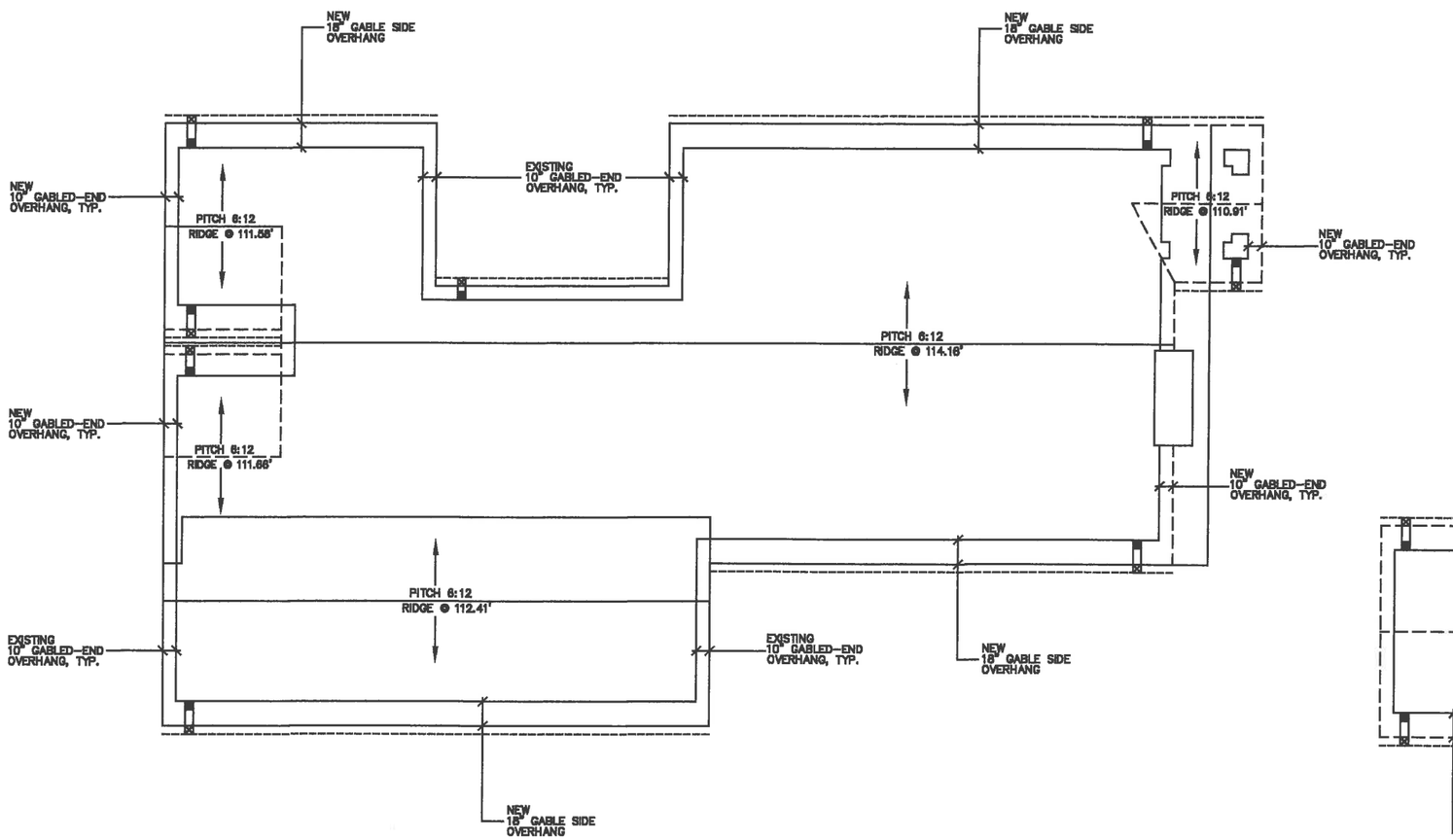
PROPOSED
STREETSCAPE

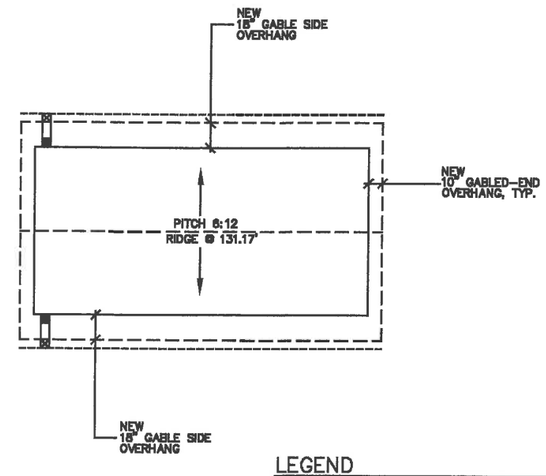
SCALE: 1" = 3/16"

9.1

KEY NOTES

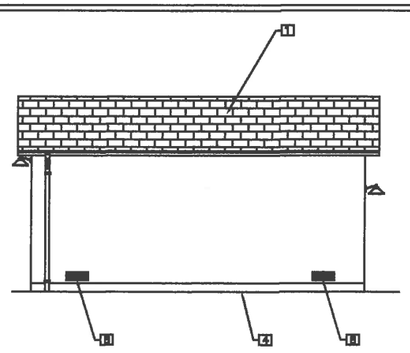
1. DOWN SPOUTS
2. GUTTERS W/ 2% SLOPE
3. SHED ROOM
4. CHIMNEY



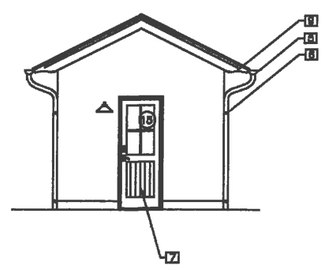


LEGEND

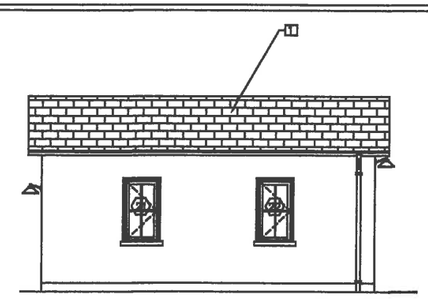
	GUTTERS
	DOWNSPOUTS W/2% SLOPE
	SLOPE DIRECTION ARROW
	EXISTING ROOF LINE
	PROPOSED ROOF LINE
	EXISTING ROOF LINE TO BE REMOVED



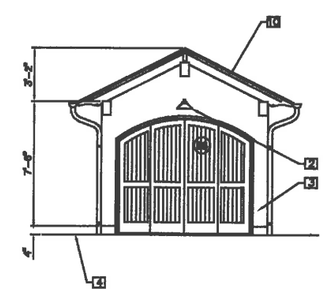
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

KEY NOTES

1. ROOF: NEW WOOD SHAKE TO MATCH EXISTING
2. LIGHT FIXTURE T ENTRY: SEE FIXTURE PER SPECIFICATIONS, 9 WATTS MAX.
3. SIDING: THREE COAT CEMENT PLASTER
4. GRADE WHERE OCCURS
5. GUTTERS: 6 INCH ROUND, COPPER, WITH A 2% SLOPE TO DOWN SPOUTS.
6. DOWN SPOUTS: 3 INCH ROUND, COPPER
7. DOORS (TYP.): WOOD DIVIDED LIGHTS, PAINTED BULLNOSE WITH HEADER WHERE OCCURS
8. GARAGE VENTS: PROVIDE TWO 6"x14" VENTS AT GARAGE 8-INCH OFF FLOOR
9. WOOD RAFTER TAILS SHAPED
10. WOOD BARGE 3-INH THK, TYP.

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 2725 Oxnard, CA 93021
OFFICE: 805.483.4416
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ISSUE:
4-20-16

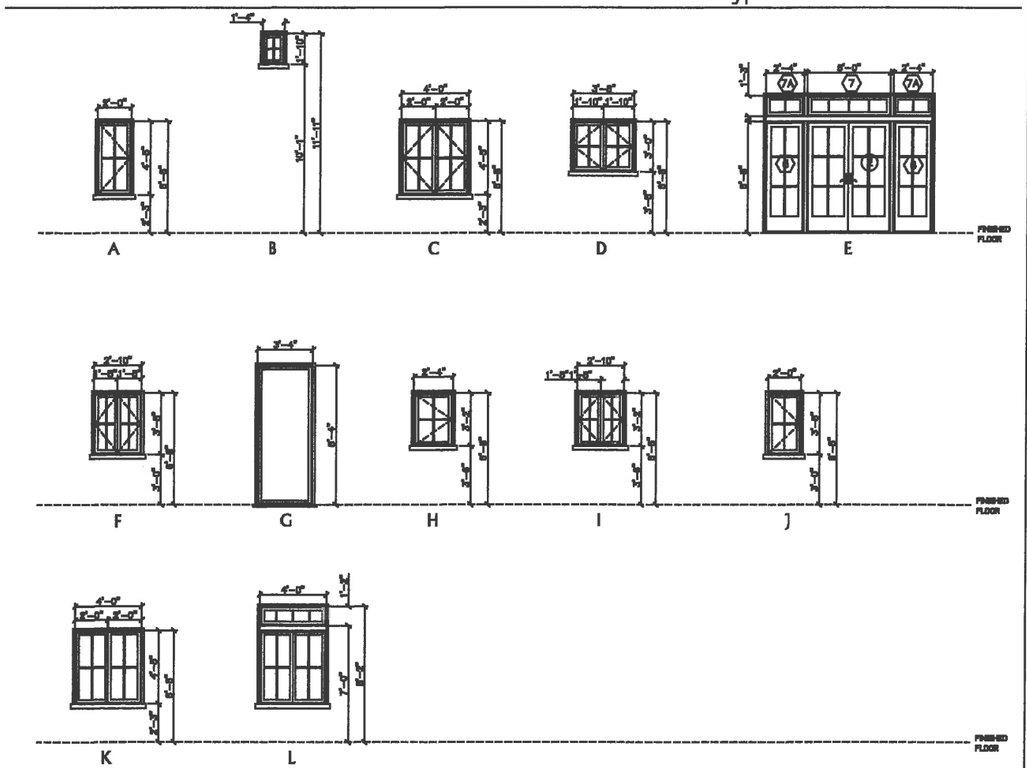
DRAWN BY:
A.L.Ortiz

EXISTING & PROPOSED ROOF PLANS & GARGARE ELEV.

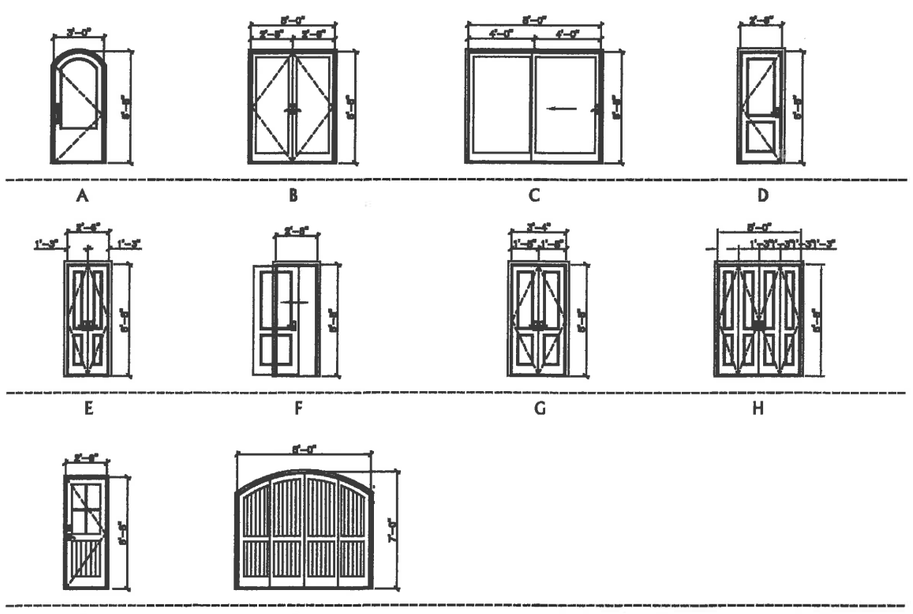
SCALE: 1' = 1/4"

10

Window Elevations Types



Door Elevations Types



Window Schedule

	NO.	LOCATION	TYPE	SIZE / MATERIAL		FINISH	REMARKS	GLAZING	TEMPERED	SCREEN	DETAIL SHEET # DETAILS THRESHOLD	JAMB	HEAD
MAIN DWELLING / MAIN LEVEL	1	ENTRY	A	2'-0" X 4'-8"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	2	DINING ROOM	B	1'-4" X 1'-10"	WOOD-UNCLAD	P	FIXED	YES	NO	NO			
	3	DINING ROOM	C	4'-0" X 4'-8"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	4	KITCHEN	D	3'-8" X 3'-0"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	5-6	HALLWAY	E	2'-4" X 6'-8"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	7	HALLWAY	E	2'-4" X 1'-2"	WOOD-UNCLAD	P	FIXED	YES	YES	NO			
	7A	HALLWAY	E	5'-0" X 1'-2"	WOOD-UNCLAD	P	FIXED	YES	YES	NO			
	8-11	BEDROOM ONE/TWO	F	2'-10" X 3'-5"	WOOD-UNCLAD	P	FIXED	YES	YES	NO			
	9	HALLWAY	G	3'-4" X 5'-4"	WOOD-UNCLAD	P	FIXED	YES	YES	NO			
	10	BATHROOM	H	2'-4" X 3'-2"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	12	MASTER BATHROOM	I	2'-10" X 3'-2"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	13-14	MASTER BEDROOM	J	2'-10" X 3'-5"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	15-16	BREAKFAST NOOK	E	2'-4" X 6'-8"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	17,18,19	LIVING ROOM	K	4'-0" X 4'-8"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			
	20	LIVING ROOM	L	4'-0" X 1'-2"	WOOD-UNCLAD	P	FIXED	YES	YES	NO			
	21-22	GARAGE	J	2'-10" X 3'-5"	WOOD-UNCLAD	P	CASEMENT	YES	YES	YES			

Window Notes:

1. PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
2. SCREEN COLOR TO BE SPECIFIED BY CLIENT
3. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
4. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE,ETC.) FRO REVIEW BY CODG, Inc.
5. APPLY SEAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
6. PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH O.E. SILICONE ACRYLIC, POLYURETHANE OR LATEXSAME AS REQUIRED.
7. ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF TITLE 24.
8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
9. WINDOW WOOD UNITS TO BE RECEIVED.
10. ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
11. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
12. SINGLE PANE LAMINATED GLASS (1/8" THK.GL.-FILM-1/8" THK.GL.) AS SPECIFIED TITLE. 24 GLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
13. PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE.
14. WINDOW JAMB TO BE 3-1/2-INCHES WITHOUT EXTERIOR JAMB AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

Window Manufacture:

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

Hardware Manufacture:

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

Glazing Legend

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

Symbols

WINDOW REFERENCE — WINDOW NUMBER

Note:

1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATION SHEETS
2. ALL WINDOW DEMENSIONS ARE THE ROUGH OPENINGS SEE ELEVATION SHEETS

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

Door Schedule

	NO.	LOCATION	TYPE	SIZE / MATERIAL		FINISH	REMARKS		GLAZING	TEMPERED	DETAIL SHEET # DETAILS THRESHOLD	JAMB	HEAD
MAIN DWELLING / MAIN LEVEL	1	ENTRY	A	3'-0" X 6'-8"	WOOD	ST	2-1/4-INCH THICK SOLID CORE	OUTSIDE	YES	YES			
	2	HALLWAY	B	PER 2'-6" X 6'-8"	WOOD	P	FULL GLASS FRENCH DOOR	OUTSIDE	YES	YES			
	3	BEDROOM ONE	C	PER 4'-0" X 6'-8"	WOOD	P	SLIDDER FULL GLASS FRENCH DOOR	OUTSIDE	YES	YES			
	4	MASTER BEDROOM	B	PER 2'-6" X 6'-8"	WOOD	P	FULL GLASS FRENCH DOOR	OUTSIDE	YES	YES			
	5	BREAKFAST NOOK	B	PER 2'-6" X 6'-8"	WOOD	P	FULL GLASS FRENCH DOOR	OUTSIDE	YES	YES			
	6	MASTER BEDROOM	D	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	7	MASTER CLOSET	E	PER-1'-3" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	8	MASTER BATHROOM	F	2'-6" X 6'-8"	WOOD	P	SLIDDER WOOD PLANK DOOR	INSIDE	NO	NO			
	9	MASTER WATER CLOSET	D	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	10	BEDROOM ONE	D	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	11	CLOSET ONE	G	PER-1'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	12	BATHROOM	D	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	13	BEDROOM TWO	D	2'-6" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	14	CLOSET TWO	H	(4) 1'-3" X 6'-8"	WOOD	P	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	15	GARAGE	I	2'-8" X 6'-8"	WOOD	P	GLASS / PANELED DOOR	OUTSIDE	YES	YES			
	16	GARAGE	J	8'-0" X 7'-0"	WOOD	P	FLUSHED / PANELED DOOR ROLLED-UP	OUTSIDE	YES	YES			

Door Notes:

1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
4. ALL DOOR GLAZING TO BE TEMPERED GLASS.
5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
7. GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
8. DOOR HINGES TO BE 4.5"H,3X4.5"W. DOOR 7'-0"
9. ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED, AND SEALED.
10. GARAGE DOORS : SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
11. THE DOOR FINISH TO BE: EXTERIOR: INTERIOR: MAS:
12. THE DOOR STILES TO BE PER PLAN
13. CHECK FLOOR PLAN FOR HINGES LOCATION
14. PER THE ENERGY CODE ALL WINDOWS ARE TO BE LAMINATED SINGLE GLAZING PANE.

Window Manufacture:

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

Hardware Manufacture:

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

Symbols

DOOR REFERENCE — DOOR NUMBER

Glazing Legend

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

Note:

1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATION SHEETS
2. ALL WINDOW DEMENSIONS ARE THE ROUGH OPENINGS SEE ELEVATION SHEETS

Abbreviations

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FIN. — FINISH
NAT. — NATURAL

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 2778, Arena, CA 95221
(707) 937-0825 (Office)
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

REVISIONS:

PROJECT:
Boyd Residence
Dolores 3 S/e of 13th
BLOCK:143 LOT(S):1/2 of 6 & 1/2 of 8
APN: 010-165-036
PROJECT NO.
15-14

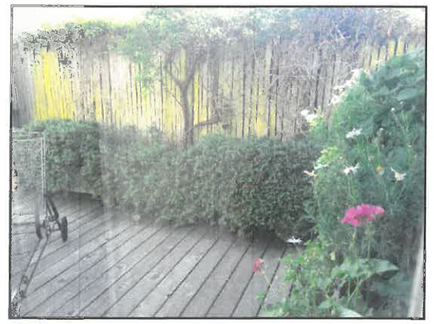
ISSUE:
4-20-16

DRAWN BY:
A.L.Ortiz

PROPOSED
WINDOW & DOOR
SCHEDULES

SCALE: 1" = 1/4"

11

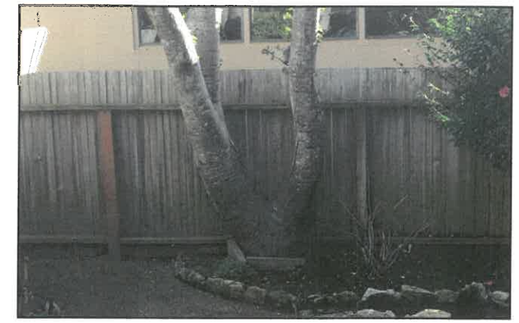


SOUTH DECK A

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

WEST DECK B

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



6-FOOT FENCE C

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

SOUTH WALKWAY D

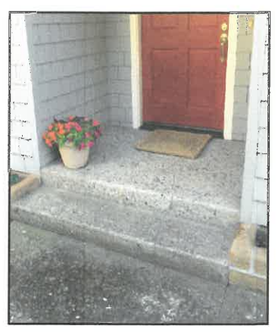
MANUFACTURE: CARMEL STONE
COLOR: NATURAL
INSTALLATION: SET ON SAND

5-FOOT STONE WALL E

MANUFACTURE: CARMEL STONE
NATURAL
INSTALLATION: ON CONC. WALL

BRICK PLANTER F

MANUFACTURE: BRICK
NATURAL
INSTALLATION: AS NOTED ON SITE PLAN

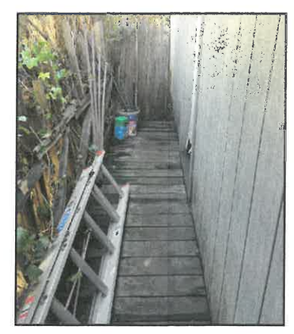


CONC. ENTRY G

MANUFACTURE: CARMEL STONE
COLOR: NATURAL
INSTALLATION: AS NOTED ON SITE PLAN

CONC. DRIVEWAY H

MANUFACTURE: CARMEL STONE
COLOR: NATURAL
INSTALLATION: AS NOTED ON SITE PLAN



NORTH WALKWAY I

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

6-FOOT FENCE J

MATERIAL: WOOD WITH PLASTIC PARTION
FINISH: NATURAL
HEIGHT: FT. AS NOTED ON SITE PLAN

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 2775, Alameda, CA 94501
PHONE: 510-864-0442
CLAUDIOORTIZDESIGN.COM
WWW.CODGINC.COM

REVIONS:

PROJECT:
Boyd Residence
Dolores 3 S/e of 13th
BLOCK:143 LOT(S):1/2 of 6 & 1/2 of 8
APN: 010-165-036
PROJECT NO.
15-14

ISSUE:
4-20-16

DRAWN BY:
A.L.Ortiz

EXISTING MATERIALS

SCALE: 1" = 1/4"

12

FIXTURE 1

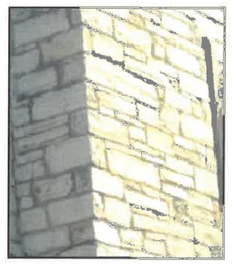
MANUFACTURE:	MINKA LEVERY
T24 COMPLIANT:	YES
COLOR:	BRONZE
WATTS:	10 WATTS
LUMENS:	80
BULB TYPE:	LED MODULE
DIMENSIONS:	6.5"H X 11"W X 12.25"

FIXTURE 2

MANUFACTURE:	DESIGNER FOUNTAIN
T24 COMPLIANT:	YES
COLOR:	AGED BRONZE
WATTS:	9 WATTS
LUMENS:	247
BULB TYPE:	LED MODULE
DIMENSIONS:	12.75"H X 7"W X 9.25"

FIXTURE 3

MANUFACTURE:	JOHN TIMBERLAKE
T24 COMPLIANT:	YES
COLOR:	BLACK
WATTS:	3 WATTS
LUMENS:	200
BULB TYPE:	LED MODULE
DIMENSIONS:	18"H X 7"W



STONE VENEER SIDING 6

MANUFACTURE:	CARMEL STONE
COLOR:	NATURAL

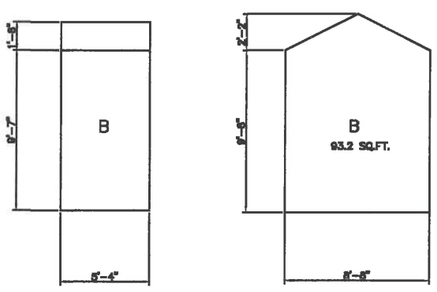
NEW STONE VENEER AT ENTRY PORCH

PATIO 5

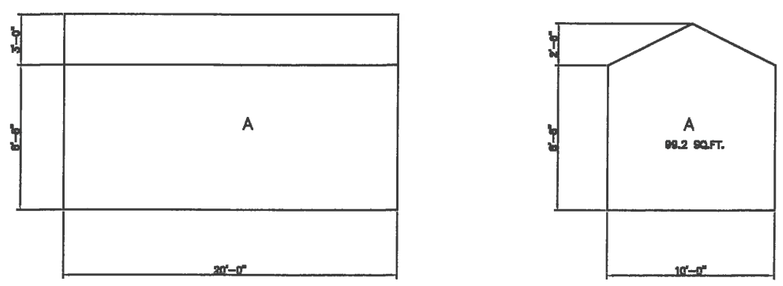
MANUFACTURE:	STONE
COLOR:	NATURAL

DRIVEWAY PAVERS 4

MANUFACTURE:	CALSTONE CLASSIC COBBLE
COLOR:	GRAY/CHARCOAL/TAN
PATTERN:	OLD TOWN II 25% MEDIUM 75% LARGE



PORCH
93.2X5.3=493.7 CU.FT



GARAGE
99.2X20.0=1,984 CU.FT

VOLUME ANALYSIS:

		FACTOR	GARAGE	PORCH	TOTAL
MAIN LEVEL	PITCHED	12	200.0 S.F.	46.2 S.F.	2,954.4 CU.FT.
MAIN LEVEL	FLAT	11	–	–	0
UPPER LEVEL	PITCHED	11	–	–	0
UPPER LEVEL	FLAT	10	–	–	0
			VOLUME ALLOWED		2,954.4 CU.FT.
			PROPOSED VOLUME		2,477.7 CU.FT.

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
PO BOX 372 Orland, CA 95921
CELL: 831.206.4449
CLAUDIOORTIZDESIGN@GMAIL.COM
WWW.CODGINC.COM

REVIONS:

PROJECT:
Boyd Residence
Dolores 3 S/e of 13th
BLOCK:143 LOT(S):1/2 of 6 & 1/2 of 8
APN: 010-165-036
PROJECT NO.
15-14

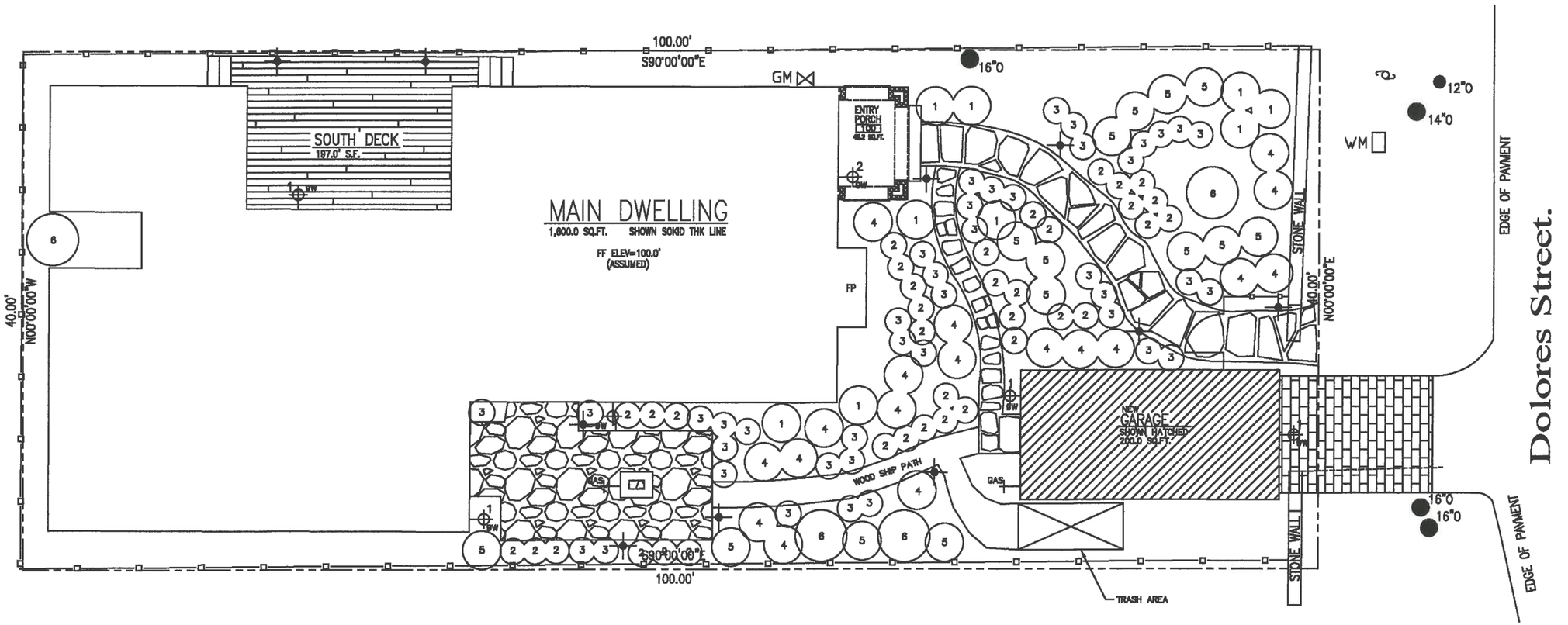
ISSUE:
4-20-16

DRAWN BY:
A.J.Ortiz

PROPOSED MATERIALS & VOLUME ANALYSIS

SCALE: 1" = 1/4"

13



LIGHT KEY

PATH LIGHT, 3 WATTS LED, SEE FIXTURE "3" ON SHEET 13
MAY NOT BE SPACED CLOSER THAN 10-FEET APART

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 19-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT) i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 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 SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

IRRIGATION SYSTEM

1" ANTISIPHON 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 ASHFORM
TABS FOLLOWING MANUFACTURE DIRECTIONS.
COMPOST WILL BE MIXED WITH SOIL AT 2:1

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	COFFEEBARRY	5 GAL
	VERONICAL LIWANENSIS	TURKISH SPEEDWELL	1 GAL
	PATH LIGHT, 3 WATTS LED		

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 1272, Clovis, CA 93613
OFFICE: 559.326.4140
CLAUDIOORTIZDESIGNINC.COM
WWW.CODGINC.COM

REVIONS:

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Boyd Residence
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APN: 010-165-036
PROJECT NO.
15-14

ISSUE:
4-20-16

DRAWN BY:
A.L.Ortiz

PROPOSED
LANDSCAPE PLAN

SCALE: 1" = 1/4"

L1

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 11, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Submitted by: Catherine Tarone, Assistant Planner

Subject: Consideration of a combined Concept and Final Design Study (DS 16-074) and associated Coastal Development Permit for an addition and substantial alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District[1]

Recommendation:

Approve the Combined Concept and Final Design Study (DS 16-074) and associated Coastal Development Permit subject to the attached findings and recommendations/draft conditions.

Application:	DS 16-074	**APN:**	010-041-003
Block:	83	**Lot**:	3
Location:	Forest Road, 3 SW of Ocean Avenue		
Applicant:	Jon S. Erlandson, Architect	**Property Owner:**	Carmel Development II, LLC.

Background and Project Description:

The property is located on a 5,000 square-foot lot and is built with an existing single-story residence and detached garage totaling 1,016 square-feet. A Historic Determination of Ineligibility for the residence was issued by the Planning Department on October 25, 2015.

On February 23, 2016, the applicant submitted a Design Study application proposing to remodel and expand an existing single-story residence by 1,134 square feet. residence. The total square

[1] Based on the CMC 17.58.040.B.2.a (Step Three: Final Details Review), for projects involving additions or alterations to historic resources or limited changes to non-historic structures, the Director may authorize concept review and final details review to occur at the same meeting. Staff has determined that the application presents no substantial issues, which justifies combining the concept review and final details review.

footage of the remodeled residence will be 2,150 square feet, which is the maximum allowed for a 5,000-square-foot lot. The remodel and addition will include the demolition of the existing detached garage and 63 linear feet or 30% of the existing walls of the main residence. Approximately 144 linear feet, or 70% of the existing walls will be retained.

PROJECT DATA FOR A 5,000 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,150 sf (43%)	1,016 sf (20.3%)[2]	2,150 sf (45%)[3]
Site Coverage	673 sf [4]	889 sf	576 sf
Trees	3 Upper /1 Lower (recommended)	5/3	4/2
Ridge Height (1st)	18’	15’ – 2”	17’
Plate Height (1st)	12’	12’ – 4”	12’ – 4”
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	6’- 9” to detached garage 53’- 9” to residence	16’- 6” to residence
Composite Side Yard	12’- 6” (25%)	9’ – 10” (20%)	9’ – 10” (at existing portion) 13’ – 4” (26.6%) (at proposed portion)
Minimum Side Yard	3’	3’ – 6” (min. north side yard); 6’ – 6” (min. south side yard)	3’ (min. north side yard) 6’ -6” (south side yard)
Rear	15’	14’ – 3”	14’ – 3”

Additionally, the applicant is proposing to install a spaced wood deck on the front (east) elevation surrounded by a stone wall with a maximum height of 3 feet and 10 inches. Three skylights are proposed, which includes two tube skylights and one 2’ x 4’ skylight on the north elevation.

Finish materials include cement plaster siding and chimneys and dark grey asphalt shingles. The applicant is also proposing the installation of new unclad wood windows and doors. In regard to site coverage, the applicant is proposing a new pervious paver driveway, a brick front walkway, a

[2] Includes 224 sq. ft. detached garage.
[3] Includes 220 sq. ft. garage
[4] 50% of the proposed site coverage is pervious and so earns the bonus.

decomposed granite walkway in the public right-of-way, a tile trash can pad in the north side yard outside of the front and side-yard setbacks, and a pervious paver walkway and 36-inch-high retaining wall in the north side yard. Additionally, in the front yard, the applicant is proposing a 4-foot-high grape stake fence, a 7-foot-high wood arbor that will reuse the wooden top of the existing arbor. Finally, the applicant is proposing new exterior lighting, landscape lighting and landscaping. The project proposes 70.5 cubic yards of grading including 50 cubic yards of cut and 20.5 cubic yards of fill.

Staff has scheduled this application for both conceptual review and final review details. If the Commission has concerns that cannot be addressed at one meeting it may continue the application.

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 City Forester reviewed the property in October 2015 as part of the City's Site Assessment report requirement and identified eight trees on the property, including three significant Coast live oak trees. Two of these significant oak trees are located in the south-west side yard (a merged 12-inch and 16-inch tree and a 16 inch tree) near the existing residence's chimney and the third 12-inch tree is located at the fence line of the property's north side yard.

While the 10-inch and 6-inch, non-significant, ornamental trees in the south-east side yard were originally proposed for removal, the applicant is now deciding to keep them. The Municipal Code only specifies that significant trees may not be located within 6 feet of grading but does not specify this requirement for non-significant trees. The City Forester has looked at the plans and cautions that the applicant and homeowner can try to retain the trees if they wish since they are not significant, but that they might run into root or pruning issues depending on the size of the trees and their proximity to the proposed deck and residence.

The applicant has also complied with and exceeded the City Forester's original recommendation to plant one upper-canopy tree for the removal of these two non-significant trees and is proposing to plant four new trees on the property including two new Coast live oak trees in the front yard, and two new Monterey cypress trees in the rear yard. The applicant is also relocating two existing Japanese maple trees to the front yard.

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 significant view or privacy impacts that would be created by the new residence. The proposed kitchen window on the north elevation is located approximately 7 feet from the property line and could be visible from the northern neighbor's side windows. The Planning Commission will have the opportunity to evaluate potential privacy impacts associated with this window during the Tour of Inspection. Staff also notes that the neighbor to the south has submitted a letter of support in favor of the project as submitted.

Mass & Bulk: Residential Design Guidelines 7.1 through 7.6 encourages a building's mass to relate "*to the context of other homes nearby"* and to "*minimize the mass of a building as seen from the public way or adjacent properties."* Further, these guidelines state that "*a building should relate to a human scale in its basic forms*."

The proposed remodeled residence is single story with a maximum ridge height of 17 feet at the peak of the new hipped roof. In staff's opinion, the new hipped roof element may adds some mass and bulk to the residence. Staff has raised this concern with the applicant and in response they have provided a flat-roof option (Attachment H). The Commission should consider whether the flat-roof option is more consistent with the Residential Design Guideline. Staff notes that the hipped element appears less massive in the three-dimensional rendering (Attachment F).

According to Residential Design Guideline 9.3, According Residential Design Guideline 9.12, projects should, *"locate and size windows and doors to achieve a human scale while avoiding mass and privacy impacts. The use of a grand entry, oversized entry door or large picture window facing the street is discouraged. These convey a scale inappropriate to Carmel."*

On the front elevation of the property, the applicant is proposing an arched window measuring approximately 8 ½ feet in width and 8 ½ feet in height. In staff's opinion, the proposed window appears large in scale in comparison to the residence and may be inconsistent with the above noted guideline. The Commission should consider whether the size of the window should be reduced.

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 roofs 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*."

In staff's opinion, the overall building design and footprint do not appear overly complicated. There is some modulation in the roof design, which is created by the challenge of adding on to an existing residence. Staff's primary concern with the roof design is with the tall hipped element as described in the previous section of this report.

Skylights: According to Residential Design Guideline 9.14, "*Skylights should not be visually prominent from the street or from neighboring windows. Skylights that will produce glare or light pollution visible to neighbors or the public should be mitigated.*"

The applicant is proposing to install three skylights including one 10-inch tube skylight on the south side elevation, another 10-inch tube skylight on the north-west elevation and one 2-foot by 4-foot rectangular skylight on the north elevation.

The applicant is proposing 2-foot by 4-foot skylight above the kitchen on the north side of the residence. The proposed skylight will be located approximately 30 feet away from the north neighbor's second story window. In staff's opinion, there is sufficient distance between the skylight and the neighbor's second-story window.

Finish Materials: According to Residential Design Guideline 9.1, "*Diversity of architectural styles is encouraged. A new building should be different in style from buildings on nearby and abutting properties.*" Residential Design Guideline 9.5 recommends using "natural" building materials and states that "*stucco, in conjunction with some natural materials, may be considered depending on neighborhood character but should not be repeated to excess within a block*."

The existing residence is single-story with horizontal wood siding. For the new residence, the applicant is proposing a cement plaster (stucco) exterior. There are two existing residences with stucco siding that are in proximity to the project site. The adjacent home to the north of the property is a two-story residence with stucco siding and a wood shake roof and on the east side of Forest Road, across from the property, is a single-story residence with stucco siding and a composition-shingle roof. In staff's opinion, stucco siding is not used to excess on the block and

staff can support the siding choice. The Commission may decide whether it feels that stucco siding is appropriate for this residence.

In regard to roofing material, Residential Design Guideline 9.8 states that, "*roof materials should be consistent with the architectural style of the building and with the context of the neighborhood. Wood shingles and shakes are preferred...Composition shingles that convey a color and texture similar to that of wood shingles may be considered on some architectural styles characteristic of more recent eras*."

Staff notes that the existing residence has a black composition shingle roof. For the new residence, the applicant is proposing a dark grey, presidential pattern, composition shingle roof. Staff notes that two other residences in proximity to the proposed residence have a composition shingle roof. In staff's opinion, the proposed composition shingle roof does not comply with the City of Carmel's Residential Design Guidelines. Staff has added a condition that the applicant shall revise the proposed roofing to be either a wood shake roof or one of the Planning Commission-approved alternative synthetic shake or slate roof materials. The Commission may decide whether it feels that a grey, presidential composition shingle roof is appropriate for this residence.

***Fencing/Gate/Arbor*:** Residential Design Guideline 11.6 states, "*Gates should have open or transparent qualities that allow filtered views into the property*."

The applicant is proposing a 4-foot-high cedar fence and gate with grape stake palings and cedar posts held in place by horizontal cedar railing. In staff's opinion, the fence and gate as proposed are low in scale and will provide filtered views into the front yard of the residence.

In regard to the construction of arbors, Residential Design Guideline 11.7 includes objectives to, "*maintain a 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*", and to "*Incorporate vines or other landscaping to blend the arbor into the adjoining fence or wall and garden*".

The applicant is proposing to construct a 7-foot-high arbor that will reuse the existing arbor's top portion. In staff's opinion, the proposed arbor design is consistent with the design guidelines since it is simple, uses basic, all-wood, materials, appears light and seeks to maintain the property's existing appearance by reusing the top of the existing arbor.

***Site Coverage*/Landscaping:** 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 5,000 square-foot site this equals 473 square feet or about 10 percent of the site). In addition, if at least 50 percent of all site coverage on the property consists 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 5,000 square foot lot, the total amount of coverage is allowed to be 673 square feet; the project plans are consistent with the allowed coverage. The applicant is proposing to reduce the existing 889 square feet of site coverage by 313 square feet to a total of 576 square feet. The proposed site coverage is consistent with the Municipal Code requirements. The City Forester has reviewed the landscaping and the applicant has made all necessary changes required by the City Forester.

Exterior Lighting: With regard to light fixtures, Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

In addition, Residential Design Guideline 11.8, states that projects should, "*preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas.*"

For the wall mounted light fixtures, the applicant is proposing a Kichler, down-facing, LED lamp with a brightness of 50 lumens while the maximum allowed lumens for exterior lighting is 375 lumens. The applicant is also proposing Hubbardton Forge brand, 200-lumen, down-facing step lights. Finally, the applicant is proposing Kichler brand, 16-inch-high, 160-lumen, landscape lights while the maximum allowed lumens is 225 lumens for landscape lighting. The locations of all exterior and landscape lights are depicted on page A-1.2 of the Project Plans. Five wall-mounted fixtures, eight step lights and three landscape lights are proposed. In staff's opinion all wall, step lights and landscaped lights are spaced reasonably, are located to avoid light impacts to neighboring properties, and comply with the requirements of the Municipal Code.

Public ROW: The City Right-of-Way (ROW) between the front property line and the street edge on this property contains a boulder planter at the north portion which the applicant is proposing to remove. Additionally, the property's existing front brick walkway encroaches into the right-of-way, however the applicant is proposing to replace the brick with new Decomposed Granite. Staff

supports the removal of the boulder planter and the City of Carmel's *Right-of-Way Vision Statement* permits, *"a narrow, crushed, Decomposed Granite pathway from the street to the property entrance…without an encroachment permit."*

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 15301 (Class 1) – Existing Facilities. The project includes a 1,134-square foot addition to an existing 1,016-square foot residence, and therefore qualifies for a Class 1 exemption. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Lighting and Material Cut Sheets
- Attachment E – Letter of Support From Neighbor
- Attachment F – 3-D Rendering of Proposed Residence
- Attachment G – Project Plans
- Attachment H – Flat Roof Elevation Plans

Carmel Development II, LLC Residence Photographs

Front (west) elevation of the existing residence

Front (west) elevation of the residence with staking and flagging

Side view of the existing detached garage facing north

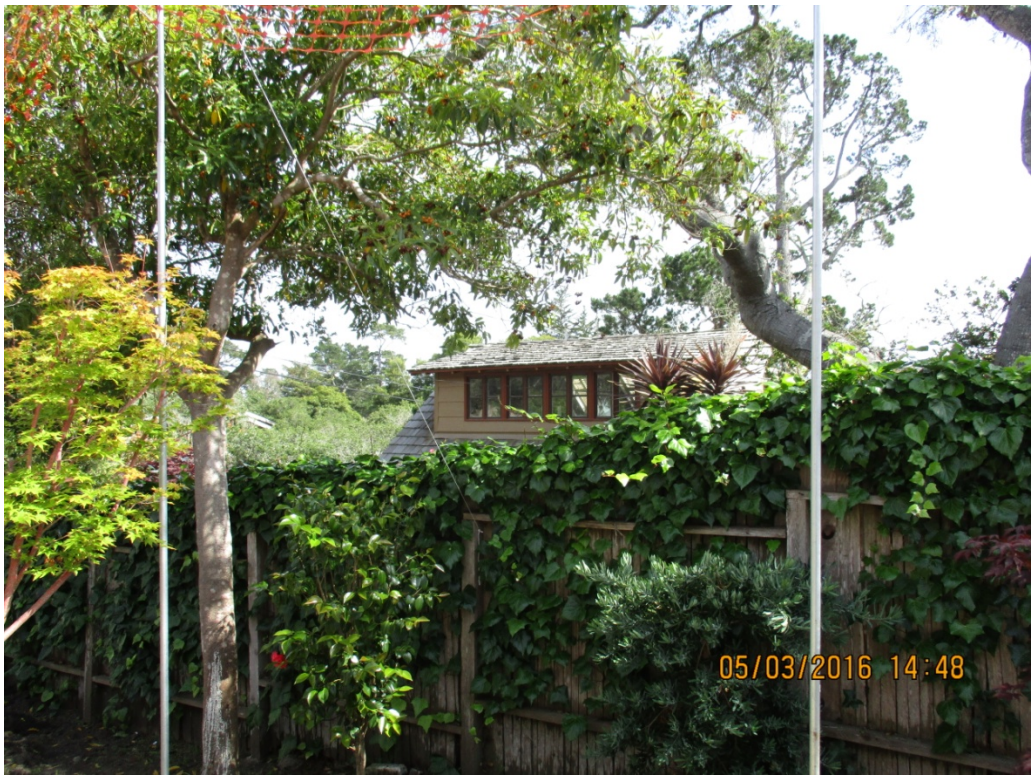
Side (north) elevation

Side (south) yard of the residence

Rear (east) Elevation of the Residence

Potential light impact: Proposed location for the 2’ x 4’ skylight and the windows on the residence of the neighbor to the north

Potential Privacy Impact: Proposed residence height in relation to the windows of the neighbor to the south



Attachment B – Findings for Approval

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

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

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

Attachment C – Conditions of Approval

DS 16-074 (Carmel Development II, LLC)
May 11, 2016
Conditions of Approval
Page 1

Draft Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 16-074) authorizes 1) the construction of a 1,134 square-foot, single-story addition to the existing residence, 2) the demolition of 63 linear feet or 30% of the existing walls and the remodel of 144 linear feet, or 70% of the existing walls, 3) 70.5 cubic yards of grading including 50 cubic yards of cut and 20.5 cubic yards of fill, 4) the installation of a spaced wood deck on the front (east) elevation surrounded by a stone wall with a maximum height of 3 feet and 10 inches, 5) the installation of three skylights, including two tube skylights and one 2' x 4' skylight on the north elevation, 6) the installation of new unclad wood windows and doors, 7) the use of cement plaster for the residence's siding and chimneys, 8) the installation of dark grey presidential pattern composition shingles, 9) a new pervious paver driveway, 10) a brick front walkway and decomposed granite walkway in the public right-of-way, 11) in the north side yard, a tile trash can pad outside of the front and side-yard setbacks, a pervious paver walkway and a 36-inch-high retaining wall, 12) a 4-foot-high grape stake fence and a 7-foot-high wood arbor, 13) new exterior lighting and landscape lighting, and 14) new landscaping.	✔
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 5,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✔
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✔
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	✔

11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	✔
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✔
13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✔
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✔
15.	This project is subject to a volume study.	✔
16.	Approval of this Design Study shall be valid only with approval of a Variance.	**N/A**
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✔
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to	✔

	adjacent private property.	
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	**N/A**
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✔
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	**N/A**
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	<u>Special Condition</u>	
22.	The applicant shall revise the proposed presidential composition shingle roof to be a wood shake roof or one of the Planning Commission-approved alternative synthetic shake or slate roof materials.	

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

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

February 23, 2016

RECEIVED
FEB 23 2016
City of Carmel-by-the-Sea
Planning & Building Dept.

Concept Review Application Cover Letter

Regarding: Forest Road Residence,
Forest Road 3SW of Ocean Avenue
Assessor's Parcel Number: 001-173-001-000

To Whom it may Concern:
The existing property has a small cottage built in the early 50s in part by MJ Murphy.
A review determined that the structure was not Historic, but we wanted to retain much of the character (which is entirely on the interior). The exterior lacks detail, overhangs the typical charm associated with Murphy.

The property gently slopes to the Southeast providing nice sun access, and has several mature oaks which we wished to retain.
The neighboring homes on Forest Road are both 2 story principally facing South.

Our approach was to retain the one-story character which will limit the impact on neighbor's views and privacy, step down the slope with the expansion and focus on the southern exposure with the interior and exterior spaces.

We are keeping much of the quality interior woodwork, updating the doors, windows, insulation and systems of the existing structure.

The concept as proposed requires:

- The removal of 2 small ornamental trees (6" Diameter Japanese Maples).
- Minimal Grading (75 CY Fill) only as needed to reduce the height of a patio/deck.
- Demolition of a non-conforming garage structure
- Removal of the street fencing exceeding the height limit
- Removal of encroachments in the City ROW.

We believe this project responds positively to the Preliminary Site Assessment, respects the scale and privacy of the neighbors and will be a welcome improvement.

Thank you for your consideration.

Sincerely,

Jon Sather Erlandson

Jon Sather Erlandson **Architect**
Post Office Box 7108 Carmel, California 93921 (831) 625-6163

Concept Review Revised Submittal

Design Study Application DS 16-074
Forest Road 3SW of Ocean Avenue
Block 883, Lot 3 APN: 001-173-001-000

Submitted Herewith:

One set of 24"x36" plans
One set of reduced plans on 11"x17" paper.

Folder of Material Literature Including:

- Outdoor Light Fixtures
- Roofing Material Literature
- IPE Wood Decking Sample Photograph
- Pervious Paver Photograph and Literature
- Stone Veneer Pattern Photograph
- Window Specifications and Details
- Copper flue Cap
- Photographs of Site Flagging

PRODUCT SPECIFICATIONS

HUBBARDTON FORGE®

Hood Large Outdoor Sconce

Base Item #306567

Item #306567-05-CTO

Words can't do this Dark Sky-friendly outdoor sconce justice. How would you describe a design using a handcrafted metal hood over an elegant glass that delivers a visual balance bordering on perfection? Maybe words can do it justice. The picture helps too

FINISH
Bronze - 05

LAMPING
Incandescent - SEE ATTACHED

L-1

1000Bulbs.com

LED-A19WWHT

1-800-624-4488

$2.38 ea

LED - 1 Watt - A19 - White

25W Equal - Medium Base - 120 Volt - PLT LED-A19-W

Write the first review

PLT

Brochures & Spec Sheets

PLT LED-A19-WW Spec Sheet (https://a89b8e4143ca50438f09-7c1706ba3fabeeda794725d88e4f5e57.ssl.cf2.rackcdn.com/spec_sheets/files/000/015/380/original/plt-led-a19-ww-specs.pdf?1440216545)

Achieve comfortable and welcoming lighting at any special event with white PLT LED-A19-WW LED A19 bulbs! This decorative LED has the classic shape of traditional A19 bulbs and the 50,000-hour lifespan of an energy efficient LED. Using only 1-watt of energy, this frosted bulb delivers a cheerful white light when lit for a cozy backyard barbecue or bash.

- Great for parties, concerts, weddings, and any decorative lighting purpose
- 95% less power consumption than incandescent bulbs
- Replaces 15 to 25-watt incandescent bulbs
- Features a mellow, white glow
- Rated for indoor use only
- Non-dimmable

Savings over life of lamp: **$77**

Click here to try our energy savings calculator

KICHLER

Style to live by

3000K Llena LED Path CO

15820CO (Copper)

Product Description:

LED LLena™ - A simple yet clean design that blends the newest LED technology with tough as nails construction in Copper.

Available Finishes

AZT
AZT
BBR
BBR
CO
CO

ADD TO PROJECT

Technical Information

Safety Rated:	Wet
Weight:	1.50 LBS
Voltage:	12V
Color Rendering Index:	80
Width:	6.25"
Height:	22.50"
Length:	6.25"
Lamp Included:	Integrated
Light Source:	LED
Finish:	Copper

L-2

KICHLER

Style to live by

Half Moon 3000K LED Deck Light BBR

15764BBR30R (Bronzed Brass)

Product Description: 3000K PURE-WHITE LED HALF MOON - Understated, transitional style in a Architectural Bronze finish for deck and patio with the added benefit of LED technology.

Available Finishes

AZT
AZT
BBR
BBR
WHT
WHT

ADD TO PROJECT

Technical Information

Safety Rated:	Wet
Max Wattage/Range:	2.5W
Width:	4.00"
Height:	2.00"
Lamp Included:	Not Included
Voltage:	15V
Light Source:	LED
Number of Bulbs:	1
Max Watt:	.86W
Finish:	Bronzed Brass

L-3

Need an Estimate?
Find a Pro ▸

The images on our website can be used to assist in your decision, but should not be relied on as the sole reference point. Due to variation in computer monitors and printers, the images shown may not exactly replicate the corresponding color, texture or appearance. To verify actual product color, texture or appearance, ask to see the actual product, available through a CertainTeed contractor or distributor. Read More »

Overview | Technical Information | Installation | Warranty

- Three-piece laminated fiber glass construction
- 480 lbs. per square
- UL Class A fire resistance rating
- UL certified to meet ASTM D3462
- UL certified to meet ASTM D3018 Type I
- ASTM D3161, Class F, 110 mpl wind resistance
- Conforms to CSA standard A123.5
- Miami-Dade Product Control Acceptance: Please see the Notice of Acceptance (NOA) to determine approved products by manufacturing location.

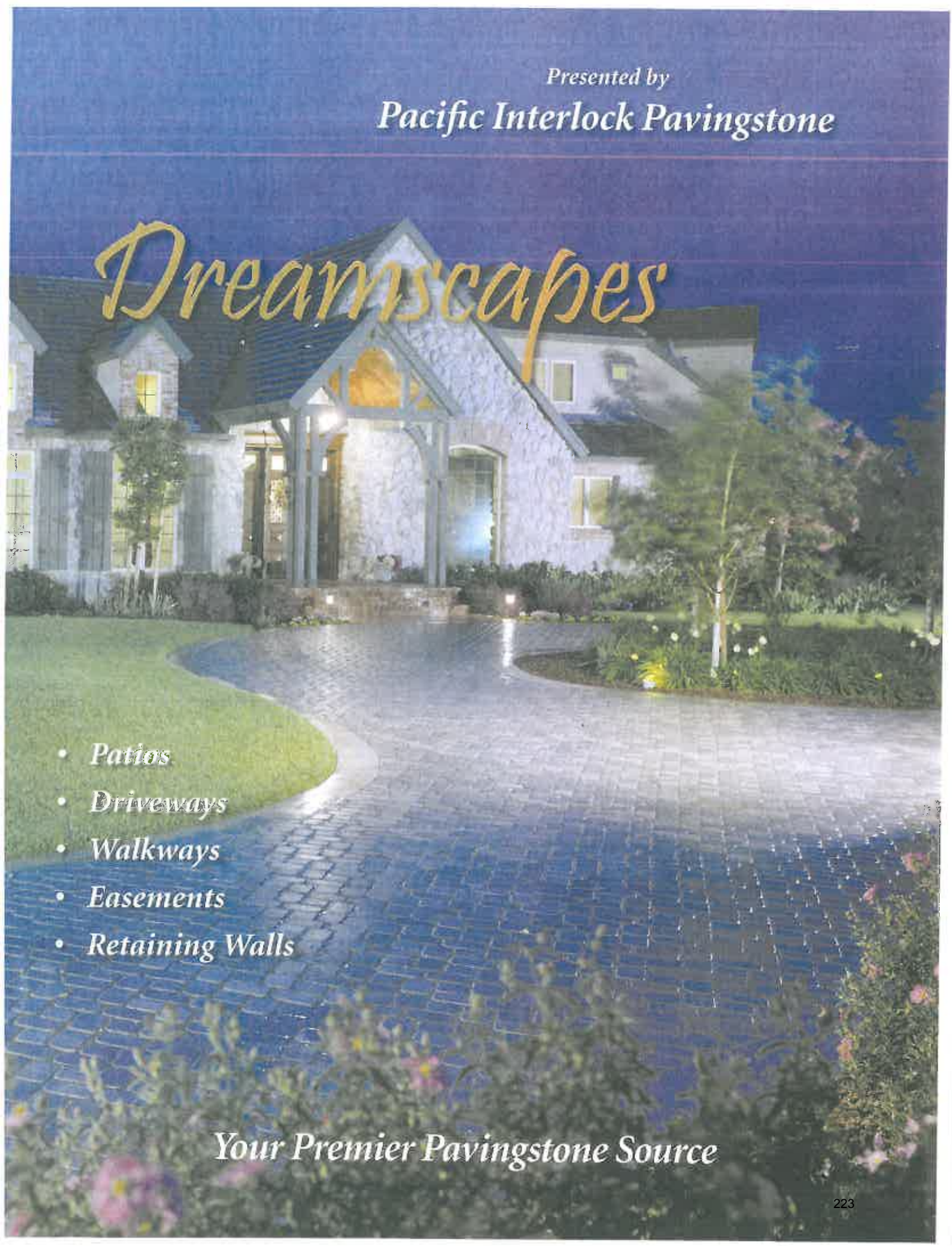
IpeDecking.com

PATTERN

Presented by

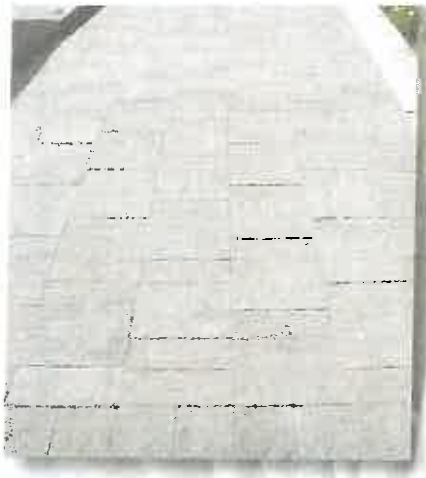
Pacific Interlock Pavingstone

Dreamscapes



- *Patios*
- *Driveways*
- *Walkways*
- *Easements*
- *Retaining Walls*

Your Premier Pavingstone Source



Picture this ...

Create an extraordinary paved area with the fabulous Textured Estate paver by Pacific Interlock. Driveways, patios and walkways take on a magnificent architectural elegance with this wonderful paver. Quality, of course, because they are manufactured by Pacific Interlock Pavingstone.

Product Information

Textured 12 x 12
Dimensions: 12.00 x 12.00 x 2.375"
Stones per sq. ft.: 1.00
Stones per pallet: 96
Coverage: 96 sq. ft. per pallet

Textured 6 x 12
Dimensions: 12.00 x 6.00 x 2.375"
Stones per sq. ft.: 2.00
Stones per pallet: 192
Coverage: 96 sq. ft. per pallet

Textured 6 x 6
Dimensions: 6.00 x 6.00 x 2.375"
Stones per sq. ft.: 4.00
Stones per pallet: 384
Coverage: 96 sq. ft. per pallet

Textured

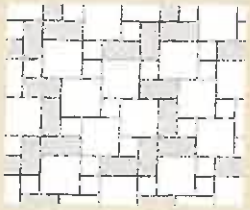
Estate Series

Available Colors

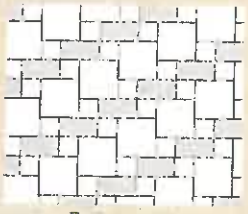
Textured pavers are available in B1, B3, B4, B5, B6, B7, B9, B10, solid Red, Tan, Brown & Charcoal. Please refer to our Color Selection Guide on page 36

Note: Textured pavers come in a standard thickness of 2.375" (60mm). By special order, they are also available in 3.125" (80mm) thickness.

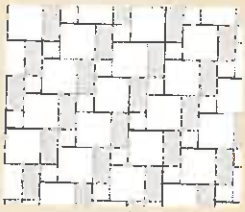
Pattern Styles



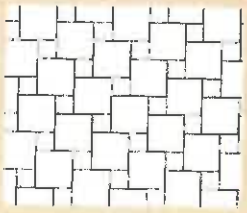
3-Piece



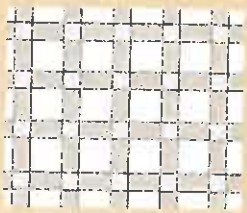
Fairmont



Haviland



Linen



Varozza

STONE PATTERN

SIERRRA PACIFIC WINDOWS

Aspen Casement Wood Window

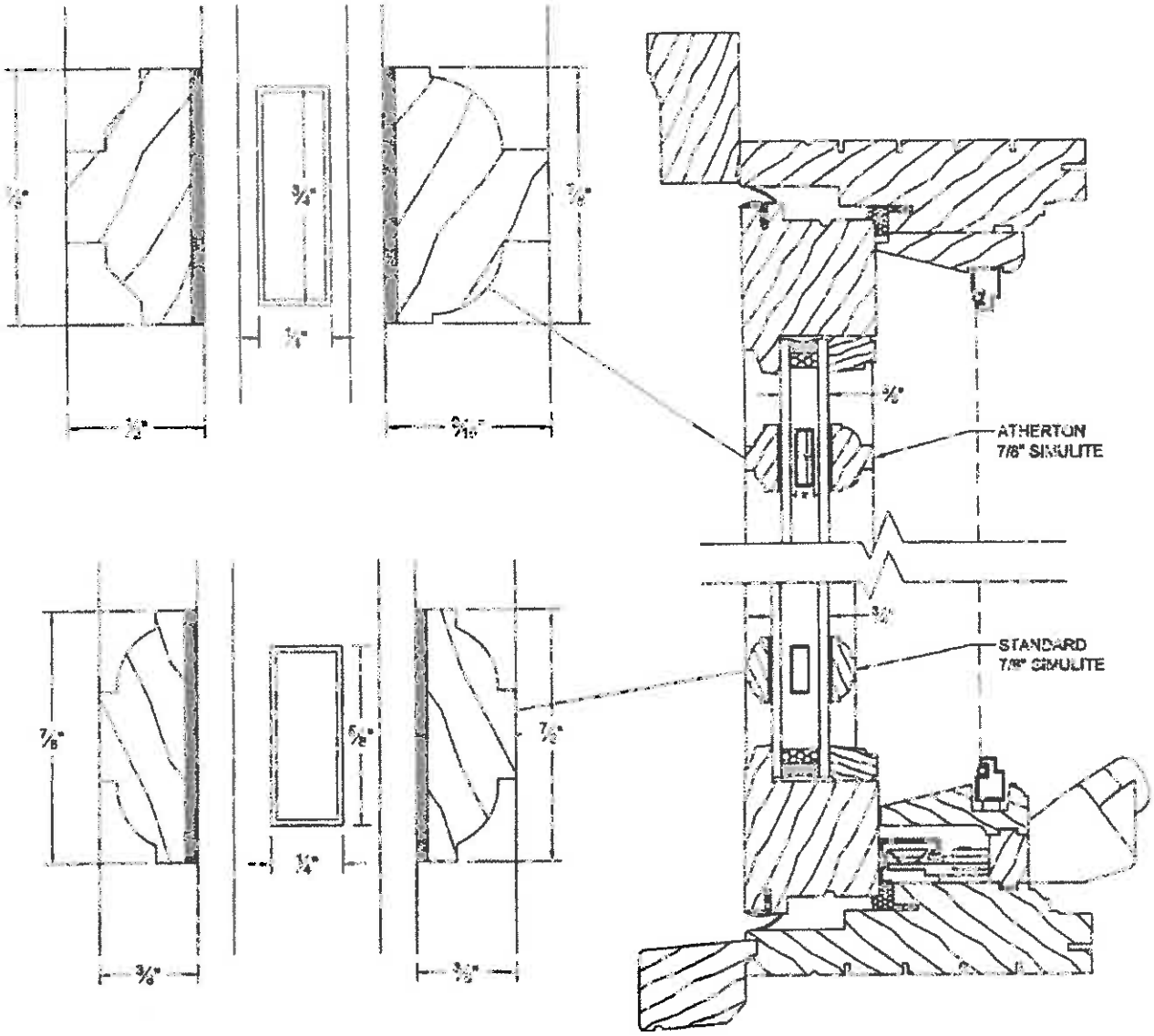
- Certified and labeled (SFI) Ponderosa Pine or Douglas Fir
- Wood exteriors
- Radius Aspen casements available
- Colonial sash
- Integral nailing fin
- Factory applied drip cap
- Basic jamb width 4 9/16"

- Factory applied extension jambs
- Sash 1 3/4" thick
- Mortise and tenon sash corner joints
- Single operating lever lock
- Opens 90 degrees for easy cleaning
- Multitude of glass options
- Contemporary, 5/8" Putty, 7/8" Atherton (wood exterior only)
- 3 screen mesh options

Colonial 4 9/16" Jamb

Vertical/Operable Section

Wide Sash w/ Simulite



REVISION

APR 25 2016

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

From: Pat Garfield <patg@faralloneyachts.com>
To: Steve Seely <srseely@aol.com>
Subject: Re:Remodel at Forest 3 SW Ocean
Date: Sun, Apr 24, 2016 10:03 am

Thank you for showing us your plans for your remodel at Forest 3 SW Ocean. As your next door neighbor to the south, we support the design as proposed and it will be a nice improvement to the neighborhood.

