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

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

May 11, 2011
Wednesday
Tour – 2:30
Meeting – 4:00

I. CALL TO ORDER AND ROLL CALL

Commissioner: Victoria Beach
Steve Dallas
Keith Paterson
Steve Hillyard, Vice-chair
Janet Reimers, Chair

II. TOUR OF INSPECTION

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

III. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

V. ANNOUNCEMENTS

VI. APPEARANCES

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

VII. CONSENT AGENDA

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

1. Consideration of Planning Commission minutes from April 13, 2011.

2. DS 10-99 Charles & Alison Greifenstein NE Camino Real & 4th Block LL, Lot(s) 3	Consideration of Design Study and Coastal Development Permit applications for the construction of a wall on a property located in the Single Family Residential (R-1) and Beach and Riparian Overlay Districts.
3. DS 11-25 Pamela Eaton E/s Guadalupe bet. 3rd & 4th Blk 41, Lot 4	Consideration of a Design Study application for the construction of a fence in excess of six feet in height on a site located in the Single Family Residential (R-1) District.
4. DS 11-38 Wayne & Andrea Rodrigues SW Lobos & 1st Block 18, Lot(s) 1	Consideration of Design Study and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family Residential (R-1) District and Very High Fire Hazard Severity Zone.
5. UP 11-5 Stephanie Ager- Kirz W/s Junipero 2 N 3rd Block 27, Lot(s) 15	Consideration of Design Review, Coastal Development Permit and Use Permit applications for the construction of a Guesthouse on a site located in the Single Family Residential (R-1) District.
6. UP 11-8 Pine Terrace SW Cor. Mission & 3rd Blk 35, Lots 1-9	Consideration of a Use Permit application for the conversion of a community apartment project to a condominium project for the Pine Terrace located in the Residential & Limited Commercial (RC) District.

VIII. CONSENT AGENDA (PULLED ITEMS)

IX. PUBLIC HEARINGS

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

1. DS 10-78 Katherine & Greg Morganroth NE Scenic & Santa Lucia Block A6, Lot(s) 14	Consideration of Design Study, Demolition and Coastal Development Permit applications for the construction of a new residence located in the Single Family Residential (R-1), Beach & Riparian, Archaeological Significance and Park Overlay Districts.
2. UP 11-6 Heron Trust SW Ocean & Lincoln Block 74 Lot(s) 1 & 2	Consideration of an application for a Use Permit allowing retail wine sales and wine tasting as ancillary uses for an existing retail space located in the Central Commercial (CC) District.
3. DS 11-37 Domicile Capital LLC W/s Mission 2 N 11th Block 117, Lot(s) 15	Consideration of Design Study, Demolition Permit and Coastal Development Permit applications for the construction of a new residence located in the Single Family Residential (R-1) and Archaeological Significance Overlay Districts.
4. DS 11-23 Reno & Margie Cruz SW Casanova & 4th Block FF, Lot(s) 35	Consideration of a Design Study Application (Track One Referral) for the minor alteration of an existing residence located in the Single Family Residential (R-1) District.
5. DS 11-28 David & Nancy Putz E/s Carmelo bet. 13th & Santa Lucia Blk DD, Lot 4	Consideration of a Design Study (Track 1 Referral) application for the construction of a new wall/fence and other site improvements on a site located in the Single Family Residential (R-1) District.

6. DS 10-7
Stephen Walker
NE San Antonio & 4th
Block NN, Lot(s) 2

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

X. ADJOURNMENT

The next meeting of the Planning Commission will be:

▶ Regular Meeting – Wednesday, June 8, 2011 at 4:00 p.m.

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

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

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

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

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION – MINUTES
APRIL 13, 2011

I. CALL TO ORDER AND ROLL CALL

PRESENT: Commission Members: Beach, Dallas, Paterson, Hillyard, Reimers

STAFF PRESENT: Sean Conroy, Planning & Building Services Manager
Marc Wiener, Associate Planner
Leslie Fenton, Administrative Coordinator

II. TOUR OF INSPECTION

The Planning Commission toured the following sites: Walker, Dressel, Long, Armstrong, Pepe, Allen, Carmel Insurance Agency, Pappas, Wire.

III. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

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

V. ANNOUNCEMENTS

Sean Conroy, Planning & Building Services Manager, made the following announcements:

1. Special Planning Commission meeting Tuesday, April 26, 1:00 p.m.

VI. APPEARANCES

Jonathan Sapp appeared before the Commission.

VII. CONSENT AGENDA

1. Consideration of Planning Commission minutes from March 9, 2011.

3. MP 11-1 City of Carmel Mission Trails Park Blk 105, Lot(s) All	Consideration of Sign and Coastal Development Permit applications for the Mission Trails Nature Preserve located in the Park, Archaeological Significance and Beach and Riparian Overlay Districts.

4. MP 11-2 City of Carmel NE Ocean & Lincoln Blk, 72, Lot(s) 7-10	Consideration of a sign application for Harrison Memorial Library located in the Central Commercial (CC) District.
5. SI 11-4 Richard Pepe NW Junipero & 6th Block 58. Lot(s) 25	Consideration of an application for a commercial business sign located in the Service Commercial (SC) District.
7. UP 11-4 David Fink W/s Dolores bt. Ocean & 7th Block 75, Lot(s) 13	Consideration of Design Review & Use Permit applications for the establishment of a Specialty Food Store in a space located in the Central Commercial (CC) District.

Commissioner HILLYARD moved **to approve Consent Agenda items #1, #3, #4, #5 and #7**, seconded by PATERSON and **carried** by the following roll call vote:

AYES: Beach, Dallas, Paterson, Hillyard, Reimers
NOES: None
ABSENT: None
ABSATIN: None

VIII. CONSENT AGENDA (PULLED ITEMS)

2. Consideration of Planning Commission Special Meeting minutes from March 31, 2011.

6. SI 11-5 Carmel Insurance Company W/s San Carlos 2 N 8th Block 91, Lot(s) 13 & 15	Consideration of an application for two business signs for the Carmel Insurance Agency located in the Residential and Limited Commercial (RC) District.

Commissioner HILLYARD moved **to approve Consent Agenda items #2 and #6**, seconded by PATERSON and **carried** by the following roll call vote:

AYES: Beach, Dallas, Paterson, Hillyard
NOES: None
ABSENT: None
ABSATIN: Reimers

8. DS 11-22 Wayne Armstrong N/s 3rd 1 W of Lobos Block 21, Lot(s) 17 & 19	Consideration of a Design Study application for the alteration of an existing residence located in the Single Family Residential (R-1) District.

Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 4:12 p.m. Wayne Armstrong appeared before the Commission. There being no other appearances, the public hearing was closed at 4:15 p.m.

Commissioner HILLYARD moved **to approve the application with staff's Special Condition #1, delete #2 - ~~The applicant shall work with staff on either eliminating or maintaining the existing entry. The plans shall be revised to eliminate the proposed entry element. The existing entry element may be retained, however, if it is demolished during construction it cannot be reestablished~~; addition of Special Condition #3 - *The applicant shall replace 123 square feet of site coverage with sand set pavers. The change shall be reflected on the working drawings*; and addition of Special Condition #4 - *The applicant shall plant one lower-canopy and one upper-canopy tree. The location and species of trees shall be shown on the working drawings,*** seconded by BEACH and **carried** by the following roll call vote:

AYES:	Beach, Dallas, Paterson, Hillyard, Reimers
NOES:	None
ABSENT:	None
ABSATIN:	None

9. DS 11-21 Barry & Karen Long SW Torres & 2nd Block 26, Lot(s) 3	Consideration of Design Study (Concept & Final) and Coastal Development Permit applications for the construction of a detached garage on a property located in the Single Family Residential (R-1) District.

Commissioner Paterson re-cused himself from the discussion.

Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 4:21 p.m. Alan Lehman appeared before the Commission. There being no other appearances, the public hearing was closed at 4:26 p.m.

Commissioner HILLYARD moved **to approve the application with staff's Special Conditions,** seconded by BEACH and **carried** by the following roll call vote:

AYES:	Beach, Dallas, Hillyard
NOES:	Reimers
ABSENT:	None
ABSATIN:	Paterson

IX. PUBLIC HEARINGS

1. Ron Chaplan W/s San Carlos bt. 7th & 8th Block 91, Lot(s) 9 & 11	Consideration of an appeal of the City's issuance of a Business License for the operation of a senior citizen housing facility located in the Residential and Limited Commercial (RC) District. The appellant is Niels and Gunnar Reimers.

Chair Reimers re-cused herself from the discussion.

Sean Conroy, Planning & Building Services Manager, presented the staff report. Vice-chair Hillyard opened the public hearing at 4:45 p.m. Niels Reimers, Dr. Chaplan and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 4:55 p.m.

Commissioner PATERSON moved to **deny the appeal with staff's Special Conditions,** seconded by DALLAS and **carried** by the following roll call vote:

1. **Primary Use: This business license is issued to the property owner(s) with a primary classification of NAICS 531110 (Lessor of Residential Buildings and Dwellings).**

2. **This business license authorizes the use of a 10,100 square foot, two-story building, to be used as housing for senior citizens. The following conditions shall apply:**

    a. **This permit authorizes a maximum of 19 senior citizen housing units.**
    b. **The primary tenant of each unit shall be 62 years of age or older. Additional tenants classified as a "qualified permanent resident" per California Civil Code Section 51.3 may also be permitted.**
    c. **All rental agreements shall be for a period of 30 days or more. No transient occupancy is permitted (i.e. less than 30 days).**
    d. **If the main kitchen is to be put to use, the property owner shall submit a plan to the City detailing how it is to be used by the tenants.**

3. **All modifications made to the exterior or interior of the building shall first require written approval by the Department of Community Planning and Building. No notice-attracting features, such as banners, balloons, streamers, lights, additional signs, or flags shall be installed without written approval from the City.**

4. **This license approval shall become effective after the required five business-day appeal period. The applicant is required to post the attached public notice at the front of the building where it is visible to the public. The appeal period shall begin on the day that the notice is posted.**

5. **Except as modified by the conditions of this approval, or by requirements of the Municipal Code, the business use shall be operated consistent with the representations made on the business license application and as permitted by the City. Any violation of these conditions of approval, or of any ordinance in the Carmel Municipal Code, shall be cause for the City to revoke the license in accordance with CMC Section 5.12.040.**

6. **Each year upon the anniversary date of the business license approval, the applicant shall sign a Declaration provided by the City under penalty of perjury indicating that all tenants/subtenants qualify for senior citizen housing as described in California Civil Code Section 51.3 and that not more than 19 units are being leased.**

7. **The conditions of this approval apply to all tenant lease agreements, including subleases.**

AYES:	Beach, Dallas, Paterson, Hillyard
NOES:	None
ABSENT:	None
ABSATIN:	Reimers

2. DS 11-3 Chris Wire E/s Camino Real 3 S 11th Block L, Lot(s) 8	Consideration of Design Study (Concept & Final) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family Residential (R-1) District.

Marc Wiener, Associate Planner, presented the staff report. Chair Reimer opened the public hearing at 5:22 p.m. Eric Miller, Barbara Livingston and Wayne Campbell appeared before the Commission. There being no other appearances, the public hearing was closed at 5:29 p.m.

Commissioner HILLYARD moved **to approve the application with staff's Special Conditions #1, #2, #3, addition of Special Condition #4 - *Staff and the applicant shall work with the City Forester on identifying an appropriate location for the proposed new oak tree in order to minimize the impact on the southern neighbor*; addition of Special Condition #5 - *The applicant shall use obscure glass on the south elevation staircase and bathroom windows. The applicant shall install a stain glass window as indicated the hearing*; and addition of Special Condition #6 - *The applicant shall use a four foot tall grape stake fence at the front of the property***, seconded by DALLAS and **carried** by the following roll call vote:

AYES: Beach, Dallas, Paterson, Hillyard, Reimers
NOES: None
ABSENT: None
ABSATIN: None

3. DS 11-7
George & Barbara Pappas
W/s Lincoln 3 N 10th
Block 113, Lot(s) 15

Consideration of a Design Study application for the alteration of an existing residence and conversion of a garage into a studio on a property located in the Single Family Residential (R-1) District.

Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 5:47 p.m. Claudio Ortiz and Barbara Livingston appeared before the Commission. There being no other appearances, the public hearing was closed at 6:04 p.m.

Commissioner BEACH moved **to approve the application with staff's Special Conditions #1, delete #2 - ~~The applicant shall use board and batten siding on the front one-story building element. The applicant shall work with staff on this revision prior to submitting working drawings;~~ addition of Special Condition #3 - *The applicant shall used board and batten siding on the upper-story. The belly board shall be raised on the north elevation*; addition of Special Condition #4 - *The roof on the south side of the structure shall be brought into alignment with the roof eave on the west elevation; addition of Special Condition #5 - The applicant shall eliminate all skylights from the front elevation*; and addition of Special Condition #6 - *The applicant shall reduce site coverage, plant three lower canopy trees, and use a wood grape stake fence above stone as shown on the plans***, seconded by DALLAS and **carried** by the following roll call vote:

AYES: Beach, Dallas, Paterson, Hillyard, Reimers
NOES: None
ABSENT: None
ABSATIN: None

4. DS 11-16 Kendon & Jillian Dressel SE Casanova & 4th Block EE, Lot(s) 40	Consideration of Design Study (Concept & Final), Demolition Permit and Coastal Development Permit applications for the construction of a new residence located in the Single Family Residential (R-1) and Archaeological Significance Overlay (AS) Districts.

Commissioner Dallas re-cused himself from the discussion.

Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 6:13 p.m. Rob Nicely and Karen Sonegran appeared before the Commission. There being no other appearances, the public hearing was closed at 6:20 p.m.

Commissioner HILLYARD moved **to approve the application with staff's Special Conditions #1, #2, #3, addition of Special Condition #4 - *The Planning Commission recommends that the City Forester re-evaluate the two oak trees that are proposed for relocation. The Planning Commission recommends to the Forest and Beach Commission that the trees are allowed to be removed without relocation, if still found to be significant*; and addition of Special Condition #5 - *The applicant shall use permeable pavers on the driveway***, seconded by PATERSON and carried by the following roll call vote:

AYES:	Beach, Paterson, Hillyard, Reimers
NOES:	None
ABSENT:	None
ABSATIN:	Dallas

5. UP 11-3 John Allen N/s 7th bt. San Carlos & Dolores Block 76, Lot(s) 20 & 22	Consideration of a Use Permit application for the establishment of a wine shop and wine tasting area in excess of 10 percent located in the Central Commercial (CC) District.

Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 6:44 p.m. Julie Allen appeared before the Commission. There being no other appearances, the public hearing was closed at 6:52 p.m.

