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

MEETING DATE: 16 June 2011 BLOCK: A-6 LOT: 14

FIRST HEARING: 5/11/11 CONTINUED FROM: 5/11/11

ITEM NO: DS 10-78 APPLICANT: Greg Morganroth
STREAMLINING DEADLINE: 7/1/11

SUBJECT:

Consideration of Design Study, Demolition Permit and Coastal Development Permit applications for the demolition of an existing residence and the construction of a new residence located in the Single Family Residential (R-1), Beach and Riparian (BR), Archaeological Significance (AS) and Park (P) Overlay Districts.

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – new construction)

LOCATION: ZONING:

NE Cor. Scenic & Santa Lucia R-1, BR, AS, PO

ISSUES:

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

OPTIONS:

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

RECOMMENDATION:

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

ATTACHMENTS:

1. Staff Report dated 16 June 2011.
2. Application Materials.

STAFF CONTACT: Marc Wiener, Associate Planner

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

APPLICATION: DS 10-78 **APPLICANT:** Greg Morganroth
BLOCK: A-6 **LOT:** 14
LOCATION: NE Cor. Scenic & Santa Lucia

REQUEST:
Consideration of Design Study, Demolition Permit and Coastal Development Permit applications for the demolition of an existing residence and the construction of a new residence located in the Single Family Residential (R-1), Beach and Riparian (BR), Archaeological Significance (AS) and Park (P) Overlay Districts.

ADDITIONAL REVIEW:
1. None.

BACKGROUND:
This site is located at the northeast corner of Santa Lucia Avenue and Scenic Road and is developed with a one-story residence. The residence has an existing plate height of approximately 10.5 feet. The property is located in the Beach and Riparian Overlay District where the height limit is 18 feet. The rear of the property contains a driveway that provides access for the northern neighbor.

A deed restriction was recorded many years ago limiting the height of any structure on this site to a maximum of 11 feet to protect the eastern neighbor's views. The applicant and the neighbor have been involved in developing a deed restriction that will still maintain the neighbor's views, while allowing for an increase in height in some locations for the applicant.

On 11 May 2011 the Planning Commission reviewed this project and continued it with a request for changes. The applicant has revised the plans in an attempt to address the concerns raised by staff and the Planning Commission.

PROJECT DESCRIPTION:
The applicant is proposing to demolish the existing residence and construct a new one-story residence. The new residence includes a 2,212 square foot main floor and a 442 square foot basement. The proposed residence has a maximum plate height of 12 feet and a maximum ridge height of 14 feet. The applicant originally proposed horizontal wood siding, but is now proposing wood shingle siding. Unclad wood windows and doors are proposed.

PROJECT DATA FOR A 5,768 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,392 sf (41.4%)	NA	2,663 sf (46.1%)*
Site Coverage	757 sf (13.1%)**	NA	721 sf (12.5%)
Trees (upper/lower)	3/1 trees	1/0 trees	1/0 trees
Ridge Height	18 ft.	NA	14 ft.
Plate Height	12 ft.	NA	12 ft.***
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15 ft.	NA	15 ft. 8 in.
Composite Side Yard	12 ft. 6 in. (25%)	NA	12 ft. 6 in. (25%)
Minimum Side Yard	3 ft.	NA	3 ft.
Rear	3 ft.	NA	15 ft.

* Includes 442 sf basement.

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

***18 ft. plate height as measured from sub-grade patio.

EVALUATION:

Previous Hearing: At the first hearing the Commission continued this application with a request for several changes. Below is a summary of the requested changes followed by a response on how the applicant has or has not complied. It was also noted that the proposed project appeared to be inconsistent with several Design Guidelines including 7.6, 8.1-8.3, 9.2 - 9.3, 9.10-9.12, 10.3 and 10.4. Staff will address how the applicant has revised the design to better comply with these guidelines.

1. **The applicant shall reconfigure the stone on the south elevation so that it appears structural and consistent with the Guidelines.**

Response: Design Guidelines 9.9-9.10 encourage keeping *"stonework designs simple and traditional in character"* and that *"the application should appear structural and authentic."* The Guidelines also encourage the use of natural stone.

The applicant originally proposed a stone wainscot around the entire residence, with the exception of the south elevation, where a portion was clad with a full stone veneer. Staff was concerned that the full veneer, which terminated at an exterior corner, did not appear structural.

The applicant has revised the design and is now proposing a stone wainscot around the entire residence. The portion of the building on the south elevation, that was previously clad with a full veneer, is now clad with a short wainscot that wraps around to the front of the building. Staff concludes that the revised stonework is an improvement over the original proposal and is consistent with the Guidelines.

2. **The plans shall be revised to reflect that an 18 inch buffer be placed around the patio walls to be included as above grade floor area and the total basement square footage shall be reduced by 19 square feet.**

Response: The applicant has reduced the basement by 18 square feet, however, one additional square foot still needs to be eliminated. A special condition has been added to address this requirement.

Additionally, the applicant is now proposing a car pit beneath the garage. The car pit would include an elevator system that allows the property owner to park two cars in the garage. One car would be stacked on top of the other, and would be separated by the floor of the elevator. One benefit of this proposal is that it would remove additional parking from the street, without adding any mass or bulk to the residence.

CMC Section 17.70 defines a basement as *"an underground room or excavated space between five and nine feet of interior height, finished or unfinished where the finished floor level directly above the space is not more than one foot above both the existing or final grade."*

The Planning Commission should discuss whether the car pit should qualify as basement space. If the car pit does qualify, the proposed residence would exceed the allowed square footage.

3. **The applicant shall adjust the stairs on the north side of the property to provide access around the property. The stairs are permitted to encroach into the setback.**

Response: The applicant has revised the design of the lower patio and stairs to allow access along the north side of the property. There is now two and-a-half feet of clearance between the stairs and the wall that is located on the property line.

4. The applicant shall remove the west and south patios from the setbacks.

Response: The applicant has removed both patios from the setbacks. At the front of the property the applicant is proposing a four foot wide pebble walkway and bunch grass as opposed to pavers. On the south side of the property the stairs encroach into the setback, which is allowed by the Code (CMC 17.10.030).

5. The applicant shall include 98 square feet of the existing driveway in the site coverage calculations.

Response: Staff originally recommended that the applicant include 198 square feet of the existing driveway into the site coverage calculations. At the hearing the applicant demonstrated that only 99 square feet of the existing driveway would be used by the property owner. The applicant has incorporated the additional 99 square feet into the site coverage calculations.

6. The applicant shall provide a landscape plan that shows landscaping in the public right-of-way and a plan showing a wall or fence if one is proposed.

Response: Design Guidelines 10.3 and 10.4 encourage *"planting in areas visible to the street or other public places to continue the forest character"* and recommends *"locating plants in relaxed, informal arrangements that are consistent with the urban forest character."*

The applicant has included a landscape plan that shows landscaping on the property and in the public right-of-way. The landscaping primarily consists of drought tolerant plants that are arranged in an informal manner. The landscape plan will be reviewed by the City Forester when submitted with the building permit application.

No fence is being proposed around the property, however, a two foot tall stone garden wall is proposed at the front (west) side of the property. An elevation drawing has been provided of the wall. A short curb-wall is also proposed on the sides of the driveway.

7. The applicant shall simplify the south elevation and the roof lines as recommended by the Guidelines.

Response: Design Guidelines 8.1-8.2 encourage using *"restraint when introducing variation in the wall and roof planes."* Guideline 9.2 recommends *"keeping building forms, materials and details simple and visually restrained."* Guideline 8.3 recommends *"avoiding complex roof forms that call attention to the design or add unnecessary detail"* and states that *"Mansard roofs typically add more mass than*

other forms and are discouraged. A sloping roof skirt that conceals a flat roof is particularly out of character."

On the south elevation the applicant has removed two of the hipped roof elements and reduced the amount of variation in the wall plane. The design revisions have simplified the appearance of the south elevation. The applicant has retained the two flat roof elements as originally proposed in order to preserve the eastern neighbor's view. The flat roof areas comprise only a small part of the roof design and will not be visually prominent.

The proposed roof design is consistent with Guideline 7.6, in that the roof form does not *"dominate the body of the building"* and Guideline 8.4, which encourages a moderate pitch (4:12 to 6:12). The proposed roof pitch is 4:12. Staff supports the overall roof design as it does not present a "busy" appearance to the street and is consistent with other design objectives such minimizing mass and preserving neighboring views.

8. The applicant shall consider reducing the height of the windows on the south elevation.

Response: At the first hearing concerns were raised about the height and vertical proportions of the windows on the south elevation. The project was also cited as being inconsistent with Design Guideline 7.6, which states that *"a building should relate to human scale"* and Guideline 9.3 which recommends that *"building details should be used to provide interested and not exaggerate the scale of the building."*

The applicant has reduced the height of the windows on the south elevation. The glass panes on the turret-style bay window previously had a height of nearly nine feet. The height has been reduced to six and-a-half feet on the revised plans. The seven and-a-half foot tall windows along bedroom #3 have also been reduced to six and-a-half feet tall. The reduction in height makes the windows appear closer to human scale and more consistent with the Guidelines.

There was some discussion during the previous hearing regarding the plate heights, particularly on the south portion of the residence. However, no specific request was made in the final motion to reduce the height. The majority of the plate height is 11 feet, with the exception of the turret-style window, which has a plate height of 12 feet. Lowering the height of the windows has helped reduce the perceived height of the wall. The south elevation also sits approximately five feet below the Santa Lucia street grade, which also reduces the appearance of mass. Staff notes that the existing residence has a plate height of approximately 10.5 feet.

There was also some discussion during the first hearing about the size of the west facing windows, although no specific request was made to reduce them in size. Guideline 9.11 states that *"window styles and materials should be consistent with the architecture of the building"* and Guideline 9.12 discourages the use of *"large picture windows facing the street."*

Staff notes that while the living room windows are eight and-a-half feet tall, there are numerous examples along Scenic Drive of relatively large ocean-facing windows. Staff recommends that the height of the living room windows be reduced by one-foot, as well as the hallway windows on the south elevation. The height of the windows can be reduced by raising the height of the stone wainscot. Reducing the height of the windows will provide more consistency with the Guidelines, while still being consistent with the character of the area.

Summary: The applicant has done a nice job of responding to the recommendations made by staff and the Planning Commission. The project meets the intent of the Design Guidelines and sufficiently balances competing design objectives.

RECOMMENDATION:
Approve the application with the attached Findings and Conditions.

SPECIAL CONDITIONS:

1. The applicant shall remove an additional one square foot from the basement.

2. If the Commission determines that both levels of the garage count as floor area then the car-lift shall be withdrawn to comply with the floor area requirements.

3. The height of the living room windows and the hallway windows facing the south elevation shall be reduced by one foot.

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

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

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

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

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

1. The project conforms with the certified Local Coastal Program of the City of Carmel by the Sea.

2. The project is not located between the first public road and the sea and no review is required for potential public access.

Standard R-1 Conditions

No.	Condition	
1.	This approval constitutes Design Study and Coastal Development permits authorizing the demolition and construction of a new residence. All work shall conform to the approved plans dated 16 June 2011 except as conditioned by this permit.	✓
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes shall require separate approval by the Planning Commission.	✓
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	All new landscaping shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
5.	Trees on the site shall only be removed upon the approval of the Forest and Beach Commission; and all remaining trees shall be protected during construction by	✓

	methods approved by the City Forester.	
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 5,768 square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✓
8.	The applicant shall submit in writing any proposed changes to the project plans as submitted on 16 June 2011 and approved by the Planning Commission, prior to incorporating changes on the site. If the applicant changes the project without first obtaining approval, the applicant will be required to either: a) Submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) Eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection approval.	✓
9.	Exterior lighting shall be limited to 25 watts or less per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts or less per fixture and shall not exceed 18 inches above the ground.	✓
10.	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.	✓
11.	The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
12.	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.	
13.	This project is subject to a volume study.	✓
14.	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.	✓
15.	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.	✓
16.	The project plans submitted for building permit review shall comply with the City's Green Building Ordinance (CMC Section 15.54) and obtain a minimum of **60** points based on the Residential Green Building Checklist.	✓

* Original Proposal *

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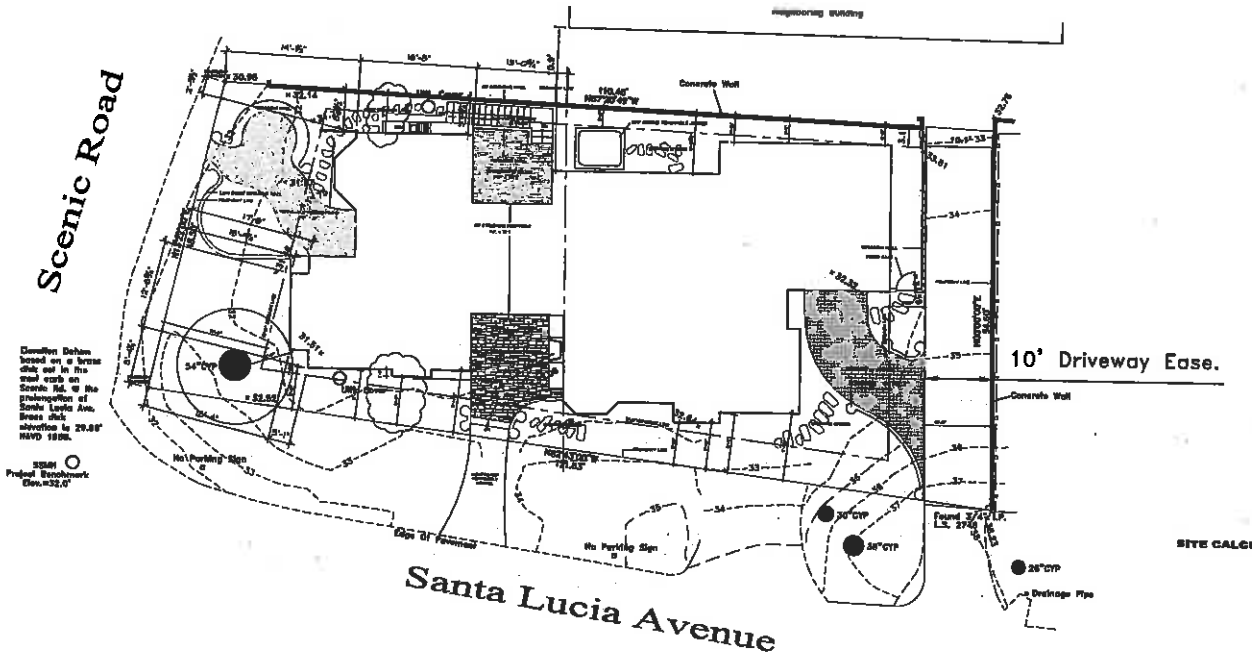

SITE CALCULATION:

PARCEL AREA	5,165.00 SF
(E) STRUCTURE FOOTPRINT	2,900.8 SF
(N) STRUCTURE FOOTPRINT	2,212.00 SF
DRIVEWAY	317.00 SF
EXTERIOR PATIOS & STAIRS	264.42 SF
RETAINING WALLS	45.00 SF
STEPPING STONES	45.00 SF
TOTAL IMPERMEABLE	621.42 SF

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

REVISION | No.

CONSULTANTS

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
157 GRAND suite 108 PACIFIC GROVE, CA 93950
PHONE (831) 372-0415 • FAX (831) 372-7446 • WEB: www.ericmillerarchitects.com

PROPOSED SITE PLAN
FOR PROJ: Morganroth Residence
1st SW of Scenic & Santa Lucia
Carmel, CA
APN: 010-213-012

DATE: 4/28/2011
SCALE: 1/8"=1'-0"
DRAWN: CH
JOB NUMBER: 09.04

A - 1.1
SHEET OF

N.T.S. on 8.5 x11

* Original Proposal *

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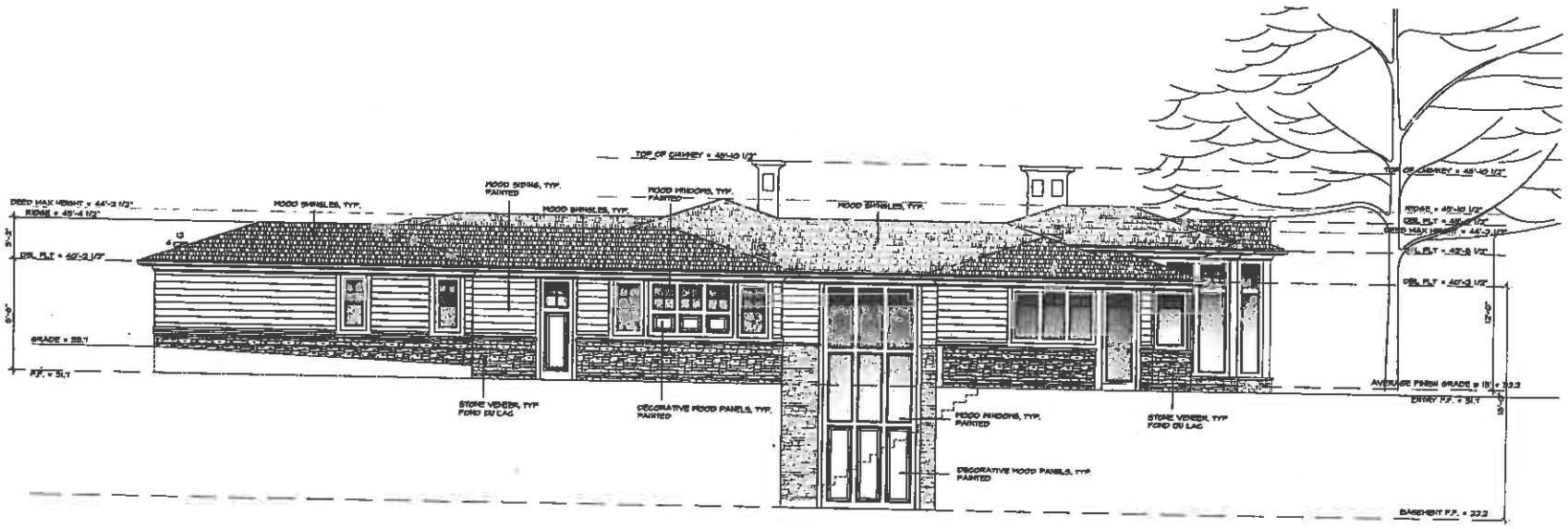
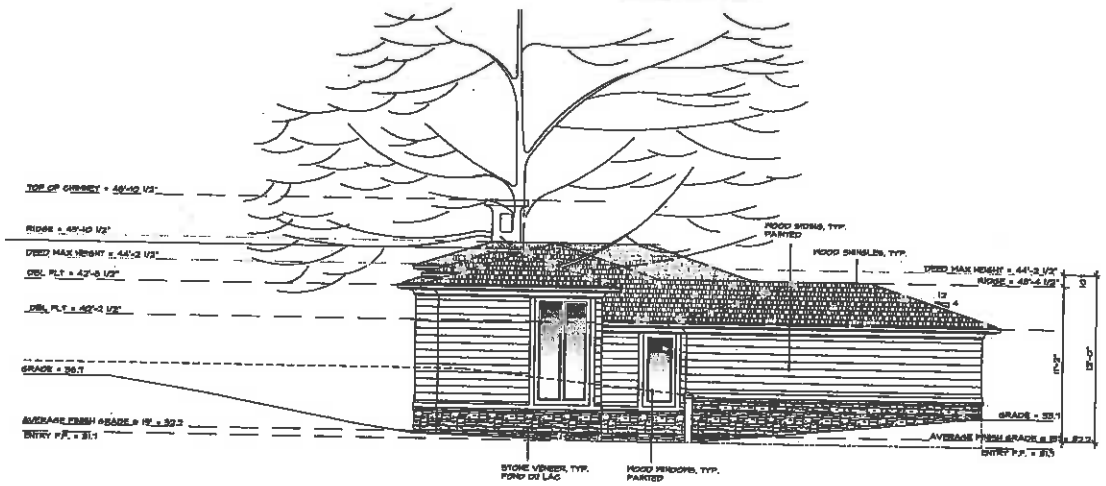


NORTH ELEVATION

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



EAST ELEVATION

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

REVISION	No.