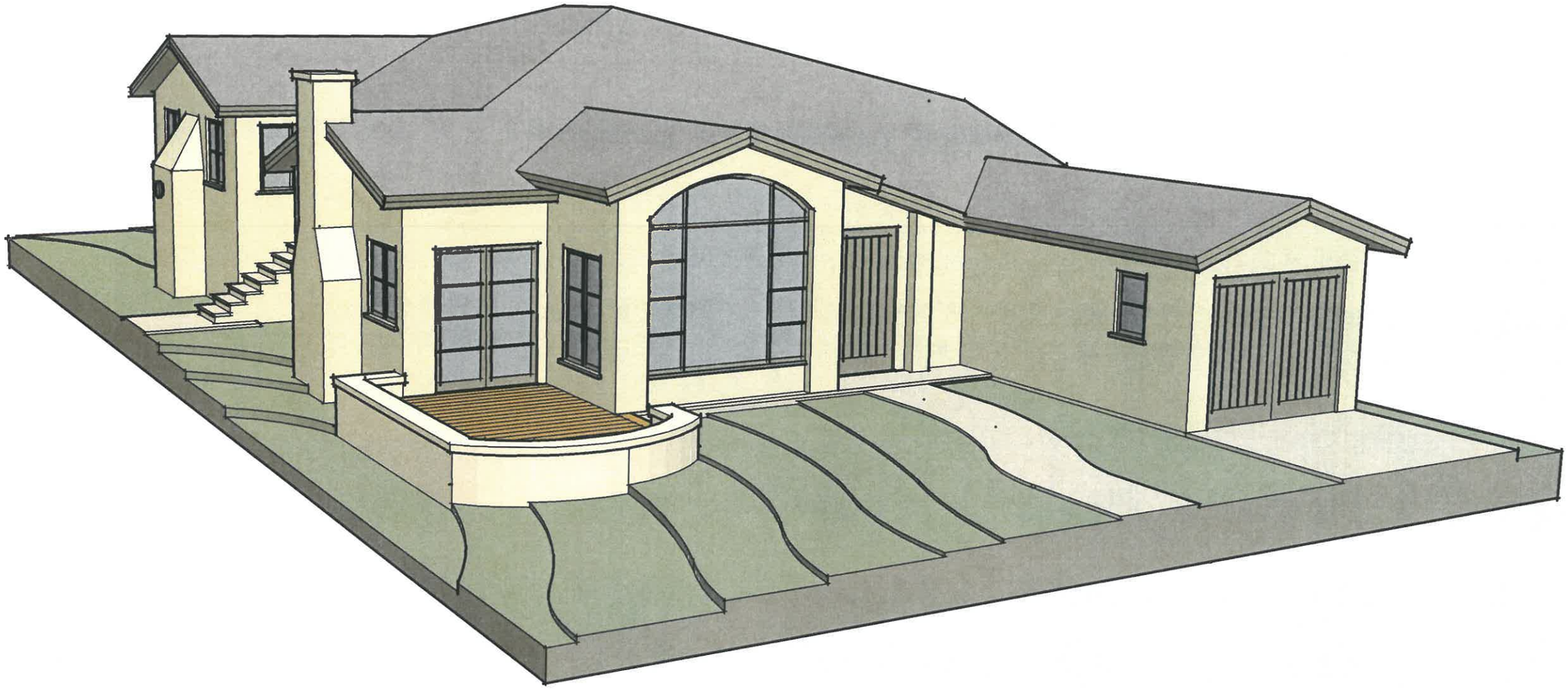
Sincerely,

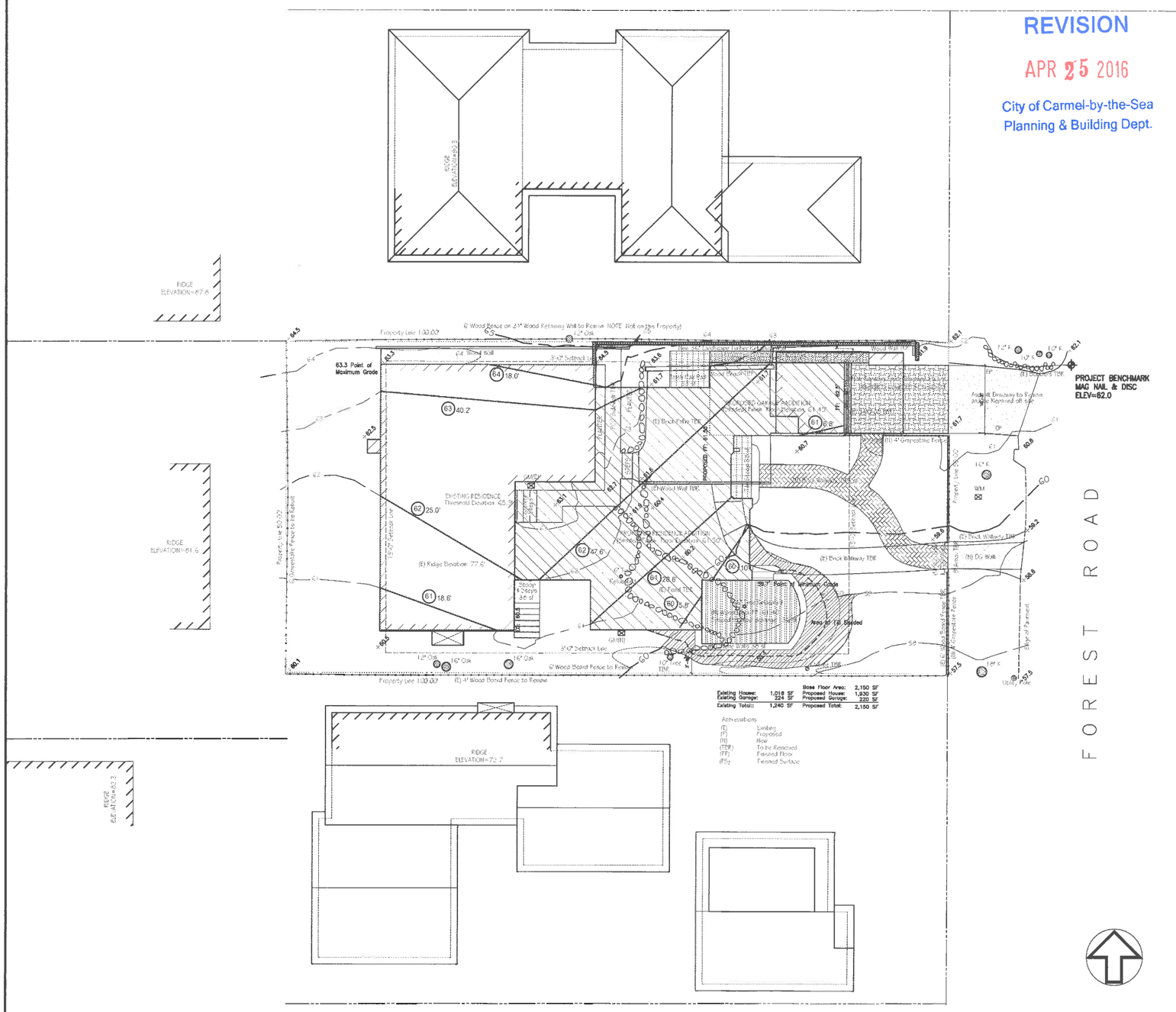
Patricia Garfield

Patricia Garfield
President/Owner
USCG 100 Ton Masters License

Farallone Yacht Sales, Inc

Exclusive Northern California Dealer for;
Catalina Yachts
Ranger Trailerable Tugs
Office 510.523.6730. Cell 925.998.5445





DOCUMENT: 2002104589
Forest Avenue 3SW of Ocean Avenue
APN 001-173-001-000

PROPOSED SITE PLAN

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

1

PROJECT DESCRIPTION:
Addition and Remodel of existing Single Story Residence

LOCATION:
Forest Road 3 Southwest of Ocean Avenue
Carmel By The Sea, California 93921

Carmel Development II LLC.
Post Office
Carmel, California 93921

PROPERTY INFORMATION:
Assessor's Parcel Number: 001-173-001-000
Lot Area: 5,000 sf
Zoning: R-1

UTILITY PROVIDERS:
GAS and ELECTRICITY: Pacific Gas & Electric
WATER SERVICE: CalAm

SEWER SERVICE:
Carmel Wastewater

GRADING:
Cut: 50 Cubic Yards Fill: 20.5 Cubic Yards

TREES to be Removed: (if we cannot relocate them)
(2) 6" Diameter Japanese Maple

PROJECT INFORMATION 2

APPLICABLE CODES FOR THIS PROJECT:
- 2013 CA Building Code (Based on 2012 International Building Code)
- 2013 CA Fire Code (Based on 2012 International Fire Code)
- 2013 CA Plumbing Code (Based on 2012 Uniform Plumbing Code)
- 2013 CA Mechanical Code (Based on 2012 Uniform Mechanical Code)
- 2013 CA Electrical Code (Based on 2011 National Electrical Code)
- 2013 CA Residential Code
- 2013 CA Energy Code
- 2013 California Green Building Code (CGBC)

CONSTRUCTION TYPE:
TYPE V NON-RATED

OCCUPANCY:
TYPE R-3/U

BUILDING AREA	EXISTING	PROPOSED	ALLOWED
Living Area	1,016 SF	1,930 SF	
Garage	224 SF	220 SF	
Total Floor Area	1,240 SF	2,150 SF	2,150 SF Allowed Base Floor Area

SITE COVERAGE	EXISTING		PROPOSED	
	Impervious	Pervious	Impervious	Pervious
Walks and Patios	692 SF	0 SF	177 SF	42 SF
Deck Areas	0 SF	0 SF	69 SF	136 SF
Driveway	72 SF	0 SF	0 SF	152 SF
Koi Pond	125 SF	0 SF	0 SF	0 SF
TOTALS:	889 SF	0 SF	246 SF	330 SF
	889 SF		576 SF	

Net Coverage Reduction: 313 SF

PROJECT DATA 3

PRELIMINARY DRAWINGS

SHEET A-1.0	PROPOSED SITE PLAN
SHEET A-1.1	PROPOSED SITE DRAINAGE PLAN
SHEET A-1.2	PROPOSED LANDSCAPE PLAN
SHEET A-1.3	PROPOSED EXTERIOR LIGHTING PLAN
SHEET A-2.0	SITE DEMOLITION & WALL REMOVAL PLAN
SHEET A-3.0	PROPOSED FLOOR PLAN
SHEET A-4.0	FLOOR LEVEL MAP
SHEET A-5.0	PROPOSED NORTH and EAST BUILDING ELEVATIONS
SHEET A-5.1	PROPOSED SOUTH and WEST BUILDING ELEVATIONS
SHEET A-6.0	PROPOSED ROOF PLAN
SHEET A-7.0	WINDOW and EXTERIOR DOOR SCHEDULE
SHEET A-8.0	STREET ELEVATIONS
Attached	PRELIMINARY SITE ASSESSMENT
Attached	3 DIMENSIONAL VIEW

DRAWING INDEX 4

DATE	REVISION

Jon Sather Erlandson Architect - C11925
Junipero Street 2 Southwest of 4th Avenue, Suite 3 Carmel By The Sea, CA
MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel,California 93921
Phone: (831) 625-6163 Facsimile: (831) 625-1578 Email: jon@jonerlandson.com

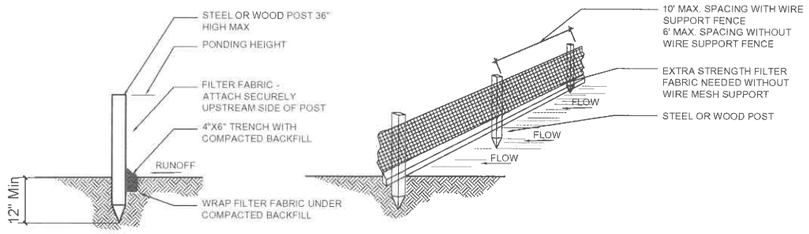
Forest Road Residence
Carmel by the Sea, California
Forest 3 SW OF Ocean

Job Number	Drawn By:
2015-04	

Date	Revisions
02-23-2016	4-24-2016

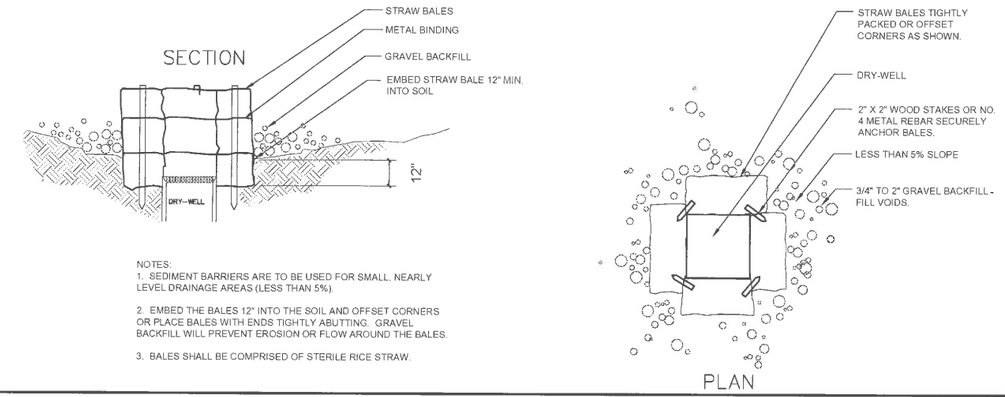
Sheet Number
A-1.0
of: Sheets

PROPOSED SITE PLAN



SILT FENCE DETAIL

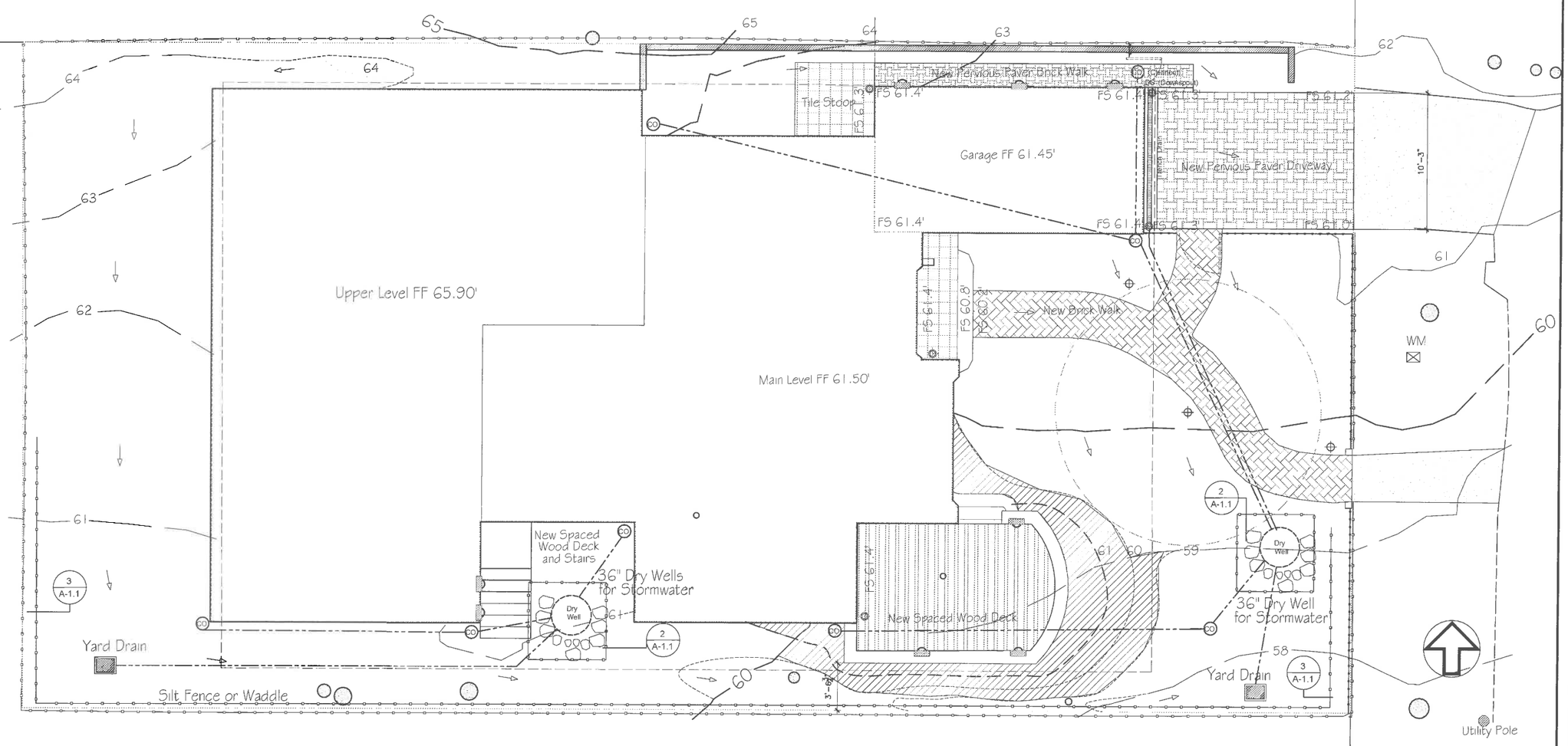
No Scale | 3



NOTES:
1. SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS (LESS THAN 5%).
2. EMBED THE BALES 12" INTO THE SOIL AND OFFSET CORNERS OR PLACE BALES WITH ENDS TIGHTLY ABUTTING. GRAVEL BACKFILL WILL PREVENT EROSION OR FLOW AROUND THE BALES.
3. BALES SHALL BE COMPRISED OF STERILE RICE STRAW.

STRAW BALE/GRAVEL SEDIMENT BARRIER

No Scale | 2



PROPOSED SITE DRAINAGE and EROSION CONTROL PLAN

Scale: 1/4"=1'-0" | 1

DATE	REVISION

Jon Sather Erlandson Architect - C11925
Junipero Street 2 Southwest of 4th Avenue, Suite 3 Carmel By The Sea, CA
MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel,California 93921
Phone: (831) 625-8163 Facsimile: (831) 625-1578 Email: jon@jonerlandson.com

Forest Road Residence

Carmel by the Sea, California

Forest 3 SW OF Ocean

Job Number	Drawn By:
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Date	Revisions
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PROPOSED DRAINAGE PLAN

LANDSCAPE and IRRIGATION NOTES

1. The existing property has several mature shrubs and trees which we shall protect during construction and/or relocated as noted.
2. Tree protection shall be in place per City requirements prior to commencement of any work on this property.
3. All landscaping shall be maintained with Drip Irrigation.
4. Install bark-mulch at all irrigated planting areas unless specifically designated otherwise.
5. Irrigation controller shall be equipped with a rain sensor.

CITY LANDSCAPE REQUIREMENTS

1. All Ivy shall be removed from the Site.
2. All rocks, walls and structural elements shall be removed from the City Right-of-Way except as noted.
3. All new planting shall be drip irrigated except as noted.

LANDSCAPE SYMBOLS

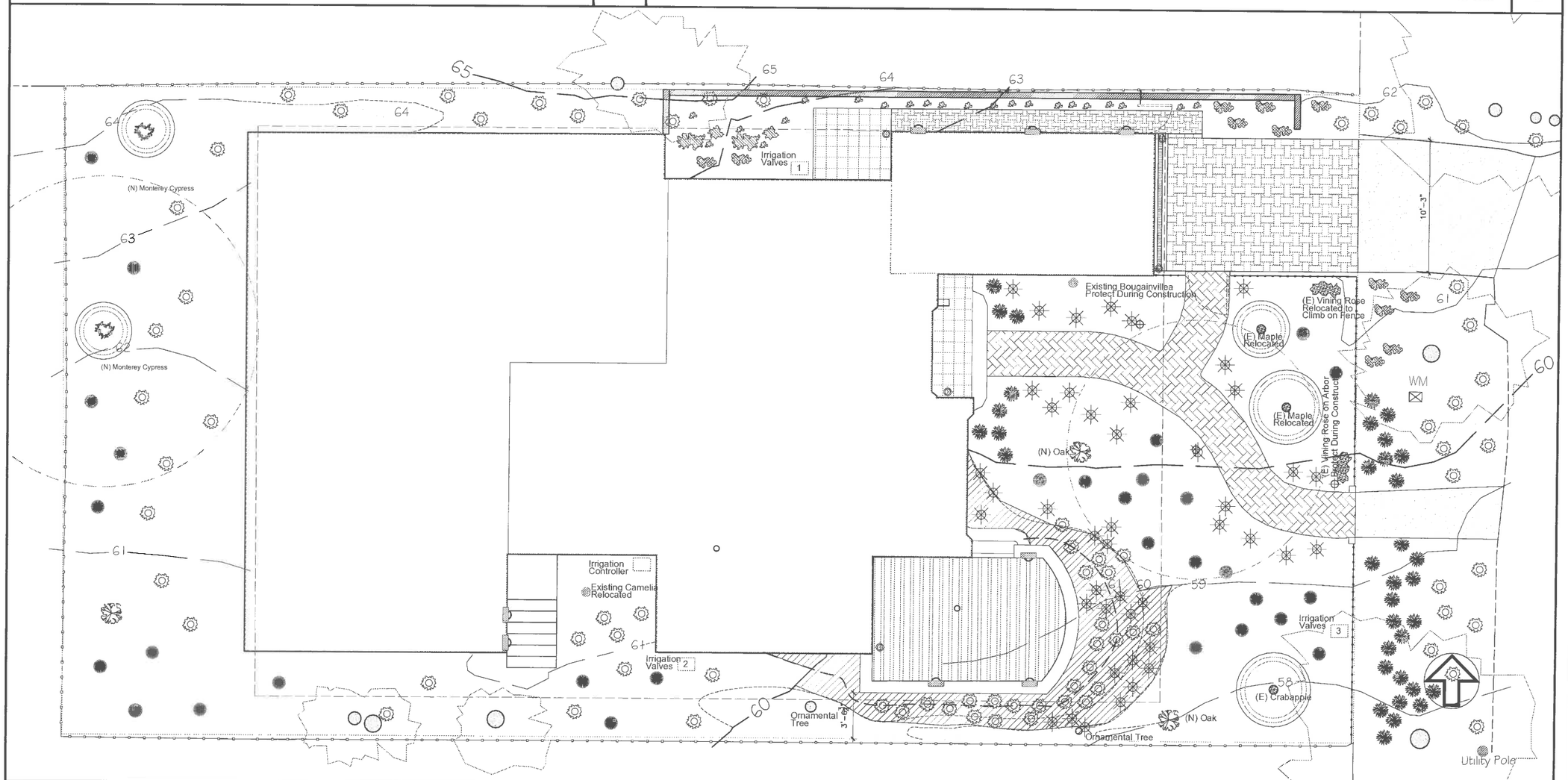
Plant Symbol

Approximate Mature Size

GROUND COVER	COMMON NAME	SIZE	MATURE SIZE	NOTES
Ceanothus griseus horizontalis	Carmel Creeper	1 Gallon	2'-3' Tall by 4'-6' Wide	
Arctostapylos 'Emerald Carpet'	Carpet Manzanita	1 Gallon	6-8" Tall by 3'-5' Wide	
SHRUBS				
Arctostapylos 'Pacific Mist'	Manzanita	1 Gallon	2'-3' Tall by 6'-12' Wide	
Rosmarinus officinalis	Rosemary	6 Inch	3'-4' Tall by 3'-4' Wide	
Ceanothus 'Dark Star'	Dark Star Ceanothus	6 Inch	4'-8' Tall by 8'-12' Wide	
TREES				
Cupressus macrocarpa	Monterey Cypress	5 Gallon	Up to 130 feet tall	
Quercus agrifolia	Coast Live Oak	5 Gallon	40-50' Tall and Wide	Protect Existing & Plant as Noted
Acer Palmatum	Japanese Maple	Existing		Replant existing as shown
ORNAMENTAL FLOWERS				
Agapanthus (existing)	Lily of the Nile	Varies	3' Tall by 3' Wide	Replant existing as shown or noted

LANDSCAPE and IRRIGATION NOTES | 3

PLANT LIST | No Scale | 2



PROPOSED LANDSCAPE PLAN

Scale: 1/4"=1'-0" | 1

DATE	REVISION

Jon Sather Erlandson Architect - C11925
Junipero Street 2 Southwest of 4th Avenue, Suite 3 Carmel By The Sea, CA
MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel,California 93921
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Forest Road Residence

Carmel by the Sea, California

Forest 3 SW OF Ocean

Job Number	Drawn By:
2015-04	
Date	Revisions
02-23-2016	4-24-2016

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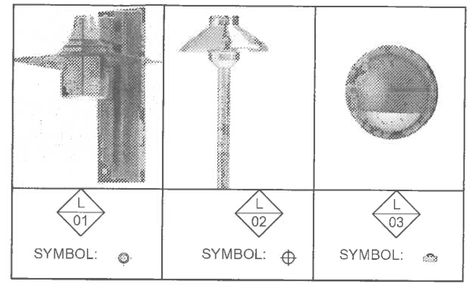
LANDSCAPE PLAN

LANDSCAPE LIGHTING NOTES

1. All exterior lighting attached to the building shall be mounted no higher than 10 feet above the ground and not exceed 25 watts in power per fixture (approximately 375 lumens).
2. Landscape lighting shall not exceed 18 inches above the ground.
3. Landscape lighting shall not exceed 15 watts (approximately 225 lumens) per fixture and shall not be less than 10 feet apart.
4. All exterior fixtures shall be on a circuit with a photo-sensor and with a timer override.

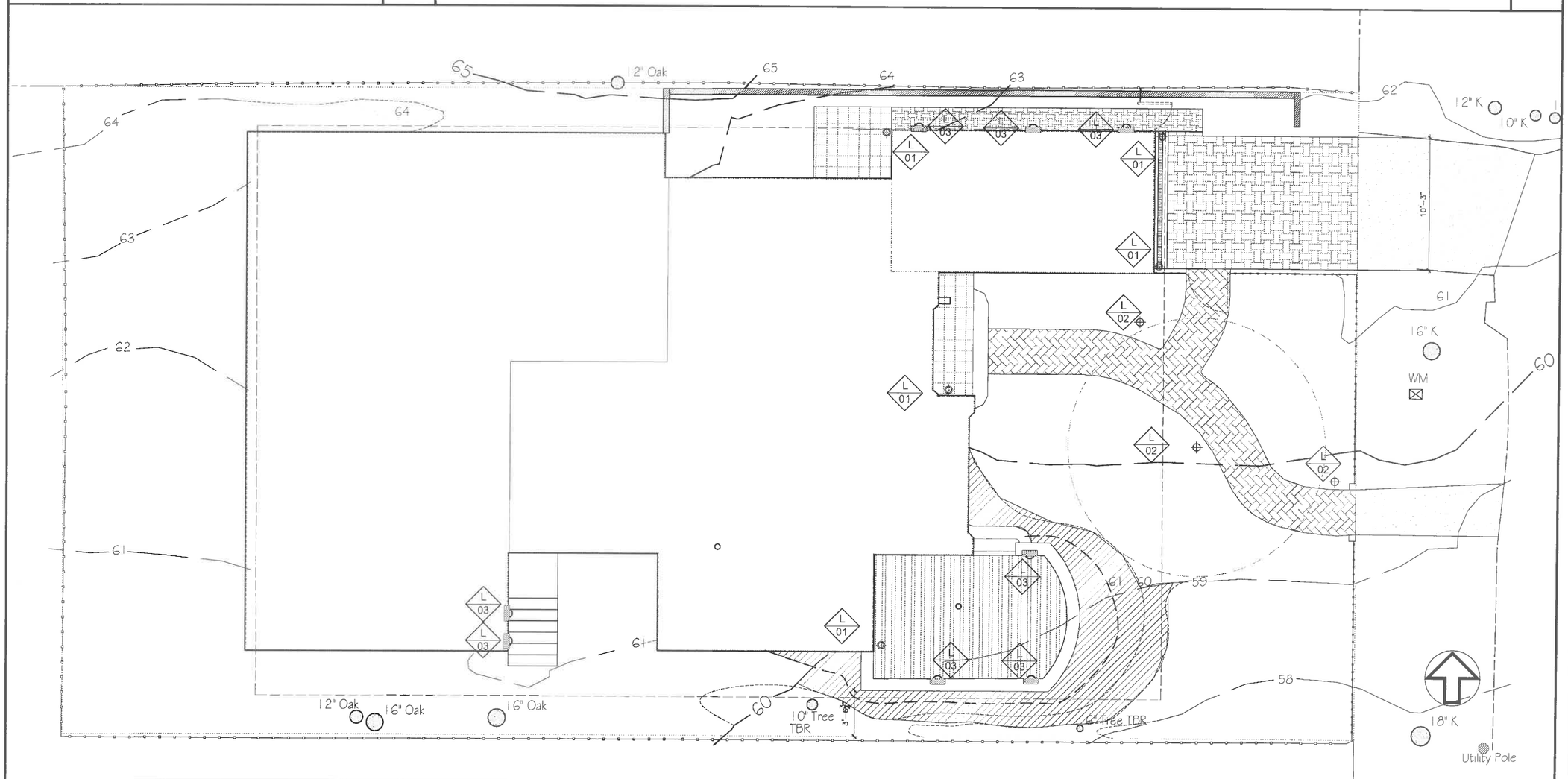
EXTERIOR LIGHTING NOTES | 3



LANDSCAPE LIGHTING SPECIFICATIONS :

L 01	Kichler #15764 BBR27 3.75 inches wide	12 Volt, 1 Watt LED Lamp 50 Lumens 3000K Bronzed Brass finish with Satin Etched Tempered Soda Lime Glass
L 02	Kichler #15820CO 6.25 inches wide 22.5 inches long (Mounted height 16" above finished grade)	12 Volt integrated 4 Watt LED Lamp 160 Lumens 2700K Warm White Copper finish
L 03	Hubbardton Forge #306567 10 inches wide 16 inches high	120 Volt, 4 Watt LED Lamp 200 Lumens 3000K Bronze Finish

EXTERIOR LIGHT FIXTURES | No Scale | 2



PROPOSED EXTERIOR LIGHTING PLAN | Scale: 1/4"=1'-0" | 1

DATE	REVISION

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Junipero Street 2 Southwest of 4th Avenue, Suite 3 Carmel By The Sea, CA
MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel,California 93921
Phone: (831) 625-6163 Facsimile: (831) 625-1578 Email: jon@jonerlandson.com

Forest Road Residence

Carmel by the Sea, California

Forest 3 SW OF Ocean

Job Number	Drawn By:
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Date	Revisions
02-23-2016	3-31-2016

Sheet Number

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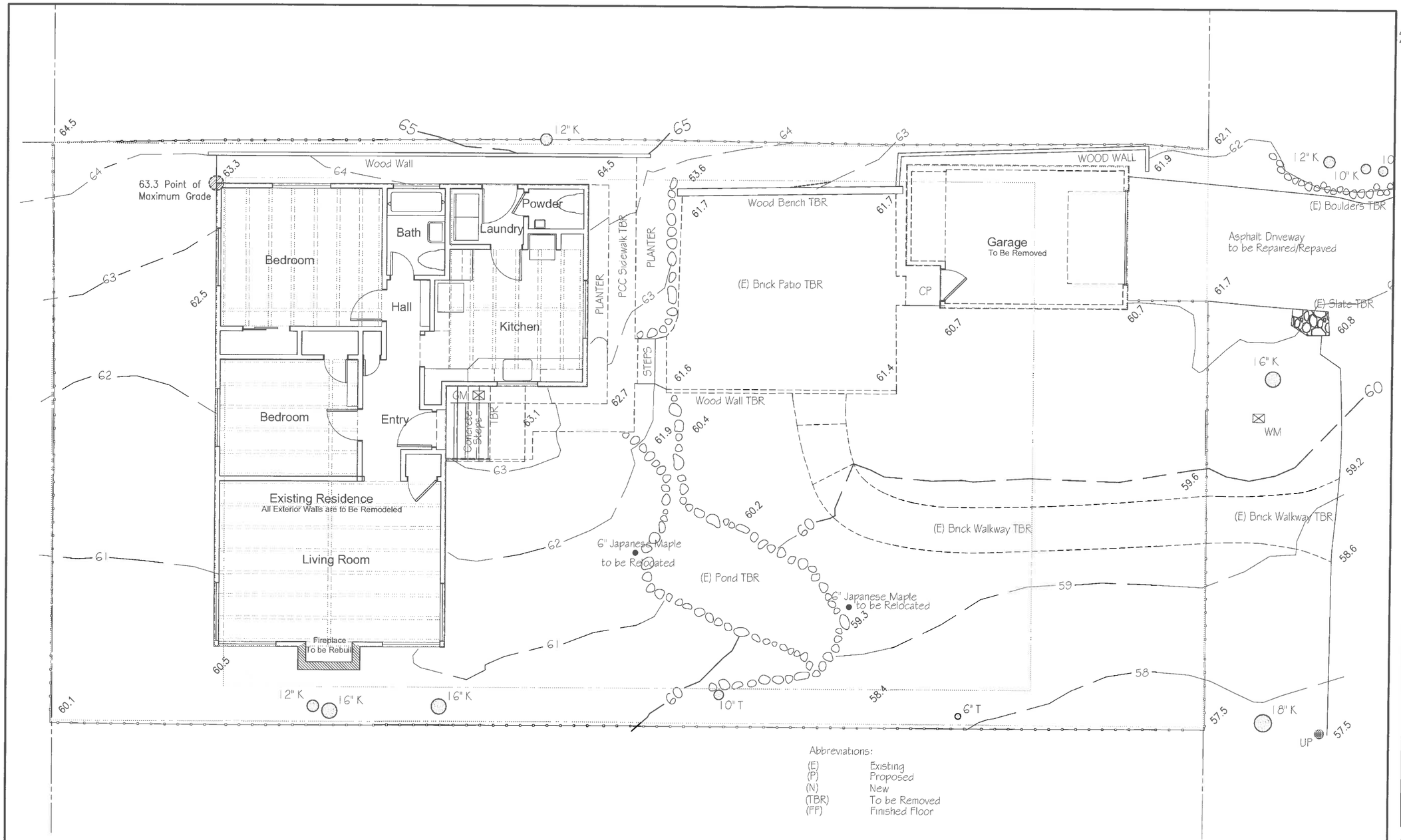
LANDSCAPE PLAN



Abbreviations:

(E)	Existing
(P)	Proposed
(N)	New
(TBR)	To be Removed
(FF)	Finished Floor

DEMOLITION:

Existing Exterior Walls:	207 LF	
Exterior Walls to be Demolished:	63 LF	= 30%
Existing Walls to be Remodeled:	144 LF	= 70%

Wall Legend

- Existing Walls to Remain
- Existing Walls to be Removed
- New Wall

NORTH

DEMOLITION PLAN

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

1

DATE	REVISION
5/18/15	Building Plan Check
5/18/15	BackCheck Changes

Jon Sather Erlandson Architect - C11925
Junipero Street 2 Southwest of 4th Avenue, Suite 3 Carmel By The Sea, CA
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Forest Road Residence

Forest Road 3SW of Ocean Avenue Carmel by the Sea, California

Job Number	Drawn By:
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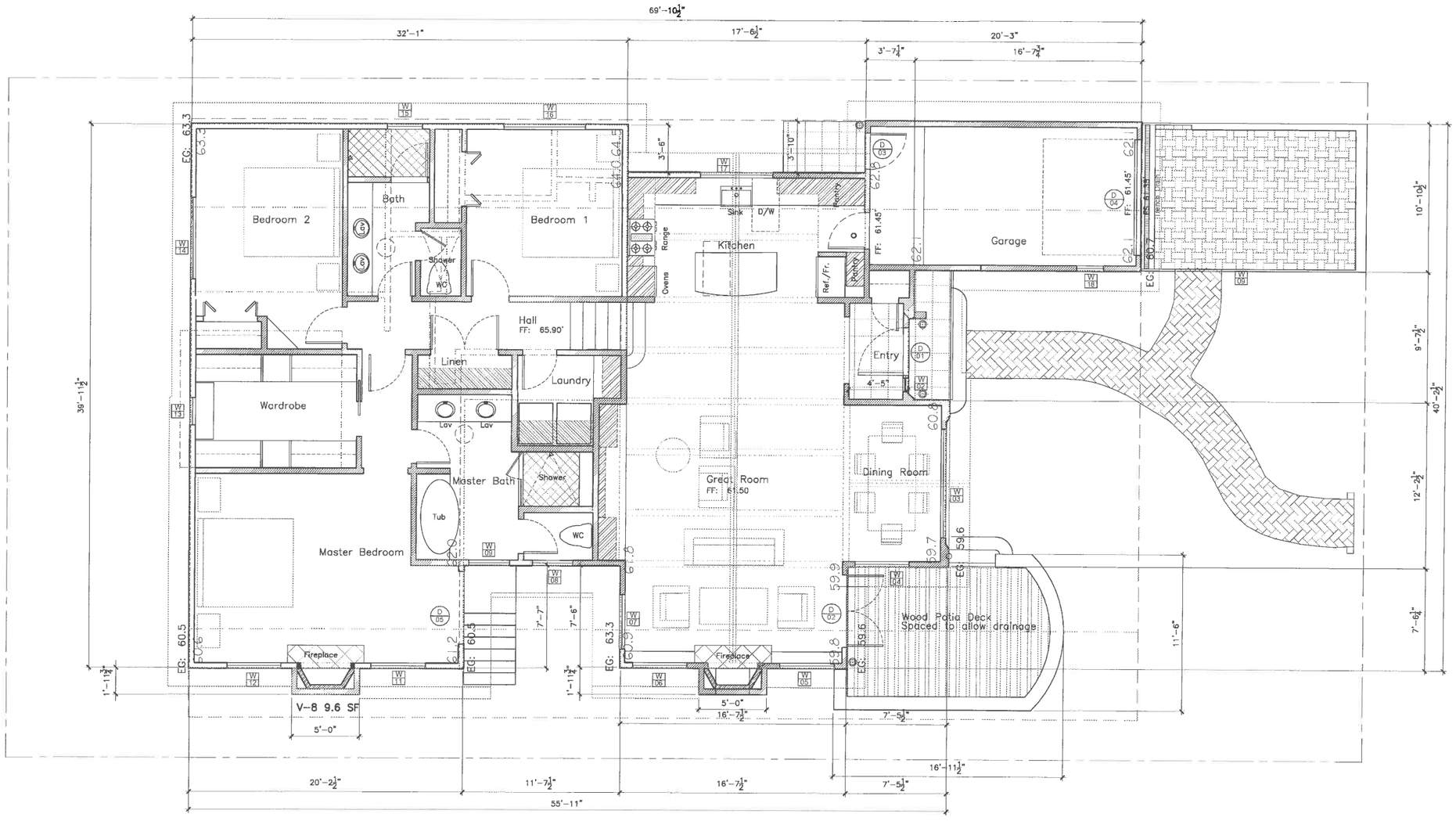
DEMOLITION PLAN



Existing House:	1,016 SF	Base Floor Area:	2,150 SF
Existing Garage:	224 SF	Proposed House:	1,930 SF
		Proposed Garage:	220 SF
Existing Total::	1,240 SF	Proposed Total::	2,150 SF

PROPOSED FLOOR PLAN

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

2' 1' 4' 8'

1

DATE	REVISION

Jon Sather Erlandson Architect - C11925

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Forest Road Residence

Carmel by the Sea, California

Forest 3 SW OF Ocean

Job Number	Drawn By:
2015-04	

Date	Revisions
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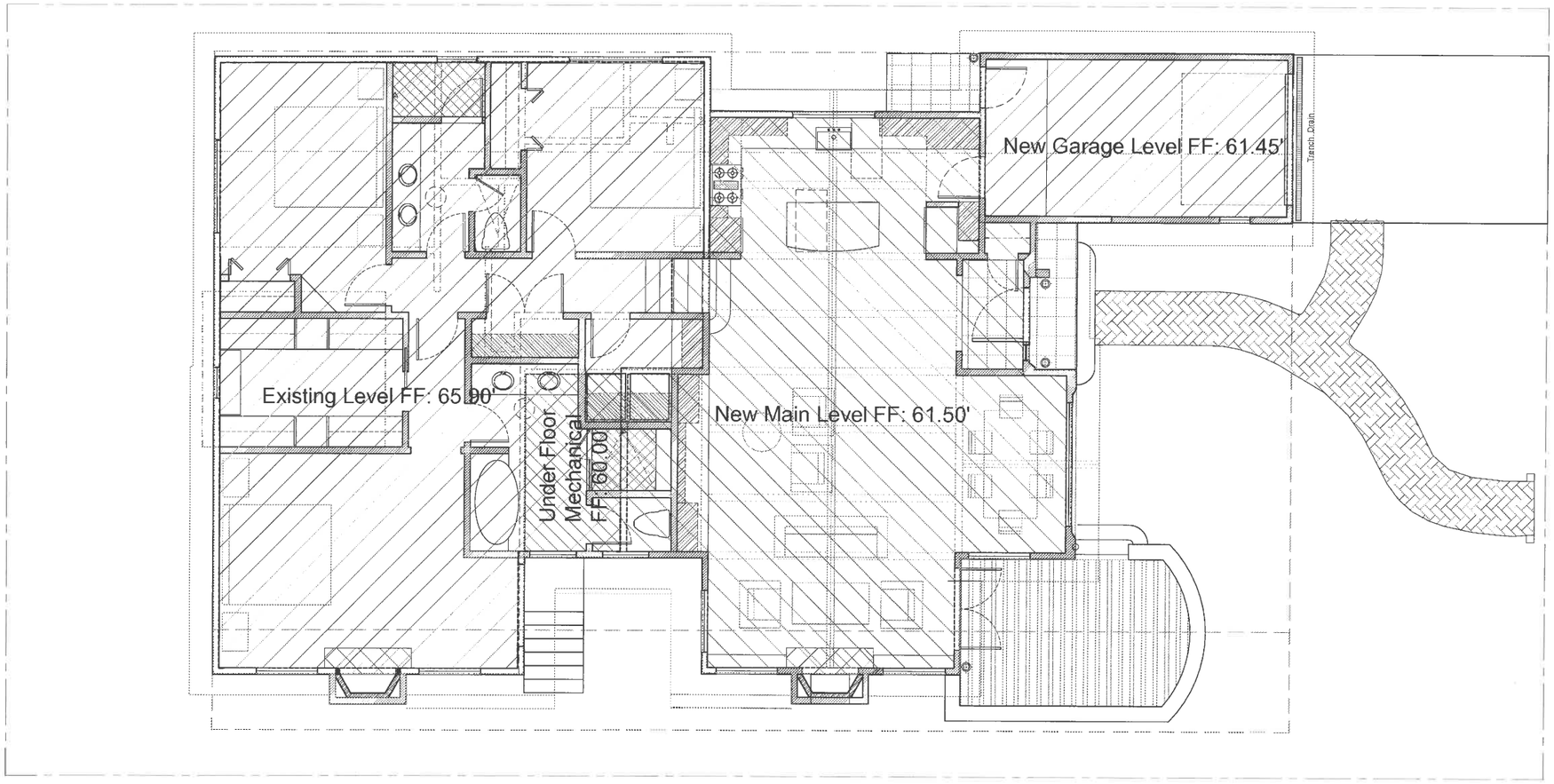
Proposed Floor Plan



Existing Residence Floor Area	1,016 SF	
Residence New Floor Area	914 SF	
Garage New Floor Area	220 SF	
Total Proposed Floor Area	2,150 SF	NO OVERLAP or TWO-STORY AREA PROPOSED

FLOOR LEVEL MAP

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

1

DATE	REVISION

Jon Sather Erlandson Architect - C11925
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Forest Road Residence

Forest 3 SW OF Ocean

Carmel by the Sea, California

Job Number	Drawn By:
2015-04	

Date	Revisions
02-23-2016	4-24-2016

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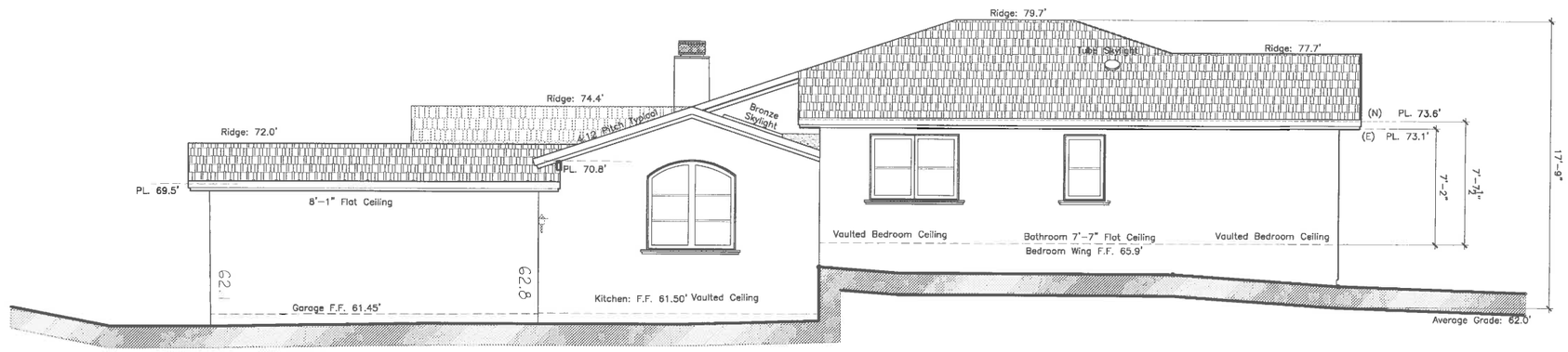
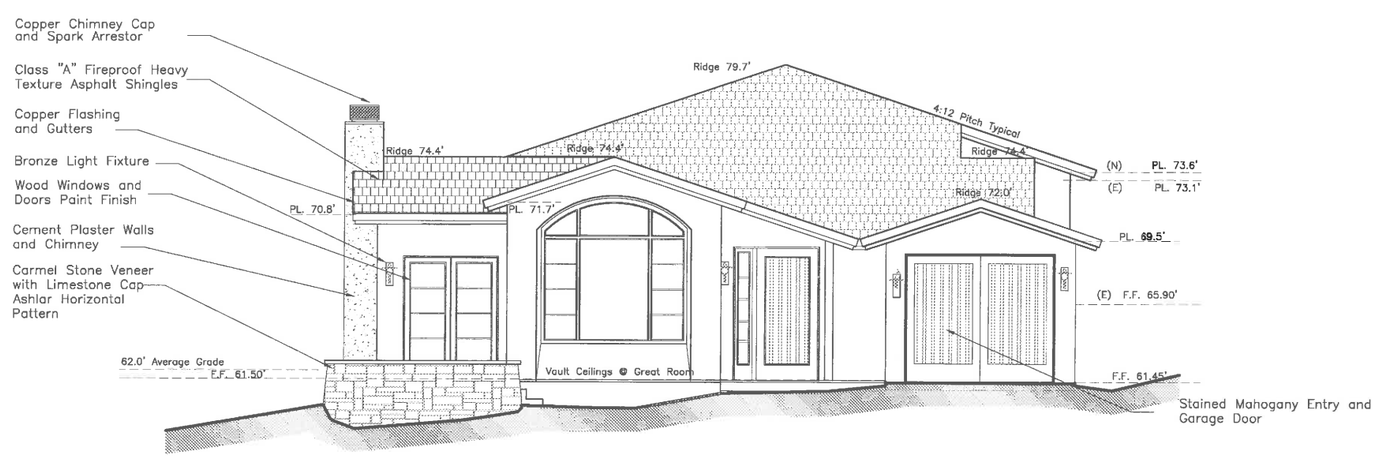
FLOOR LEVEL MAP



PROPOSED NORTH ELEVATION

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

N



PROPOSED EAST ELEVATION

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

E

DATE	REVISION

Jon Sather Erlandson Architect - C11925
Junipero Street 2 Southwest of 4th Avenue, Suite 3 Carmel By The Sea, CA
MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel California 93921
Phone: (831) 625-6163 Facsimile: (831) 625-1578 Email: jon@jonerlandson.com

Forest Road Residence

Forest Road 3SW of Ocean Avenue Carmel by the sea, California

Job Number	Drawn By:
2015-04	

Date	Revisions
02-23-2016	4-24-2016

Sheet Number

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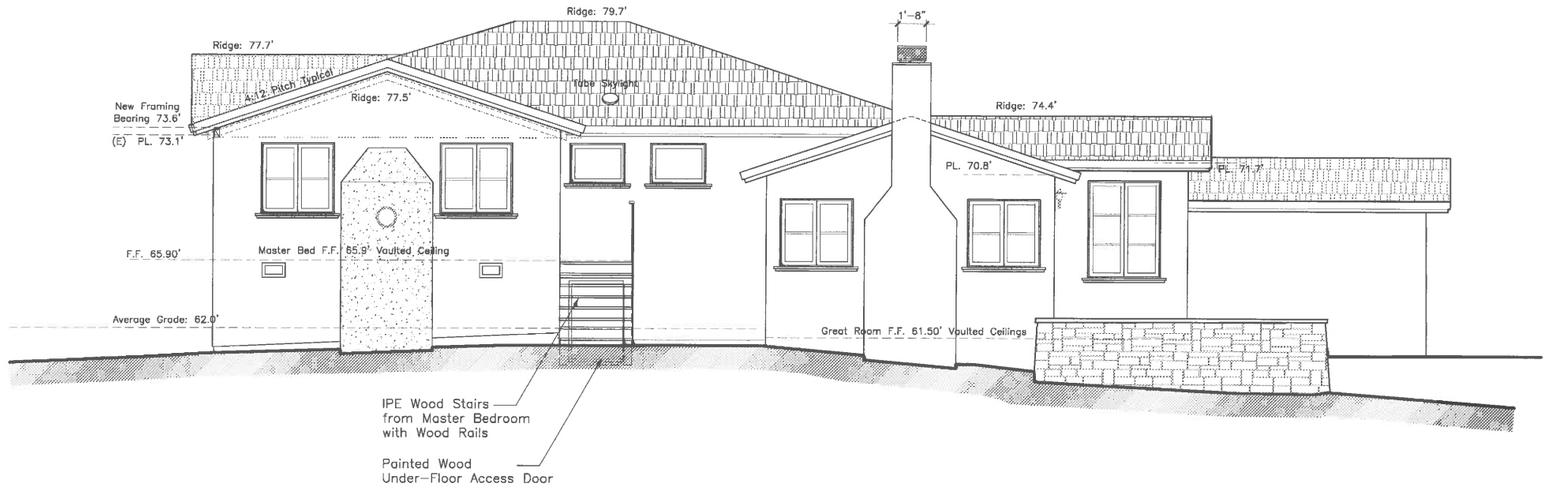
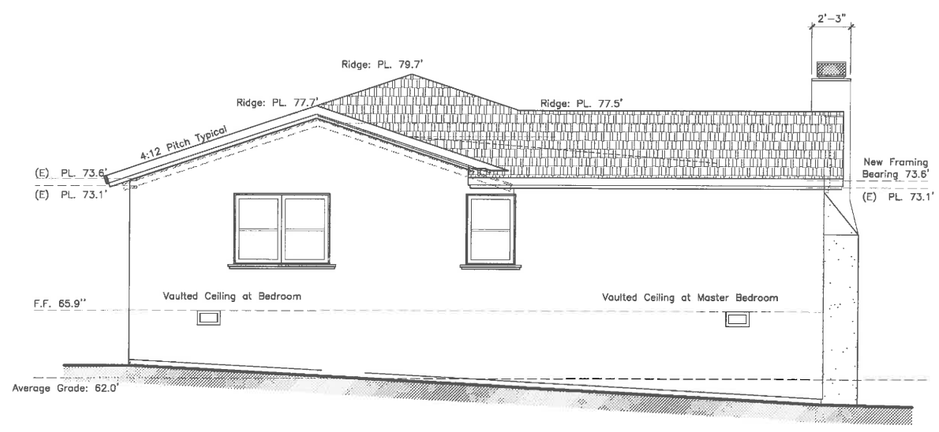
PROPOSED ELEVATIONS



PROPOSED SOUTH ELEVATION

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

S



PROPOSED WEST ELEVATION

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

W

DATE	REVISION

Jon Sather Erlandson Architect - C11925
Junipero Street 2 Southwest of 4th Avenue, Suite 3 Carmel By The Sea, CA
MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel,California 93921
Phone: (831) 625-6163 Facsimile (831) 625-1578 Email: jon@jonerlandson.com

Forest Road Residence

Forest Road 1 SW OF Ocean Avenue Carmel by the Sea, California

Job Number	Drawn By:
2015-04	

Date	Revisions
02-23-2016	4-24-2016

Sheet Number

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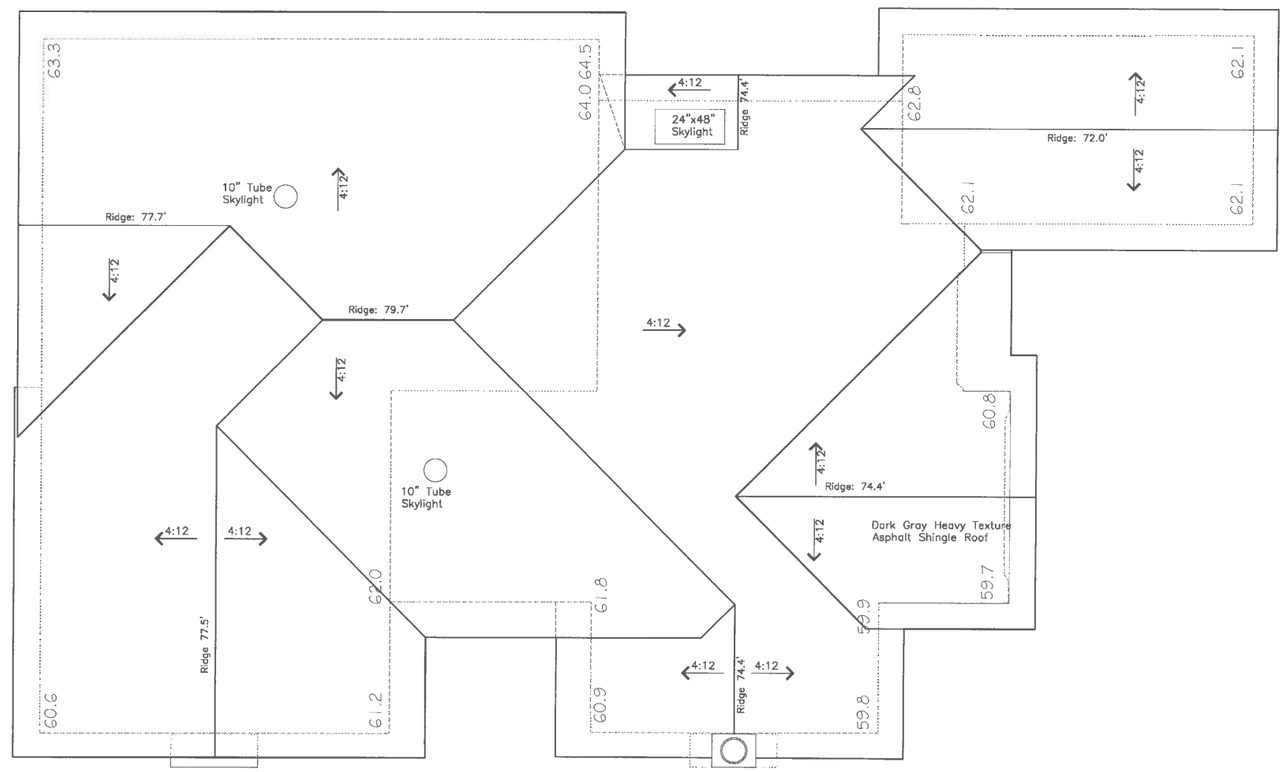
Proposed SW Elevations



ROOF PLAN

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

1

DATE	REVISION

Jon Sather Erlandson Architect - C11925

Junipero Street 2 Southwest of 4th Avenue, Suite 3 Carmel By The Sea, CA

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Forest Road Residence

Forest Road 3 SW of Ocean Avenue Carmel by the Sea, California

Job Number	Drawn By:
2015-04	

Date	Revisions
02-23-2016	4-24-2016

Sheet Number

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of: Sheets

ROOF PLAN

DOOR SCHEDULE

Number	Location	Size (Feet–Inches)	Type	Hardware	Remarks
D–01	Entry	3–4/7–0	–	–	Mahogany w/ Tempered Glass Sidelites
D–02	Great Room	5–4/7–0	–	–	Wood French Doors w/ Tempered Glass
D–03	Garage	2–8/6–8	–	–	Wood Panel with Glass Top Panel
D–04	Garage	8–6/7–0	–	–	Sectional Overhead Mahogany
D–05	Master Bedroom	2–8/6–8	–	–	Sliding Glass Door w/ Tempered Glass

DOOR SCHEDULE 1

DOOR and WINDOW NOTES

DOOR and WINDOW NOTES

1 SHOP DRAWINGS FOR DOORS AND WINDOWS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING OF MATERIALS

2 DOOR AND WINDOW SIZE: 2–8/7–0= 2'–8" x 7'–0"

3 (T) = TEMPERED GLASS

4 ALL WINDOWS and EXTERIOR DOORS SHALL BE SOLID WOOD (UNCLAD) with TRUE DIVIDED LITES.

5 GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIALS CONFORMING TO C.B.C. CHAPTER 24. SUCH AREAS SHALL INCLUDE BUT ARE NOT LIMITED TO SLIDING GLASS DOORS, TUB & SHOWER ENCLOSURES, STEAM ROOMS. PROVIDE SAFETY GLAZING AT THE FOLLOWING LOCATIONS (C.B.C. 2406.3 AND 2406.4);
a) GLAZING WITHIN A 24" RADIUS OF THE VERTICAL JAMB OF ANY DOOR AND LESS THAN 60" ABOVE THE WALKING SURFACE,
b) b) GLAZING IN WALLS ENCLOSING A SHOWER OR BATHTUB WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET,
c) c) GLAZING WITH AN AREA MORE THAN 9SQ.FT., LESS THAN 18" ABOVE THE FLOOR AND WITH ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF GLAZING.
d) d) GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE.

6 WINDOWS FOR NATURAL LIGHT & VENTILATION SHALL BE SIZED IN COMPLIANCE WITH CBC 1205.

7 EMERGENCY ESCAPE AND RESCUE: BEDROOM WINDOWS SHALL HAVE OPERABLE AREAS OF MIN. 5.7 S.F. (5.0 S.F. FOR GRADE–FLOOR OPENINGS) WITH MIN. DIMENSIONS OF 20" WIDTH AND 24" HEIGHT WITH SILL HEIGHTS NOT MORE THAN 44" AFF. CBC 1026.