Commissioner PATERSON moved **to approve the application with amended Findings for Decision**, seconded by DALLAS and **carried** by the following roll call vote:

AYES:	Beach, Dallas, Paterson, Hillyard, Reimers
NOES:	None
ABSENT:	None
ABSATIN:	None

6. DS 10-7 Stephen Walker NE San Antonio & 4th Block NN, Lot(s) 2	Consideration of a plan revision to an approved Design Study application for exterior alterations to an existing residence located in the Single Family Residential (R-1), Beach and Riparian Overlay (BR) and Archaeological Significance Overlay (AS) Districts.

Marc Wiener, Associate Planner, presented the staff report. Chair Reimers opened the public hearing at 7:15 p.m. Steve Walker, Roberta Miller and Barbara Walker appeared before the Commission. There being no other appearances, the public hearing was closed at 7:44 p.m.

Commissioner BEACH moved **to continue the application to the May Regular Meeting and requested detailed drawings showing all of the changes between the approved set of plans and the project and photos be provided**, seconded by PATESON and **carried** by the following roll call vote:

AYES:	Beach, Dallas, Paterson, Hillyard, Reimers
NOES:	None
ABSENT:	None
ABSATIN:	None

XI. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 8:00 p.m.

_____

Leslie Fenton, Administrative Coordinator

ATTEST:

_____

Janet Reimers, Chair

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

MEETING DATE: 11 May 2011 BLOCK: LL LOT: 3

FIRST HEARING: 3/9/11 CONTINUED FROM: 3/9/11

ITEM NO: DS 10-99 OWNER: Charles & Alison Greifenstein
STREAMLINING DEADLINE: 7/1/11

SUBJECT:

Consideration of Design Study (Track One Referral) and Coastal Development Permit applications for the construction of a wall on a property located in the Single Family Residential (R-1) and Beach and Riparian Overlay Districts.

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – New Construction)

LOCATION: ZONING:

NE Cor. North Camino Real & 4th R-1, BR

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 11 May 2011.
2. Application Materials.

STAFF CONTACT: Marc Wiener, Associate Planner

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

APPLICATION: DS 10-99 **APPLICANT:** Charles & Alison Greifenstein
BLOCK: LL **LOT:** 3
LOCATION: NE Cor. North Camino Real & 4th

REQUEST:
Consideration of Design Study (Track One Referral) and Coastal Development Permit applications for the construction of a wall on a property located in the Single Family Residential (R-1) and Beach and Riparian Overlay Districts.

ADDITIONAL REVIEW:
1. Continued from 3/9/11.

BACKGROUND/PROJECT DESCRIPTION:
The project site is an irregular shaped lot located at the northeast corner of North Camino Real and Fourth Avenue. The property is developed with a board and batten residence that sits approximately 6-8 feet above the Fourth Avenue street grade.

The applicant originally proposed to construct a three foot tall garden wall on the vegetated hillside that fronts Fourth Avenue. The proposed wall was 112 feet long and clad with a Carmel stone veneer. The Planning Commission reviewed this proposal on 9 March 2011 and continued it with a request for changes. The Commission requested that the scope of the project be reduced and indicated a willingness to approve a stone wall near the entry walkway only. The applicant has revised the design in order to address the concerns raised by the Commission.

In addition to constructing the wall, the applicant is also proposing to remove the ivy and landscape the hillside. A landscape plan has been provided for the Commission to review. The applicant is also proposing to replace an existing trash enclosure on the Fourth Avenue property frontage.

EVALUATION:
Garden Wall/Landscaping: The applicant has done a nice job of addressing the concerns raised by the Commission. The proposed wall is located near the entry walkway and the length has been reduced from 112 feet to approximately 40 feet. The applicant is proposing a three foot tall wall with a Carmel stone veneer. Photos have been provided showing the proposed wall superimposed onto the existing property frontage.

In addition to the wall, the applicant is also proposing to landscape the property frontage. The applicant has provided a landscape plan that has been approved by the City Forester. The proposed landscaping is consistent with the landscaping on the Fourth Avenue and consists of native drought tolerant plants.

Staff concludes that the proposed project will enhance the appearance of the property. Both the wall and landscaping are consistent with the neighborhood and maintain the rustic character of the property.

Trash Enclosure: The applicant is proposing to replace an existing trash enclosure and construct a Carmel stone wall around the structure. The proposed trash enclosure is located near the side property line adjacent to Fourth Avenue. The Code requires that the trash enclosure have a three foot side-yard setback (CMC 17.10.030). A special condition has been added requiring the trash enclosure to be located a minimum of three feet from the property line.

RECOMMENDATION:
Approve the application with the attached special condition.

SPECIAL CONDITION:
1. The trash enclosure shall be located a minimum of three feet from the street facing (side) property line.

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 11 May 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 9,350 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 11 May 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 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.	✓
11.	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.	✓
12.	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.	✓

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

MEETING DATE: 11 May 2011 BLOCK: 41 LOTS: 4

FIRST HEARING: X CONTINUED FROM: N/A

ITEM NO: DS 11-25 OWNER: Pamela Eaton
STREAMLINING DEADLINE: 5/16/11

SUBJECT:

Consideration of a Design Study application for the construction of a fence in excess of six feet in height on a site located in the Single Family Residential (R-1) District.

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – New Construction)

LOCATION:	ZONING:
Guadalupe, 2SE of 3rd	R-1

ISSUES:

1. Is the fence height appropriate?

OPTIONS:

1. Approve the application.
2. Approve the application with special conditions.
3. Continue the application.
4. Deny the application.

RECOMMENDATION:

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

ATTACHMENTS:

1. Staff Report dated 11 May 2011.
2. Application information.

STAFF CONTACT: Sean Conroy, Planning & Building Services Manager

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

APPLICATION: DS 11-25 **APPLICANT:** Pamela Eaton
BLOCK: 41 **LOTS:** 4
LOCATION: Guadalupe, 2SE of 3rd

REQUEST:
Consideration of a Design Study application for the construction of a fence in excess of six feet in height on a site located in the Single Family Residential (R-1) District.

BACKGROUND AND PROJECT DESCRIPTION:
This site is located on the east side of Guadalupe Street between Third and Fourth Avenues. The site is developed with a two-story single-family residence and a detached garage. Wood fencing surrounds the property on the north, east and south sides. Much of the fencing has existed for many years.

To improve privacy, the applicant has installed a new section of fence, approximately six feet in height, near the northwest corner of the site, and additional fencing and lattice work on an existing fence along the northern property line. The additions to the existing fence exceed six feet in height. A complaint was filed recently with the City indicating that the fencing had been installed without a permit. The applicant is now requesting approval for the fencing.

EVALUATION:
Table 17.10-G of CMC Section 17.10 indicates that the maximum fence height for fences in the side and/or rear setbacks is limited to six feet. Fences that exceed six feet in height require Planning Commission approval. Height is measured from the lower side of the fence.

The lattice work towards the rear of the site and the new six-foot tall section near the front of the site do not appear to create any impacts on neighboring properties and provide improved privacy for the applicant. However, the new fencing and lattice added near the southwest corner of the neighbor's residence does appear to block the neighbor's views and access to light. Staff recommends that this section of the fence be removed.

Staff notes that the applicant has installed a lattice screen a few feet further south of the fence. The applicant could extend this screen east to the corner of the house which would provide the desired privacy without impacting the light and views enjoyed by the neighboring structure. Staff could work with the applicant on this option.

RECOMMENDATION:
Approve the application with the attached special condition.

SPECIAL CONDITION:

1. The applicant shall reduce the height of the portion of the fence adjacent to the southwest corner of the neighboring residence to the north by four feet four inches. The applicant shall comply with this condition by 11 June 2011.

Pamela Eaton, Guadalupe 2 se of Third

I added lattice to the top part of the existing fence on the middle side of the house and in back, (picture #1 & #2). There is one section of the fence that already had lattice added and that is across from the kitchen window, and seems to help with the glare from the white roof next door. That is the only kitchen window. The original fence and lattice were put in before I bought the property.

I added extra height to fencing that is next to the front garden and close to the front living room window, (picture #3)

The extra height fence is for privacy reasons, the neighbors window looks right into my front garden and their window is only 4 feet from the fence while my front window is 7 feet on the other side.

I feel I have no privacy with a lower fence, and can't work in the garden in private. Their window is a bedroom window and they leave their blinds up, so for their own privacy they should want the higher fence.

The lattice is in front of 2 windows in the neighbors house, one of the rooms has a large window on the next wall with a view of their yard, and the other room is a bathroom that has privacy glass not clear glass.

I have 6 windows that face the fence that is as close to their property as it is to mine, my privacy is much more impeded than the neighboring property.

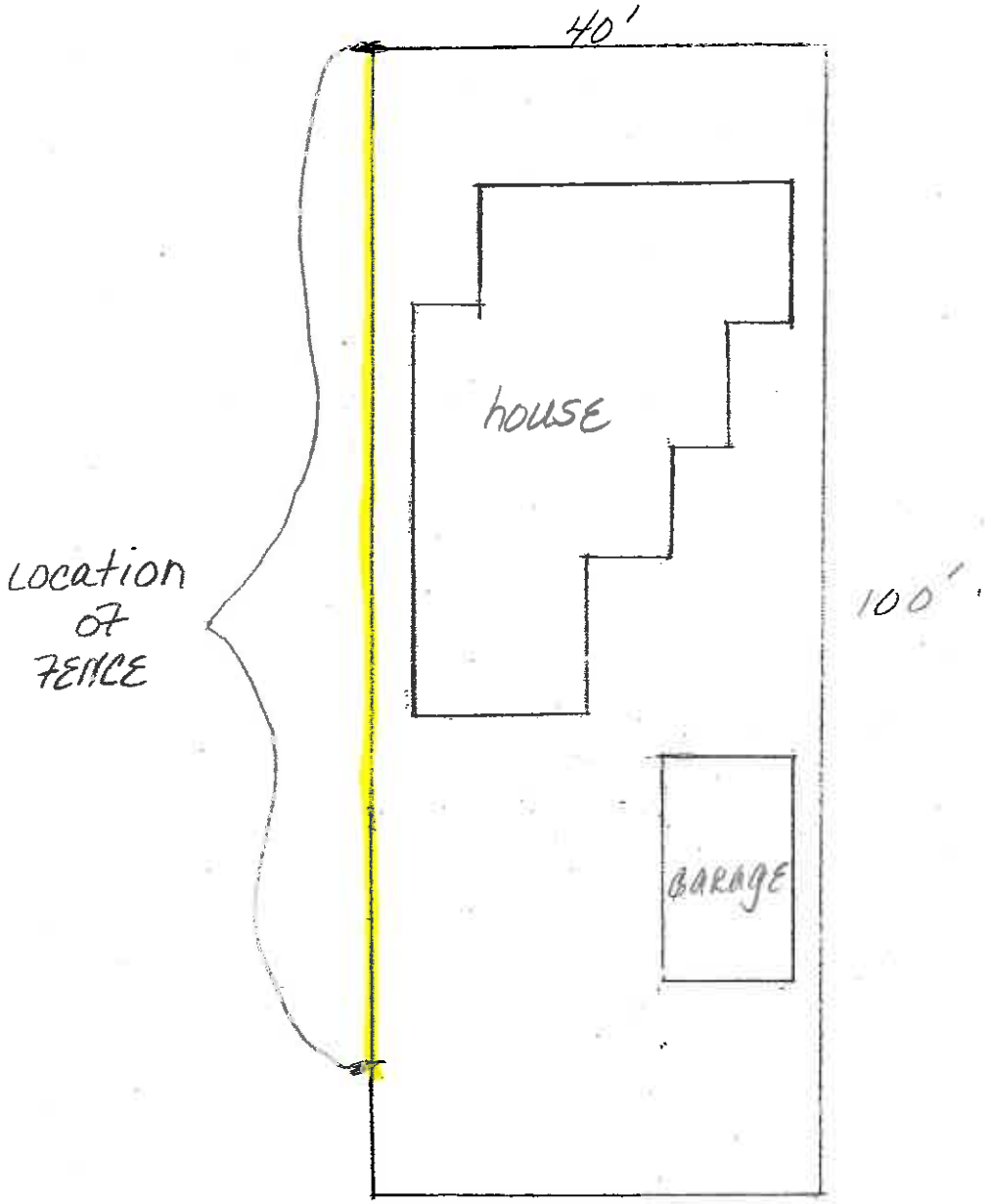
I built, at my own expense, a fence next to their existing fence that is higher and in better shape, (picture # 4 & #5). I tried planting along the fence but most things die because of the moles and gophers that inhabit their property, (picture #5). I have had 4 trees that I bought and planted close to the fence die because of these pests. Plantings in other areas of the garden are growing.

Thank you for your help in this matter,

Pamela Eaton

PAMELA EATON
APN 010-023-016
LOCATION GUADALUPE 2 SE OF third

CARMEL, CA 93921
624-3654
eaton pamela @ att. net



1" — 16'
Highlight
the line fence

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

MEETING DATE: 11 May 2011 BLOCK: 18 LOTS: 1 & 3

FIRST HEARING: X CONTINUED FROM: N/A

ITEM NO: DS 11-38 APPLICANT: Wayne & Andrea Rodrigues
STREAMLINING DEADLINE: 7/1/11

SUBJECT:

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

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – new construction)

LOCATION: ZONING:

SW Cor. Lobos & 1st R-1, VHFHSZ

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 11 May 2011.
2. Application Materials.
3. Project Plans.

STAFF CONTACT: Marc Wiener, Associate Planner

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

APPLICATION: DS 11-38
BLOCK: 18
LOCATION: SW Cor. Lobos & 1st

APPLICANT: Wayne & Andrea Rodrigues
LOTS: 1 & 3

REQUEST:
Consideration of Design Study (Concept & Final) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single Family Residential (R-1) District and Very High Fire Hazard Severity Zone (VHFHSZ).

ADDITIONAL REVIEW:
1. None.

NONCONFORMITIES:
1. Site Coverage.

BACKGROUND/PROJECT DESCRIPTION:
This site is located at the southwest corner of Lobos Street and First Avenue and is developed with a one-story Ranch style residence. The residence is clad with horizontal wood siding and contains a large Carmel stone chimney on the front elevation. The front of the property includes a large paver driveway and a lawn. A Determination of Ineligibility for listing on the City's Inventory of Historic Resources was issued on 5 April 2011.

The applicant is proposing to remodel and expand the existing residence by 420 square feet. A bathroom/office addition is proposed in the space between the main residence and the garage that currently serves as a carport. A bathroom addition is also proposed at the rear of the property and is connected to the master bedroom.

The applicant is also proposing to construct a front gable entry structure and to modify the front columns by installing a new wood post and a stone base. All new doors and windows are constructed of unclad wood, including the new garage door.

The property currently contains 1,864 square feet of site coverage. The applicant is proposing to remove 840 square feet of site coverage by eliminating a rear deck, removing pavers at the front and filling in the paver carport with the new addition. No new landscaping is proposed for the property.