CONSULTANT:

ARCHITECT

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EXTERIOR ELEVATIONS

JOB NAME: Morgarroth Residence
1st SW of Scenic & Santa Lucia
Carmel, CA
APN: 010-245-012

DATE:	4/28/2011
SCALE:	1/4"=1'-0"
DRAWN:	CM
JOB NUMBER:	09.04

A-3.1

SHEET OF

N.T.S. on 8.5 x11

* Original Proposal *

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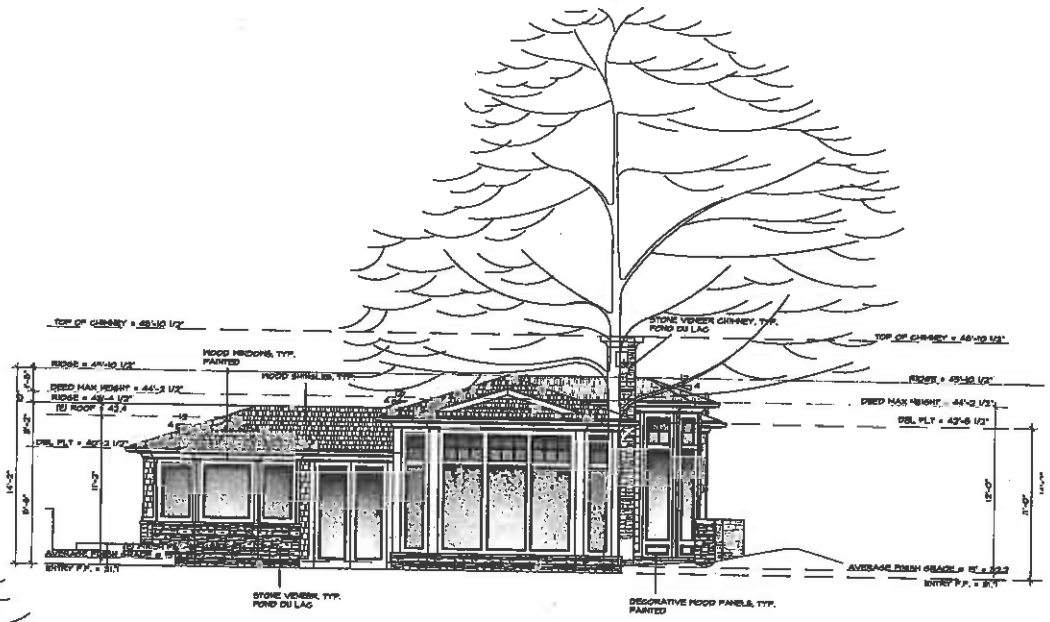
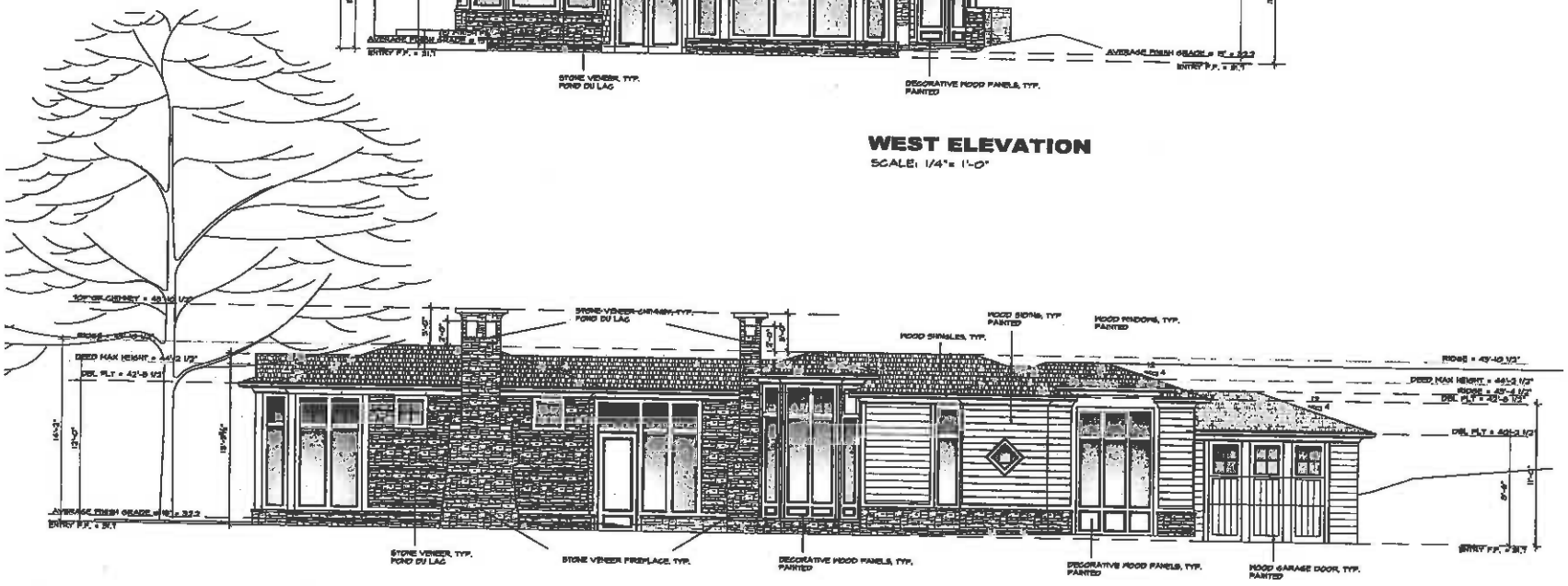


WEST ELEVATION

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



SOUTH ELEVATION

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

REVISION	No.

CONSULTANTS:

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EXTERIOR ELEVATIONS

JOB NAME: Morgenroth Residence
1st SW of Scenic & Santa Lucia
Carmel, CA
APN: 010-243-012

DATE:	4/28/2011
SCALE:	1/4"=1'-0"
DRAWN:	CM
JOB NUMBER:	04.04

A-3.2

SHEET OF

N.T.S. on 8.5 x11

MORGANROTH RESIDENCE

NE corner of scenic and Santa Lucia
Carmel, California 93921

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SUPPLIES: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION THEREIN IF DEEMED NECESSARY.
4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
6. LEGAL NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (1401 U.B.C.)
7. CONSTRUCTION RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
8. JOB SITE SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. INDEMNIFICATION: THE CONTRACTOR HAS AGREED TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CLAIMS/DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
12. EXISTING CONDITION: CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS CONDITION AND EXISTING AFFECTING THE WORK OR HAVING OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. CONSTRUCTION NOTES: ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. PROJECT SHALL COMPLY WITH THE 2001 CA - BLDG, MECH, PLUMBING, FIRE 2001 CALIFORNIA ELECT CODE, AND 2001 CALIFORNIA ENERGY CODE.

OWNERSHIP NOTES:

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

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2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IS THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
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PROJECT DATA

OWNER: KATHERINE & GREG MORGANROTH
803 Stevenson Drive
Atherton, California 94027
PHONE: (650) 691-8545

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
157 GRAND AVE. SUITE 106
PACIFIC GROVE, CA 93950
PH 831-373-3669

PROJECT SUMMARY: DEMO OF AN EXISTING STRUCTURE AND NEW CONSTRUCTION
PROJECT ADDRESS: NE CORNER OF SCENIC & SANTA LUCIA
ASSESSOR'S PARCEL NUMBER: 010-213-012-000

LOT AREA: 8,736 S.F.

SETBACK
FRONT: 15.0'
REAR: 15.0'
SIDE (COMPOSITE): 13.0' (20% OF SITE WIDTH, NOT LESS OF INTERIOR SIDE)

EXISTING FLOOR AREA
MAIN FLOOR AREA: 2,000.5 S.F. ALLOWABLE 2,912 S.F.

EXISTING SITE COVERAGE
BUILDING FOOTPRINT: 2,000.5
HARDSCAPE: 891 S.F.
TOTAL: 2,891.5 S.F.

PROPOSED FLOOR AREA
MAIN FLOOR AREA: 2,223 S.F.
BASEMENT: 440 S.F. - Half = 441 S.F.
TOTAL: 2,663 S.F. SEE SQUARE FOOTAGE CALCULATIONS BELOW

PROPOSED SITE COVERAGE
DRIVEWAY: 311 S.F. + 440 = 316 S.F.
Impervious and Semi-pervious: 404.42 S.F.
TOTAL: 721 S.F.

SQUARE FOOTAGE CALCULATIONS		BONUS	INCENTIVE
BASEMENT AREA USED AS BASEMENT	73 S.F.		
BASEMENT AREA USED AS BONUS		73 S.F.	
BASEMENT AREA USED AS INCENTIVE			100 S.F.
TOTAL BASEMENT WITH INCENTIVE	440 S.F.		
MAIN FLOOR AREA	2,223 S.F.	100 S.F.	
MAIN FLOOR AREA WITH BONUS	2,323 S.F.		
TOTAL FLOOR AREA	2,663 S.F.		

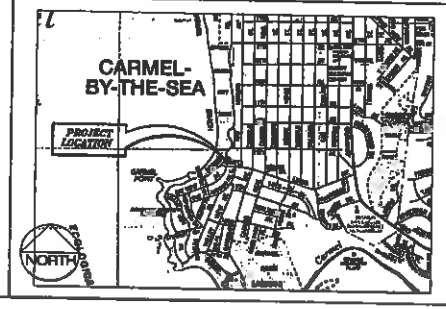
BASE FLOOR AREA ALLOWED: PER FORMULA 2,912 S.F.

SHEET INDEX

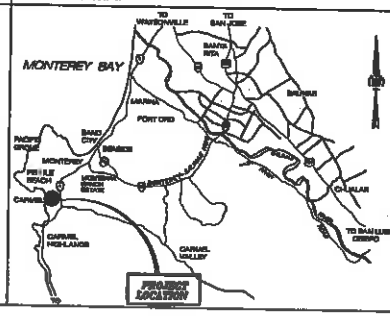
ARCHITECTURAL

A-0.1 COVER SHEET
PRELIMINARY SITE ASSESSMENT
A-1.0 EXISTING SITE PLAN AND DEMO PLAN
A-1.1 NEW SITE PLAN
A-1.2 NEW LANDSCAPE AND EXTERIOR LIGHTING PLAN
A-2.1 PROPOSED BASEMENT PLAN
A-2.2 PROPOSED MAIN FLOOR PLAN
A-2.3 PROPOSED ROOF PLAN
A-2.4 FLOOR LEVEL MAP
A-2.5 BASEMENT BONUS MAP
A-3.1 PROPOSED EXTERIOR ELEVATIONS
A-3.2 PROPOSED EXTERIOR ELEVATIONS
A-3.3 STREET ELEVATIONS
A-4.0 DOOR SCHEDULE
A-4.1 WINDOW SCHEDULE
A-7.1 MATERIAL SAMPLES

LOCATION MAP



VICINITY MAP



REVISION	No.
6/6/2011	4

CONSULTANTS:

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TITLE SHEET

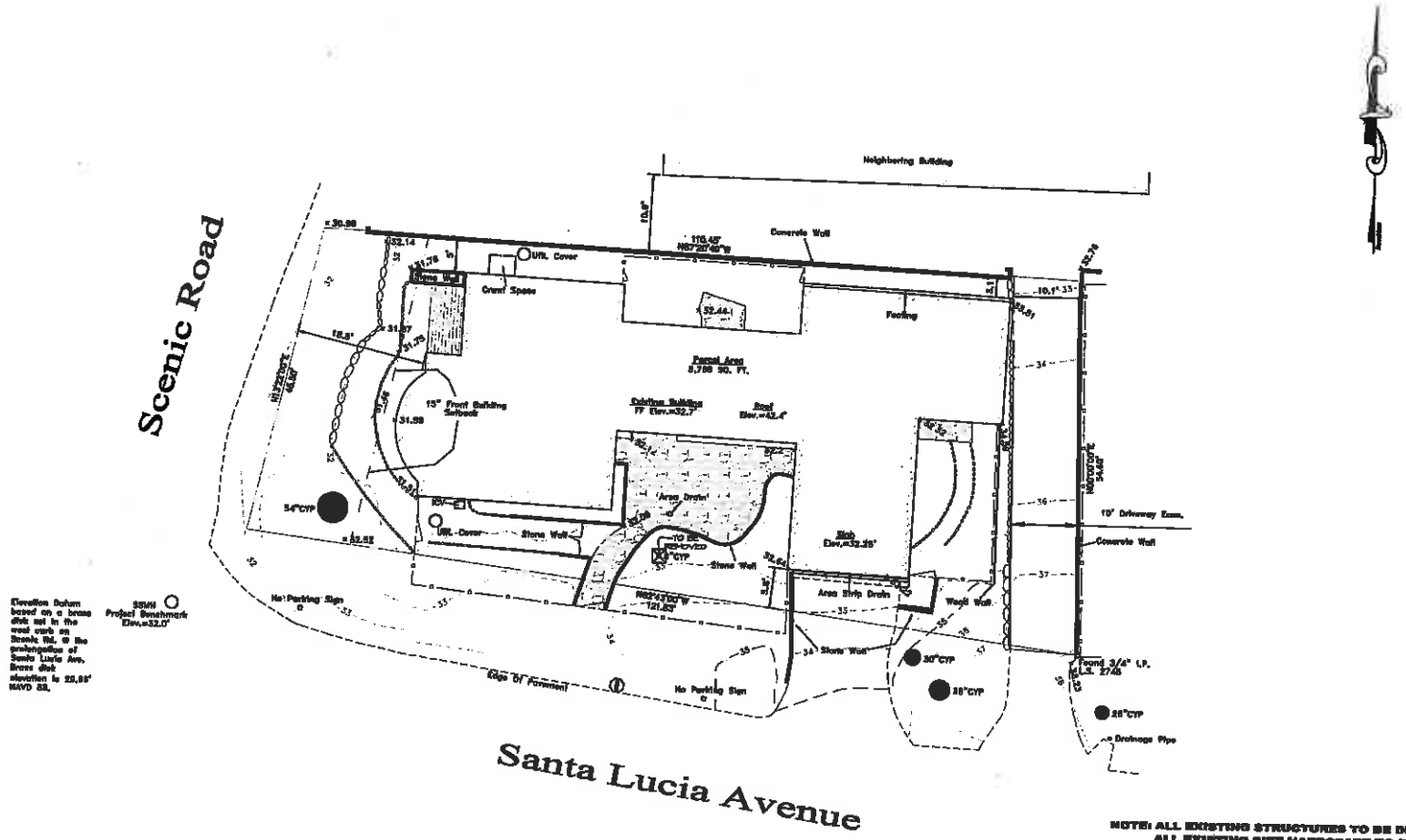
JOB NAME: Morganroth Residence
1st SFR at Scenic & Santa Lucia
Carmel, CA
APN: 010-213-012

DATE: 6/6/2011
SCALE: N.T.S.
DRAWN: CM
JOB NUMBER: 09.04

A-0.1
SHEET OF

36

N.T.S. on 8.5 x11



NOTE: ALL EXISTING STRUCTURES TO BE DEMOLISHED
ALL EXISTING SITE HARDSCAPE TO BE REMOVED
☒ TREE TO BE REMOVED
NATURAL GRADE TO BE MAINTAINED

N

EXISTING SITE PLAN

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

GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

REVISION	No.
06/2011	1

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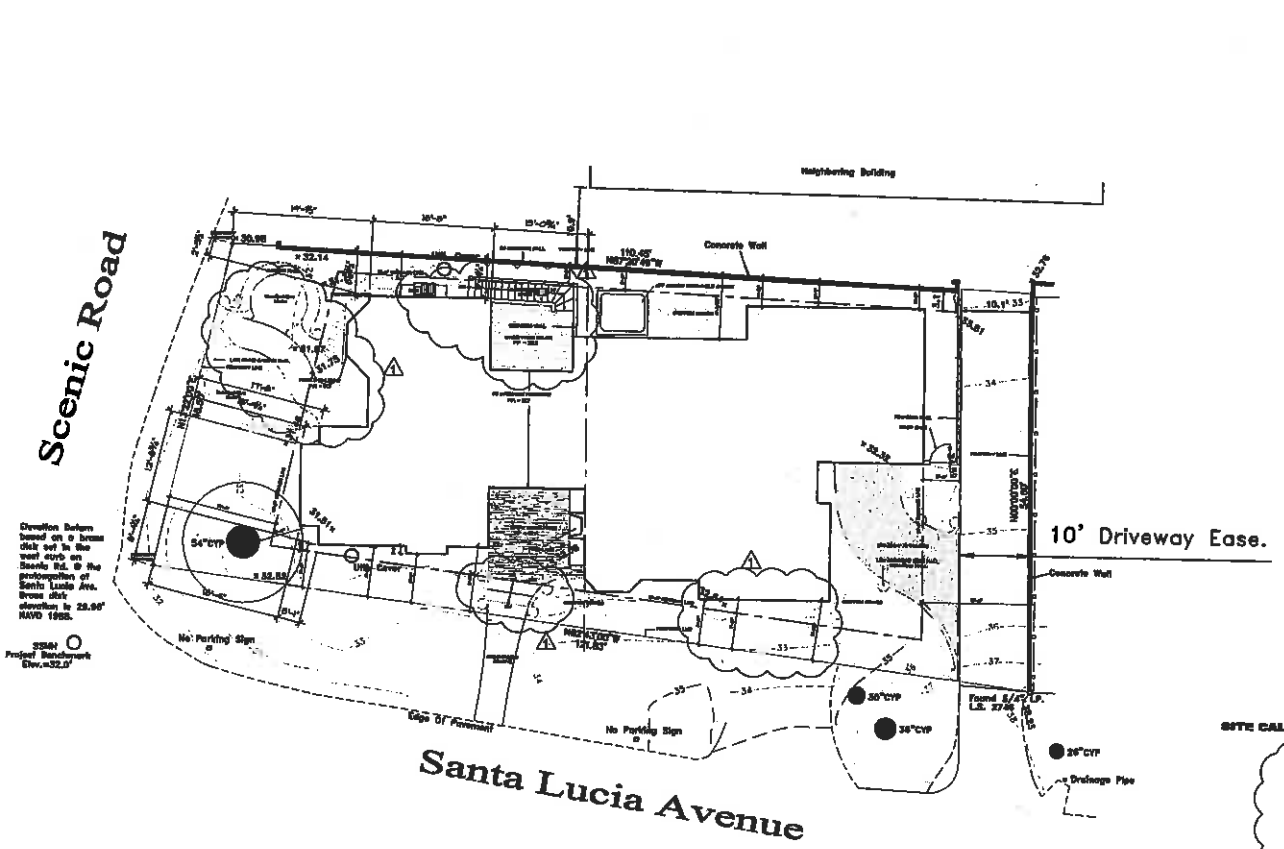
(E) SITE PLAN/ DEMO PLAN

JOB NAME: Morgenroth Residence
1st s/o of Scenic & Santa Lucia
Carmel, CA
APN: 010-243-012

DATE:	6/8/2011
SCALE:	1/8"=1'-0"
DRAWN:	CM
JOB NUMBER:	0904

A-1.0
SHEET OF

N.T.S. on 8.5 x11



SITE CALCULATION:

PARCEL AREA	5,768.00 SF
(E) STRUCTURE FOOTPRINT	2,500.8 SF
(N) STRUCTURE FOOTPRINT	2,222.00 SF
DRIVEWAY	217.00 +99 = 316 SF
EXTERIOR PATIOS & STAIRS	264.92 SF
RETAINING WALLS	45.00 SF
STEPPING STONES	45.00 SF
TOTAL	721 SF

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

REVISION	No.
6/6/2011	1

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PROPOSED SITE PLAN

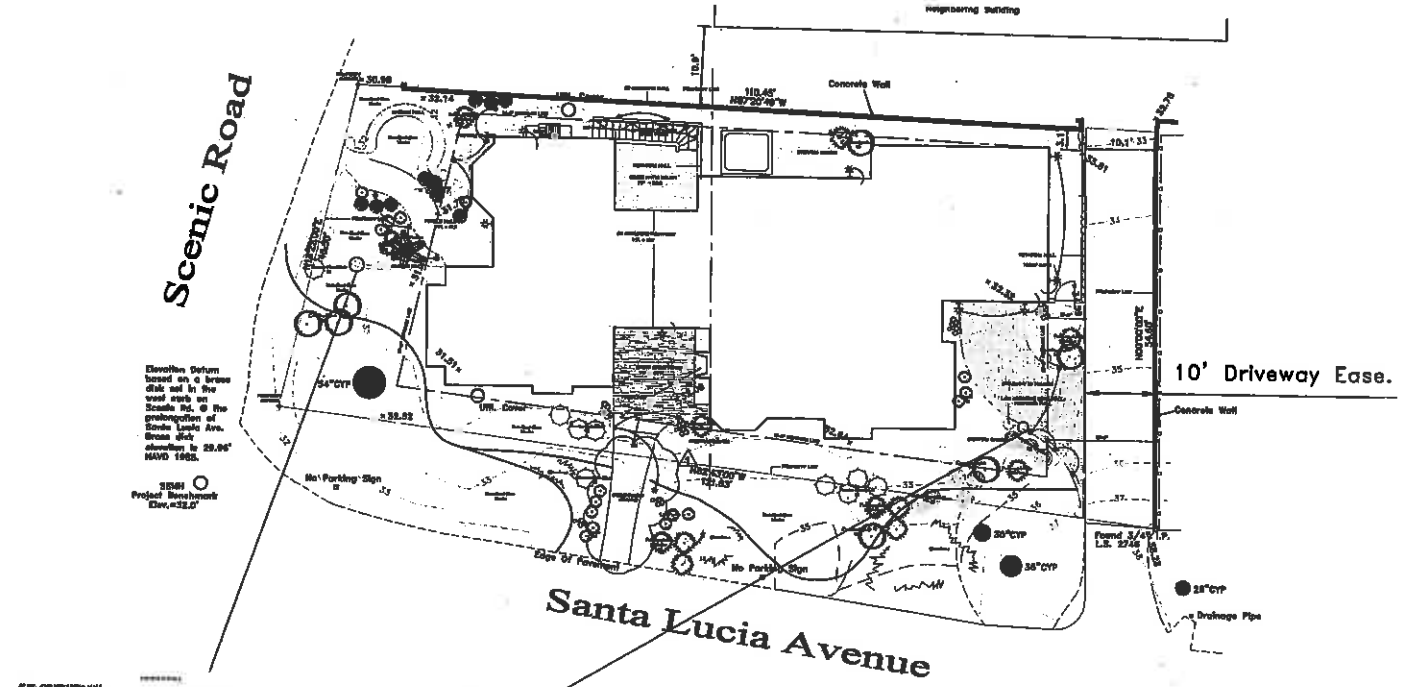
JOB NAME: Morganroth Residence
1st SW of Scenic & Santa Lucia
Carmel, CA
APN: 010-293-012

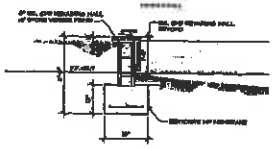
DATE:	6/6/2011
SCALE:	1/8"=1'-0"
DRAWN:	CH
JOB NUMBER:	09.04

A - 1.1
SHEET OF

N.T.S. on 8.5 x11

38





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

LANDSCAPE AND LIGHTING PLAN
SCALE: 1/8"= 1'-0"

REVISION	No.
6/6/2011	1

CONSULTANT:

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LANDSCAPE AND EXT. LIGHTING LAYOUT

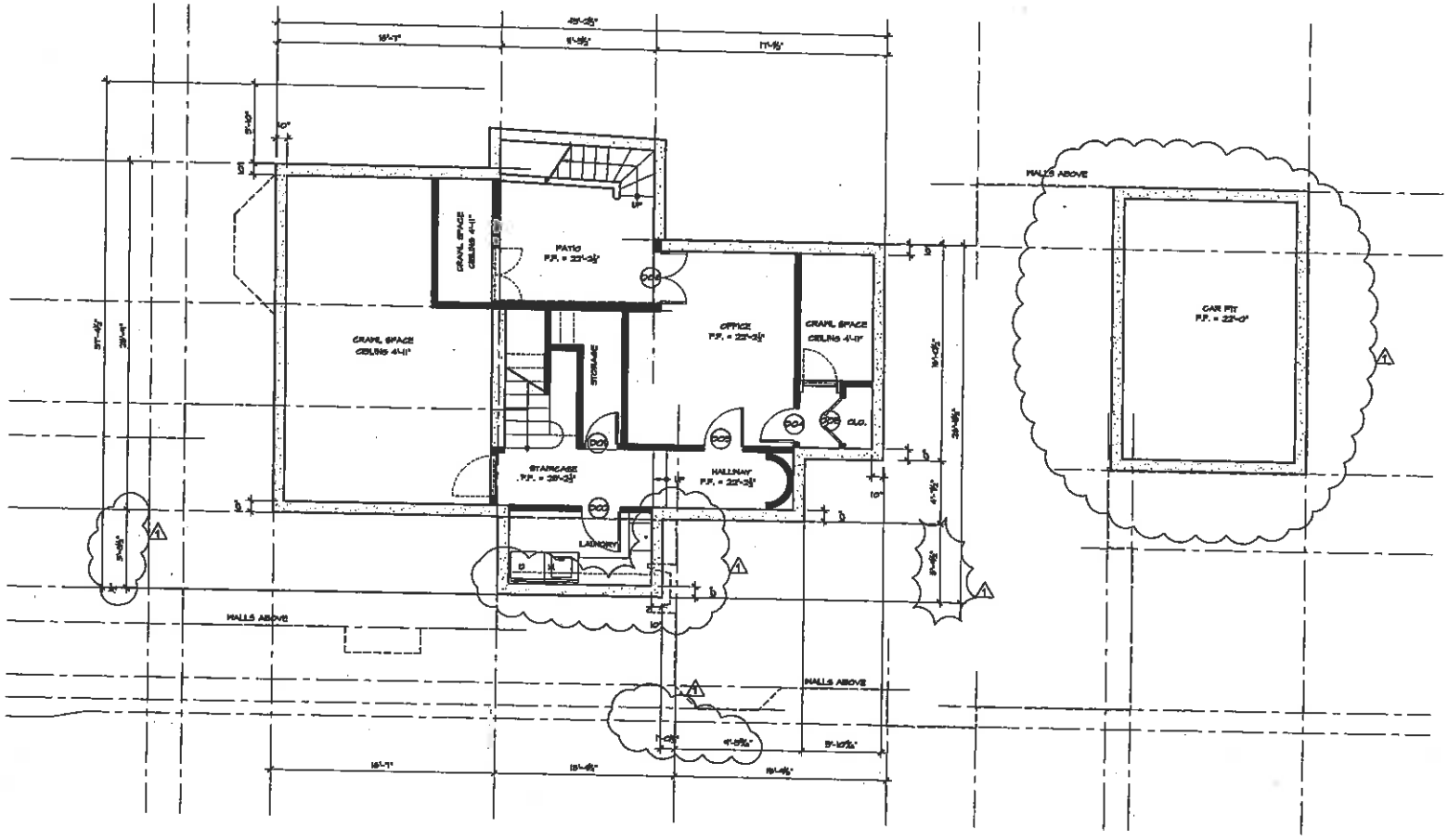
JOB NAME: Morgenroth Residence
lot 5 of Scenic & Santa Lucia
Carmel, CA
APN: 010-249-012

DATE:	6/6/2011
SCALE:	1/8"=1'-0"
DRAWN:	GM
JOB NUMBER:	04.04

A - 1.2
SHEET OF

N.T.S. on 8.5 x11

39



N.