8 ALL NEW GLAZING AT CONDITIONED SPACES SHALL BE DUAL–PANE TRUE DIVIDED LITE.

9 EGRESS DOORS SHALL BE OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. CRC R311.2

10 SEE ADDITIONAL NOTES ON SHEET G–1.2

DOOR & WINDOW NOTES 2

WINDOW SCHEDULE

Number	Location	Size (Feet–Inches)	Operation	Type	Glazing	Remarks
W–01	Not Used			–		
W–02	Entry	1–6/0–0	Fixed	–	Double Glazed Low E	TDL Tempered Glass
W–03	Great Room	8–0/10–0	Fixed	–	Double Glazed Low E	TDL Tempered Glass Arch Top
W–04	Great Room	4–0/5–6	Casement	–	Double Glazed Low E	TDL Tempered Glass
W–05	Great Room	4–0/4–0	Casement	–	Double Glazed Low E	TDL (True Divided Light)
W–06	Great Room	4–0/4–0	Casement	–	Double Glazed Low E	TDL (True Divided Light)
W–07	Great Room	4–0/5–6	Casement	–	Double Glazed Low E	TDL (True Divided Light)
W–08	Master Bath	3–0/2–3	Awning	–	Double Glazed Low E	TDL Tempered Glass
W–09	Master Bath	3–0/2–3	Awning	–	Double Glazed Low E	TDL Tempered Glass
W–10	Not Used			–		
W–11	Master Bedroom	4–0/4–0	Casement	–	Double Glazed Low E	TDL (True Divided Light)
W–12	Master Bedroom	4–0/4–0	Casement	–	Double Glazed Low E	TDL (True Divided Light)
W–13	Master Closet	2–0/4–0	Casement	–	Double Glazed Low E	TDL (True Divided Light)
W–14	Bedroom 1	5–0/4–0	Casement	–	Double Glazed Low E	TDL (True Divided Light)
W–15	Bath	2–0/4–0	Casement	–	Double Glazed Low E	TDL Tempered Glass
W–16	Bedroom 2	6–0/4–0	Casement	–	Double Glazed Low E	TDL (True Divided Light)
W–17	Kitchen	5–4/5–4	Casement	–	Double Glazed Low E	TDL Arch Top Tempered Glass
W–18	Garage	2–0/4–0	Casement	–	Double Glazed Low E	TDL (True Divided Light)

WINDOW SCHEDULE 3

DOOR TYPES 4

WINDOW TYPES 5

DATE	REVISION

Jon Sather Erlandson Architect - C11925
Junipero Street 2 Southwest of 4th Avenue, Suite 3 Carmel By The Sea, CA
MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel,California 93921
Phone: (831) 625-6163 Facsimile: (831) 625-1578 Email: jon@jonerlandson.com

Forest Road Residence

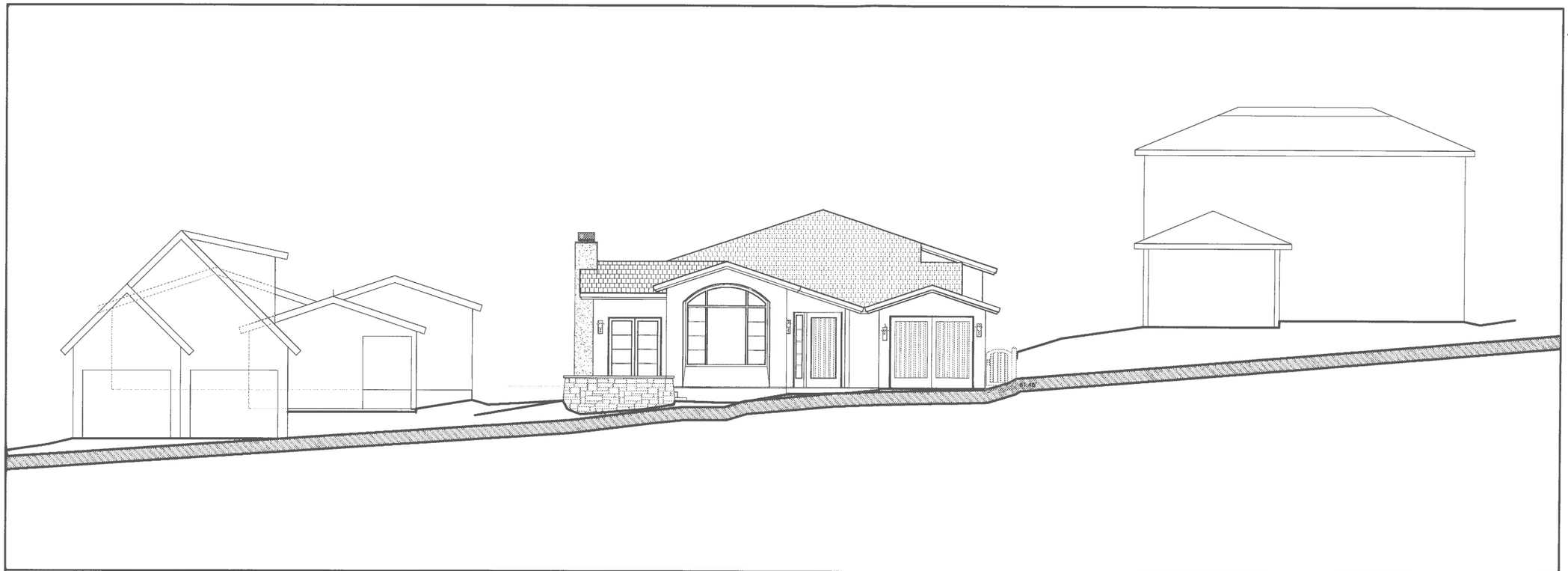
Foerst Road 3SW of Ocean Avenue Carmel by the Sea, Califkornia

Job Number	Drawn By:
2015-04	

Date	Revisions
02-23-2016	4-24-2016

Sheet Number
A-7.0
of: Sheets

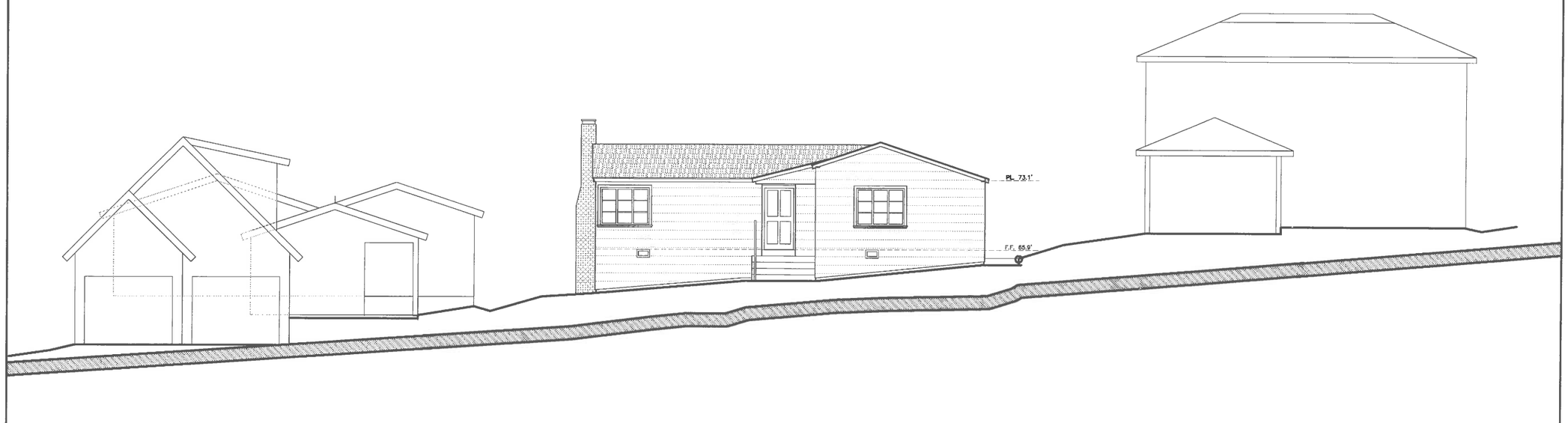
Door & Window Schedules



PROPOSED STREET ELEVATION

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

P



EXISTING STREET ELEVATION

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

E

DATE	REVISION

Jon Sather Erlandson Architect - C11925

Junipero Street 2 Southwest of 4th Avenue, Suite 3 Carmel By The Sea, CA

MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel California 93921

Phone: (831) 626-6163 Facsimile: (831) 625-1578 Email: jon@jonerlandson.com

Forest Road Residence

Forest Road 3SW of Ocean Avenue Carmel by the sea, California

Job Number	Drawn By:
2015-04	

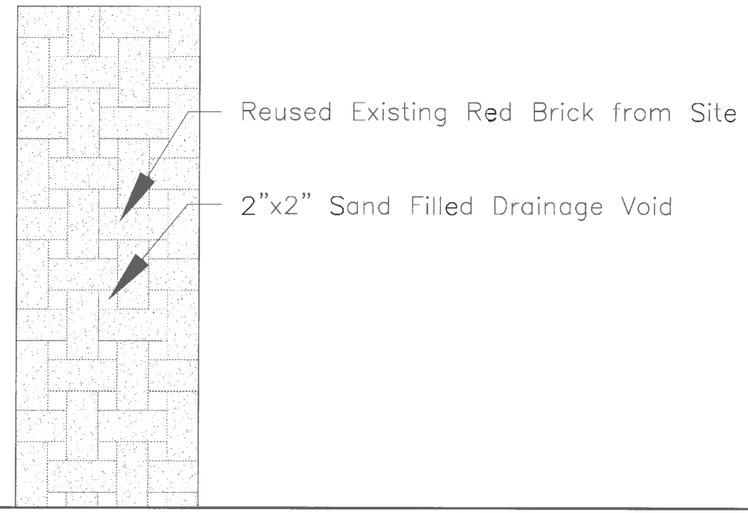
Date	Revisions
02-23-2016	3-31-2016

Sheet Number

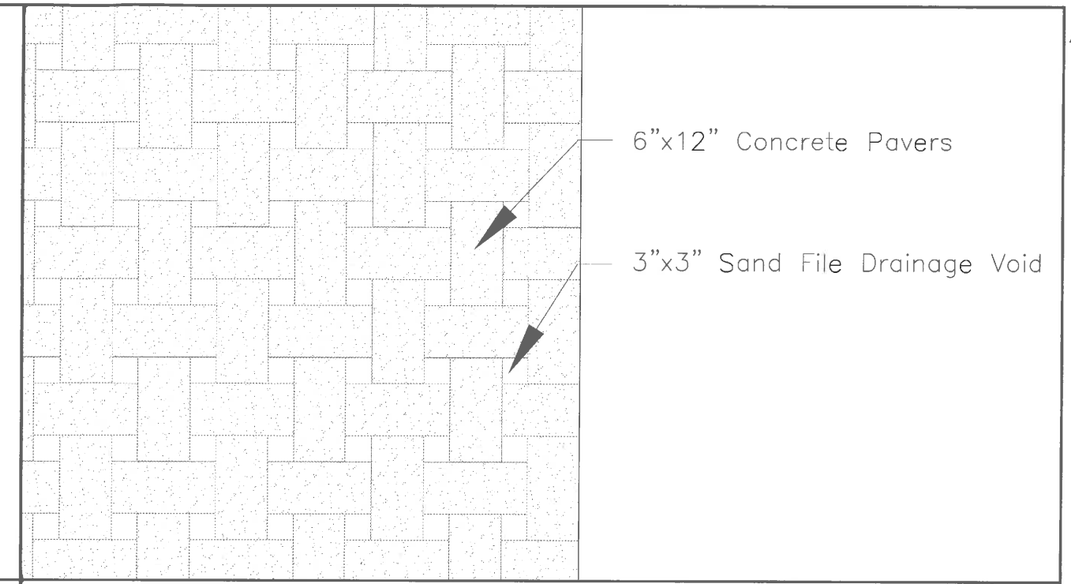
A-8.0

of: Sheets

Street Elevations



PERVIOUS BRICK WALK DETAIL Scale: 1-1/2"=1'-0" 3



PERVIOUS PAVER DETAIL Scale: 1-1/2"=1'-0" 2

STREET FENCE ELEVATION Scale: 1/2"=1'-0" 1

DATE	REVISION

Jon Sather Erlandson Architect - C11925
Junipero Street 2 Southwest of 4th Avenue, Suite 3 Carmel By The Sea, CA
MAIL: Jon Sather Erlandson Architect Post Office Box 7108 Carmel,California 93921
Phone: (831) 625-8163 Facsimile: (831) 625-1578 Email: jon@jonerlandson.com

Forest Road Residence

Forest Road 3SW of Ocean Avenue Carmel by the sea , California

Job Number	Drawn By:
2015-04	

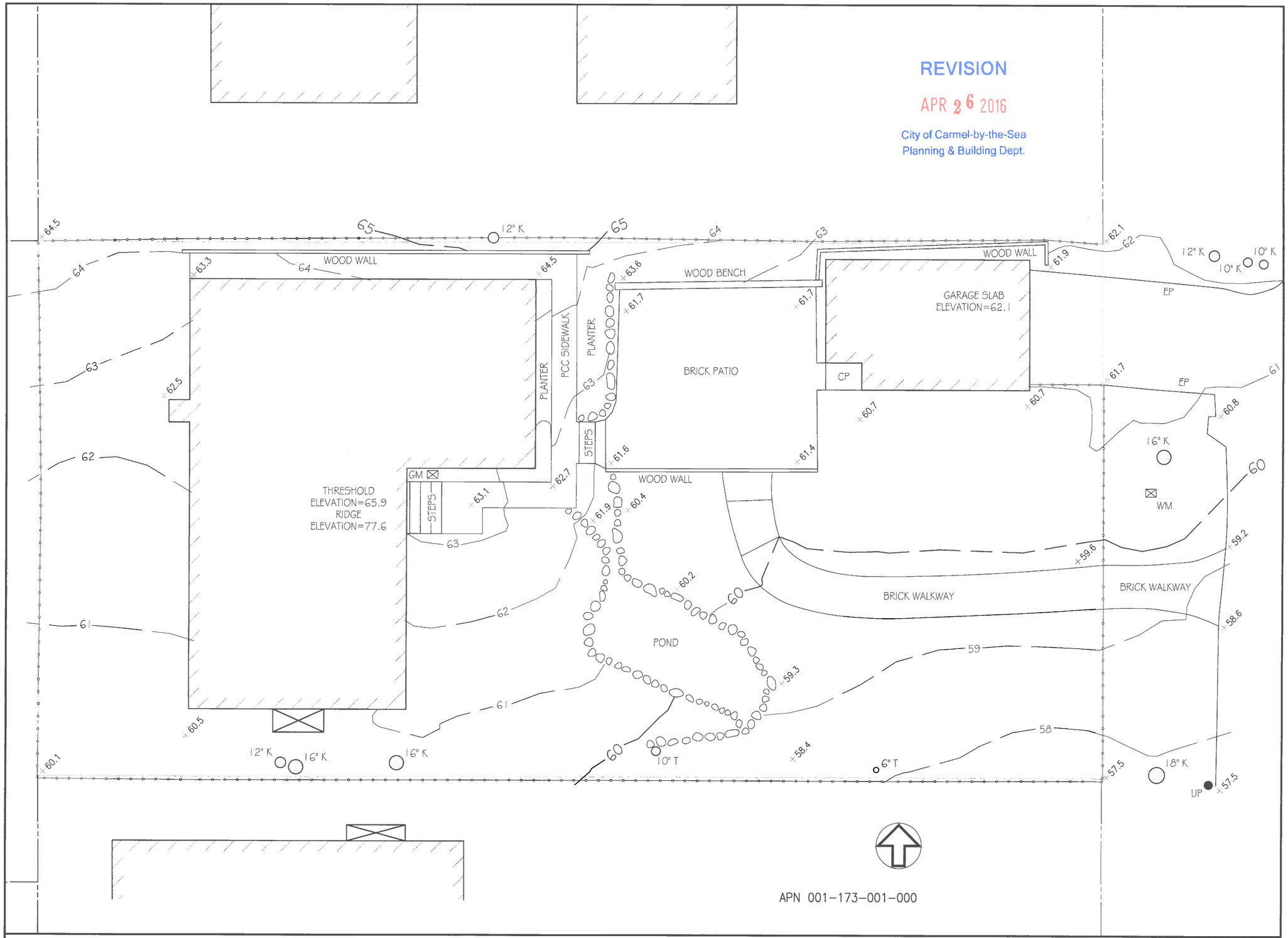
Date	Revisions
3-31-2016	4-24-2016

Sheet Number

A-9.0

of: Sheets

Fence and Site Details



SITE SURVEY 1 Scale: 1/4"=1'-0" 1

DATE	REVISION

Jon Sather Erlandson Architect - C11925
Junipero Street 2 Southwest of 4th Avenue, Suite 3 Carmel By The Sea, CA
MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel,California 93921
Phone: (831) 625-6163 Facsimile: (831) 625-1578 Email: jon@jonerlandson.com

Forest Road Residence

Carmel by the Sea, California

Forest 3 SW OF Ocean

Job Number	Drawn By:
2015-04	

Date	Revisions
03-31-2016	

Sheet Number

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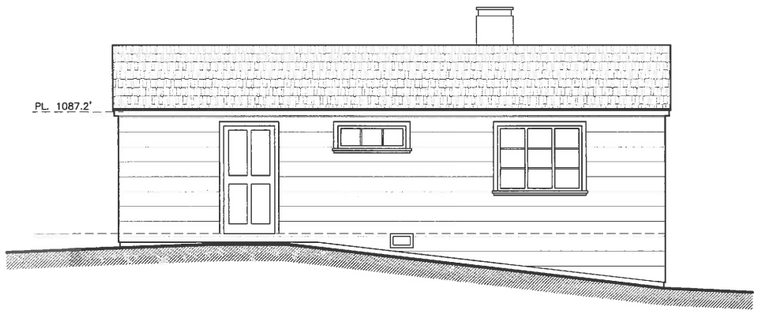
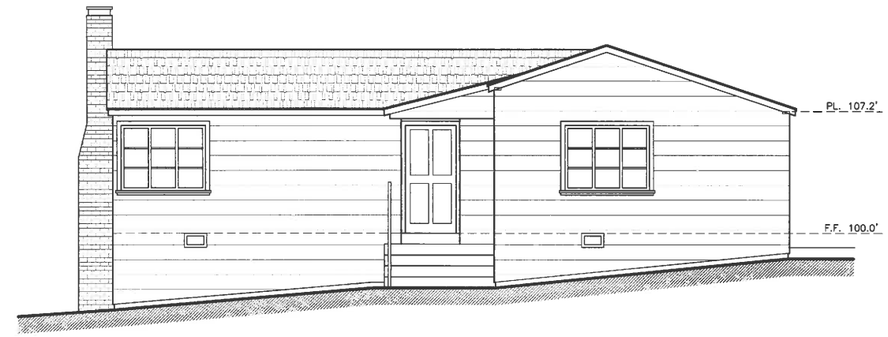
SITE SURVEY



EXISTING NORTH ELEVATION

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

N



EXISTING EAST ELEVATION

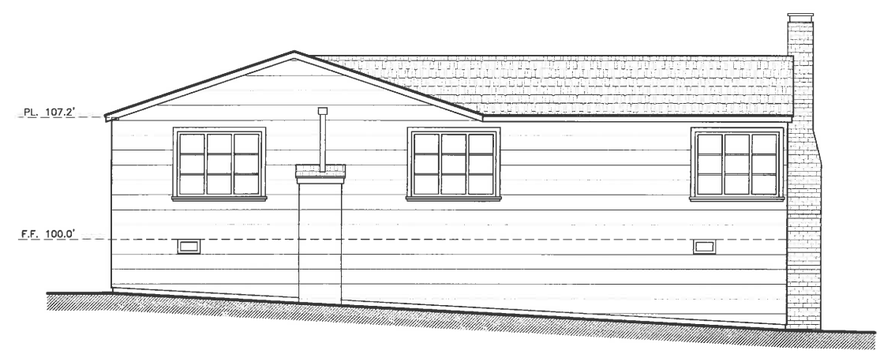
Scale: 1/4"=1'-0"

E

EXISTING SOUTH ELEVATION

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

S



EXISTING WEST ELEVATION

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

W

DATE	REVISION

Jon Sather Erlandson Architect - C11925

Junipero Street 2 SW of Fourth Avenue, Suite 3 Carmel By The Sea, California

MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel,California 93921

Phone: (831) 625-6163 Facsimile: (831) 625-1578 Email: jon@jonerlandson.com

Forest Road Residence

Forest Road 3 SW of Ocean Avenue Carmel by teh Sea, California

Job Number	Drawn By:
2015-04	

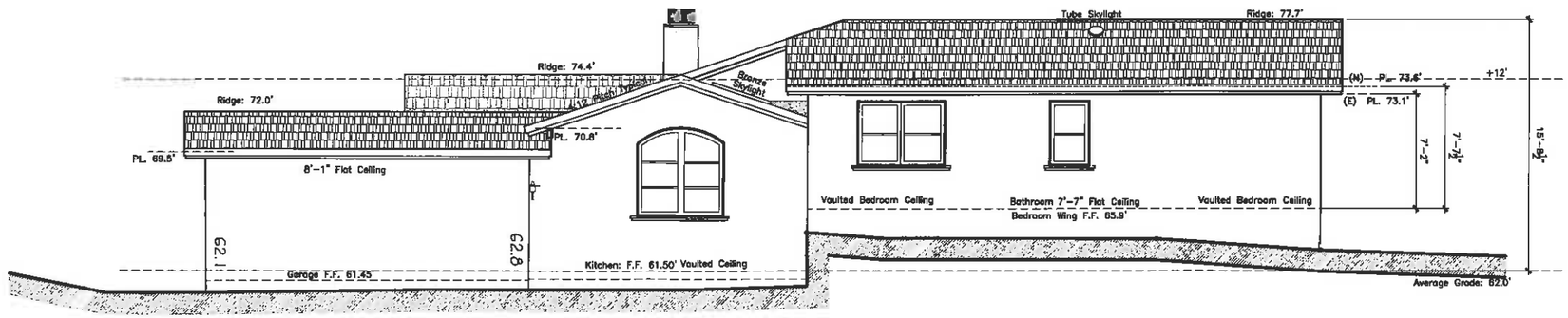
Date	Revisions
01/10/2016	

Sheet Number

Ex-2.1

of: Sheets

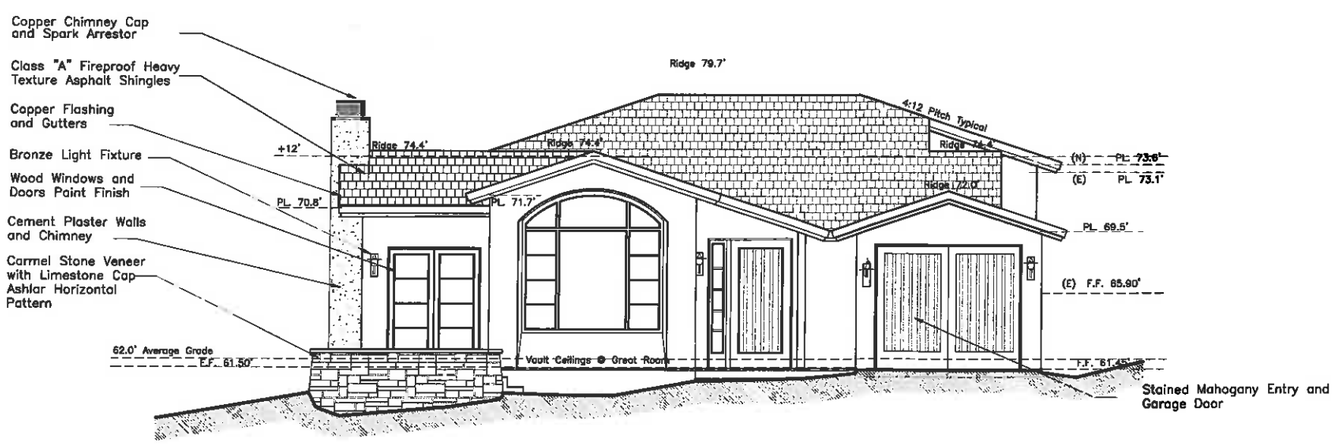
EXISTING EXT. ELEVATIONS



PROPOSED NORTH ELEVATION

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

N



PROPOSED EAST ELEVATION

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

E

DATE	REVISION

Jon Sather Erlandson Architect - C11925
Junipero Street 2 Southwest of 4th Avenue, Suite 3 Carmel By The Sea, CA
MAIL: : Jon Sather Erlandson, Architect Post Office Box 7108 Carmel,California 93921
Phone: (831) 625-5163 Facsimile: (831) 625-1576 Email: jon@jonerlandson.com

Forest Road Residence

Forest Road 33W of Ocean Avenue Carmel by the sea , California

Job Number	Drawn By:
2015-04	

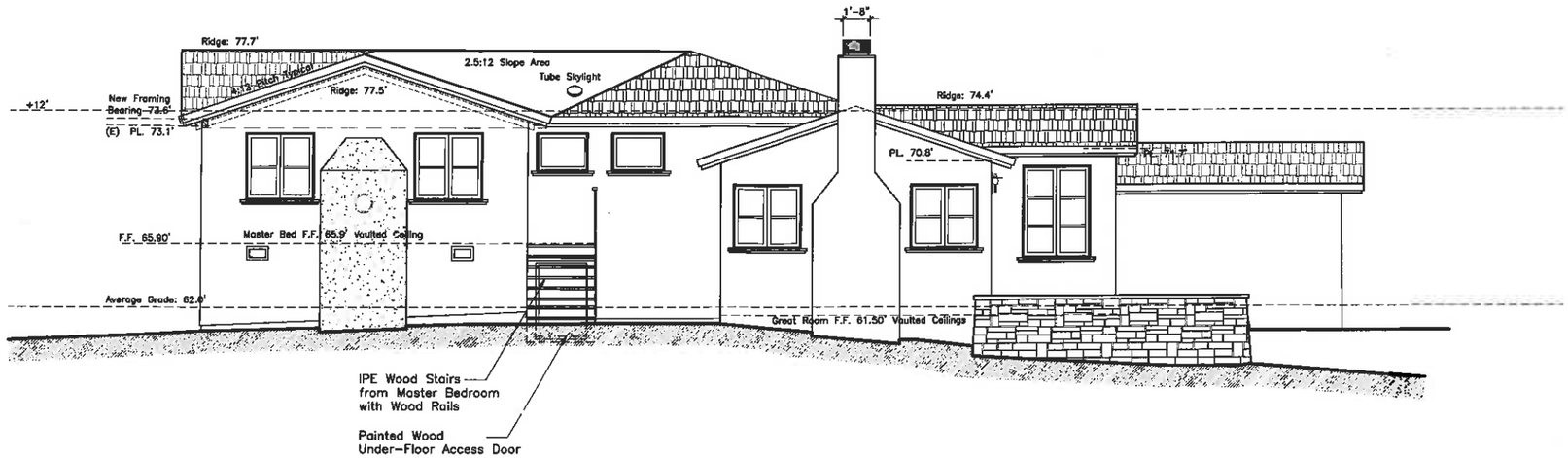
Date	Revisions
02-23-2016	4-24-2016

Sheet Number

A-5.0

of: Sheets

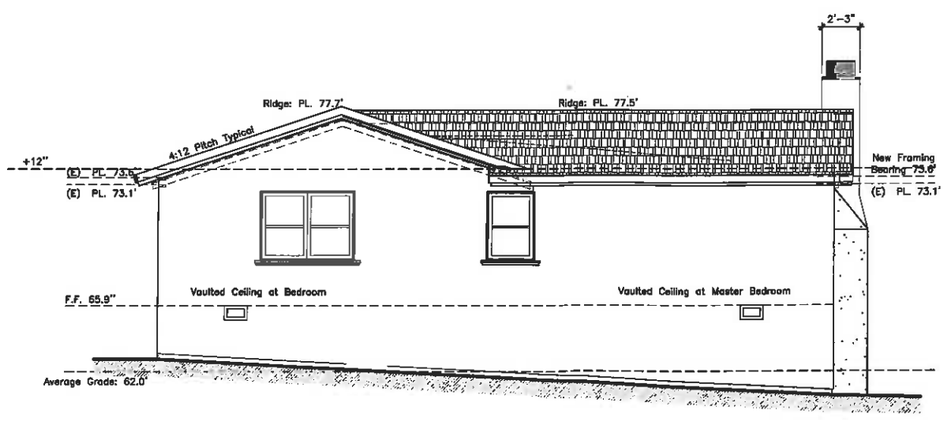
PROPOSED ELEVATIONS



PROPOSED SOUTH ELEVATION

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

S



PROPOSED WEST ELEVATION

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

W

DATE	REVISION

Jon Sather Erlandson Architect - C11925
Junipero Street 2 Southwest of 4th Avenue, Suite 3 Carmel By The Sea, CA
MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel,California 93921
Phone: (831) 625-6163 Facsimile: (831) 625-1578 Email: jon@jonerlandson.com

Forest Road Residence

Forest Road 1 SW OF Ocean Avenue Carmel by the Sea, California

Job Number	Drawn By:
2015-04	

Date	Revisions
02-23-2016	4-24-2016

Sheet Number

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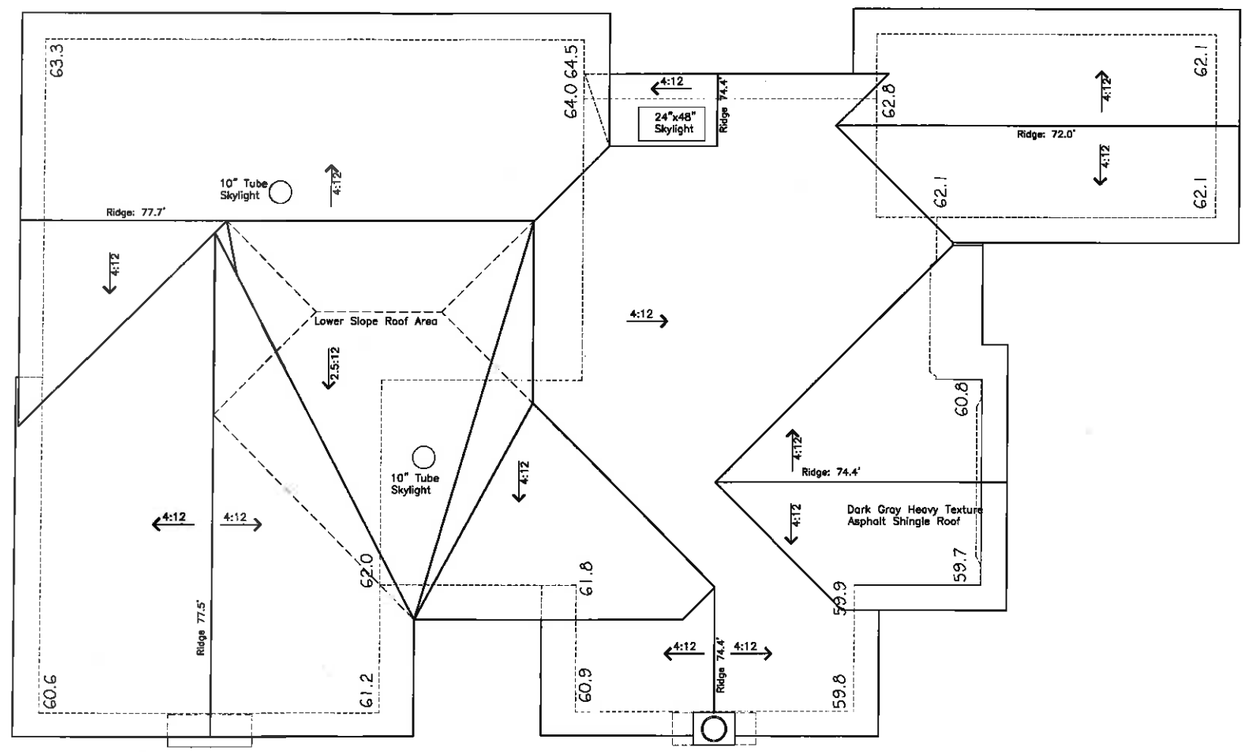
Proposed SW Elevations



NORTH

ROOF PLAN

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

1

DATE	REVISION

Jon Sather Erlandson Architect - C11925
Junipero Street 2 Southwest of 4th Avenue, Suite 3 Carmel By The Sea, CA
MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel,California 93921
Phone: (831) 625-5163 Facsimile: (831) 625-1578 Email: jon@jonerlandson.com

Forest Road Residence

Forest Road 3 SW of Ocean Avenue Carmel by the Sea, California

Job Number	Drawn By:
2016-04	

Date	Revisions
02-23-2016	4-24-2016

Sheet Number

A-6.0

of: Sheets

ROOF PLAN

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 11, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Submitted by: Matthew Sundt, Contract Planner

Subject: Consideration of Concept Design Study (DS 16-103) and associated Coastal Development Permit for the demolition of an existing residence and construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District.

Recommendation:
Accept the Concept Design Study (DS 16-103) subject to the attached findings and recommendations/draft conditions.

Application:	DS 16-103	**APN:**	010-158-018
Block:	115	**Lot**:	2
Location:	Southeast Corner of Lincoln Street and 10th Avenue		
Applicant:	Justin Pauly	**Property Owner:**	Nancy and Dan McFarland

Background and Project Description:

The property is 4,000 square feet in size and includes an existing single-story residence with two attached carports, on a corner lot. The property slopes upward from Lincoln Street. A Historic Determination of Ineligibility for the residence was issued by the Planning Department in September 2015.

The applicant has submitted plans to demolish the existing residence and build a new 1,800-square foot single-family residence. The proposed residence includes a 286 square-foot garage, 1,142 square feet on the first floor and 372 square feet on the second floor. Finish materials include wood shingle siding on the exterior and Carmel stone veneer on the lower level as shown on the north, west and south elevations. Also, a Carmel stone fireplace is proposed. Roofing material includes standing seam zinc metal roof with a non-reflective finish and western red cedar shake.

The front door, garage door, and a portion of the south elevation exterior is resawn clear cedar. Fencing material is wood grape stake. Windows are with true divided lites with cedar trim that will be painted.

The parcel has a 15 foot wide driveway easement over the back yard area (east side), which provides access to the adjacent neighbor's (to the south) two car garage with second floor guest quarters. The east wall of the proposed McFarland residence will be placed on the edge of the existing easement, where currently there is a about a two-foot setback to the existing building.

The applicant is proposing to excavate approximately 180 cubic feet of soil from the site to accommodate the garage and a portion of the main floor. All cut will be exported from the site; no fill is proposed; approximately 25 truck trips will be made to export soils.

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 sf (45%)	NA	1,800
Site Coverage	556 sf	NA	556 sf
Trees	3 Upper /1 Lower (recommended)	1/2	1/2
Ridge Height (1st/2nd)	18'/24'	NA	Max. 1st floor: 12' – 6" Max. 2nd floor: 22'-6"
Plate Height (1st/2nd)	12'/ 18'	NA	Max. 1st floor: 8' Max. 2nd floor: 17'
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	NA	19"
Composite Side Yard	10' (25%)	NA	Min: 18.0' ft
Minimum Side Yard	3'	NA	Min. North Side: 5' Min. South Side: 8
Rear	15'	n/a	Min: 15'

Other project components include: 1) the removal of all existing site coverage (one single-family dwelling, two carports, hardscape, landscape, and decking), and 2) removal and replacement of the existing fencing on the south and east boundaries. No trees are proposed to 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 City Forester has identified three trees on the property including two significant Coast Live Oaks and one significant Monterey Pine. No additional trees are recommended to be planted. The City Forester has also commented that it would be desirable to eliminate ivy on the site and the right-of-way.

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 residence to the south would be the most affected by the proposed project. The existing residence to the south is estimated to be one-story with a ridgeline estimated to be 18 feet. Based on staff's site visit, the residence immediately to the east would not be negatively affected relative to privacy as the existing driveway easement creates a buffer and the proposed building design appears to negate any privacy impacts.

The proposed residence has a second floor as seen on the east elevation (back half of the property) with an overall ridge height of just under 24 feet. The south and east facing windows on the second floor, which have the greatest potential to affect the neighbor's privacy, are set high up on the wall so as to prevent direct view in or out thereby diminishing any potential privacy concerns. On the south side of the subject property the plans show a patio area and windows but this area is blocked from view from the neighbors by a thick hedge of vegetation and fencing. There is also an existing oak tree in the rear, south side yard area that filters the view and enhances privacy

between the residences. This tree will ultimately benefit from the new residence due to the residence being set back three feet further from the tree as compared to existing conditions. Staff does not anticipate any privacy impacts associated with the project.

Mass & Scale: Residential Design Guidelines 7.1 through 7.6 encourages "*Using a detached secondary structure to reduce the overall mass of the primary building*", "*locate some floor area either fully or partially below grade*", and *"presenting a one-story height to the street".* Further, these guidelines state that "*a building should relate to a human scale in its basic forms*."

The proposed new residence has a form that sits well on the property with its two, two-story components connected by a one-story dining room, and each of these sections of the residence having different roof lines and roof materials that create a logical and interesting, but simple aesthetic order.

The combination of window size, location, building dimensions with varied setbacks, and a garage on the downhill side (west elevation) of the property, combine to create a reasonable human-scale form and appearance. Both the garage and the back area of the residence to the east are partially underground and reduce the visible height of the building. 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*." Changing roof heights helps to break up the mass, while keeping the overall roof forms simple in character.

This project achieves appropriate scale and form through breaking up the building into sections of varied dimensions that create a harmonious arrangement of shapes and textures. The plans show Carmel stone to be used on the bottom floor facing north and west, and on the entry deck facing north. Most of the exterior is clad with western red cedar shingle and resawn clear cedar on the south elevation. A chimney is on the south elevation and attached to the living room is finished with Carmel stone. The contemporary-style design includes an asymmetrical roof. Two sections of the roof are made of standing seam zinc metal roof and the remainder of the roof is western red cedar shake. In staff's opinion, the roof design is simple and complements the building style and the neighborhood.

Exterior Lighting: With regard to light fixtures, Municipal Code Section 15.36.070.B.1 and 2 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture and no closer than 10 feet apart. Furthermore, *"Landscape lighting shall 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."*

In addition, the City's Residential Design Guidelines, Section 11.8, states, "*Preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas. Appropriate locations may include building entries, gates, terraces, walkways, and patios," and "[…] Point lights downward to reduce glare and avoid light pollution", "Locate and shield fixtures to avoid glare and excess lighting as seen from the neighboring properties and from the street", and "Lights should not be used to accent building or vegetation".*

The location and style of the proposed wall-mounted light fixtures are depicted on building elevations on Sheet A3.1 and A3.2 of the Project Plans. A total of 10 full-cutoff, wall-mounted light fixtures are proposed. Four of these are located on the north elevation with two to each the dining room doors and front door. These lights will not exceed 25 watts.

In addition, landscape lighting is proposed. The landscape site plan (Sheet L.1) shows a variety of lights to include three path lights (two at driveway area and one at front entry walk), two down lights in trees in south side back yard, numerous riser lights (at steps on 10th Avenue and one at steps on south side of driveway), three down lights at south side back yard at rear patio area, one wall-mounted down light on west aspect of chimney, and one wall-mounted task light at pizza oven counter.

Based on the City's Guidelines, to control the amount of light emitted from the property, staff does not support more than one light fixture for each of the dining room and front doors (both on the north elevation), does not support the proposed down lights at trees in the south yard area, and does not support the wall-mounted down light on west aspect of chimney. However, staff will support two of the three proposed down lights at the rear patio area because they are confined to an area not visible from the street. Furthermore, so as to safely illuminate the walkways on the south side of the property staff supports lighting for the south side of the residence to include low-

cast lighting fixtures such as riser lights, or landscape lights not to exceed 18-inches in height spaced at least 10 feet.

***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.

The property slopes upward from Lincoln Street to the rear of the property with an approximately nine-foot elevation change. The proposed main level of the residence will be at street grade as seen from 10th Avenue. The proposed design places the garage partially underground with frontage and access to Lincoln Street. Above the garage is the main floor and living room. The driveway is a "tire-track" driveway surrounded by low landscaping (dynondia margaratea) and at the connection to the City's right-of-way there is mulch surface. The asphalt driveway approach strip is approximately 25 feet wide at its widest point. The City's Municipal Code allows a maximum driveway width of 14 feet. A condition has been drafted requiring the asphalt approach to be reduced to this width.

Driveway Easement: There is a 1906 era 15 foot wide easement on the east (rear) side of the McFarland property that provides vehicle access to the southerly neighbor's property. The applicant is proposing to replace the southeast corner of the existing fence, which is currently curved, with a fence that will be located directly on the easement line, thereby "squared-up" with the south property boundary line and east easement line. The neighbor to the south, who benefits from the easement, has raised concerns that the squaring of the fence would impinge on the garage access. It is important to note that in matters related to easements, the City does not have jurisdiction as it is a civil matter. Nevertheless, staff encourages the applicant to consider

maintaining the curved fence at the corner if the squaring it would impinge on the neighbor's vehicle access.

Public ROW: There are 6 locations where ROW encroachments occur along 10th Avenue and Lincoln Street and what is proposed by the applicant:

1. Boulders located in the front of the property on 10th Avenue will be removed;
2. The wooden steps that lead up to the front door of the property will be removed;
3. The small fence on the north-facing side of the property will be removed;
4. Stepping stones on the north-facing side of the property, just behind the small fence, will be removed;
5. The asphalt parking pad at the north-facing side of the property will be replaced with a mulch parking pad; and
6. The rock wall on the west-facing side of the property that leads to the existing driveway will be removed.

Staff concurs with this approach.

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 – Neighbor Correspondence

Attachment A – Site Photographs

10th Avenue Frontage

Lincoln Street Frontage

Driveway Easement on left with access to 10th Avenue

Driveway Easement showing curvilinear fence section

Attachment B – Findings for Concept Acceptance

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE (CMC 17.64.80 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 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 16-103 (McFarland)
May 11, 2016
Recommendations/Draft Conditions
Page 1

Recommendations/Draft Conditions		
No.		
1.	The applicant shall submit a landscape plan for final Planning Commission review.	
2.	The applicant shall remove ivy from the site.	
3.	The applicant shall reduce the width of the asphalt entry at Lincoln Street to a maximum of 14 feet.	
4.	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.	
5.	Reduce the number of light fixtures for each of the dining room and front doors (both on the north elevation) to one fixture each; Remove the downlights at trees in the south yard area; Remove the wall-mounted downlight on west aspect of chimney; and Remove one of the three proposed down lights at the rear patio area.	
6	So as to safely illuminate the walkways on the south side of the property install lighting to include low-cast lighting fixtures such as riser lights, or landscape lights not to exceed 18-inches in height spaced at least 10 feet.	
7.	Provide materials cut-sheet for driveway.	
8.	Provide materials cut-sheet for light fixtures.	

Nancy & Dan McFarland

carmel-by-the-sea, CALIFORNIA

issued: 4/22/16

revised: 1

drawn by:

VIEW FROM STREET

PROJECT DATA

OWNER:	NANCY & DAN McFARLAND
SITE:	S/E CORNWER OF 10TH AVENUE AND LINCLON ST. CARMEL, CA 93923
A.P.N.	010-158-018
ZONING:	R-1
OCCUPANCY:	R-3 (RESIDENCE) U (GARAGE)
CONSTRUCTION TYPE:	V-B
SITE AREA:	4,000 SQ.FT.

BUILDING AREA:

FLOOR	DESCRIPTION	AREA
1	GARAGE (FLOOR AREA)	286 SQ. FT.
2	FIRST FLOOR	1,142 SQ. FT.
3	SECOND FLOOR	372 SQ. FT.
	TOTAL	1,800 SQ. FT

SITE COVERAGE:

SEMI-PERMEABLE	278 SQ. FT.
NON-PERMEABLE	278 SQ. FT.
TOTAL	556 SQ. FT.

WATER SUPPLY:	CAL AM
SEWER:	PUBLIC
BUILDING HEIGHT:	
GRADING:	CY CUT 180 CU. YD. CY FILL 0
FIRE SPRINKLERS:	YES
TREE REMOVAL:	NO SIGNIFICANT TREE REMOVAL

PROJECT TEAM

ARCHITECT:
JUSTIN PAULY
JUSTIN PAULY ARCHITECTS
40 VIA BUENA VISTA
MONTEREY CA 93940
P. 831.240.7765
jtp@justinpaulyarchitects.com
CA LICENSE #C32962

SURVEYOR/CIVIL ENGINEER:
WHITSON ENGINEERS
9699 BLUE LARKSPUR LANE
MONTEREY, CA 93940
P. 831.649.5225
F. 831.373.5065

LANDSCAPE DESIGN:
VIRIDIAN LANDSCAPE STUDIO
PO BOX 389
PACIFIC GROVE, CA 93950
P. 831 648.1920
rwells@viastudio.com

SHEET INDEX

ID	NAME
A0.0	COVER SHEET
L.1	LANDSCAPE SITE PLAN
A1.1	SURVEY
A1.2	PRELIMINARY SITE ASSESMENT
A1.3	SITE DEMOLITION PLAN
A1.4	PROPOSED ARCHITECTURAL SITE PLAN
A1.5	CALCULATIONS
A1.6	VOLUME CALCULATIONS
A2.1	PROPOSED BASEMENT PLAN
A2.2	PROPOSED MAIN LEVEL FLOOR PLAN
A2.3	PROPOSED UPPER LEVEL FLOOR PLAN
A2.4	ROOF PLAN
A3.1	NORTH & WEST ELEVATIONS
A3.2	SOUTH & EAST ELEVATIONS
A3.3	STREET ELEVATIONS
A5.1	WINDOW & DOOR SCHEDULES

DEFERRED SUBMITTALS

PRIOR TO INSTALLATION OF THE FOLLOWING SYSTEMS, THE CONTRACTOR SHALL SUBMIT TO THE MONTEREY CO. BUILDING DEPARTMENT THE REQUIRED DOCUMENTATION FOR REVIEW AND APPROVAL. REVIEW BY ARCHITECT SHALL BE PERFORMED PRIOR TO SUBMITTING DOCUMENTS TO THE CITY OF CARMEL

1. AUTOMATIC FIRE SPRINKLER SYSTEM. COORDINATE DESIGN FOR THE LOCATION OF SPRINKLER HEADS W/ARCHITECT.
2. ~~FIRE ALARM SYSTEM SHALL CONFORM WITH THE 2013 CBC. COORDINATE LOCATION OF VISIBLE COMPONENTS WITH ARCHITECT.~~
3. ~~DEFERRED TRUSS DRAWINGS: SUBMIT 2 SETS OF TRUSS DRAWINGS AND CALCULATIONS TO THE COUNTY/CITY FOR REVIEW AND APPROVAL. THE STRUCTURAL ENGINEER IS TO PROVIDE A SHOP DRAWINGS REVIEW STAMP ON THE TRUSS DRAWINGS, SIGNED AND DATED. THE TRUSSES ARE TO BE APPROVED BY THE COUNTY/CITY PRIOR TO REQUESTING THE ROOF SHEATHING INSPECTION AND WILL BE ASSESSED ADDITIONAL PLAN CHECKING FEES. (CBC 107.3.4.1)~~
4. ~~PHOTOVOLTAIC PANEL SYSTEM. CONTRACTOR SHALL SECURE CONSTRUCTION DOCUMENTS & BUILDING DEPARTMENT APPROVAL FOR ALL SYSTEMS AND REQUIREMENTS RELATED TO THE PV ARRAY.~~

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES AS FOLLOWS:

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA GREEN BUILDING CODE

SPECIAL INSPECTIONS/SUBMITTALS

ITEM	TO BE PROVIDED IF MARKED		
	TESTING	SPECIAL INSPECTION	ENGINEER'S OBSERVATION
GRADING AND COMPACTION			X (3)
SUBDRAINS			X (3)
SHEAR WALL NAILING AND HARDWARE			X (2)
TIE DOWN INSTALLATION			X (2)
FOUNDATIONS			X (2 & 3)
~~FIELD WELDING~~			

NOTES:

1. REQUIRED TESTING AND/OR SPECIAL INSPECTIOR PER CBC CHAPTER 17A REQUIREMENTS SHALL BE DONE IN ACCORDANCE WITHT THE CURRENT CODE BY AN APPROVED SPECIAL TESTING LAB, SPECIAL INSPECTOR AND/OR BY AN ENGINEER RETAINED BY THE OWNER.
2. ENGINEERING OBSERVATION SHALL BE DONE BY THE STRUCTURAL ENGINEER OF RECORD.
3. ENGINEERING OBSERVATION SHALL BE DONE BY THE GEOTECHNICAL ENGINEER OF RECORD.
4. SUBMIT ALL TESTING AND INSPECTION REPORTS TO THE MONTEREY COUNTY BUILDING DEPARTMENT.

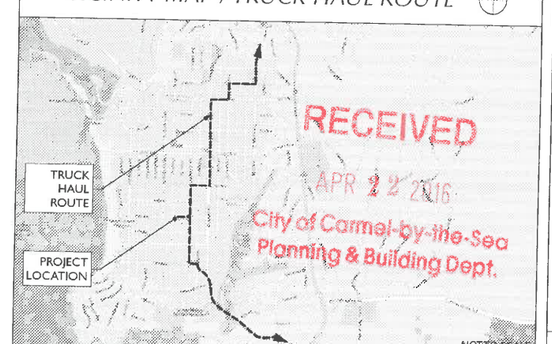
NOTE: SEE STRUCTURAL DRAWINGS FOR ANY ADDITIONAL SPECIAL INSPECTION REQUIREMENT

~~NOTE: FINAL INSPECTION AND APPROVAL FROM MONTEREY PENINSULA WATER MANAGEMENT DISTRICT REQ'D PRIOR TO COUNTY APPROVAL.~~

GENERAL CONDITIONS

1. TYPICAL CONSTRUCTION REQUIREMENTS OF THE 2013 CALIFORNIA STANDARDS CODE SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
2. SITE FAMILIARIZATION: CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONTRACTOR DOCUMENTS, HE IS TO NOTIFY THE ARCHITECT IN WRITING. **CONTRACTOR IS ALSO RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH THE GEOTECHNICAL REPORT AND ALL RECOMMENDATION MADE THEREIN.**
3. UNSATISFACTORY CONDITIONS: THE CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT IN WRITING OF ANY UNSAFE OR UNSATISFACTORY CONDITIONS IN THE EXISTING OR PROPOSED CONSTRUCTION WHICH ARE DISCOVERED DURING THE COURSE OF THE WORK.
4. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS.
5. DEMOLITION: COORDINATE ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE WISHES TO RETAIN FOR HIS USAGE. ALL OTHER ITEMS BECOME THE PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION.
6. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
7. MECHANICAL AND PLUMBING: IT IS THE ESSENCE OF THE CONTRACTOR THAT ALL SYSTEMS SHALL FUNCTION WELL INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR THE PLUMBING LAYOUT FOR ALL FIXTURES AND EQUIPMENT.
8. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUT OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT OFF NOZZLE.

VICINITY MAP / TRUCK HAUL ROUTE



RECEIVED
APR 22 2016
City of Carmel-by-the-Sea
Planning & Building Dept.

SCOPE OF WORK

DEMOLITION OF (E) RESIDENCE. CONSTRUCTION OF NEW 1,940 SQ. FT. RESIDENCE, (N) DRIVEWAY WITH ASPHALT APRON IN R.O.W, SITE RETAINING WALLS AND FENCES.

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
T. 831.920.0045
F. 831.886.3660
jtp@justinpaulyarchitects.com

PRELIMINARY: NOT FOR CONSTRUCTION

LICENSED ARCHITECT
JUSTIN T. PAULY
No. C-32962
REGISTERED
STATE OF CALIFORNIA

a new residence for:

Nancy & Dan McFarland

s/e corner of 10th & lincoln

carmel-by-the-sea, california

apn: 010-158-018

ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT (© JUSTIN PAULY ARCHITECTS)

COVER SHEET

sheet 1

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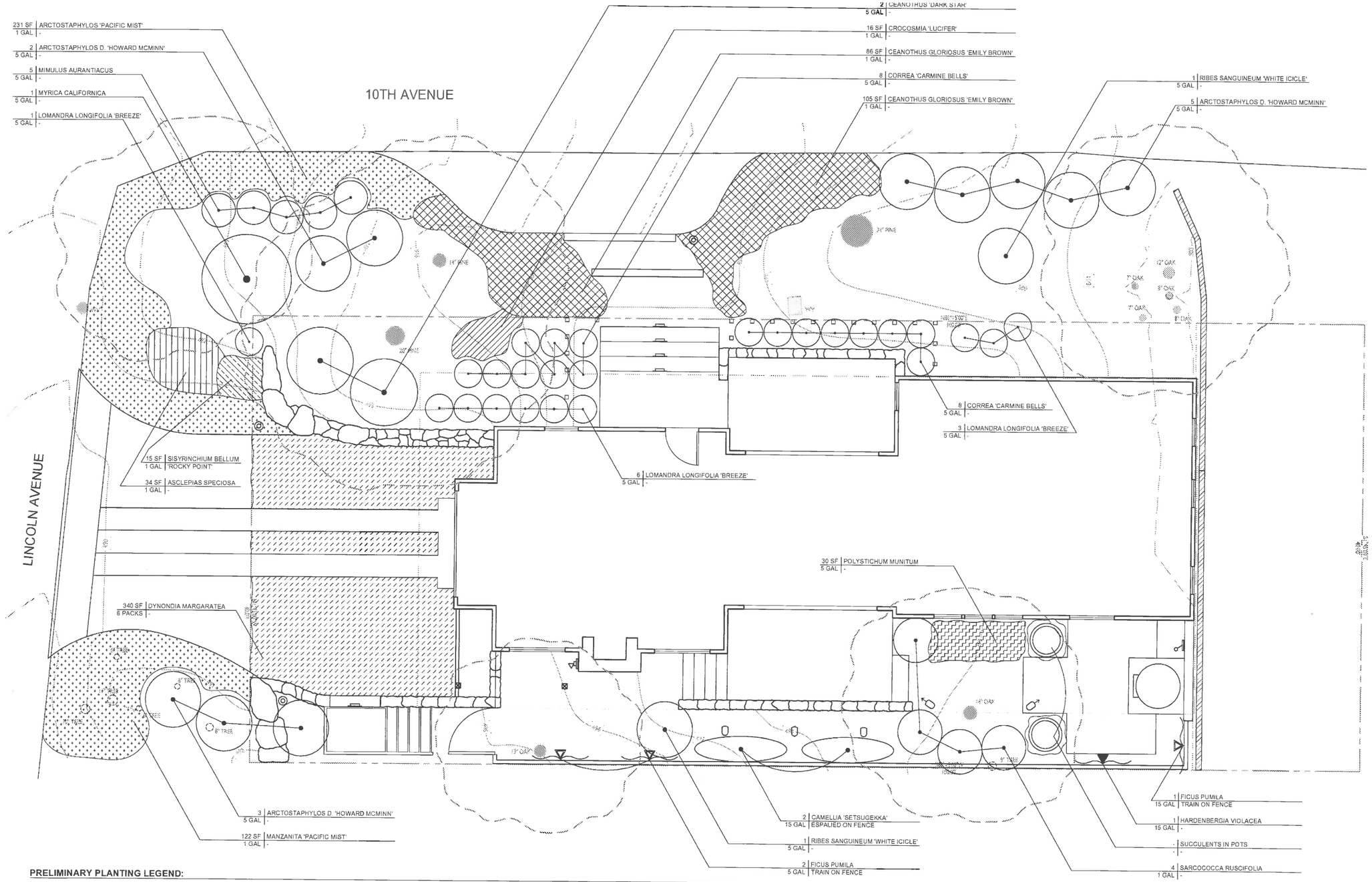
of - 18 sheets



PRELIMINARY PLANTING LEGEND:

botanical	common	quantity	size	CA Native	remarks
Shrubs					
Arctostaphylos densiflora 'Howard McMinn'	Manzanita 'Howard McMinn'	10	5 Gallon	Y	
Camellia sasanqua 'Setsugekka'	Camellia	2	15 Gallon	N	espaliered
Ceanothus 'Dark Star'	California Wild Lilac 'Dark Star'	2	5 Gallon	Y	
Mimulus aurantiacus	Sticky Monkey-Flower	5	5 Gallon	Y	
Myrica californica	Pacific Wax Myrtle	1	5 Gallon	Y	
Ribes sanguineum 'White Icicle'	Flowering Currant 'White Icicle'	2	5 Gallon	Y	
Sarcococca ruscifolia	Fragrant Sarcococca	4	1 Gallon	N	
Groundcovers					
Arctostaphylos 'Pacific Mist'	Manzanita 'Pacific Mist'	20	1 Gallon	Y	
Ceanothus glor. 'Emily Brown'	California Wild Lilac 'Emily Brown'	15	1 Gallon	Y	
Correa 'Carmine Bells'	Australian Fuchsia 'Carmine Bells'	16	5 Gallon	N	
Dynondia margaratea	Silver Carpet	14	6-packs	N	

botanical	common	quantity	size	CA Native	remarks
Vines					
Ficus pumila	Creeping Fig	3	5 Gallon	N	
Hardenbergia violacea	Hardenbergia	1	15 Gallon	N	
Bulbs					
Crocosmia 'Lucifer'	Crocosmia 'Lucifer'	3	1 Gallon	N	
Ferns					
Polystichum munitum	Western Sword Fern	8	5 Gallon	Y	
Grasses					
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	9	1 Gallon	N	
Wildflowers					
Asclepias speciosa	Butterfly Weed	3	1 Gallon	Y	
Sisyrinchium bellum 'Rocky Point'	Blue-Eyed Grass 'Rocky Point'	5	1 Gallon	Y	

LIGHTING LEGEND:

- FX LUMINAIRE PATHLIGHT HC-1LED-18R-NP
- FX LUMINAIRE DOWNLIGHT IN TREE JB-1LED-BZ
- FX LUMINAIRE RISER LIGHT UN-1LED-NP
- FX LUMINAIRE DOWNLIGHT VE-1LED-NP
- SMALL DOWNLIGHT ON CHIMNEY, TBD.
- WALL MOUNTED TASK LIGHT AT PIZZA OVEN COUNTER, TBD.

NOTE:
ALL EXTERIOR LANDSCAPE LIGHTING SHALL BE NO MORE THAN 15W (INCANDESCENT EQUIVALENT, APPROX. 225 LUMENS).

IRRIGATION:

DYMONDIA M. GROUNDCOVER: SPRAY
ALL OTHER PLANTS: DRIP EMITTERS

0' 2' 4' 8'
1/4"=1'-0"

NORTH

Viridian Landscape Architecture
591 Lighthouse Avenue, Ste 15
Pacific Grove, CA 93950
Phone: 831.521.6692 - rosemaryw@vlastudio.com
www.vlastudio.com

LICENSED LANDSCAPE ARCHITECT ROSEMARY WELLS 4088 STATE OF CALIFORNIA
Signature
Print Name
Date

LANDSCAPE SITE PLAN

McFARLAND RESIDENCE

S/E CORNER OF 10TH AND LINCOLN
CARMEL-BY-THE-SEA, CA 93921
APN: 010-158-018

DATE:	03.09.16
SCALE:	1/4"=1'-0"
DESIGNED:	RW
DRAWN:	SV
REVISION:	

L.1

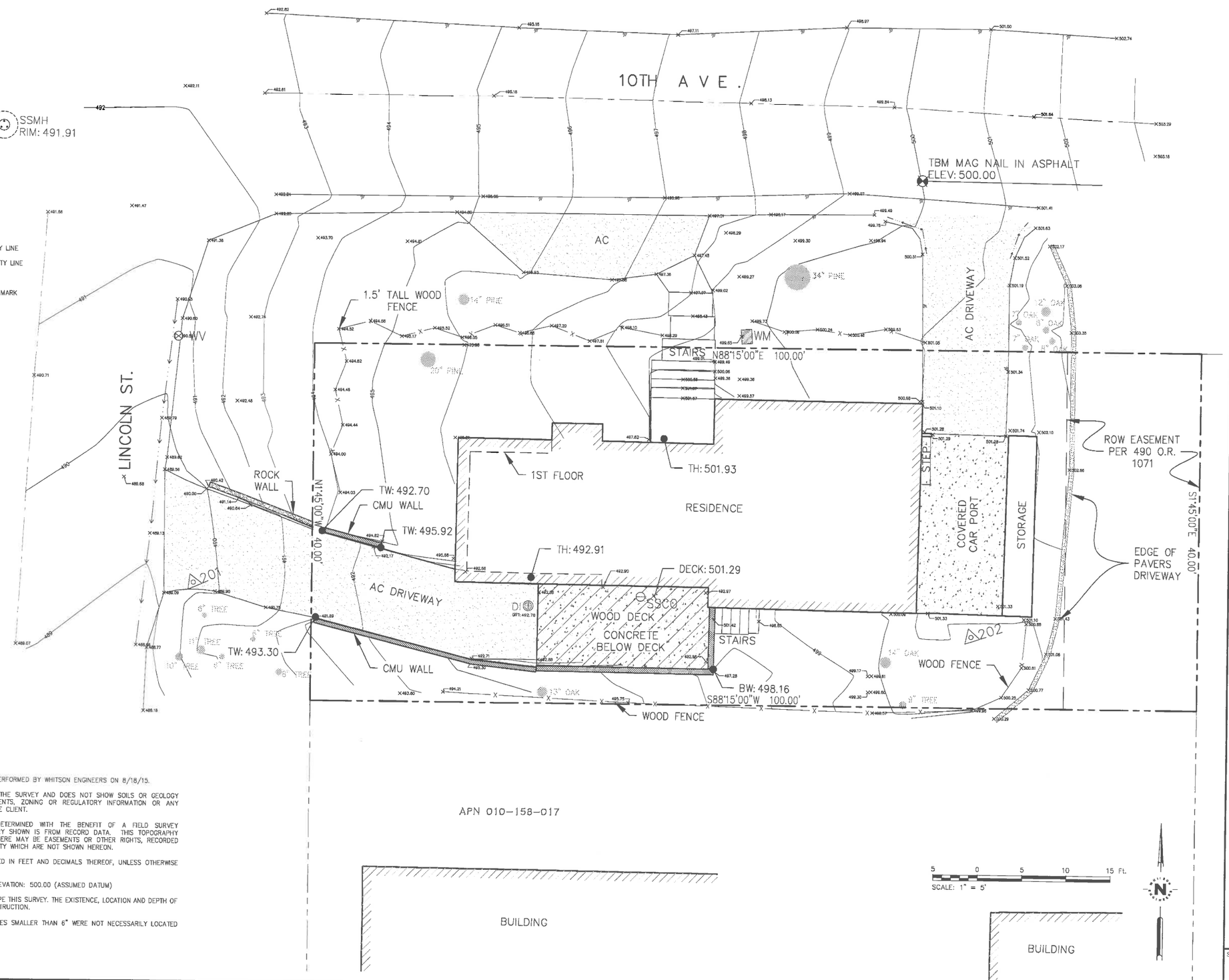
DIGALERT 811

ABBREVIATIONS

APPROX	APPROXIMATE
ELEV	ELEVATION
FD	FOUND
TH	THRESH

LEGEND

100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
△100	CONTROL POINT
TBM	TEMPORARY BENCHMARK
+ 98.30	SPOT GRADE
12" OAK	TREE
X	FENCE
	FLOW LINE
	BUILDING
	CONCRETE
	AC
	WALL
	PAVER
	DECK



NOTES:

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2. 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 CLIENT.
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4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. BENCHMARK TAKEN AS MAG NAIL IN ASPHALT. ELEVATION: 500.00 (ASSUMED DATUM)
6. UNDERGROUND UTILITIES WERE NOT WITHIN THE SCOPE THIS SURVEY. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
7. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

NO.	BY:	DATE:	DESCRIPTION:

REVISIONS:

DATE: 12/15/15 | SCALE: 1"=5' | ENGR: CMC | JOB NO.: 3373

LICENSED LAND SURVEYOR RICHARD P. WEBER No. 8002 STATE OF CALIFORNIA

WHITSON ENGINEERS
9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

10TH AND LINCOLN. CARMEL, CA

CARMEL CALIFORNIA

TOPOGRAPHIC MAP

APN 010-158-018

SHEET 1 OF 1

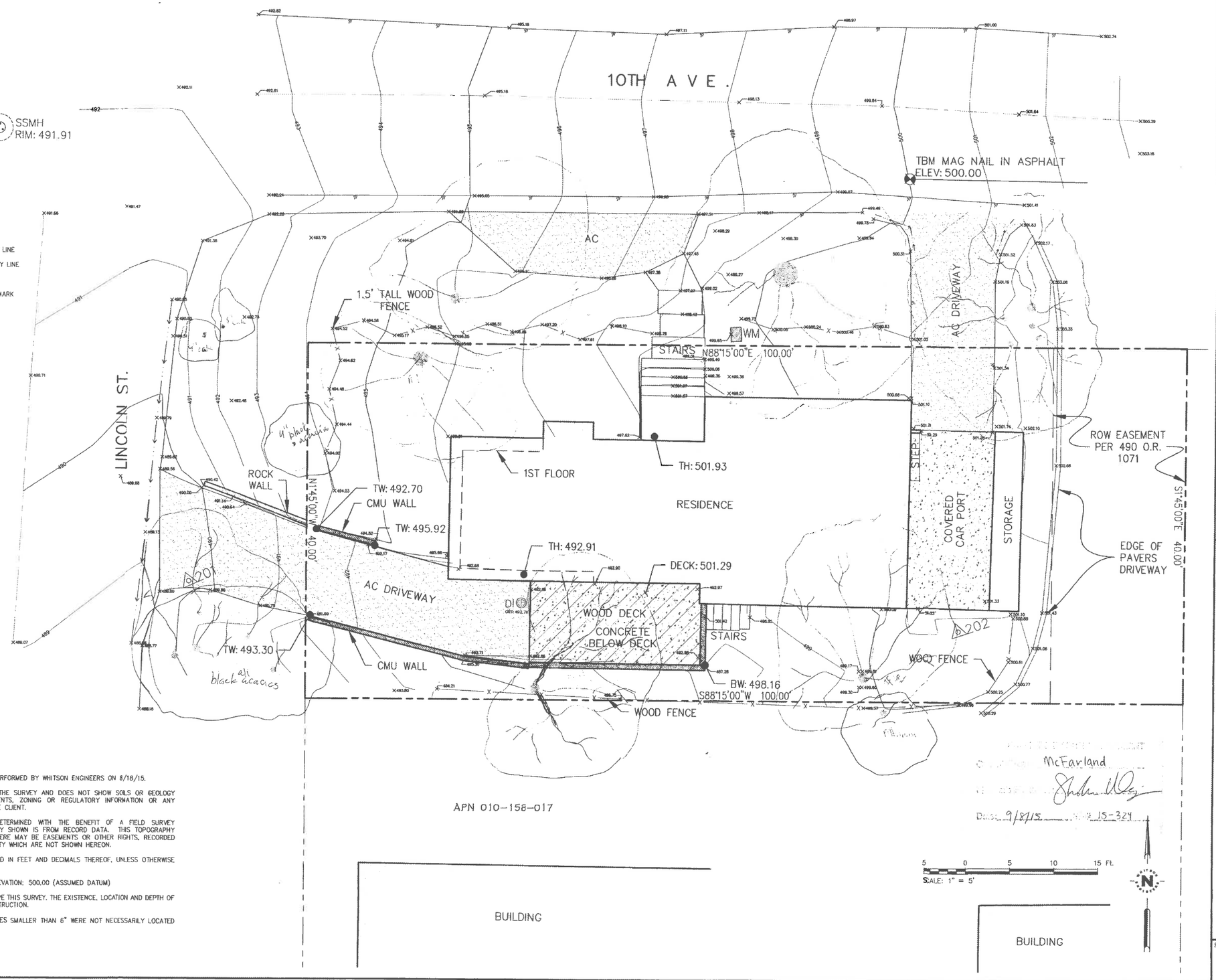
DIGALERT 811

ABBREVIATIONS

APPROX	APPROXIMATE
ELEV	ELEVATION
FD	FOUND
TH	THRESH

LEGEND

100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
100	CONTROL POINT
TBM	TEMPORARY BENCHMARK
98.00	SPOT GRADE
	TREE
X	FENCE
	FLOW LINE
	BUILDING
	CONCRETE
	AC
	WALL
	PAVER
	DECK



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NO.	BY:	DATE:	DESCRIPTION:

REVISIONS:

DATE: 8/20/15 | SCALE: 1"=5' | ENGR. OMC | JOB NO.: 3373

LICENSED LAND SURVEYOR RICHARD P. WEBER No. 8002 STATE OF CALIFORNIA

WHITSON ENGINEERS
9699 Blue Larkspur Lane Suite 105 Monterey, CA 93940
831 649-5225 Fax 831 373-5065
CIVIL ENGINEERING LAND SURVEYING PROJECT MANAGEMENT

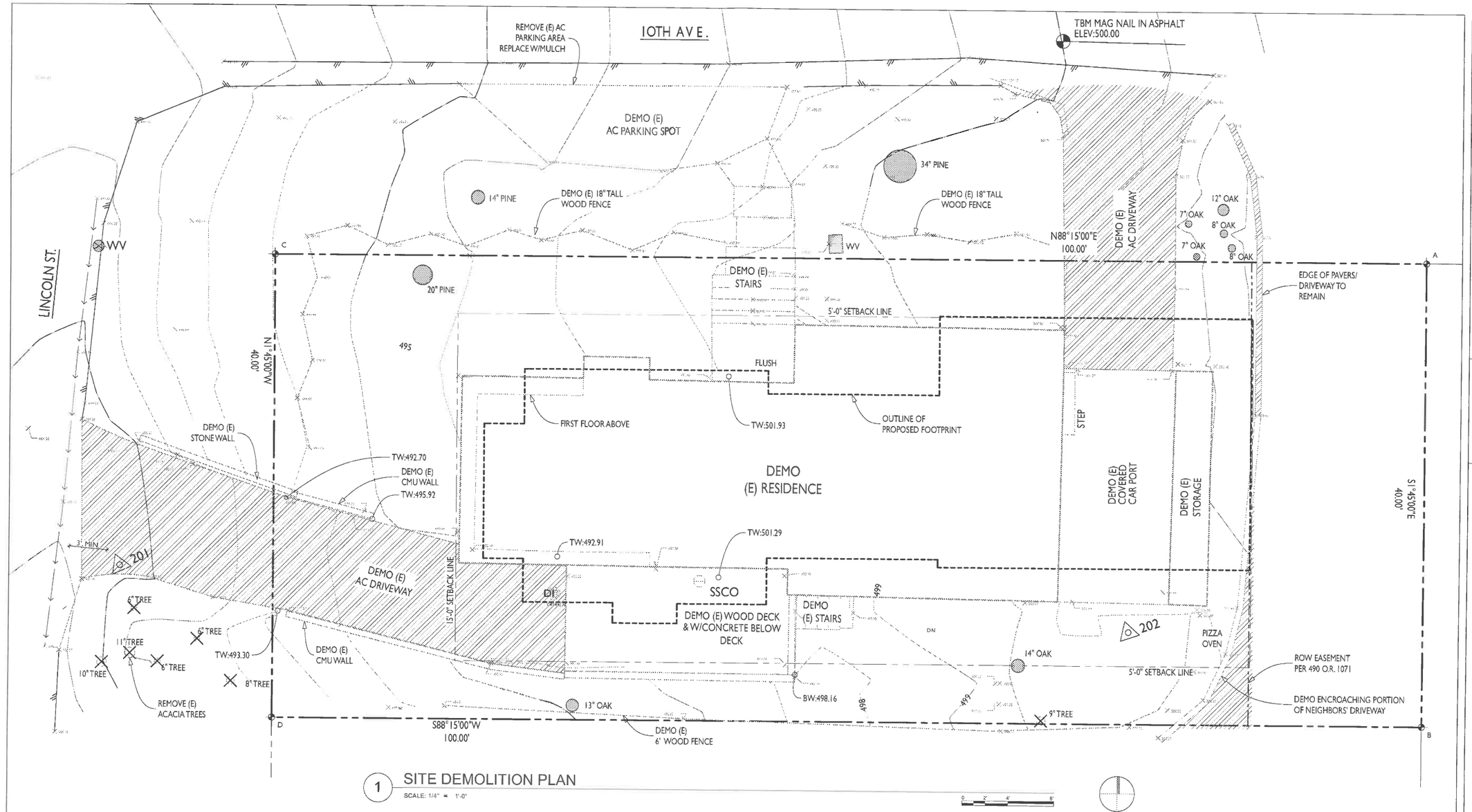
10TH AND LINCOLN. CARMEL, CA

CARMEL CALIFORNIA

TOPOGRAPHIC MAP

APN 010-158-018

SHEET 1 OF 1



1 SITE DEMOLITION PLAN

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

issued: 4/22/16

revised: 1

drawn by:

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
p. 831.920.1045
f. 831.986.3660
jtp@justinpaulyarchitects.com

PRELIMINARY: NOT FOR CONSTRUCTION

LICENSED ARCHITECT JUSTIN T. PAULY No. C-32692 REGISTERED STATE OF CALIFORNIA

a new residence for:

Nancy & Dan McFarland

s/e corner of 10th & lincoln

carmel-by-the-sea, california

apn: 010-158-018

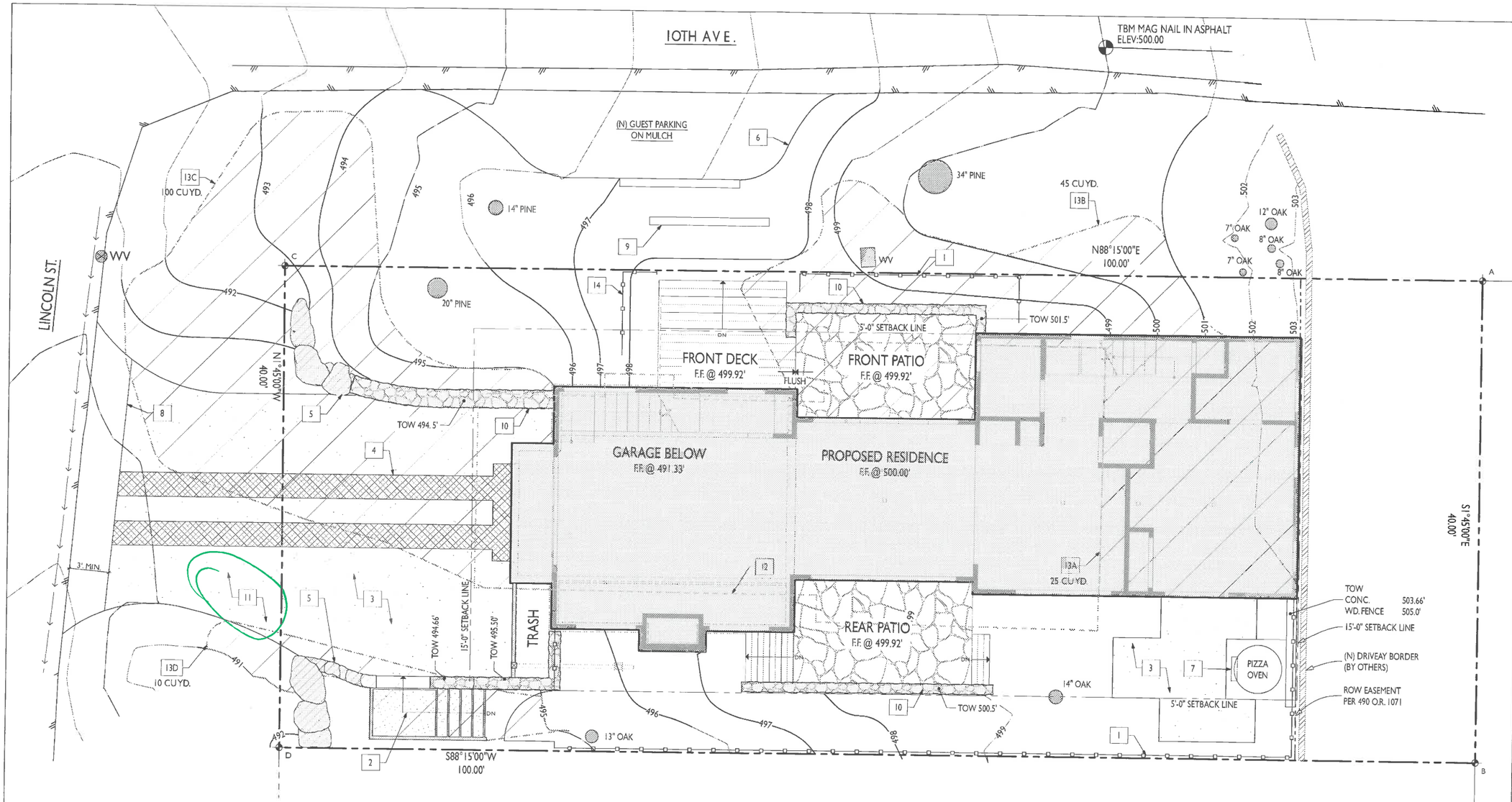
ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT (© JUSTIN PAULY ARCHITECTS)

SITE DEMOLITION PLAN

sheet 5

A1.3

of - 18 sheets



1 PROPOSED ARCHITECTURAL SITE PLAN

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

REFERENCE NOTES

1. (N) 6'-0" TALL GRAPE STAKE FENCE ALONG PROPERTY LINE
2. STAIR WITH MULCH TREADS AND 2X PTDF HEADERS
3. FULLY PERMEABLE GROUND COVER PER LANDSCAPE PLANS
4. SEMIPERMEABLE TURF BLOCK HOLLYWOOD DRIVEWAY STRIPS
5. LANDSCAPE RETAINING BOULDERS, HEIGHT VARIES WITH GRADE
6. REPLACE (E) AC PARKING AREA WITH MULCH
7. (N) PIZZA OVEN W/36" SQ. BASE AND FLUE PER MANUFACTURER'S SPECIFICATIONS
8. 3'-0" AC PAVEMENT APRON W/30" RADIUS FLARE OUTS
9. 6X6 PTDF STAIR HEADER
10. BROKEN COURSE STACKED CARMEL STONE LANDSCAPE WALL, TYP.
11. MULCH GROUND COVER IN CITY R.O.W.
12. INDICATES FOOTPRINT OF (E) RESIDENCE
13. INDICATES EXTEND OF GRADING CUT (EXISTING SURFACE CONDITIONS UNDER THE FOOTPRINT OF THE (E) BLDG. ARE NOT KNOWN. IT IS ASSUMED THAT MINIMAL GRADING WILL BE REQUIRED TO ACCOMODATE THE NEW CONSTRUCTION) SEE CALCULATION FOR TOTAL VOLUMES
14. (N) 3'-0" TALL GRAPE STAKE FENCE ALONG PROPERTY LINE

CUT / FILL CALCULATION

AREA OF CUT (KEYNOTE #13)

AREA	GRADING VOLUME
A	25 CU.YD. CUT
B	45 CU.YD. CUT
C	100 CU.YD. CUT
D	10 CU.YD. CUT
TOTAL	180 CU.YD. CUT

MATERIAL LEGEND

- FLAGSTONE PAVING
- CARMEL STONE STACKED STONE LANDSCAPE WALL W/BROKEN COURSE PATTERN
- PROPOSED BUILDING FOOTPRINT
- TURF BLOCK SEMI PERMEABLE DRIVEWAY STRIPS
- FULLY PERMEABLE MULCH GROUND COVER
- INDICATES ARE OF GRADING CUT

issued: 4/22/16
revised: 1
drawn by:

JUSTIN PAULY ARCHITECTS
550 hartnell st. suite H
monterey, california 93940
p. 831.920.1045
f. 831.886.3660
jp@justinpaulyarchitects.com

PRELIMINARY: NOT FOR CONSTRUCTION

LICENSED ARCHITECT
JUSTIN T. PAULY
No. C-32692
STATE OF CALIFORNIA

a new residence for:
Nancy & Dan McFarland
s/e corner of 10th & lincoln
carmel-by-the-sea, california
apn: 010-158-018

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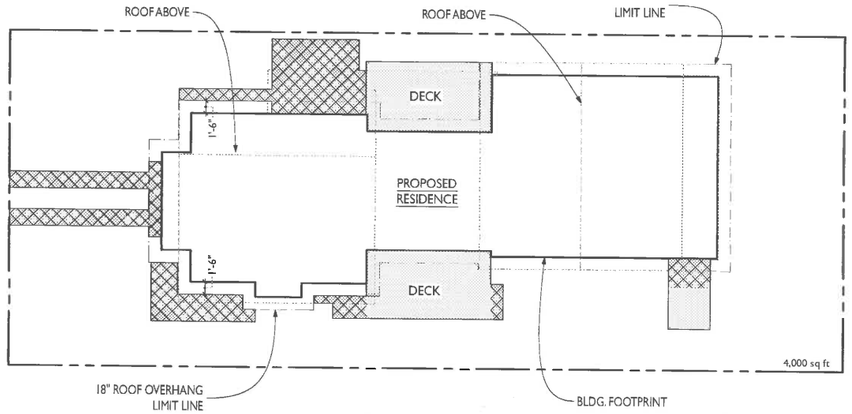
PROPOSED ARCHITECTURAL SITE PLAN

sheet 6
A1.4
of 18 sheets



COVERAGE SUMMARY

ALLOWED

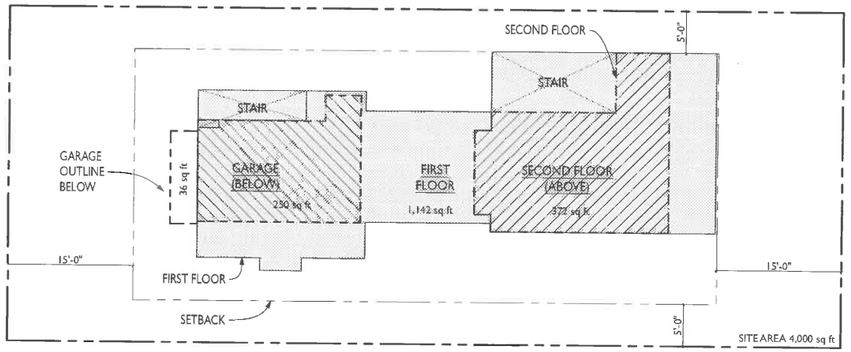
22%	BASE FLOOR AREA	396 SQ. FT.
4%	BONUS AREA FOR DRIVEWAY MAXIMUM	160 SQ. FT.
	TOTAL	556 SQ. FT.