PROJECT DATA FOR A 7,000 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,730 sf (39%)	1,632 sf (23.3%)	2,052 sf (29.3%)
Site Coverage	881 sf (12.6%)*	1,864 sf (26.6%)	1,024 sf (14.6%)
Trees (upper/lower)	4/3 trees	0/12 trees	2/12 trees
Ridge Height (1st/2nd)	18/24 ft.	14 ft.	No Change
Plate Height (1st/2nd)	12 ft./18 ft.	10 ft.	11.5 ft**
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15 ft.	15 ft.	No Change
Composite Side Yard	17.5 ft. (25%)	24 ft. (34.3%)	18 ft. (25.7%)
Minimum Side Yard	3 ft.	4 ft.	No Change
Rear	3 ft.	4 ft.	No Change***

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

** Plate height for small portion of new addition.

***New addition is located 5 ft. 4 in. from rear property line.

EVALUATION:

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

The proposed project does not require the removal of any trees. The applicant is proposing to plant two upper canopy trees as requested by the City Forester. A special condition has been added regarding the two new trees.

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

Staff has not identified any privacy or view impacts that will be created by this project. The bathroom addition is in close proximity to the rear neighbor's property. However, the addition is buffered from the neighbor's home by a detached garage. The bathroom also does not have any windows that face the neighbor's property.

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

With the proposed additions, the subject property is still 678 square feet below the maximum allowed square footage. The proposed additions are in scale with the existing residence and do not present excessive mass or bulk to the public right-of-way or neighboring properties.

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

The applicant has done a nice job of integrating the additions into the existing residence. By filling in the space between the main residence and garage, the applicant is able add square footage without significantly expanding the footprint of the home. The proposed project retains the character of the original home.

The bathroom addition at the rear of the residence adds some complexity to the roof design. However, the ridge lines are not highly visible and the residence will maintain its simple appearance to the street. The applicant is proposing a front entry gable that is low in scale and adds an architectural feature to the front elevation.

Finish Details: Design Guideline 9.5-9.8 state that the use of *"painted wood clapboard, stained or painted board and batten siding and shingles are preferred primary materials for exterior wall"* and with regards to roofing material *"wood shingles and shakes are preferred materials for most types of architecture typical of Carmel."*

The proposed new additions are clad with horizontal wood siding to match the existing residence, and the applicant is proposing to replace the existing wood shake roof in-kind. The applicant is proposing to add a stone base to the columns at the front of the residence. Staff has added a special condition requiring that the applicant use Carmel stone to match the chimney on the front elevation.

Exterior Lighting/Landscape Plan: The applicant is proposing exterior lighting in areas needed for outdoor activity and safety. All exterior lighting is compliant with the requirements addressed in Standard Condition #9. The applicant is proposing to retain the existing landscaping. For this reason no landscape plan has been provided.

Site Coverage: CMC 17.36.030 states that *"alterations, repairs or remodeling that enlarge, extend or increase a nonconforming feature of a building shall be prohibited."*

The applicant is proposing to remove 840 square feet of site coverage as required by the Code, however, the property still exceeds the allowed coverage by 143 square feet. The applicant is proposing to replace the rear, grade-level patio, with an 18 inch tall deck. The proposed deck is level with the finish floor of the residence.

Staff concludes that the proposal to increase the height of the patio, by converting it to a deck, is considered an enlargement of the non-conforming site coverage. A special condition has been added requiring the patio to remain as is. The applicant is permitted to change the material, but would not be permitted to construct a structural element such as a deck.

RECOMMENDATION:
Approve the application with the attached special conditions.

SPECIAL CONDITIONS:

1. The applicant shall plant two upper-canopy trees of substantial size and caliber and of a species approved by the City Forester. The tree shall be planted on site located approximately 10 feet from any building and shown on the final landscape plan submitted with the building permit application.

2. The applicant shall withdraw the proposal to replace the rear patio with a deck. The change shall be reflected on the working drawings.

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

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

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 11 May 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 7,000 square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✓
8.	The applicant shall submit in writing any proposed changes to the project plans as submitted on 11 May 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.	Approval of this remodel does not authorize demolition and is based on the constraints of the design of the existing building and site constraints as presented to the Planning Commission. Unauthorized demolition shall void this approval and shall require submittal of a new Design Study application.	✓
12.	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.	
13.	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.	✓
14.	This project is subject to a volume study.	✓
15.	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.	✓
16.	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.	✓
17.	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 **15** points based on the Residential Green Building Checklist.	✓

RODRIGUES RESIDENCE

ABBREVIATIONS

A.B.	ANCHOR BOLT	HDR.	HEADER
ALT.	ALTERNATE	HORIZ.	HORIZONTAL
APPROX.	APPROXIMATE	INT.	INTERIOR
BD.	BOARD	JST.	JOIST
BLDG.	BUILDING	MAX.	MAXIMUM
BM.	BEAM	M.B.	MACHINE BOLT
BOT.	BOTTOM	M.I.W.	MALLEABLE IRON WASHER
BTW.	BETWEEN	MIN.	MINIMUM
CLR.	CLEAR	N.I.C.	NOT IN CONTRACT
COL.	COLUMN	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	O/	OVER
CONC. BLK.	CONCRETE BLOCK	O.C.	ON CENTER
CONN.	CONNECTION	O.H.	OVER HANG/OVER HEAD
CONST.	CONSTRUCTION	PL.	PLATE
CONT.	CONTINUOUS	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
CTR.	CENTER	PLYWD.	PLYWOOD
CTSK.	COUNTERSINK	REINF.	REINFORCING
DBL.	DOUBLE	REQD.	REQUIRED
D.F.	DOUGLAS FIR	RDWD.	REDWOOD
DIA.	DIAMETER	S.B.	SOLID BLOCKING
DWG.	DRAWING	SCHED.	SCHEDULE
(E)	EXISTING	SHT.	SHEET
E.N.	EDGE NAILING	SHTG.	SHEATHING
EA.	EACH	SIM.	SIMILAR
EQ.	EQUAL	SPECS.	SPECIFICATIONS
EXP.	EXPANSION	SQ.	SQUARE
EXT.	EXTERIOR	STD.	STANDARD
F.F.	FINISH FLOOR	SYM.	SYMMETRICAL
F.G.	FINISH GRADE	T.&G.	TONGUE & GROOVE
F.N.	FIELD NAILING	T.N.	TOE NAIL
FND.	FOUNDATION	T.O.C.	TOP OF CONCRETE
FLR.	FLOOR	T.O.W.	TOP OF WALL
F.O.C.	FACE OF CONCRETE	T.S.	TUBE STEEL
F.O.M.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	U.O.N.	UNLESS OTHERWISE NOTED
FTG.	FOOTING	VERT.	VERTICAL
GA.	GAUGE	W/	WITH
GALV.	GALVANIZED	W/O	WITHOUT
GL.LAM.	GLUE LAMINATED	W.W.M.	WELDED WIRE MESH
GRD.	GRADE		
GYP. BD.	GYPSUM BOARD		

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN-LIETZKE ARCHITECTURE HEREINAFTER REFERRED TO AS "DESIGNERS" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.
2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE DESIGNERS HEREBY STATE THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREBY, IS EXPRESSLY LIMITED TO THIS INTENDED USE.
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4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNERS, FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

WATER RESOURCE AGENCY NOTES

1. DRAINAGE PLAN - RETENTION: DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE WATER RESOURCES AGENCY.
2. COMPLETION CERTIFICATION: THE APPLICANT SHALL PROVIDE THE WATER RESOURCES AGENCY CERTIFICATION FROM A REGISTERED CIVIL ENGINEER OR LICENSED CONTRACTOR THAT STORMWATER DETENTION/RETENTION FACILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS.
3. WATER CONSERVATION MEASURES: THIS PROJECT SHALL COMPLY WITH ORDINANCE NO. 3932, OR AS SUBSEQUENTLY AMENDED, OF THE MONTEREY COUNTY WATER RESOURCES AGENCY PERTAINING TO MANDATORY WATER CONSERVATION REGULATIONS. THE REGULATIONS FOR NEW CONSTRUCTION REQUIRE, BUT ARE NOT LIMITED TO:
   1. ALL TOILETS SHALL BE ULTRA-LOW FLUSH TOILETS WITH A MAX. TANK SIZE FLUSH CAPACITY OF 1.6 GALLONS, ALL SHOWER HEADS SHALL HAVE A MAX. FLOW CAPACITY OF 2.5 GALLONS PER MINUTE, AND ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
   2. LANDSCAPE PLANS SHALL APPLY XERISCAPE PRINCIPLES, INCLUDING SUCH TECHNIQUES AND MATERIALS AS NATIVE OR LOW WATER USE PLANTS AND LOW PRECIPITATION SPRINKLER HEADS, BUBBLERS, DRIP IRRIGATION SYSTEMS AND TIMING DEVICES.
4. THE APPLICANT SHALL OBTAIN FROM THE MONTEREY COUNTY WATER RESOURCES AGENCY, PROOF OF WATER AVAILABILITY ON THE PROPERTY, IN THE FORM OF AN APPROVED MONTEREY PENINSULA WATER MANAGEMENT DISTRICT WATER RELEASE FORM.

NOTES

1. STOP WORK - RESOURCES FOUND: IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED BY THE DISCOVERY.
2. EROSION CONTROL PLAN AND SCHEDULE: THE APPROVED DEVELOPMENT SHALL INCORPORATE THE RECOMMENDATIONS OF THE EROSION CONTROL PLAN AS REVIEWED BY THE SOILS CONSERVATION SERVICE, WATER RESOURCES AGENCY, AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION. ALL CUT AND/OR FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION DURING THE COURSE OF CONSTRUCTION, SUBJECT TO THE APPROVAL OF THE DIRECTOR OF RMA - PLANNING DEPARTMENT. THE IMPROVEMENT AND GRADING PLANS SHALL INCLUDE AN IMPLEMENTATION SCHEDULE OF MEASURES FOR THE PREVENTION AND CONTROL OF EROSION, SILTATION, DUST DURING, AND IMMEDIATELY FOLLOWING CONSTRUCTION AND UNTIL EROSION CONTROL PLANTING BECOMES ESTABLISHED. THIS PROGRAM SHALL BE APPROVED BY THE DIRECTOR OF RMA - PLANNING DEPARTMENT.
3. LANDSCAPE PLAN AND MAINTENANCE: AT LEAST 60 DAYS PRIOR TO OCCUPANCY, THREE (3) COPIES OF A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF RMA - PLANNING DEPARTMENT FOR APPROVAL. THE LANDSCAPING PLAN SHALL BE IN SUFFICIENT DETAIL TO IDENTIFY THE LOCATION, SPECIES, AND SIZE OF THE PROPOSED LANDSCAPING MATERIALS AND SHALL BE ACCOMPANIED BY A NURSERY OR CONTRACTOR'S ESTIMATE OF THE COST OF INSTALLATION OF THE PLAN. BEFORE OCCUPANCY, LANDSCAPING SHALL BE EITHER INSTALLED OR A CERTIFICATE OF DEPOSIT OR OTHER FORM OF SURETY MADE PAYABLE TO MONTEREY COUNTY FOR THAT COST ESTIMATE SHALL BE SUBMITTED TO THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT. ALL LANDSCAPED AREAS SHALL BE CONTINUOUSLY MAINTAINED BY THE APPLICANT; ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER-FREE WEED-FREE, HEALTHY, GROWING CONDITION.
4. LIGHTING - EXTERIOR LIGHTING PLAN: ALL EXTERIOR LIGHTING SHALL BE UNOBTRUSIVE, DOWN-LIT, HARMONIOUS WITH THE LOCAL AREA, AND CONSTRUCTED OR LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS FULLY CONTROLLED. THE EXTERIOR LIGHTING PLAN SHALL BE SUBJECT TO APPROVAL BY THE DIRECTOR OF RMA - PLANNING DEPARTMENT, PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
5. PESCADERO WATERSHED SURFACE COVERAGE (NON-STANDARD): THIS PERMIT ALLOWS 7,144 S.F. OF STRUCTURAL COVERAGE AND 11,281 S.F. OF IMPERVIOUS COVERAGE FOR A COMBINED TOTAL OF 18,425 S.F. OF SURFACE COVERAGE. ALL PERVIOUS PAVERS SHALL CONFORM TO COUNTY STANDARDS OF 40% OR GREATER OPEN PASS-THROUGH AREA. AT NO TIME SHALL THE MATERIAL BE REPLACED WITH IMPERVIOUS MATERIAL WITHOUT THE AUTHORIZATION AND/OR PERMIT APPROVAL OF THE MONTEREY COUNTY PLANNING DEPARTMENT AND THE PEBBLE BEACH COMMUNITY SERVICE DISTRICT FIRE DEPARTMENT.
6. GEOTECHNICAL CERTIFICATION: PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
7. GRADING - WINTER RESTRICTION: NO LAND CLEARING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
8. TREE AND ROOT PROTECTION: TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY FENCING OFF THE CANOPY DRIPLINES AND/OR CRITICAL ROOT ZONES (WHICHEVER IS GREATER) WITH PROTECTIVE MATERIALS, WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP-LINE OF THE RETAINED TREES. SAID PROTECTION SHALL BE DEMONSTRATED PRIOR TO ISSUANCE OF BUILDING PERMITS SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
9. UTILITIES - UNDERGROUND: ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
10. HEIGHT VERIFICATION: THE APPLICANT SHALL HAVE A BENCHMARK PLACED UPON THE PROPERTY AND IDENTIFY THE BENCHMARK ON THE BUILDING PLANS. THE BENCHMARK SHALL REMAIN VISIBLE ON-SITE UNTIL FINAL BUILDING INSPECTION. THE APPLICANT SHALL PROVIDE EVIDENCE FROM A LICENSED CIVIL ENGINEER OR SURVEYOR, TO THE DIRECTOR OF PLANNING AND BUILDING INSPECTION FOR REVIEW AND APPROVAL, THAT THE HEIGHT OF THE STRUCTURE FROM THE BENCHMARK IS CONSISTENT WITH WHAT WAS APPROVED ON THE BUILDING PERMIT ASSOCIATED WITH THIS PROJECT.

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. SCOPE: 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 REASONABLE CARE AND COMPETENCE IN THE EXECUTION OF THE CONSTRUCTION PROCESS AND PRODUCT. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE DESIGNERS SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT 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 DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2001 UBC)
7. 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. SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & OSHA SAFETY REGULATIONS.
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 [illegible]
10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNERS FROM AND AGAINST ALL CONSEQUENTIAL 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. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK, AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2010 EDITIONS OF CALIFORNIA BUILDING CODE (C.B.C.), CBC, CPC, CMC, TITLE 24, AND ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.
15. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
16. ALL CUT AND/OR FILL OF SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED WITH NATIVE GRASSES OR OTHERWISE TREATED TO CONTROL EROSION.
17. SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.
18. CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.
19. CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
20. SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.
21. DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNERS PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.
22. TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.
22. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS OTHERWISE NOTED.