BASEMENT LAYOUT

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

REVISION	No.
6/6/2011	1

CONSULTANT:

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FLOOR LAYOUT

JOB NAME: Morgenroth Residence
lot 5&7 of Scenic & Santa Lucia
Carmel, CA
APN: 010-245-012

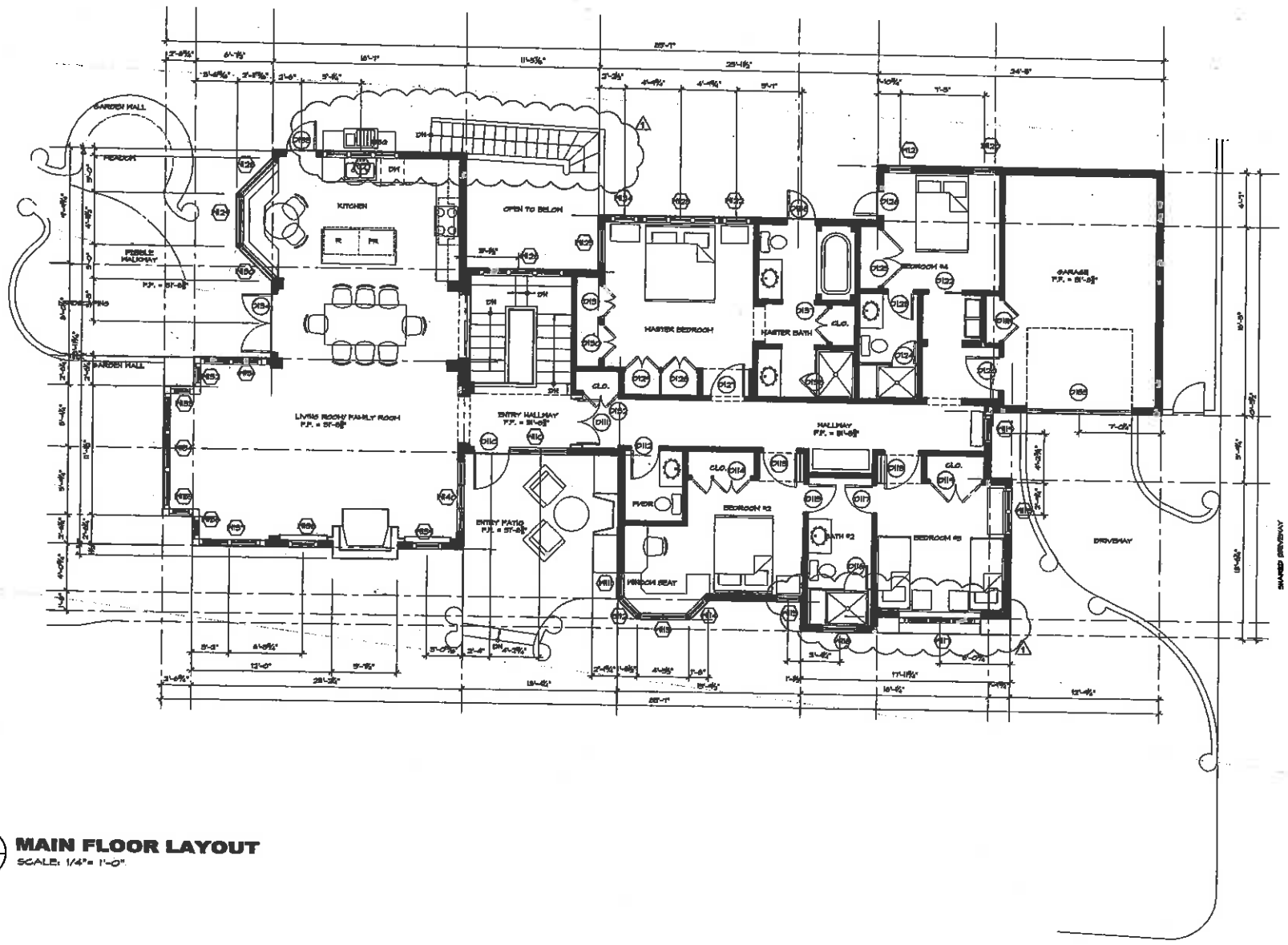
DATE:	6/6/2011
SCALE:	1/4"=1'-0"
DRAWN:	GM
JOB NUMBER:	09.04

A-2.1

SHEET OF

N.T.S. on 8.5 x11

40



MAIN FLOOR LAYOUT
SCALE: 1/4"= 1'-0"

REVISION	No.
6/6/2011	1

CONSULTANT:

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FLOOR LAYOUT

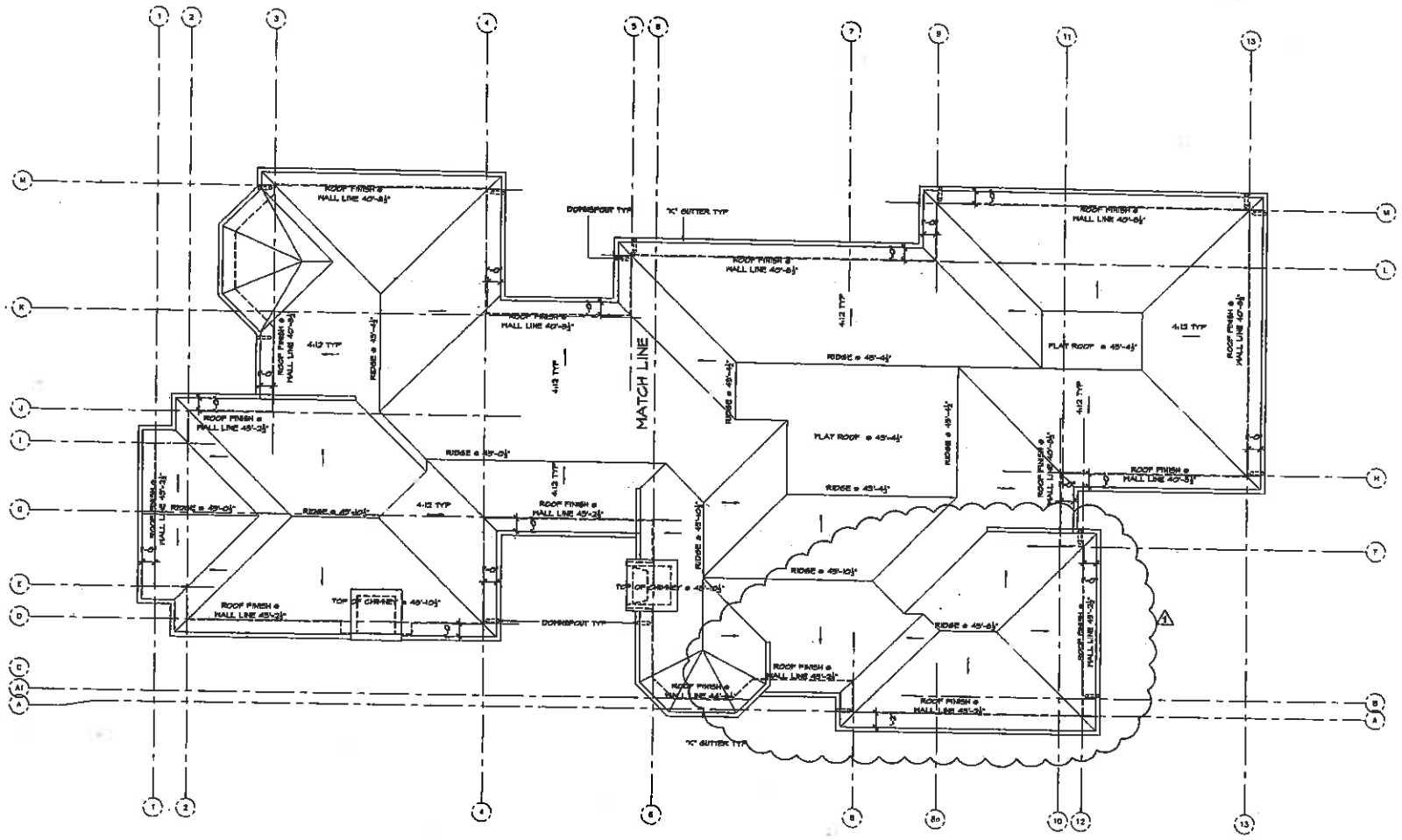
JOB NAME: Morganroth Residence
1st SW of Scenic & Santa Lucia
Carmel, CA
APN: 010-243-012

DATE: 6/6/2011
SCALE: 1/4"=1'-0"
DRAWN: CH
JOB NUMBER: 09.04

A-2.2
SHEET OF

N.T.S. on 8.5 x11

41



ROOF LAYOUT

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

REVISION	No.
8/5/2011	1

CONSULTANT:

ARCHITECT

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ROOF LAYOUT

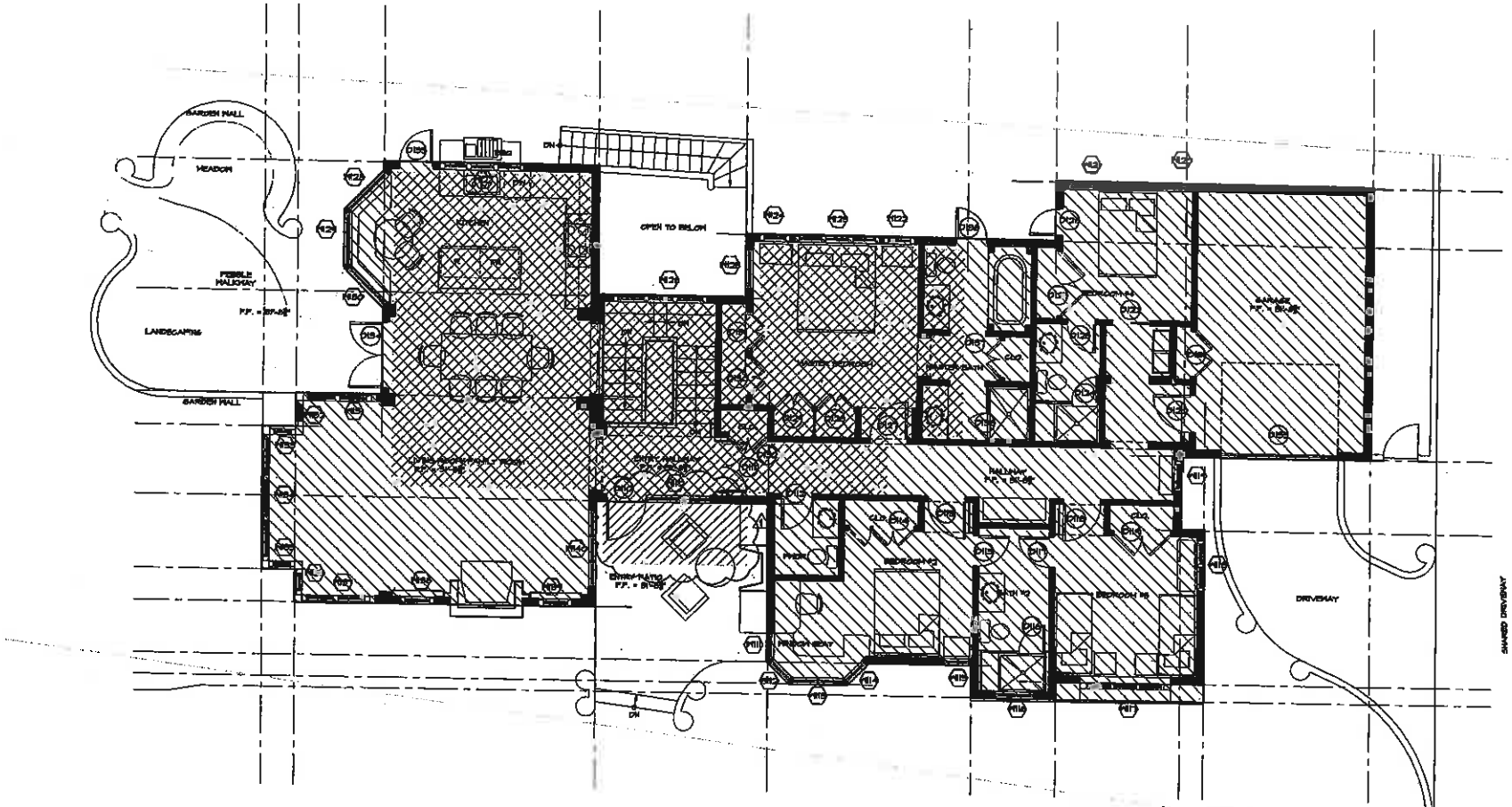
JOB NAME: Morganroth Residence
1st SW of Scenic & Santa Lucia
Carmel, CA
APN: 010-293-012

DATE: 6/6/2011
SCALE: 1/4"=1'-0"
DRAWN: CM
JOB NUMBER: 09.04

A-2.3

SHEET OF

N.T.S. on 8.5 x11



BASEMENT AREA - 825 SF INCLUDING CRAWL SPACE

BASEMENT AREA THAT OVERLAPS MAIN FLOOR - 781 SF INCLUDING CRAWL SPACE

MAIN FLOOR - 2222 SF

BASEMENT FLOOR OVERLAPPING LAYOUT

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

REVISION	No.
6/8/2011	1

CONSULTANT:

ARCHITECT

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FLOOR LEVEL MAP

JOB NAME: Morganroth Residence
1st SW of Scenic & Santa Lucia
Carmel, CA
APN: 010-293-012

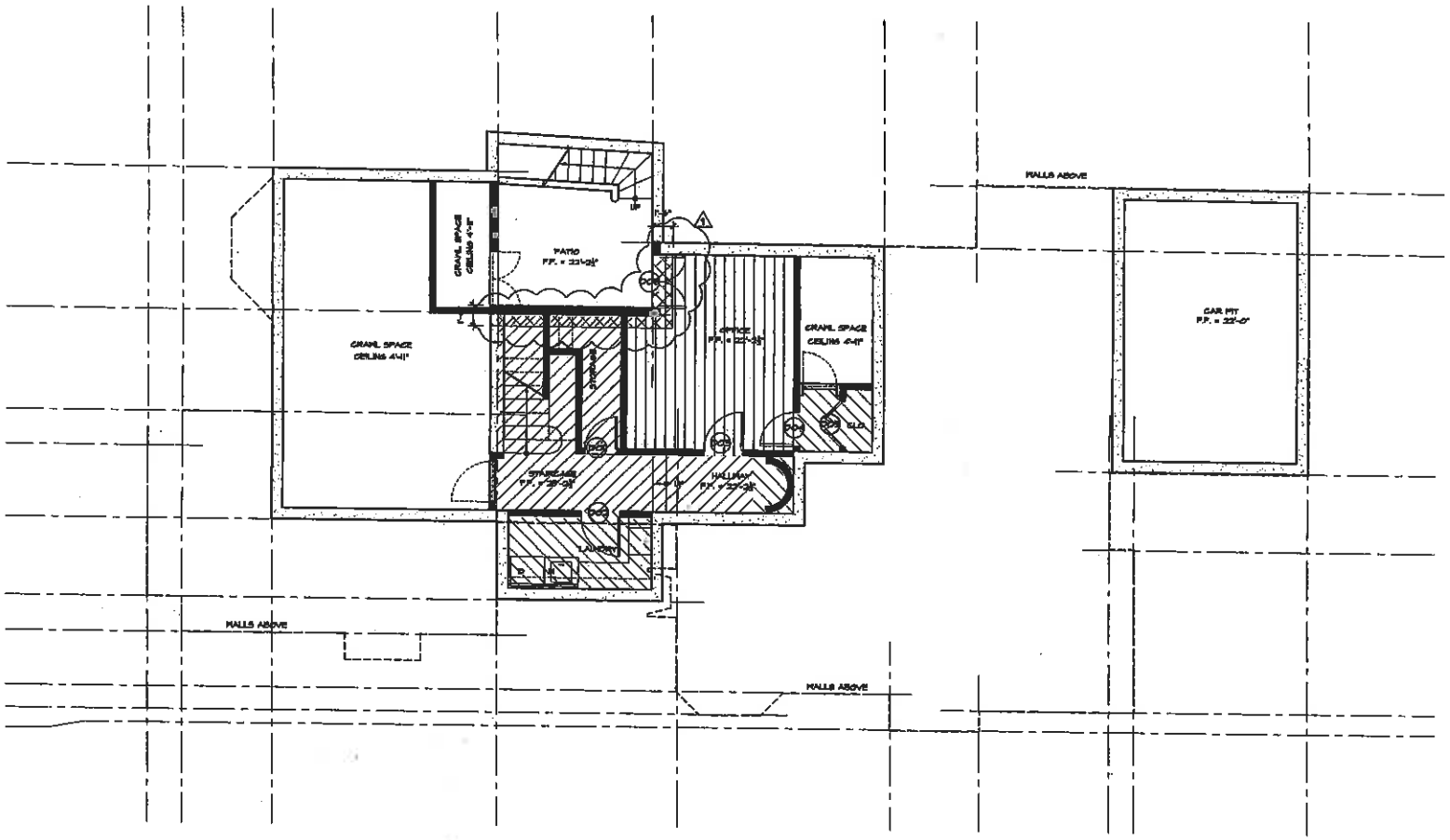
DATE: 6/8/2011
SCALE: 1/4"=1'-0"
DRAWN: CM
JOB NUMBER: 09.04

A-2.4

SHEET OF

N.T.S. on 8.5 x11

43



BASEMENT BONUS LAYOUT

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

- BASEMENT/AREA DEDUCTED FROM ABOVE - 171 SF
- BASEMENT BONUS - 171 SF
- BASEMENT INCENTIVE - 100 SF
- BUFFER AREA

REVISION	No.
6/6/2011	1

CONSULTANT:

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BASEMENT BONUS

JOB NAME: Morgenroth Residence
1st SW of Scenic & Santa Lucia
Carmel, CA
APN: 010-219-012