PROPOSED

DESCRIPTION	AREA
SEMI-PERMEABLE	278 SQ. FT.
NON-PERMEABLE	278 SQ. FT.
TOTAL	556 SQ. FT.

1 SITE COVEAGE

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



MAIN LEVEL

OVERLAPPING FLOORS (SECOND FLOOR ABOVE)

OVERLAPPING FLOORS (GARAGE BELOW)

BONUS AREA IN BASEMENT

PROPOSED FLOOR AREA SUMMARY

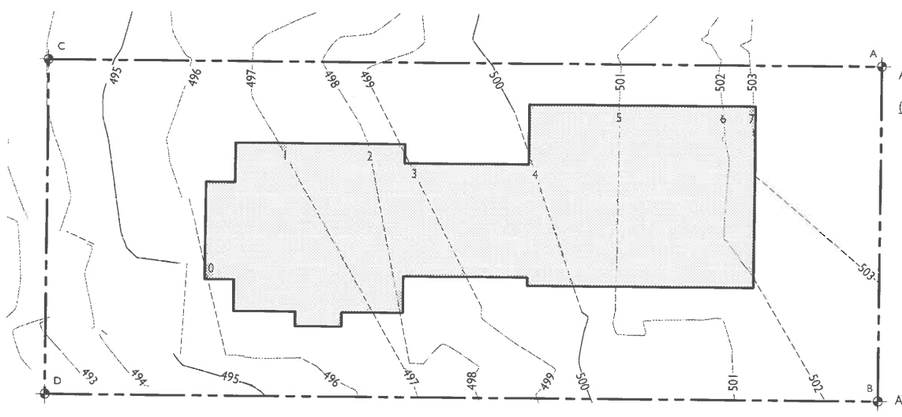
FLOOR	DESCRIPTION	AREA
1	GARAGE (FLOOR AREA)	286 SQ. FT.
2	FIRST FLOOR	1,142 SQ. FT.
3	SECOND FLOOR	372 SQ. FT.
	TOTAL	1,800 SQ. FT

OVERLAPPING AREAS

DESCRIPTION	AREA
NON-OVERLAPPING AREA	
TOTAL MAIN LEVEL	1,142 SQ. FT.
LESS OVERLAPPING AREAS ABOVE & BELOW	(622) SQ. FT.
PLUS NON OVERLAPPING AREA OF GARAGE	36 SQ. FT.
TOTAL	556 SQ. FT.
OVERLAPPING AREA	
OVERLAPPING GARAGE BELOW X2	500 SQ. FT.
OVERLAPPING SECOND FLOOR ABOVE X2	744 SQ. FT.
TOTAL	1,244 SQ. FT.

2 FLOOR LEVEL MAP

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



AVERAGE SLOPE

$$\frac{(A+B)/2 + (C+D)2}{(AC + BD)/2} = \frac{(503.5+501.5)/2 - (494+492.5)/2}{(40+40)/2} = 23.1\%$$

LINE	LENGTH	PRODUCT
0	1	0
1	23.3	23
2	16.8	34
3	17	51
4	16.6	66
5	21.7	109
6	20.8	125
7	8.1	57
TOTAL	125	464
PRODUCT/ LENGTH		3.7

AVERAGE GRADE = 499.7'

3 AVERAGE NATURAL GRADE

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

issued: 4/22/16

revised: 1

drawn by:

JUSTIN PAULY ARCHITECTS
550 hartnell st. suite H
monterey, california 93940
p. 831.920.1045
f. 831.886.3660
jp@justinpaulyarchitects.com

PRELIMINARY: NOT FOR CONSTRUCTION

LICENSED ARCHITECT JUSTIN Y. PAULY No. C-32602 STATE OF CALIFORNIA

a new residence for:

Nancy & Dan McFarland

s/e corner of 10th & lincoln

carmel-by-the-sea, california

apn: 010-158-018

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CALCULATIONS

sheet 7

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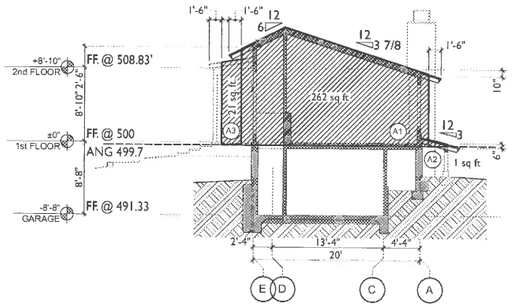
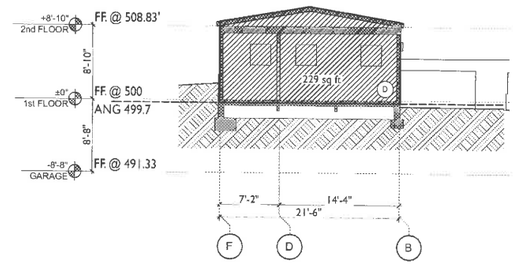
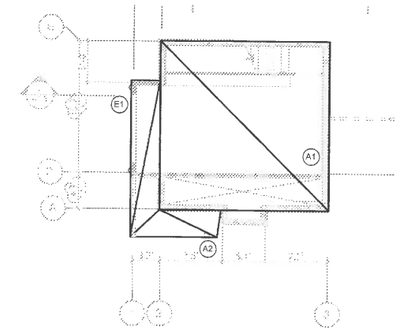
of 18 sheets



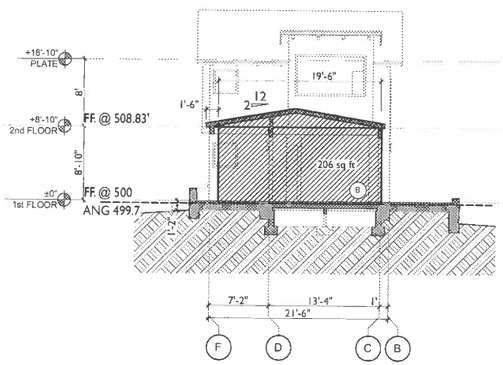
A SECTION
SCALE: 1/8" = 1'-0"



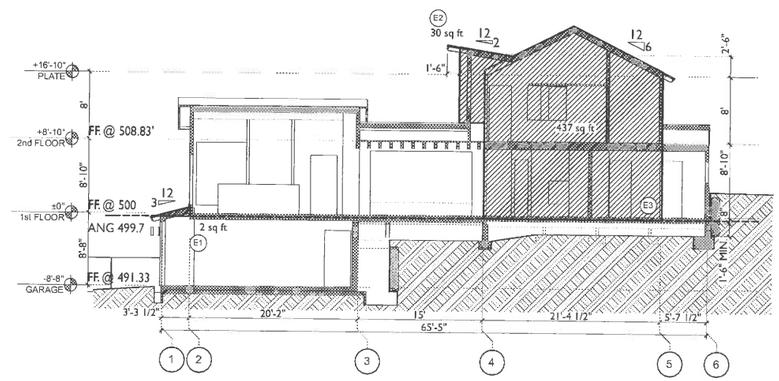
D SECTION
SCALE: 1/8" = 1'-0"



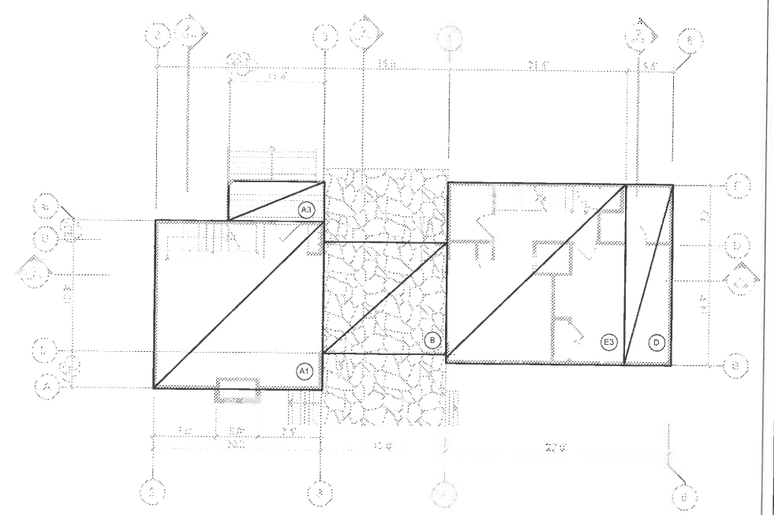
1 VOLUME CALC. BASEMENT PLAN
SCALE: 1/8" = 1'-0"



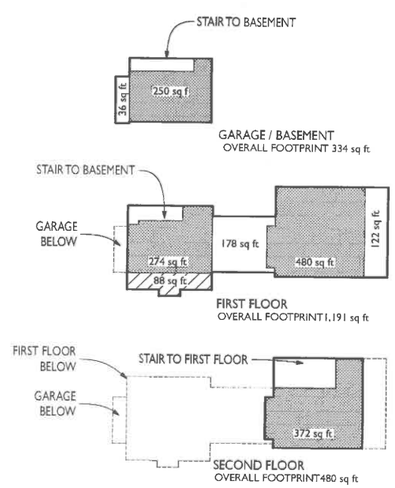
B SECTION
SCALE: 1/8" = 1'-0"



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



2 VOLUME CALC. FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



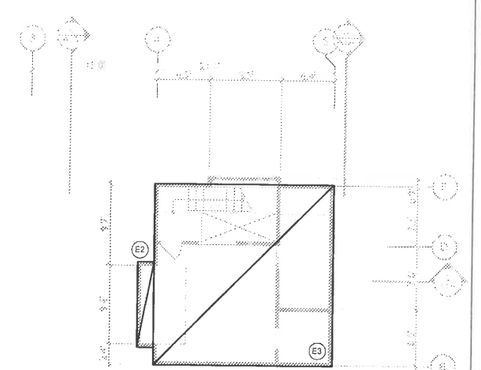
ONE STORY FLOOR AREA (3:12 OR GREATER)	88 SQ. FT
ONE STORY FLOOR AREA (3:12 LESS)	336 SQ. FT
TWO STORY FLOOR AREA (3:12 OR GREATER)	1,376 SQ. FT
TWO STORY FLOOR AREA (3:12 OR LESS)	0 SQ. FT
TOTAL =	1,800 SQ. FT

PROPOSED VOLUME

ZONE	SECTIONAL AREA	LENGTH (FT.)	VOLUME
A1	262 SQ. FT.	20.2	5,292 CU. FT.
A2	1 SQ. FT.	7.7	8 CU. FT.
A3	21 SQ. FT.	11.4	239
B	206 SQ. FT.	15	3,090 CU. FT.
D	229 SQ. FT.	5.6	1,282 CU. FT.
E1	2 SQ. FT.	15.0	30 CU. FT.
E2	30 SQ. FT.	9.4	282 CU. FT.
E3	437 SQ. FT.	21.4	9,352 CU. FT.
		TOTAL	19,576 CU. FT.

ALLOWED VOLUME

AREA TYPE	PROPOSED AREA	FACTOR	ALLOWED VOLUME
ONE STORY FLOOR AREA (3:12 OR GREATER)	88 SQ. FT.	12	1,056 CU. FT.
ONE STORY FLOOR AREA (3:12 OR LESS)	336 SQ. FT.	11	3,696 CU. FT.
TWO STORY FLOOR AREA (3:12 OR GREATER)	1,376 SQ. FT.	11	15,136 CU. FT.
TWO STORY FLOOR AREA (3:12 OR LESS)	0 SQ. FT.	10	0 CU. FT.
UNUSED FLOOR AREA OR BASEMENT AREA (NOT INCLUDING BONUS AREA)	0 SQ. FT.	12	0 CU. FT.
TOTAL	1,800 SQ. FT.		19,888 CU. FT.



3 VOLUME CALC. SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

issued: 4/22/16
revised: 1
drawn by:

JUSTIN PAULY ARCHITECTS
550 hartnell st. suite H
monterey, california 93940
p. 831.920.1045
f. 831.886.3660
jtp@justinpaulyarchitects.com

PRELIMINARY: NOT FOR CONSTRUCTION

LICENSED ARCHITECT
JUSTIN T. PAULY
No. C-32692
REGISTERED
STATE OF CALIFORNIA

a new residence for:
Nancy & Dan McFarland
s/e corner of 10th & lincoln
carmel-by-the-sea, california
apn: 010-158-018

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VOLUME CALCULATIONS

sheet 8
A1.6
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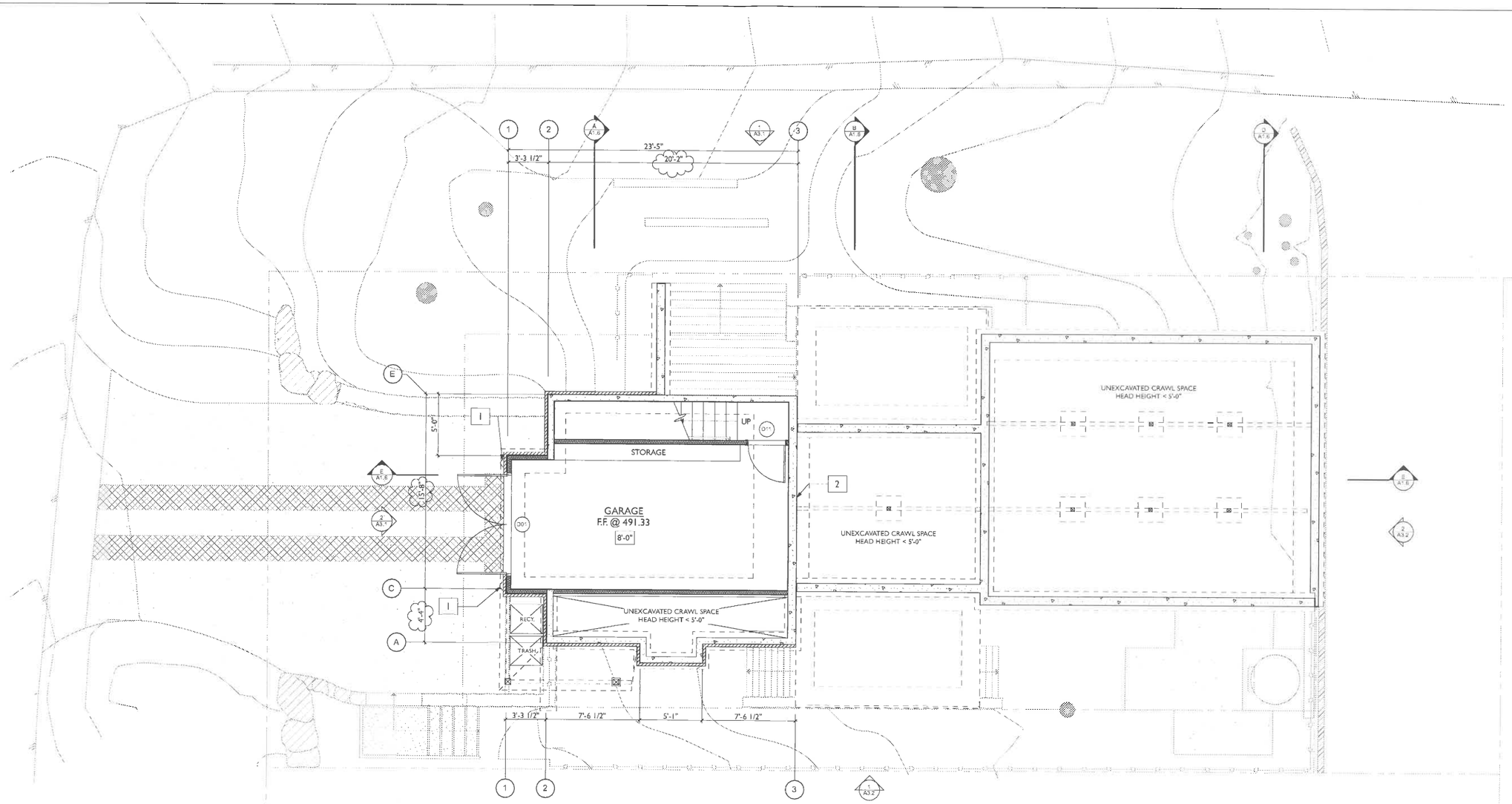

1 BASEMENT FLOOR PLAN

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

REFERENCE NOTES

1. INDIACTES LOCATION OF WALL MOUNTED FULL CUT OFF EXTERIOR LIGHT FIXTURE W/ MAX. 10'-0" MOUNTING HEIGHT
2. CRAWL SPACE ACCESS
3.
4.
5.
6.
7.
8.

issued: 4/22/16

revised: 1

drawn by:

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
p. 831.920.1045
f. 831.886.3660
jp@justinpaulyarchitects.com

PRELIMINARY: NOT FOR CONSTRUCTION

LICENSED ARCHITECT JUSTIN E. PAULY No. C-32892 STATE OF CALIFORNIA

a new residence for:

Nancy & Dan McFarland

s/e corner of 10th & lincoln

carmel-by-the-sea, california

apn: 010-158-018

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PROPOSED BASEMENT PLAN

sheet 9

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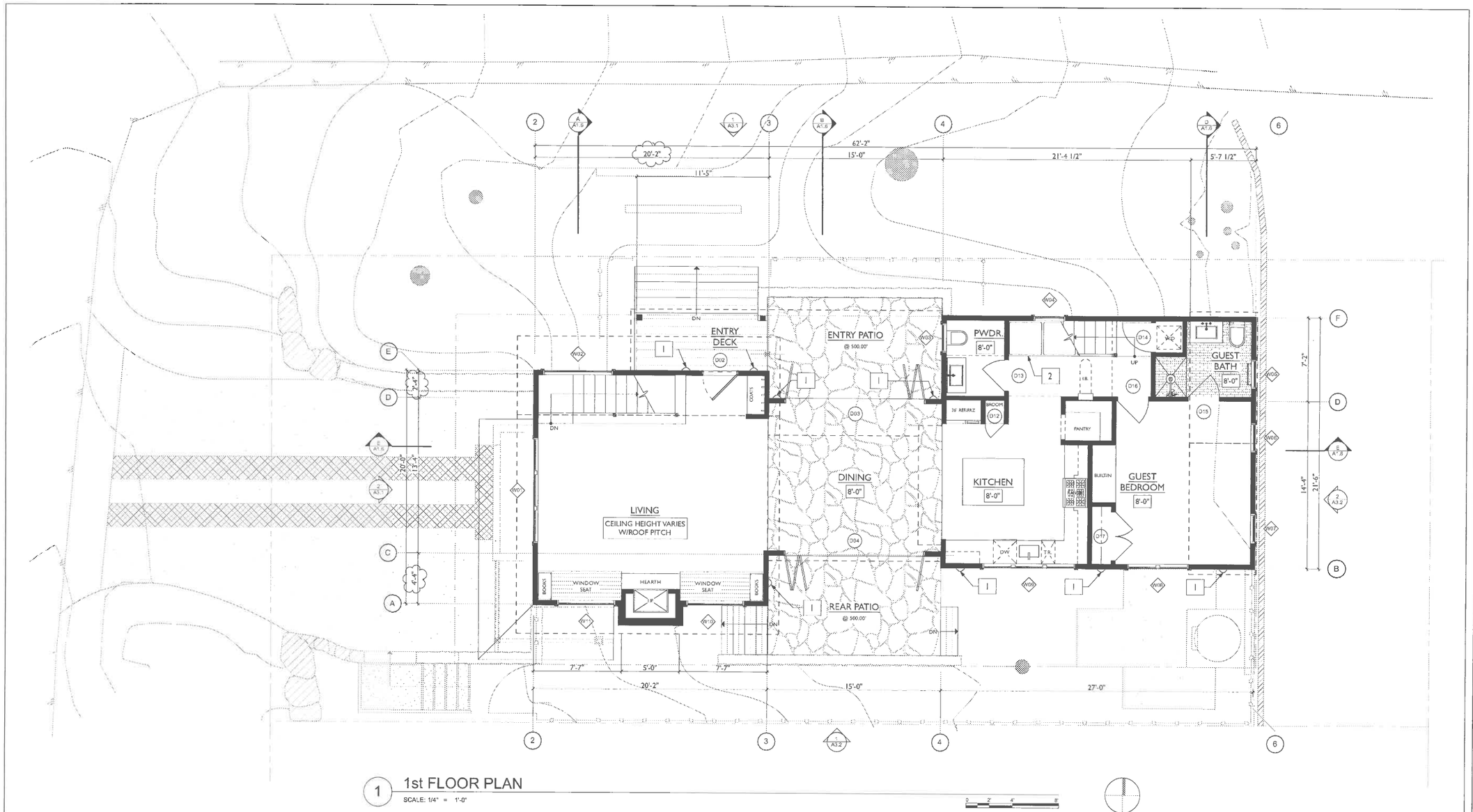
of - 18 sheets



1 1st FLOOR PLAN

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

REFERENCE NOTES

1. INDIACTES LOCATION OF WALL MOUNTED FULL CUT OFF EXTERIOR LIGHT FIXTURE W/ MAX. 10'-0" MOUNTING HEIGHT
2. BENCH SEAT BELOW STAIR
3.
4.
5.
6.
7.
8.

issued: 4/22/16

revised: 1

drawn by:

JUSTIN PAULY ARCHITECTS
550 hartnell st. suite H
monterey, california 93940
p. 831.920.1045
f. 831.886.3660
jp@justinpaulyarchitects.com

PRELIMINARY: NOT FOR CONSTRUCTION

LICENSED ARCHITECT JUSTIN E. PAULY No. C-32692 STATE OF CALIFORNIA

a new residence for:

Nancy & Dan McFarland

s/e corner of 10th & lincoln

carmel-by-the-sea, california

apn: 010-158-018

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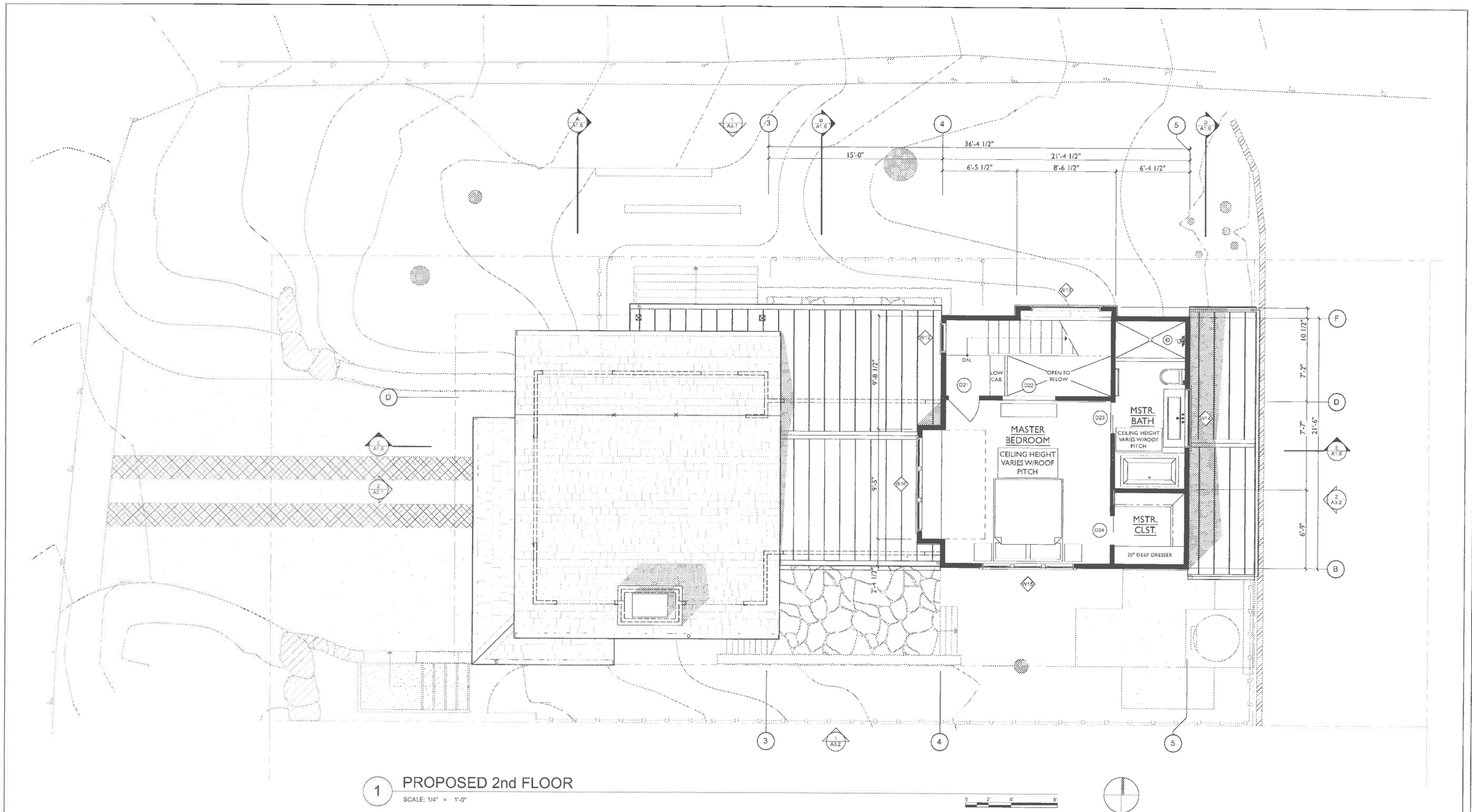
PROPOSED MAIN LEVEL FLOOR PLAN

sheet 10

A2.2

of - 18 sheets



1 PROPOSED 2nd FLOOR

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

REFERENCE NOTES

1
2
3
4
5
6
7
8

issued: 4/22/16

revised: 1

drawn by:

JUSTIN PAULY ARCHITECTS
550 hartnell st. suite H
monterey, california 93940
p. 831.920.1045
f. 831.886.3660
jp@justinpaulyarchitects.com

PRELIMINARY: NOT FOR CONSTRUCTION

LICENSED ARCHITECT JUSTIN E. PAULY No. C-32892 STATE OF CALIFORNIA

a new residence for:

Nancy & Dan McFarland

s/e corner of 10th & lincoln

carmel-by-the-sea, california

apn: 010-158-018

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PROPOSED UPPER LEVEL FLOOR PLAN

sheet 11

A2.3

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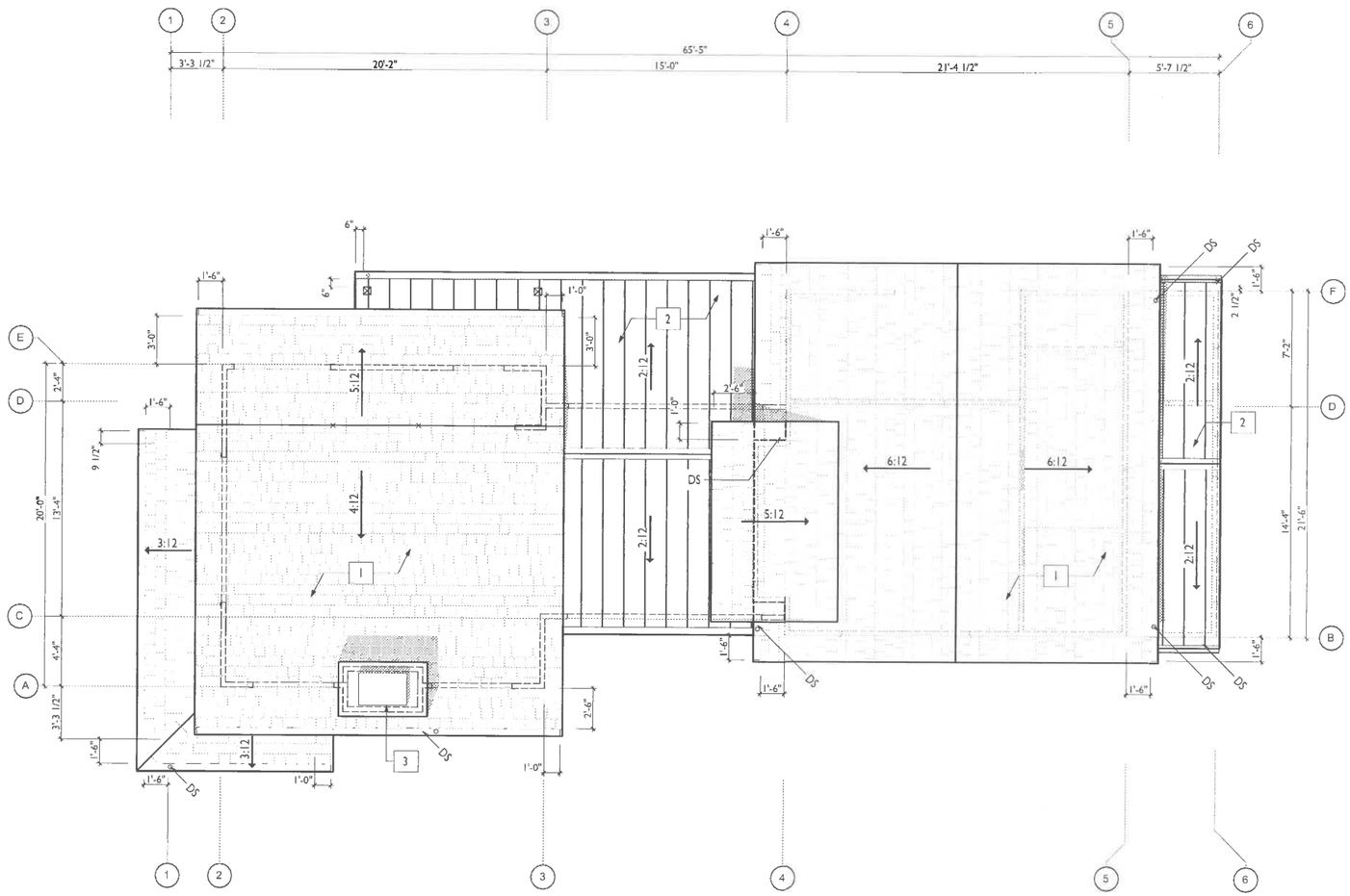

1 PROPOSED ROOF PLAN

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

REFERENCE NOTES

1. (N) CLASS 'A' CEDAR SHAKE ROOF
2. (N) LOW SLOPE ROOF WITH ZINC COATED STANDING SEAM METAL ROOF
3. DECORATIVE SPARK ARRESTOR AT CHIMNEY VENT TERMINATION
4.
5.
6.
7.
8.

issued: 4/22/16

revised: 1

drawn by:

JUSTIN PAULY ARCHITECTS
550 harrnell st, suite H
monterey, california 93940
P: 831.920.1045
F: 831.866.3660
jp@justinpaulyarchitect.com

PRELIMINARY: NOT FOR CONSTRUCTION

LICENSED ARCHITECT JUSTIN E. PAULY No. C-32092 STATE OF CALIFORNIA

a new residence for:

Nancy & Dan McFarland

s/e corner of 10th & lincoln

carmel-by-the-sea, california

apn: 010-158-018

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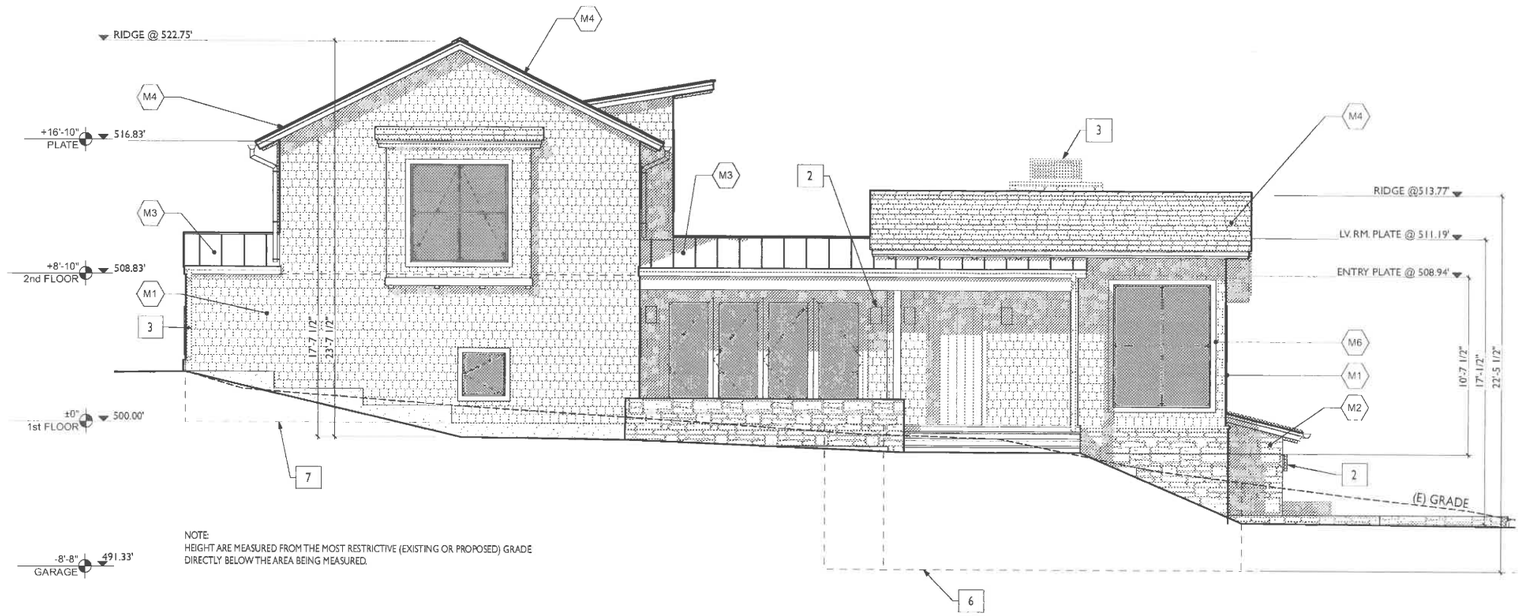
ROOF PLAN

sheet 12

A2.4

of - 18 sheets



NOTE:
HEIGHT ARE MEASURED FROM THE MOST RESTRICTIVE (EXISTING OR PROPOSED) GRADE DIRECTLY BELOW THE AREA BEING MEASURED.

1 NORTH ELEVATION

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

2 WEST ELEVATION

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

REFERENCE NOTES

1	NOT USED
2	INDICATES LOCATION OF EXTERIOR WALL MOUNTED FULL CUT OFF LIGHT FIXTURE. (10' MAX. ABOVE ADJACENT GRADE. 25W / 375 LUMEN MAX.)
3	DECORATIVE METAL SPARK ARRESTOR
4	INDICATES LOCATION OF 3" ROUND ZINC METAL DOWNSPOUT, TYP.
5	WOOD GRAPE STAKE FENCE AT TRACH ENCLOSURE
6	INDICATES EXTENT OF GARAGE/BASEMENT BELOW
7	INDICATES EXTENT OF FIRST FLOOR BELOW
8	
9	
10	
11	
12	

MATERIAL LEGEND

M1	WESTER RED CEDAR SHINGLE SIDING O/BUILDING WRAP W/ SEMI-TRANSPARENT STAIN
M2	CARMEL STONE VENEER W/BROKEN COURSE PATTERN, TIGHT JOINTS - NO GROUT
M3	STANDING SEAM ZINC COATED METAL ROOF WITH NON-REFLECTIVE FINISH
M4	CLASS 'A', WESTERN RED CEDAR SHAKE ROOF O/MIN. 2 LAYERS 15# ROOFING FELT
M6	WOOD WINDOW & DOOR W/TRUE DIVIDED LITES WITH 2X CEDAR TRIM TO BE PAINTED

issued: 4/22/16

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drawn by:

JUSTIN PAULY ARCHITECTS
550 hartnell st. suite H
monterey, california 93940
P. 831.920.1045
F. 831.886.3660
jp@justinpaulyarchitects.com

PRELIMINARY: NOT FOR CONSTRUCTION

LICENSED ARCHITECT JUSTIN E. PAULY No. C-32692 STATE OF CALIFORNIA

a new residence for:

Nancy & Dan McFarland

s/e corner of 10th & lincoln

carmel-by-the-sea, california

apn: 010-158-018

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NORTH & WEST ELEVATIONS

sheet 13

A3.1

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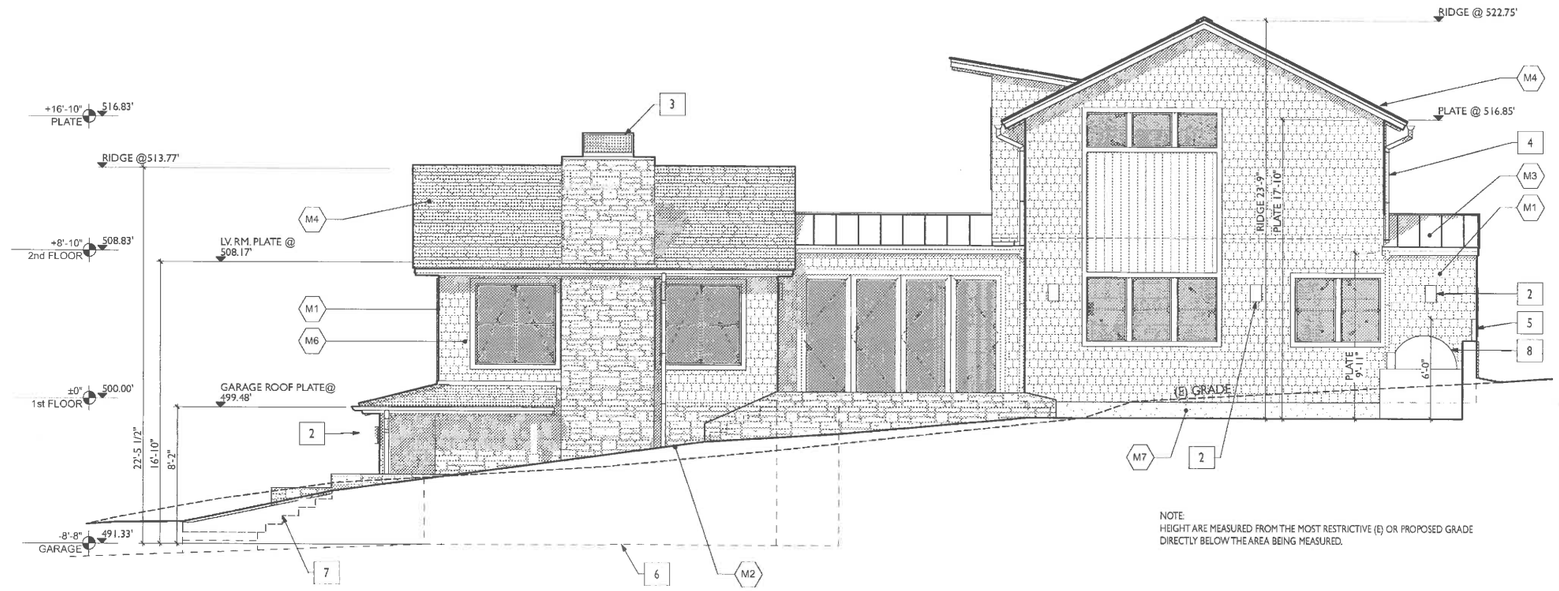
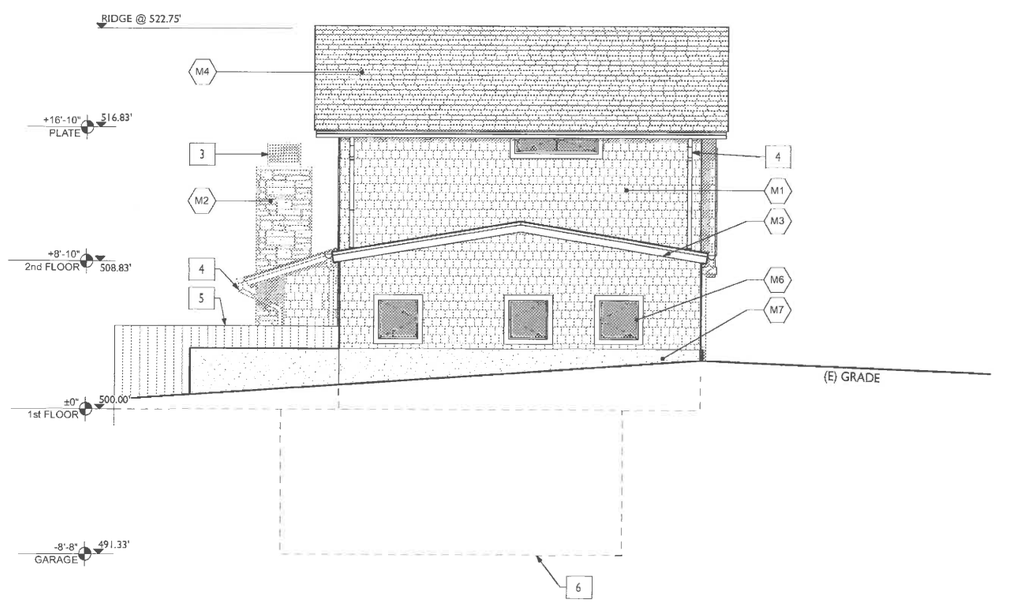


NOTE:
HEIGHT ARE MEASURED FROM THE MOST RESTRICTIVE (E) OR PROPOSED GRADE DIRECTLY BELOW THE AREA BEING MEASURED.

1 SOUTH ELEVATION

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



2 EAST ELEVATION

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

REFERENCE NOTES

1. NOT USED
2. INDICATES LOCATION OF EXTERIOR WALL MOUNTED FULL CUT OFF LIGHT FIXTURE. (10' MAX. ABOVE ADJACENT GRADE. 25W / 375 LUMEN MAX.)
3. DECORATIVE METAL SPARK ARRESTOR PAINTED BLACK
4. INDICATES LOCATION OF 3" ROUND ZINC METAL DOWNSPOUT, TYP.
5. WOOD FENCE ON CONC. RETAINING WALL. MAX. HEIGHT 6'-0"
6. INDICATES EXTENT OF GARAGE/BASEMENT BELOW
7. STAIRS WITH 2X WOOD HDR. AND MULCH TREADS
8. FREE STANDING PIZZA OVEN W/REMOVABLE FLUE

MATERIAL LEGEND

- M1 — WESTER RED CEDAR SHINGLE SIDING O/BUILDING WRAP W/ SEMI-TRANSPARENT STAIN
- M2 — CARMEL STONE VENEER W/BROKEN COURSE PATTERN, TIGHT JOINTS - NO GROUT
- M3 — STANDING SEAM ZINC METAL ROOF WITH NON-REFLECTIVE FINISH
- M4 — CLASS 'A', WESTERN RED CEDAR SHAKE ROOF O/MIN. 2 LAYERS 15# ROOFING FELT
- M5 — 1X4 RESAWN CLEAR CEDAR
- M6 — WOOD WINDOW & DOOR W/TRUE DIVIDED LITES WITH 2X CEDAR TRIM TO BE PAINTED
- M7 — CONC.

issued: 4/22/16
revised: 1
drawn by:

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
p. 831.920.1045
f. 831.886.3660
jlp@justinpaulyarchitect.com

PRELIMINARY: NOT FOR CONSTRUCTION
LICENSED ARCHITECT JUSTIN L. PAULY No. C-32602 RENEWAL 6/30/17 STATE OF CALIFORNIA

a new residence for:
Nancy & Dan McFarland
s/e corner of 10th & lincoln
carmel-by-the-sea, california
apn: 010-158-018

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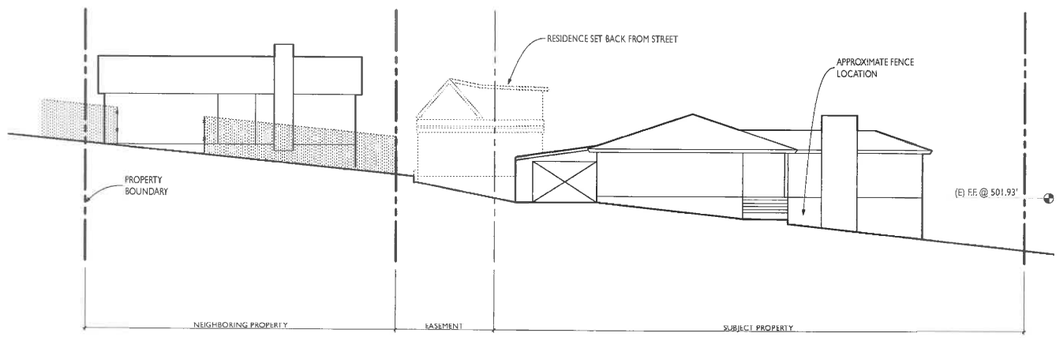
SOUTH & EAST ELEVATIONS

sheet 14
A3.2
of - 18 sheets



10TH AVENUE

1 EXISTING STREET ELEVATION NORTH

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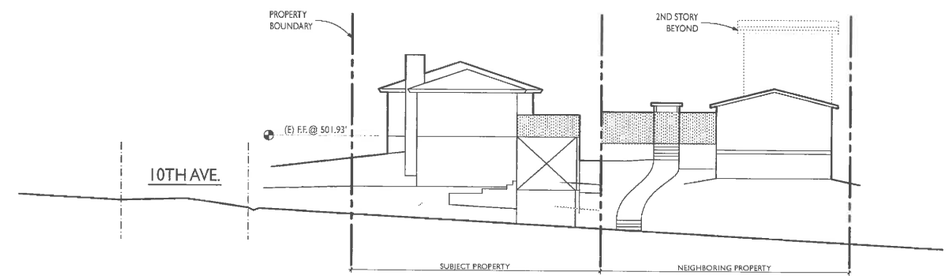

LINCOLN ST.

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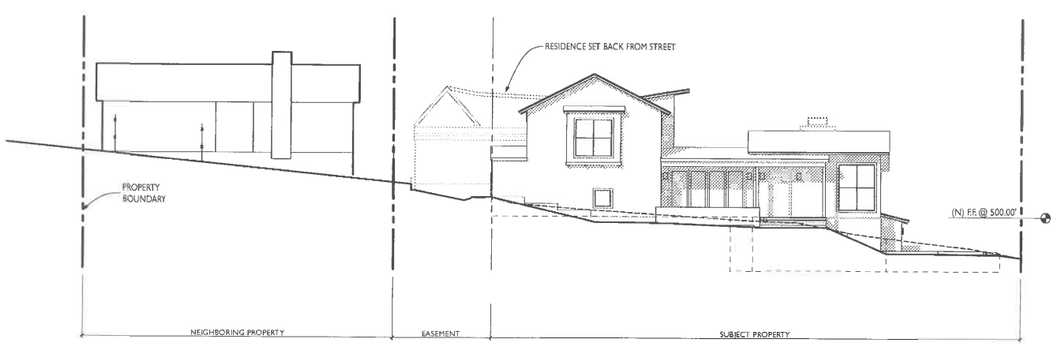

10TH AVENUE

3 PROPOSED STREET ELEVATION NORTH

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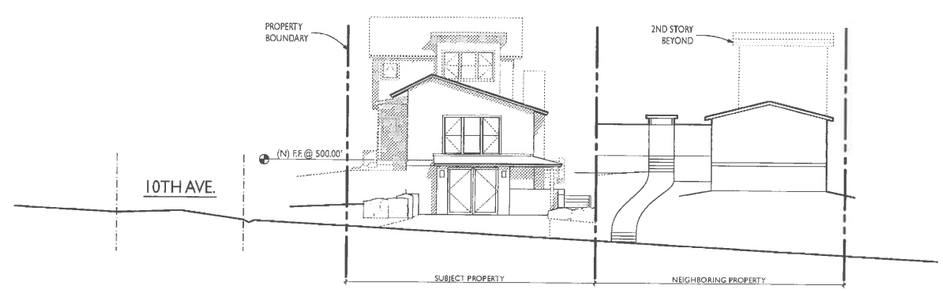

LINCOLN ST.

4 PROPOSED STREET ELEVATION WEST

SCALE: 3/32" = 1'-0"

issued: 4/22/16

revised: 1

drawn by:

JUSTIN PAULY ARCHITECTS
550 hartnell st. suite H
monterey, california 93940
p. 831.920.1045
f. 831.886.3660
jp@justinpaulyarchitects.com

PRELIMINARY: NOT FOR CONSTRUCTION

LICENSED ARCHITECT JUSTIN T. PAULY No. C-32692 STATE OF CALIFORNIA

a new residence for:

Nancy & Dan McFarland

s/e corner of 10th & lincoln

carmel-by-the-sea, california

apn: 010-158-018

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STREET ELEVATIONS

sheet 15

A3.3

of - 18 sheets

EXTERIOR DOOR SCHEDULE

MARK	WIDTH	HEIGHT	TYPE	TEMP'D	DETAILS			HARDWARE GROUP	NOTES
					HEAD	JAMB	SILL		
D01	10'-0"	6'-10"	A						
D02	3'-0"	7'-0"	B						
D03	12'-0"	7'-6"	C	T					
D04	12'-0"	7'-6"	C	T					

ALL EXTERIOR DOORS TO BE MARVIN "ULTIMATE" SERIES WOOD EXTERIORS AND PRIMED WOOD INTERIORS (WITH EXCEPTION OF FRONT ENTRY)

SHADES: HUNTER DOUGLASS "DUETTE" SERIES, OR APPROVED EQUAL

WINDOW SCHEDULE

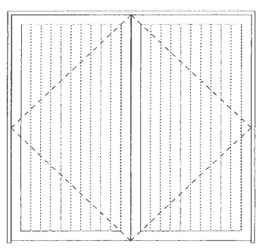
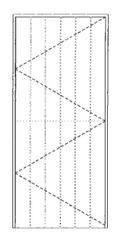
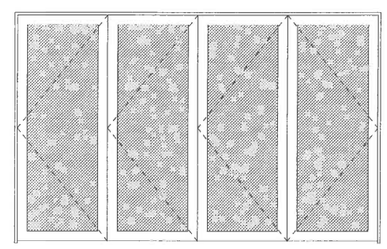
MARK	SIZE		TYPE	TEMPERED	SCREEN	SHADE	HEAD HEIGHT	NOTES
	WIDTH	HEIGHT						
W01	9'-0"	6'-0"	B	T			7'-0"	
W02	6'-0"	7'-6"	F				8'-6"	
W03	2'-6"	2'-6"	C				6'-8"	
W04	2'-9"	2'-9"	C	T			4'-3"	
W05	2'-6"	2'-6"	C	T			6'-8"	
W06	2'-6"	2'-6"	C	T			6'-8"	
W07	2'-6"	2'-6"	C	T			6'-8"	
W08	5'-4"	4'-0"	E				7'-6"	
W09	8'-0"	4'-0"	B				7'-6"	
W10	5'-0"	5'-0"	A	T			7'-0"	
W11	5'-0"	5'-0"	A	T			7'-0"	
W12	2'-6"	2'-6"	D				6'-8"	
W13	6'-0"	6'-0"	A				6'-8"	
W14	5'-0"	1'-0"	D				7'-6"	
W15	8'-0"	2'-3"	G				8'-6"	
W16	8'-0"	4'-6"	B				8'-6"	

ALL WINDOWS TO BE MARVIN "ULTIMATE" SERIES W/ WOOD EXTERIORS, TRUE DIVIDED LITES AND PRIMED WOOD INTERIORS

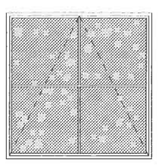
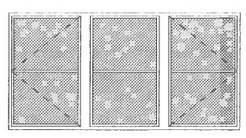
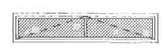
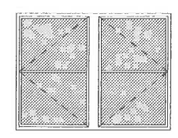
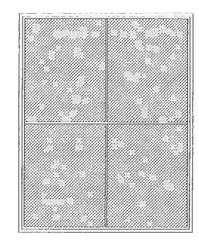
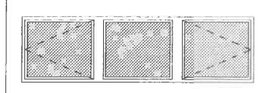
ALL SCREENS SHALL BE RETRACTIBLE, TYP. UNLESS OTHERWISE NOTED OR UNAVAILABLE FOR PARTICULAR WINDOW TYPE (IE- SLIDER); IF UNAVAILABLE PROVIDE STANDARD EXTERIOR MOUNTED SCREEN

SHADES: HUNTER DOUGLASS "DUETTE" SERIES, OR APPROVED EQUAL

EXTERIOR DOOR LEGEND

TYPE	A	B	C
FRONT VIEW			

WINDOW LEGEND

TYPE	A	B	C	D	E	F	G
WINDOW ELEVATION							

issued: 4/22/16

revised: 1

drawn by:

JUSTIN PAULY ARCHITECTS
550 hartnell st. suite M
monterey, california 93940
p. 831.920.1045
f. 831.886.3660
jtp@justinpaulyarchitects.com

PRELIMINARY: NOT FOR CONSTRUCTION

LICENSED ARCHITECT
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STATE OF CALIFORNIA

a new residence for:

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s/e corner of 10th & lincoln

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WINDOW & DOOR SCHEDULES

sheet 16

A5.1

of - 18 sheets

ATTACHMENT 'E'

Matthew Sundt

From: Mike Hough [mikehough@sonic.net]
Sent: Wednesday, April 27, 2016 10:46 AM
To: Matthew Sundt
Cc: Valerie Hough
Subject: Re: McFarland Plans

Michael and Valerie Hough

3332-C Twenty Second Street

San Francisco, Ca. 94110

Phone (415)-282-1977 Fax (415)-282-8688

Cell Phone (415)-317-2399

April 25, 2016

Matthew Sundt, City Planner

Carmel by the Sea City Hall

P.O. Box CC

Carmel by the Sea, Ca. 93921

Re:APN:010-158-017-000 & Lincoln and 10th

Dear Matthew Sundt,

Thank you for taking the time to meet with me on April 15th with regards to our concerns about the McFarland project.

We purchased and renovated our home in 2011 and were under the impression that Carmel had very stringent parameters for construction or renovation. With that in mind, we adhered to the original state of the building. We kept the fences in the same location and built a fence abutting the original fence onto what we were told was our property at the adjacent easement where we are the dominant tenants. The fences have existed for many decades in the same location.

When we were recently informed by the McFarlands' architect that they would be "taking back" a portion of what we use for ingress/egress to our garage, we were confused. Why would the McFarlands not advise us before we built a new fence, or tell us at some point in the last five years if there was a question as to the rights of property lines; the easement was recorded in 1902. Further, we were told by a long time resident and neighbor that the fence has been in place for as long as she could remember . We photographed it, and it does look as such.

The McFarlands would be extending their yard into the path of what we use to access our garage adjacent to the easement, which would create an undue burden.

We will be contacting the McFarlands soon in an attempt to resolve this issue diplomatically, but if we are unable, we would like to attend any site meetings and the formal City planning meeting.

Thank you again for your time, and we appreciate your efforts to inform us of any developments.

Sincerely,

Michael and Valerie Hough

Sent from my iPad

On Apr 15, 2016, at 2:55 PM, Matthew Sundt <msundt@ci.carmel.ca.us> wrote:

Matthew Sundt, City Planner
***Office Hours*: Monday, Wednesday and Friday**
***Note*: The Planning Counter is closed from noon to 1PM and closes at 4PM for the day**
City of Carmel-by-the-Sea
831-620-2023
msundt@ci.carmel.ca.us

<DS 16-103 (McFarland) Plans.pdf>

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 11, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of a Concept Design Review (DR 16-101) and Sign Permit Application (SI 16-176) for alterations to the interior and exterior the Carmel Plaza which is located in the Central Commercial (CC) Zoning District

---

Recommendation:

Provide direction to the applicant

Application: SI 16-176 / DR 16-101 **APN:** 010-086-006
Location: Carmel Plaza, entire block surrounded by Ocean Ave., Junipero St., 7th Ave., and Mission Street
Block: 78 **Lot**: 1-27
Owner: OWRF Carmel, LLC **Applicant:** David Peartree, Belli Architectural Group

Background and Project Description:

The subject property is the Carmel Plaza, which is an outdoor mall that occupies all of block 78. The Carmel Plaza is comprised of five separate buildings connected by a communal interior courtyard and various 2nd and 3rd story walkways. The existing finish materials include a mix of wood, brick, and stucco siding, with a brick courtyard and both wood and metal elements throughout. In 2001 the City adopted the Carmel Plaza Design Guidelines, which is defined by the City as a specific plan for block.

The Carmel Plaza owner is proposing various exterior changes including the following items to the interior courtyard:

- A reconfigured interior courtyard with a new seating arrangement and new planters
- Three new fire pits within the courtyard
- The demolition and infill of the existing staircase on the north side of the courtyard (between the Mark Fenwick retail space and the Pejmani retail space)
- The demolition and reconstruction of the two interior staircases with new built-in seating
- The removal of all wood railings and replacement with new metal hand rails
- The removal of all cantilevered railing planters
- New concealed gutters and smooth trowel plaster fascia under all raised walkway
- New exterior lighting
- New paint

And the following changes to the exterior of the Plaza:

- Five new monolith signs at all entrances
- Replacement of 2 second-story windows on the East Elevation (Junipero Street)
- Addition of three new awnings on the East Elevation (Junipero Street)
- Replacement of 4 second-story windows on the West Elevation (Mission Street)
- Addition of 4 new awnings on the West Elevation (Mission Street)
- The removal of all existing railings and replacement with new metal hand rails
- Addition of new trellis walls at all entrances
- Removal of the existing tiles and replacement with new stone veneer at the North Mission Street entrance
- Repaved pathway at the Ocean Avenue entrance
- New exterior lighting
- New paint

The project includes numerous alterations to the Camel Plaza, and therefore staff has referred this matter to the Planning Commission to consider if the proposed alterations are consistent with the Carmel Plaza Design Guidelines and appropriate for this site. Staff notes that no floor area is proposed to be added or removed as part of this project. This project has been scheduled for conceptual review to allow the commission to review and provide direction prior to final approval. Staff notes that with regard to commercial development, CMC 17.14.110 encourages applicants to present preliminary concept plans to the Commission for feedback and direction.