SHEET INDEX

ARCHITECTURAL

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A2.0	EXISTING AND WALL REMOVAL PLAN
A2.1	FLOOR PLAN
A2.2	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	DOOR AND WINDOW SCHEDULES

STRUCTURAL

[illegible]

MECHANICAL

[illegible]

ELECTRICAL

[illegible]

PROJECT NOTES

1. NO TREES ARE PROPOSED TO BE REMOVED.
2. BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2007 EDITION OF THE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES AND AMENDMENTS OF PRESIDING CITY OR COUNTY.
3. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2,500 PSI.
4. ALL REINFORCING STEEL SHALL CONFORM TO THE A.S.T.M. A-615 GRADE 60 UNLESS OTHERWISE NOTED ON PLANS. DEFORMATIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. A-305. WELDED WIRE FABRIC: WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A-185.
5. LUMBER SPECIES AND GRADES SHALL CONFORM TO THE FOLLOWING U.O.N.; MAXIMUM MOISTURE CONTENT OF LUMBER SHALL BE 19%. ALL DOUGLAS FIR LUMBER WHICH IS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL GRADING SHALL CONFORMA TO THE RULES AND REGULATIONS OF THE W.W.P., R.A. & A.P.A. PLYWOOD SHALL BE D.F. CONFORMING TO U.S. PRODUCT STANDARDS PS 1-74 WITH EXTERIOR GLUE, GRADE STAMPED A.P.A. SEE FRAMING PLANS FOR ADDITIONAL REQUIREMENTS.
6. WALL CONSTRUCTION SHALL COMPLY WITH CBC TABLE 23-IV-B.
7. NAILING TO BE IN COMPLIANCE WITH CBC TABLE 23-II-B-1.
8. ALL SINK FAUCETS SHALL HAVE A MAX. FLOW RATE OF 2.2 G.P.M.
9. ALL SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 2.5 G.P.M.
10. ALL MANUFACTURER'S INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.
11. THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE COUNTY BUILDING DIVISION WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.

FIRE SAFETY REQUIREMENTS

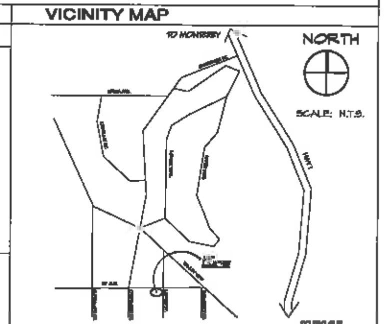
1. ADDRESS NUMBERS TO BE POSTED - BEFORE CONSTRUCTION BEGINS, TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR OT REQUEST FOR A FINAL INSPECTION. ALL ADDRESS NUMBERS (PERMANENT OR TEMPORARY) SHALL BE POSTED ON THE PROPERTY SO AS TO BE CLEARLY VISIBLE FROM THE ROAD. WHERE VISIBILITY CANNOT BE PROVIDED, A POST OR SIGN BEARING THE ADDRESS NUMBERS SHALL BE SET ADJACENT TO THE PROPERTY DRIVEWAY. ADDRESS NUMBERS POSTED SHALL BE "ARABIC" (1,2,3, ETC.) NOT "ROMAN" (I, VI, X, ETC.) OR WRITTEN OUT IN WORDS (THIRTEEN, SEVENTY-SIX, ETC.). ADDRESS NUMBERS POSTED SHALL HAVE A MINIMUM NUMBER HEIGHT OF 3 INCHES, 3/8 INCH WIDE STROKE, AND SHALL CONTRAST WITH THE BACKGROUND COLORS OF THE SIGN. NOTE: IF NUMBERS ARE NOT POSTED, BUILDING/FIRE INSPECTORS WILL NOT GRANT A FINAL INSPECTION.
2. ROOFING - CLASS "A" REQUIRED - ROOF CONSTRUCTION SHALL BE CLASS "A" BUILDUP, AS DEFINED BY UNIFORM BUILDING CODE STANDARD 15-2, EFFECTIVE JANUARY 1, 1991, BY STATE LAW, AREAS WITHIN VERY HIGH FIRE HAZARD SEVERITY ZONES, ROOF CONSTRUCTION SHALL BE CLASS "A" BUILDUP. THIS REQUIREMENT SHALL APPLY TO ALL NEW CONSTRUCTION AND WHEN 50 PERCENT OR MORE OF AN EXISTING ROOF IS REPLACED WITHIN A ONE-YEAR PERIOD. EXCEPTION: CARMEL VALLEY FIRE DISTRICT REQUIRES CLASS "A" ROOF CONSTRUCTION ON NEW RESIDENCES, EXISTING RESIDENCES WHEN 25 PERCENT OR MORE OF AN EXISTING ROOF IS REPLACED WITHIN A ONE-YEAR PERIOD AND EXISTING RESIDENCES WHEN AN ADDITION OF 25 PERCENT OR MORE OF THE FLOOR AREA IS MADE.
3. CLEAR VEGETATION - ALL FLAMMABLE VEGETATION OR OTHER COMBUSTABLE GROWTH SHALL AT ALL TIMES MAINTAIN CLEAR DISTANCE OF NOT LESS THAN 30 FEET ON EACH SIDE FROM STRUCTURES OR BUILDINGS. THIS SHALL NOT APPLY TO SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THAT THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE. ADDITIONAL FIRE PROTECTION OR FIREBREAK MAY BE REQUIRED WHEN, BECAUSE OF EXTRA HAZARDOUS CONDITIONS, A FIREBREAK OF ONLY 30 FEET AROUND SUCH A STRUCTURE IS NOT SUFFICIENT TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY THE FIRE CHIEF AND DIRECTOR OF PLANNING AND BUILDING.
4. PRIVACY GATES - ELECTRIC GATES SHALL BE PROVIDED WITH A KEYSWITCH MEETING FIRE DEPT. SPECIFICATIONS. MANUAL GATES SHALL BE PROVIDED WITH A FIRE DEPARTMENT PADLOCK MEETING FIRE DEPARTMENT PADLOCK MEETING FIRE DEPARTMENT SPECIFICATIONS. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE, BUT IN NO CASE LESS THAN 12 FEET WIDE. UNOBSTRUCTED VERTICAL CLEARANCE SHALL BE NOT LESS THAN 15 FEET.
5. ACCESS DRIVEWAYS - GENERAL - ACCESS DRIVEWAYS SHALL BE ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPROTING FIRE APPARATUS (22 TONS) NOT LESS THAN 12 FEET OF UNOBSTRUCTED WIDTH, A MINIMUM OF 13'-6" OR 15'-0" VERTICAL CLEARANCE, AND A MAXIMUM 15 PERCENT GRADE. ON DRIVEWAYS AND ACCESS ROADS HAVING A SLOPE OF 8 PERCENT OR MORE THE FINISH SURFACE SHALL BE A/C PAVEMENT OR CONCRETE. EXCEPTION: WHEN BUILDINGS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, THE PROVISIONS OF THIS SECTION MAY BE MODIFIED, SUBJECT TO THE APPROVAL OF THE LOCAL JURISDICTION.
6. FIRE ALARM FLOW SWITCH SHALL BE WIRED TO THE KITCHEN REFRIGERATOR CIRCUIT. ANY DEVIATION REQUIRES APPROVAL FROM THE FIRE DEPARTMENT.

PROJECT DATA

OWNER:	WAYNE AND ANDREA RODRIGUES 22041 AVENUE SAN LUIS WOODLAND HILLS, CA 91364 PH: (818) 883-8840
PROJECT ADDRESS:	S.W. CORNER OF 1ST AND LOBOS CARMEL, CA
ARCHITECT:	HOLDREN LIETZKE ARCHITECTURE 225 CANNERY ROW, SUITE A MONTEREY, CA 93940 PH: 831-649-6001
STRUCTURAL ENGINEER:	YUTAKA IKEDA 2600 GARDEN ROAD SUITE 505 MONTEREY, CA 93940 PH: 831-313-3181
MECHANICAL ENGINEER:	MONTEREY ENERGY GROUP 227 FOREST AVENUE PACIFIC GROVE, CA 93950 PH: 831-372-8328
PROJECT SUMMARY/ SCOPE OF WORK:	420 S.F. ADDITION & REMODEL OF (E) 1512 S.F. SINGLE FAMILY RESIDENCE. DETACHED 240 SF GARAGE BECOMES ATTACHED
OCCUPANCY GROUP:	R-3 FOR RESIDENCE AND U FOR GARAGE
TYPE OF CONSTRUCTION:	V-B
ASSESSOR'S PARCEL NUMBER:	010-016-001
LOT / BLOCK:	LOTS 1 & 3, BLOCK 15

LOT AREA:	7,0[illegible] SQ. FT.	
EXISTING SITE COVERAGE:	1664 S.F.	
NEW SITE COVERAGE:	1024 SQ. FT.	
SITE COVERAGE REDUCTION:	328 SQ. FT.	
SQUARE FOOTAGE OF ADDITION THAT REPLACES (E) SITE COVERAGE:	512 SQ. FT.	
TOTAL SITE COVERAGE REDUCTION:	840 SQ. FT.	(REQUIRED: 840 SQ. FT.)
EXISTING FLOOR AREA RATIO:	1632 SQ. FT.	
NEW FLOOR AREA RATIO: 1ST FLOOR:	1813 SQ. FT.	(ADDITION: 420 SQ. FT.)
(E) GARAGE:	240 SQ. FT.	
TOTAL:	2053 SQ. FT.	(ALLOWED: 2,130 SQ. FT.)
MAXIMUM ALLOWED BUILDING HEIGHT:	24'-0"	
NEW BUILDING HEIGHT:	15'-4" ABOVE A.N.G. (A.N.G. = 47.6')	
SETBACK:	FRONT = 15'-0"	
	SIDE = 5'-0"	
	REAR = 15'-0" [illegible]	

VICINITY MAP



HOLDREN + LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
PH: 831.649.6001
FAX: 831.649.600[illegible]
www.hl-arc.com

4 / 14 / 11

DWD

01.11

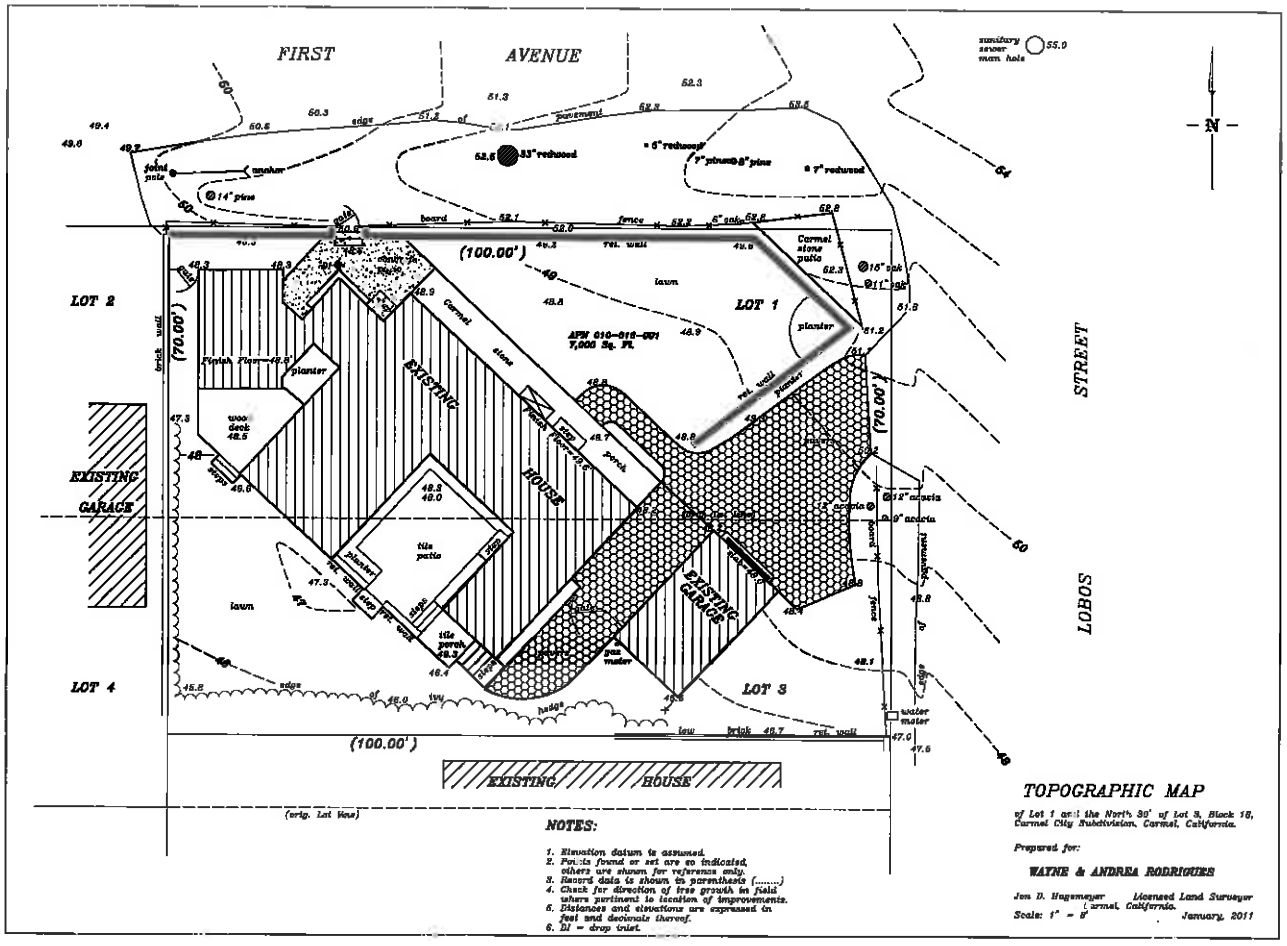
PLANNING REV. 4-21-11

COVER SHEET

RODRIGUES RESIDENCE

S.W. CORNER OF 1ST & LOBOS ST.
CARMEL, CA
A.P.N. 010-016-001

A0.1



TOPOGRAPHIC MAP

of Lot 1 and the North 30' of Lot 3, Block 16, Carmel City Subdivision, Carmel, California.

Prepared for:

WAYNE & ANDREA RODRIGUES

Jon D. Hugemeyer Licensed Land Surveyor
Carmel, California.
Scale: 1" = 8' January, 2011

NOTES:

1. Elevation datum is assumed.
2. Points found or set are as indicated, others are shown for reference only.
3. Record data is shown in parenthesis (.....)
4. Check for direction of tree growth in field where pertinent to location of improvements.
5. Distances and elevations are expressed in feet and decimals thereof.
6. DI = drop inlet.