DATE: 6/6/2011

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

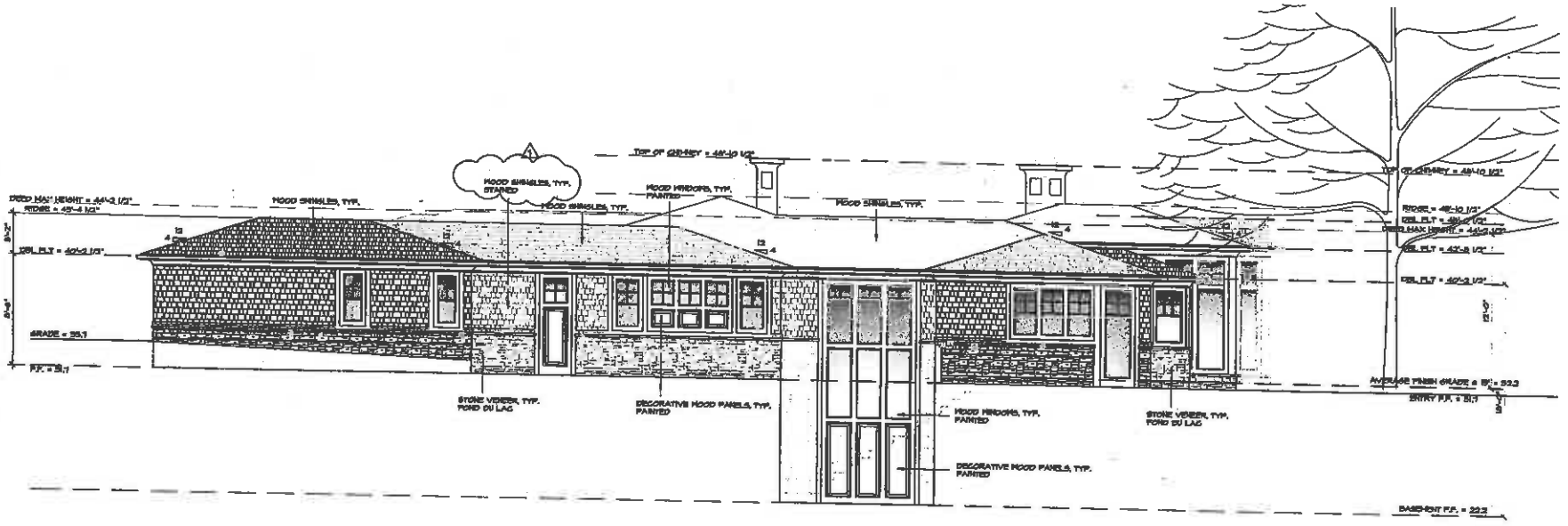
DRAWN: CM

JOB NUMBER: 09.04

A-2.5

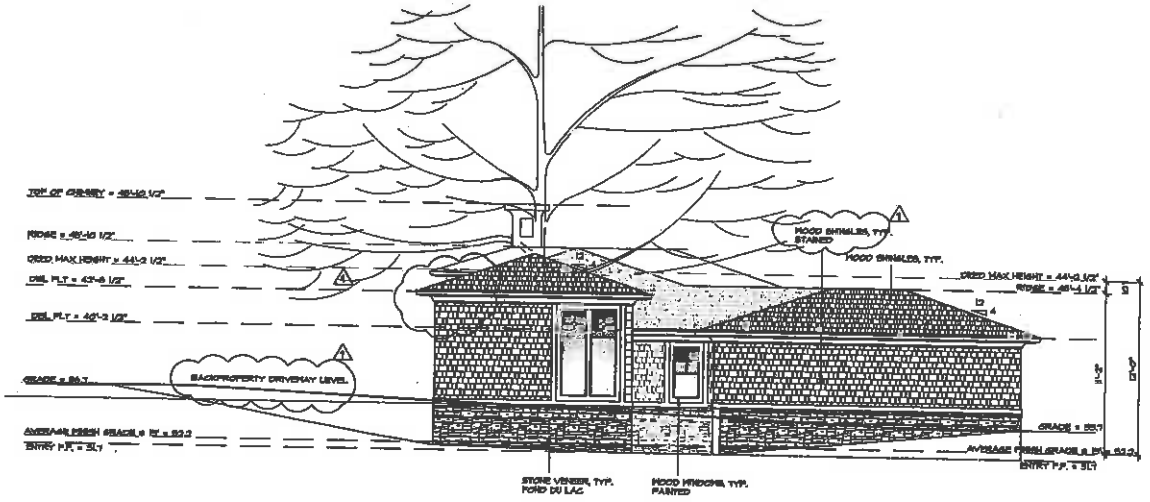
SHEET OF

N.T.S. on 8.5 x11



NORTH ELEVATION

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



EAST ELEVATION

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

REVISION	No.
6/8/2011	1

CONSULTANT:

ARCHITECT

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EXTERIOR ELEVATIONS

JOB NAME: Morganroth Residence
Ist SW of Scenic & Santa Lucia
Carmel, CA
APN: 010-243-012

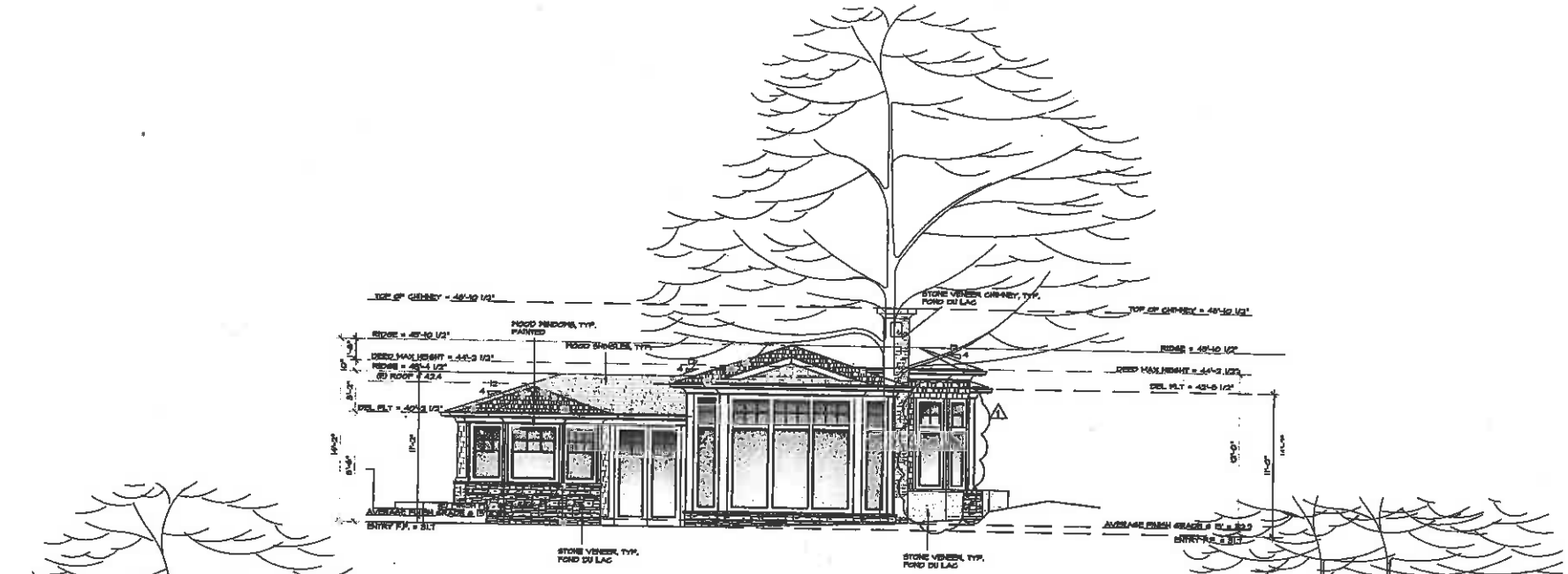
DATE:	6/8/2011
SCALE:	1/4"=1'-0"
DRAWN:	CM
JOB NUMBER:	04.04

A-3.1

SHEET OF

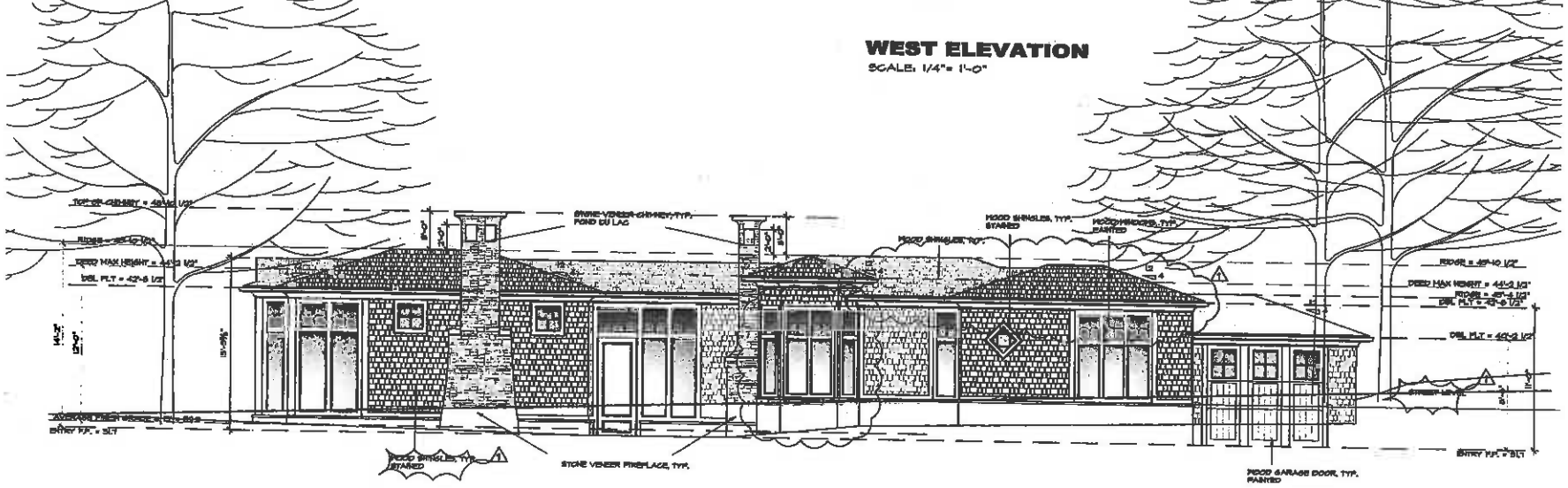
N.T.S. on 8.5 x11

45



WEST ELEVATION

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



SOUTH ELEVATION

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

REVISION	No.
6/6/2011	1

CONSULTANT:

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EXTERIOR ELEVATIONS

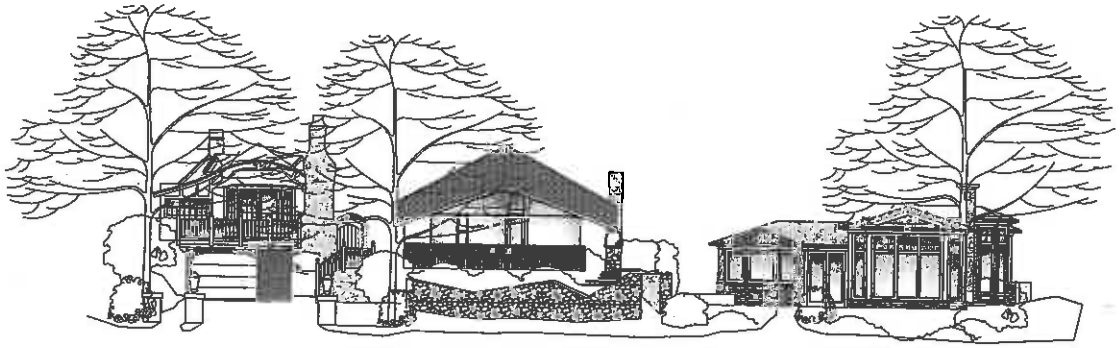
JOB NAME: Morganroth Residence
1st SW of Scenic & Santa Lucia
Carmel, CA
APN: 010-293-012

DATE:	6/6/2011
SCALE:	1/4"=1'-0"
DRAWN:	CH
JOB NUMBER:	09.04

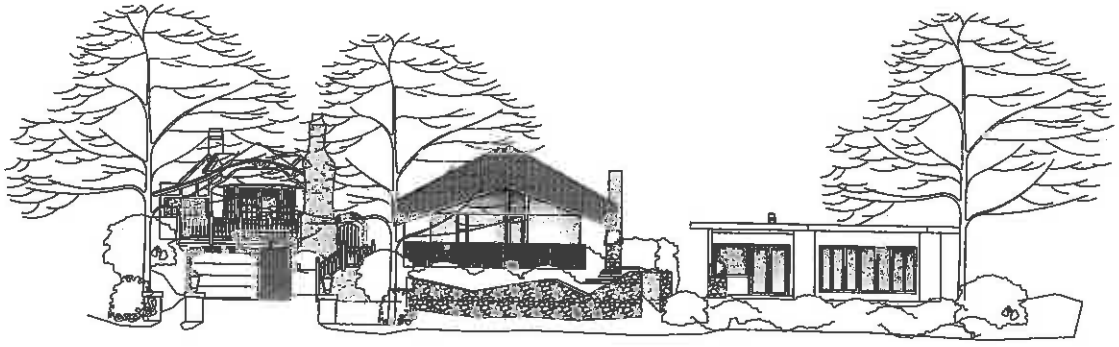
A-3.2

SHEET OF

N.T.S. on 8.5 x11



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



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

REVISION	No.

CONSULTANT:

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STREET ELAVATIONS

JOB NAME: Morgarroth Residence
1st St/1 of Scenic & Santa Lucia
Carmel, CA
APN: 010-249-012

DATE:	6/6/2011
SCALE:	1/8"=1'-0"
DRAWN:	CM
JOB NUMBER:	0404

A-3.3
SHEET OF

N.T.S. on 8.5 x11

47

DOOR SCHEDULE

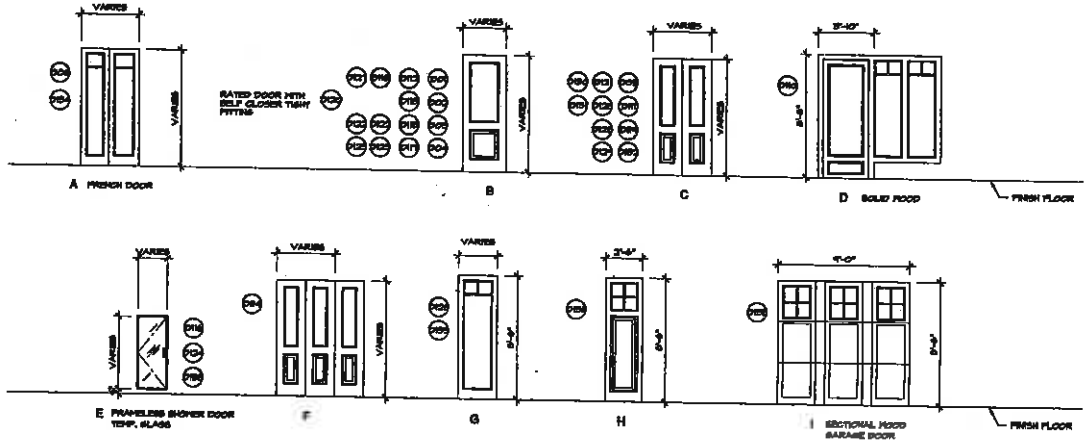
DOOR No.	TYPE	SIZE H x W	THICKS.	DOOR MAT.	FRAME MAT.	HEAD DETAIL	JAMB DETAIL	THRESH DETAIL	REMARKS
BASEMENT									
01	B	8'-0" x 7'-0"	1-3/4"	WOOD	WOOD	-	-	-	-
02	B	8'-0" x 7'-0"	1-3/4"	WOOD	WOOD	-	-	-	-
03	B	8'-0" x 8'-0"	1-3/4"	WOOD	WOOD	-	-	-	-
04	B	2'-6" x 8'-0"	1-3/4"	WOOD	WOOD	-	-	-	-
05	C	PR 1'-6" x 8'-0"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
06	A	PR 2'-0" x 8'-0"	1-3/4"	WOOD	WOOD	-	-	-	FRENCH DOOR
MAIN FLOOR									
10	D	3'-10" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	ENTRY DOOR HELD WITH HIDD
11	C	PR 2'-0" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	
12	B	2'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	-
13	B	3'-0" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	-
14	F	3'-0" x 8'-6"	1/4"	WOOD	WOOD	-	-	-	CLOSET DOOR 3 PANELS
15	B	2'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	-
16	E	2'-0" x 7'-0"	1-3/4"	GLASS	-	-	-	-	SHOWER DOOR FRAMELESS GLASS
17	B	2'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	-
18	B	3'-0" x 8'-3"	1-3/4"	WOOD	WOOD	-	-	-	
19	C	PR 2'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
20	B	3'-0" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	RATED DOOR WITH SELF CLOSER TIGHT FITTING
21	C	PR 1'-10" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
22	B	3'-0" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	-
23	B	2'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	EXTERIOR POCKET DOOR W/ TEMP. GLASS
24	E	2'-0" x 7'-0"	1-3/4"	GLASS	-	-	-	-	SHOWER DOOR FRAMELESS GLASS
25	C	PR 2'-0" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
26	A	2'-0" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	FRENCH DOOR
27	B	3'-0" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	-
28	C	PR 1'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
29	C	PR 1'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
30	C	PR 1'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
31	C	PR 1'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
32	C	PR 1'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
33	A	2'-8" x 8'-8"	1-3/4"	WOOD	WOOD	-	-	-	FRENCH DOOR
34	A	PR 2'-7" x 8'-8"	1-3/4"	WOOD	WOOD	-	-	-	FRENCH DOOR
35	I	9'-0" x 8'-8"	1-3/4"	WOOD	WOOD	-	-	-	SECTIONAL GARAGE DOOR
36	H	2'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	EXTERIOR DOOR WOOD PANEL AT BOTTOM
37	C	PR 1'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
38	E	2'-0" x 7'-0"	1-3/4"	GLASS	-	-	-	-	SHOWER DOOR FRAMELESS GLASS

DOOR NOTES

ALL DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED, E.O.U.

1. SHALL BE 34"-0" X 6'-0" MIN-SIZ
2. SHALL HAVE HARDWARE MOUNTED 30"-TO 34" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM RISE OF 1/2" ABOVE FINISH FLOOR.
4. PROVIDE 22 PAIR- 4-1/2" X 4-1/2" BUTT CS ALL DOORS.
5. ALL HARDWARE TO HAVE DOOR FINISH (OIL RUBBED BRONZE)
6. ALL FIRE RATED DOORS SHALL HAVE PERMIT SEED (OR SIMILAR) SHORE SEALS.
7. ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.
8. SHALL BE SOLID CORE
9. ALL DOOR GLAZING TO BE TEMPERED
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD per CBC, SECTION 2407.

DOOR TYPES



REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
157 GRAND suite 108 PACIFIC GROVE, CA 93950
PHONE (831) 372-8418 • FAX (831) 372-7990 • WEB: www.ericmillerarchitects.com

DOOR SCHEDULES

JOB NAME: Morgenroth Residence
lot 5W of Scenic & Santa Lucia
Carmel, CA
APN: 010-213-012