Staff analysis:

The City Council adopted specific Carmel Plaza Storefront Design Guidelines, which are included as Attachment A to this staff report. The following is an analysis of the compatibility of the proposed application with the guidelines and the Carmel Municipal Code.

Lighting

The applicant is proposing new lighting at all entrances and in the interior courtyard. At the Ocean Avenue entrance, the applicant is proposing to remove the existing tower lights and add five new aluminum light columns (approximately 11.5 feet high, with an output of 20 watts) and five new stone benches with recessed lighting (80 total lumens each), in addition to maintaining the existing overhead decorative string lighting. At all other entrances the applicant is proposing to add new overhead decorative string lighting to match the existing lights at the Ocean Avenue entrance and within the interior courtyard. The string lighting was installed in 2015 without a permit and staff has allowed it to remain, but required that it be addressed along with this remodel project.

A new decorative chandelier is proposed at the south Junipero Street entrance and under the central staircase within the interior courtyard (See Sheet A9.1). The decorative metal chandelier is proposed to be approximately 6 feet wide by 3 feet tall with a maximum wattage of 25 Watts. Additionally, recessed stair lighting is proposed throughout both stairs within the courtyard (maximum output of 5.8 Watts).

Carmel Plaza Design Guideline 3.12 address lighting within the Plaza and encourages *"light fixtures to be incorporated into the overall design of the façade to contribute to the natural village character of the Carmel Plaza".* The guidelines encourage *"all light fixtures to be screened with no exposed lighting sources"*. Staff identified potential concerns with the proposed lights because many of fixtures contain exposed bulbs, including both the festoon string lights and the decorative chandelier. Additionally, the applicant is proposing an increase in the amount of lighting, which may create an undesirable impact to Carmel's dark sky. Staff is recommending that the commission provide direction to the applicant regarding the proposing lighting prior to final approval.

Landscaping

The applicant is proposing to demolish most of the interior courtyard to create a new redesigned layout. Specifically, both interior staircases and all landscape planters are proposed to be removed. The staircases would be rebuilt in a similar location; however, significant

changes are proposed for the interior landscaping. The new landscaping is proposed to consist of eight stone planters (18-inches tall) to be planted with shrubs and groundcover, and various planter pots placed throughout the courtyard. Four stone planters are proposed to be located on the south side of the courtyard, with an additional four located on the north side. According to the plans, 14 planter pots are proposed. The City Forester reviewed the plans and noted that the Plaza is located over an underground parking garage, and therefore no site coverage will change as part of this project. The Forester did not express any concerns with the proposed types of plants.

The shrubs and ground cover are proposed to consist of the following plants:

- Bear's Breech
- Dwarf Lily of Nile
- Century Plant
- Kangaroo Paw
- Blue Hibiscus
- White Flowered Thrift
- Deer Fern
- Mexican Snowball
- Palace Purple Coral Bells
- Aeonium hybrids
- Hosta Lemon Lime
- Oak leaf Hydrangea
- Lions Tail
- Purple Emperor Sedum
- De La Mina Verbena

Carmel Plaza Design Guideline 3.10 encourage the interior landscaping to be *"generally informal and naturalistic."* In staff's opinion, the landscaping may appear to be too formal due to the repetitive and ordered locations of the planters. It should be noted that the current landscaping is informal, as depicted in the site plan on Sheet A1.0 of the plan set. Staff is recommending that the Commission discuss the formality of the landscape plan and potentially direct the applicant to make changes to the plan. Additionally, the guidelines require that all irrigation lines are concealed and that plant materials cannot protrude more than 12-inches from the planter in any sideways direction. Staff will condition the project to comply with these standards at final review.

Materials

Various material changes are proposed throughout the Plaza including the following changes:

1. The removal of a portion of stone tile siding at the north Mission Street entrance and replacement with new stone veneer to match existing stone veneer found throughout other areas of the Plaza
2. New concealed gutters and smooth trowel plaster fascia over the existing exposed wood under the 2nd and 3rd story walkways
3. New stained finish on the 2nd and 3rd level wood beams and columns

4. The removal of the non-structural decorative beams on the 2nd and 3rd levels
5. The removal of all wood and painted metal railings throughout the interior and exterior of the Plaza and the replacement with new black wrought iron railings throughout
6. New wood trellis' at both Mission Street and Junipero Street entrances
7. The striping of the brick finish back to a natural red finish at various entrances

In staff's opinion, the material changes meet the intent of the Carmel Plaza Design Guidelines because they are providing a more cohesive design throughout the Plaza. Additionally, the Design Guidelines encourage natural materials such as wood and wrought iron; in addition to smooth trowel cement plaster siding. Staff is in support of the proposed material changes.

In addition to the proposed material changes throughout the Plaza, the applicant is proposing to change a portion of the city Right of Way (ROW) along Ocean Avenue to create contrasting colors to clearly mark a pathway through the main Ocean Avenue entrance to the interior courtyard. The City's Policy and Standards for Deign Improvements to Public Ways states that "*Changes to colors or patterns shall not be used to identify the entrances to driveways, doorways or courtyards."* In staff's opinion, the proposed ROW changes do not conform to the Policy and Standards, and therefore staff is recommending that a condition that the ROW changes be removed from the project.

Awnings and Windows

The applicant is proposing to replace six windows total, including two windows on the east elevation (Junipero Street) and four windows on the west elevation (Mission Street). Five of the existing windows to be removed are triangular shaped and the current tenants are not utilizing the additional space provided by the windows, and therefore the new proposed windows will be flush with the side of the building. The new windows are proposed to be dark bronze, fixed aluminum windows with new small awnings hung above. The Plaza Design Guidelines state the following regarding windows: *"Wood, steel, and in some cases aluminum window frames are acceptable… Aluminum window frames are acceptable only if they have relief and articulation in the frame section."* Staff supports the proposed windows because they will closely match the existing adjacent windows and appear to meet the design guideline listed previously.

With regard to the awnings, the applicant is proposing four new decorative awnings on the second story of the West elevation (Mission Street) and three new awnings on the second story of the East elevation (Junipero Street). The awnings are proposed to have a wrought iron support and a small black fabric awning. Staff notes that there are existing second story

awnings located on the northwest corner of the Plaza (above Tiffany & Co). Plaza Design Guideline 4.1 states the following regarding awnings:

> *"Awnings must fit within the overall character of the storefront. The awnings must be detailed so that their shape, proportions and supporting members complement the storefront. Awnings are not allowed on north-facing facades. Awnings must be designed to be compatible in form and detail to any adjacent awnings. Long, continuous awnings, single awnings with irregular depths and awnings that extend more than four feet (4') from the storefront are not permitted.*
>
> *Awnings must relate to storefront openings. A minimum four-inch (4") valance is required for awnings. The maximum length to height ratio for awnings is 2/1. Fabric is the only acceptable awning material. No insignia, graphics or text is permitted on awning fabric. Awning supports may be steel (painted to match the awning, or to match a storefront accent color) or wrought iron. See the Colors section of these guidelines for acceptable awning colors."*

In staff's opinion, the additional awnings meet the design guidelines for the style and material of the awnings. Staff is in favor of the proposed awning additions.

The applicant is also proposing to remove two pop-out windows within the Mission Street and Junipero Street entrances. The pop-out windows do not provide interior access from within the stores, and therefore they are underutilized due to the difficultly in accesses the interior of the window. The applicant is proposing to replace the existing pop-out window with a flush aluminum storefront window at the Mission and 7th Street entrance, and maintain the existing siding behind the pop-out window at the Mission and Ocean Street entrance.

<u>Signs</u>

The Carmel Plaza Design Guidelines address signage for individual tenant spaces, but do not address signage for the Carmel Plaza as a whole. The current signage for the commercial plaza consists of the following signs: a monument directory sign at the main Ocean Avenue entrance, a hanging sign at the North Mission Street entrance, and trellis mounted signs at the South Mission Street, North Junipero Street, and South Junipero Street entrances. The applicant is proposing to remove all existing signs and install five new monument signs at each entrance. The signs are proposed to be constructed with a redwood base with a darkened copper band wrapping up and over the redwood. The "Carmel Plaza" logo will be mounted on the redwood with black powder coated letters in a cursive font. The signs are proposed to be 3 feet 6 inches

above grade with a total width of 1 foot 8 inches including 11 inches of copper and 9 inches of redwood. The signs are proposed to have a depth of approximately 6 inches.

The specific requirements for exterior monument business signs (CMC 17.40.030.C) are: one sign per business, not to exceed 6 square feet, 10-inch maximum letter height, and the monument sign shall not to be mounted higher than three feet from the ground. The current proposal includes signs that are 5.8 square feet total, which conforms to the requirement. The municipal code allows for 1 sign per business, and the applicant is proposing five total signs. CMC 17.40.020.B, allows the Planning Commission to approve exceptions to the number, location and design of business signs. Because of the multiple entrances into the Carmel Plaza, staff is in favor of the five locations for the signs and recommend approval of the sign permit application.

Paint

The applicant is proposing three new paint colors for the Plaza: Canvas Cloth, Quick Sand, and Barnwood (Brand: Kelly Moore). The new colors consist of a beige color throughout most of the Plaza with a dark beige and brown trim throughout. The Design Guidelines encourage colors that lend of a feeling of subtle, naturalistic elegance. The guidelines encourage base colors to be subtle and have saturation of 15% or less, and in staff's opinion, the Canvas Cloth meets this guideline. Staff supports the proposed color scheme. Samples will be available at the meeting for review.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The proposed changes do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Carmel Plaza Design Guidelines
- Attachment B – Site Photographs
- Attachment C – Sign Design
- Attachment D – Lighting Details
- Attachment E – Project Plans

CARMEL PLAZA

C A R M E L P L A Z A

STOREFRONT DESIGN GUIDELINES

ADOPTED BY CITY COUNCIL

AUGUST 7, 2001 - RESOLUTION NO. 2001-110

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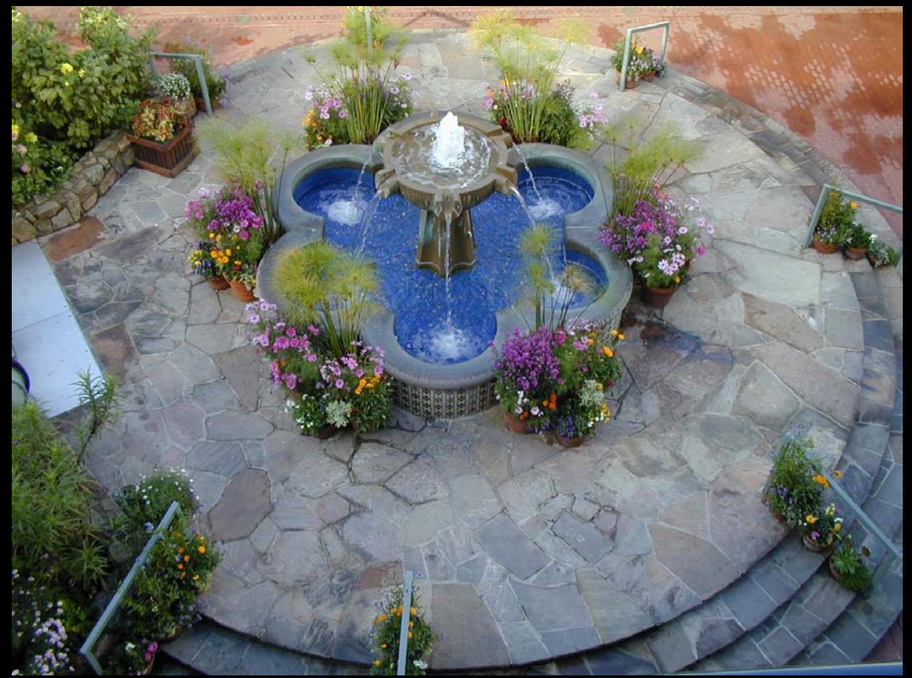

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San Francisco, CA

1.0 INTRODUCTION

Carmel Plaza is a three-level, open-air specialty center situated at the easternmost major intersection in the commercial district of the City of Carmel-by-the Sea. The shopping district of Carmel has a distinctive design character and tenant mix. Its small-scaled buildings are a mixture of Tudor, Spanish Colonial Revival and turn-of-the-century "American Commercial" architecture. The Carmel commercial district is known for its art galleries, specialty stores and restaurants. It has the character of a village nestled within the natural landscape. Mature trees, planters, informal plazas and lush landscaping define the edges of the pedestrian experience. The buildings and storefronts are constructed of warm, natural materials. There is an informality to the site planning, with numerous nooks and crannies and many courtyards and passageways along the main streets.

Carmel Plaza invites tenants to be a part of the unique fabric of Carmel-by-the-Sea. Storefronts facing the city streets are required to fit in with the historic character of Carmel's commercial district. Original designs that conform to the spirit of the Carmel experience are highly encouraged. The shops within the interior courtyard are allowed more leeway in design, yet are required to be designed with elements that are compatible with Carmel's unique architectural heritage.

These guidelines are intended to encourage imaginative design and individuality of a tenant's storefront provided that a harmonious feeling is maintained within Carmel Plaza, and the larger context of Carmel. The city has consciously chosen architectural eclecticism and encourages originality and invention so long as the results encompass the unifying values of human scale and the use of natural materials and their role in preserving village character.

"AMERICAN COMMERCIAL" ARCHITECTURE

Storefront forms and landscaping materials should be natural and appropriate to Carmel. Each store's character will play a role in developing Carmel Plaza as a special setting responsive to Carmel's unique lifestyle. Visitors will enjoy a sense of discovery of exceptional places to eat, shop and spend time.

Carmel Plaza is an outdoor environment and tenants are encouraged to take a fresh and innovative approach to fitting their store into the special character of the outdoor experience. Carmel Plaza is within the Commercial District of the City of Carmel-by-the-Sea, and the "Commercial District Design Guidelines" are included for reference as a means to further the tenant's understanding of the spirit of Carmel Plaza.

The General Storefront Criteria applies to all storefronts at Carmel Plaza. The balance of the guidelines are divided into two sections. The first, the Exterior Street Facade section, addresses specific requirements for storefronts along street frontages. These storefronts are required to fit within the "Elegant Natural Tradition" theme. The Interior Courtyard Facade Section, the second section, addresses specific requirements for storefronts within the interior of Carmel Plaza. These storefronts are required to conform to the "Traditional Downtown" theme.

Conformance to the Tenant Storefront Design Guidelines is part of the tenant's lease agreement. The tenant is required to follow it subject to the lease terms and landlord approval.

The tenant is required to retain professional design firms for their storefront design as well as for the design of the mechanical, electrical and plumbing systems. The tenant is required to use licensed contractors for all storefront and interior work, including painting and signage.

TUDOR

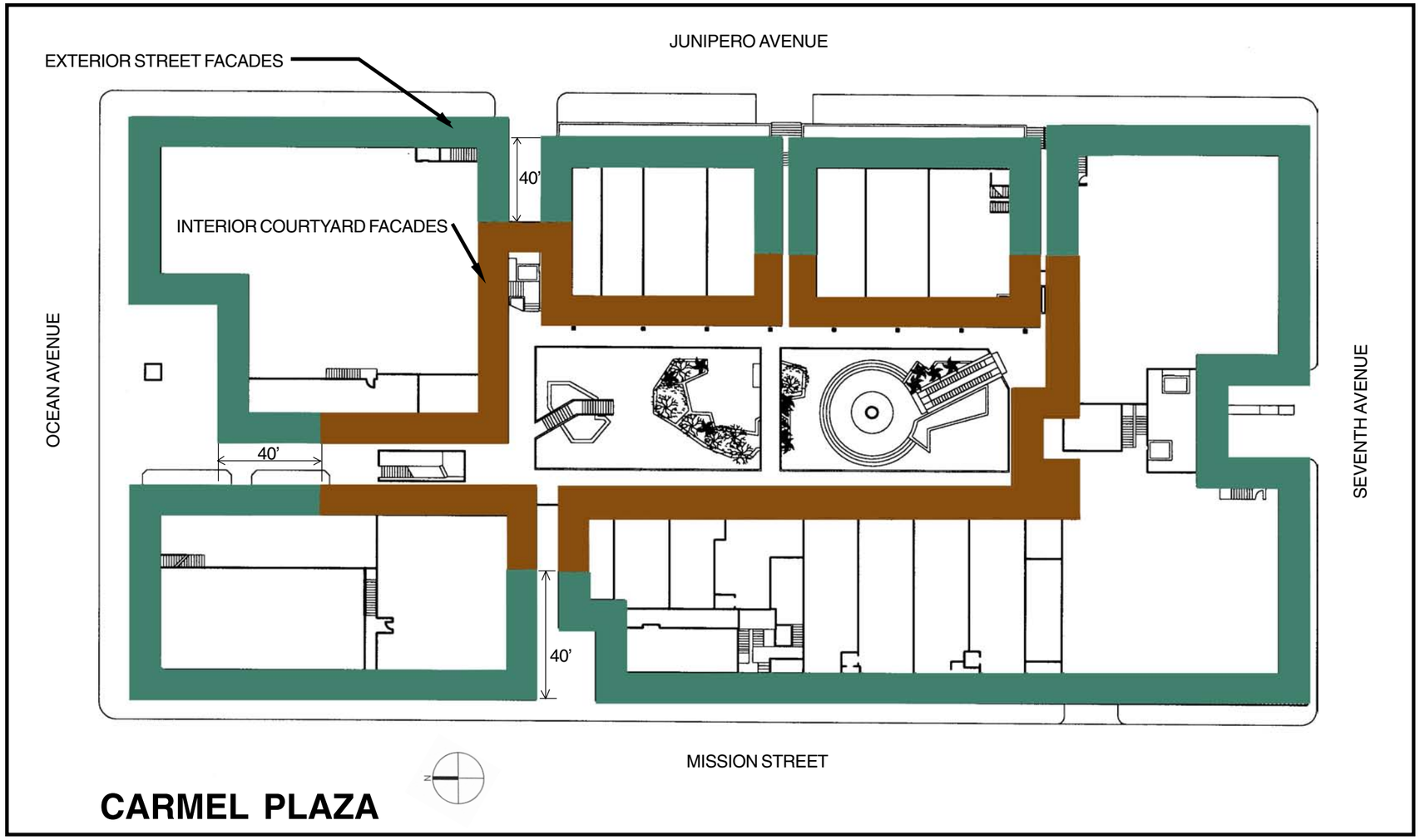
SPANISH COLONIAL REVIVAL

2.0 Site Plan

The guidelines for the Exterior Street Facades apply to all facades that front on Ocean Avenue, Mission Street, Seventh Avenue and Junipero Avenue. They extend a minimum of 40 feet down any pedestrian passage into the project's interior. The Interior Courtyard Facades apply to any storefront that faces the interior courtyard.

CARMEL PLAZA (Exterior)

CARMEL PLAZA (Interior)



KEY:

Exterior Facades

Interior Facades

3.0 GENERAL STOREFRONT CRITERIA

These Criteria are applicable to all storefronts (exterior and interior) at Carmel Plaza. Storefronts should not imitate historical styles, but should be designed to be compatible with styles of the past. Historical proportions should be respected and the storefronts should have a human scale. The materials should be natural. A high level of detailing is required.

A hodgepodge of design elements should be avoided. Storefronts should present a unified theme on their exterior and the theme should be continued into the store's interior. Each of the design elements: doors, windows, walls, roofs, colors, materials, awnings, signage and lighting should be considered as part of the whole and consistent with the overall design of the storefront. Standard Aluminum storefront systems are not allowed. True divided lite wood windows are encouraged. Where aluminum window systems are utilized, the window system shall be detailed in a manner consistent with traditional wood windows. Storefront signs must follow these guidelines and be unique to Carmel. In many cases a tenant's standard storefront sign might not be appropriate for Carmel Plaza. In keeping with the distinctive atmosphere of Carmel and Carmel Plaza, food service tenants will be required to have a name and menu that is unique, helping to foster the one-of-a-kind atmosphere of Carmel Plaza. The storefronts should reflect the quality of the merchandise within, yet fit within the context of Carmel and Carmel Plaza.

SMALL-SCALE BUILDINGS

3.1 Facade Proportions and Scale

As a point of reference, the scale of the Commercial District of Carmel-by-the-Sea is one of its defining characteristics. Only a few of the buildings are over two stories in height, and many are one level. The openings, including doors, windows and storefronts shall respect the human scale. Eaves are low, windows are typically small and there is a high level of detail at the pedestrian scale. The proportions of the buildings are based on the human form and each building or façade must be treated as a consistent whole. New storefronts must respect historical proportions and their scale must be consistent with historic patterns in the downtown.

The following specific guidelines must be followed to ensure that the storefronts at Carmel Plaza are compatible with the façade proportions and scale of the existing surroundings.

<u>Proportions and Scale of Openings:</u>
All openings must be vertically proportioned with a minimum ratio of 1.4/1 (vertical to horizontal), or broken down into vertically proportioned sections with a minimum ratio of 1.4/1 (vertical to horizontal).

The maximum height of ground level openings is eight feet (8'-0"). If a transom panel is included in the upper portion of the opening, this maximum height can be increased to nine feet (9'-0").

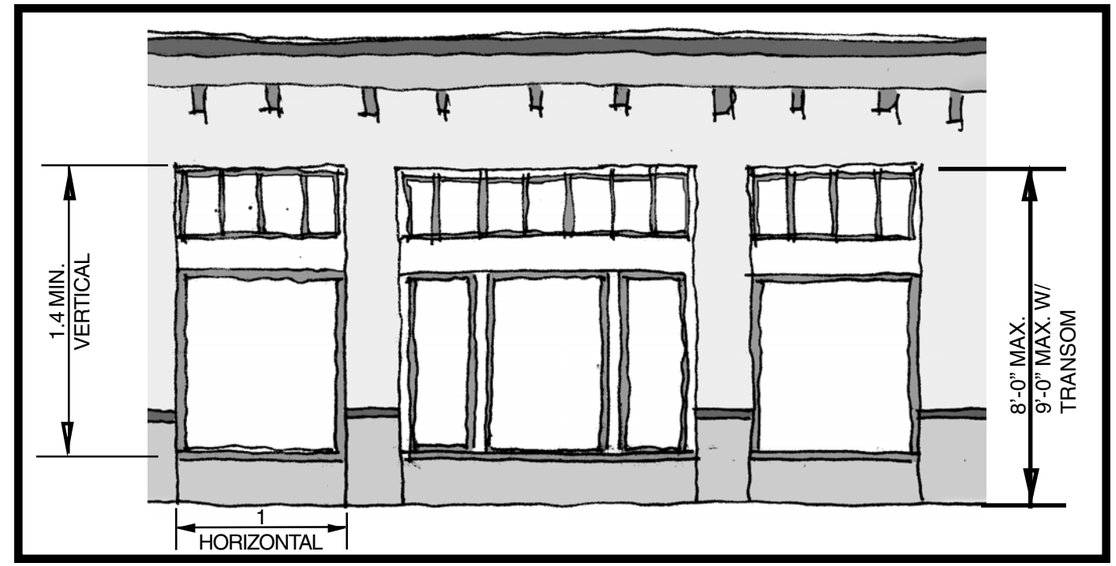


FIGURE 3.1 PROPORTION AND SCALE OF OPENINGS

VERTICAL PROPORTIONS

3.2 Setbacks and Protrusions

Storefronts are required to have changes in plane from the lease line. The line of the storefront should not be built continuously along the lease line. The changes in plane should follow an informal composition. At a minimum, each storefront is required to have a recess for entry doors. The entry door recess is required to be paved in a different material than the exterior paving. Bay windows or protruding display windows are encouraged. Rigidly symmetrical storefronts are not allowed. The following specific guidelines must be followed to ensure that the storefronts are compatible with the setbacks and protrusions that are characteristic of the Commercial District of Carmel.

A minimum of 40% of the width of the storefront (maximum of 80%) must be recessed a minimum of one foot (1'-0") from the lease line.

Bay windows may project a maximum of two feet (2'-0") from the lease line, where they do not extend into the public right-of-way. Bay windows must maintain a minimum of two feet six inches (2'-6") clear from the underside of the projection to the ground plane. The total maximum width of bay windows is 40% of the storefront width.

CHANGES IN PLANE

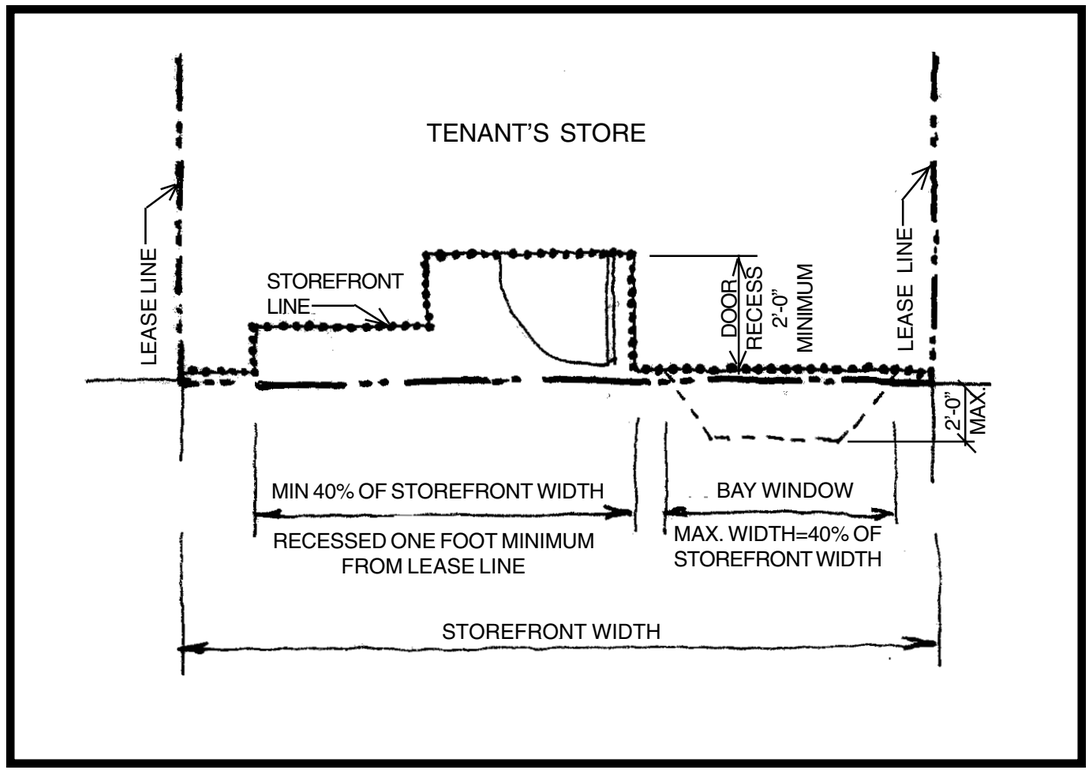


FIGURE 3.2 SETBACKS AND PROTRUSIONS

Required:

Changes in plane
Informal composition
Minimum two-foot recess at entry doors
40% of storefront recessed a minimum of one foot

If Bay Windows (optional):
2'-6" clear from ground

Not Permitted:

Symmetrical composition

Bay window projections beyond two feet
Bay windows more than 40% of storefront width

DUTCH DOORS

3.3 Doors

Single-leaf swinging doors are required unless exiting requirements necessitate the use of swinging double doors. Doors are required to be recessed a minimum of two feet (2'-0") from the lease line. The maximum height of doors is seven feet (7'-0"). Wood doors, wood and glass doors, steel and glass doors or steel doors are acceptable. Dutch doors are a Carmel tradition and are encouraged. Aluminum and glass doors are acceptable provided they have relief and articulation in the frame section. See Figure 3.4 for acceptable aluminum door sections. All-glass doors, automatic doors and standard aluminum storefront doors are prohibited. Security gates, grills, and sliding doors are not permitted. See the Materials section for allowed and prohibited materials.

3.4 Windows

Wood, steel, and in some cases aluminum window frames are acceptable. Multi-lite, integral wood windows are encouraged. Aluminum window frames are acceptable only if they have relief and articulation in the frame section (See Figure 3.4). Large expanses of unbroken glazing are not permitted. The maximum square footage that is allowed per individual glazing panel is thirty square feet. Horizontal expanses of glass are not allowed. Each individual glazing panel must have vertical proportions with a minimum ratio of 1.4/1 (vertical to horizontal). Transom lights above the show windows and above doors are encouraged. A bulkhead wall or landscaped area under show windows, with a minimum vertical dimension of twelve inches, in a contrasting material to the storefront is strongly recommended. Frameless glazing, mitered corners, etched glass, beveled glass, glass block and standard aluminum storefront systems are prohibited. See Materials section for allowed and prohibited materials.

SMALL GLAZING PANELS

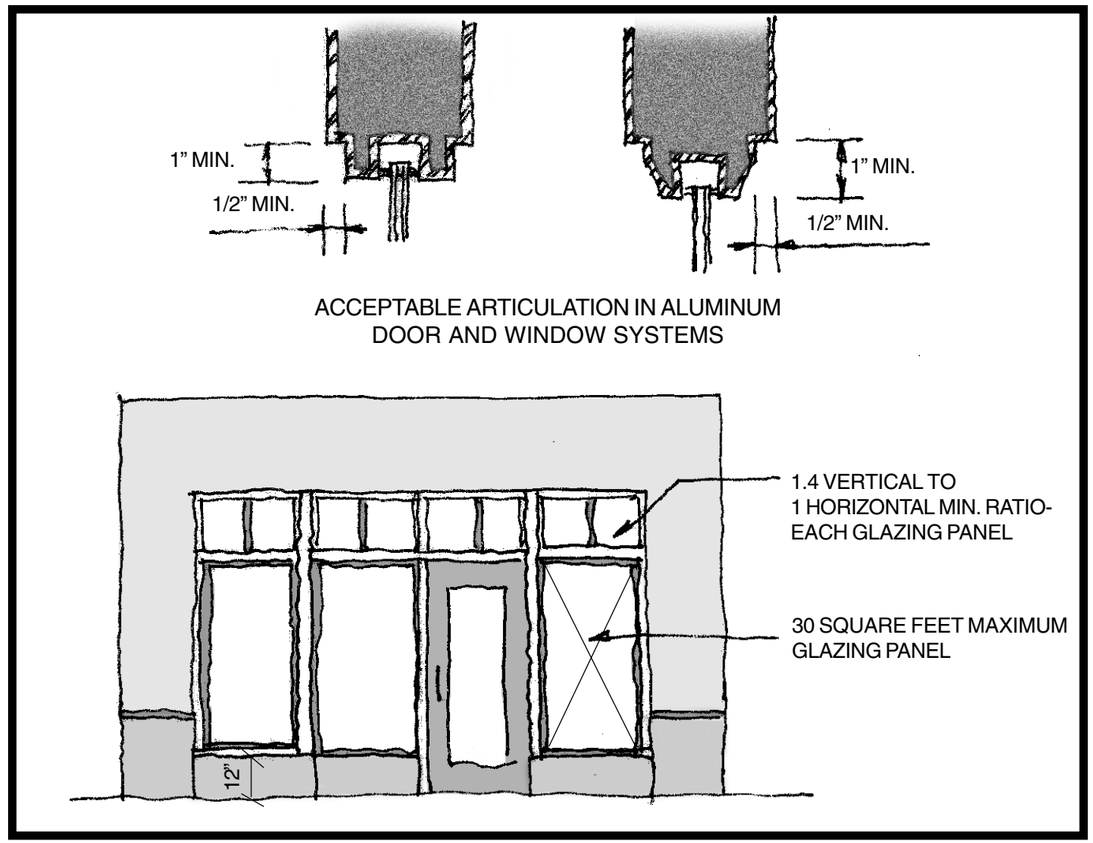


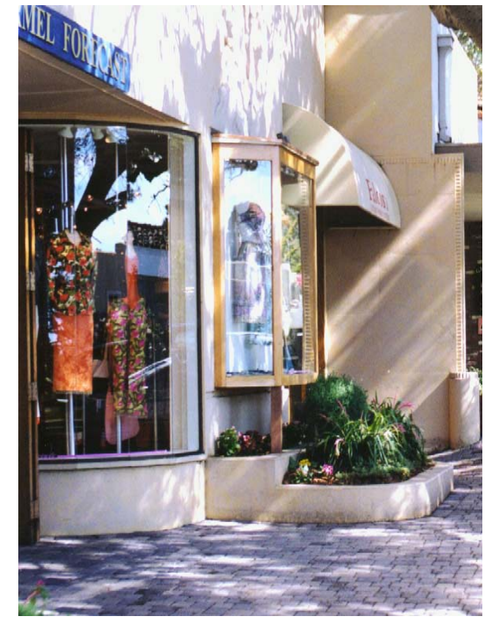
FIGURE 3.4 WINDOWS

Required:

Vertical proportions (1.4/1 min.)

Not Permitted:

Glazing panels over thirty square feet
Horizontal expanses of glazing
Frameless glazing
Mitered corners
Etched glass
Beveled glass
Glass block
Anodized aluminum
Standard aluminum storefront systems



VERTICAL PROPORTIONS

SMALL SCALE

3.5 Storefront Walls

Storefront walls set the tone for the storefront and the public perception of the store. Walls should provide visual interest to pedestrians. Long blank walls should be avoided. Facades must provide variation in twenty to thirty-foot intervals to reflect the rhythm of historical building patterns of traditional storefronts. Variations in storefront walls, such as changes in plane, or in material, texture and color are required for walls over twenty feet (20'-0") long.

At each end of the storefront, the storefront walls must cleanly abut the adjacent storefront or neutral pier (where they occur). At each end of the storefront, the walls are required to meet the ground to provide a frame for the storefront opening. The minimum horizontal dimension of these end walls is one foot six inches (1'-6"). To reflect historical construction traditions, no single opening in the wall plane greater than twelve feet (12'-0") can occur. Each opening in the wall plane must be flanked by a portion of wall with a minimum horizontal dimension of one foot six inches (1'-6").

MATERIAL VARIATION

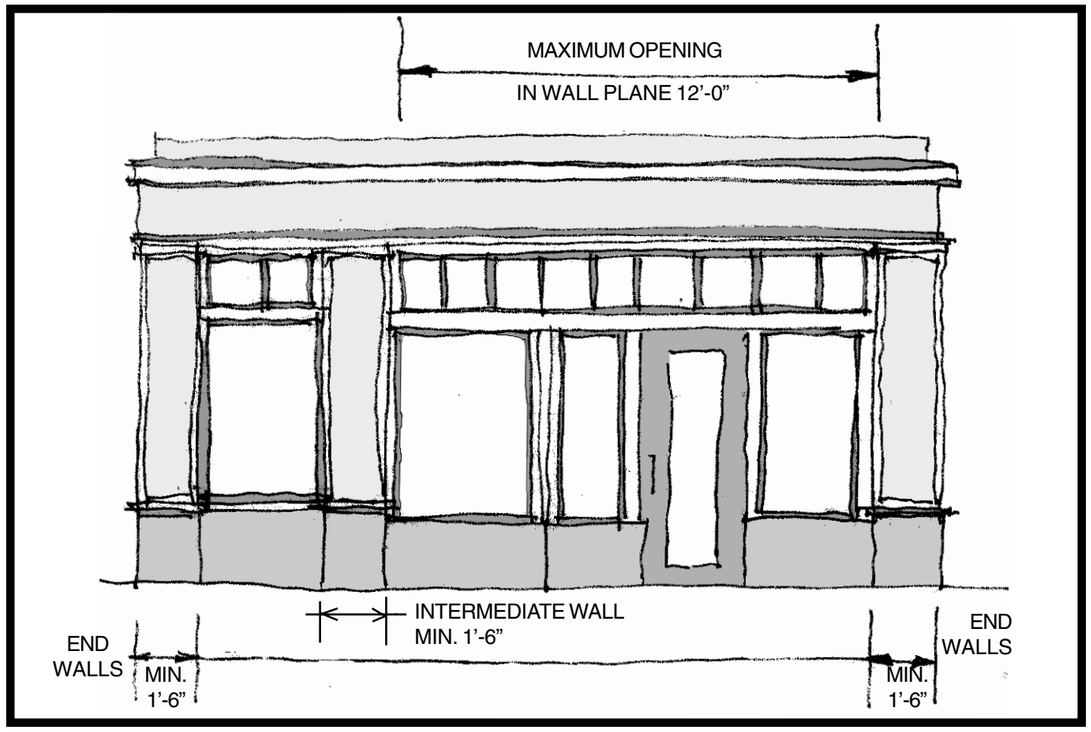


FIGURE 3.5 STOREFRONT WALLS

SUBSTANTIAL WALLS

COMPLETE ROOF FORMS

3.6 Roofs

Roof forms on storefronts must be complete. Mansard and partial roofs are not allowed. In general, pitched roof forms are not appropriate on the storefronts of Carmel Plaza, however, roofs are permitted at projecting bay windows. If roof forms are a part of the storefront design, they must come to a complete peak and should be expressed in the interior of the space. See the Materials section for allowed and prohibited roof materials.

COMPLETE ROOF FORMS

3.7 Overhangs

Overhangs are permitted in storefronts provided that they are an integral part of the storefront design. Eaves should be kept low (7-1/2 feet to 9 feet) in keeping with the small scale of Carmel. The underside of overhangs must be articulated with architectural elements such as brackets, coffers or exposed beam-ends. False, purely decorative balconies and balustrades are not allowed.

3.8 Umbrellas

Umbrellas can add to the pedestrian scale and experience of the streetscape. Umbrellas are only allowed in the tenant's exterior leased premises and can not overhang into the public right-of-way. Umbrellas should be small in scale (maximum six feet in diameter) and no more that nine feet high (9'-0") at the peak. Wood or wrought iron are the only acceptable materials for the umbrella structure. No insignia, graphics or text is permitted on the umbrella fabric. The umbrella fabric must be flame retardant material in a color approved for awnings (see Section 4.2).

UMBRELLA

ARTICULATED EAVE

3.9 Stairs/Ramps/Railings

Stairs, slopes and railings must conform to California Title 24 and the Americans with Disabilities Act for accessibility. Stairs are required to use decorative, natural materials, such as brick treads and risers, or decorative tile risers. Ramps are similarly required to use natural materials such as brick pavers or stones.

Railings must be considered an integral part of the storefront design. Wrought iron or decorative wood railings are required. Standard, code-minimum steel railings are not acceptable.

DECORATIVE STAIR

3.10 Landscaping (at grade, in planters)

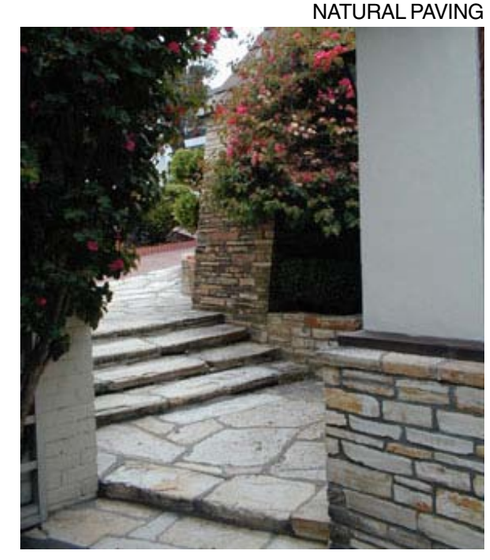
Carmel is seen as "a village in a forest," and landscaping plays a major role in the atmosphere of Carmel Plaza and the commercial district. Landscaping should generally be informal and naturalistic. Tenants may utilize built-in planters within their storefront design with the approval of Carmel Plaza Management. Built-in planters are required to be provided with a concealed irrigation system.

DECORATIVE STAIRS AND RAILINGS

In-ground planters are appropriate at storefront recesses or flanking a store entry. Planter boxes can be utilized under storefront display windows. Planter boxes should be detailed as an integral part of the storefront and constructed from natural materials that are compatible with the overall storefront design. Planter boxes may be constructed of any material that is acceptable for walls. See the Materials section of these design guidelines for acceptable materials.

Hanging planters can add pedestrian detail and color to a storefront and may be utilized with the approval of Carmel Plaza Management. Hanging planters must be integrated with the overall storefront design and are required to maintain seven feet (7'-0") clear between grade and any planter or plant material. Plant material can not protrude more than 12 inches (12") from the planter in any direction. All irrigation lines to planted areas must be concealed.

NATURAL PAVING



3.11 Audio/Music/Speakers

Music can help to define the ambience, and set the tone for the merchandise of a tenant, however, it is necessary that all audio (speakers or sound) is confined within the tenant's leased premises so that pedestrians can enjoy the natural ambience of Carmel Plaza.

Exterior speakers are prohibited.

SHIELDED LIGHT FIXTURE

TRADITIONAL LIGHT FIXTURES

3.12 Exterior Lighting

True to the concept of a "village in a forest," the exterior lighting is required to be subtle. In general, the exterior lighting at Carmel Plaza is already in place and has been designed to be the minimum required for public safety. However, light fixtures can contribute to the human scale of the storefront and add detail to the facades. Light fixtures should be incorporated into the overall design of the facade and contribute to the natural village character of Carmel Plaza.

All light fixtures must be screened. No exposed light sources are allowed. Neon lighting, spotlights, flood lights, wall washers, landscape lighting and tree lighting are not allowed. See the Signage section of these design guidelines for lighting allowed for signage. See the Materials section for allowed and prohibited lighting materials.

3.13 Signage

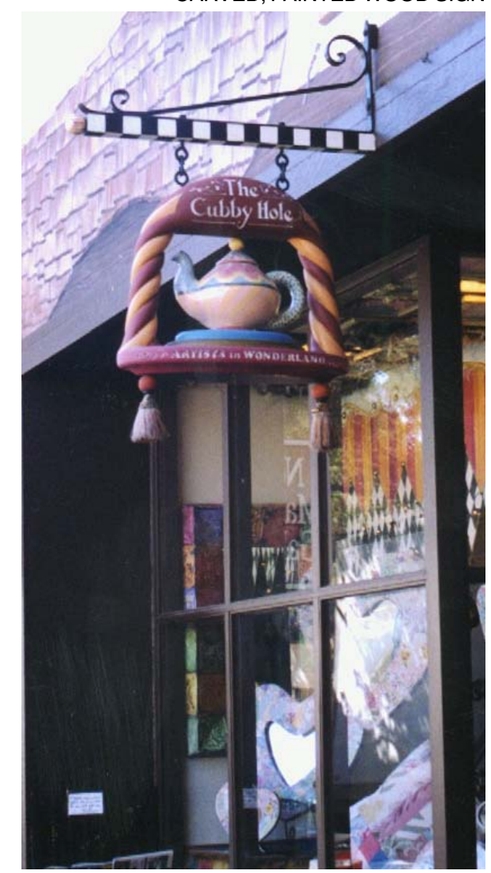
Signage is an integral part of the storefront design. Tenants must comply with both these guidelines and the City of Carmel's Sign Ordinance (Chapter 17.36). Where conflicts occur or any uncertainty exists between these guidelines and the Sign Ordinance, the most restrictive provisions shall apply.

Signs should be compatible with the design of the storefront and are meant primarily as identification, not as advertisement or an attention-grabbing device. Signs are typically made of wood and oriented to the pedestrian, not the automobile.

Signs should be informative of the business name, use and location. The business name should be the primary focal point of the sign and any logos or graphics should be visually subordinated relative to the business name. They should be simple in design; any creative graphic depictions should be related to the business use and shall be in scale with the sign text. Signs are required to be made of permanent and natural materials. See the Materials section for sign materials that are acceptable and unacceptable.

There are three types of signs governed by these guidelines: 1) exterior business signs (including wall signs and hanging signs), 2) interior business signs and 3) restaurant menu signs.

CARVED, PAINTED WOOD SIGN



3.13.1 Exterior Business Signs

One (1) exterior business sign (wall sign or hanging sign) is allowed per tenant store. The following standards must be followed for exterior business signs.

1. The maximum area of a wall-mounted sign is six (6) square feet.

2. The maximum area of a hanging sign is three (3) square feet.

3. Calculation of sign area:

   All faces of multi-faced sign will be included in the calculation of area except for a double-faced hanging sign in which case only one (1) face will be included.

   For irregularly shaped signs, the calculated area is based on the smallest rectangle that wholly contains the sign.

   Brackets or other attachments incorporating design elements that are descriptive or informative of the business use will be included as a part of the sign area.

4. Signs must be located as close as possible to the business entrance and below the eave or parapet line of the building. Hanging signs must not project more than thirty inches (30") from the face of the storefront. Hanging signs are required to have a minimum thickness of one and one-half inches (1-1/2") and a maximum thickness of six inches (6"). Hanging signs are to have a minimum of seven feet (7'-0") and maximum of eight feet (8'-0") of vertical clearance from the sidewalk for pedestrian travel.

5. The design should be informative of the business name and use. Signs should be simple in graphic design; compatible with the design, color, size, and scale of the business storefront, adjoining structures and surroundings. Any graphic or pictorial representations must be in scale with the text on the sign.

6. See Section 3.13.4 for Sign Lighting.

EXTERIOR BUSINESS SIGNS

3.13.2 Interior Business Signs

Interior business signs are those signs that are visible from exterior areas. The following standards must be followed for interior business signs.

1. Signs affixed to a window:

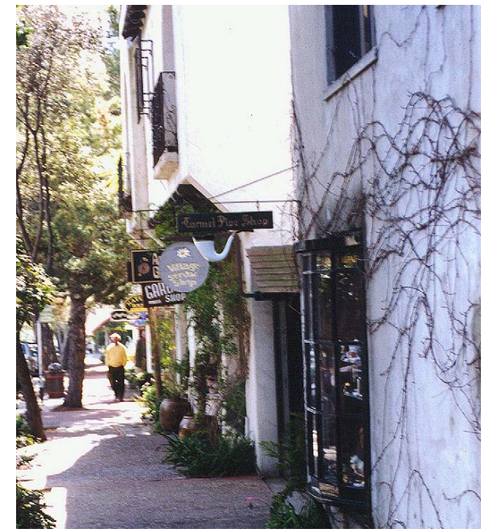
   Maximum number of signs affixed to windows is six (6) with a maximum aggregate area of 100 square inches. The maximum letter size is one inch (1"). Sign content is limited to "hours of operation," "will return," "alarm," "no food or drink," and/or "credit card."

2. Signs 0 feet to 5 feet back from the storefront:

   Signs can be unlimited in number with unlimited content. Maximum letter size is one inch (1"). The maximum size of a single sign is one (1) square foot, with a maximum aggregate area counting all signs of two (2) square feet. Business name or identifying part of business name is limited to ten percent (10%) or less of the area of each sign.

3. Signs 5 feet or more back from the storefront:

   Signs can be unlimited in number with unlimited content. Maximum letter size is three inches (3") with a maximum aggregate area counting all signs of six (6) square feet. Business name or identifying part of business name is limited to ten percent (10%) or less of area of each sign. Signs can not be lighted.



EXTERIOR BUSINESS SIGNS

3.13.3 Restaurant Menu Signs

Restaurant Menu Signs are allowed in two forms: contained within menu boxes (for restaurants) and/or take-away menus (for all food uses). A menu box is a permanently mounted architectural element on, or immediately adjacent to the business for displaying menus, awards or daily food specials. A take-away menu holder is a small, temporary or permanent container holding take-away menus for free distribution to the public. The following standards must be followed for Restaurant Menu Signs.

1. Menu Box:

   Maximum number of Menu Boxes is one (1), with a maximum size of four (4) square feet. The Menu Box may not be affixed to a door or window and must be located at the entry. The contents can include a menu identical to that being used in the restaurant, special menus or awards. The design must be compatible in scale, colors and materials to the storefront. Menu Boxes may be internally illuminated. Each Menu Box is allowed a total maximum of fifteen (15) watts of interior lighting and can be lockable.

MENU BOX

MENU BOX

2. Take-Away Menu Holder:

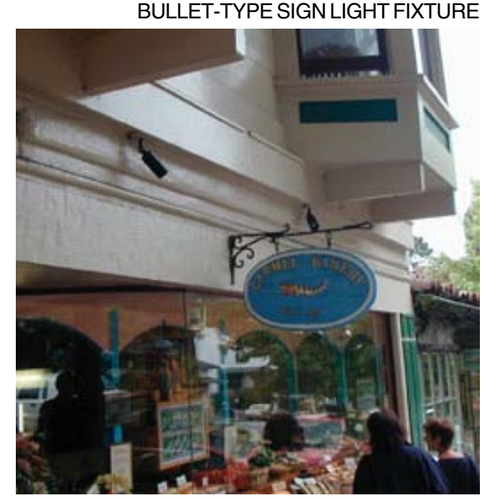
   Maximum number of Take-Away Menu Holders is one (1),with a maximum size of one (1) square foot. The Take-Away Menu Holder may not be affixed to glass in a door or window and must be located at the entry. The contents are limited to take-away menus only. The Take-Away Menu Holder must be constructed of wood (painted or stained) or basketry. Lighting is not allowed on Take-Away Menu Holders.

3.13.4 Sign Lighting

Businesses open to the public during the hours of darkness shall be allowed limited exterior lighting to enable patrons to find and identify the business. The lights shall be turned off when the business is closed each evening. One (1) incandescent (25 watts) or halogen (20 watts) light is allowed per three (3) square feet of sign area or for each side of a double-faced hanging sign.

Each light source shall be a small, bullet-type fixture painted to match surroundings, mounted to a nearby building element or incorporated into a support bracket but not designed or mounted to become part of the sign. The lighting shall be architecturally compatible with the building or mounted to be recessed or shielded or otherwise not readily visible to pedestrians. It shall also be aimed directly toward the sign but not toward the eye level of pedestrians or vehicles.

BULLET-TYPE SIGN LIGHT FIXTURE



INTEGRATED SIGN LIGHTING

BULLET-TYPE SIGN LIGHT FIXTURE

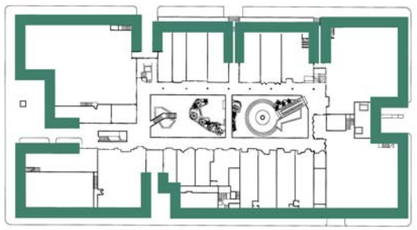
4.0 EXTERIOR STREET FACADES

The Elegant Natural Tradition

The exterior storefronts are part of the urban fabric of Carmel's commercial district. They must be designed to fit within the unique character of the city. Carmel is known as a "village in a forest" and can be described as following the "Elegant Natural Tradition" of Carmel. Storefronts in the Elegant Natural Tradition do not call undue attention to themselves, but fit into the context of the city. They respect the small-scale buildings in Carmel and are constructed of natural materials, with a high level of detail. Storefronts are not required to adhere to a specific style, but should be built with respect for traditional proportions and historical construction techniques. The vast majority of Carmel's buildings were built with load bearing masonry or frame walls. Because of the construction type, there are large areas of exterior walls. Walls adequate to carry the buildings' loads to the ground flanked the storefront openings. Pilasters were of significant width for the same reasons. Storefronts should respect the proportions that grew out of these structural necessities.

The tenant is encouraged to provide entries and display windows along the exterior street facades provided the buildings of Carmel Plaza retain their sence of continuity. New entries and display windows should be consistent with the prevalent architectural style of the adjacent buildings. Tenants are encouraged to provide pedestrian-scaled interest through the use of variations in color and surfaces of doors, windows and entry elements. Windows are required to have a twelve inch (12") minimum base below each sill in a material, texture or color that contrasts with the wall material above the base.

The materials of the exterior street facades must reflect the "Elegant Natural Tradition." The use of natural materials such as wood, brick and stone is encouraged. In any event, the materials must be durable and timeless. These design guidelines seek to specifically address the characteristics of the "Elegant Natural Tradition" that will ensure that exterior street facades reinforce the unique atmosphere of Carmel and Carmel Plaza.



4.1 Awnings

Awnings must fit within the overall character of the storefront. The awnings must be detailed so that their shape, proportions and supporting members complement the storefront. Awnings are not allowed on north-facing facades. Awnings must be designed to be compatible in form and detail to any adjacent awnings. Long, continuous awnings, single awnings with irregular depths and awnings that extend more than four feet (4') from the storefront are not permitted.

Awnings must relate to storefront openings. A minimum four-inch (4") valance is required for awnings. The maximum length to height ratio for awnings is 2/1. Fabric is the only acceptable awning material. No insignia, graphics or text is permitted on awning fabric. Awning supports may be steel (painted to match the awning, or to match a storefront accent color) or wrought iron. See the Colors section of these guidelines for acceptable awning colors.

AWNINGS RELATE TO OPENINGS

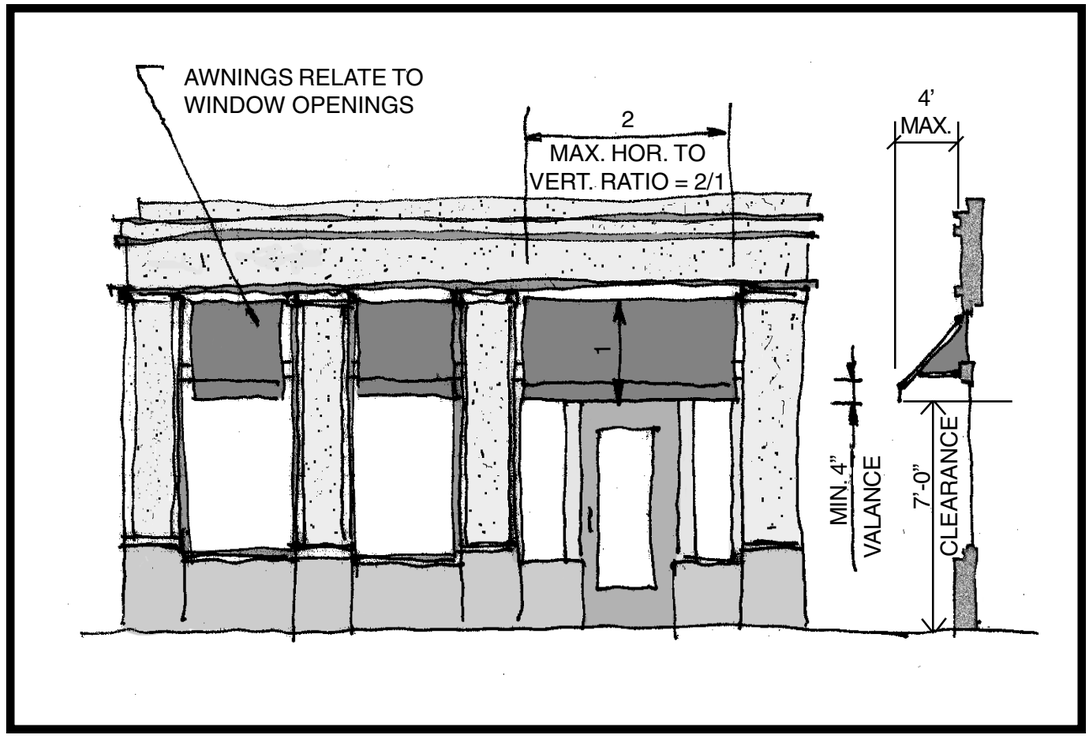


FIGURE 4.1 AWNINGS

LONG, HORIZONTAL
AWNINGS NOT ALLOWED

AWNINGS FIT IN OPENING WITH VALANCE

4.2 Acceptable Colors

The storefront's colors are required to lend a feeling of subtle, naturalistic elegance. They must blend in with the natural surroundings, the base building and adjacent storefronts. Colors must respect the established traditions of the commercial neighborhood and blend harmoniously with the patterns of the street.

Base colors that are muted and blend with the natural surroundings are required. The tenant may choose a base color with any hue with saturation of 15% or less. See the color wheel for acceptable base colors.

Accent colors can be more saturated. Accent colors are limited to 15% of the storefront area, not including awnings. Brightness of accent colors must be 50% or less (0%=black, 100%=white). See the color wheel at right for acceptable accent colors. Awning colors can be any acceptable color.

Colors that vary from the standard palettes may require separate city planning commission approval.

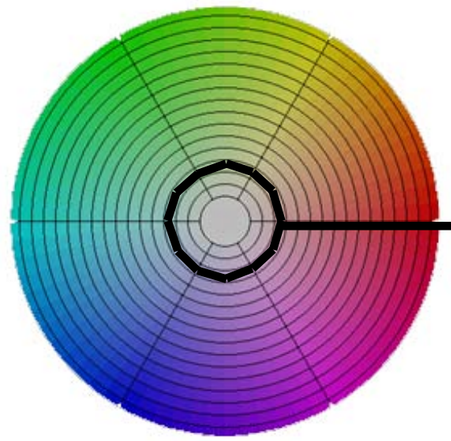
Mottling, antiquating and faux finishes are not allowed.

The colors in this manual are reproduced as accurately as possible; however, due to variations in printing processes, these colors may have some variation from actual acceptable colors. Refer to the Benjamin Moore colors listed below for examples of actual acceptable colors for use on the exterior street facades.

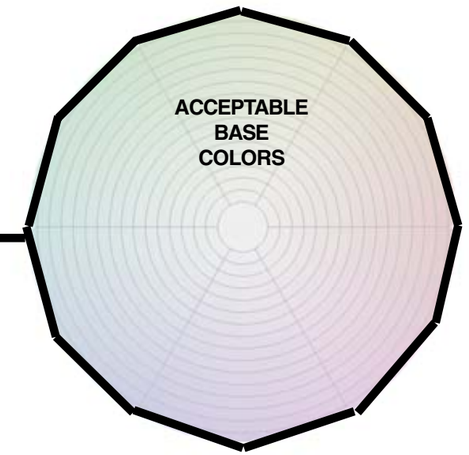
Base Colors:
Numbers 2088 through 2175 with a suffix of 70.

Accent Colors:
Historic Colors (Prefix of HC) with a base of 4B.

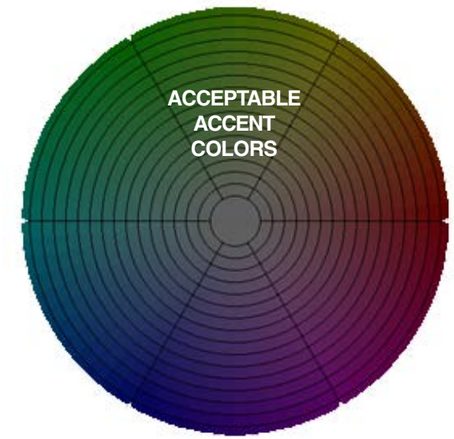
Standard Color Wheel



Base Colors
(Any Hue: Saturation 15% or Less)



Accent Colors
(50% brightness maximum)



NATURAL COLORS

MUTED ACCENT COLORS

4.3 Materials

Materials form the pedestrian's first impression of the storefront. They are required to have a natural appearance and a sense of warmth. Materials must blend in with the natural surroundings, the base building and adjacent storefronts. Natural materials such as wood, stone, brick and tile are required. A high level of detailing, including carved wood, moldings and architectural elements such as pilasters, eaves and cornices are encouraged.

Mottling, antiquating, faux finishes, plastic and imitation materials are not allowed. Polished materials, including polished stone and polished metal are not permitted.

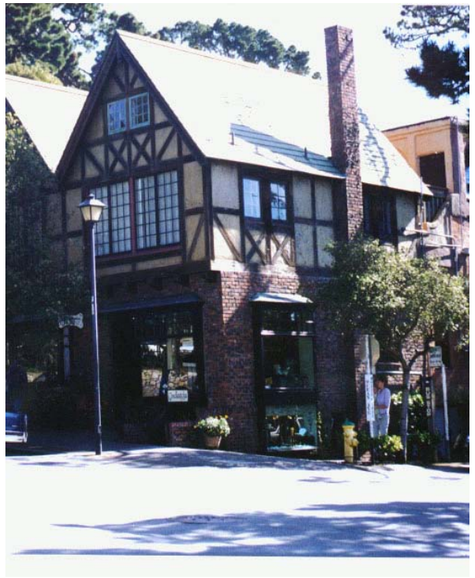
Any materials to which a color is applied must follow acceptable colors per Section 4.2. The following list outlines materials allowed and not permitted for a variety of uses including paving, wall materials, windows, doors, signs and lighting. In general, warm, natural materials are allowed while polished, cold materials are not allowed.

Paving Materials Allowed:	**Paving Materials Not Permitted:**
Brick (new or used)	Manufactured used brick
Natural un-gauged stone (slate, flagstone, etc.)	Polished stone
Unglazed terra cotta pavers	Glazed ceramic mosaic tile
Unglazed ceramic mosaic tile	Glass block
Stained wood	Concrete
Exposed aggregate concrete	Asphalt
Decorative glazed tile at stair risers	Terrazzo
	Untreated wood

Wall Materials Allowed:	**Wall Materials Not Permitted:**
Brick (new or used)	Manufactured used brick
Painted brick	Polished stone
Natural un-gauged stone (slate, flagstone, etc)	Exterior insulated finish system (EIFS)
Cement plaster (smooth steel trowel finish)	Glazed ceramic mosaic tile
Unglazed ceramic mosaic tile	Polished metal
Stained wood (shingles, board & batten, ship-lap, etc.)	Concrete block
Painted wood (shingles, board & batten, ship-lap, etc.)	Glass block
Wrought iron	Sheet wood products (T-111, etc.)
Decorative glazed accent tiles	

Window Materials Allowed:	**Window Materials Not Permitted:**
Wood windows	Standard aluminum storefront systems
Steel windows	Frameless glazing (butt-glazing)
Aluminum windows (if articulated) w/ industrial flouro-polymer coating or equal finish	Mitered corners
	Etched glass
	Beveled glass
	Glass block
	Anodized aluminum

Door Materials Allowed:	**Door Materials Not Permitted:**
Wood doors	Standard aluminum storefront doors
Wood and glass doors	All-glass doors
Dutch doors	Anodized aluminum
Steel doors	
Aluminum doors (if articulated) w/ industrial flouro-polymer coating or equal finish	



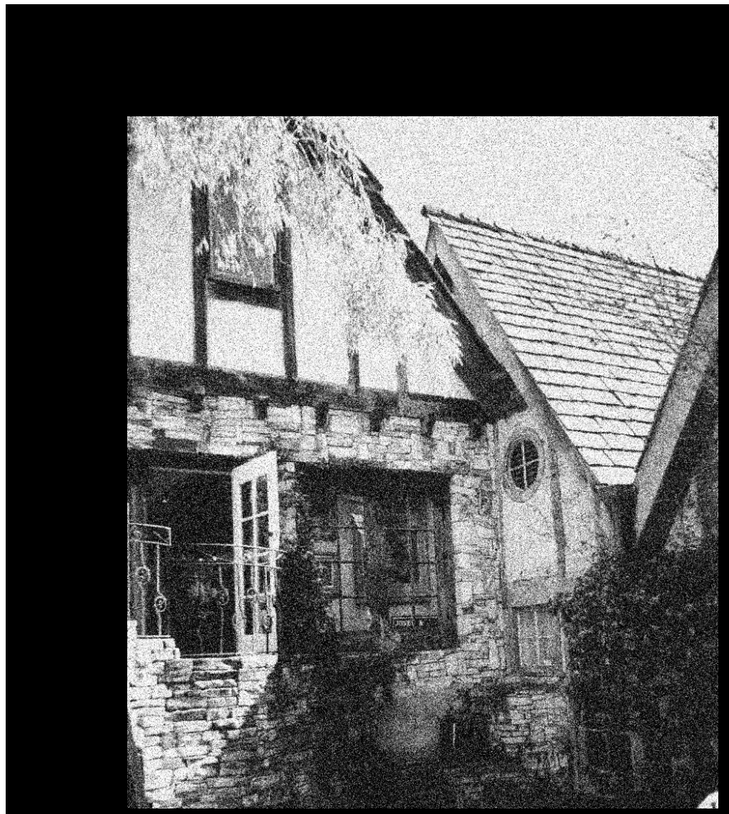
Roof Materials Allowed:	Roof Materials Not Permitted:
Wood shingles	Asphalt shingles
Clay tiles	Cement tiles
Natural metal (copper, zinc, etc.)	Manufactured imitation materials
Slate	Painted or coated metals
Gutters must be copper or painted metal	

Sign Materials Allowed:	Sign Materials Not Permitted:
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Ceramic tile	Glass
Natural stone	Polished stone
Natural metals (cor-ten, iron, copper etc.)	Polished metal
Painted metal	

Sign Bracket Materials Allowed:	Sign Bracket Materials Not Permitted:
Wrought iron	Polished metal
Painted steel	Imitation materials
Painted wood	Plastic
Natural or stained wood	Aluminum
Aged metal	

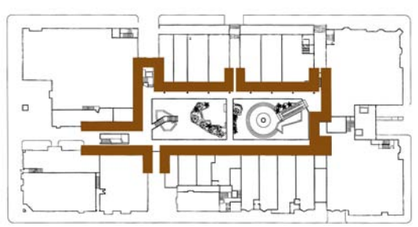
Light Fixture Materials Allowed:	Light Fixture Materials Not Permitted:
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Painted metal	Polished metal
Wrought iron	Polished stone
Natural metals (cor-ten, iron etc.)	Polished metal
Clear glass	
Beveled glass	
Frosted glass	

Hardware Allowed:	Hardware Not Permitted:
Wrought iron	Polished metal
Natural finished metal	Plastic
Natural finished wood (door pulls, etc.)	Imitation materials
	Painted metal



The interior storefronts set the character for Carmel Plaza's courtyard. Courtyards are a tradition in Carmel's commercial district and contribute to the informal nature of the shopping experience. The storefronts in the courtyard of Carmel Plaza should be compatible with the "Elegant Natural Tradition" of the exterior facades, but designers are encouraged to be innovative in their approach to the facades in the courtyard. The "Downtown Tradition " is based upon each storefront having its own unique identity while maintaining compatibility with adjacent storefronts. The result is a richness of design and expression that is found in small downtown streets. Like the exterior street facades, the interior courtyard facades should respect the small scale of buildings in Carmel and are to be constructed of natural materials, with a high level of detail. Storefronts are not required to adhere to a specific style, but should respect the small scale of Carmel Plaza.