HOLDREN + LIETZKE ARCHITECTURE
226 CANNERY ROW - SUITE A
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4 / 14 / 11

1/8"=1'-0"

A-4b

PLANNING REV. 4-27-11

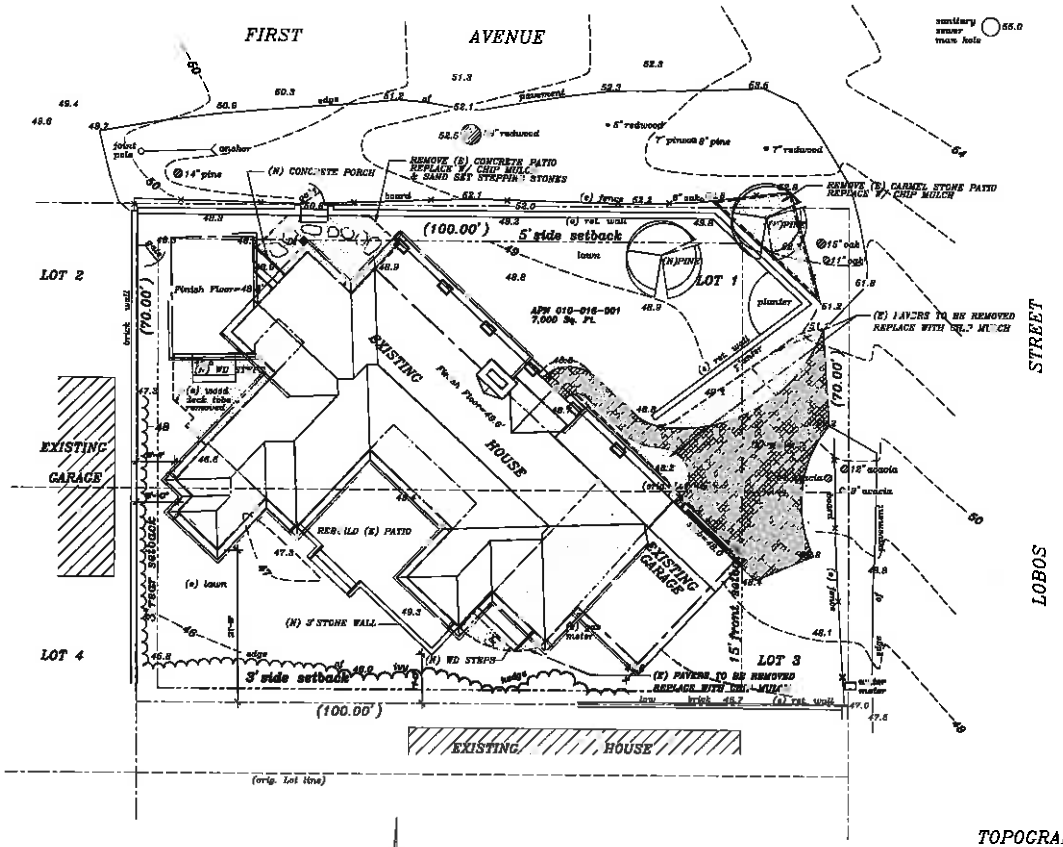
SURVEY

RODRIGUES RESIDENCE

S.W. CORNER OF 1ST & LOBOS ST.
CARMEL, CA
A.P.N. 010-016-001

A0.2

38



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

TOPOGRAPHIC MAP

of Lot 1 and the North 30' of Lot 3, Block 18, Carmel City Subdivision, Carmel, California.

January, 2011

HOLDREN + LIETZKE ARCHITECTURE

4 / 14 / 11

1/8"=1'-0"

PLANNING REV. 4-21-11

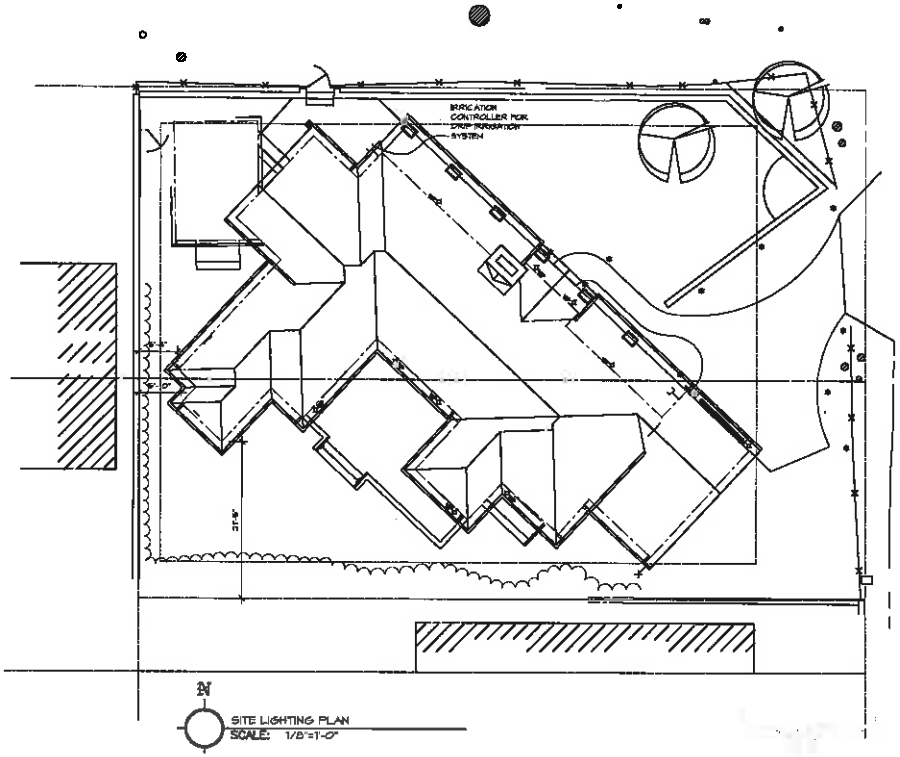
SITE PLAN

RODRIGUES RESIDENCE

S.W. CORNER OF 1ST & LOBOS ST.
CARMEL, CA
A.P.N. 010-016-001

A1.0

39



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

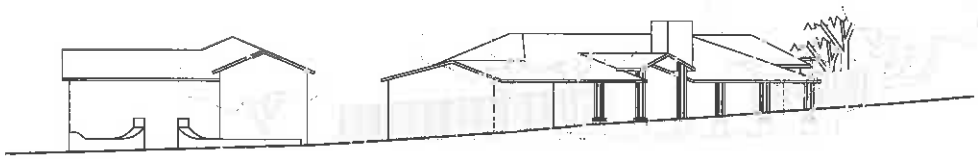
LANDSCAPE LIGHTING NOTES:

All landscape lighting to be on photo controls or motion detectors, they shall all be down lights, all glass shall be frosted and shall be in conformance with local jurisdiction requirements.

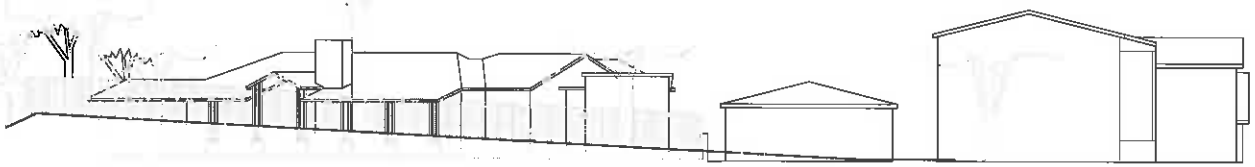
LANDSCAPE NOTES:

*(2) NEW PINE TREES TO BE PLANTED WHERE INDICATED - NEW DRIP IRRIGATION AT NEW TREES.

(N) PINE TREE



LOBOS STREET ELEVATION
SCALE: 1/8"=1'-0"



1st AVENUE ELEVATION
SCALE: 1/8"=1'-0"

HOLDREN + LIETZKE ARCHITECTURE

4 / 14 / 11

1/8"=1'-0"

PLANNING REV. 4-27-1

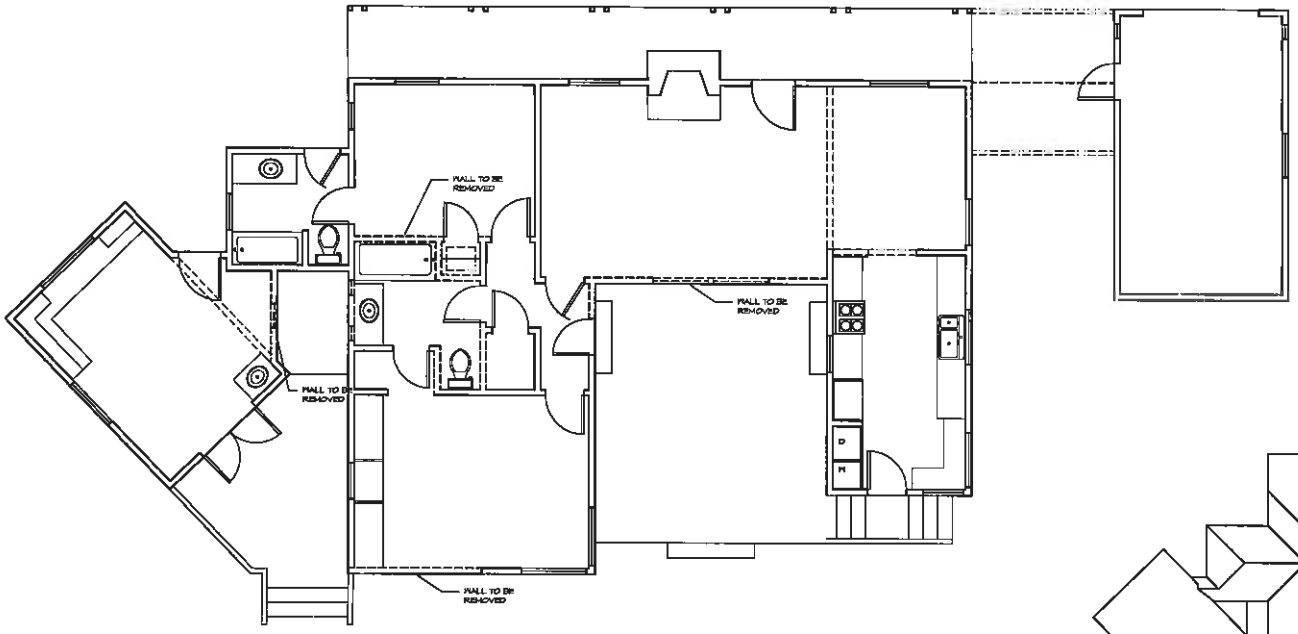
STREET ELEVATIONS & SITE LIGHTING

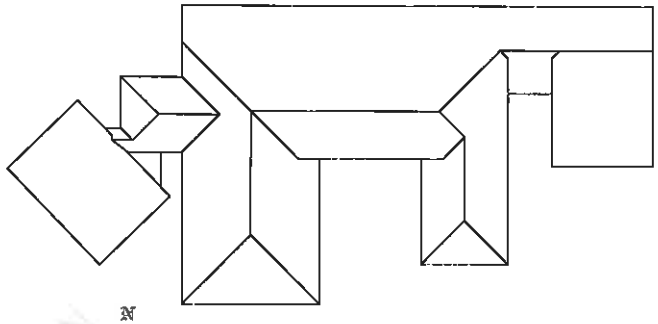
RODRIGUES RESIDENCE

S.W. CORNER OF 1ST & LOBOS ST.
CARMEL, CA
A.P.N. 010-016-001

A1.1

40



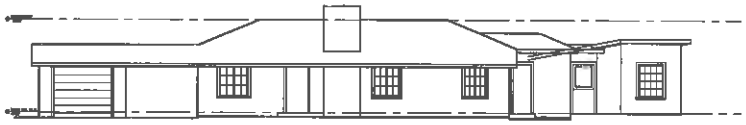


N

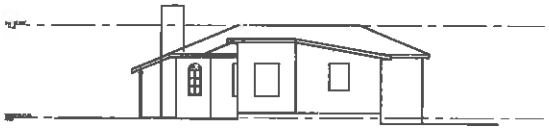
EXISTING FLOOR PLAN
SCALE: 1/4"= 1'-0"

N

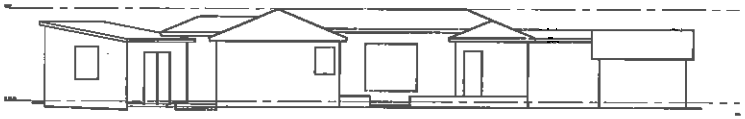
EXISTING ROOF PLAN
SCALE: 1/8"= 1'-0"



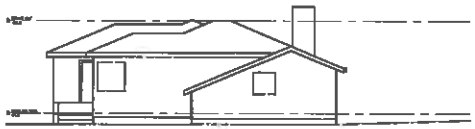
EXISTING NORTH ELEVATION
SCALE: 1/8"= 1'-0"



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



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



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

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1/4"=1'-0"