DATE: 4/29/2011
SCALE: N.T.S.
DRAWN: CH
JOB NUMBER: 09.04

A-4.0
SHEET OF

N.T.S. on 8.5 x1

48

WINDOW SCHEDULE

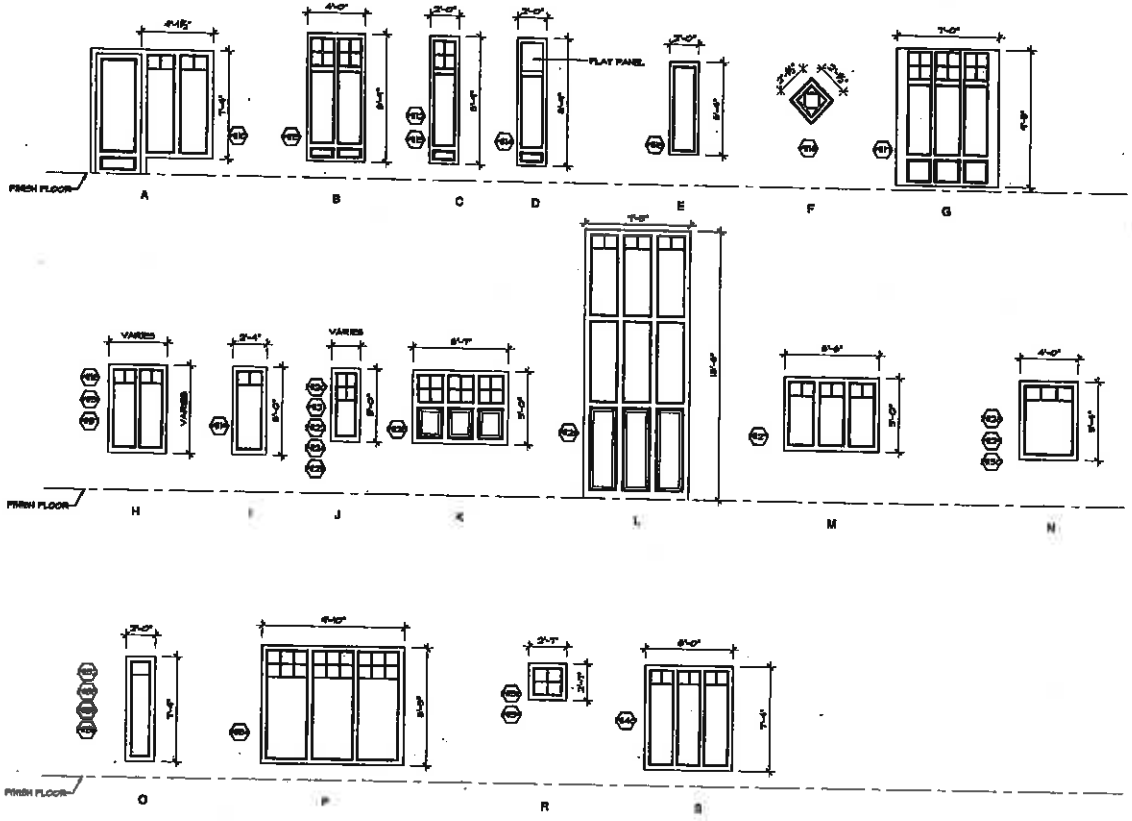
MARK NO.	TYPE	SIZE W x H	GLAZING	FRAME MAT.	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	PHANTOM SCREEN	REMARKS
MAIN LEVEL									
1	A	6'-8" W x 7'-4" H	1-3/4	WOOD	-	-	-	-	DWO PANEL WINDOW W/ TEMPERED GLASS MOLDED WITH DWO
2	C	2'-0" W x 5'-4" H	1-3/4	WOOD	-	-	-	-	THREE PANEL WINDOW W/ TEMPERED GLASS WOOD DECORATIVE PANELS AT BOTTOM
3	C	2'-0" W x 5'-4" H	1-3/4	WOOD	-	-	-	-	THREE PANEL WINDOW W/ TEMPERED GLASS WOOD DECORATIVE PANELS AT BOTTOM
4	B	4'-0" W x 5'-4" H	1-3/4	WOOD	-	-	-	-	SIX PANEL WINDOW W/ TEMPERED GLASS WOOD DECORATIVE PANELS AT BOTTOM
5	D	2'-0" W x 5'-4" H	1-3/4	WOOD	-	-	-	-	THREE PANEL WINDOW W/ TEMPERED GLASS WOOD DECORATIVE PANELS AT BOTTOM
6	E	3'-0" W x 5'-4" H	1-3/4	WOOD	-	-	-	-	SINGLE PANEL WINDOW
7	F	2'-1" W x 2'-1" H	1-3/4	WOOD	-	-	-	-	SINGLE PANEL WINDOW
8	G	7'-0" W x 6'-0" H	1-3/4	WOOD	-	-	-	-	NINE PANEL WINDOW W/ TEMPERED GLASS WOOD DECORATIVE PANELS AT BOTTOM
9	H	4'-0" W x 5'-0" H	1-3/4	WOOD	-	-	-	-	DWO PANEL WINDOW
10	I	2'-4" W x 3'-0" H	1-3/4	WOOD	-	-	-	-	SINGLE PANEL WINDOW
11	J	2'-0" W x 3'-0" H	1-3/4	WOOD	-	-	-	-	SINGLE PANEL WINDOW
12	J	2'-0" W x 3'-0" H	1-3/4	WOOD	-	-	-	-	SINGLE PANEL WINDOW
13	J	2'-4" W x 3'-0" H	1-3/4	WOOD	-	-	-	-	SINGLE PANEL WINDOW MOLDED WITH H28 AND H34
14	K	5'-7" W x 3'-0" H	1-3/4	WOOD	-	-	-	-	THREE WOOD WINDOW WOOD DECORATIVE PANELS AT BOTTOM
15	J	2'-4" W x 3'-0" H	1-3/4	WOOD	-	-	-	-	SINGLE PANEL WINDOW MOLDED WITH H28 AND H34
16	J	2'-0" W x 3'-0" H	1-3/4	WOOD	-	-	-	-	SINGLE PANEL WINDOW
17	L	7'-0" W x 10'-4" H	1-3/4	WOOD	-	-	-	-	NINE PANEL WINDOW W/ TEMPERED GLASS WOOD DECORATIVE PANELS AT BOTTOM
18	M	5'-0" W x 3'-0" H	1-3/4	WOOD	-	-	-	-	THREE PANEL WINDOW
19	N	4'-0" W x 3'-4" H	1-3/4	WOOD	-	-	-	-	SINGLE PANEL WINDOW
20	N	4'-0" W x 3'-4" H	1-3/4	WOOD	-	-	-	-	SINGLE PANEL WINDOW
21	N	4'-0" W x 3'-4" H	1-3/4	WOOD	-	-	-	-	SINGLE PANEL WINDOW
22	H	6'-0" W x 7'-4" H	1-3/4	WOOD	-	-	-	-	DWO PANEL WINDOW W/ TEMPERED GLASS
23	O	2'-0" W x 7'-4" H	1-3/4	WOOD	-	-	-	-	SINGLE PANEL WINDOW W/ TEMPERED GLASS
24	O	2'-0" W x 7'-4" H	1-3/4	WOOD	-	-	-	-	SINGLE PANEL WINDOW W/ TEMPERED GLASS
25	P	4'-10" W x 5'-8" H	1-3/4	WOOD	-	-	-	-	THREE PANEL WINDOW W/ TEMPERED GLASS
26	O	2'-0" W x 7'-4" H	1-3/4	WOOD	-	-	-	-	SINGLE PANEL WINDOW W/ TEMPERED GLASS
27	O	2'-0" W x 7'-4" H	1-3/4	WOOD	-	-	-	-	SINGLE PANEL WINDOW W/ TEMPERED GLASS
28	H	3'-3" W x 7'-4" H	1-3/4	WOOD	-	-	-	-	DWO PANEL WINDOW W/ TEMPERED GLASS
29	R	2'-7" W x 2'-7" H	1-3/4	WOOD	-	-	-	-	SINGLE PANEL WINDOW
30	R	2'-7" W x 2'-7" H	1-3/4	WOOD	-	-	-	-	SINGLE PANEL WINDOW
31	R	6'-0" W x 7'-4" H	1-3/4	WOOD	-	-	-	-	THREE PANEL WINDOW W/ TEMPERED GLASS

WINDOW NOTES

ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED, SUCH:

1. EXTERIOR WINDOWS SHALL HAVE SILL HEIGHT AT 44" A.F.F. MINIMUM.
2. SHAM GRADE WOOD WINDOWS UNLESS OTHERWISE NOTED

   ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH SECTION 1406 CBC, SECTION 2406, ALL SUCH GLAZED AREAS IN HAZARDOUS LOCATIONS PER CBC, SECTION 2406.4 SHALL PASS THE REQUIREMENTS OF CPC STANDARD 24-2, PART I.
4. ALL GLAZED GLAZING SHALL COMPLY WITH CBC, SECTION 2404 FOR INSTALLATION AND MATERIALS.
5. SEE WINDOW TYPES, THIS PAGE FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY MINIMUM VENTILATION PER CBC 1205 AND EGRESS PER CBC 1004.
6. ALL WINDOW GLAZING SHALL BE LOW-E



REVISION	No.

CONSULTANTS

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
167 GRAND suite 106 PACIFIC GROVE, CA 93950
PHONE(831) 373-3100 • FAX(831) 373-7040 • WEB: www.ericmillerarchitects.com

WINDOW SCHEDULE

JOB NAME: Morganroth Residence
1st s/f of Scenic & Santa Lucia
Carmel, CA
APN: 010-249-012

DATE: 4/28/2011
SCALE:
DRAWN: CH
JOB NUMBER: 01.04

A-4.1
SHEET OF

N.T.S. on 8.5 x1

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

MEETING DATE: 16 June 2011 BLOCK: NN LOT: 2

FIRST HEARING: 4/13/11 CONTINUED FROM: 5/11/11

ITEM NO: DS 10-7 OWNER: Stephen & Barbara Walker
STREAMLINING DEADLINE: N/A

SUBJECT:

Consideration of a Plan Revision application to an approved Design Study for exterior alterations to an existing residence located in the Single Family Residential (R-1), Beach and Riparian (BR), Archaeological Significance (AS) Overlay Districts, and VHFHSZ .

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – New Construction)

LOCATION: ZONING:

NE Corner of San Antonio & 4th R-1, BR, AS, VHFHSZ

ISSUES:

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

OPTIONS:

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

RECOMMENDATION:

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

ATTACHMENTS:

1. Staff Report dated 16 June 2011.
2. Plan Change Summary.
3. Application Materials.

STAFF CONTACT: Marc Wiener, Associate Planner

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

APPLICATION: DS 10-7 **APPLICANT:** Stephen & Barbara Walker
BLOCK: NN **LOT:** 2
LOCATION: NE Corner of San Antonio & 4th

REQUEST:
Consideration of a Plan Revision application to an approved Design Study for exterior alterations to an existing residence located in the Single Family Residential (R-1), Beach and Riparian (BR), Archaeological Significance (AS) Overlay Districts, and VHFHSZ.

BACKGROUND/PROJECT DESCRIPTION:
The project site is located at the northeast corner of San Antonio and Fourth Avenues and is developed with a two-story residence on a triangular shaped lot. On 14 April 2010 the Planning Commission approved a Design Study application to remodel the existing residence.

During the construction process staff noticed several discrepancies between the approved plans and what was being built. For this reason staff required the property owner to submit a plan revision application. The application was reviewed by the Planning Commission on two occasions and continued with a request for changes and more information. The most substantial changes were to the windows, garage opening and columns. A bullet point list is provided as attachment "A" that highlights all of the deviations.

The Commission requested that the applicant provide plans showing the difference between the approved project and the as-built project with dimensions. The applicant has complied with this request and also provided plans showing how the project will be revised to bring it into better compliance with the originally approved plans.

EVALUATION:
The applicant is proposing several corrections to bring the project into better compliance with the approved plans. Staff has provided a list of the proposed corrections below.

Garage Door: The applicant is proposing an arched garage opening and has provided two options for the garage door. One of the proposed options is a single garage door with vertical wood panels. The alternative option is a single garage door that appears as two carriage doors. The door is somewhat faux in that it is actually an overhead door, rather than two separate doors. Staff is supportive of either proposal. Overhead garage doors that appear as carriage doors are fairly common in Carmel.

Windows: On the front (south) elevation the applicant is proposing to use muntin bars that are more consistent with the original approval. The applicant is also proposing wood shutters on the window closest to the front door as originally proposed. With regards to the large tri-window on the west elevation, the applicant would like it to remain as open glass, but has included an option to return the muntin bars to the top of the window. Staff has added a special condition that the muntin bars be installed to bring the project into better compliance with the approved plans.

Light Fixtures: The applicant is proposing new light fixtures that are an improvement over the original faux bell fixtures. The applicant has removed one of the more prominent fixtures located above the tri-window on the west elevation. The two garage fixtures have been pushed out so that they are at the top corners of the garage door as opposed to being located above the door.

Columns: The as-built columns had a width of six inches at the widest point and were tapered. The applicant is proposing seven-inch wide columns on the upper window projection and eight-inch wide columns at the entry, both with an even width. The columns on the window projection have also been pushed closer to the corners.

The columns at the entry appear structural and are a significant improvement over the as-built columns. However, staff is still concerned with the columns on the window projection. Even though the columns are wider and closer to the corners, there is still 2-3 inches of wall located on the outsides of the columns. On the original approved drawings it appeared as though the columns were located at the corners of the window projection, which made them appear more as a structural element and less as a decorative feature.

At the last hearing the applicant was asked to place the columns at the corners as originally approved. However, because the window projection has been widened, locating the columns at the corners appears non-symmetrical in relation to the two windows. Staff will provide a drawing at the hearing to demonstrate the aesthetic issue. The Commission should consider whether the columns should be removed altogether since the original design cannot be achieved without a substantial revision to this window projection.

Dead Eucalyptus Tree: During construction a significant eucalyptus tree at the front of the property died. The applicant has met with City Forester and agreed to remove and replace the tree with a 48" box oak tree at the same location. The proposed tree is shown on the site plan.

Stucco Guardrail: Since the last hearing the applicant has revised the application to include a stucco guard rail on the lower level deck. The guardrail is located near the property line and essentially acts as a front wall. The applicant is also proposing a stucco guardrail for a small portion of the upper-story deck.

Most of the wall would be hidden by landscaping. However, at some time in the future the landscaping could be removed and the stucco wall would be visible. Staff recommends that the guardrail be kept as wrought iron. The proposed wall adds to the mass of the residence and gives a more formal walled-off appearance to the property.

RECOMMENDATION:
Approve the application with the attached special conditions.

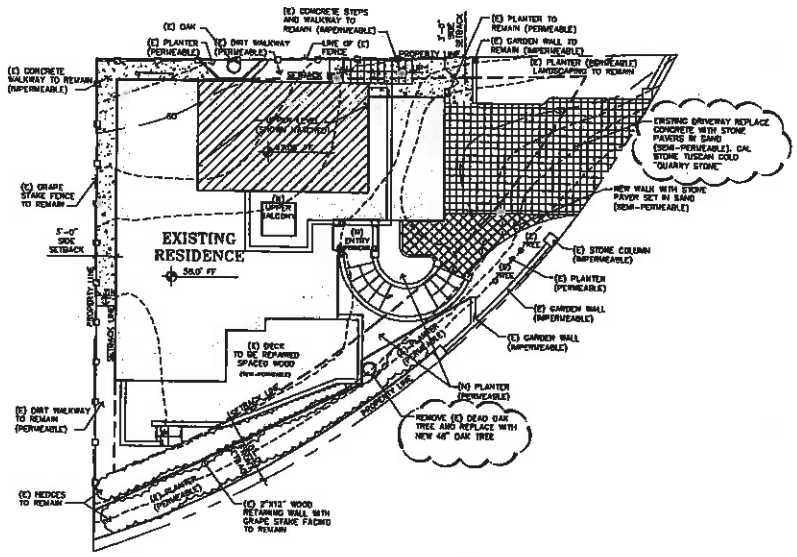
SPECIAL CONDITIONS:

1. The muntin bars shall be added back to the tri-window on the west elevation.

2. The applicant shall withdraw the proposal for the stucco wall.

Attachment "A" Project Deviations (DS 10-7)

- Roof edging materials, shape, and detail throughout
- Rafter tails, size and existence thereof
- Width of upper bay window protrusion
- Bay window roof overhang width
- Bay window roof transition to bay window protrusion
- Bay window column size, shape, and position
- Front door column size, shape, and position
- Front door shape and detail
- Front door archway shape, proportions, and cantilevered appearance
- Limestone banister column sizing & design (with inset panel)
- Limestone banister column spacing
- Applied window mullions throughout
- Shape, size, position, and mullion pattern for each window and door on west and south facades
- Shape of copper gutters (ogee vs. round)
- Color of gutters (painted vs. copper)
- Locations of downspouts
- Large downspout leader boxes
- Faux garage door split
- Overall garage opening shape
- Prominence and quantity of lighting fixtures
- Copper chimney cap vs. clay tile cap, and chimney dimensions



SITE PLAN

1/8"=1'-0"

VICINITY MAP

N.T.S.

PROJECT LOCATION

PLANNING INFO.

- PROPERTY OWNER:
  DR. STEPHEN AND BARBARA WALKER
  POST OFFICE BOX 6324
  CARMEL, CA 93921
  PH. (831) 626-3254
- PROJECT ADDRESS:
  NE CORNER OF SAN ANTONIO AVE. AND 4TH AVE.
  CARMEL, CA.
- PROJECT SCOPE:
  - INTERIOR REMODEL OF AN (E) SINGLE FAMILY RESIDENCE
  - REPAIR (E) SPACED WOOD DECK
  - NEW EXTERIOR STAIRS AND FOUNTAIN AT ENTRY
  - NEW SKYLIGHT (E) FOYER
  - NEW ENTRY COLUMNS AND FACADE
  - EXPAND (E) UPPER TERRACE
  - PARTIALLY CONVERT (E) GABEL END ROOF ABOVE MASTER **BAIN INTO HIP**
  - REPLACE ALL (E) WINDOWS AND DOORS WITH KOLBE WOOD WINDOWS WITH K-KRON FINISH
  - EXTERIOR CHARACTER CHANGES INCLUDING:
    + NEW FAUX LIMESTONE COLUMNS, CORNICE, MOULDINGS, AND SILLS
    + NEW LIMESTONE HANDRAILS, GUARDRAILS, AND BALUSTERS.
    + REMOVE (E) BOARD AND BATT SIDING AND REPLACE WITH NEW PAINTED EXTERIOR STUCCO
    + REPLACE (E) WOOD SHINGLES WITH CLAY CAP AND PAN TILE
    + NEW CHIMNEY CAP WITH STUCCO SIDING
    + NEW PAINTED GARAGE DOOR
  - REMOVE EXISTING ASPHALT DRIVEWAY AND REPLACE WITH CONCRETE PAVERS OVER SAND
  - EXISTING LANDSCAPING AND PLANTING TO REMAIN
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 010-242-009
- LEGAL DESC.: LOT: BLOCK:
- ZONE: R-1
- STORIES: TWO
- MAX BLDG. HT: 24 FT
- GRADING: 0 CY
- TOTAL DISTURBED AREA: 0 SF
- TREE REMOVAL: 0
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
  1. 2007 CBC, CMC, CPC, CFC, CEC, & T-24 CALIFORNIA ENERGY CODE
- ENERGY METHOD: MICROPAS V7.1, ENERGY PRO 4.0
- LOT AREA: 3,958 S.F. (0.09 Ac.)
- SITE COVERAGE CALCULATIONS:

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
IMPERMEABLE:				
CONCRETE DRIVEWAY	410.7	0	0	410.7
STAIRS - STONE SLAB	288.9	(-10.2)	0	256.7
BRICK PATIO, WALK	168.3	(-168.3)	0	0
STONE GARDEN WALLS	64.3	(-32.2)	0	32.1
STORAGE	21.7	(-21.7)	0	0
TILE ENTRY, WALK, STAIRS (OVER CONCRETE)	69.8	(-69.8)	247.6	247.6
TOTAL IMPERMEABLE				947.1
SEMI-PERMEABLE:				
SPACED DECKING	333.4	0	0	333.4
TOTAL SEMI-PERMEABLE				333.4
PERMEABLE:				
PLANTERS & PLANTING AREAS	957.8	(-41.7)	147.5	1073.6
TOTAL PERMEABLE				1073.6

- SITE COVERAGE ALLOWED: 391.9 SF + 156.0 SF (DRIVEWAY BONUS) = 549.9
- EXISTING SITE COVERAGE: 1001.5 SF (EXISTING NON-CONFORMING)
- PROPOSED SITE COVERAGE: 994.7 SF
- F.A.R. CALCULATIONS

	EXISTING TOTAL
MAIN BUILDING	
MAIN FLOOR	1,358.2
UPPER FLOOR	357.2
GARAGE	255.8
TOTAL	1,969.2

- BASE FLOOR AREA (ALLOWED): = 1,781.55 SF (45%)
- FLOOR AREA PROPOSED: = 1,969.2 SF (49.7%) (EXISTING NON-CONFORMING)

THIS PLAN, AS AN INSTRUMENT OF SERVICE, IS PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF THIS PLAN IN WHOLE OR IN PART IS PROHIBITED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

PROPOSED INTERIOR REMODEL FOR:

WALKER RESIDENCE

APN: 010-242-009

NE CORNER OF SAN ANTONIO AVE AND 4TH AVE.
CARMEL, CA

INTERNATIONAL DESIGN GROUP
ARCHITECTURE • INTERIOR DESIGN
JON S. MATTHAMS
JON L. TILLARD, AIA
701 LIGHTHOUSE AVE • PACIFIC GROVE, CA. • 93950
PH: (831) 646-1861 • FAX: (831) 646-1860 • E-MAIL: jon@idg-pg.com

SITE PLAN

DATE: 05-17-10
BLDG. PERMIT APP.

REVISIONS:
1. 04-26-11 REVISION BLDG.
2. 05-09-11 UPDATED REV.
3. 06-01-11 UPDATED REV.
4.

SHEET NO.
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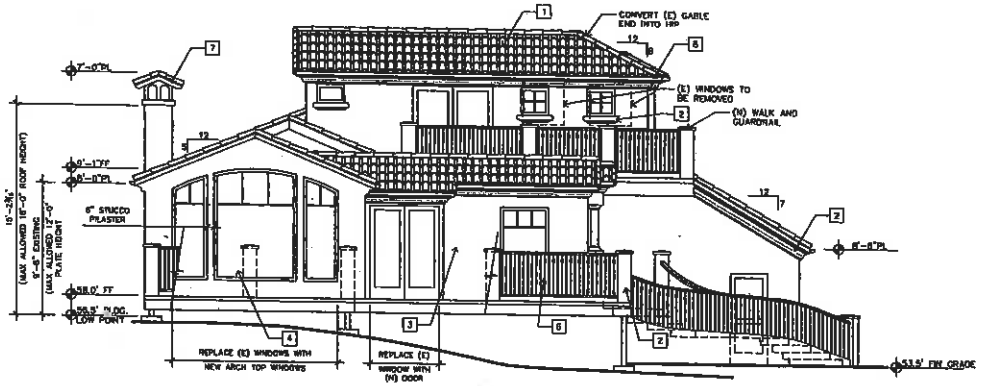


WEST ELEVATION - ORIGINALLY APPROVED

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1. NEW CLASS "A" CLAYLITE "S" TILE ROOFING TO REPLACE (E) WOOD SHINGLES-US TILE OR EQUAL
2. FAUX LIMESTONE COLUMNS, CORNICE MOULDINGS, AND SILLS
3. PAINTED EXTERIOR STUCCO-SMOOTH FINISH - 3 COATS, O/ METAL LATH, O/ 2 LAYERS GRADE "D" PAPER, O/PLYWD
4. ALL NEW PAINTED WOOD DOORS & WINDOWS KOLBE-KOLBE "HERITAGE" SERIES WITH K-KROM FINISH.
5. PAINTED GARAGE DOOR-CEDAR OR EQUAL
6. BRONZE HANDRAILS, GUARDRAILS, AND BALUSTERS.
7. CHIMNEY CAP W/ STUCCO SIDING
8. HALF ROUND COPPER GUTTERS; LEADER BOXES, & DOWNSPOUTS
9. PAINTED CEDAR SHUTTERS
10. (E) SKYLIGHT

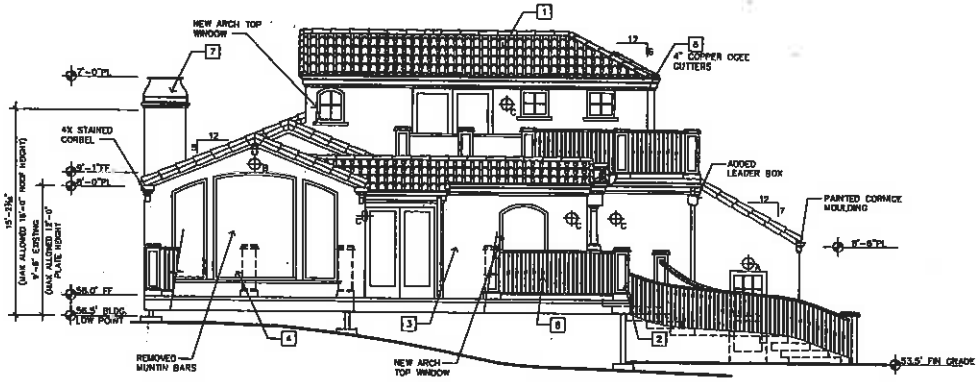
EXTERIOR LIGHTING LEGEND

25W MAX. WALL MOUNTED SCONCE FIXTURE

FIXTURE 'A'
6" ø SHADED
DOWN LIGHT

FIXTURE 'B'
8" ø SHADED
DOWN LIGHT

FIXTURE 'C'
DIFFUSED
GLASS



WEST ELEVATION - AS BUILT

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1. NEW CLASS "A" CLAYLITE "S" TILE ROOFING TO REPLACE (E) WOOD SHINGLES-US TILE OR EQUAL
2. FAUX LIMESTONE COLUMNS
3. PAINTED EXTERIOR STUCCO-SMOOTH FINISH - 3 COATS, O/ METAL LATH, O/ 2 LAYERS GRADE "D" PAPER, O/PLYWD
4. ALL NEW PAINTED WOOD DOORS & WINDOWS KOLBE-KOLBE "HERITAGE" SERIES WITH K-KROM FINISH.
5. PAINTED GARAGE DOOR-CEDAR OR EQUAL
6. BRONZE HANDRAILS, GUARDRAILS, AND BALUSTERS.
7. COPPER CHIMNEY CAP
8. 4" OGEE COPPER GUTTERS; LEADER BOXES, & DOWNSPOUTS
9. (E) SKYLIGHT
10. 4X STAINED CORBELS

PROPOSED INTERIOR REMODEL FOR:
WALKER RESIDENCE
APN: 010-242-009
NE CORNER OF SAN ANTONIO AVE AND 4TH AVE.
CARMEL, CA

INTERNATIONAL DESIGN GROUP
ARCHITECTURE • INTERIOR DESIGN
JUN L. BILSANO, AIA JOHN S. MATTHAMS
721 LIGHTHOUSE AVE. • PACIFIC GROVE CA. • 93950
PH(831)649-7881 • FAX(831)649-1882 • E. SALES@idgpg.com

WEST ELEVATION

DATE: 05-17-10
BLDG. PERMIT APP.