The acceptable colors and materials of the interior courtyard facades in the "Downtown Tradition" are less restrictive than those of the "Elegant Natural Tradition." The use of natural materials such as wood, brick and stone in an innovative way is encouraged. The colors are encouraged to be vibrant and lively. In any event, the materials must be durable and elegant. These design guidelines seek to outline the characteristics of the "Downtown Tradition" that will ensure that interior courtyard facades create a lively and festive environment for the courtyard of Carmel Plaza.



5.1 Awnings

In general, awnings are not appropriate on the interior courtyard facades of Carmel Plaza. Awnings are not allowed when the storefront is behind an arcade or under an overhang.

Where awnings are allowed, they must fit with the overall character of the storefront and must be designed to be compatible in form and detail to any adjacent awnings. Awnings are not appropriate on north-facing facades. Long, continuous awnings, single awnings with irregular depths and awnings that extend more than four feet (4') from the storefront are not permitted. No insignia, graphics or text are allowed on awning fabric. Where permitted, awnings must comply with the requirements of Section 4.1.

AWNINGS

THE COURTYARD AT CARMEL PLAZA

5.2 Acceptable Colors

The storefront's colors are required to lend a feeling of subtle, naturalistic elegance. They must blend in with the natural surroundings, the base building and adjacent storefronts.

Base colors that are muted and blend with the natural surroundings are preferred. The tenant may choose a base color with any hue with a saturation of 20% or less. See the color wheel for acceptable saturation.

Accent colors are encouraged for the interior courtyard facades to help create a lively atmosphere. Accent colors can be more saturated. Accent colors are limited to 20% of the storefront area. Brightness of accent colors must be 60% or less (0%=black, 100%=white). Accent colors for the interior courtyard facades are not limited in hue. See the color wheel at right for acceptable accent colors.

Colors that vary from the standard palettes may require separate city planning commission approval.

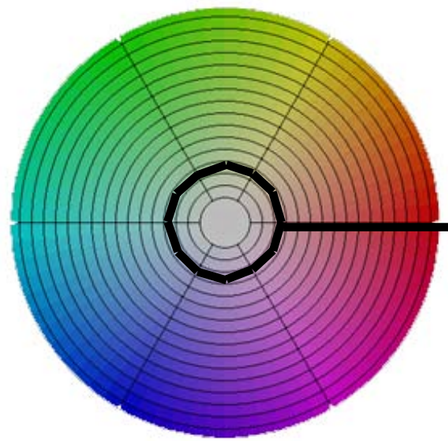
Paint must be applied as a solid color. Mottling, antiquating and faux finishes are not allowed.

The colors in this manual are reproduced as accurately as possible; however, due to variations in printing processes, these colors may have some variation from actual acceptable colors. Refer to the Benjamin Moore colors listed below for examples of actual acceptable colors for use on the interior courtyard facades.

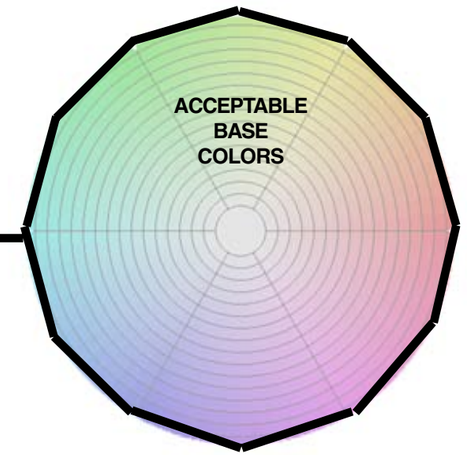
Base Colors:
Color numbers 2088 through 2175 with a suffix of 60 or 70.

Accent Colors:
Color numbers 2088 through 2175 and Historic Colors (Prefix of HC) with a base of 3B or 4B.

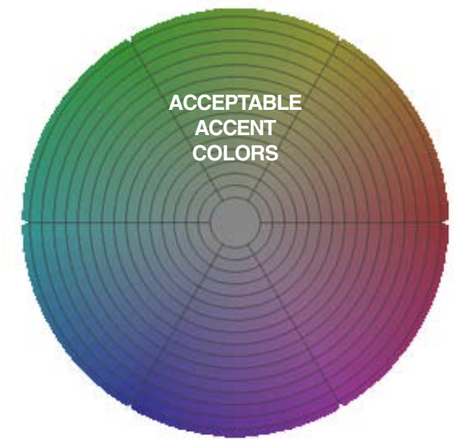
Standard Color Wheel



Base Colors
(Any Hue: Saturation 20% or Less)



Accent Colors
(60% brightness maximum, all hues)



NATURAL COLORS

INTERIOR COURTYARD FACADES

5.3 Materials

Materials form the pedestrian's first impression of the storefront. They are required to have a natural appearance, and a sense of warmth. They must blend in with the natural surroundings, the base building and adjacent storefronts. Natural materials such as wood, stone, brick and tile are required. A high level of detailing, including carved wood, moldings and architectural elements such as pilasters, eaves and cornices are encouraged.

Mottling, antiquating, faux finishes, plastic and imitation materials are not allowed.

The following list outlines materials allowed and not permitted for a variety of uses including paving, wall materials, windows, doors, signs and lighting. In general, warm, natural materials are allowed while polished, cold materials are not allowed.

NATURAL MATERIALS

Paving Materials Allowed:	**Paving Materials Not Permitted:**
Brick (new or used)	Manufacured used brick
Natural un-gauged stone (slate, flagstone, etc)	Terrazzo
Polished stone (with wet coefficient of friction >0.6)	Glazed ceramic mosaic tile
Unglazed terra cotta pavers	Glass block
Unglazed ceramic mosaic tile	Concrete
Stained wood	Untreated wood
Exposed aggregate concrete	
Decorative glazed tile at stair risers	
Modular Stone	

Wall Materials Allowed:	**Wall Materials Not Permitted:**
Brick (new or used)	
Painted brick	Manufactured used brick
Natural un-gauged stone (slate, flagstone, etc)	Exterior Insulated Finish System (EIFS)
Polished stone (as accents)	Glazed ceramic mosaic tile
Cement plaster (smooth steel trowel finish)	Polished metal
Unglazed ceramic mosaic tile	Concrete block
Stained wood (shingles, board & batten, ship-lap, etc.)	Glass block
Painted wood (Shingles, board & batten, ship-lap, etc.)	Sheet wood products (T-111, etc.)
Wrought iron	
Decorative glazed tile accents	

Window Materials Allowed:	**Window Materials Not Permitted:**
Wood windows	Standard aluminum storefront systems
Steel windows	Frameless glazing
Aluminum windows (if articulated) w/ industrial flouro-polymer coating or equal finish	Mitered corners
	Beveled glass
	Etched glass
	Glass block
	Anodized aluminum

Door Materials Allowed:	**Door Materials Not Permitted:**
Wood doors	Standard aluminum storefront doors
Wood and glass doors	All-glass doors
Dutch doors	Anodized aluminum
Steel doors	
Aluminum doors (if articulated) w/ industrial flouro-polymer coating or equal finish	

DECORATIVE TILE RISERS

Roof Materials Allowed:	Roof Materials Not Permitted:
Wood shingles	Cement tiles
Clay tiles	Manufactured imitation materials
Natural metal (copper, zinc, etc.)	Painted or coated metals
Slate	
Asphalt Shingles	

Sign Materials Allowed:	Sign Materials Not Permitted:
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Ceramic tile	Glass
Natural stone	Polished stone
Natural metals (cor-ten, iron etc.)	Polished metal (on body of sign)
Painted metal	
Polished metal (for lettering only)	

Sign Bracket Materials Allowed:	Sign Bracket Materials Not Permitted:
Wrought iron	Polished metal
Painted steel	Imitation materials
Painted wood	Plastic
Natural or stained wood	
Aged metal	

Light Fixture Materials Allowed:	Light Fixture Materials Not Permitted:
Painted wood	Plastic
Natural or stained wood	Fabric
Carved wood	Imitation materials
Painted metal	Polished metal
Wrought iron	Polished stone
Natural metals (cor-ten, iron etc.)	
Clear glass	
Beveled glass	
Frosted glass	

Hardware Allowed:	Hardware Not Permitted:
Wrought iron	Plastic
Natural finished metal	Imitation materials
Polished metal	Painted metal
Natural finished wood (door pulls, etc.)	

COURTYARD FACADES AT CARMEL PLAZA

6.0 Submittal Requirements

A tenant design package will be issued by the landlord to new tenants entering the shopping center and to those tenants upgrading their premises. This package will include the Tenant Storefront Design Guidelines.

These documents are to be used by the tenant's architect in establishing aesthetic and technical parameters for the design of a proposed store.

The tenant is obligated to submit drawings and specifications to the Landlord, the Carmel Plaza tenant coordinator, and the Carmel Planning Department for review. Prior to Planning Department submittal, the documents must have received approval from the Landlord and the Carmel Plaza Tenant Coordinator. A Submittal that is compliance with these guidelines will undergo planning staff (administrative) review. Submittals not in compliance will undergo a public review process before the Design Review Board or Planning Commission. The Planning Department reserves the right to refer applications that involve significant policy or design issues to the Planning Commission.

Submittals to the Landlord are in two sequential phases: the Preliminary Submittal and the Final Submittal. A Conceptual Submittal is optional (see 6.1). The required deliverables for each phase of submittals is specified below.

All plans shall be submitted to:

- Tenant Coordinator and Carmel Plaza General Manager
- The Macerich Company

The landlord's design consultant is available for informal conversations with the tenant or his architect at any point in the design or submittal process, to assist them in streamlining their design approach and to gain compliance with the requirements of the Tenant Storefront Design Guidelines.

6.1 Conceptual Submittal (Optional)

Prior to any submittal, the tenant and /or tenant's architect may informally present to the landlord or the design review architect the design concepts and ideas proposed for any new work. This can take the form of a meeting or rough sketches and notes submitted by mail or fax. Although not required, it is highly recommended that the tenant present a conceptual submittal.

6.2 Preliminary Submittal

The tenant will, within twenty (20) days after receipt of the tenant package, be required to submit preliminary design drawings. The preliminary submittal is to include only those architectural documents which are designated below; additional submittal material will not be considered. Construction documents will not be accepted for the preliminary submittal.

NOTE: The preliminary design phase is mandatory. Complete final plans will not be reviewed until the basic storefront concept, including signage and basic layout of the space, is approved.

The requirements of the preliminary submittal follow:

1. A color rendered storefront elevation or perspective including signage and graphics. This drawing must include the storefronts immediately adjacent to the tenant's storefront.

2. 1/4" scale floor plan indicating the configuration of all storefront elements, basic fixture layout, stock areas, and toilet rooms. Overall dimensions should be included and structural grids delineated.

3. 1/2" scale storefront elevations (including the signage concept and clearly identified materials for the storefront).

4. Storefront sections to fully illustrate the concept and details for connections to the Plaza's elements.

5. A reflected ceiling plan.

6. Material and color samples for all storefront elements mounted on a board no larger than 11" x 17". Actual material samples are required. Samples that are not actual materials will be rejected.

7. One set of sepias and two (2) sets of prints shall be submitted for all preliminary drawings.

The preliminary design review process considers the three-dimensional form of the storefront, the materials, image, colors and signage integration to determine whether or not the criteria has been met. The Compliance Checklist (see 7.0) will be used to identify conformance and/ or deviation from these design guidelines. One of two responses will generate from this process:

1. Approval as noted, with conditions to be addressed in the final submittal, or

2. Revise and re-submit, when the Tenant's basic design is unacceptable and needs to be revised. A re-submittal will then be required. Final submittals will not be reviewed until the preliminary re-submittal has been approved.

Photographs of tenant's existing stores that are similar in design intent are encouraged to be included in the preliminary submittal.

6.3 Final Submittal

When the tenant obtains preliminary design approval, he is able to proceed with the submittal of final construction documents for review. Like the preliminary review, the final submittal is either accepted or returned with conditions to be addressed.

Final approved plans must not have corrections or comments. Final plans must be re-submitted until approval is reached. Three (3) sets of bluelines and one (1) set of sepias will be required for all drawings in the final submittal. The final submittal blueline sets must be wet-stamped and signed by the appropriate design professionals prior to submittal to the landlord for final approval. The final submittal must contain the following:

1. Architectural Drawings
2. Electrical Drawings
3. Mechanical Drawings
4. Sign Fabrication Shop Drawings

Upon final plan approval, the tenant will be released to submit plans to the City of Carmel.

Architectural Drawings

1. Key plans showing the location of premises with the center
2. Floor plan at ¼" scale
3. Longitudinal section at ¼" scale
4. Interior elevations at ¼" scale
5. Reflected ceiling plan at ¼" scale
6. Storefront elevations at ½" scale
7. Storefront sections at ½" scale
8. Signage design and location, shown on the storefront plan, section, and elevation drawings.
9. Door, finish, and color schedules
10. Construction specifications

Electrical Drawings

1. Circuitry Plans
2. Panelboard schedules
3. Riser diagrams
4. Electrical load tabulations
5. Specifications
6. Any required energy calculations
7. Fixture catalog cuts for any exposed storefront lighting

Mechanical Drawings

1. HVAC equipment and distribution diagram
2. Mechanical/electrical data tabulations sheet
3. Plumbing plans
4. HVAC specifications/requirement sheet
5. Any required energy calculations

Sign Fabrication Shop Drawings

Shop drawings by the sign fabricator are to be submitted for approval along with the final submittal. All submissions are to include three (3) sets of original sign shop drawings.

Faxed submittals will not be permitted.

Shop drawings must be fully dimensioned (indicating sign panels, individual letter and overall sign lengths and heights) and include the following information:

1. Material designation and color sample
2. Lighting specifications
3. Actual letter style and type
4. Detail drawings of all ornamental hardware and metal
5. A drawing indicating the precise sign location on the storefront and the location of all concealed hardware and equipment including transformers and access panels.

7.1 STOREFRONT COMPLIANCE CHECKLIST:

The following checklist summarizes the requirements of these guidelines and has been developed to assist the tenant in gaining storefront design approval.

GENERAL STOREFRONT CRITERIA

	In Compliance	Not In Compliance
1) Façade Proportions and Scale		
a) Vertically Proportioned Openings	q	q
b) Eight foot (8'-0") Maximum Opening Height (9' w/ Transom)	q	q
2) Setbacks and Protrusions		
a) Changes in Plane	q	q
b) Informal Composition	q	q
c) Two Foot (2'-0") Recess at Entry	q	q
d) 40% of Storefront Recessed a Minimum of One Foot (1'-0")	q	q
e) Bay Windows 2'-6" Clear From Grade	q	q
3) Doors		
a) Single Leaf (Unless Double Doors Required for Exiting)	q	q
b) Maximum Door Height Seven Feet (7'-0")	q	q
c) Wood, Wood and Glass, Steel or Steel and Glass doors	q	q
d) If Aluminum and Glass, then Articulated	q	q
4) Windows		
a) Wood, Steel or Articulated Aluminum Sash	q	q
b) Maximum Glazing Panel of Thirty (30) Square Feet	q	q
c) Vertical Proportions (1.4/1 Min.)	q	q
5) Walls		
a) Maximum Opening Width of Twelve Feet (12'-0")	q	q
b) End Walls One Foot Six Inches (1'-6") Minimum	q	q
c) Variation in Plane, Texture or Materials for Walls Over Twenty Feet (20'-0") in Length	q	q
6) Roofs		
a) Complete Roof Forms	q	q
7) Overhangs		
a) Low Eaves-Nine Feet (9'-0") Maximum	q	q
b) Articulated Underside of Eaves	q	q

	In Compliance	Not In Compliance
8) Umbrellas		
a) Maximum Six Feet (6'-0") in Diameter	q	q
b) Wood or Wrought Iron Structure	q	q
c) Flame Retardant Fabric Without Text or Graphics	q	q
d) Maximum Nine Feet (9'-0") High at Peak	q	q
e) Within Tenant's Lease Premises	q	q
9) Stairs/Ramps/Railings		
a) Natural Materials on Stairs/Ramps	q	q
b) Wood or Wrought Iron Railings	q	q
10) Landscaping		
a) Informal Composition	q	q
b) Concealed Irrigation System	q	q
11) Audio/Music/Speakers		
a) Confined Within Leased Premises	q	q
12) Lighting		
a) Screened Fixtures	q	q
13) Signage		
a) Exterior Business Signs	q	q
b) Interior Business Signs	q	q
c) Restaurant Menu Signs	q	q
d) Sign Lighting	q	q
14) Awnings		
a) Relate to Window Openings	q	q
b) Maximum Length to Height Ratio of 2/1	q	q
c) Four Inch (4") Minimum Valance	q	q
d) Painted Steel or Wrought Iron Supports	q	q

	In Compliance	Not In Compliance
EXTERIOR STREET FACADES The Elegant Natural Tradition		
1) Colors		
a) Acceptable Color Palette (Section 4)	q	q
2) Materials		
a) Complies with Section 4.3	q	q
INTERIOR COURTYARD FACADES The Downtown Tradition		
1) Awnings		
a) Awnings Not Allowed Under Arcade, Overhang or on South-facing Façade	q	q
2) Colors		
a) Acceptable Color Palette (Section 5)	q	q
3) Materials		
a) Complies with Section 5.3	q	q
STOREFRONT (Summary)	q	q

Attach B – Photos of Various Proposed Changes

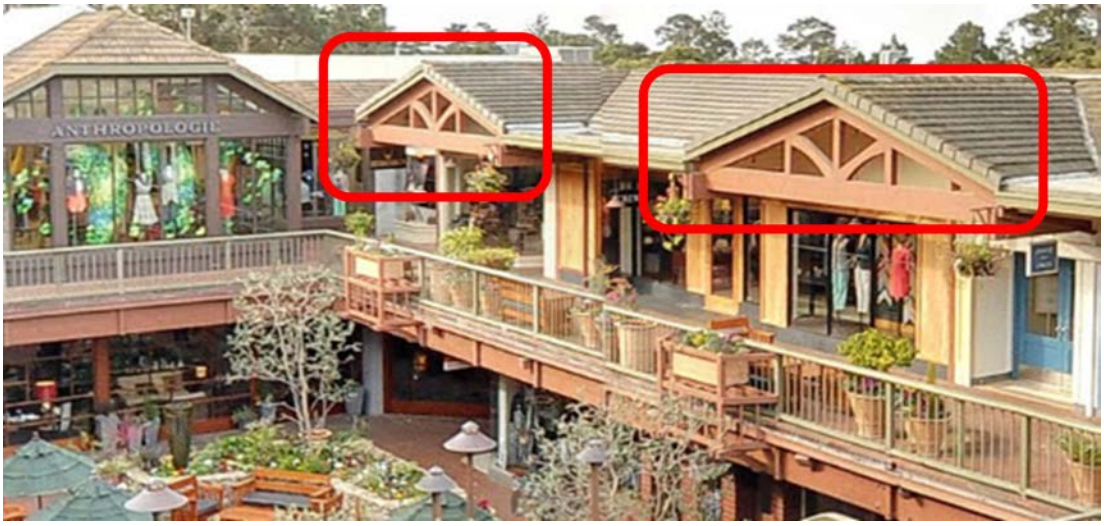
The demolition and infill of the existing staircase on the north side of the courtyard

The demolition and reconstruction of the two interior staircases with new built-in seating

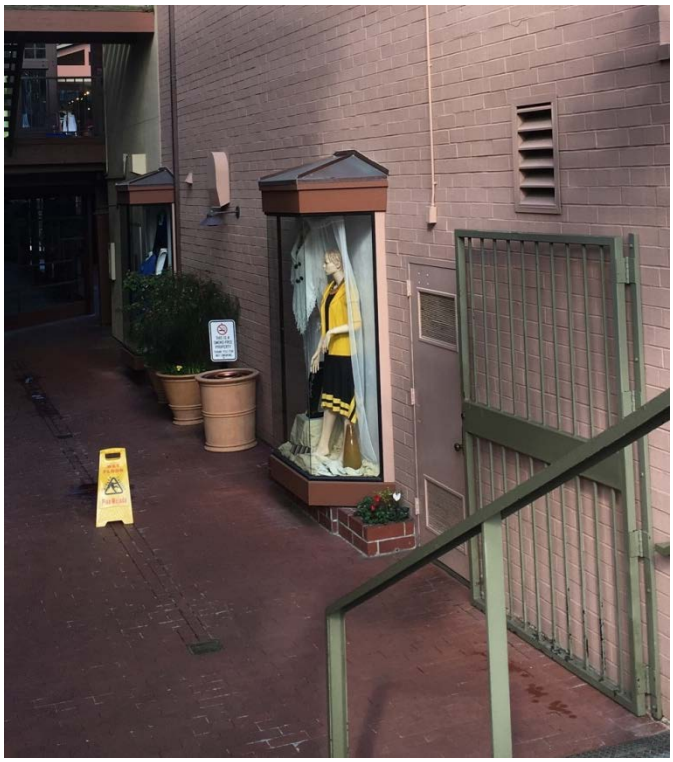
The removal of all wood railings and replacement with new metal hand rails

The removal of all cantilevered railing planters

Removal of non-structural decorative awnings



Demolish existing pop-out windows



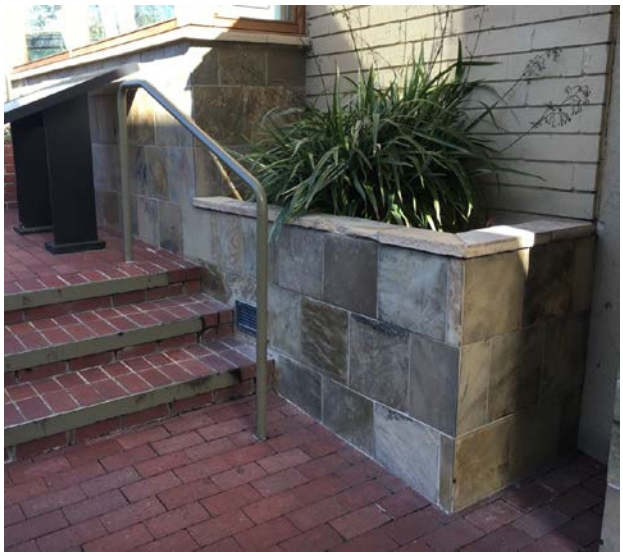
Five new monolith signs at all entrances

Replacement of four existing windows on the West elevation and the addition of new awnings above all four

Replacement of two existing windows on the East elevation and the addition of three new awnings

Addition of new trellis walls at all entrances

Removal of the existing tiles and replacement with new stone veneer at the North Mission Street entrance



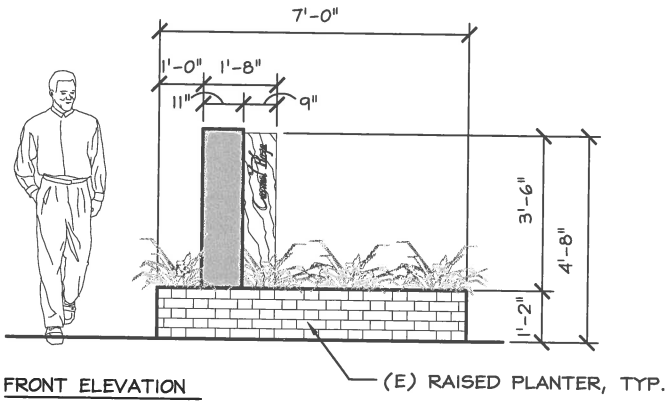
SIGN LOCATION #1_OCEAN AVE.

SIGN LOCATION #2_MISSION STREET

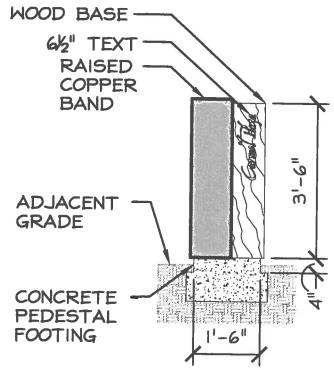
SIGN LOCATION #3_MISSION STREET

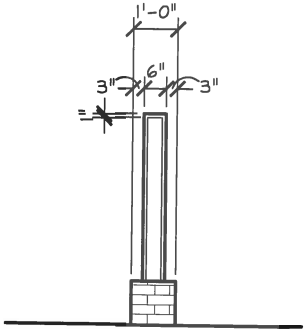
SIGN LOCATION #4_JUNIPERO STREET

SIGN LOCATION #5_JUNIPERO STREET

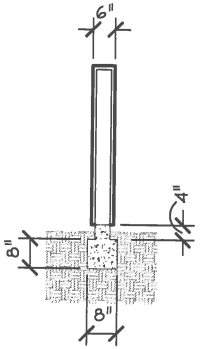


FRONT ELEVATION





SIDE ELEVATION



(N) MONUMENT SIGN

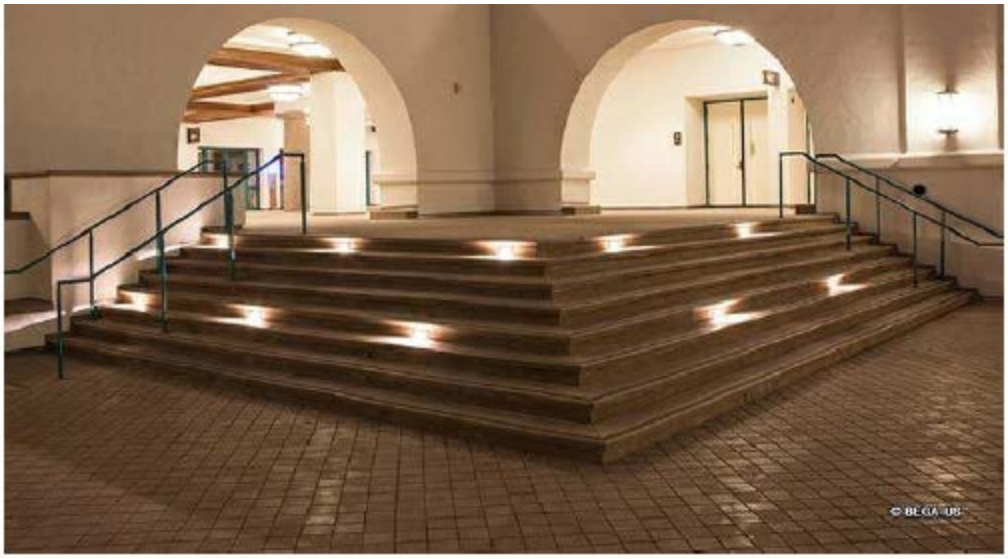
SCALE: 3/8" = 1'-0"

Existing Lights

Overhead festoon lighting and towers at the Ocean Avenue Entrances

Overhead festoon lighting in the interior courtyard

Proposed Lights



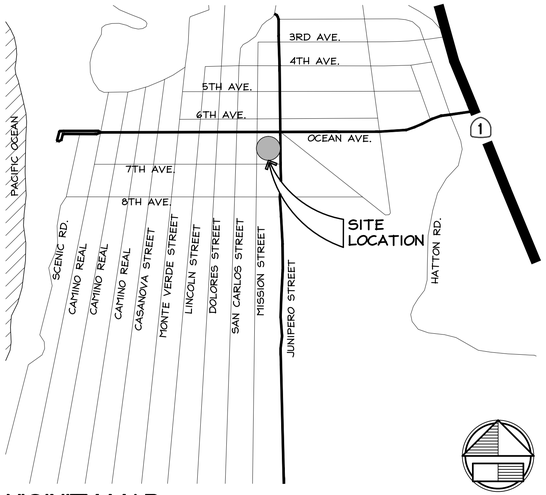
PROPOSED LIGHT COLUMN

RECESSED LIGHT UNDER THE STONE BENCH

COMMON AREA EXTERIOR RENOVATIONS FOR:

CARMEL PLAZA

OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA. 93921



VICINITY MAP

NORTH
NO SCALE

PROJECT TEAM

OWNER
OWRF CARMEL LLC
CONTACT: WILLIAM O'CONNOR
CONTACT: JOSHUA LERNER
PHONE: (212) 546-0897
FAX: (212) 546-0890

ARCHITECT
BELLI ARCHITECTURAL GROUP
CONTACT: DAVID PEARTREE
PHONE: (831) 424-4620
FAX: (831) 424-4408

LANDSCAPE ARCHITECT
BFS LANDSCAPE ARCHITECTS
CONTACT: ELIZABETH MATZ
PHONE: (831) 646-1386
FAX: (831) 373-8653

LIGHTING DESIGNER
MELINDA MORRISON LIGHTING
CONTACT: MELINDA MORRISON
PHONE: (650) 728-2177

GENERAL CONTRACTOR
HARE CONSTRUCTION
CONTACT: ETHAN HARE
PHONE: (831) 655-9507
FAX: (831) 641-9327

SHEET INDEX

T1.1 TITLE SHEET

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A1.1 PROPOSED COURTYARD LEVEL PLAN
A1.1a ENLARGED COURTYARD LEVEL ENTRIES
A2.0 DEMO OCEAN AVE. LEVEL PLAN
A2.1 PROPOSED OCEAN AVE. LEVEL PLAN
A2.1a ENLARGED JUNIPERO STREET ENTRY
A3.0 DEMO UPPER TERRACE LEVEL PLAN
A3.1 PROPOSED UPPER TERRACE LEVEL PLAN
A3.2 PROPOSED REFLECTED CEILINGS PLANS - ALL LEVELS
A4.0 (E) COURTYARD ELEVATIONS - DEMO
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L-1.2 LANDSCAPE SITE PLAN - COURTYARD
L-1.3 LIGHTING & MATERIALS - COURTYARD
L-1.4 PLANTING - COURTYARD
L-1.5 LANDSCAPE SITE PLAN - AUXILIARY CARMEL PLAZA ENTRANCES

GENERAL NOTES

1. CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING CONSTRUCTION.
2. THE ARCHITECT SHALL BE NOTIFIED OF ANY OMISSIONS OR DISCREPANCIES IN THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
3. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON THE PLANS, SECTIONS AND DETAILS.
4. SPECIFIC DETAILS AND NOTES TAKE PRECEDENCE OVER STRUCTURAL AND TYPICAL DETAILS.
5. WHERE SPECIFIC DETAILS ARE NOT PROVIDED, CONSTRUCTION CAN FOLLOW DETAILS FOR SIMILAR CONDITIONS, UNLESS CONFLICT OCCURS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN INSTALLATION AND MAINTENANCE OF ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS FINALIZED.
7. THE CONTRACTOR SHALL PERIODICALLY REMOVE DEBRIS AND CLEAN THE AREA WHERE THEY ARE WORKING.
8. THE CONTRACTOR SHALL TURN OVER TO THE OWNER A CLEAN AND COMPLETE JOB. ANY WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED, BUT NECESSARY TO COMPLY WITH THE INTENT OF QUALITY AND COMPLETENESS SHALL BE PERFORMED AS PART OF THIS PROJECT.
9. ALL GYP. BD. SHALL BE ½" U.O.N.

CODES:
2013 CBC - CALIFORNIA BUILDING CODE
2013 CPC - CALIFORNIA PLUMBING CODE
2013 CMC - CALIFORNIA MECHANICAL CODE
2013 CEC - CALIFORNIA ELECTRICAL CODE
2013 CFC - CALIFORNIA FIRE CODE
2013 CALIFORNIA TITLE 24 ENERGY REQ'MENTS
2013 CALIFORNIA AMENDMENTS
CITY OF CARMEL ORDINANCES

PROJECT DATA

AP NUMBER:	010-086-006-000
PROJECT ADDRESS:	OCEAN AVE. & MISSION ST. CARMEL-BY-THE-SEA, CA. 93921
OWNER:	OWRF CARMEL LLC 535 MADISON AVE. NEW YORK, NEW YORK 10022
ZONING:	CC-CENTRAL COMMERCIAL COMMUNITY PLAN OVERLAY
(E) OCCUPANCY GROUP:	A, B, M
(N) OCCUPANCY GROUP:	SAME
LOT AREA:	80,000 S.F. (1.84 ACRES)
LANDSCAPE REQUIREMENT:	(E) STREET FRONT LANDSCAPE TO REMAIN. ALL INTERIOR COURTYARD LANDSCAPE TO BE REPLACED.
CONSTRUCTION TYPE:	TYPE V - B, SPRINKLERED
NUMBER OF STORIES:	3 STORIES + SEMI-SUBTERRANEAN PARKING GARAGE
CURRENT USE:	COMMERCIAL PLAZA
PROPOSED USE:	TO REMAIN THE SAME
SCOPE OF WORK:	EXTERIOR UPGRADES INCLUDING SELECTED (N) EXTERIOR WINDOWS, GROUND PAVERS, LANDSCAPING, STAIRS, LIGHTING AND BUILT-IN OUTDOOR FURNITURE.

SYMBOLS

COLUMN LINE (1, A)

DOOR SYMBOL — DOOR NUMBER (2)

WINDOW TYPE (5)

LOUVER TYPE — SKIP LETTERS "I" AND "O" (A)

REVISIONS — PROVIDED FOR PLAN CHECK CHANGES (3)

MATCH LINE — SHADED PORTION IS THE SIDE UNDER CONSIDERATION

WORK POINT, CONTROL POINT OR DATUM POINT

BUILDING SECTION — DRAWING OR DETAIL NUMBER (1) / SHEET NUMBER (A4.1)

WALL SECTION — DRAWING OR DETAIL NUMBER (1) / SHEET NUMBER (A4.1)

DETAIL NUMBER (1) / SHEET NUMBER (A4.1)

INTERIOR ELEVATION — ELEVATION IDENTIFICATION (ELEVATIONS UNFOLD CLOCKWISE NO ARROW INDICATES NO ELEVATION SHOWN.) (A, B, C, D)
DRAWING OR DETAIL NUMBER (1)
SHEET NUMBER (A4.1)

ROOM IDENTIFICATION — ROOM NAME (OFFICE) / ROOM NUMBER (101)

100.47' — NEW OR EXISTING FINISH GRADE (GRADE SHOT)

85 — NEW OR FINISHED CONTOURS

81 — EXISTING CONTOUR

PROPERTY LINE

W — WATER LINE
G — GAS LINE
TEL — TELEPHONE
IRR — IRRIGATION
SS — SANITARY SEWER
OHE — OVERHEAD POWER LINE
IW — INDUSTRIAL WASTE
E — ELECTRIC
SD/IW — STORM DRAIN, INDUSTRIAL
SD — STORM DRAIN
X — SITE FENCING

3'-6" F.O.S. — DESCRIPTION OF DIMENSION POINT -REFER TO ABBREVIATION LIST

3'-6" — DIMENSION POINT TAKEN FROM CENTERLINE OF OBJECT

3'-6" CLEAR — PROVIDE DIMENSION CLEAR FROM OBSTRUCTIONS

MATERIALS

EARTH

ROCK/ GRAVEL/ AGGREGATE (OR AS SPECIFICALLY NOTED)

CONCRETE (OR AS SPECIFICALLY NOTED)

SAND/ MORTAR/ PLASTER (OR AS SPECIFICALLY NOTED)

ASPHALTIC CONCRETE PAVING (OR AS SPECIFICALLY NOTED)

LANDSCAPING AREA (OR AS SPECIFICALLY NOTED)

GYPSUM BOARD (OR AS SPECIFICALLY NOTED)

GYPSUM SHEATHING -NO PAPER FACING (OR AS SPECIFICALLY NOTED)

PLYWOOD SHEATHING (OR AS SPECIFICALLY NOTED)

BATT INSULATION (OR AS SPECIFICALLY NOTED)

ABBREVIATIONS

&	AND
L	ANGLE
@	AT
℄	CENTERLINE
Φ	DIAMETER OR ROUND
⊥	PERPENDICULAR
#	POUND OR NUMBER
(E)	EXISTING
(N)	NEW
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BTWN.	BETWEEN
CEM.	CEMENT
C.I.	CAST IRON
C.J.	CONSTRUCTION JOINT
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CTR.	CENTER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DWG.	DRAWING
	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C	FIRE EXTINGUISHER CABINET
FIN.	FINISH
FL.	FLOOR
F.O.C	FACE OF CONCRETE
F.O.F	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STRUCTURE
FT.	FOOT OR FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GYP.	GYPSUM
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HGT.	HEIGHT
I.B.C.	INSTALLED BY CONTRACTOR
I.D.	INSIDE DIAMETER (DIM.)
I.M.P.	INSULATED METAL PANEL
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO. OR #	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
PRCST.	PRECAST
PL.	PLATE
P. LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
P.S.I.	POUNDS PER SQUARE INCH
PR.	PAIR
PT.	POINT
RAD.	RADIUS
R.D.	ROOF DRAIN
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
S	SOUTH
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
T.C.	TOP OF CURB
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
VEST.	VESTIBULE
W/	WITH
W.C.	WATER CLOSET
W/O	WITHOUT

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
1	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL

LICENSED ARCHITECT — DAVID PEARTREE — PRELIMINARY NOT FOR CONSTRUCTION — STATE OF CALIFORNIA

Belli Architectural Group
313 Salinas Street Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408
architectural group

TITLE SHEET
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE NONE
DRAWN C.E.
JOB 15039
SHEET T1.1
OF SHEETS

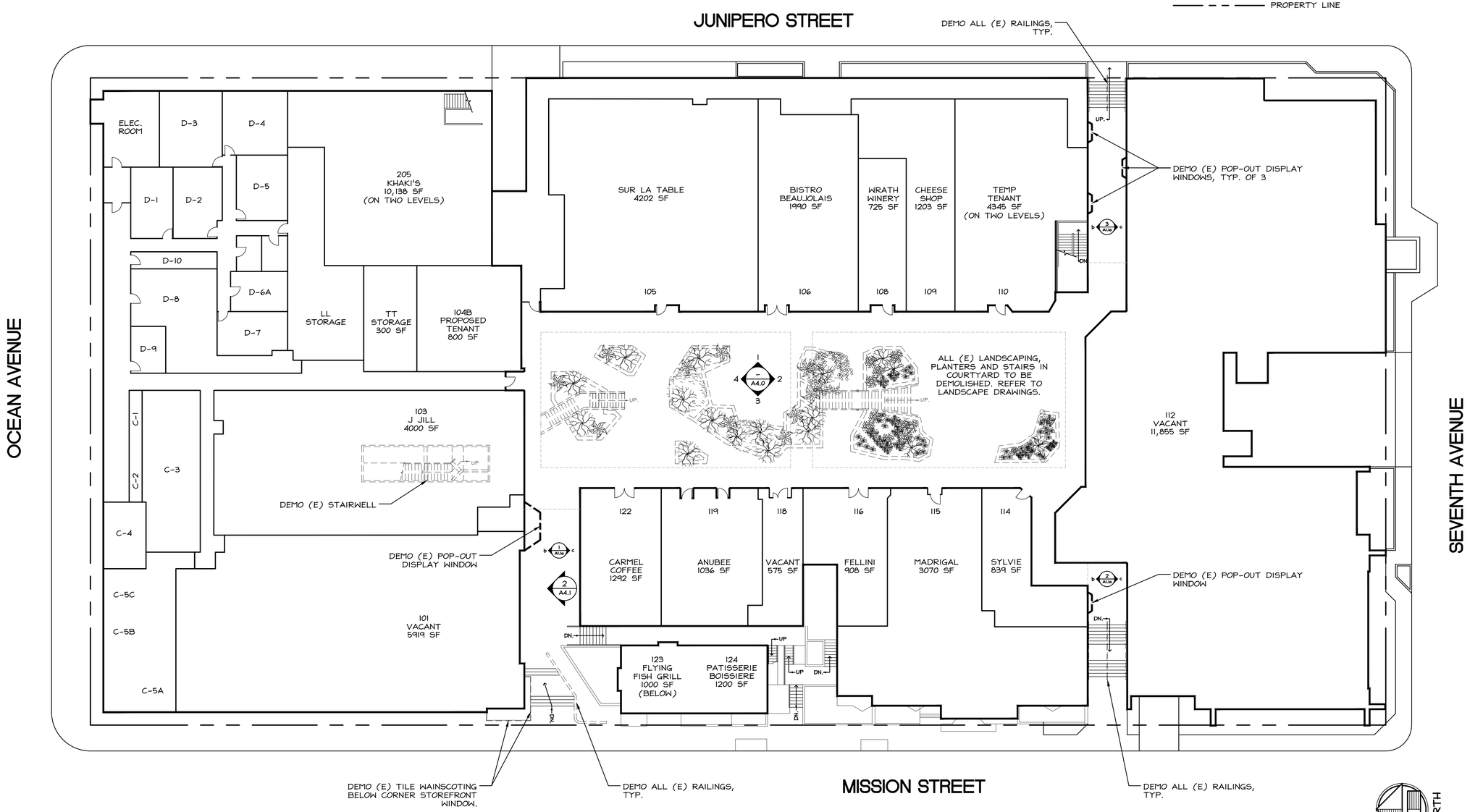
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

GENERAL NOTES

1. EVERYTHING SHOWN IS EXISTING TO REMAIN U.O.N.
2. REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.

LEGEND

- (E) BUILDING FOOTPRINT TO REMAIN
- SCOPE OF WORK TO BE DEMOLISHED
- OVERHANG ABOVE TO REMAIN
- PROPERTY LINE



1 DEMO COURTYARD LEVEL PLAN
SCALE: 1/16" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
1	04/27/16	CE	DESIGN REVIEW 2nd SUBMITTAL

LICENSED ARCHITECT DANIEL PEARCE BELLI STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

Belli Architectural Group
313 Salinas Street Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408

DEMO COURTYARD LEVEL PLAN
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/16" = 1'-0"
DRAWN CE
JOB 15039
SHEET A1.0
OF SHEETS

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GENERAL NOTES

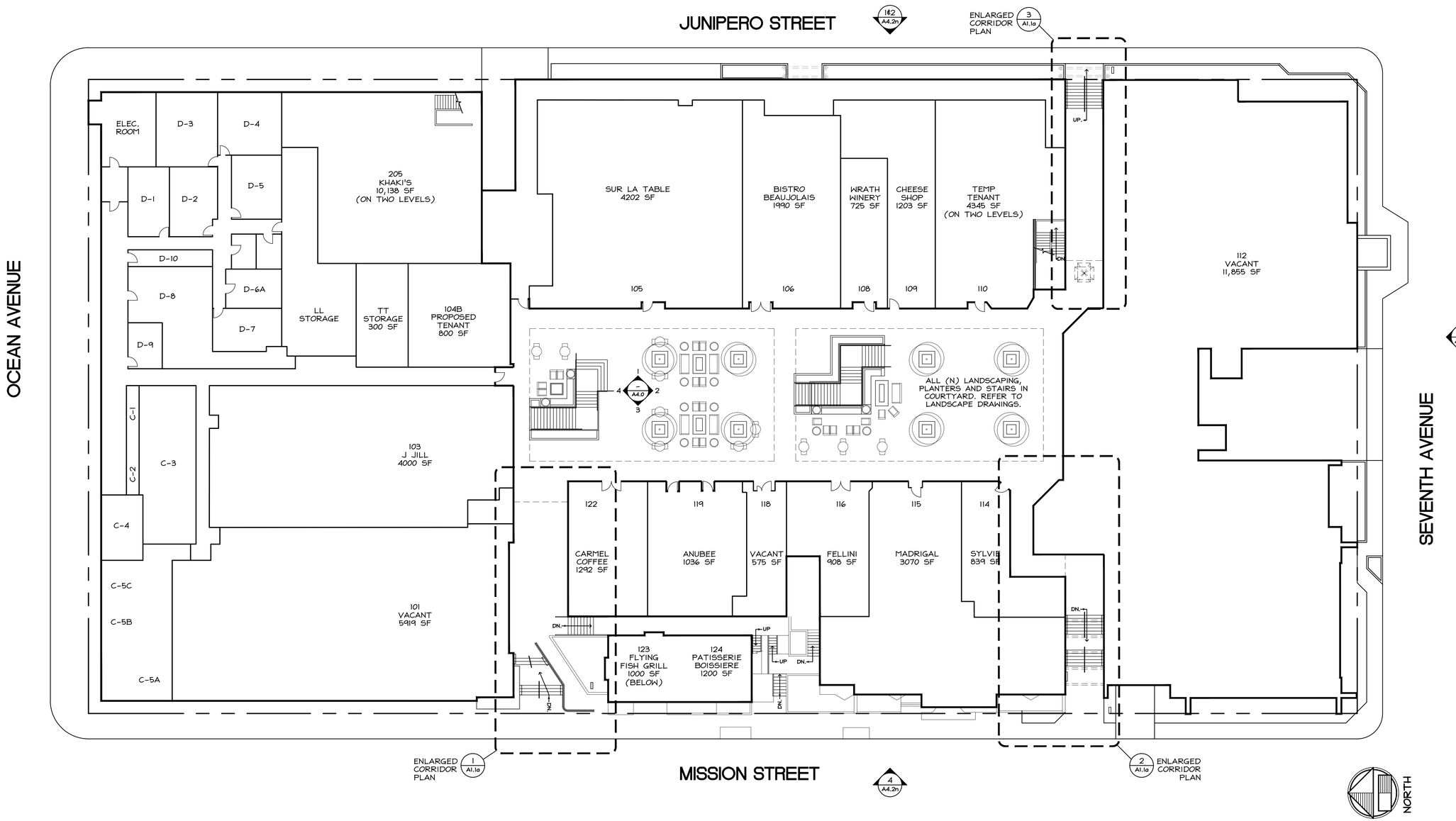
1. EVERYTHING SHOWN IS EXISTING TO REMAIN U.O.N.
2. REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.
3. REFER TO (1 / A3.2) FOR REFLECTED CEILING PLAN.

LEGEND

(E) BUILDING FOOTPRINT TO REMAIN

OVERHANG ABOVE TO REMAIN

PROPERTY LINE



1 PROPOSED COURTYARD LEVEL
SCALE: 1/16" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION

LICENSED ARCHITECT DAVID NOEL FRANTZEN C-30852 Exp. 12/31/17 STATE OF CALIFORNIA

Belli Architectural Group
313 Salinas Street Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408
architectural group

PROPOSED COURTYARD LEVEL PLAN

EXTERIOR REFRESH FOR:
CARMEL PLAZA
OCEAN AVE.
CARMEL BY THE SEA, CA.

DATE	12/02/15
SCALE	1/16" = 1'-0"
DRAWN	CE
JOB	15039
SHEET	A1.1
OF	SHEETS

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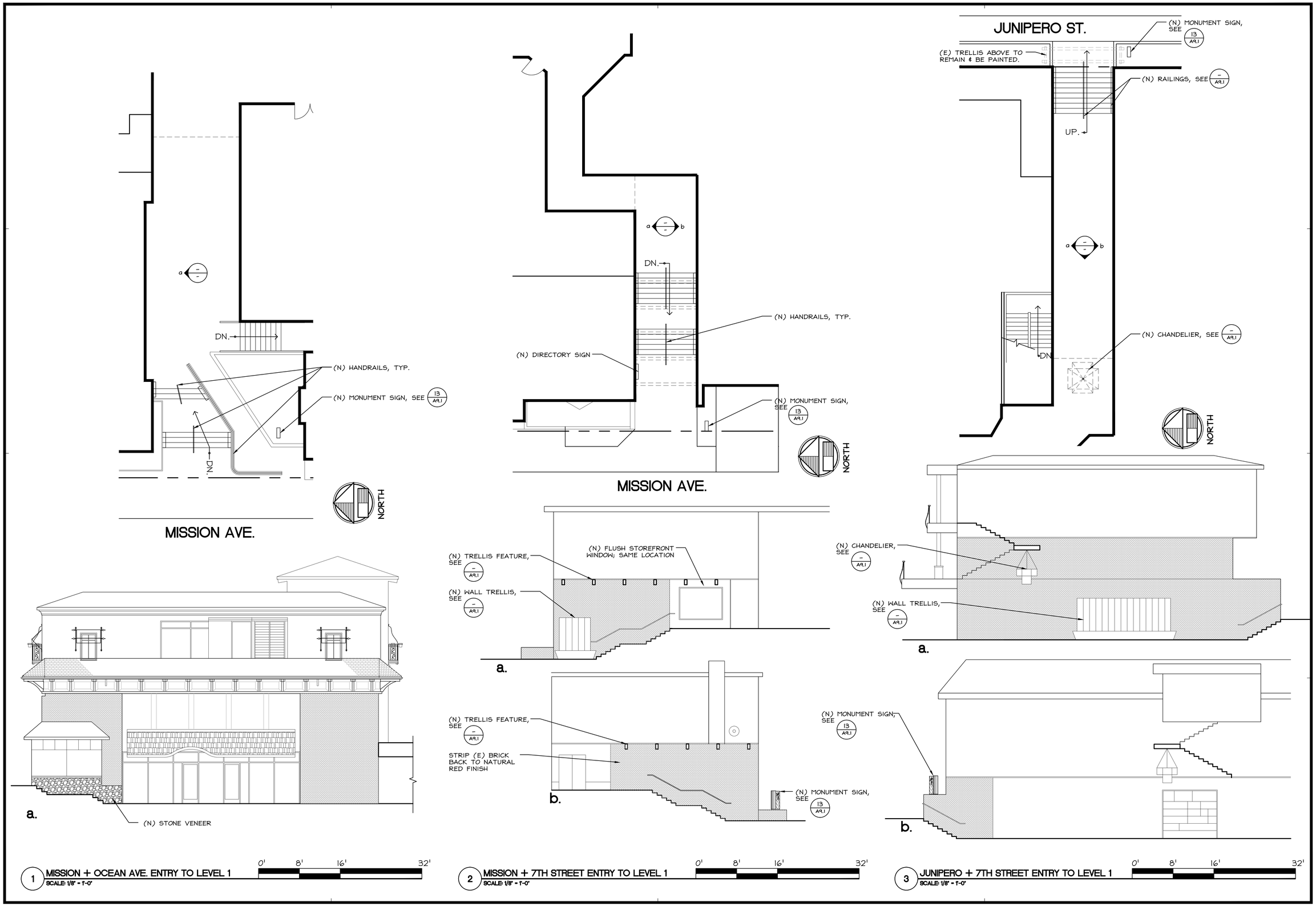

1 MISSION + OCEAN AVE. ENTRY TO LEVEL 1
SCALE: 1/8" = 1'-0"

2 MISSION + 7TH STREET ENTRY TO LEVEL 1
SCALE: 1/8" = 1'-0"

3 JUNIPERO + 7TH STREET ENTRY TO LEVEL 1
SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
1	04/27/16	CE	DESIGN REVIEW 2nd SUBMITTAL

LICENSED ARCHITECT
DANIEL FERRARA BELLI
STATE OF CALIFORNIA
PRELIMINARY
NOT FOR CONSTRUCTION

Belli Architectural Group
313 Salinas Street
Phone (831) 424-4620
Salinas, California
Fax (831) 424-4408
architectural group

ENLARGED COURTYARD LEVEL ENTRIES

COMMON AREA EXTERIOR RENOVATION FOR:

CARMEL PLAZA

OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/8" = 1'-0"
DRAWN CE
JOB 15039
SHEET **A1.1a**
OF SHEETS

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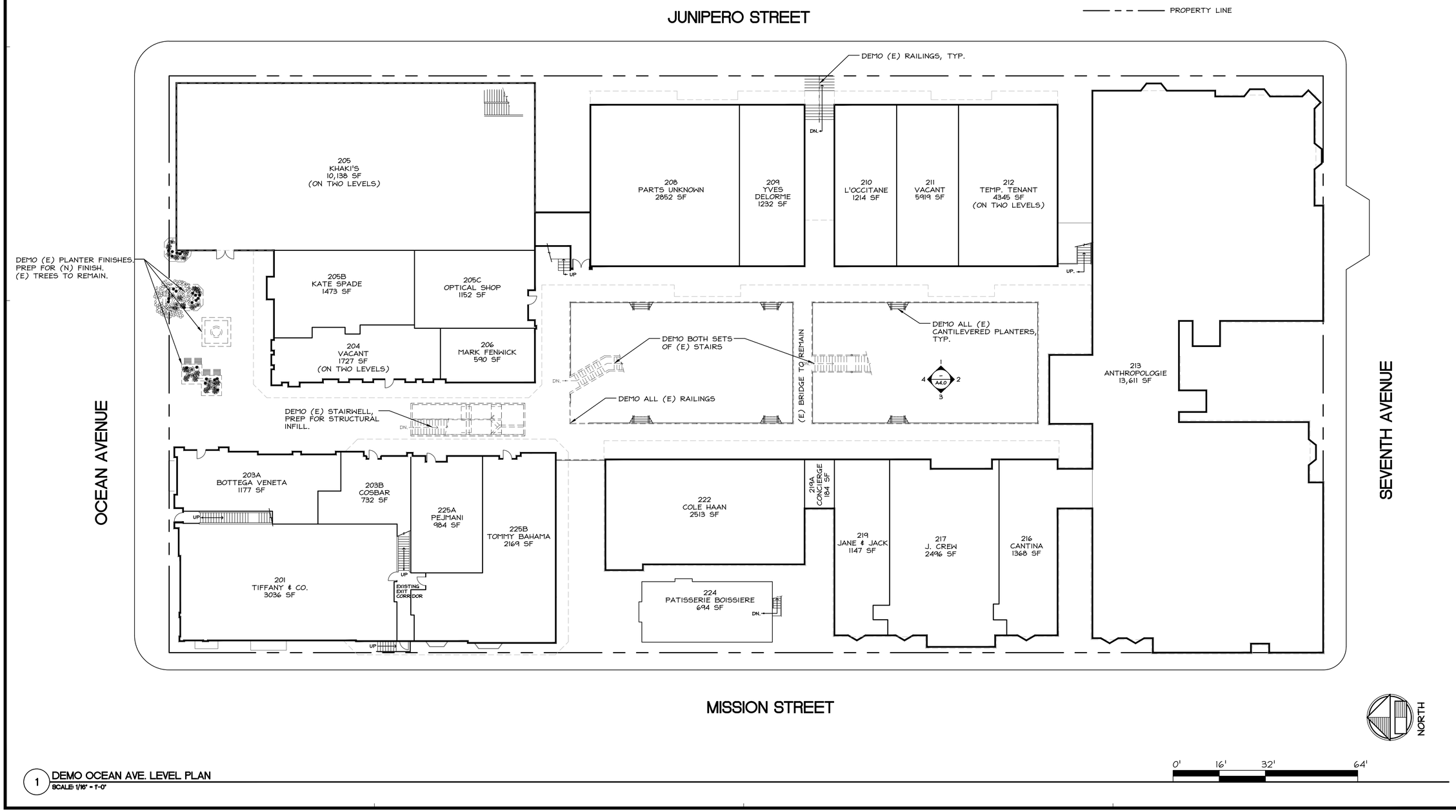
GENERAL NOTES

1. EVERYTHING SHOWN IS EXISTING TO REMAIN U.O.N.
2. REMOVE & REINSTALL ALL ITEMS (E) TO REMAIN IN WAY OF (N) WORK.
3. REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.

LEGEND

- (E) BUILDING FOOTPRINT TO REMAIN
- SCOPE OF WORK TO BE DEMOLISHED
- OVERHANG ABOVE TO REMAIN
- PROPERTY LINE



1 DEMO OCEAN AVE. LEVEL PLAN
SCALE: 1/16" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
1	04/27/16	CE	DESIGN REVIEW 2nd SUBMITTAL

LICENSED ARCHITECT DANIEL BELLI STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

Belli Architectural Group
313 Salinas Street Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408
architectural group

DEMO OCEAN AVE. LEVEL PLAN
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/16" = 1'-0"
DRAWN CE
JOB 15039
SHEET **A2.0**
OF SHEETS

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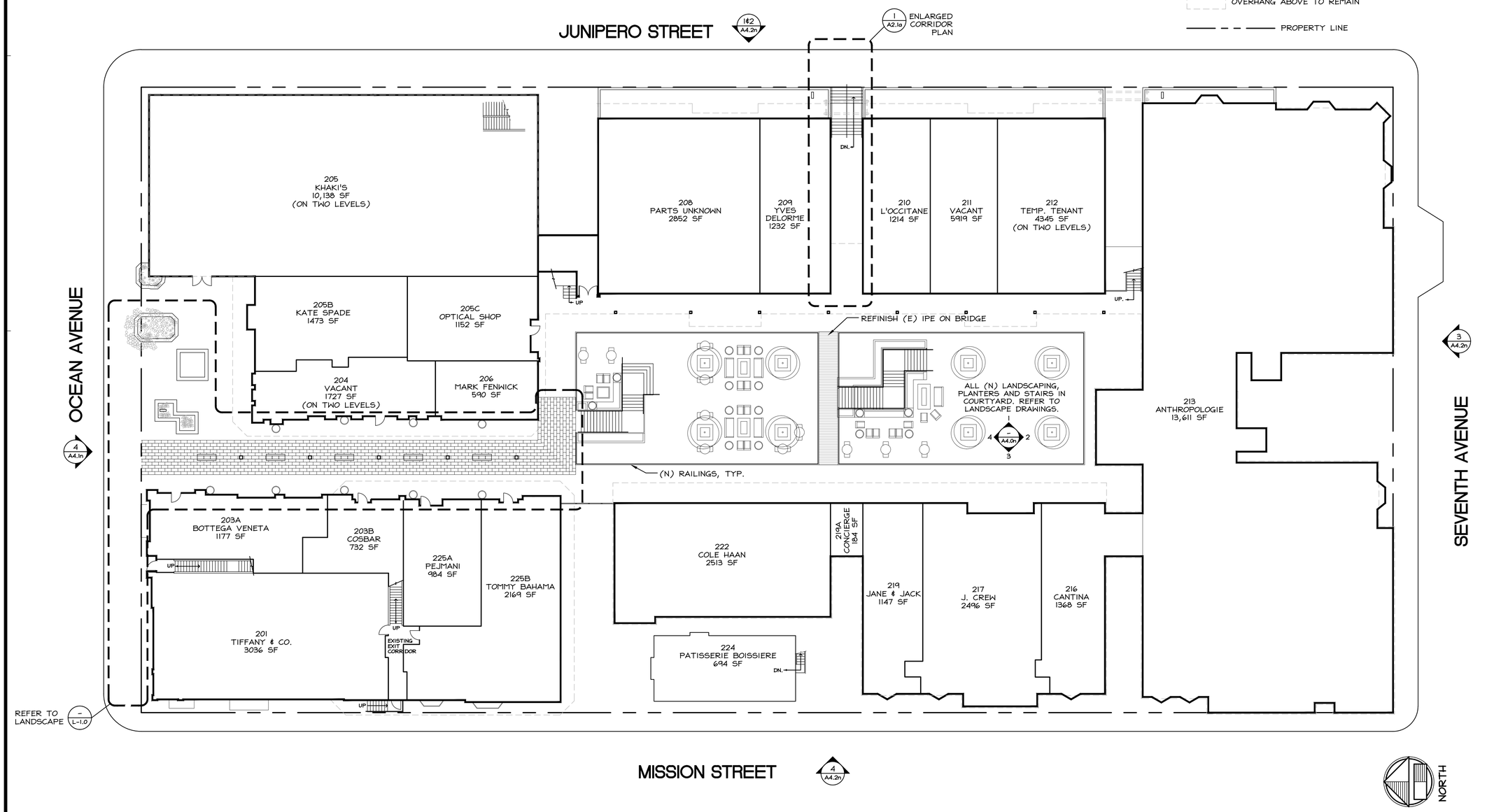
GENERAL NOTES

1. EVERYTHING SHOWN IS EXISTING TO REMAIN U.O.N.
2. REMOVE & REINSTALL ALL ITEMS (E) TO REMAIN IN WAY OF (N) WORK.
3. REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION.
4. REMOVE ALL (E) GUTTERS IN COURTYARD. REPLACE WITH NEW.
5. REFER TO (2/A3.2) FOR REFLECTED CEILING PLAN.

LEGEND

- (E) BUILDING FOOTPRINT TO REMAIN
- INFILL
- OVERHANG ABOVE TO REMAIN
- PROPERTY LINE



1 PROPOSED OCEAN AVE. LEVEL
SCALE: 1/16" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
1	04/27/16	CE	DESIGN REVIEW 2nd SUBMITTAL

LICENSED ARCHITECT DANIEL PERRY BELLI STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

Belli Architectural Group
313 Salinas Street Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408

PROPOSED OCEAN AVE. LEVEL PLAN
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/16" = 1'-0"
DRAWN CE
JOB 15039
SHEET A2.1
OF SHEETS

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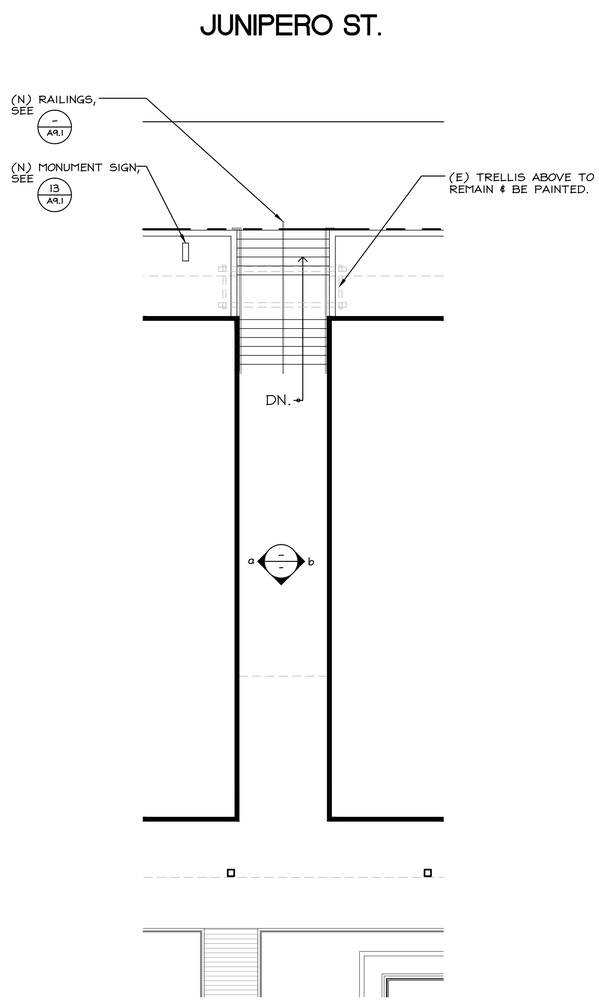
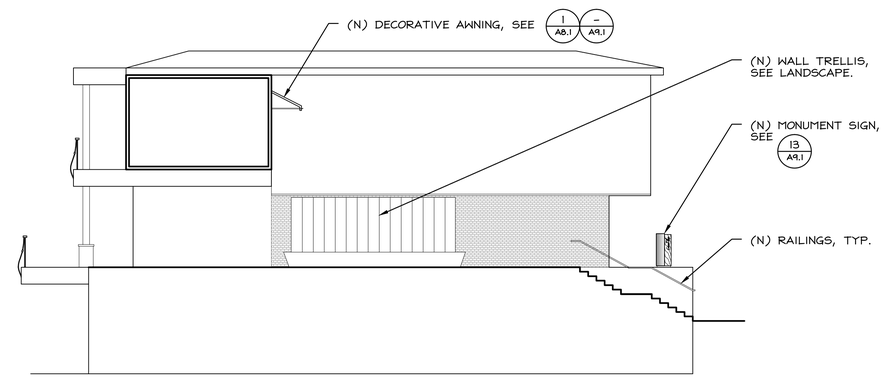
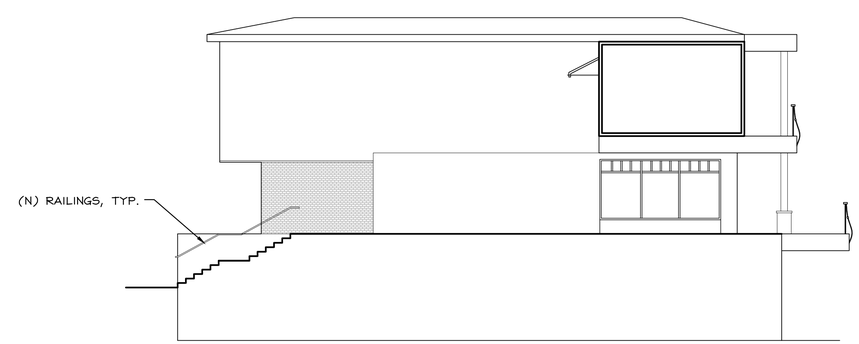




a.



b.