DWD

11.01

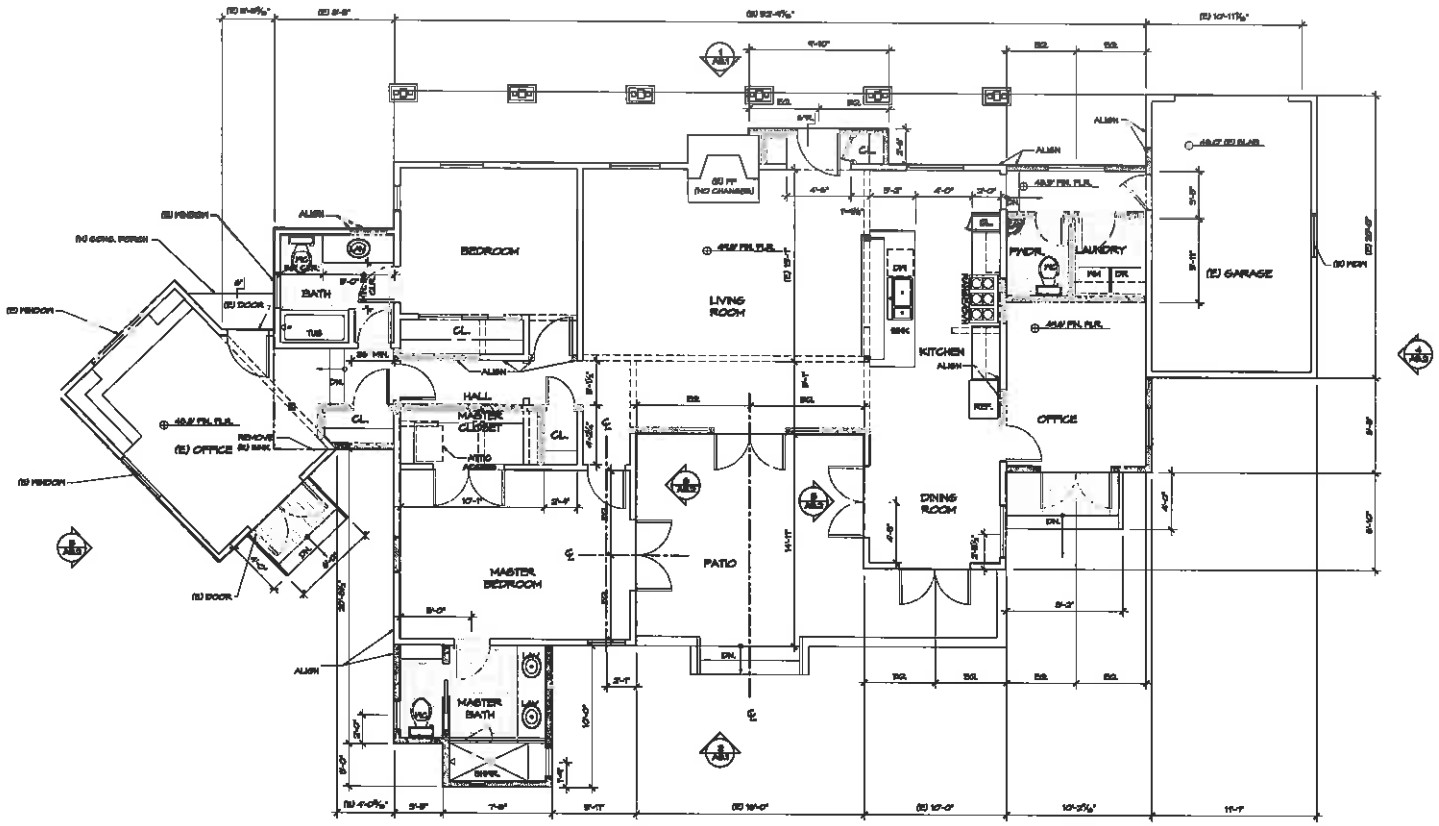
PLANNING REV. 4-27-11

EXISTING FLOOR PLAN & ELEVATIONS

RODRIGUES RESIDENCE

S.W. CORNER OF 1ST & LOBOS ST.
CARMEL, CA
A.P.N. 010-016-001

A2.0



PROPOSED FLOOR PLAN

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

NOTES:
1. ALL FIXTURES ARE (N) U.O.N.
2. ALL WINDOWS AND DOORS ARE (N) U.O.N.
3. ALL (N) TOILETS SHALL BE H.E.
4. ALL DIMENSIONS SHALL BE V.I.F. AND ALL RELEVANT DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OF RECORD IN WRITTEN FORM PRIOR TO THE COMMENCEMENT OF ANY RELATED WORK.

NEW CONSTRUCTION

HOLDREN + LIETZKE ARCHITECTURE

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1/4"=1'-0"

DND

11.01

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PROPOSED FLOOR PLAN

RODRIGUES RESIDENCE

S.W. CORNER OF 1ST & LOBOS ST.
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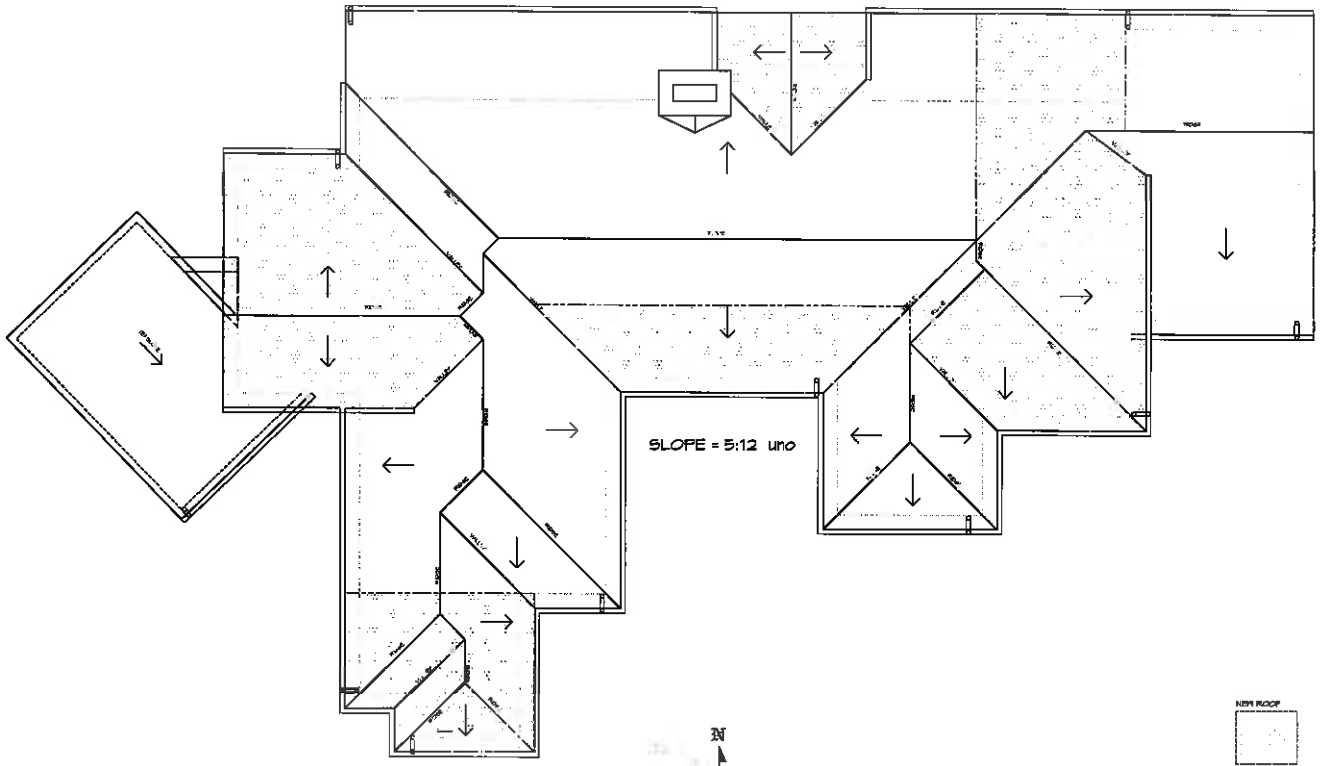
A2.1

42



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PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL ROOF NOTES:

1. ROOF SHALL BE CLASS 'A' FIRE RATED CEDAR SHINGLES TO MATCH EXISTING. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF CBC, NRCA, AND WHERE THESE REQUIREMENTS CONFLICT, THE MOST STRINGENT SHALL APPLY. ALL FLASHING SHALL BE 16 OZ COPPER OR GREATER - SEE ROOFING DETAILS.

2. ROOF WATER PROOFING SHALL COMPLY WITH ASTM D 4869.

3. ALL SHINGLES SHALL BE FASTENED W/ TWO NAILS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND ALL APPLICABLE LOCAL CODES, LATEST EDITION. NAILS SHALL BE CORROSION RESISTANT AND NOT LESS THAN 11 GA. 3/8-INCH HEAD AND OF SUFFICIENT LENGTH TO PENETRATE THE DECK A MINIMUM OF 3/4-INCH, OR THROUGH THE THICKNESS OF THE DECK WHICHEVER IS LESS.

4. UNDERLAYMENT: PROVIDE (1) LAYER GLASS-FIBER REINFORCED MINERAL SURFACED CAP SHEET, 36" WIDE MIN. 72 LB./SQ., ASTM D3909, UL TYPE 4B. INSTALL W/2" MIN. SIDE LAPS AND 6" MIN. END LAPS. PROVIDE 36" DOUBLE THICKNESS AT EAVES STARTER. COVER RIDGES COMPLETELY.

5. AT THE JUNCTURE OF ROOF VERTICAL SURFACES FLASHING AND COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND SHALL NOT BE LESS THAN 16 OUNCE COPPER.

6. VALLEY FLASHING SHALL EXTEND A MINIMUM OF 18" FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1-INCH HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4-INCHES. PROVIDE A 36-INCH WIDE UNDERLAYMENT OF TYPE I UNDERLAYMENT RUNNING THE FULL LENGTH OF THE VALLEY. AT ROOF SLOPES OF LESS THAN 4:12, PROVIDE COMPLETE SHE-UNDERLAYMENT OF MODIFIED BITUMEN FLASHING OVER ROOF DECK EXTENDING MIN. 6" UP ADJACENT WALLS.

7. PROVIDE FLASHING AND SHEET METAL IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTOR'S "ARCHITECTURAL SHEET METAL MANUAL", 1ST ED. PROVIDE MIN. 16 OZ. COPPER FOR ALL FLASHING, UNLESS NOTED OTHERWISE.

8. 16 OZ. COPPER GUTTER AND DOWNSPOUTS SHALL BE INSTALLED PER MANUFACTURER & WRITTEN INSTRUCTIONS. PROVIDE GUTTER EXPANSION JOINTS PER SMACNA SHEET METAL MANUAL. GUTTERS TO BE 4-INCH HALF ROUND, SINGLE BEAD. INSTALL GUTTER WITH PRE MANUFACTURED GUTTER BRACKETS, INSTALL BRACKETS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

9. FIRST COURSE OF SHINGLES AT EAVE TO BE A DOUBLE COURSE.

10. INSULATION SHALL BE GMA APPROVED 1/2 LB FOAM OR APPROVED EQUAL, AND SHALL MEET ASTM E-119 REQUIREMENTS FOR FIRE RESISTANCE IN RESIDENTIAL INSULATION.

11. FOAM ENTERPRISES SPRAYTITE POLYURETHANE SPRAY FOAM - ASTM E84, NFPA 286, OR EQUAL. FOAM INSULATION SHALL BE APPLIED TO UNDERSIDE OF ROOF SHEATHING BETWEEN EVERY RAFTER BAY. NO ATTIC INSULATION REQUIRED. PROVIDE SHEETS MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR FOAM INSULATION FOR FIELD INSPECTIONS.

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PROPOSED ROOF PLAN

RODRIGUES RESIDENCE
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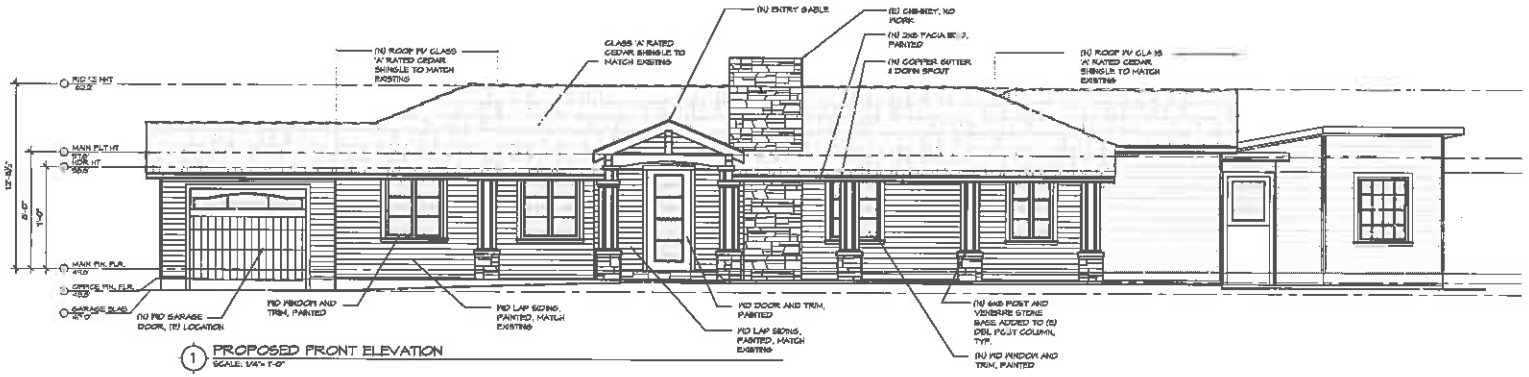
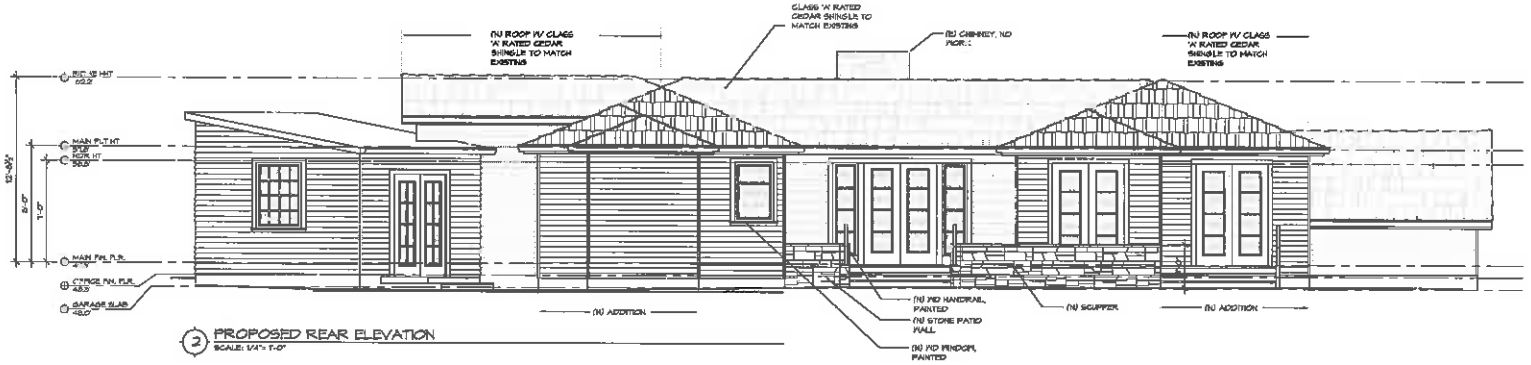
A2.2