REVISIONS:
1. 04-29-11
2. SKYLIGHT ADD 05-06-11
3. UPDATED REV. 05-07-11
4. UPDATED REV.

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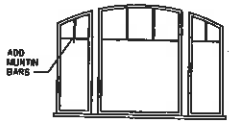
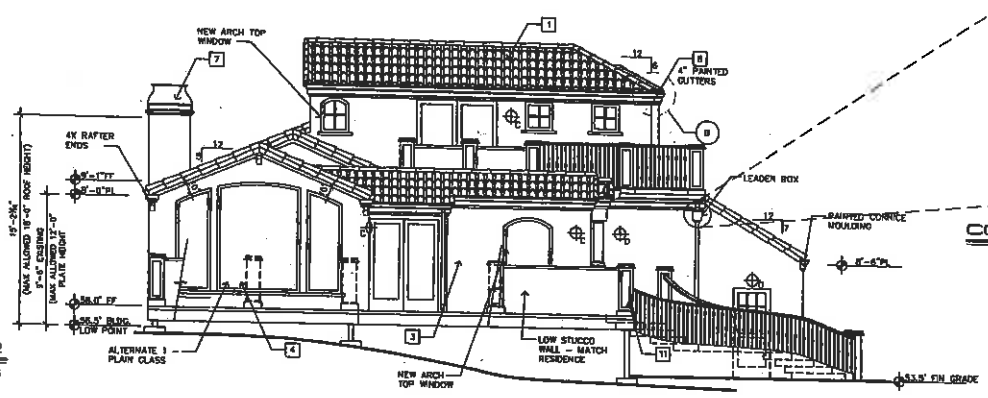


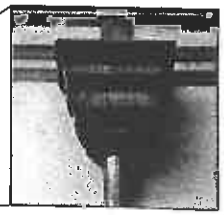
WINDOW ALTERNATE 2

NTS



WEST ELEVATION - PROPOSED ADJUSTMENTS

1/4"=1'-0"



COPPER LEADER BOXES

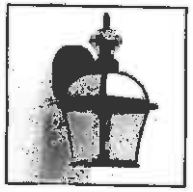
NTS

EXTERIOR FINISH LEGEND

1. NEW CLASS "A" GLAVUTE "S" SLE ROOFING TO REPLACE (E) WOOD SHINGLES–US TILE OR EQUAL
2. LIMESTONE COLUMNS
3. PAINTED EXTERIOR STUCCO–SMOOTH FINISH – 3 COATS, O/ METAL LATH, O/ 2 LAYERS GRADE "D" PAPER, O/PLYWD
4. ALL NEW PAINTED WOOD DOORS & WINDOWS KOLBE–KOLBE "HERITAGE" SERIES WITH K–KROM FINISH.
5. PAINTED GARAGE DOOR–CEDAR OR EQUAL
6. BRONZE HANDRAILS, GUARDRAILS, AND BALUSTERS.
7. COPPER CHIMNEY CAP
8. 4" PAINTED GUTTERS & DOWNSPOUTS
9. (E) SKYLIGHT
10. 4X RAFTER ENDS
11. LIMESTONE COLUMNS WITH CARVED PANELS

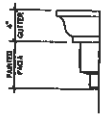
EXTERIOR LIGHTING LEGEND

25W MAX. WALL MOUNTED SCONCE FIXTURE



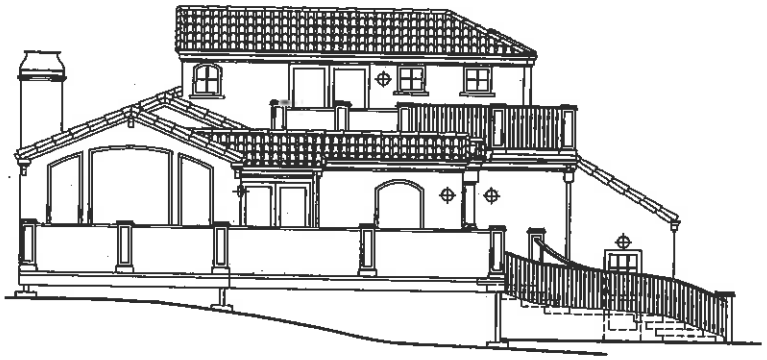
FIXTURE 'C'
DIFFUSED GLASS

FIXTURE 'D'
6 1/2" WIDE DOWN LIGHT



TYP. - GUTTER-FACIA DETAIL 'B'

NTS



WEST ELEVATION - NON-ANNOTATED

1/4"=1'-0"

PROPOSED INTERIOR REMODEL FOR:
WALKER RESIDENCE
APN: 010-243-009
NE CORNER OF SAN ANTONIO AVE AND 4TH AVE.
CARMEL, CA

INTERNATIONAL DESIGN GROUP
ARCHITECTURE • INTERIOR DESIGN
JUN L. SILLANO, AIA
JOHN E. MATTHAMS
721 LIGHTHOUSE AVE • PACIFIC GROVE, CA. • 93950
Ph: (831) 646-1280 • Fax: (831) 646-1380 • E-Mail: jim@igdarch.com

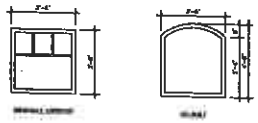
WEST ELEVATION

DATE: 03-17-10
BLDG. PERMIT APP.

REVISIONS:
1. 04-28-11
2. REVISION SUB. 05-09-11
3. UPDATED REV. 05-31-11
4. UPDATED REV.

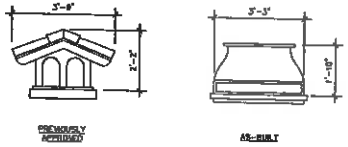
SHEET NO.
A6.1

69



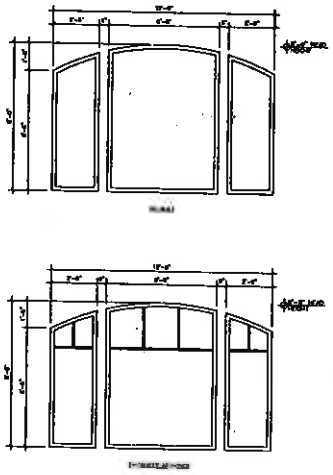
KITCHEN WINDOW

NTS



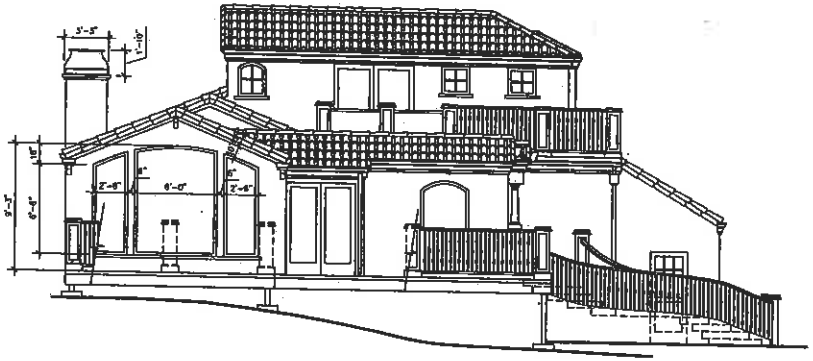
CHIMNEY CAP

NTS



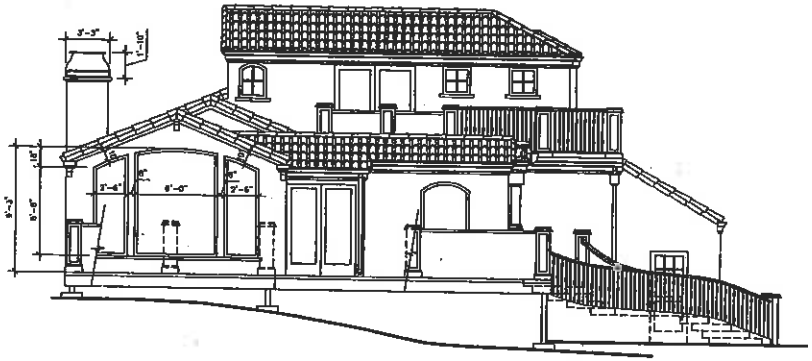
GREAT ROOM WINDOW

NTS



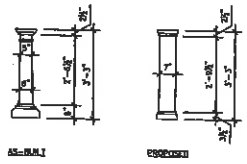
WEST ELEVATION - AS BUILT DIMENSIONS

1/4"=1'-0"



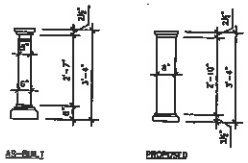
WEST ELEVATION - PROPOSED ADJUSTMENTS DIMENSIONS

1/4"=1'-0"



UPPER LEVEL COLUMNS

NTS



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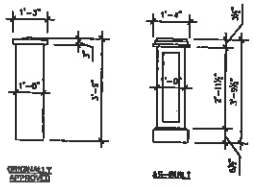
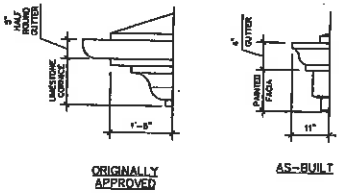


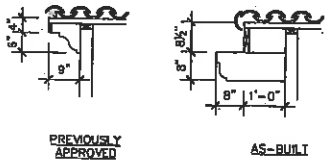
DECK/TERRACE COLUMNS

NTS



EAVE PROFILE

NTS



RAKE PROFILE

NTS

PROPOSED INTERIOR REMODEL FOR:

WALKER RESIDENCE

APN: 010-242-009

NE CORNER OF SAN ANTONIO AVE AND 4TH AVE.
CARMEL, CA

INTERNATIONAL DESIGN GROUP
ARCHITECTURE • INTERIOR DESIGN
JON S. SILLANO, AIA JOHN S. MATTHAWS
721 LIGHTHOUSE AVE • PACIFIC GROVE CA • 93950

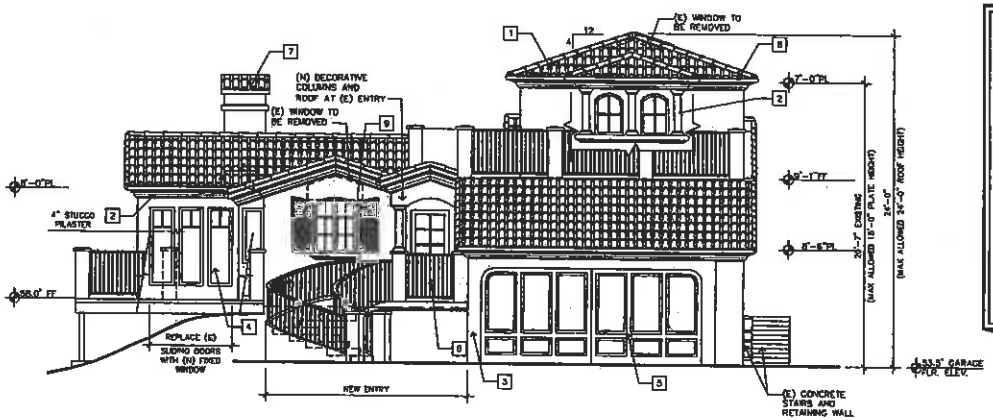
WEST ELEVATION

DATE: 03-17-10
BLDG. PERMIT APP.

REVISIONS:
1 04-29-11
REVISION SUB.
2 05-09-11
UPDATED REV.
3 06-01-11
UPDATED REV.
4

SHEET NO.
A6.2

60



SOUTH ELEVATION - ORIGINALLY APPROVED

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1. NEW CLASS "A" CLAYLITE "S" TILE ROOFING TO REPLACE (E) WOOD SHINGLES-US TILE OR EQUAL
2. FAUX LIMESTONE COLUMNS, CORNICE MOULDINGS, AND SILLS
3. PAINTED EXTERIOR STUCCO-SMOOTH FINISH - 3 COATS, O/ METAL LATH, O/ 2 LAYERS GRADE "D" PAPER, O/PLYWD
4. ALL NEW PAINTED WOOD DOORS & WINDOWS KOLBE-KOLBE "HERITAGE" SERIES WITH K-KRON FINISH.
5. PAINTED GARAGE DOOR-CEDAR OR EQUAL
6. BRONZE HANDRAILS, GUARDRAILS, AND BALUSTERS.
7. CHIMNEY CAP W/ STUCCO SIDING
8. HALF ROUND COPPER GUTTERS, LEADER BOXES, & DOWNSPOUTS
9. PAINTED CEDAR SHUTTERS
10. (E) SKYLIGHT

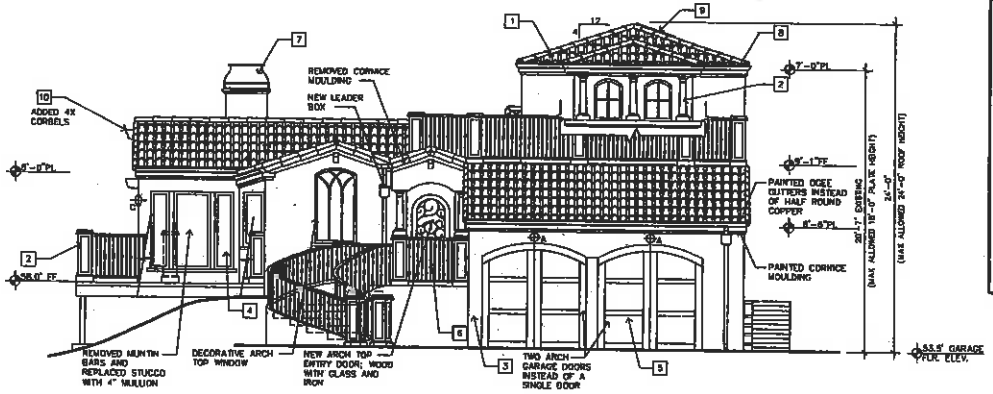
EXTERIOR LIGHTING LEGEND

25W MAX. WALL MOUNTED SCONCE FIXTURE

FIXTURE 'A'
6" ø SHADED DOWN LIGHT

FIXTURE 'B'
8" ø SHADED DOWN LIGHT

FIXTURE 'C'
DIFFUSED GLASS



SOUTH ELEVATION - AS BUILT

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1. NEW CLASS "A" CLAYLITE "S" TILE ROOFING TO REPLACE (E) WOOD SHINGLES-US TILE OR EQUAL
2. FAUX LIMESTONE COLUMNS
3. PAINTED EXTERIOR STUCCO-SMOOTH FINISH - 3 COATS, O/ METAL LATH, O/ 2 LAYERS GRADE "D" PAPER, O/PLYWD
4. ALL NEW PAINTED WOOD DOORS & WINDOWS KOLBE-KOLBE "HERITAGE" SERIES WITH K-KRON FINISH.
5. PAINTED GARAGE DOOR-CEDAR OR EQUAL
6. BRONZE HANDRAILS, GUARDRAILS, AND BALUSTERS.
7. COPPER CHIMNEY CAP
8. 4" OGEE COPPER GUTTERS, LEADER BOXES, & DOWNSPOUTS
9. (E) SKYLIGHT
10. 4X STAINED CORBELS

PROPOSED INTERIOR REMODEL FOR:
WALKER RESIDENCE
APN: 010-242-009
NE CORNER OF SAN ANTONIO AVE AND 4TH AVE.
CARMEL, CA

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN
JON L. SILLAND, AIA JOHN E. MATTHAMS
721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950
Ph: (831) 648-1281 ■ FAX: (831) 648-1280 ■ EMAIL: jamdg@mbg.com

SOUTH ELEVATON

DATE: 05-17-10
BLDG. PERMIT APP.

REVISIONS:
1. 04-29-11 REVISION SUB.
2. 05-09-11 UPDATED REV.
3. 06-01-11 UPDATED REV.
4.

SHEET NO.
A6.3

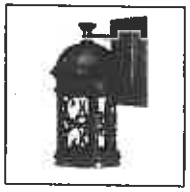
EXTERIOR FINISH LEGEND

1. NEW CLASS "A" CLAYLITE "S" TILE ROOFING TO REPLACE (E) WOOD SHINGLES-US TILE OR EQUAL
2. LIMESTONE COLUMNS
3. PAINTED EXTERIOR STUCCO-SMOOTH FINISH - 3 COATS, O/ METAL LATH, O/ 2 LAYERS GRADE "D" PAPER, O/PLYWD
4. ALL NEW PAINTED WOOD DOORS & WINDOWS KOLBE-KOLBE "HERITAGE" SERIES WITH K-KRON FINISH.
5. PAINTED GARAGE DOOR-CEDAR OR EQUAL
6. BRONZE HANDRAILS, GUARDRAILS, AND BALUSTERS.
7. COPPER CHIMNEY CAP
8. 4" PAINTED GUTTERS & DOWNSPOUTS
9. (E) SKYLIGHT
10. 4X RAFTER ENDS
11. LIMESTONE COLUMNS WITH CARVED PANELS

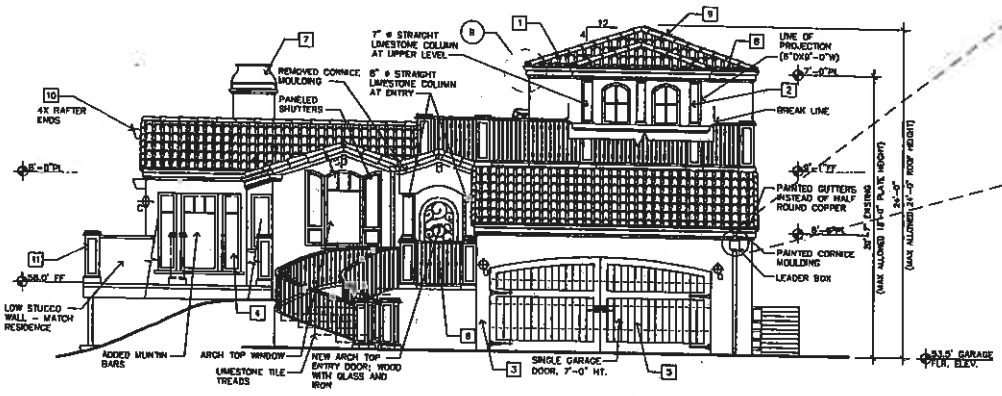
EXTERIOR LIGHTING LEGEND

⊕ 25W MAX. WALL MOUNTED SCONCE FIXTURE

FIXTURE 'C'
DIFFUSED
GLASS

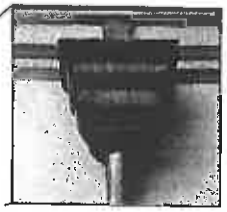


FIXTURE 'D'
6 1/2" WIDE
DOWN LIGHT



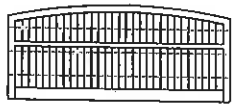
SOUTH ELEVATION - PROPOSED ADJUSTMENTS

1/4"=1'-0"



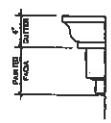
COPPER LEADER BOXES

NTS



ALTERNATE GARAGE DOOR

1/4"=1'-0"



TYP. - GUTTER-FACIA DETAIL 'B'

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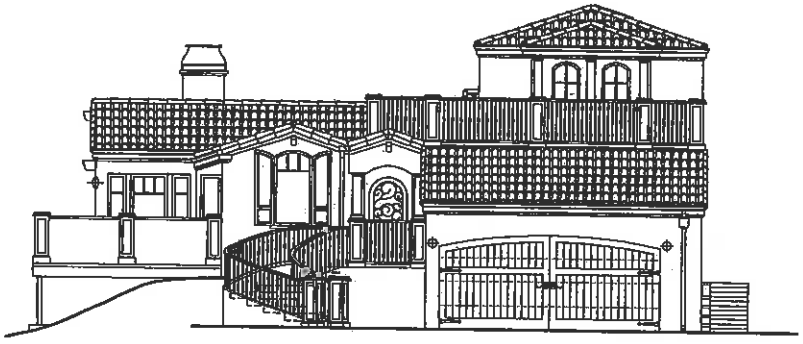


SOUTH ELEVATION - NON-ANNOTATED

1/4"=1'-0"

PROPOSED INTERIOR REMODEL FOR:

WALKER RESIDENCE

APN: 010-242-009

NE CORNER OF SAN ANTONIO AVE AND 4TH AVE.
CARMEL, CA

INTERNATIONAL DESIGN GROUP
ARCHITECTURE • INTERIOR DESIGN
JUN 5, SILLANO, AIA JOHN S. MATTHAMS
7ST LIGHTHOUSE AVE • PACIFIC GROVE CA • 93950

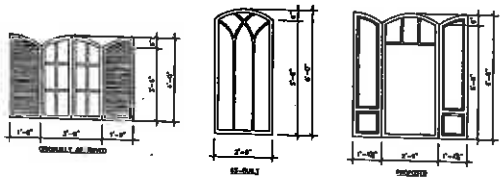
SOUTH ELEVATION

DATE: 05-17-10
BLDG. PERMIT APP.