1 JUNIPERO STREET BUS ENTRY
SCALE: 1/8" = 1'-0"

0' 8' 16' 32'

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
1	04/27/16	CE	DESIGN REVIEW 2nd SUBMITTAL

LICENSED ARCHITECT DANIEL FERRER STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

Belli Architectural Group
313 Salinas Street Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408
architectural group

ENLARGED JUNIPERO STREET ENTRY
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/8" = 1'-0"
DRAWN CE
JOB 15039
SHEET A2.1a
OF SHEETS

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GENERAL NOTES

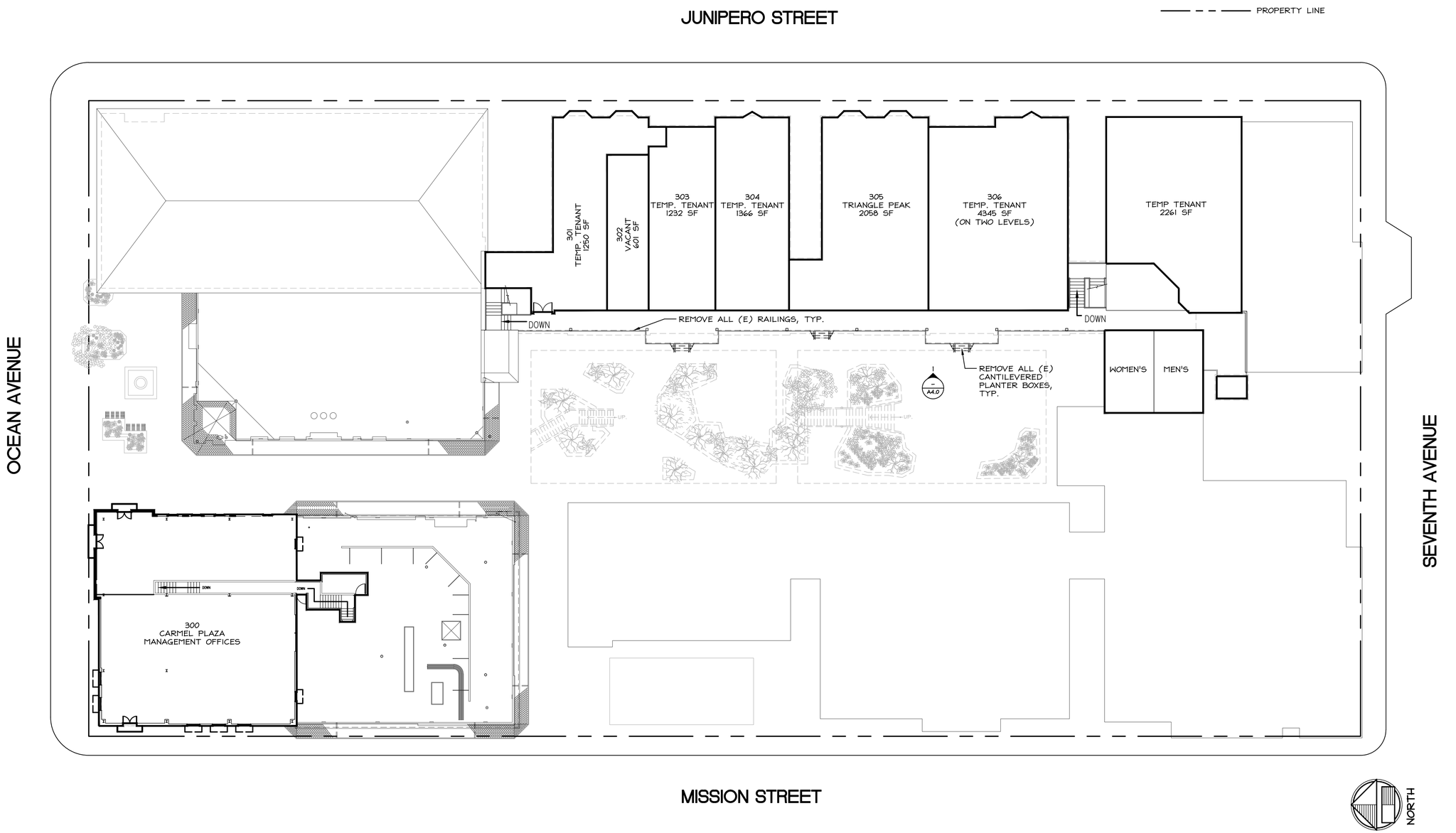
1. EVERYTHING SHOWN IS EXISTING TO REMAIN U.O.N.
2. REMOVE & REINSTALL ALL ITEMS (E) TO REMAIN IN WAY OF (N) WORK.

LEGEND

(E) BUILDING FOOTPRINT TO REMAIN

SCOPE OF WORK TO BE DEMOLISHED

PROPERTY LINE



1 DEMO UPPER TERRACE LEVEL
SCALE: 1/16" = 1'-0"

0' 16' 32' 64'

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
1	04/27/16	CE	DESIGN REVIEW 2nd SUBMITTAL

LICENSED ARCHITECT DANIEL PERRY BELLI C-17 STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

Belli Architectural Group
313 Salinas Street Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408
architectural group

DEMO UPPER TERRACE LEVEL PLAN

COMMON AREA EXTERIOR RENOVATION FOR:

CARMEL PLAZA

OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	
SCALE	1/16" = 1'-0"
DRAWN	CE
JOB	15039
SHEET	A3.0
OF	SHEETS

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

GENERAL NOTES

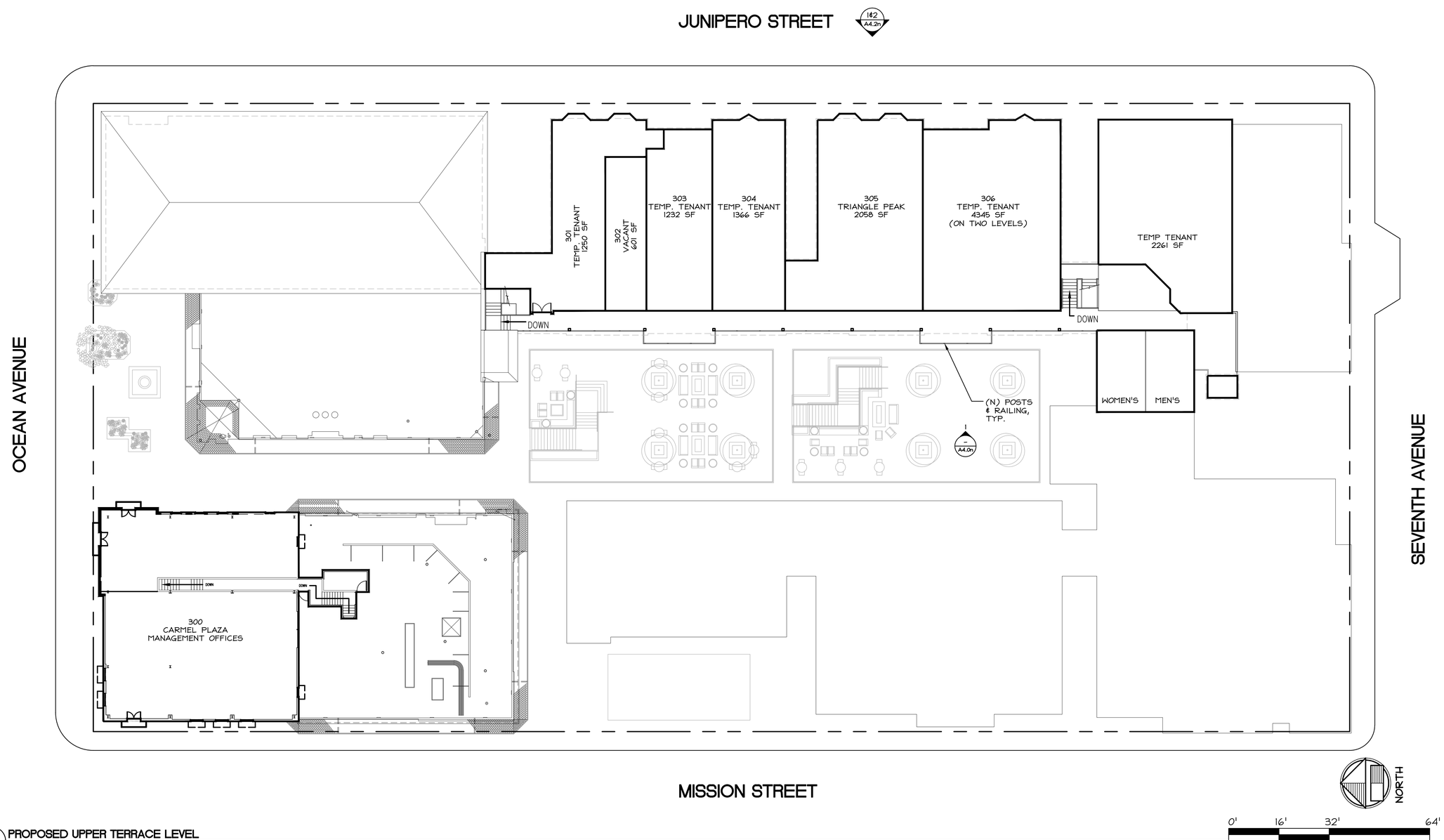
1. EVERYTHING SHOWN IS EXISTING TO REMAIN U.O.N.
2. REMOVE & REINSTALL ALL ITEMS (E) TO REMAIN IN WAY OF (N) WORK.
3. REFER TO (3 / A3.2) FOR REFLECTED CEILING PLAN.

LEGEND

(E) BUILDING FOOTPRINT TO REMAIN

OVERHANG ABOVE TO REMAIN

PROPERTY LINE



1 PROPOSED UPPER TERRACE LEVEL
SCALE: 1/16" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
1	03/10/16	CE	DESIGN REVIEW
2	04/27/16	CE	DESIGN REVIEW 2nd SUBMITTAL

LICENSED ARCHITECT DANIEL PEARCE BELLI STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

Belli Architectural Group
313 Salinas Street Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408
architectural group

PROPOSED UPPER TERRACE LEVEL PLAN
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/16" = 1'-0"
DRAWN CE
JOB 15039
SHEET A3.1
OF SHEETS

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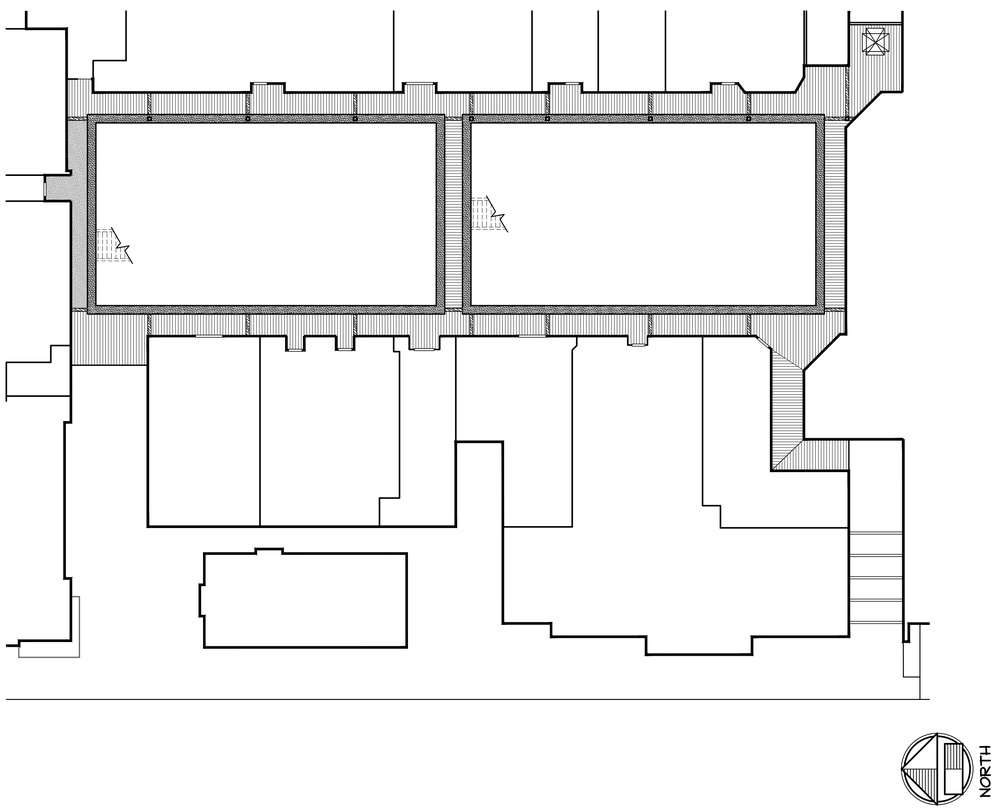
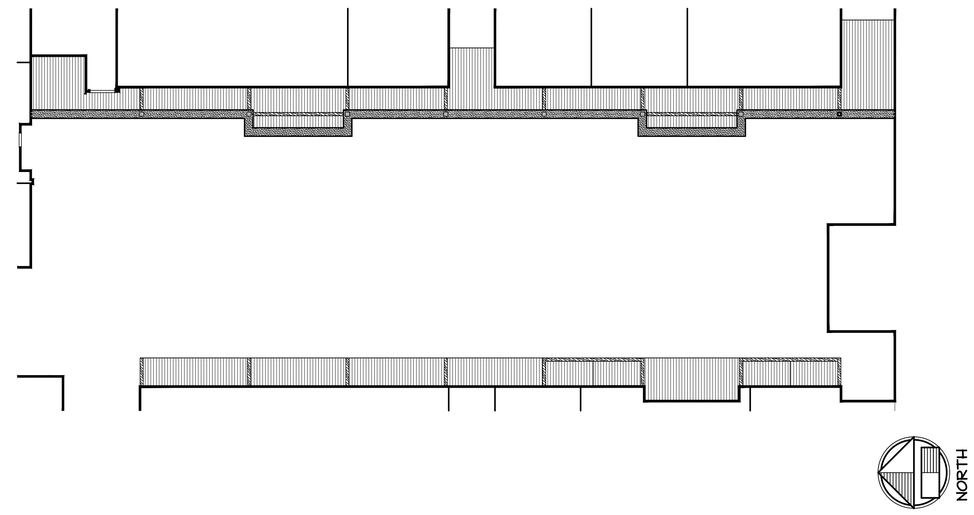
LEGEND

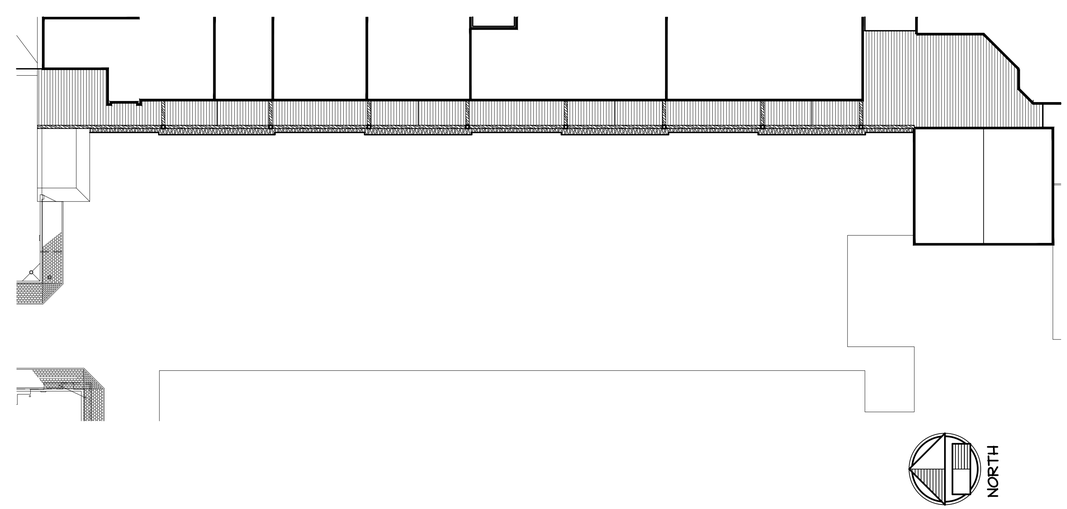
- (E) BUILDING FOOTPRINT TO REMAIN
- (N) SMOOTH PLASTER BUILT-OUT FINISH
- (N) 6" CEDAR T&G PLANK CEILING
- (E) EXPOSED WOOD BEAM



1 COURTYARD LEVEL RCP
SCALE: 1/16" = 1'-0"



2 OCEAN AVE. RCP
SCALE: 1/16" = 1'-0"



3 OCEAN AVE. RCP
SCALE: 1/16" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
1	04/27/16	CE	DESIGN REVIEW 2nd SUBMITTAL

LICENSED ARCHITECT DANIEL PERRY BELLI STATE OF CALIFORNIA
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Belli Architectural Group
313 Salinas Street Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408
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PROPOSED REFLECTED CEILING PLANS - ALL LEVELS

COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/16" = 1'-0"
DRAWN CE
JOB 15039
SHEET A3.2
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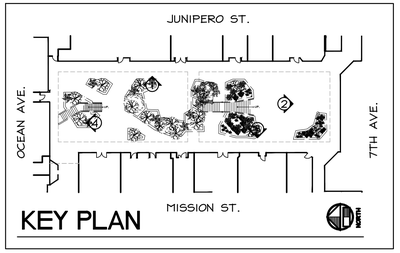
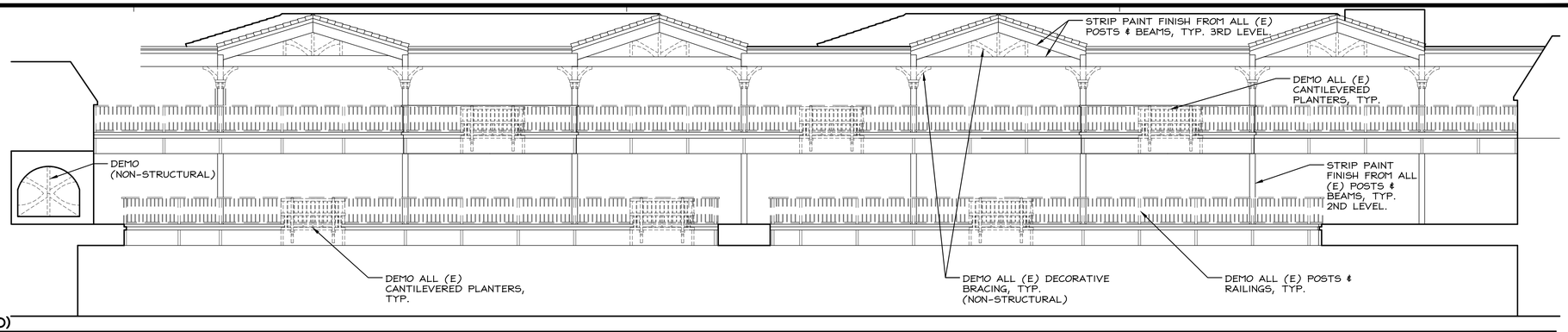
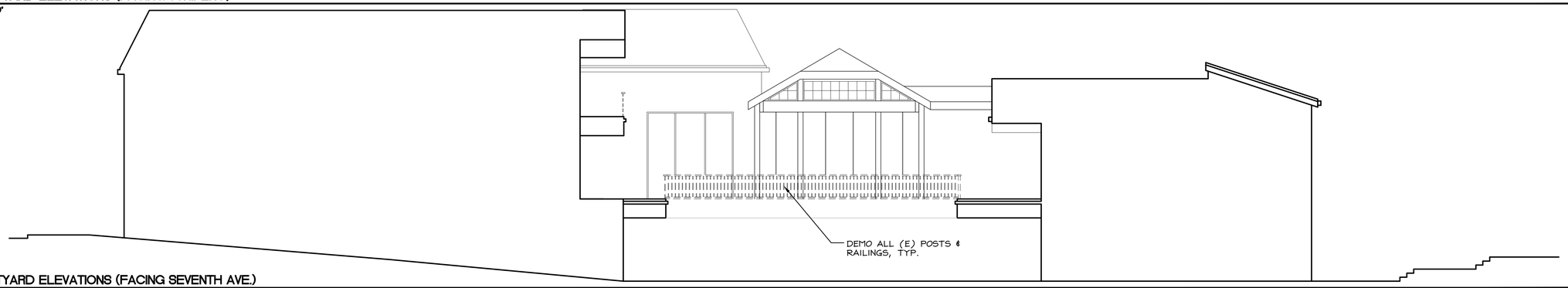


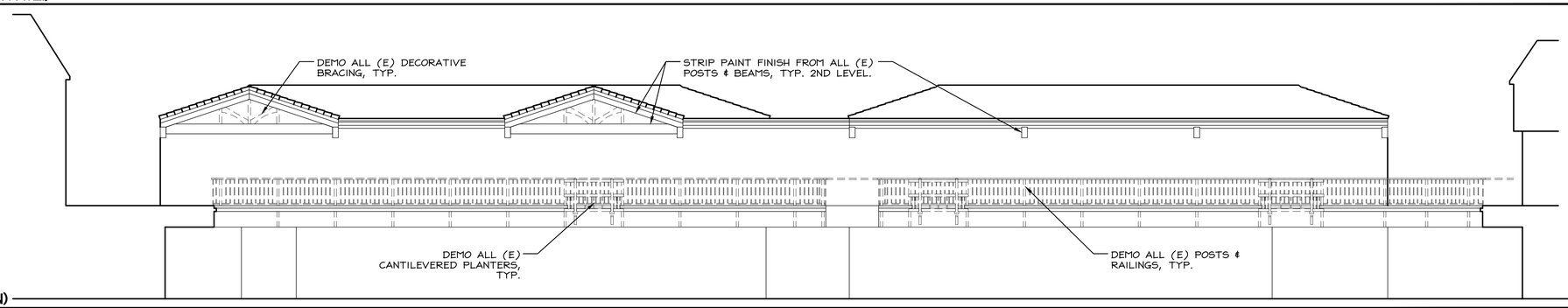
KEY PLAN



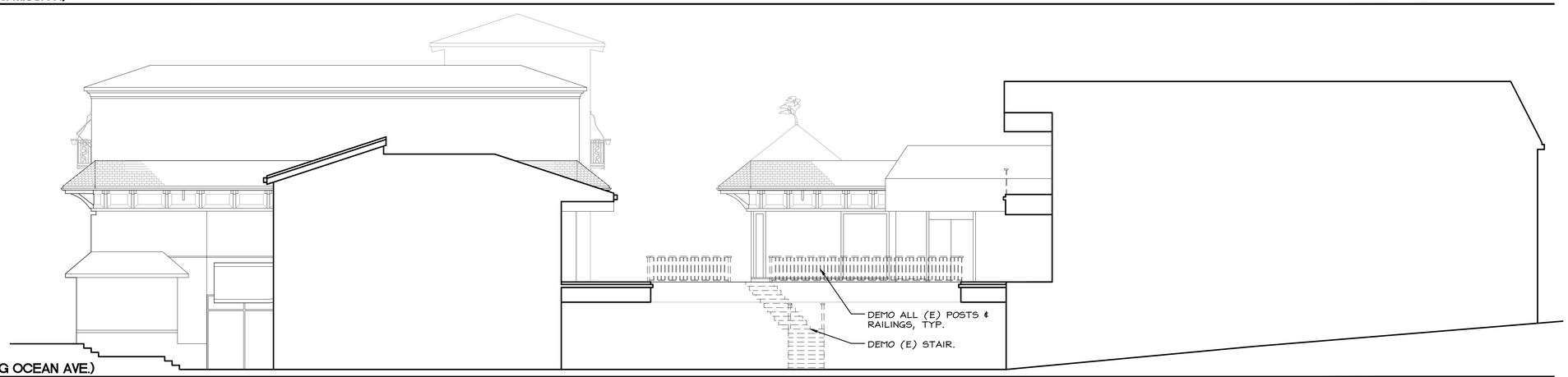
1 (E) COURTYARD ELEVATIONS (FACING JUNIPERO)
SCALE: 1/8" = 1'-0"



2 (E) COURTYARD ELEVATIONS (FACING SEVENTH AVE.)
SCALE: 1/8" = 1'-0"



3 (E) COURTYARD ELEVATIONS (FACING MISSION)
SCALE: 1/8" = 1'-0"



4 (E) COURTYARD ELEVATIONS (FACING OCEAN AVE.)
SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
1	03/10/16	CE	DESIGN REVIEW
2	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL

LICENSED ARCHITECT
DANIEL PERRY BELLI
C-17 026 7
STATE OF CALIFORNIA
PRELIMINARY
NOT FOR CONSTRUCTION

Belli Architectural Group
313 Salinas Street Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408
architectural group

(E) COURTYARD ELEVATIONS - DEMO

COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/8" = 1'-0"
DRAWN CE
JOB 15039
SHEET A4.0
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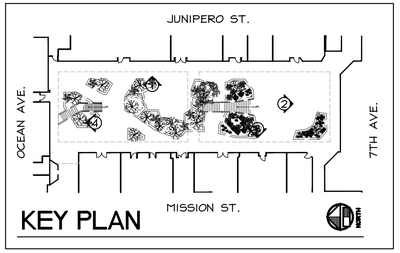
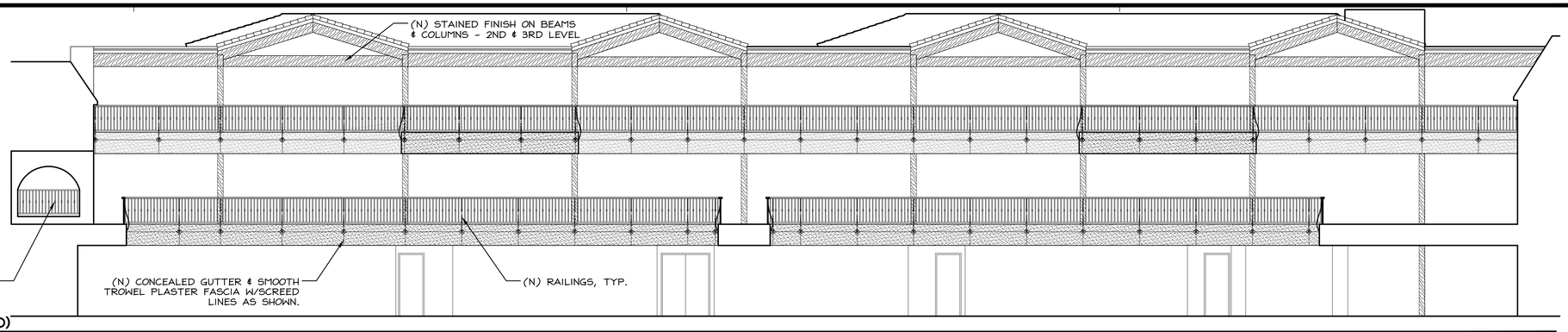
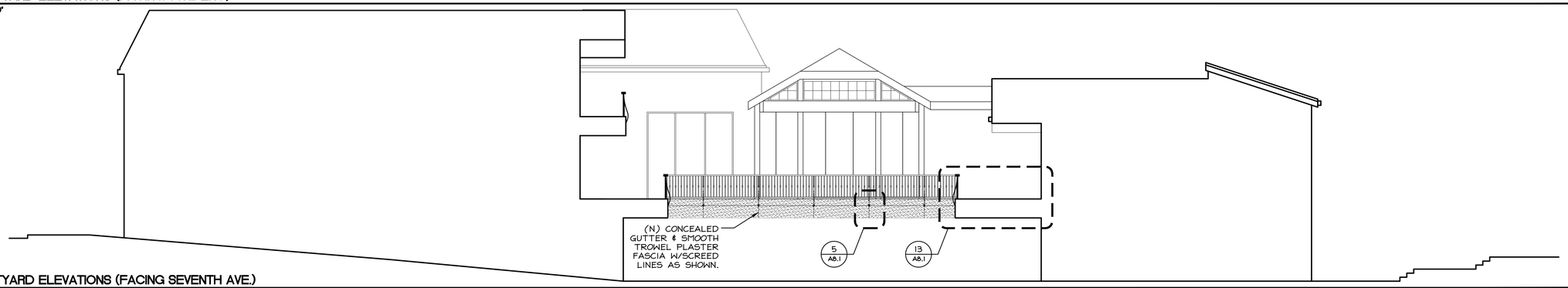


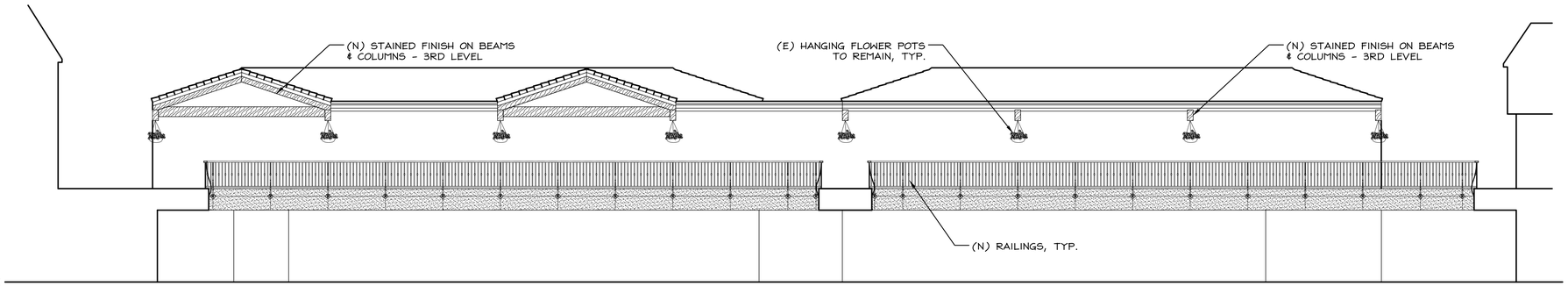
KEY PLAN



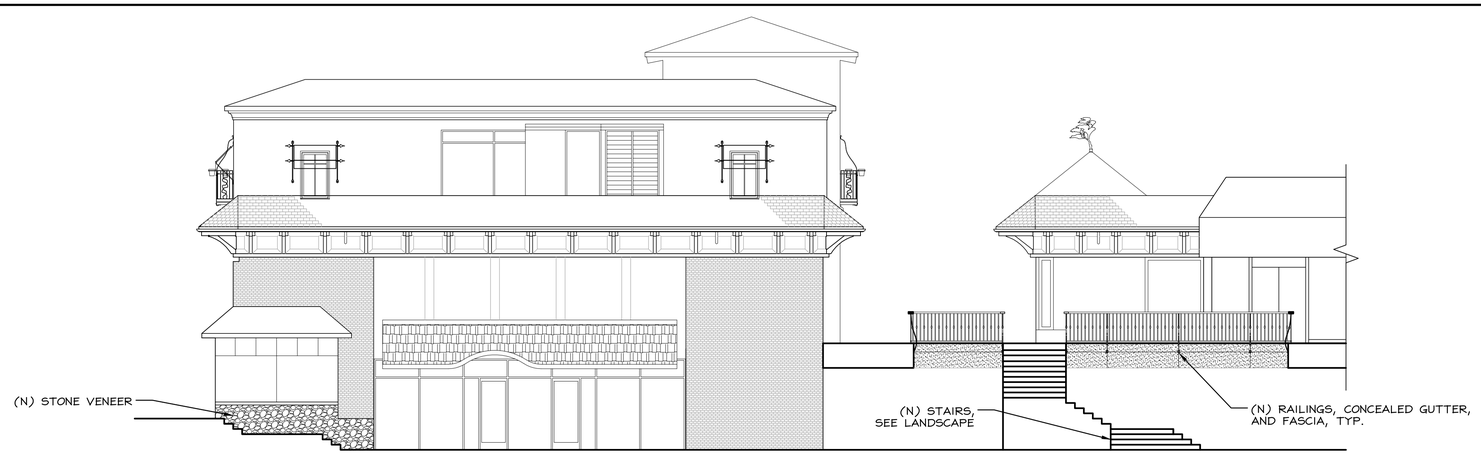
1 (N) COURTYARD ELEVATIONS (FACING JUNIPERO)
SCALE: 1/8" = 1'-0"



2 (N) COURTYARD ELEVATIONS (FACING SEVENTH AVE.)
SCALE: 1/8" = 1'-0"



3 (N) COURTYARD ELEVATIONS (FACING MISSION)
SCALE: 1/8" = 1'-0"



4 (N) COURTYARD ELEVATIONS (FACING OCEAN AVE.)
SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
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LICENSED ARCHITECT
DAVID NOEL PERRY
PRELIMINARY
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

Belli Architectural Group
313 Salinas Street Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408
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NEW COURTYARD ELEVATIONS
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
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CARMEL-BY-THE-SEA, CA.

DATE
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JOB 15039
SHEET A4.0n
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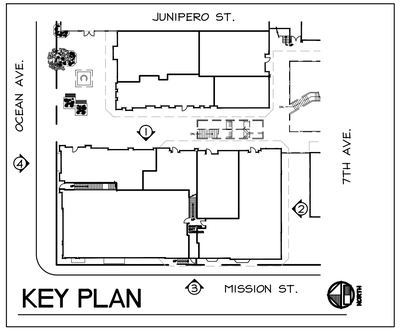
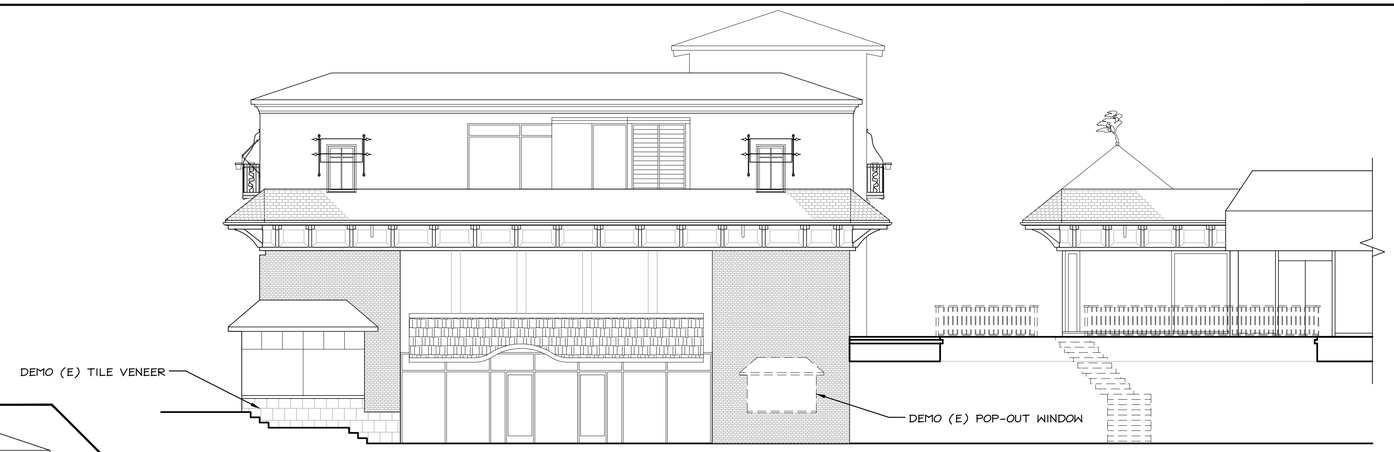
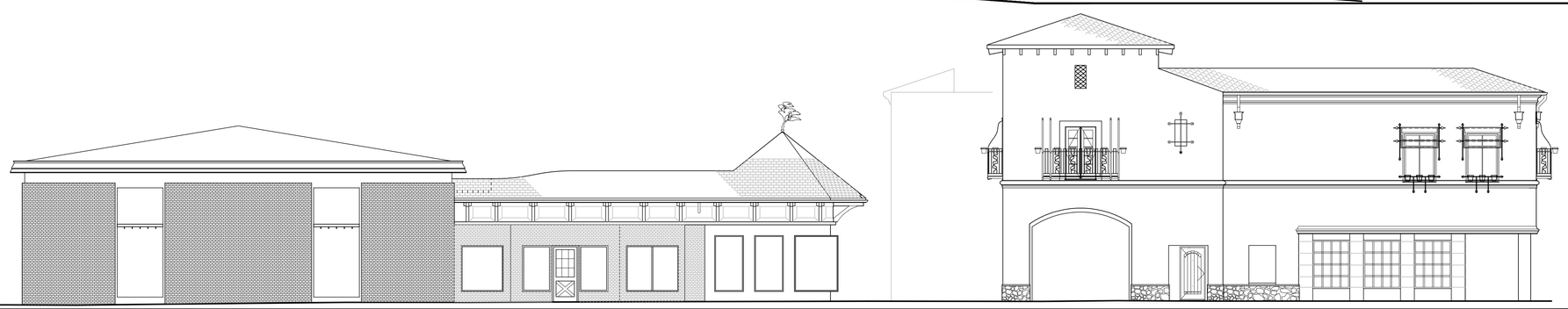


1 (E) EXTERIOR ELEVATIONS (NO CHANGE)
SCALE: 1/8" = 1'-0"



2 (E) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

3 (E) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



4 (E) EXTERIOR ELEVATIONS (NO CHANGE)
SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
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LICENSED ARCHITECT
DANIEL FERRARA BELLI
PRELIMINARY
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

Belli Architectural Group
313 Salinas Street
Phone (831) 424-4620
Salinas, California
Fax (831) 424-4408
architectural group

(E) EXTERIOR ELEVATIONS - DEMO

COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE 1/8" = 1'-0"
DRAWN CE
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SHEET **A4.1**
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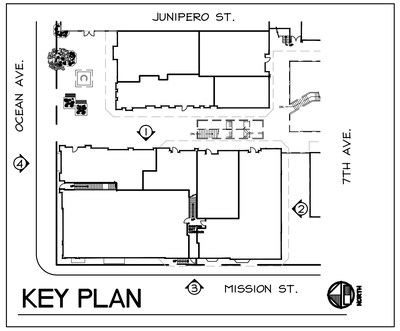
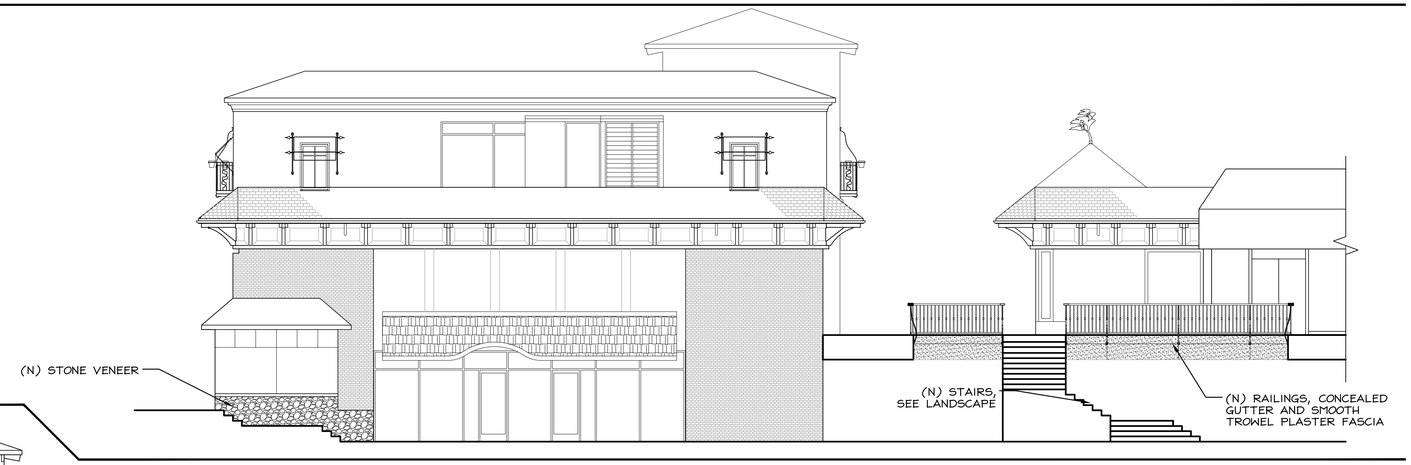
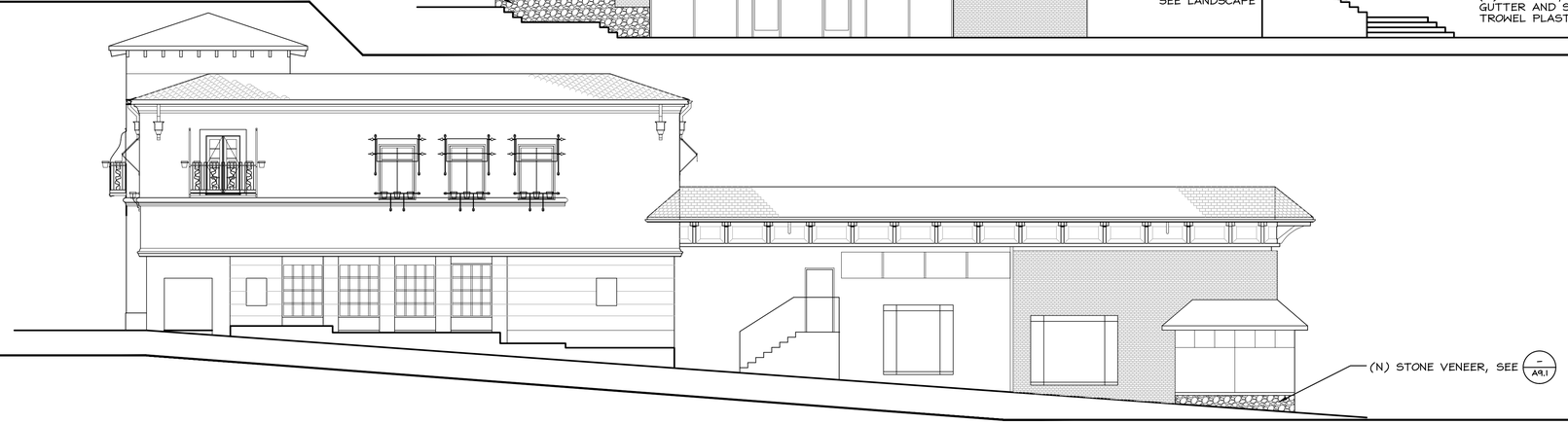


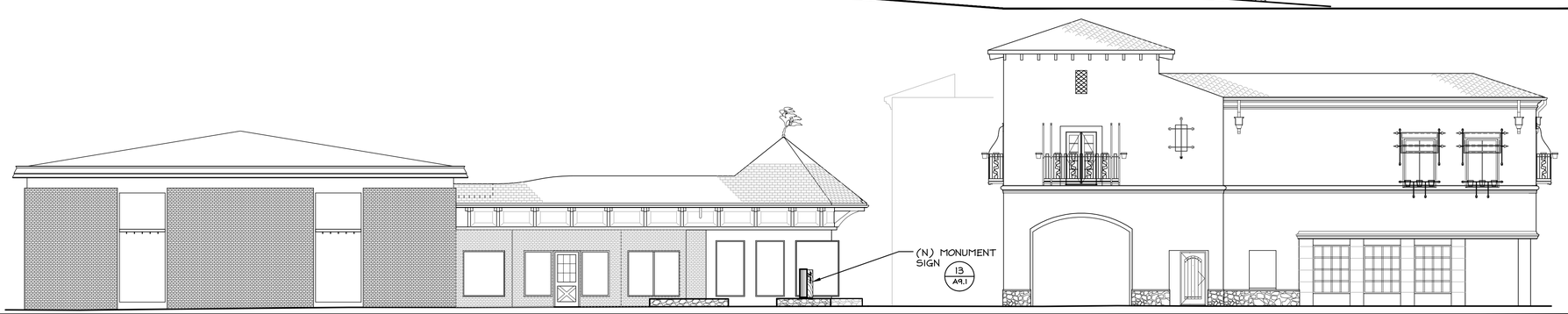
1 (N) EXTERIOR ELEVATIONS (NO CHANGE)
SCALE: 1/8" = 1'-0"



2 (N) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



3 (N) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



4 (N) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

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LICENSED ARCHITECT
DAVID L. BELLI
PRELIMINARY
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

Belli Architectural Group
313 Salinas Street
Phone (831) 424-4620
Salinas, California
Fax (831) 424-4408
architectural group

NEW EXTERIOR ELEVATIONS
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	
SCALE	1/8" = 1'-0"
DRAWN	CE
JOB	15039
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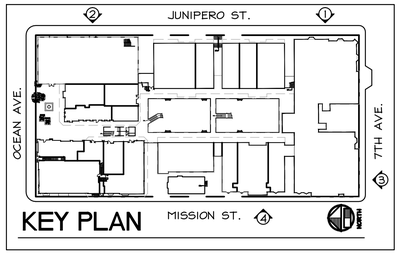
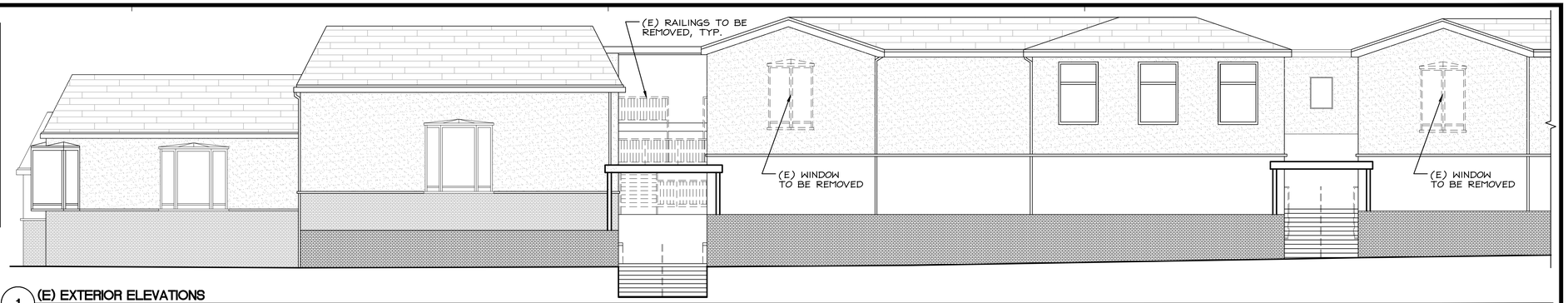
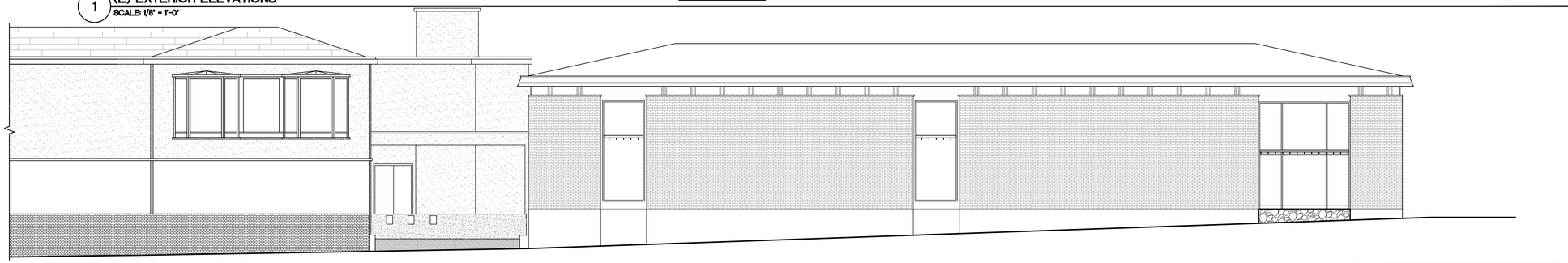


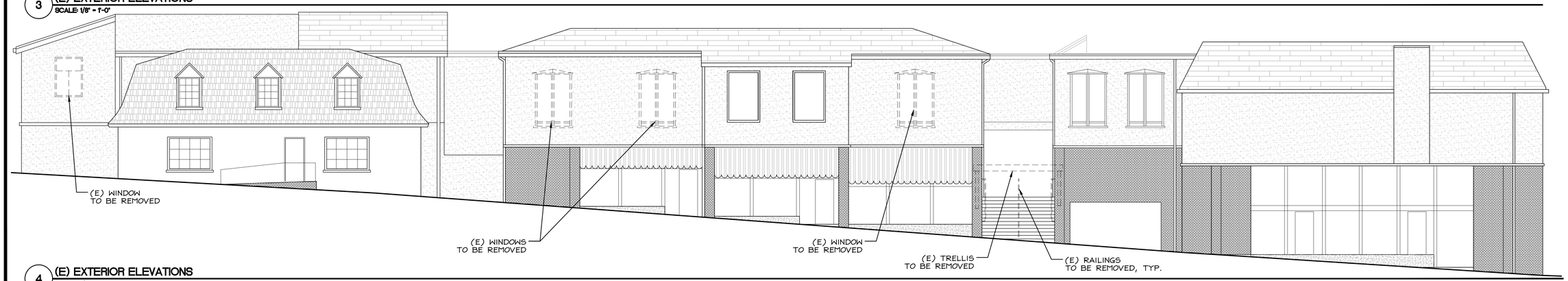


1 (E) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



2 (E) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

3 (E) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



4 (E) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

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LICENSED ARCHITECT
DANIEL BELLI
STATE OF CALIFORNIA
PRELIMINARY
NOT FOR CONSTRUCTION

Belli Architectural Group
313 Salinas Street Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408

(E) EXTERIOR ELEVATIONS - DEMO

COMMON AREA EXTERIOR RENOVATION FOR:

CARMEL PLAZA

OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
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DRAWN CE
JOB 15039
SHEET **A4.2**
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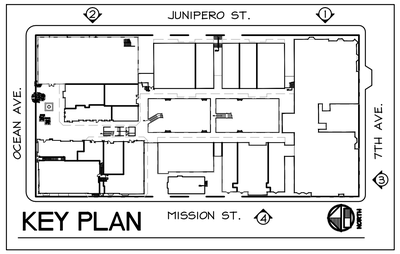
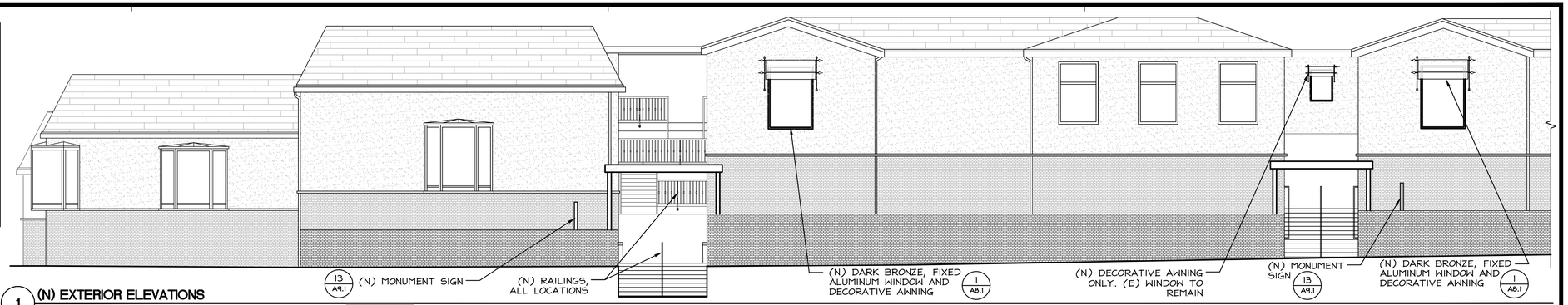
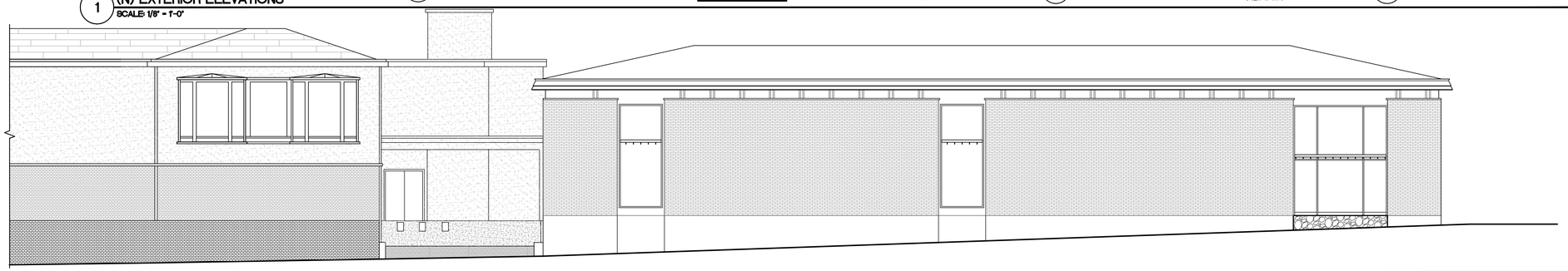


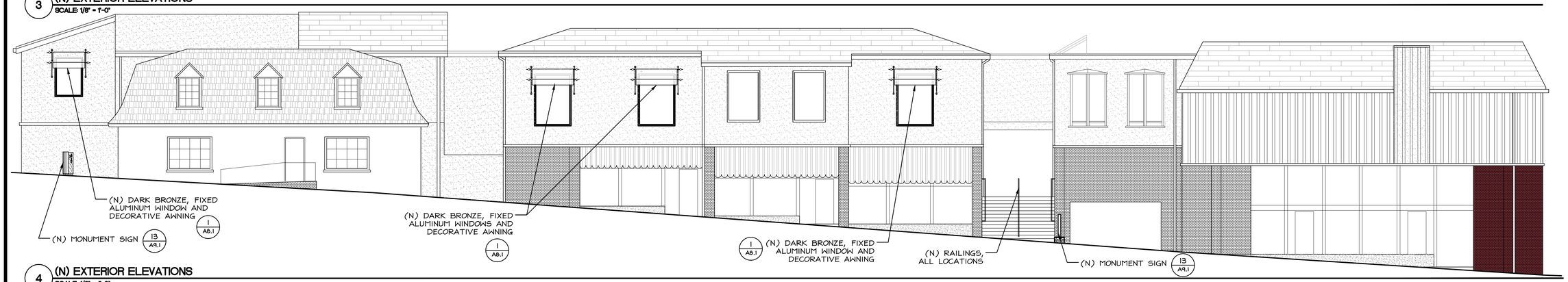


1 (N) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



2 (N) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

3 (N) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



4 (N) EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

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LICENSED ARCHITECT DAVID L. BELLI
PRELIMINARY NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

Belli Architectural Group
313 Salinas Street Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408

NEW EXTERIOR ELEVATIONS
COMMON AREA EXTERIOR RENOVATION FOR:
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DATE
SCALE 1/8" = 1'-0"
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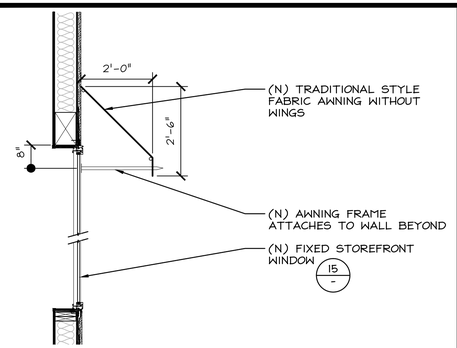
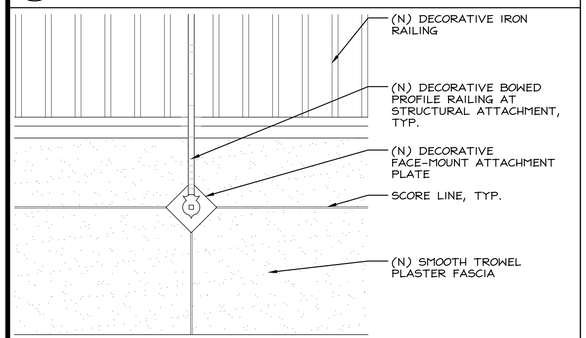
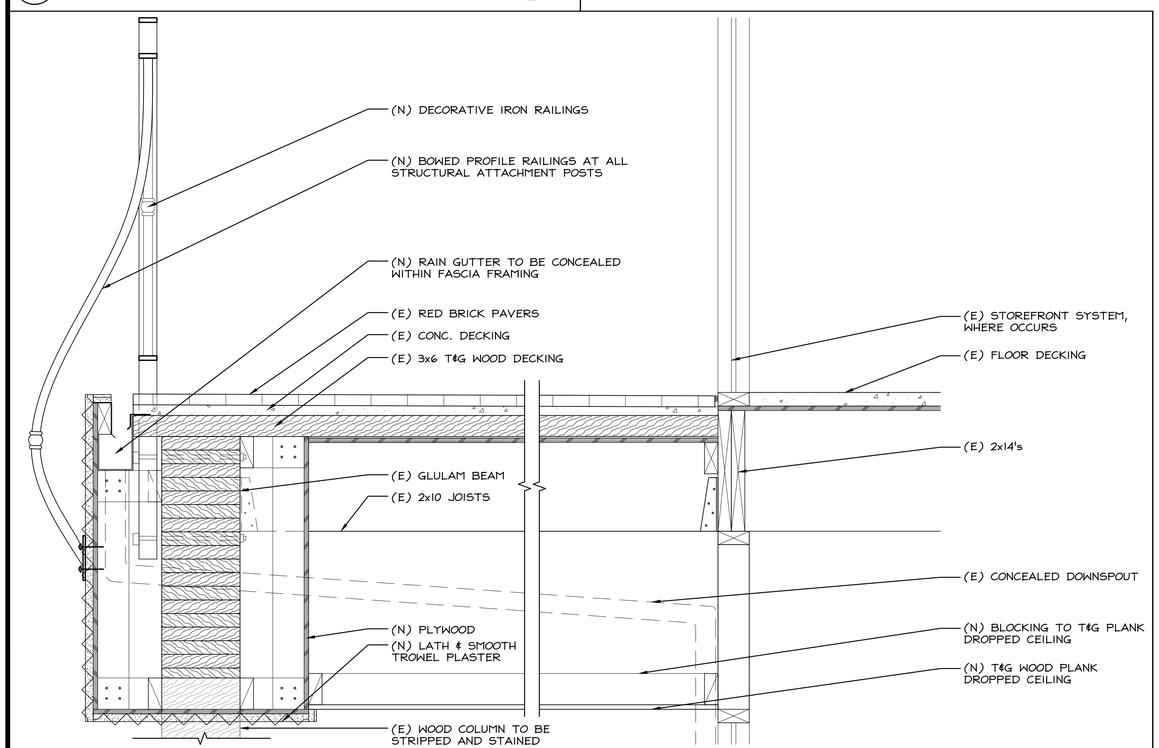


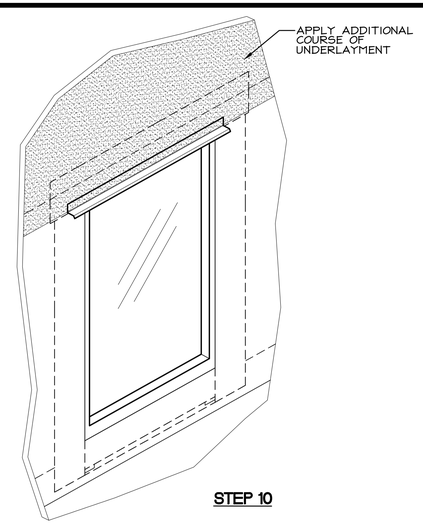
1 (N) FIXED WINDOW + AWNING ABOVE
SCALE: 1/2" = 1'-0" AX_XXX



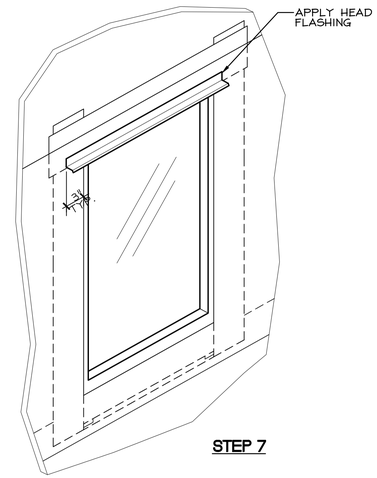
5 EXPANSION JOINTS AT FASCIA
SCALE: 1" = 1'-0" AX_XXX



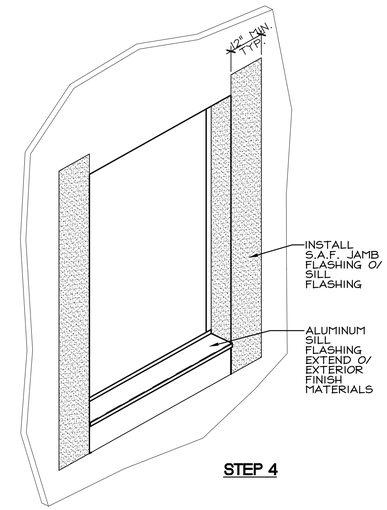
13 (N) CONCEALED GUTTER + FASCIA + DROPPED WOOD PLANK CEILING
SCALE: 1-1/2" = 1'-0" AX_XXX



STEP 10



STEP 7



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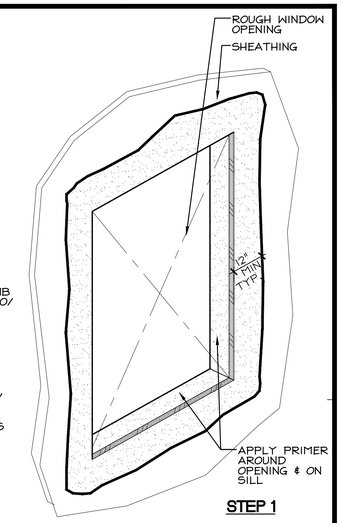
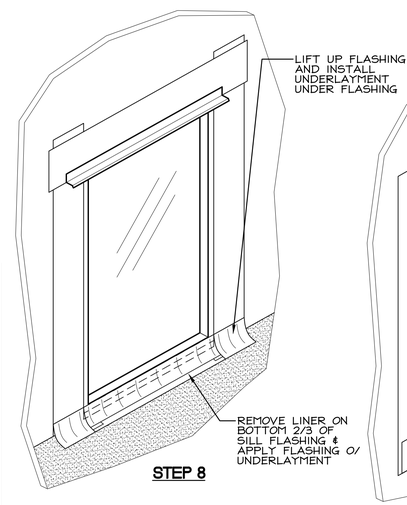
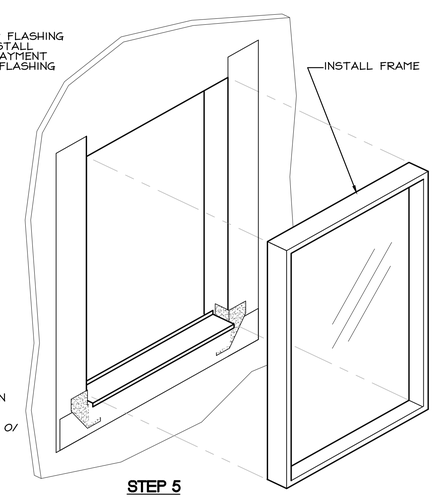


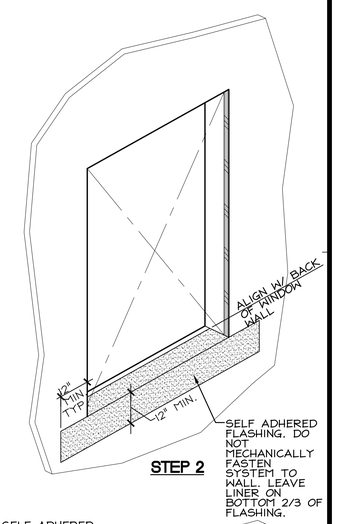
STEP 1



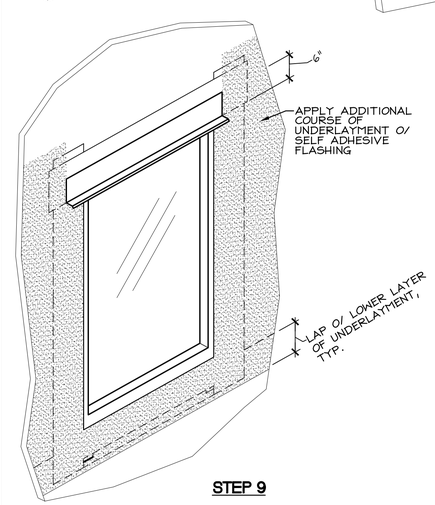
STEP 8



STEP 5



STEP 2



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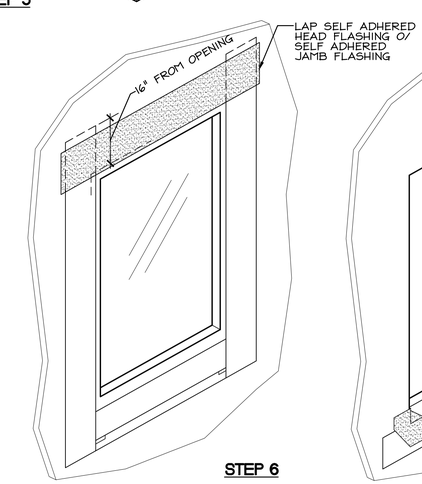
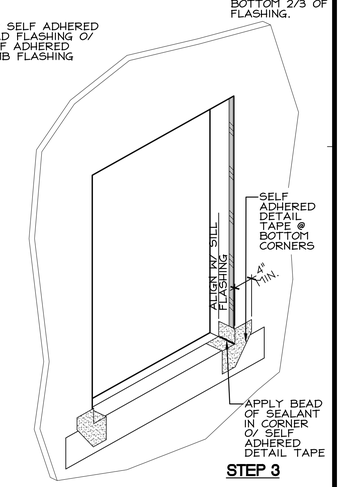


STEP 6



STEP 3

15 STOREFRONT EXTERIOR WINDOW FLASHING
SCALE: 1-1/2" = 1'-0" 15039_A8.1.dwg

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
1	04/27/16	CE	DESIGN REVIEW 2nd SUBMITTAL

LICENSED ARCHITECT DANIEL PERRY BELLI STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

Belli Architectural Group
313 Salinas Street Salinas, California
Phone (831) 424-4620 Fax (831) 424-4408
architecturalgroup

DETAILS
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE
SCALE NONE
DRAWN C.E.
JOB 15039
SHEET A8.1
OF SHEETS

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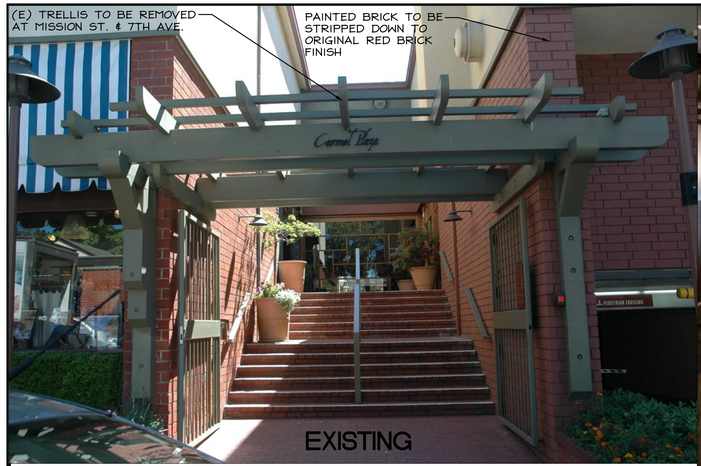

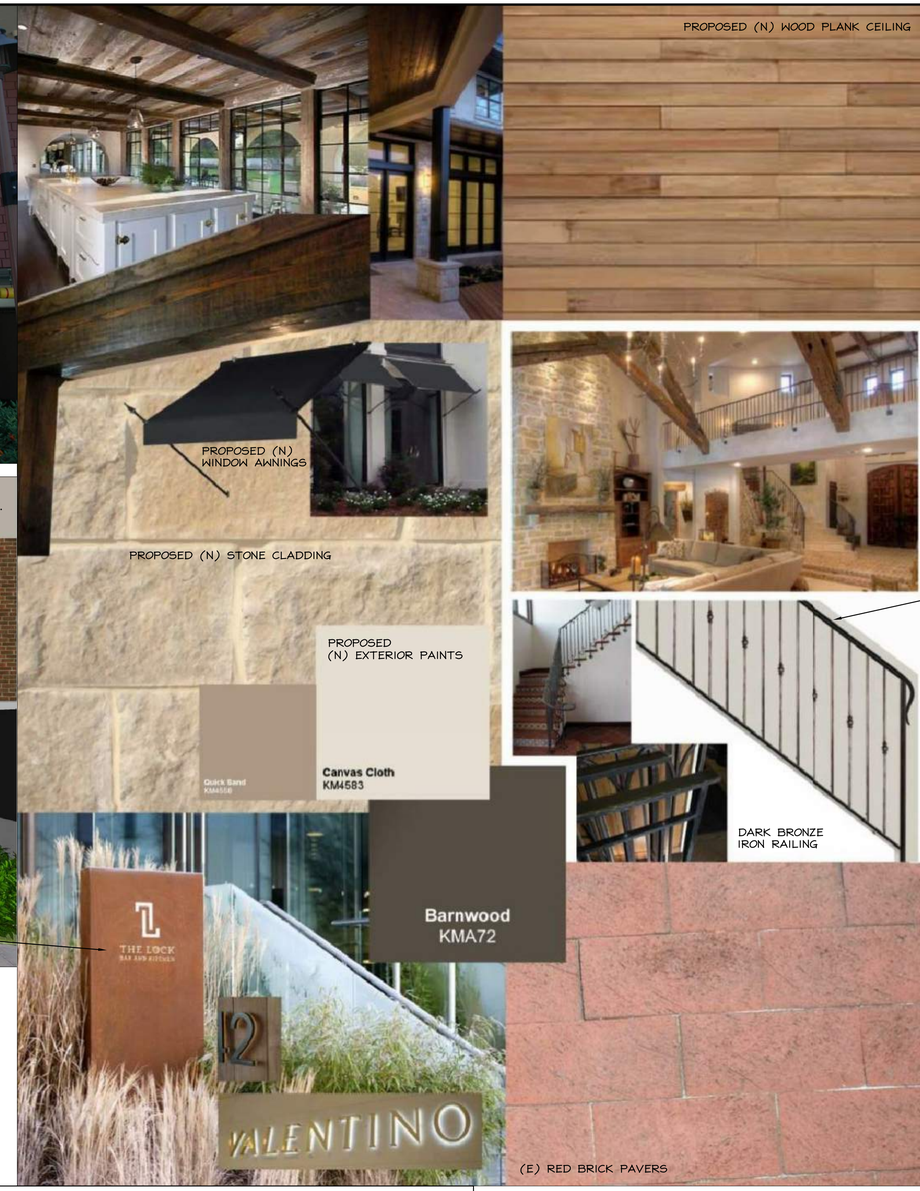

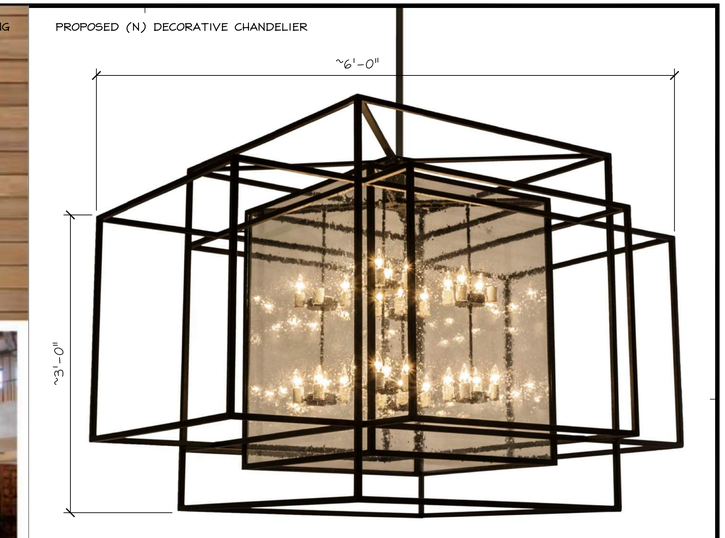

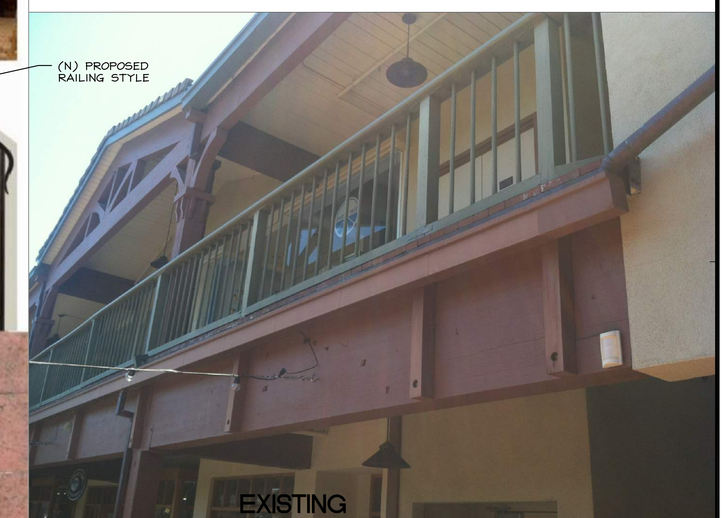

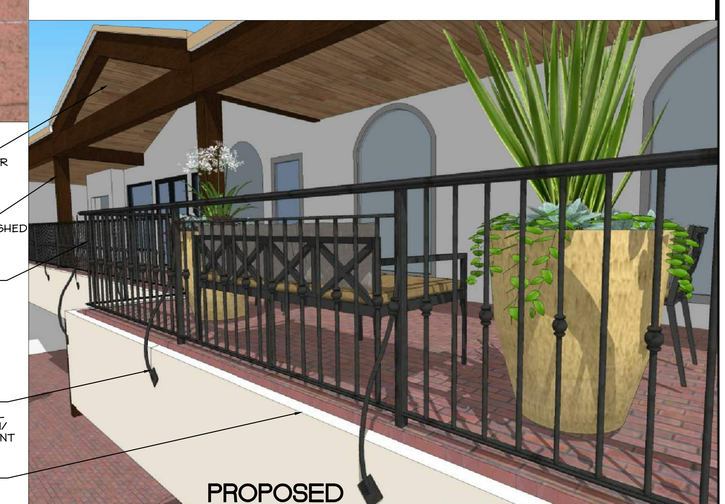

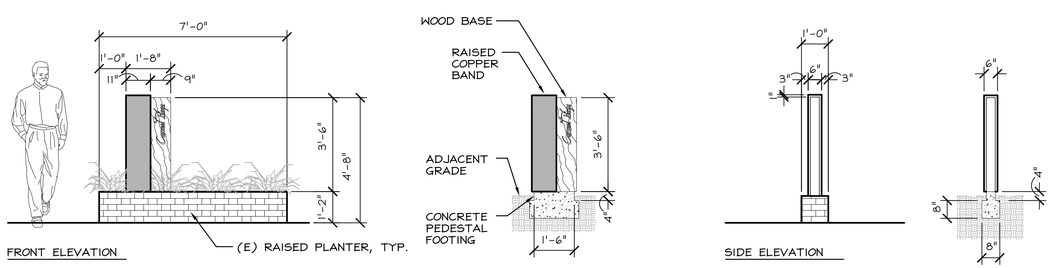

13 MONUMENT SIGN
SCALE: 3/8" = 1'-0"

AX_XXX

PROPOSED COLOR + MATERIALS PALETTE

(N) WOOD PLANK DROPPED CEILING UNDER EAVES & ALL COVERED WALKWAYS

(E) WOOD POSTS & BEAMS TO BE REFINISHED AS STAIN GRADE

(N) WROUGHT IRON STYLE RAILINGS. TYP. ALL HANDRAIL & GUARDRAIL LOCATIONS.