43



1 PROPOSED FRONT ELEVATION
SCALE: 1/4"= 1'-0"



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

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EXTERIOR ELEVATIONS

RODRIGUES RESIDENCE

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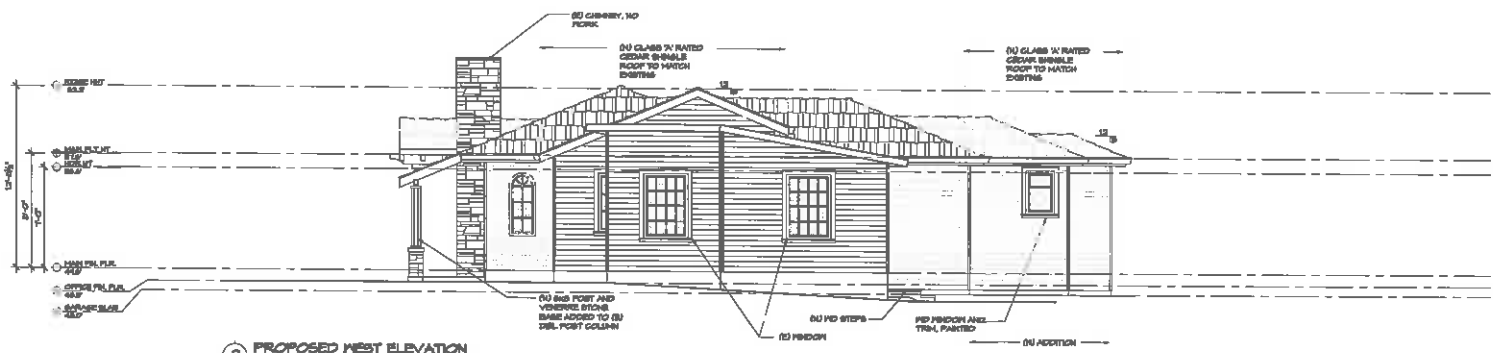
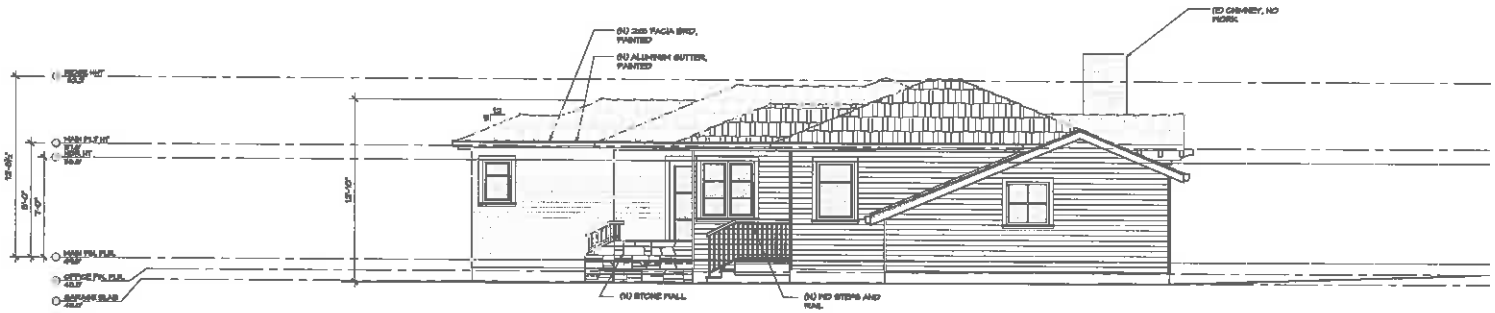
A3.1

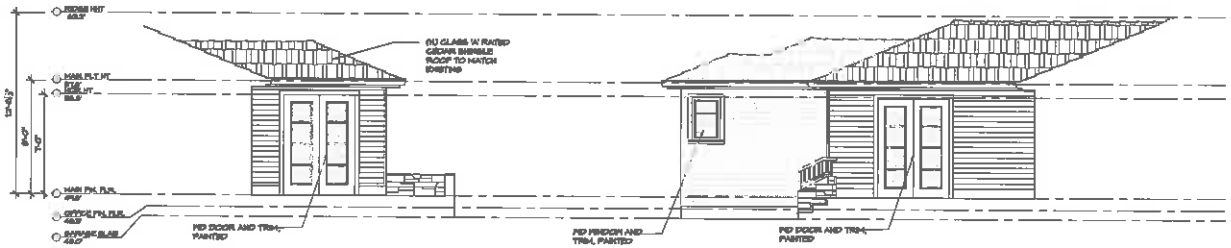
44



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



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



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

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

HOLDREN + LIETZKE ARCHITECTURE

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1/4"=1'-0"
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PLANNING REV. 4-27-11

EXTERIOR ELEVATIONS

RODRIGUES RESIDENCE
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CARMEL, CA
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A3.2

WINDOW NOTES

1 VERIFY HARDWARE FINISH AND OPERATION WITH OWNER PRIOR TO ORDER PLACEMENT.
2 VERIFY ROUGH OPENINGS WITH WINDOW MFR. PRIOR TO FRAMING WINDOW OPENINGS.
3 EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF GLASS. LABELS MAY BE OMITTED FROM OTHER THAN SAFETY GLAZING MATERIALS UNLESS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL. TO QUALIFY AS GLASS WITH SPECIAL PERFORMANCE CHARACTERISTICS, EACH UNIT OF LAMINATED, HEAT STRENGTHENED, TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION OF TEMPERED GLASS SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
4 ALL WINDOWS DOUBLE INSULATED CLEAR "LOW-E 3", ARGON FILLED.
5 INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS SHALL PASS THE TEST REQUIREMENTS OF CONSUMER PRODUCTS SAFETY COMMISSION 16-CFR C[illegible] BY COMPARATIVE TEST SHALL BE PROVEN TO PRODUCE AT LEAST EQUIVALENT PERFORMANCES. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:
   A. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS.
   B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
   C. GLAZING IN ALL UNFRAMED SWINGING DOORS.
   D. GLAZING IN DOORS AND TUB ENCLOSURES. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING A SHOWER OR TUB COMPARTMENT WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE DRAIN OUTLET.
   E. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
   F. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT HAS AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 sq. ft., THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
   G. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.
6 VERIFY SWING HAND OF OPERABLE WINDOWS, SEE A3.1 & A3.2 BUILDING ELEVATIONS.
7 EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR. (CBC 1026.2 & 1026.3)
8 ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20", NET CLEAR OPENING HEIGHT OF 2'-0", MINIMUM HEIGHT OF THE BOTTOM OF THE CLEAR OPENING TO BE NOT GREATER THAN 44" ABOVE FIN. FLR. PER CBC 1026.2 & 1026.3.
9 PROVIDE JAMBS EXTENSIONS TO MATCH WALL THICKNESS SHOWN.
10 VERIFY DIVIDED LIGHT CONFIGURATION FOR EACH WINDOW PRIOR TO ORDER. SEE A3.1 & A3.2 BUILDING ELEVATIONS. ALSO, CONTACT THE WINDOW MANUFACTURER, SINCE DIVIDED LIGHT CONFIGURATION MAY BE SUBJECTED TO FACTORY APPROVAL.
11 WHEN ALUMINUM OR ALUMINUM CLAD WINDOWS ARE BEING INSTALLED, NO COPPER FLASHING SHALL BE USED - A MIN. 16 OZ. G.I. SHALL BE INSTALLED.
12 ALL WINDOWS THAT ARE MORE THAN 72" ABOVE FINISH GRADE OR OTHER SURFACE BELOW SHALL BE A MINIMUM OF 24" ABOVE FIN. FLR. ALL GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE AN OPENING SUCH THAT A 4" SPHERE CANNOT PASS. (CBC 1405.12.2)

DOOR NOTES

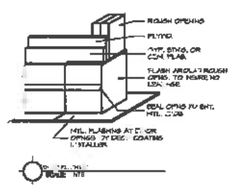
HARDWARE NOTES

ALL DOORS SHALL COMPLY WITH THE FOLLOWING, U.O.N. :

1. ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
4. PROVIDE 4" X 4" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO HAVE FINISH.
6. ALL FIRE RATED DOORS SHALL HAVE PEMKO S88D (OR EQUAL) SMOKE SEALS.
7. SEE DTL. BELOW FOR ADDITIONAL FLASHING REQUIREMENTS.

DOOR NOTES

1. EXTERIOR DOOR ASSEMBLIES SHALL BE OF APPROVED NON COMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK, OR SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. (SEC 704A.3.2.3)
2. SEE EXTERIOR ELEVATIONS FOR DOOR OPERATION
3. ALL DOOR GLAZING TO BE TEMPERED.
4. TEMPERED GL. - A PERMANENT LABEL PER CBC SECTION 2406.2 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
5. VERIFY ROUGH OPENINGS WITH DOOR MFR. PRIOR TO FRAMING DOOR OPENINGS.
6. PROVIDE JAMB EXTENSIONS TO MATCH WALL THICKNESS SHOWN.
7. WHEN ALUMINUM CLAD OR ALUMINUM DOORS ARE BEING INSTALLED, NO COPPER FLASHING SHALL BE USED. A MIN. 16 OZ. G.I. SHALL BE INSTALLED.
8. DOORS OPENING BETWEEN A PRIVATE GARAGE AND A DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEY COMB CORE STEEL DOORS NOT LESS THEN 1 3/8" THICK, OR DOORS IN COMPLIANCE W SECTION 715.4.3. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (CBC 406.1.4 (1))



WINDOW SCHEDULE

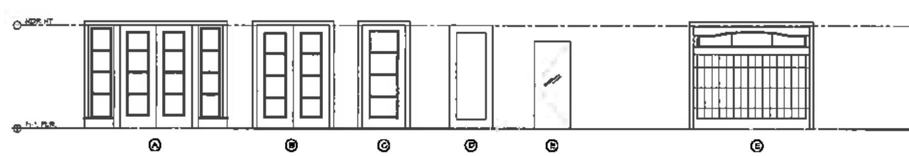
FIRST FLOOR - FIN. FLR. 100.0'

MARK	TYPE (SEE ADJACENT DWGS.)		NOMINAL DIMENSIONS WIDTH	NOMINAL DIMENSIONS HEIGHT	HEAD HEIGHT	FRAME	GLAZING	TEMPERED	DETAILS SILL	DETAILS HEAD	REMARKS
1	A	DBL. CSMT	3'-0"	4'-6"	(E) 6'-6"	WOOD	DOUBLE INSULATED				EGRESS - NEW WINDOW AT EXISTING LOCATION
2	A	DBL. CSMT	3'-6"	4'-6"	(E) 6'-6"	WOOD	DOUBLE INSULATED				NEW WINDOW AT EXISTING LOCATION
3	A	DBL. CSMT	3'-6"	4'-6"	(E) 6'-6"	WOOD	DOUBLE INSULATED				NEW WINDOW AT EXISTING LOCATION
4	A	DBL. CSMT	3'-6"	4'-6"	6'-6"	WOOD	DOUBLE INSULATED				
5	B	CASEMENT	6'-6"	3'-0"	7'-0"	WOOD	DOUBLE INSULATED				
6	A	DBL. CSMT	7'-6"	3'-6"	7'-0"	WOOD	DOUBLE INSULATED				
7	B	CASEMENT	2'-0"	3'-6"	7'-0"	WOOD	DOUBLE INSULATED				
8	B	CASEMENT	2'-0"	3'-6"	7'-0"	WOOD	DOUBLE INSULATED				
9	B	CASEMENT	2'-0"	3'-6"	7'-0"	WOOD	DOUBLE INSULATED				

DOOR SCHEDULE - NOTE: SEE DWG 3/- FOR DOOR FLASHING REQUIREMENTS

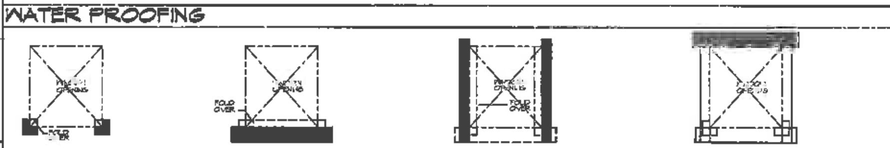
MARK	TYPE (SEE ADJACENT DWGS.)		NOMINAL DIMENSIONS WIDTH	HEIGHT	THK.	CORE	FINISH	FRAME	HARDWARE	REFERENCE DETAILS HEAD	JAMB	THRESH	REMARKS
101	C	EXTERIOR	3'-0"	7'-0"	1-3/4"	S.C.	STAIN	WOOD	ENTRY				
102	D	INTERIOR	2'-0"	6'-8"	1-3/4"	S.C.	PAINT	WOOD	PRIVACY				
103	D	INTERIOR	2'-6"	6'-8"	1-3/4"	S.C.	PAINT	WOOD	STORAGE				
104	D	INTERIOR	2'-6"	6'-8"	1-3/4"	S.C.	PAINT	WOOD	PRIVACY				
105	B	EXTERIOR	(2) 2'-6"	7'-0"	1-3/4"	TEMP.	PAINT	WOOD	DUMMY				FRENCH DOORS
106	B	EXTERIOR	(2) 2'-6"	7'-0"	1-3/4"	TEMP.	PAINT	WOOD	DUMMY				FRENCH DOORS
107	B	EXTERIOR	(2) 2'-6"	7'-0"	1-3/4"	TEMP.	PAINT	WOOD	ENTRY				FRENCH DOORS
108	A	EXTERIOR	(2) 2'-6"	7'-0"	1-3/4"	TEMP.	PAINT	WOOD	ENTRY				FRENCH DOOR W/ SIDELIGHTS
109	B	EXTERIOR	(2) 2'-6"	7'-0"	1-3/4"	TEMP.	PAINT	WOOD	ENTRY				
110	D	INTERIOR	2'-6"	6'-8"	1-3/4"	S.C.	PAINT	WOOD	PRIVACY				
111	E	INTERIOR	2'-4"	6'-0"	1/2"	TEMP.							SHOWER DOOR
112	D	INTERIOR	2'-6"	6'-8"	1-3/4"	S.C.	PAINT	WOOD	PRIVACY				POCKET DOOR
113	D	INTERIOR	(2) 2'-6"	6'-8"	1-3/4"	S.C.	PAINT	WOOD	STORAGE				
114	D	INTERIOR	2'-8"	6'-8"	1-3/4"	S.C.	PAINT	WOOD	PRIVACY				
115	D	INTERIOR	2'-0"	6'-8"	1-3/4"	S.C.	PAINT	WOOD	PRIVACY				
116	D	INTERIOR	2'-8"	6'-8"	1-3/4"	S.C.	PAINT	WOOD	PRIVACY				
117	D	INTERIOR	(2) 5'-0"	6'-8"	1-3/4"	S.C.	PAINT	WOOD					SLIDER DOOR
118	D	INTERIOR	2'-6"	6'-8"	1-3/4"	S.C.	PAINT	WOOD	PRIVACY				
119	D	INTERIOR	2'-4"	6'-8"	1-3/4"	S.C.	PAINT	WOOD	PRIVACY				
120	D	INTERIOR	2'-6"	6'-8"	1-3/4"	S.C.	PAINT	WOOD	PRIVACY				
121	D	INTERIOR	2'-6"	6'-8"	1-3/4"	S.C.	PAINT	WOOD	STORAGE				
122	D	EXTERIOR	2'-6"	6'-8"	1-3/4"	S.C.	PAINT	WOOD	ENTRY				20 MIN. FIRE RATED SEE DOOR NOTE #8
123	F	GARAGE	8'-0"	7'-0"	MFR.	S.C.	PAINT	WOOD					SECTIONAL GARAGE DOOR @ (E) LOCATION

DOOR TYPES



WINDOW TYPES

WATER PROOFING



STEP 1

1. INSTALL 12" sq. SELF-ADHESIVE MEMBRANE CORNER PATCHES.
2. FOLD ENDS IN AT JAMBS.
3. ENSURE MEMBRANE EXTENDS TO FULL WALL WIDTH ON EXTERIOR FACE.