REVISIONS:
1. 04-29-11 REVISION SUB.
2. 05-09-11 UPDATED REV.
3. 06-01-11 UPDATED REV.
4.

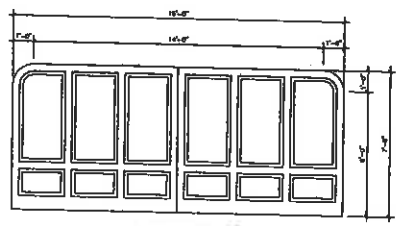
SHEET NO.
A6.4

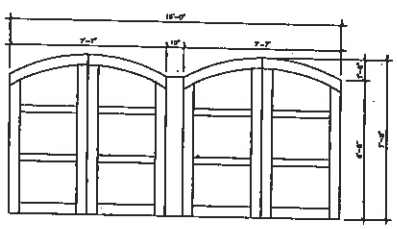
62

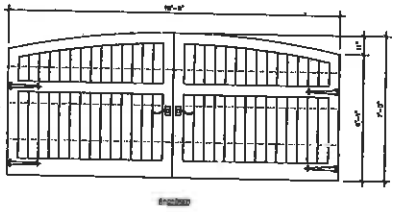


KITCHEN WINDOW

NTS

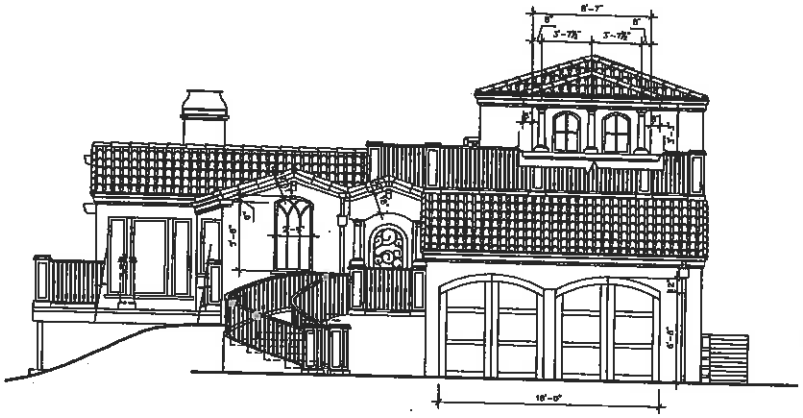






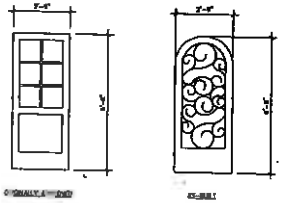
GARAGE DOOR

NTS



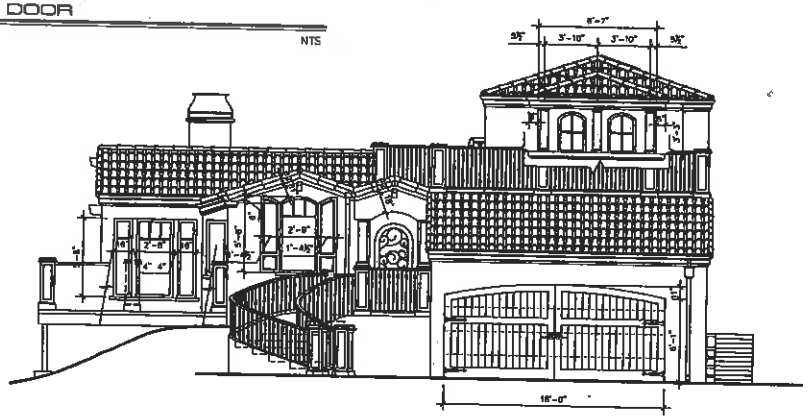
SOUTH ELEVATION - AS BUILT DIMENSIONS

1/4"=1'-0"



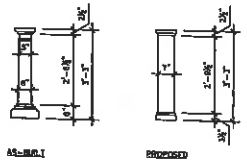
ENTRY DOOR

NTS



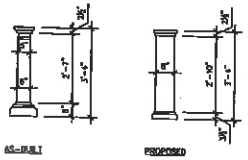
SOUTH ELEVATION - PROPOSED ADJUSTMENTS DIMENSIONS

1/4"=1'-0"



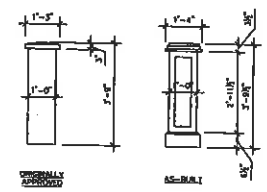
UPPER LEVEL COLUMNS

NTS



ENTRY COLUMNS

NTS



DECK/TERRACE COLUMNS

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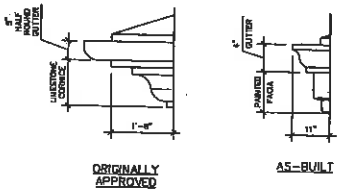
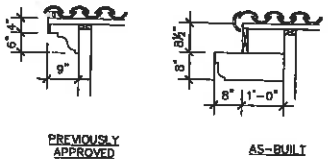


ORIGINALLY APPROVED

AS-BUILT

EAVE PROFILE

NTS



PREVIOUSLY APPROVED

AS-BUILT

RAKE PROFILE

NTS

PROPOSED INTERIOR REMODEL FOR:

WALKER RESIDENCE

APN: 010-242-009

NE CORNER OF SAN ANTONIO AVE AND 4TH AVE.

CARMEL, CA

INTERNATIONAL DESIGN GROUP

ARCHITECTURE ■ INTERIOR DESIGN

JUN V. SILLAND, AIA JOHN E. MATTHAMS

721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950

ELEVATIONS

DATE: 05-17-10

BLDG. PERMIT APP.

REVISIONS:

1 04-29-11

2 REVISION SUB. 05-09-11

3 UPDATED REV. 06-01-11

4 UPDATED REV.

SHEET NO.

A6.5

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

MEETING DATE: 16 June 2011 BLOCK: 77 LOT: 1 & 2

FIRST HEARING: X CONTINUED FROM: N/A

ITEM NO: DR 11-4 OWNER: L.D.W. Carmel Properties
APPLICANT: St. Moritz Sweaters
STREAMLINING DEADLINE: N/A

SUBJECT:

Consideration of a request for a code interpretation to determine whether a window display counts as floor area for a building located in the Central Commercial (CC) District.

ENVIRONMENTAL REVIEW:

N/A

LOCATION: ZONING:

SW Cor. Ocean & Mission CC

ISSUES:

1. Should window display areas count as floor area?

OPTIONS:

1. Determine that the proposed window display areas counts as floor area.
2. Determine that the proposed window display areas does not count as floor area.
3. Continue this application with a request for additional information.

RECOMMENDATION:

Option #1 (Determine that the proposed window display areas counts as floor area.)

ATTACHMENTS:

1. Staff Reports dated 16 June 2011
2. Application materials and plans.

STAFF CONTACT: Sean Conroy, Planning & Building Services Manager

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

APPLICATION: DR 11-4 **APPLICANT:** St. Moritz Sweaters
BLOCK: 77 **LOT:** 1 & 2
LOCATION: SW Cor. Ocean & Mission

REQUEST:
Consideration of a request for a code interpretation to determine whether a window display counts as floor area for a building located in the Central Commercial (CC) District.

BACKGROUND & PROJECT DESCRIPTION:
The Doud building is a Spanish Colonial Revival style mixed used structure located on the southwest corner of Ocean Avenue and Mission Street. The building is listed on the City's Inventory of Historic Resources. St. Moritz Sweaters is located near the northwest corner of the building and has a recessed entry behind a large arched alcove. There are two window display areas adjacent to the double entry doors at the entrance of the store. The applicant is proposing to expand both of these display areas into the entry alcove (approximately 50 sq. ft.).

The building is approximately 11,555 square feet and size, and is approximately 3,455 square feet larger than is permitted by code (8,100 sq. ft.). The applicant is requesting that the Commission determine that the proposed window display areas do not count as floor area.

PROCESS:
Since this building is historic, any exterior changes must be reviewed by the Historic Resources Board prior to approval of any design review applications. If the Commission determines that the proposed window display areas should not count as floor area, this application will be referred to the Historic Resources Board. If the Commission determines that the window display areas should count as floor area, the application could either be withdrawn by the applicant, or denied by staff.

EVALUATION:
Nonconformities: CMC Section 17.36.030 indicates that alterations, repairs or remodeling that enlarge, extend or increase a nonconforming feature of a building are prohibited. Exceptions can be made for historic buildings when the alterations are necessary to achieve consistency with the Secretary of the Interior's Standards or when a previously documented historic feature is being restored.

If the Commission determines that the window display areas count as floor area, than the project should be denied as it would be increasing the existing floor area nonconformity.

While it is the Historic Resources Board's responsibility to determine whether an historic exception applies, staff does not see any justification as the display areas are not necessary achieve consistency with the Secretary's Standards and are not recreating a previously documented historic feature of the building.

Floor Area: CMC Section 17.70 defines floor area as *"The total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site."* CMC Section 17.14.140 indicates that some areas of a building are excluded, including floor space in a basement, cellar or underground garage.

Based on the definition of floor area, staff concludes that the proposed display windows do count as floor area. The display areas are fully enclosed and serve to expand the display area of the store. The code does not contain any specific exception for display windows.

RECOMMENDATION:
Determine that the proposed window display areas count as floor area.

DOUD-WARREN BUILDING
Leaseable Area

BASEMENT LEVEL

Leaseable Area	Common Area .	Total Area
3,394 sq. ft.	631 sq. ft.	4,025 sq. ft.

FIRST FLOOR LEVEL

Leaseable Area	Common Area	Total Area
3,572 sq. ft.	453 sq. ft.	4,025 sq. ft.

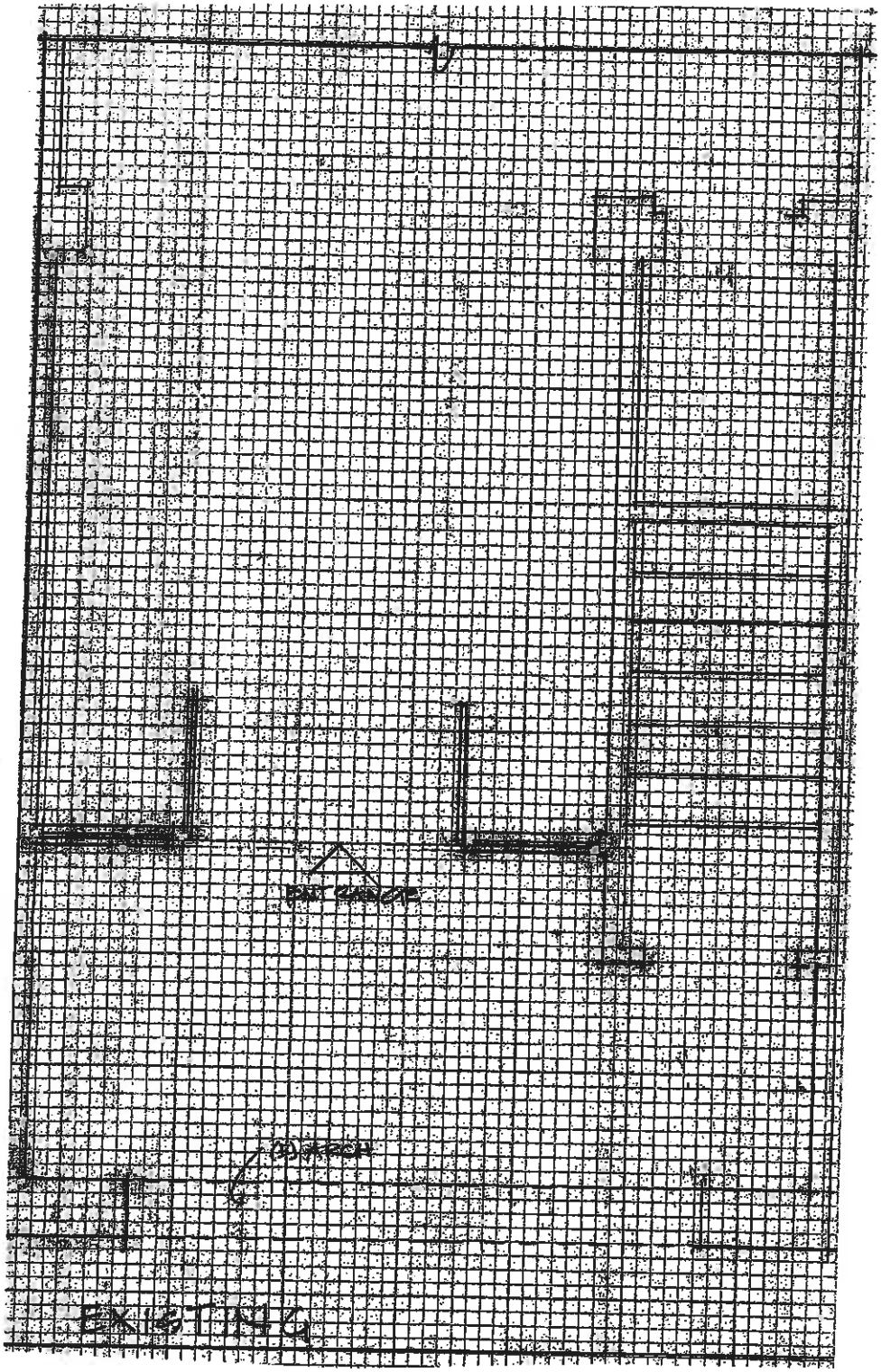
SECOND FLOOR LEVEL

Leaseable Area	Common Area	Total Area
2,762 sq. ft.	735 sq. ft.	3,500 sq. ft.

TOTAL AREAS

Total Leaseable	Total Common	Total Building
9,728 sq.ft.	1,822 sq. ft.	11,555 sq. ft.

* Note all building measurement were made from exterior building lines, and common wall centerlines to determine areas.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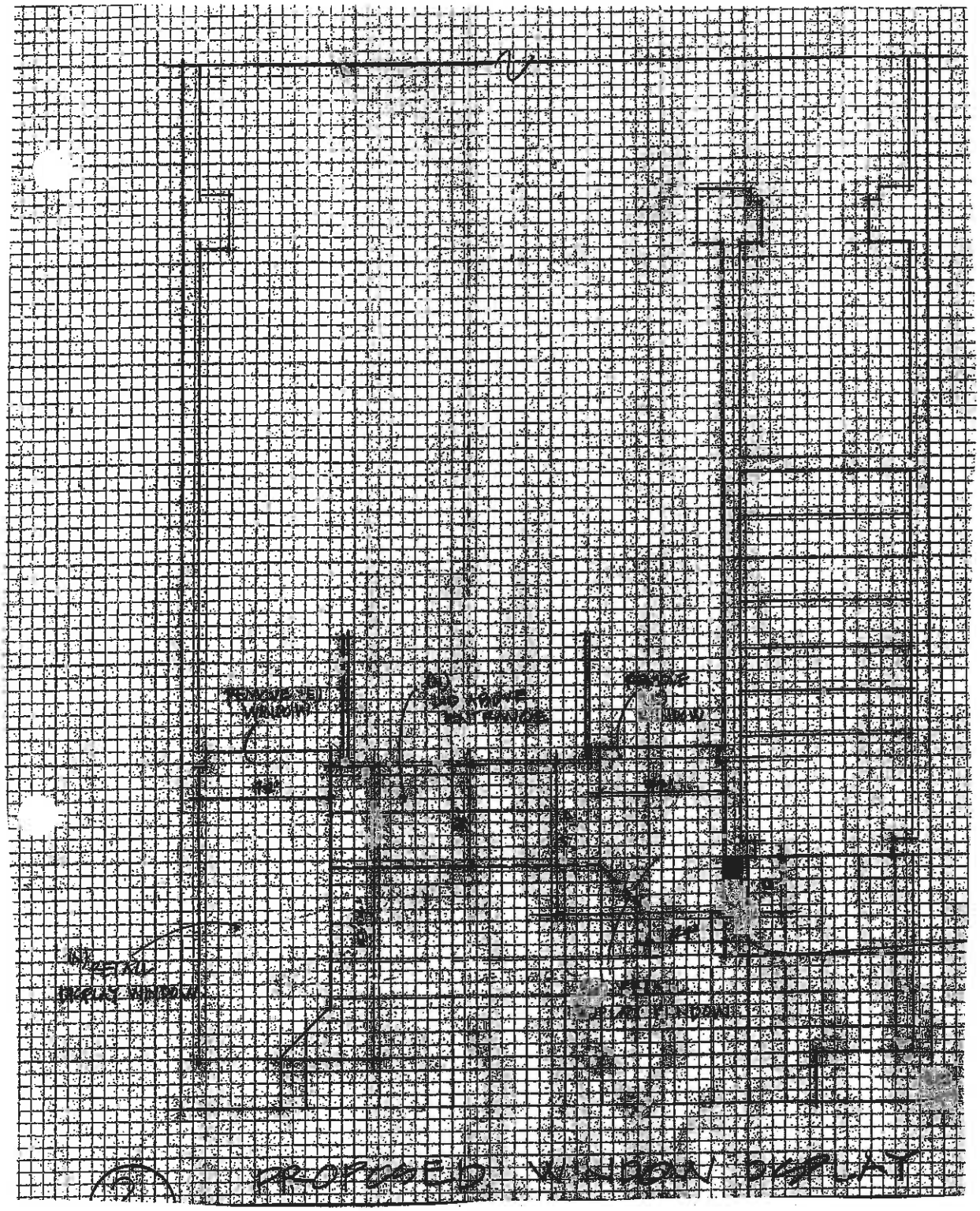
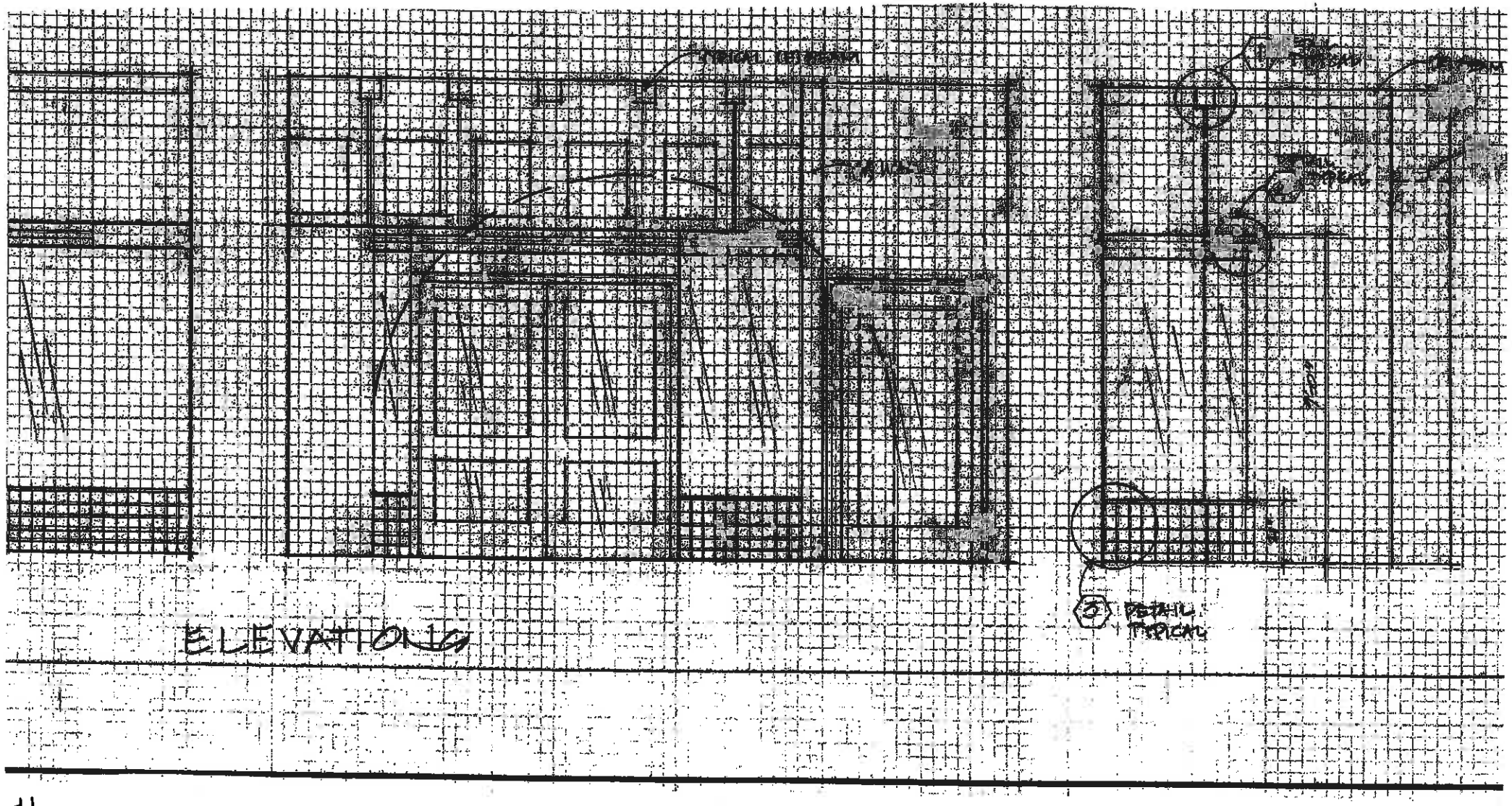
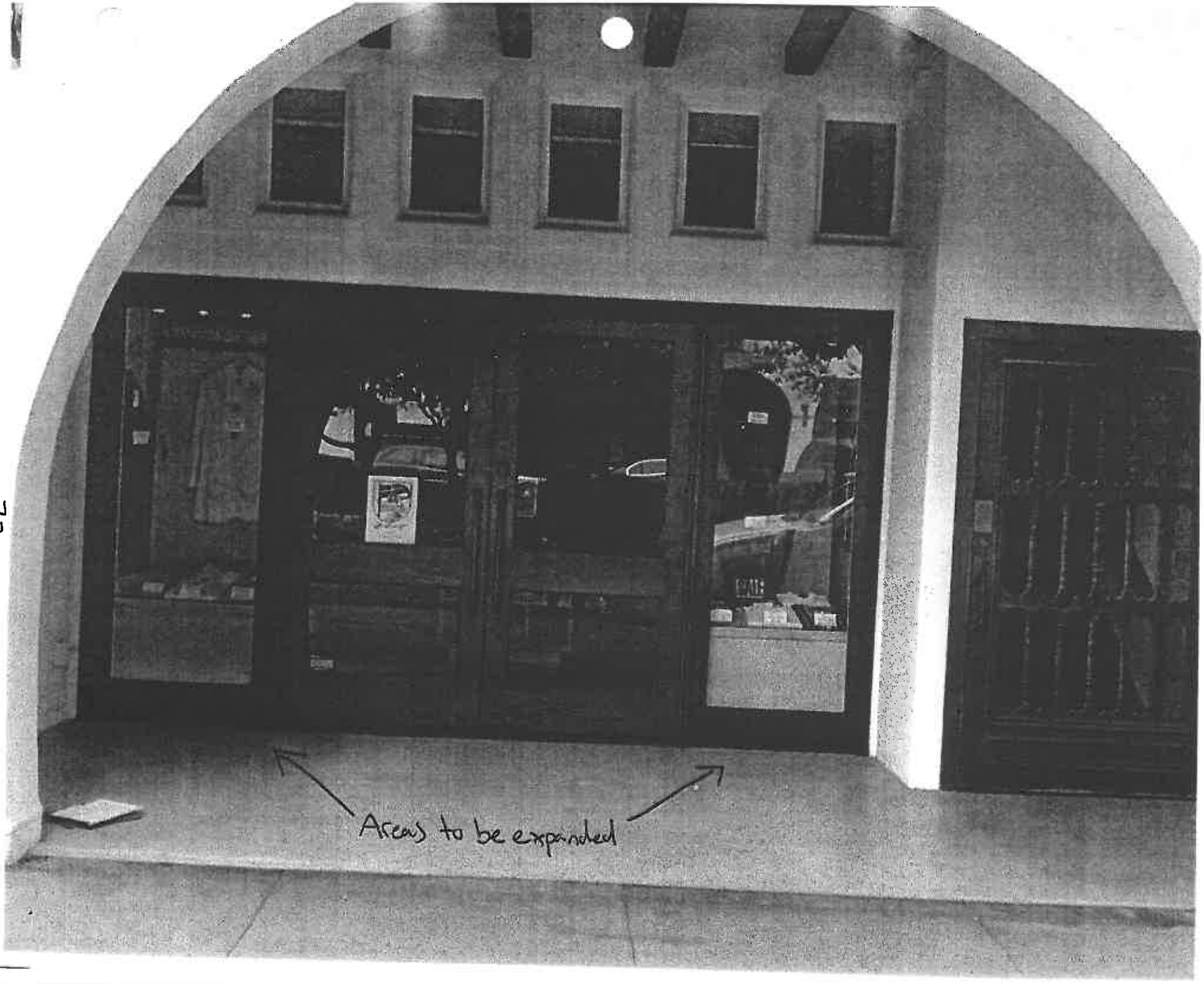