(N) BOWED ACCENT PICKET AT STRUCTURAL ATTACHMENT POSTS, W/ DECORATIVE ATTACHMENT PLATE

(N) SMOOTH PLASTER FASCIA W/CONCEALED RAIN GUTTER

REVISIONS	DATE	BY	DESCRIPTION
	03/10/16	CE	DESIGN REVIEW
1	05/02/16	CE	DESIGN REVIEW 2nd SUBMITTAL

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PRELIMINARY NOT FOR CONSTRUCTION

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313 Salinas Street Salinas, California
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architectural group

COLORS & MATERIALS
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	
SCALE	NONE
DRAWN	C.E.
JOB	15039
SHEET	A9.1
OF	SHEETS

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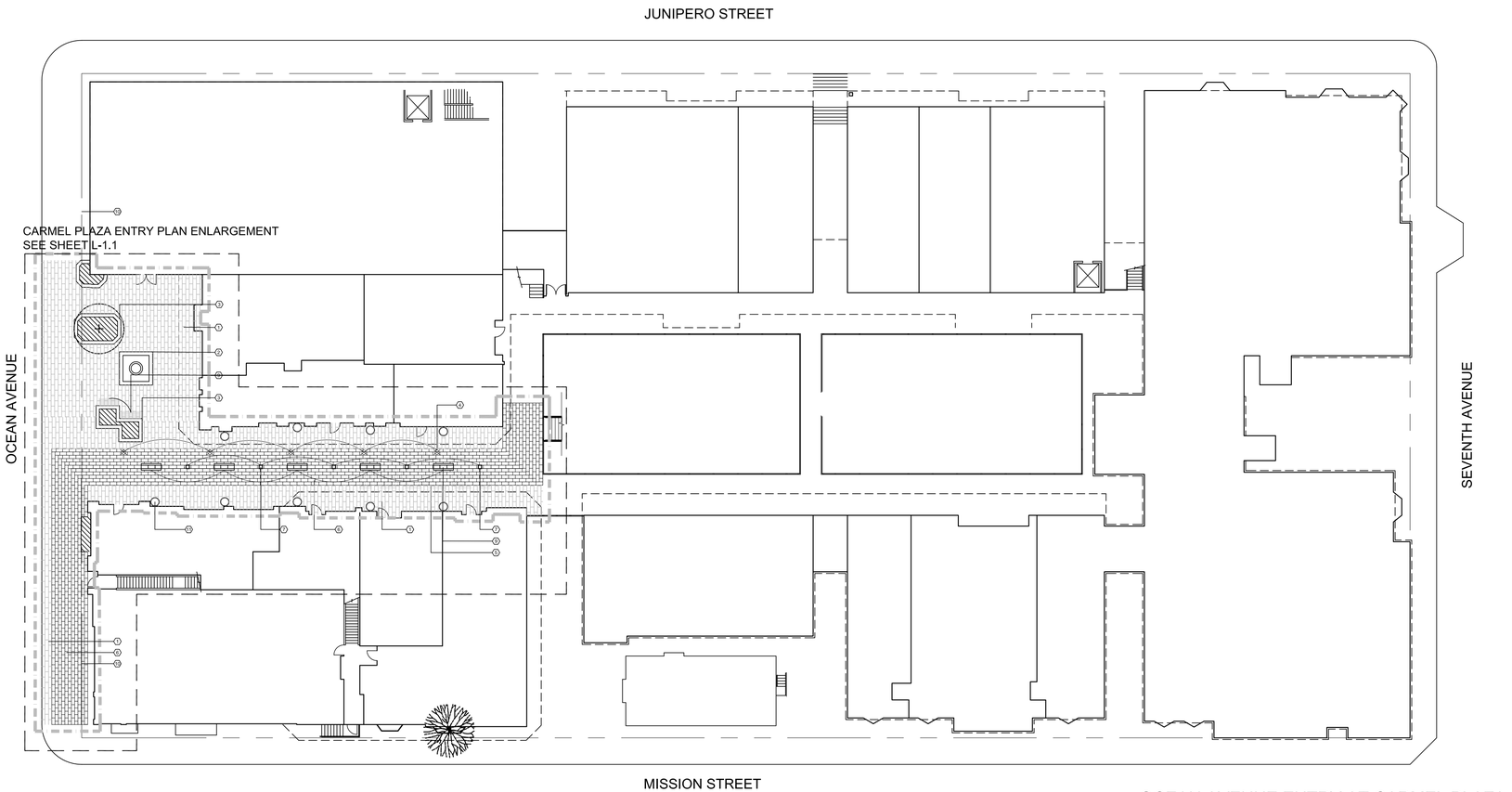

OCEAN AVENUE ENTRY AT CARMEL PLAZA

20 0 20 40

LANDSCAPE SITE LEGEND

EXISTING VEGETATION	
Planting area to be preserved	162 SQ FT
Planting area to be removed	-
Trees greater than 2" to be preserved	1
Trees greater than 2" to be removed	-
EXISTING HARDSCAPE	
Brick paving to be preserved - impervious	4026 SQ FT
Brick paving to be removed	3680 SQ FT
PROPOSED VEGETATION	
Planting area	-
Trees	-
PROPOSED HARDSCAPE	
Stone paving - impervious	3680 SQ FT

EXISTING PLANT PALETTE

KEY	BOTANICAL NAME	COMMON NAME
TREE GREATER THAN 2" TRUNK DIAMETER		
FA	Fraxinus americana	American Ash
SHRUBS & GROUNDCOVERS		
	Acanthus mollis	Bear's Breeches
	Asparagus setaceus	Asparagus Fern
	Bougainvillea spp	Bougainvillea
	Dietes bicolor	Fortnight Lily
	Dracaena spp	Dracaena
	Erigeron karvinskianus	Santa Barbara Daisy
	Festuca idahoensis	Idaho Fescue
	Lavandula angustifolia	Lavender
	Phormium tenax	New Zealand Flax
	Pittosporum tobira	Japanese Pittosporum
	Tulbaghia violacea	Society Garlic

1. Existing brick paving: Preserve (Impervious surface)
2. Existing fountain: Preseve
3. Existing planter walls: Resurface with stone veneer. See sheet L-1.1
4. Existing light: Remove (5 Total)
5. Existing stairwell to lower level: Remove. See Architect's Plans
6. Proposed stone paving: See sheet L-1.1
7. Proposed (5) light columns. See sheet L-1.1
8. Proposed (5) stone benches with recessed lighting. See sheet L-1.1
9. Existing wood bench: Remove (2 Total)
10. Property line
11. Replaced planter pot
12.

EXISTING ENTRY CORRIDOR AT OCEAN AVENUE WITH EXISTING LIGHTING

PROPOSED BENCHES AND LIGHTING AT OCEAN AVENUE ENTRY CORRIDOR

REVISIONS	DATE	BY	DESCRIPTION

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Salinas, California
Fax (831) 424-4408

LANDSCAPE SITE PLAN - OCEAN AVENUE ENTRY
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	03/08/2016
SCALE	NONE
DRAWN	SF \ EAM
JOB	15.053
SHEET	L-1.0
OF	SHEETS

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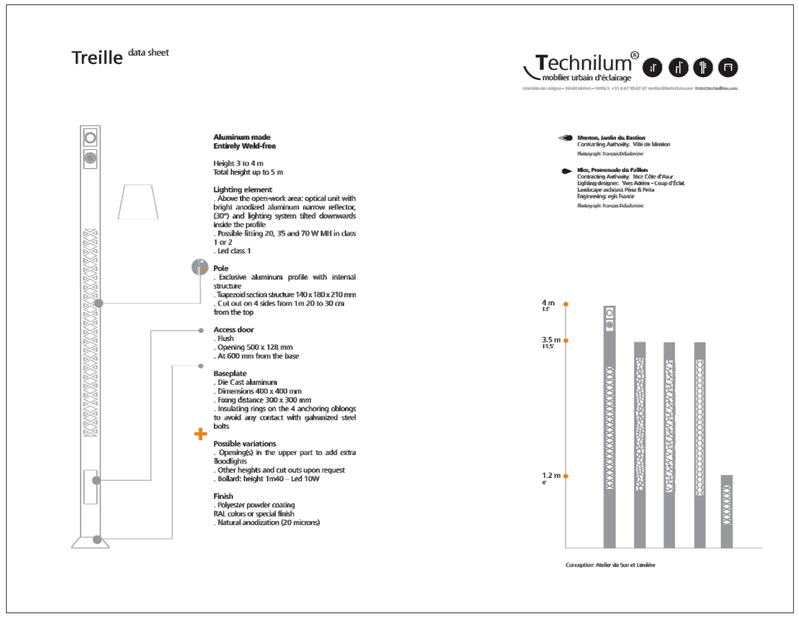
PROPOSED LIGHTING

LIGHT COLUMN

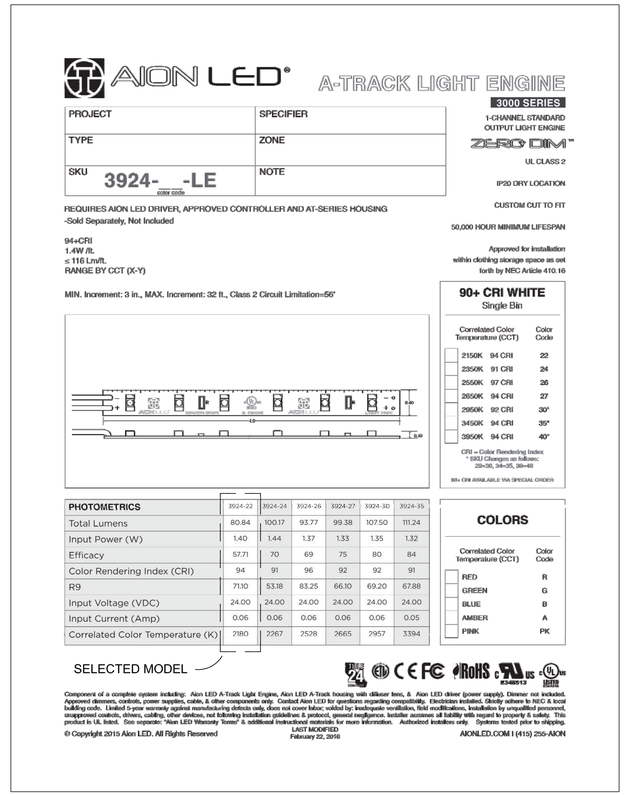
MANUFACTURER: TECHNILUM
MODEL NAME: TRIELLE
MATERIALS: ALUMINUM
COLOR: BRONZE
FINISH: MATTE
BULB: LED CLASS 1



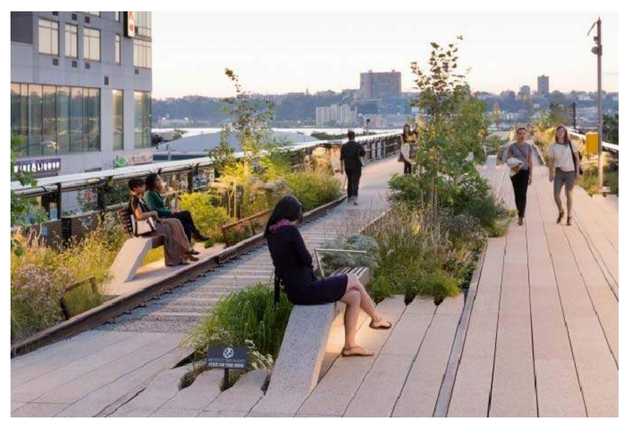
PROPOSED LIGHT COLUMN

LIGHTING UNDER BENCH

MANUFACTURER: AION
MODEL NAME: A-TRACK LIGHT 3924-22
MATERIALS: STRIP LIGHTING
COLOR: -
FINISH: -
BULB: LED CLASS 1



PHOTOMETRICS	3924-22	3924-24	3924-26	3924-27	3924-30	3924-35
Total Lumens	80.84	100.17	93.77	99.38	107.50	111.24
Input Power (W)	1.40	1.44	1.37	1.33	1.35	1.32
Efficacy	57.71	70	69	75	80	84
Color Rendering Index (CRI)	94	91	96	92	92	91
R9	71.10	53.18	83.25	66.10	69.20	67.88
Input Voltage (VDC)	24.00	24.00	24.00	24.00	24.00	24.00
Input Current (Amp)	0.06	0.06	0.06	0.06	0.06	0.05
Correlated Color Temperature (K)	2180	2267	2528	2665	2957	3394



RECESSED LIGHT UNDER THE STONE BENCH

PROPOSED HARDSCAPE

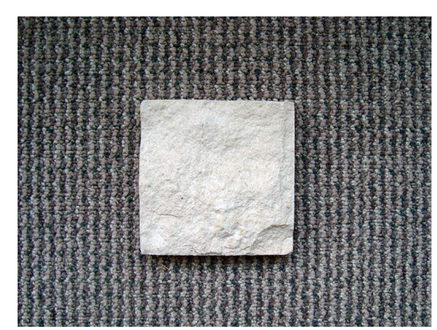
STONE PAVER

MANUFACTURER: HAUSMANN STONE
MODEL: CORTON BIEGE
MATERIAL: LIMESTONE
FINISH: LINEN

PLANTER WALLS & CAP

MANUFACTURER: BUECHEL STONE
MODEL: FOND-DU-LAC
MATERIAL: LIMESTONE
FINISH: LEDGESTONE

MANUFACTURER: HAUSMANN STONE
MODEL: MASSANGIS JAUNE CLAIR
MATERIAL: LIMESTONE
FINISH: ROUGH SAWN



REVISIONS	DATE	BY	DESCRIPTION

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Salinas, California
Fax (831) 424-4408

LIGHTING & MATERIALS – OCEAN AVENUE ENTRY
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	03/08/2016
SCALE	NONE
DRAWN	SF \ EAM
JOB	15.053
SHEET	L-1.1
OF	SHEETS

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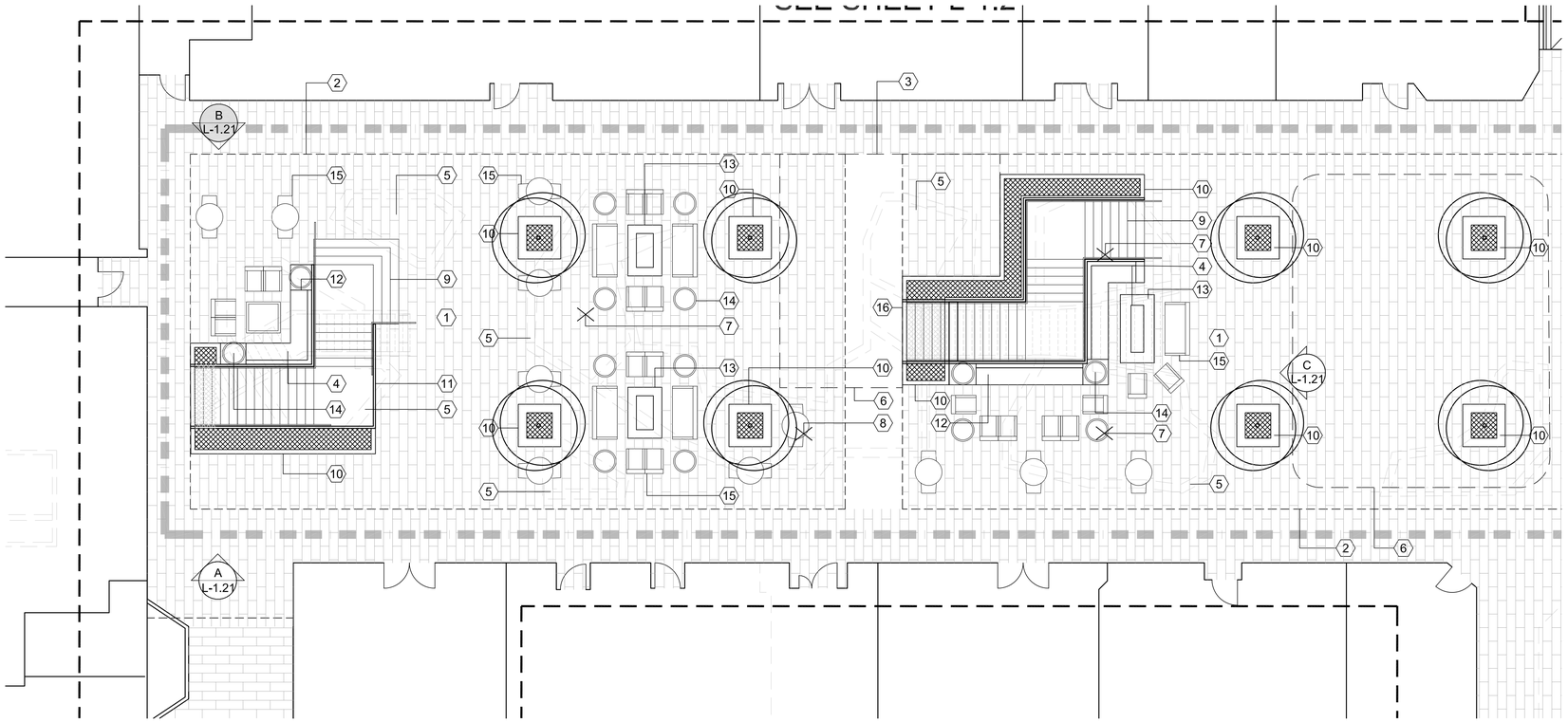

COURTYARD AT CARMEL PLAZA

8 0 8 16

LANDSCAPE SITE LEGEND

EXISTING VEGETATION	
Planting area to be preserved	-
Planting area to be removed	1344 SQ FT
Trees greater than 2" to be preserved	-
Trees greater than 2" to be removed	4
EXISTING HARDSCAPE	
Brick paving to be preserved - impervious	5844 SQ FT
PROPOSED VEGETATION	
Planting area	271 SQ FT
Trees	8
PROPOSED HARDSCAPE	
Brick paving - impervious	1073 SQ FT

PROPOSED PLANT PALETTE

KEY	BOTANICAL NAME	COMMON NAME
TREES - 60" BOX		
AP	Acer palmatum	Japanese Maple
SHRUBS & GROUNDCOVERS - 5 & 15 GALLONS		
	Aeonium hybrids	NCN
	Acanthus mollis	Bear's Breech
	Agapanthus a. 'Peter Pan'	Dwarf Lily of Nile
	Agave attenuata	Century Plant
	Anigozanthos flavidus	Kangaroo Paw
	Alyogyne huegelii	Blue Hibiscus
	Armeria maritima 'Alba'	White Flowered Thrift
	Blechum spicant	Deer Fern
	Echeveria elegans	Mexican Snowball
	Heuchera m. 'Palace Purple'	Palace Purple Coral Bells
	Hosta 'Lemon Lime'	NCN
	Hydrangea quercifolia	Oakleaf Hydrangea
	Leonotis leonurus	Lions Tail
	Sedum x 'Purple Emperor'	Purple Emperor Sedum
	Verbena lilacina 'De la Mina'	De La Mina Verbena

REFERENCE NOTES

1. Existing brick paving: Preserve (Impervious surface)
2. Existing overhead balconey
3. Existing overhead bridge
4. Existing staircase, guardrail, handrail and lights: Remove
5. Existing planters: Remove
6. Outdoor leasable tenant space.
7. Existing Olive Tree: Remove (3 Total)
8. Existing Japanese Maple: Remove (1 Total)
9. Staircase: Stone risers and treads, Guardrail and handrail to match Architect's Plans. Lighting to be inset into stair treads. See Sheet L-1.3
10. Stone planter wall: 18" tall
11. Relocated 'Fountain of Woof' with low basin bowl
12. Built in seatwall with stone veneer finish
13. Built in firepit with stone veneer finish (3 Total)
14. Planter Pot - Typical
15. Moveable site furniture - Typical
16. Hanging light fixture under stairs. See Sheet L-1.3

REVISIONS DATE	BY	DESCRIPTION

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LANDSCAPE SITE PLAN - COURTYARD
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	03/08/2016
SCALE	NONE
DRAWN	SF \ EAM
JOB	15.053
SHEET	L-1.2
OF	SHEETS

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EXISTING SITE FURNISHINGS

COURTYARD STAIR SIMULATIONS

A NORTH STAIR LOOKING FROM CARMEL COFFEE SHOP

B NORTH STAIR LOOKING FROM SUR LA TABLE

C SOUTH STAIR LOOKING FROM WESTERN CORNER

REVISIONS DATE	BY	DESCRIPTION

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Salinas, California
Fax (831) 424-4408

COURTYARD STAIRS & EXISTING SITE FURNISHINGS
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	03/08/2016
SCALE	NONE
DRAWN	SF \ EAM
JOB	15.053
SHEET	L-1.21
OF	SHEETS

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PROPOSED LIGHTING

LIGHTING AT STAIRS

MANUFACTURER: BEGA
MODEL NAME: RECESSED WALL -2382 LED
MATERIALS: ALUMINUM
COLOR: BRONZE
BULB: LED

Recessed wall luminaires with directed light

Housing: Constructed of die-cast aluminum with integral wiring compartment. Mounting tabs provided. Die castings are marine grade, copper free (< 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum faceplate. Clear tempered glass; .125" thick, anodized flush to faceplate surface. Faceplate is secured by two (2) flush, socket head, stainless steel captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature, molded silicone rubber gasket for weather tight operation.

Electrical: 5.5W LED luminaire, 7.5 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0 -10V dimming. The LED and driver are mounted on a removable plate for easy replacement. Standard LED color temperature is 3000K (available in 4000K; add suffix K4)

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes use polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK), White (WHT), Beaver (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

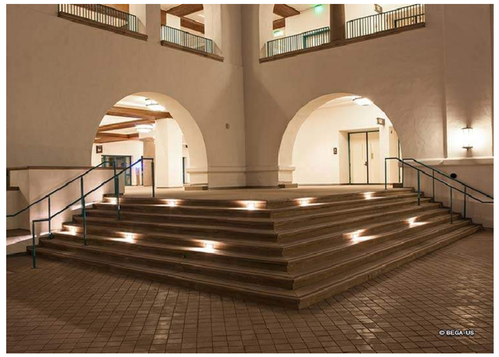
UL Rated for UL and Canadian Standards, suitable for wet locations and for installation within 3 feet of ground. IC rated. Protection class: IP65.

Luminaire Lumens: 155
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

	Lamp	A	B	C
2382LED	5.5W LED 6W	2¾	2¾	

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 FAX (805)565-9474 www.bega-us.com
Copyright BEGA-US 2014 Updated 10/15

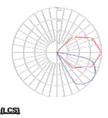


BEGA

Photometric Filename: 2382LED.IES

TEST: 16885
TEST LAB: LUMINAIRE TESTING LABORATORY, INC.
DATE: 10/07/2010
LUMINAIRE: 2382LED
LAMP: 5.5W LED

All results in accordance with IESNA LM-79-08

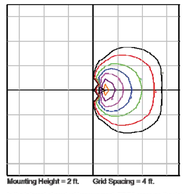


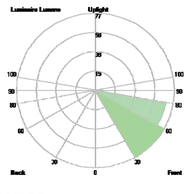
Characteristics	
IES Classification	Type IV
Longitudinal Classification	Very Short
Cutoff Classification (deprecated)	Non-Cutoff
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	155
Total Luminaire Efficiency	N.A.
Downward Total Efficiency	N.A.
Luminaire Efficacy Rating (LER)	21
Upward Waste Light Ratio	0.00
Max. Cd.	165.7 (0H, 51.5V)
Max. Cd. (<90 Vert.)	165.7 (0H, 51.5V)
Max. Cd. (At 90 Deg. Vert.)	1.5 (1.0%Lum)
Max. Cd. (80 to <90 Deg. Vert.)	57.2 (36.3%Lum)
Total Luminaire Watts	7.5
Ballast Factor	1.00

Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	0.7	N.A.	0.5
FM (30-60)	77.1	N.A.	49.9
FH (60-80)	69.4	N.A.	44.9
FVH(80-90)	7.0	N.A.	4.5
BL (0-30)	0.0	N.A.	0.0
BM (30-60)	0.0	N.A.	0.0
BH (60-80)	0.0	N.A.	0.0
BVH(80-90)	0.0	N.A.	0.0
UL (90-100)	0.2	N.A.	0.1
UH (100-180)	0.2	N.A.	0.1
Total	154.6	N.A.	100.0

BUG Rating B0-U1-G0





Mounting Height = 2 ft. Grid Spacing = 4 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.
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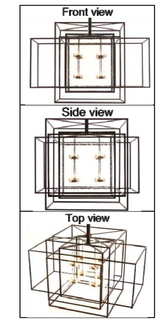
LIGHTING UNDER STAIRS

MANUFACTURER: LARGE LIGHTING
MODEL NAME: JENNINGS II PENDANT
MATERIALS: ALUMINUM
COLOR: BRONZE POWDER COAT
FINISH: MATTE
BULB: LED - SCREW IN BULBS

LargeLighting.com
A Division of Finisterre Corporation



***Jennings II* pendant**

- **(72"L x 54"W x 48"H) + any length support rod**
- **Outer 3 cages: open (no glass)**
- **Innermost cage: 4 clear seedy glass side panels**
- **32 x max 25W medium base incandescent sockets**
- **Customer may use screw-in LED, CFL, or incandescent bulbs**
- **Bulbs not included**
- **Choice of standard metal finish (deluxe: 10% upcharge / premium: 20%)**
- **Fixture is designed to be mounted on a flat ceiling that is parallel to the floor. If fixture is to be mounted on a sloped ceiling – we must know that at order placement to make necessary canopy modifications.**
- **Approximately 325 lbs each**
- **UL listed (indoor use)**
- **Made in U.S.**

Optional UL damp (for covered outdoor use)

- **10% upcharge**
- **Powder coat metal finish**
- **All metal parts phosphate treated**
- **UL damp electrical**

PROPOSED HARDSCAPE

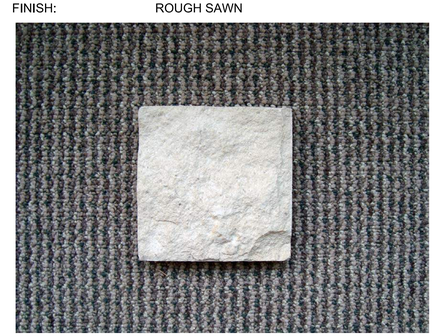
STONE PAVER AT STAIRS & STONE VENEER AT FIREPITS

MANUFACTURER: HAUSMANN STONE
MODEL: CORTON BIEGE
MATERIAL: LIMESTONE
FINISH: LINEN

PLANTER WALLS & CAP

MANUFACTURER: BUECHEL STONE
MODEL: FOND-DU-LAC
MATERIAL: LIMESTONE
FINISH: LEDGESTONE

MANUFACTURER: HAUSMANN STONE
MODEL: MASSANGIS JAUNE CLAIR
MATERIAL: LIMESTONE
FINISH: ROUGH SAWN



REVISIONS	DATE	BY	DESCRIPTION

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Belli Architectural Group
313 Salinas Street
Phone (831) 424-4620
Salinas, California
Fax (831) 424-4408

LIGHTING & MATERIALS - COURTYARD
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	03/08/2016
SCALE	NONE
DRAWN	SF \ EAM
JOB	15.053
SHEET	L-1.3
OF	SHEETS

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PROPOSED SITE FURNISHINGS

BENCH

MANUFACTURER: RESTORATION HARDWARE
MODEL NAME: CARMEL LUXE SOFA (75" LENGTH)
MATERIALS: ALUMINUM FRAME
COLOR: IRON
CUSHION: SUNBRELLA FABRIC 'CHARCOAL'

LOUNGE CHAIR

MANUFACTURER: RESTORATION HARDWARE
MODEL NAME: CARMEL CLASSIC LOUNGE CHAIR
MATERIALS: ALUMINUM FRAME
COLOR: IRON
CUSHION: SUNBRELLA FABRIC 'CHARCOAL'

ARM CHAIR

MANUFACTURER: RESTORATION HARDWARE
MODEL NAME: CARMEL ARMCHAIR
MATERIALS: ALUMINUM FRAME
COLOR: IRON
CUSHION: SUNBRELLA FABRIC 'CHARCOAL'

CAFE TABLE

MANUFACTURER: RESTORATION HARDWARE
MODEL NAME: CARMEL ROUND TABLE WITH UMBRELLA (48" DIA.)
MATERIALS: ALUMINUM FRAME
COLOR: IRON

COFFEE TABLE

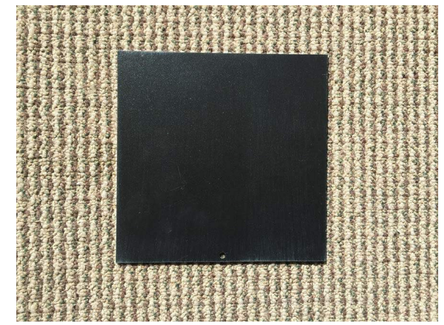
MANUFACTURER: RESTORATION HARDWARE
MODEL NAME: CARMEL COFFEE TABLE
MATERIALS: ALUMINUM FRAME
COLOR: IRON

ARM CHAIR

MANUFACTURER: RESTORATION HARDWARE
MODEL NAME: CARMEL ARMCHAIR
MATERIALS: ALUMINUM FRAME
COLOR: IRON
CUSHION: SUNBRELLA FABRIC 'CHARCOAL'

FRAME COLOR

MANUFACTURER: RESTORATION HARDWARE
MATERIAL: ALUMINUM FRAME
COLOR: IRON



CUSHION AND UMBRELLA FABRIC

MANUFACTURER: SUNBRELLA
COLOR: CHAROAL

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REVISIONS/DATE	BY	DESCRIPTION

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313 Salinas Street
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Salinas, California
Fax (831) 424-4408

SITE FURNISHINGS - COURTYARD
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	03/08/2016
SCALE	NONE
DRAWN	SF \ EAM
JOB	15.053
SHEET	L-1.31
OF	SHEETS

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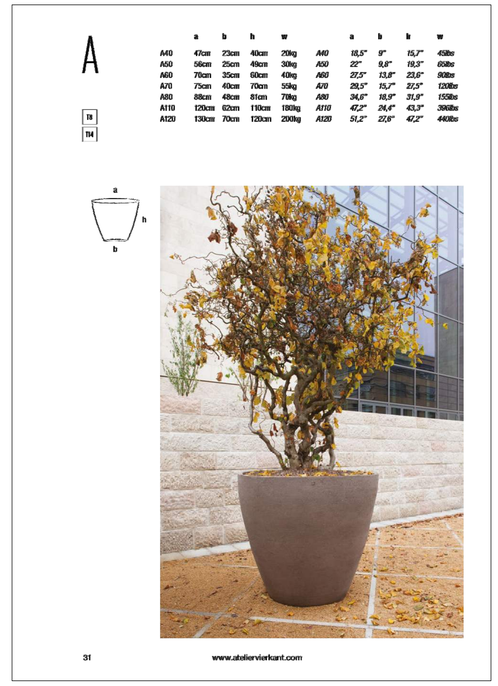
PROPOSED SITE FURNISHINGS

TALL PLANTER POT

MANUFACTURER: ATELIER VIERKANT
MODEL NAME: A70
MATERIAL: CERAMIC
SIZE: 27-5" TALL X 29-5" WIDE
COLOR: WHITE



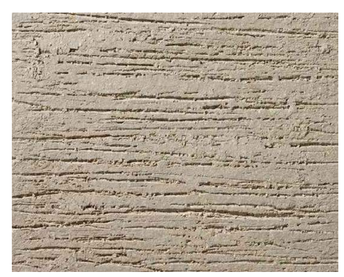
A

	a	b	h	w		a	b	h	w
A40	47cm	23cm	40cm	20kg	A40	18,5"	9"	15,7"	45lbs
A50	56cm	25cm	49cm	30kg	A50	22"	9,8"	19,3"	66lbs
A60	70cm	35cm	60cm	40kg	A60	27,5"	13,8"	23,6"	90lbs
A70	75cm	40cm	70cm	55kg	A70	29,5"	15,7"	27,5"	120lbs
A80	88cm	48cm	81cm	70kg	A80	34,6"	18,9"	31,9"	155lbs
A110	120cm	62cm	110cm	180kg	A110	47,2"	24,4"	43,3"	396lbs
A120	130cm	70cm	120cm	200kg	A120	51,2"	27,6"	47,2"	440lbs

T8
T14

a
h
b

31 www.atelierverkant.com



SHORT PLANTER POT

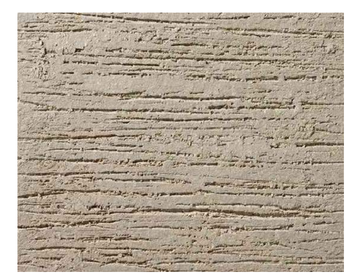
MANUFACTURER: ATELIER VIERKANT
MODEL NAME: O90
MATERIAL: CERAMIC
SIZE: 15-7" TALL X 33-8" WIDE
COLOR: WHITE

O

	a	c	h	w
O60	59cm	55cm	30cm	30kg
O75	72cm	69cm	35cm	43kg
O90	86cm	84cm	40cm	60kg
O120	120cm	110cm	64cm	100kg
O60	23,2"	21,6"	11,8"	66lbs
O75	28,3"	27,1"	13,7"	105lbs
O90	33,8"	33"	15,7"	132lbs
O120	47,2"	43,3"	25,2"	220lbs

a
c
h

147 www.atelierverkant.com



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Phone (831) 424-4620 Fax (831) 424-4408

SITE FURNISHINGS - COURTYARD
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	03/08/2016
SCALE	NONE
DRAWN	SF \ EAM
JOB	15.053
SHEET	L-1.32
OF	SHEETS

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PROPOSED PLANTING

BOTANICAL NAME: ACANTHUS MOLLIS
COMMON NAME: BEAR'S BREECH

BOTANICAL NAME: AGAVE ATTENUATA
COMMON NAME: CENTURY PLANT

BOTANICAL NAME: ECHEVERIA ELEGANS
COMMON NAME: MEXICAN SNOWBALL

BOTANICAL NAME: LEONOTIS LEONURUS
COMMON NAME: LION'S TAIL

BOTANICAL NAME: VERBENA LILACINA 'DE LA MINA'
COMMON NAME: DE LA MINA VERBENA

BOTANICAL NAME: AEONIUM A. VAR. 'ATROPURPUREUM'
COMMON NAME: PURPLE CREST AEONIUM

BOTANICAL NAME: ALYOGYNE HUEGELII
COMMON NAME: BLUE HIBISCUS

BOTANICAL NAME: HEUCHERA M. 'PALACE PURPLE'
COMMON NAME: PALACE PURPLE CORAL BELLS

BOTANICAL NAME: LYSIMACHIA NUMMULARIA
COMMON NAME: CREEPING JENNY

BOTANICAL NAME: ACER PALMATU, 'SANGO-KAKU'
COMMON NAME: CORAL BARK JAPANESE MAPLE

BOTANICAL NAME: AEONIUM 'SUNBURST'
COMMON NAME: COPPER PINWHEEL

BOTANICAL NAME: AGAPANTHUS A. 'PETER PAN'
COMMON NAME: DWARF LILY OF THE NILE

BOTANICAL NAME: HOSTA 'LEMON-LIME'
COMMON NAME: HOSTA

BOTANICAL NAME: PURPLE EMPEROR SEDUM
COMMON NAME: SEDUM X 'PURPLE EMPEROR'

BOTANICAL NAME: AGAPANTHUS AFRICANUS
COMMON NAME: AFRICAN LILY

BOTANICAL NAME: BLECHNUM SPICANT
COMMON NAME: DEER FERN

BOTANICAL NAME: HYDRANGEA QUERCIFOLIA
COMMON NAME: OAKLEAF HYDRANGEA

BOTANICAL NAME: STACHYS BYZANTINA
COMMON NAME: LAMBS EAR

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PLANTING - COURTYARD
COMMON AREA EXTERIOR RENOVATION FOR:
CARMEL PLAZA
OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	03/08/2016
SCALE	NONE
DRAWN	SF \ EAM
JOB	15.053
SHEET	L-1.4
OF	SHEETS

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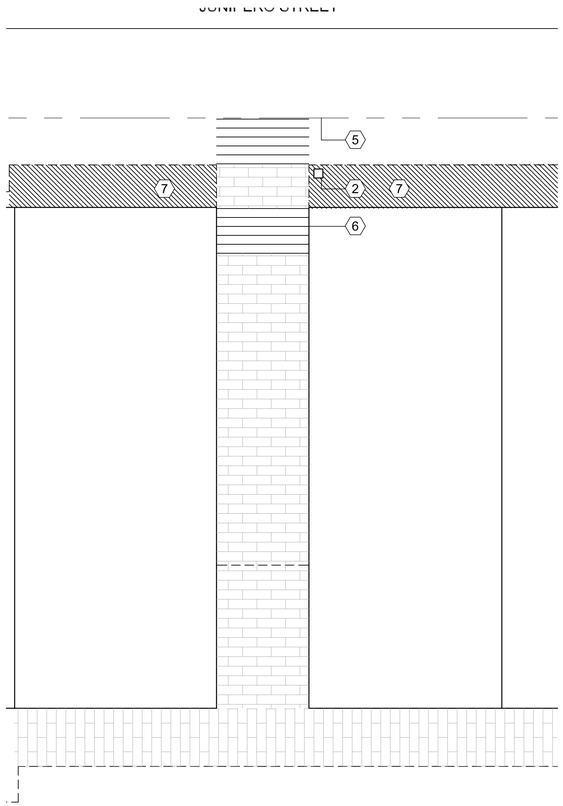
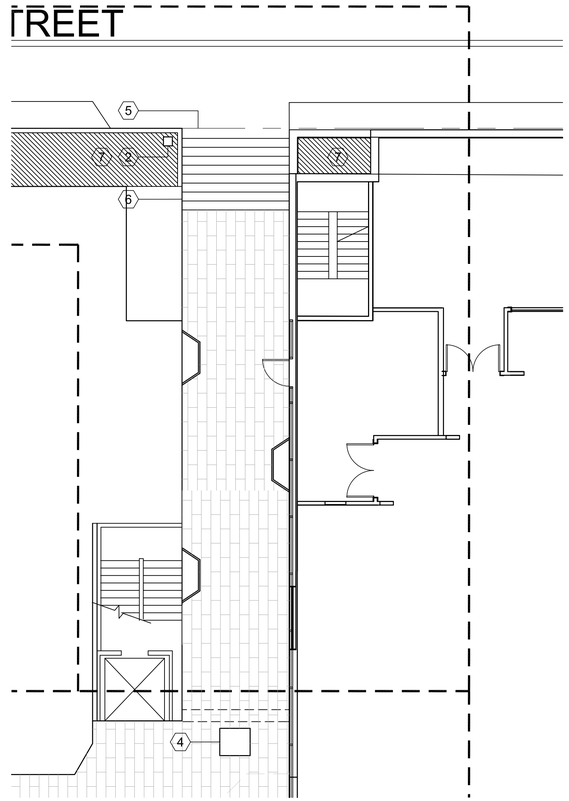


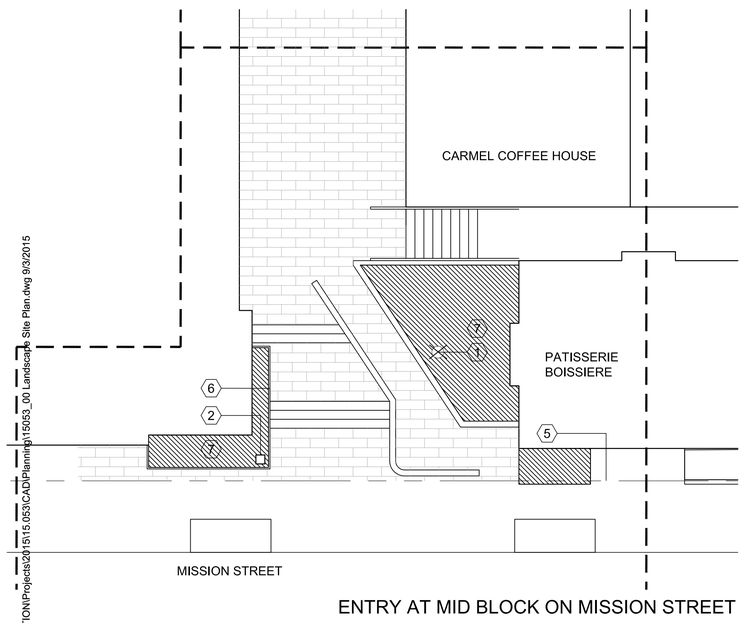
ENTRY AT MIDBLOCK ON JUNIPERO STREET

8 0 8 16



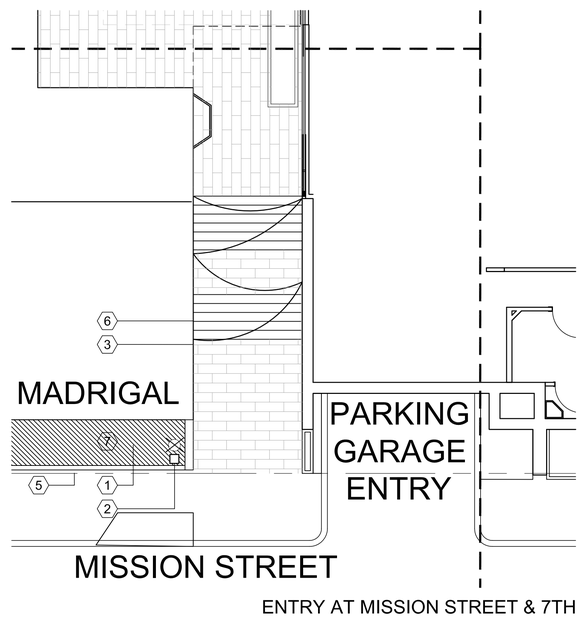
ENTRY AT JUNIPEROSTREET & 7TH

8 0 8 16



ENTRY AT MID BLOCK ON MISSION STREET

8 0 8 16



ENTRY AT MISSION STREET & 7TH

8 0 8 16

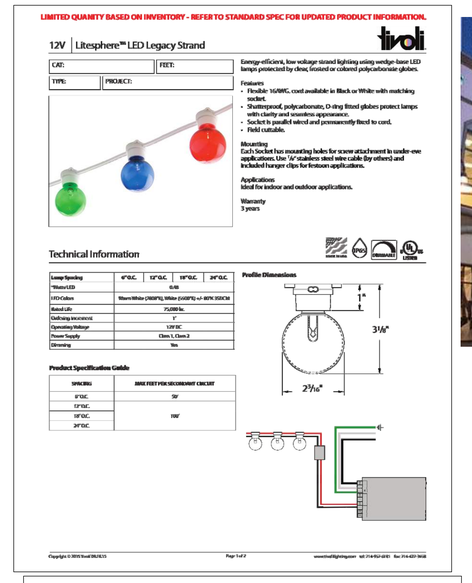
REFERENCE NOTES

1. Existing light fixture: Remove
2. Light column. See Sheet L-1.1
3. Overhead 'festoon' lighting.
4. Hanging light fixture under stairs. See Sheet L-1.3
5. Property line
6. Existing staircase: Preserve
7. Existing planting: Preserve. Sheet Sheet L-1.0 for palette

PROPOSED LIGHTING

OVERHEAD 'FESTOON' LIGHTING

MANUFACTURER:	TIVOLI
MODEL NAME:	LITESPHERE LED LEGACY STRAND
MATERIALS:	-
COLOR:	BLACK WIRE
BULB:	LED



LIMITED QUANITY BASED ON INVENTORY - REFER TO STANDARD SPEC FOR UPDATED PRODUCT INFORMATION.

12V | Litesphere™ LED Legacy Strand — tivoli

CAT: | FEET:

TYPE: | PROJECT:

Energy-efficient, low voltage strand lighting using wedge-base LED lamps protected by clear, frosted or colored polycarbonate globes.

Features
- Flexible: 16/18AWG, cord available in Black or White with matching socket.
- Shatterproof, polycarbonate, O-ring fitted globes protect lamps with clarity and seamless appearance.
- Socket is parallel wired and permanently fixed to cord.
- Field cuttable.

Mounting
Each Socket has mounting holes for screw attachment in under-eve applications. Use '16' stainless steel wire cable (by others) and included hanger clips for festoon applications.

Applications
Ideal for indoor and outdoor applications.

Warranty
3 years

Technical Information

Lamp Spacing	6"O.C.	12"O.C.	18"O.C.	24"O.C.
*Watts/LED	0.48			
#ID Colors	White (WHITE), White (SOFTE) +3-10°K 3500CM			
Rated Life	25,000 hrs.			
Outlining Increment	1'			
Operating Voltage	12V DC			
Power Supply	Class 1, Class 2			
Dimming	Yes			

Profile Dimensions

Product Specification Guide

SPACING	MAX. FEET PER SECONDARY CIRCUIT
6" O.C.	50'
12" O.C.	100'
18" O.C.	
24" O.C.	

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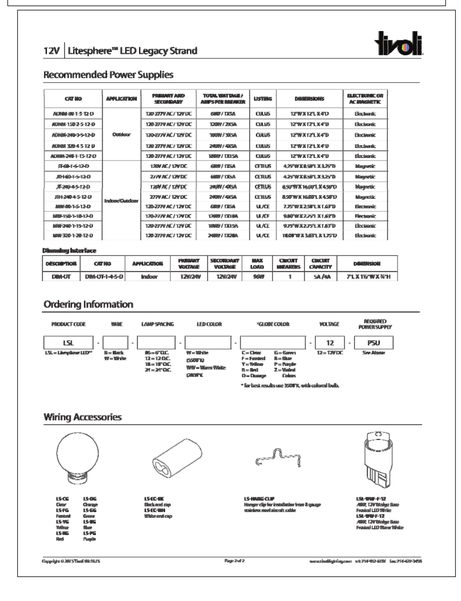

12V | Litesphere™ LED Legacy Strand — tivoli

Recommended Power Supplies

CAT NO	APPLICATION	PRIMARY AND SECONDARY	TOTAL WATTAGE / AMPS PER BREAKER	LISTING	DIMENSIONS	ELECTRONIC OR AC MAGNETIC
AC060-08-1-5-12-D	Outdoor	120-277V AC / 12V DC	60W / 12.5A	CULus	12"W X 12"L X 4"D	Electronic
AC060-120-2-5-12-D		120-277V AC / 12V DC	120W / 20.5A	CULus	12"W X 17"L X 4"D	Electronic
AC060-240-3-5-12-D		120-277V AC / 12V DC	180W / 30.5A	CULus	12"W X 17"L X 4"D	Electronic
AC060-320-4-5-12-D		120-277V AC / 12V DC	240W / 40.5A	CULus	12"W X 17"L X 4"D	Electronic
AC060-240-1-12-12-D		120-277V AC / 12V DC	180W / 13.5A	CULus	12"W X 17"L X 4"D	Electronic
JS-60-1-6-12-D	Indoor/Outdoor	120V AC / 12V DC	60W / 12.5A	CETLUS	4.75"W X 8.5"L X 2.75"D	Magnetic
JS-140-1-6-12-D		120V AC / 12V DC	140W / 12.5A	CETLUS	4.75"W X 8.5"L X 3.5"D	Magnetic
JS-240-4-5-12-D		120V AC / 12V DC	240W / 40.5A	CETLUS	6.5"W X 10.5"L X 4.5"D	Magnetic
JS-1-240-4-5-12-D		277V AC / 12V DC	240W / 40.5A	CETLUS	8.5"W X 10.5"L X 4.5"D	Magnetic
BBW-06-1-5-12-D		120-277V AC / 12V DC	60W / 13.5A	UL/CE	7.75"W X 2.38"L X 1.6"D	Electronic
MBW-120-1-10-12-D		120-277V AC / 12V DC	120W / 13.5A	UL/CE	9.88"W X 2.5"L X 1.6"D	Electronic
MBW-240-1-15-12-D		120-277V AC / 12V DC	180W / 13.5A	UL/CE	9.75"W X 2.5"L X 1.6"D	Electronic
MBW-320-1-20-12-D		120-277V AC / 12V DC	240W / 13.28A	UL/CE	10.0"W X 3.63"L X 1.75"D	Electronic

Dimming Interface

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	MAX. LOAD	CIRCUIT BREAKERS	CIRCUIT CAPACITY	DIMENSIONS
DIM-OT	DIM-CH-1-4-5-D	Indoor	120/240V	120/240V	960W	1	5A /16A	7"L X 11"W X 2.75"H

Ordering Information

PRODUCT CODE		TRIM		LAMP SPACING		LED COLOR		*GLOBE COLOR		VOLTAGE		REQUIRED POWER SUPPLY
LSL	-		-		-		-		-	12	-	PSU
LSL = Litesphere LED™		B = Black W = White		06 = 6" O.C. 12 = 12 O.C. 18 = 18" O.C. 24 = 24" O.C.		W = White (5000°K) SOFTE = Warm White (3000°K)		C = Clear F = Frosted Y = Yellow R = Red O = Orange	G = Green B = Blue P = Purple Z = Twisted Colors	12 = 12VDC		See Above

*For best results use 3000°K with colored bulb.

Wiring Accessories

LS-CE Clear
LS-FG Frosted
LS-YG Yellow
LS-RG Red
LS-BG Blue
LS-OG Orange
LS-GG Green
LS-BG Blue
LS-PG Purple

LS-EC-BK Black end cap
LS-EC-WH White end cap

LS-HANG-CLIP Hanger clip for installation from O-gauge stainless steel aircraft cable

LSL-WHP-6-12 ABS 12V Wedge Base Frosted LED White
LSL-WHP-12-12 ABS 12V Wedge Base Frosted LED Warm White

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REVISIONS	DATE	BY	DESCRIPTION

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831 646 1851 • BFSLA.COM

Belli Architectural Group
313 Salinas Street
Phone (831) 424-4620
Salinas, California
Fax (831) 424-4408

LANDSCAPE SITE PLAN - AUXILLARY CARMEL PLAZA ENTRANCES

COMMON AREA EXTERIOR RENOVATION FOR:

CARMEL PLAZA

OCEAN AVE. & MISSION STREET
CARMEL-BY-THE-SEA, CA.

DATE	03/08/2016
SCALE	NONE
DRAWN	SF \ EAM
JOB	15.053
SHEET	L-1.5
OF	SHEETS

F:\PRODUCTION\Projects20\15\15.053\CAD\Planning\15053_00 Landscape Site Plan.dwg 9/3/2015

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

May 11, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Interim Community Planning and Building Director

Subject: Annual review of the City's Wine Tasting Policy

Recommendation:

Review the policy and determine if any amendments are needed

Background and Purpose:

On March 3, 2015, the City Council adopted a revised Wine Tasting Policy to provide guidelines to assist the City with review of applications for wine tasting rooms. The policy was developed based on recommendations from a Wine Tasting Room Subcommittee, and included the involvement of several stakeholders, including the Monterey County Wine Growers Association and the Carmel Chamber of Commerce.

The Planning Commission requested that the policy be reviewed in one year to determine if any revisions were needed. The Commission also directed the subcommittee to prepare a general description of the types of regular special events could be allowed to encourage sales and marketing of wine for the education and development of current and potential customers. A description of what constitutes a special event is included. The Commission should provide guidance to staff on the description.

Staff analysis:

***Policy Review**:* The Wine Tasting Policy includes a guideline stating that: *"No more than three wine tasting Use Permits for new locations shall be issued within any 12-month period. To encourage diversity in the Commercial District, retail wine tasting shops located north of Ocean Avenue are strongly encouraged."*

Staff notes that since the policy was adopted in March 2015, three applications were submitted and only one was approved. All three applications proposed to locate the wine tasting room south of Ocean Avenue, which was one of the reasons for both denials. The one use permit that was approved was for a location south of Ocean Avenue in the Carmel Plaza. The Commission determined that the diversity of the City's Commercial District would not be adversely impacted by the location. Staff recommends that the City continue to implement the policy as written and review it again in March 2017. Any substantial revisions to the policy would require approval by the City Council.

Special Events: The subcommittee determined that there is a distinction between "routine" events and "special" events. Routine events are strictly for the purpose of promoting wines sales and generally do not involve a large number of attendees, live music, or any activities outside of the building. The subcommittee recommended that there potentially be a maximum of 2 routine events allowed per month and a total of 24 routine events per year.

Special events could include a large number of attendees, may include music, and can be held for general social functions that may or may not be for the purpose of promoting wine sales. Pursuant to Municipal Code Section 9.16.030, the business is allowed a maximum of 4 special events per year, subject to written authorization from the Community Planning and Building Director upon review of each specific request.

Environmental Review: This project is exempt from CEQA pursuant to Section 15061.b(3) of the CEQA Guidelines. The proposed action is an amendment to an existing City policy and will not result in any potentially significant environmental impacts.

ATTACHMENTS:

- Attachment A –Wine Tasting Policy (dated 3/3/15)

City of Carmel-by-the-Sea
Wine Tasting Policy

(Revisions Adopted 3/3/2015)

Purpose

To establish guidelines for the review and approval of wine tasting facilities in the Central Commercial and Service Commercials Districts in the downtown.

Policy

The General Plan encourages a balanced mix of uses that serve the needs of both local and non-local populations. The Planning Commission recognizes the demand for establishing wine tasting facilities but also recognizes that their proliferation could impact the balanced mix of uses that the General Plan encourages.

Definition

A wine tasting room is a stand-alone establishment with a Duplicate Type 02 ABC license, in which the primary purpose to encourage patrons to purchase wine for off-site consumption. Establishments should not operate as a wine bar, where the primary purpose would be for patrons to consume wine on premise other than for the purpose of wine tasting. It is recognized that tasting rooms host occasional promotions and special events to encourage sales and marketing of wine for the education and development of current and potential customers.

The following standards are recommended and shall be considered by the Planning Commission in its review of wine tasting permits:

1. Wines originating from Monterey County Vineyards and Wineries and locating their off-site tasting rooms in Carmel are desired and strongly encouraged. The tasting room should have a Duplicate Type 02 ABC license of a primary Type 02 ABC licensed winery located within Monterey County. All wines stored, displayed, and offered for sale and tasting should have been produced in a Type 02 Bonded Winery located in Monterey County with the vast majority (i.e. 75% or more) from grapes grown in Monterey County.
2. No more than three wine tasting Use Permits for new locations shall be issued within any 12-month period. To encourage diversity in the Commercial District, retail wine tasting shops located north of Ocean Avenue are strongly encouraged.
3. A wine tasting room may be permitted a limited number of special events specified through the Use Permit for the purpose of marketing and educating current and potential customers on wine.
4. In order to avoid the appearance of a bar, the wine tasting service and seating area should generally be limited to no more than 30% of the floor area of the retail space. The remaining area should primarily consist of wine-related retail display.
5. In general, the size of the retail and wine tasting area combined (office and storage excluded) should be no larger than 1,000 square feet.

6. Tasting should only involve traditional wine based products such as still wines, sparkling wines or Port-type products, no other alcoholic beverages should be permitted to be tasted or purchased.
7. The maximum serving size should be 2 ounces per serving. Customers should not be permitted to drink bottles of purchased wine in the store and no wine tasting should take place on public property.
8. Light snacks such as cheese, crackers, and bread may be served; however, meals are not permitted.
9. In order to encourage diversity and maintain a balanced mix of uses, no more than five establishments offering tasting should be permitted within any standard two-block area as depicted in Figure 1.* For smaller blocks including Blocks 70, 71, 72, and 73; or for other blocks in which these boundaries do not apply, the Planning Commission shall consider proposals on a case by case basis that meet the intent of this density limitation.
10. Night time hours should generally be limited to no later than 9:00 p.m.
11. Wine tasting associated with other uses such as retail food, art galleries, clothing stores, and the like is discouraged.

*For the purposes of this policy a "standard two-block area" would include all commercial spaces on both sides of a street located between the next two cross streets. The cross streets at the end of the blocks are also included up to the mid-point of each block.
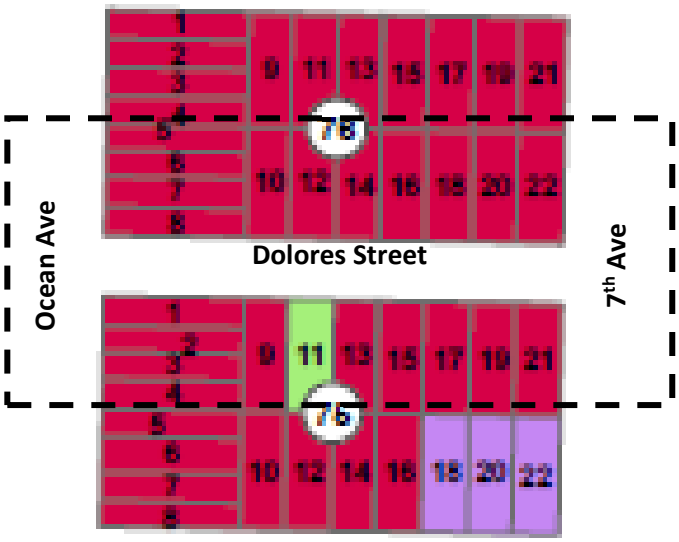
Figure 1: Example of Standard Two-block Area (max 5 wine tasting establishments)