REMOVE (E) WINDOW
(N) RETAIL DISPLAY WINDOW
PROPOSED WINDOW DISPLAY



ELEVATIONS


Areas to be expanded

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

MEETING DATE: 16 June 2011 BLOCK: 10M LOT: 12

FIRST HEARING: X CONTINUED FROM: N/A

ITEM NO: DS 11-49 OWNER: Nils & Leslie Benatsson
STREAMLINING DEADLINE: 7/24/11

SUBJECT:

Consideration of a Design Study application for the installation of vinyl windows on a residence located in the Single Family Residential (R-1-C-6) and Archaeological Significance Overlay (AS) Districts.

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – New Construction)

LOCATION: ZONING:

3013 Lasuen Dr. R-1-C-6, AS

ISSUES:

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

OPTIONS:

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

RECOMMENDATION:

Option # 4 (Deny the application.)

ATTACHMENTS:

1. Staff Report dated 16 June 2011.
2. Application Materials.

STAFF CONTACT: Marc Wiener, Associate Planner

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

APPLICATION: DS 11-49 **APPLICANT:** Nils & Leslie Benatsson
BLOCK: 10M **LOTS:** 12
LOCATION: 3013 Lasuen Dr.

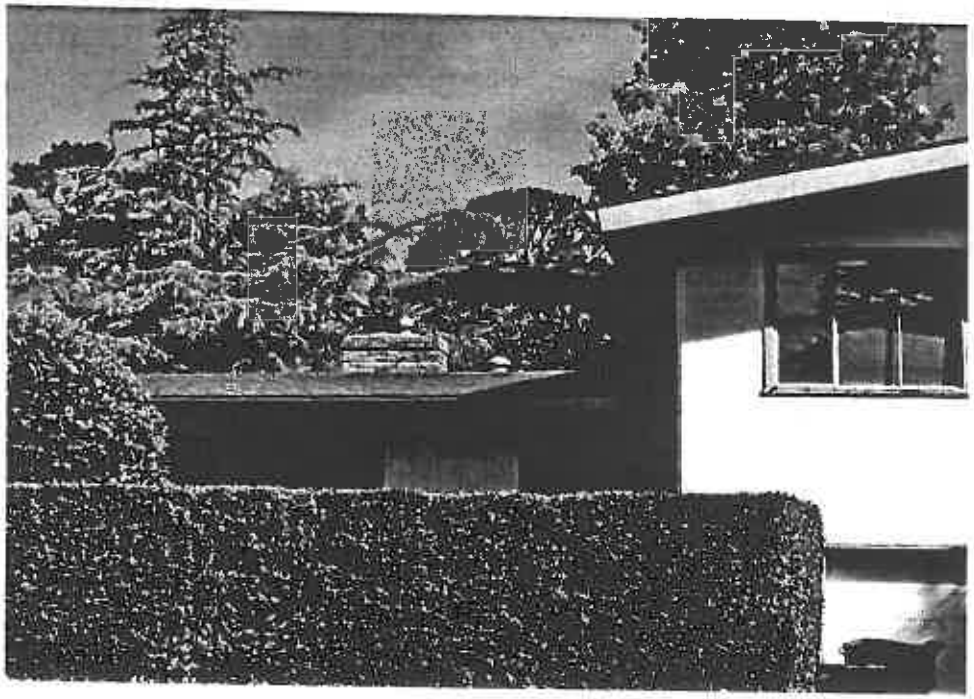
REQUEST:
Consideration of a Design Study application for the installation of vinyl windows on a residence located in the Single Family Residential (R-1-C-6) and Archaeological Significance Overlay (AS) Districts.

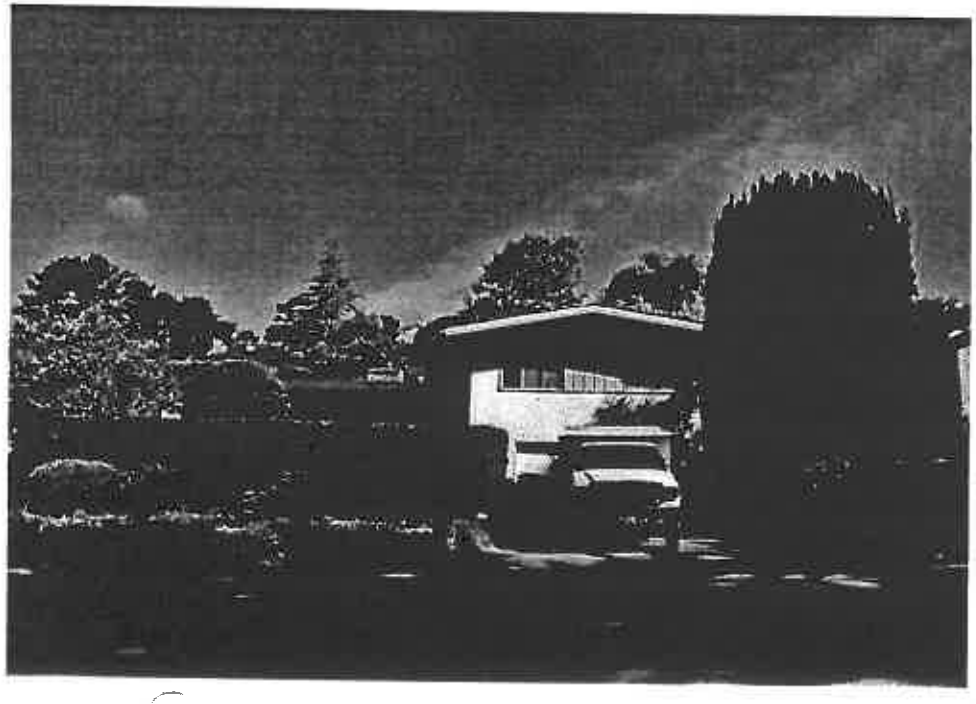
BACKGROUND/PROJECT DESCRIPTION:
The project site is located at 3013 Lasuen Drive and is developed with a stucco clad split level residence. The applicant is proposing to replace the existing aluminum framed windows with simulated divided-light vinyl windows.

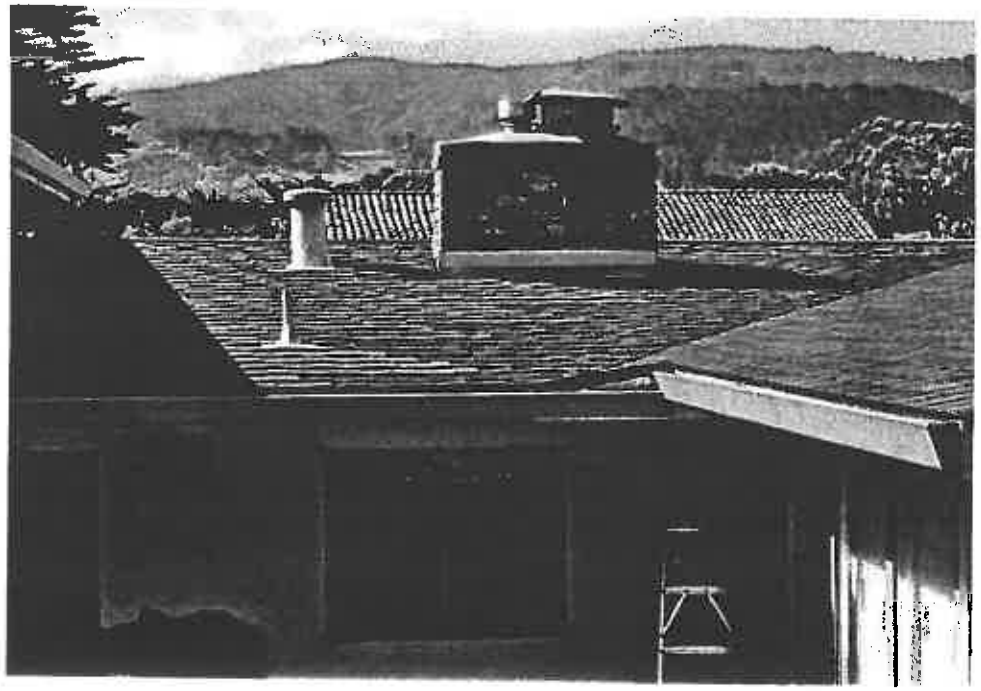
EVALUATION:
Windows: Design Guideline 9.5 encourages the use of natural materials. Regarding window materials, Design Guideline 9.11 states that *"window styles and materials should be consistent with the architecture of the building"* and that *"materials other than authentic, unclad wood are appropriate only when it can be demonstrated that the proposed material is more appropriate to the architecture."* All other window materials require approval from the Planning Commission.

In the past the Planning Commission has determined that unclad wood windows are appropriate for most homes in Carmel. The applicant has been informed of the Guideline's recommendation on window materials, but would still like the Planning Commission to consider allowing the vinyl windows given that they are an improvement over the existing aluminum windows. A sample of the window will be available at the hearing. Staff recommends that the Planning Commission deny the proposed vinyl windows because they are inconsistent with Guidelines 9.5 and 9.11.

RECOMMENDATION:
Deny the application.



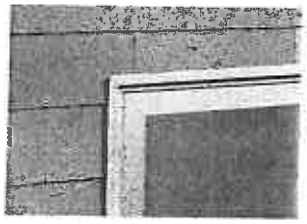




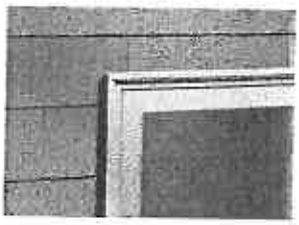
Tuscany™ windows

The Tuscany line was specifically designed for replacement applications. They're easy to install and give you advanced features that you simply won't find on other windows. Tuscany windows give your house added curb appeal with new architectural details. They're easy to clean, operate effortlessly, and are virtually maintenance-free. All of which makes Tuscany a smart choice for your replacement project.

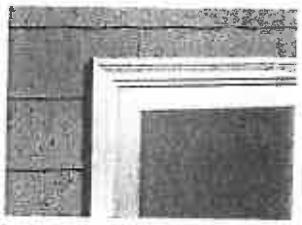
Tuscany windows are also available with exterior trim options to aid in a wide variety of siding material installations.



3/4" Flat J-Channel



1" Contoured J-Channel



2" Brickmold J-Channel

Tuscany Features & Benefits

- Full Lifetime Warranty including Glass Breakage
- Milgard's Patented SmartTouch™ Lock
- Two Colors: Tan & White
- Virtually Maintenance Free in any Climate
- Nesting Handles Standard on Casements and Awnings
- Standard SunCoat® Low-E Energy Saving Glass
- Custom Sizes at no Additional Charge
- Traditional Wood Window Look Never Needs Painting
- Factory Service Supported
- Reduces Exterior Noise
- ENERGY STAR® Qualified in All 50 States
- PureView® enhanced visibility window screen available as an upgrade option.

We're the only window company that makes choosing energy-efficient windows this easy with our all-inclusive energy packages. Select the energy package that's right for you, and you'll enjoy the peace of mind of knowing that your windows will:

- Deliver superior energy efficiency.
- Help protect your furniture from damaging UV rays.
- Make your home feel more comfortable in every season.
- Can help reduce outside noise pollution, inside your home.

Many Tuscany vinyl windows meet the requirements for the Energy Conservation Incentives of the 2009 American Recovery and Reinvestment Act. For more information on the tax credit visit energystar.gov.

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

MEETING DATE: 16 June 2011 BLOCK: N/A LOT: N/A

FIRST HEARING: X CONTINUED FROM: N/A

ITEM NO: N/A APPLICANT: City of Carmel

SUBJECT:

Discussion of the development standards and criteria for the RC District found in the General Plan, Zoning Ordinance and Commercial Design Guidelines.

ENVIRONMENTAL REVIEW:

N/A

LOCATION: ZONING:

City-wide N/A

ISSUES:

1. Does the guidance on the RC District need to be revised?

OPTIONS:

1. Discuss issues and/or concerns regarding the development standards and criteria of the RC District and provide direction to staff.

RECOMMENDATION:

Option #1

ATTACHMENTS:

1. Staff Report dated 16 June 2011.
2. Attachments "A" through "C" under separate cover.

STAFF CONTACT: Sean Conroy, Planning & Building Services Manager

CITY OF CARMEL-BY-THE-SEA

STAFF REPORT

TO:	CHAIR REIMERS AND PLANNING COMMISSIONERS
FROM:	SEAN CONROY, PLNG & BLDG SERVICES MANAGER
DATE:	16 JUNE 2011
SUBJECT:	DISCUSSION OF THE DEVELOPMENT STANDARDS AND CRITERIA FOR THE RC DISTRICT FOUND IN THE GENERAL PLAN, ZONING ORDINANCE AND COMMERCIAL DESIGN GUIDELINES.

BACKGROUND

During the review of recent projects in the Residential and Limited Commercial (RC) District, the Commission has expressed some concern regarding the lack of sufficient guidance for projects within this district, particularly for residential development. This report highlights the guidance that does exist in the General Plan, Zoning Ordinance and Commercial Design Guidelines and includes some possible revisions.

Some of the questions that have been raised regarding the RC District include:

- What is the intent of the District?
- What types of uses are appropriate in the District?
- What are the design criteria that apply in the District?
- Should residential units be allowed at greater sizes in the RC District than would be allowed in the R-1 District?
- Should the City consider revising the General Plan, Zoning Ordinance and/or Commercial Design Guidelines to provide more clarity for the RC District?

The Commission may want to discuss these questions as part of its review.

INTENT

The Land Use Element of the General Plan indicates that the preservation of the residential character of the City is central to all land use issues. Issues of local significance include maintaining a predominately residential village character, maintaining the commercial areas in a manner that is not detrimental to the residential character, and providing adequate housing opportunities in the residential and commercial areas.

Page 1-11 of the General Plan makes the following observation regarding the commercial districts:

> *"Surrounding the core area of the commercial district is a less intensively developed buffer area dominated by motels and apartments. This area forms a transition from the busy central core to the relative quiet of the surrounding residential neighborhoods. Since this buffer area is not retail-oriented and most sites are developed to provide a setting for permanent and transient residential uses, the buildings tend to have greater setbacks, more open space, more landscaping and more parking. These characteristics are appropriate for the land uses present in a buffer district. Design regulations for the core and buffer areas should support these differences.*

The General Plan land use designation that corresponds with RC District zoning is Commercial/Residential. Page 1-15 of the General Plan indicates:

> *"This area is intended to provide for a mix of residential dwellings and a limited range of office and service uses in scale with the character of the community. Less intense commercial uses and visitor accommodations are allowed in this area. Mixed-use developments of commercial and multi-family residential uses at a maximum density of thirty-three (33) units per acre are allowed. This area is also appropriate for public service uses."*

Page 1-18 of the General Plan states the following:

> *"The areas used to establish this buffer are the RC and R-4 districts. Future development in these areas should be designed to achieve a smooth transition to the R-1 district in both design and land use."*

The following General Plan policies are also instructive:

P1-5: *"Preserve the development pattern established in the commercial area with a central core area of ground floor retail and service activities surrounded by a less intensive buffer area of residential, motels, offices and other uses."*

P1-6: *"Monitor the mix of permitted and conditional uses in the commercial and multifamily land use districts in order to maintain a transition of land use to the single-family residential district.*

P1-8: *"Continue to encourage mixed land uses that create new second floor apartments located over ground floor retail and service uses in the commercial district on streets where a pattern of second story buildings already exist."*

Regarding the intent of the RC District, CMC Section 17.14.010.C states:

> *"To provide an appropriate location for permanent and transient residential uses, service and office uses, and limited retail uses that do not adversely impact the residential neighborhood. This district is intended to provide a transition and buffer between the more intense activities in the CC and SC districts and the less intense activities in the R-1 and R-4 districts."*

The Housing Element of the General Plan also identifies the RC District as an important area where new residential units could be constructed.

RC DISTRICT LAND USES

Schedule II-B (see attachment "A") identifies the permitted and conditional uses in the RC District. Those uses identified with a "P" are considered permitted and those with a "C" require a conditional use permit. The uses include a limited range or retail, service/offices, residential and even some industrial. Attachment "A" also includes a zoning map. The area in purple is the RC District.

DESIGN CRITERIA IN THE RC DISTRICT

General Plan: The Land Use Element contains numerous goals, objectives and policies (see attachment "B") that apply to development in the commercial districts that encourage protection of the established character and maintaining pedestrian oriented commercial districts that are integrated into the residential character of the community.

Policy P1-70 states:

> *"Retain a less intensively developed buffer area surrounding the core that provides a transition to the residential neighborhoods. Ensure that design standards for this buffer area reflect more open space, landscaping, setbacks and on-site parking typically needed for the uses in this area.*

Zoning: CMC Section 17.14.100 states that the basic standard of review is whether the project constitutes an improvement over existing conditions. The dimensional standards in the zoning code are designed to implement the goals, policies and objectives of the General Plan relative to new development in the RC District. CMC Sections 17.14.120 through 17.14.22 address these basic zoning standards along with CMC Section 17.38, which contains the on-site parking requirements.

Design Guidelines: CMC Section 17.14.110 indicates that the Commercial Design Guidelines are to be used to assist in the design review process. The Guidelines are directed more specifically to development in the CC and SC Districts, but do have the following specific guidance for RC projects:

> *"6. Generally, motels, residential and office buildings in the RC and R-4 districts should maintain a greater front setback to create an attractive landscape area and to complement the design and open space needs of such uses. This also establishes a design transition from the downtown core to the residential (R-1) district."*

EXISTING RC DISTRICT CHARACTER

Policy P1-59 of the General Plan states:

> *"Preserve the existing land use pattern in the commercial district with retail uses limited to the core area at ground level surrounded by a buffer area of residential uses, motels and offices that provide a transition to the residential district. Ensure that land use and design standards for these two areas remain coordinated."*

Attachment "C" includes numerous photos of existing development in the RC District to demonstrate the existing land use pattern and provide further context for the discussion. The dominant land use in the district, both in number and in land area, is motels (22). There are also approximately 14 multi-family projects, 13 mixed-use projects, 10 commercial projects and five single family residences in the district. It is important to note that much of the District is located directly adjacent to or across the street from the R-1 District.

POTENTIAL CHANGES

In staff's analysis the General Plan and Zoning code are sufficiently clear about the intent of the RC District and do not need to be amended. For the most part, the existing zoning standards are also appropriate. However, staff recommends that the Commission discuss the following potential code revisions:

- *Limit the size of any single residential unit to no more than a 45% floor area ratio unless affordable housing is to be provided as part of the project.*

This could address the concern that residential units in the RC District should not be allowed to be larger than what could be built in the R-1 District, but also offer an incentive for providing restricted affordable housing.

- *Revise the required parking from 1.5 spaces per unit to 1 space per unit for developments of four units or less.*

Other than residential sites over 8,000 square feet in size, the RC and R-4 Districts are the only areas that require more than one space per unit. Reducing the parking requirement could provide more flexibility for designers to limit the prominence and visibility of parking facilities on small lots. It may be appropriate to have more required parking for larger residential developments as the need for guest parking would be greater.

If the Commission determines that more design guidance is necessary, the focus should be on amending and expanding the scope of the Commercial Design Guidelines. Some possible revisions could include:

- Providing specific guidance for residential projects.
- Providing guidance on the design and configuration of on-site parking.
- Defining pedestrian orientation.

RECOMMENDATION

Discuss issues and/or concerns regarding the development standards and criteria of the RC District and provide direction to staff.