STEP 2

1. INSTALL 12" wide SELF-ADHESIVE MEMBRANE STRIP AT WINDOW SILL.
2. LAP SILL MEMBRANE OVER CORNER PATCHES.
3. ENSURE MEMBRANE EXTENDS MINIMUM OF 6" BEYOND CORNER PATCHES.
4. FOLD OVER SILL STRIP TO ENSURE THAT MEMBRANE EXTENDS TO FULL WALL WIDTH.

STEP 3

1. INSTALL 6" WIDE SELF-ADHESIVE MEMBRANE STRIP AT WINDOW JAMBS.
2. LAP JAMB MEMBRANE OVER SILL MEMBRANE.
3. FOLD OVER JAMB STRIPS TO ENSURE THAT MEMBRANE EXTENDS TO FULL WALL WIDTH.

STEP 4

1. INSTALL WINDOW PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. INSTALL 16 ounce COPPER HEAD FLASHING EXTEND PAST WINDOW OPENING TO EDGE OF JAMB MEMBRANE.
3. INSTALL 12" wide SELF-ADHESIVE MEMBRANE OVER COPPER FLASHING, EXTEND 1" PAST JAMB MEMBRANE.

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PLANNING REV. 4-27-11

DOOR & WINDOW SCHEDULE, NOTES & DETAILS

RODRIGUES RESIDENCE

S.W. CORNER OF 1ST & LOBOS ST.
CARMEL, CA
A.P.N. 010-016-001

A4.1

46

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

MEETING DATE: 11 May 2011 BLOCK: 27 LOT: 15

FIRST HEARING: X CONTINUED FROM: N/A

ITEM NO: DS 11-26/UP 11-[illegible]5 OWNER: Stephanie Ager-Kirz
STREAMLINING DEADLINE: 6/11/11

SUBJECT:

Consideration of Design Study, Use Permit and Coastal Development Permit applications for the construction of a guesthouse and minor modifications to an existing historic residence located in the Single Family Residential (R-1) District.

ENVIRONMENTAL REVIEW:

Exempt (Class 31 – Historic Resource Rehabilitation)

LOCATION: ZONING:

Junipero, 2NW of 3rd R-1

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 11 May 2011.
2. Project Plans.

STAFF CONTACT: Sean Conroy, Planning & Building Services Manager

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

APPLICATION: DS 11-26/UP 11- 5 **APPLICANT:** Stephanie Ager-Kirz
BLOCK: 27 **LOT:** 15
LOCATION: Junipero, 2NW of 3rd

REQUEST:
Consideration of Design Study, Use Permit and Coastal Development Permit applications for the construction of a guesthouse and minor modifications to an existing historic residence located in the Single Family Residential (R-1) District.

ADDITIONAL REVIEW:
1. Historic Resources Board (HRB) reviewed on 4/18/11.

EXISTING NONCONFORMITIES:
1. Detached garage located in the front and side-yard setbacks.
2. Site coverage.

BACKGROUND:
This site is located on the west side of Junipero Avenue, three north of Third Avenue and is developed with a single-family residence and a detached garage. The residence was designed and built by Hugh Comstock in 1929 and is known as "Curtain Calls." The residence sits towards the rear of the site and a non-historic detached garage is located near the northeast corner of the site. The City recently approved a building permit for interior alterations and some exterior site coverage changes.

The residence is listed on the City's Inventory of Historic Resources. The HRB reviewed this project on 18 April 2011.

PROJECT DESCRIPTION:
The applicant is proposing to demolish the existing detached garage and replace it with a detached guesthouse in a similar location. The applicant is proposing to salvage the existing garage doors and Carmel stone to be used on the guesthouse. The guesthouse has a Storybook, Tudor style design similar to the style of the main residence.

The applicant is also proposing to replace an existing wood window with a pair of French doors on the north elevation of the residence and to remove an existing door and replace it with the removed window. Two uncovered parking spaces are proposed behind the front setback similar to the current configuration. The plans indicate that a new fence is proposed, however, the applicant has not yet finalized the design.

PROJECT DATA FOR A 6,666 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,644 sf (40%)	1,438 sf (22%)	1,844 (28%)*
Site Coverage	848 sf (13%)**	995 sf (15%)	920 sf (14%)
Trees (upper/lower)	4/3 trees	9/4 trees	9/4 trees
Ridge Height (1st/2nd) (Guesthouse)	18 ft.	N/A	16.5 ft.
Plate Height (1st/2nd)	12 ft.	N/A	9 ft.
Setbacks (Guesthouse Only)	**Minimum Required**	**Existing**	**Proposed**
Front	15 ft.	13 ft.	15 ft.
Composite Side Yard	14 ft. (25%)	29 ft. (55%)	31 ft. (58%)
Minimum Side Yard	3 ft.	1 ft.	3 ft.
Rear	3/15 ft.	94 ft.	91 ft.
*Includes 400 sq. ft. for required parking.			
**Includes a 4% bonus if 50% of all coverage is permeable or semipermeable.			

EVALUATION:

CEQA: The California Environmental Quality Act requires environmental review for alterations to historic resources that are not consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. If the alterations are consistent with the standards then no environmental review is required. The HRB issued a Determination of Consistency with the Secretary's Standards for this project on 18 April 2011.

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

The existing residence sits towards the rear of the lot with a large forested front yard. The numerous trees and the large setback contribute to the character of this site. The applicant has done a good job of avoiding impacts on any significant trees and maintaining the forested character of the site.

Privacy & Views: Design Guidelines 5.1 - 5.3 encourage new designs to *"preserve reasonable privacy for adjacent properties"*, and to *"maintain view opportunities to natural features that lie outside the property."*

The proposed guesthouse does place a tall wall near the northern property line. However, the structure fits in well with the forest canopy and does not appear to block any neighboring views. The north elevation does include three windows that face a neighboring structure. Two of the windows are located in the gable end and are designed to provide light to the interior space. These do not impact privacy. The third window is located in the bathroom.

The applicant has indicated that they intend to use obscure glass in the bathroom window. Staff has added a condition to reflect this. Staff also notes that the applicant has shared the plans with the neighbor to the north and the neighbor has not expressed any concerns.

Mass & Bulk: Design Guidelines 7.1 - 7.6 encourage projects to relate "*to the context of other homes nearby*" and to "*minimize the* mass *of a building as seen from the public way or adjacent properties.*" The Guidelines also encourage building less than the maximum allowed floor area and using assessor structures to break up the mass of the main residence.

The proposed guesthouse is quite large for an accessory building due to the steep pitched roof. However, the design will be consistent with the massing of the historic residence and is the only structural element near the street. The forest canopy also provides some screening allowing the structure to blend into the site.

The detached guesthouse allows usable floor area to be added to the site without impacting the footprint of the historic residence. The project will be under the maximum allowed square footage by approximately 800 square feet.

Orientation: The guesthouse is oriented to take advantage of views of the interior of the lot and to maintain privacy for the unit. The main entrance is located on the west elevation, while the recycled garage doors are located on the street-facing east elevation and access the mechanical equipment. Staff would normally prefer more fenestration presented to the street, however, staff can support the proposed orientation as the structure is not visually prominent due to the trees.

Finish Details: Design Guideline 9.5 encourages the use of *"natural"* materials, and Guideline 9.10 encourages the use of stonework to appear *"structural and authentic."*

The applicant is proposing to reuse the Carmel stone from the existing detached garage on the new guesthouse. The guesthouse will also include the existing wood carriage doors, new unclad wood windows and doors, and stucco and half timbers under the gable ends. The materials are consistent with the Guidelines and with the character of the site.

Guesthouse: The zoning ordinance allows for the construction of a guesthouse on sites of 6,000 square feet or larger with the issuance of a conditional use permit. Guesthouses also require one additional on-site parking space. The applicant is proposing two uncovered parking spaces behind the front setback to provide the required parking for the site. The HRB was particularly supportive of allowing the uncovered parking as it would limit construction on the site that could impact the visibility of the residence and the open space character of the site.

Site Coverage: The plans indicate that the total proposed site coverage is 848, but the actual coverage on the plans appears to be closer to 920 square feet. Staff has added a special condition requiring that the site coverage not exceed 848 square feet.

RECOMMENDATION:
Approve the Design Study, Use Permit and Coastal Development Permit applications with the attached Findings and Conditions.

SPECIAL CONDITIONS:

1. The bathroom window on the north elevation of the guesthouse shall be installed with obscure glass.

2. If a new fence is proposed within the front setback, it shall not exceed four feet in height and consist of wood grapestakes, or similar that allow filtered views into the site. Alternative materials and or design shall require the submittal of a separate design review application.

3. The total site coverage shall not exceed 848 square feet. All new coverage shall be fully permeable or semipermeable. The site plan submitted with the building permit application shall clearly identify all site coverage and materials, and include an itemized calculation of the coverage.

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DECISION

UP 11- .5
NE Cor. Casanova & 13th
Block 134, Lot 24 & 26

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

FINDINGS OF FACT:

1. This site is located on the west side of Junipero Avenue, three north of Third Avenue in the Single Family Residential (R-1) District.

2. The site is developed with a single-family residence and a detached garage.

3. The residence was constructed in 1929 by Hugh Comstock and is listed on the City's Inventory of Historic Resources. The detached garage is not historically significant.

4. The property owner submitted an applicant for a guesthouse and some minor modifications to the existing residence on 17 March 2011.

4. CMC Section 17.08.030 identifies guesthouses as a conditional use in the R-1 District.

5. On 18 April 2011, the Historic Resources Board determined that the proposed project was consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

FINDINGS FOR DECISION:

1. The proposed use is not in conflict with the General Plan.

2. The proposed use will comply with all zoning standards applicable to the use and zoning district.

3. The granting of the Use Permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.

4. The proposed use will not make excessive demands on the provision of public

services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.

5. The proposed use will not be injurious to public health, safety or welfare.

6. The proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the R-1 District.

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

SPECIAL CONDITION:

1. No cooking facilities are authorized in the guesthouse and it shall not be rented as a separate residential living unit.

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.	✓	

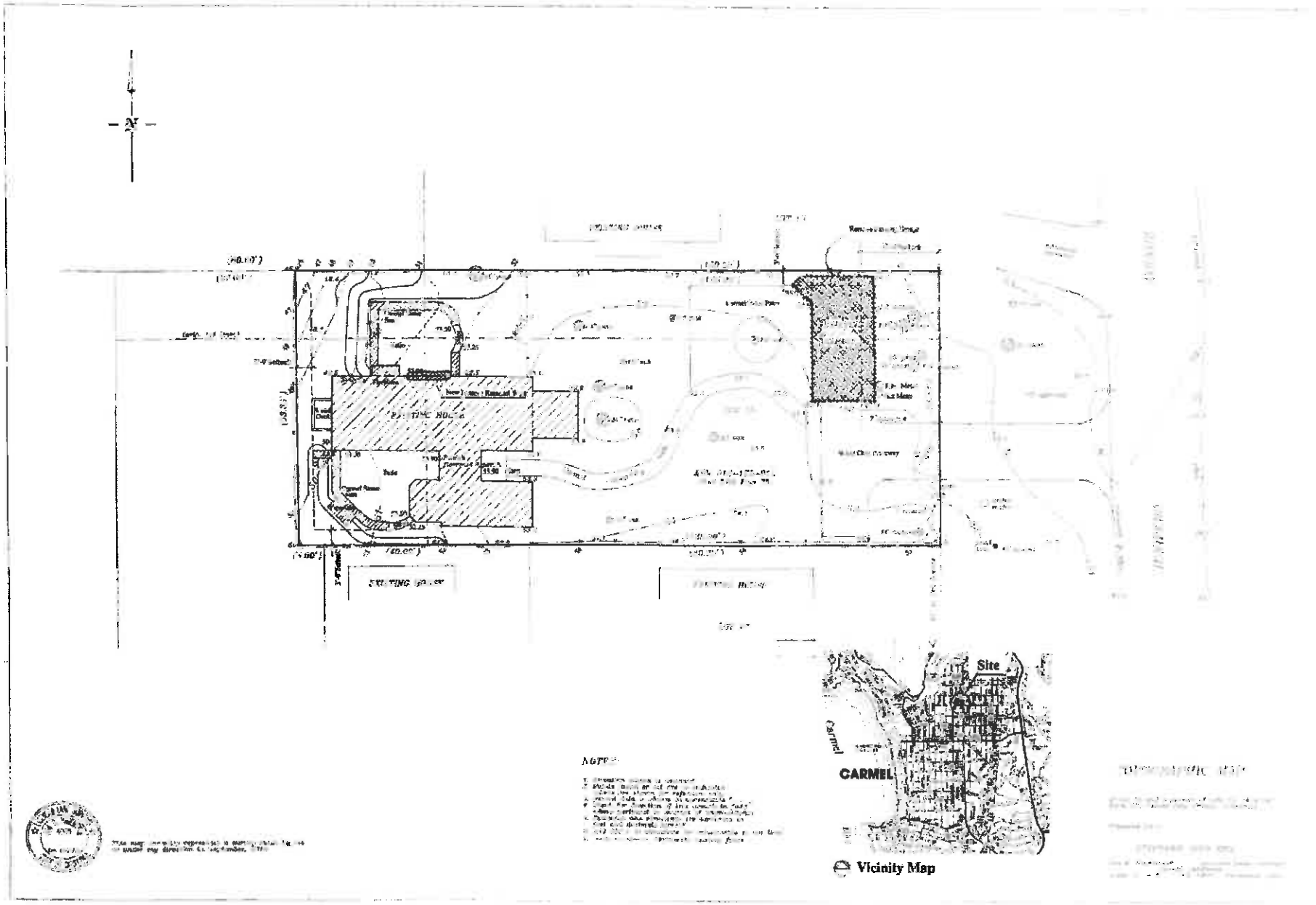
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	

Standard R-1 Conditions

No.	Condition	
1.	This approval constitutes a Design Study permit authorizing the construction of a guesthouse and the alteration of an historic residence. All work shall conform to the approved plans dated 11 May 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 6,666 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 approved on 11 May 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.	All skylights shall use nonreflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	N/A
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10 square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	✓
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✓
13.	Approval of this remodel does not authorize demolition and is based on the constraints of the design of the existing building and site constraints as presented to the Planning Commission. Unauthorized demolition shall void this approval and shall require submittal of a new Design Study application.	✓
14.	Approval of this Design Study shall be valid only with approval of the Use Permit.	✓
15.	Approval of this Design Study shall be valid only with approval of the Variance.	N/A
16.	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.	
17.	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.	✓
18.	Existing lots and/or lot fragments that comprise the building site shall be merged into a single lot of record.	N/A
19.	This project is subject to a volume study.	✓
20.	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.	✓
21.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until mitigation and monitoring plan is approved by the Planning Commission.	N/A
22.	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.	✓

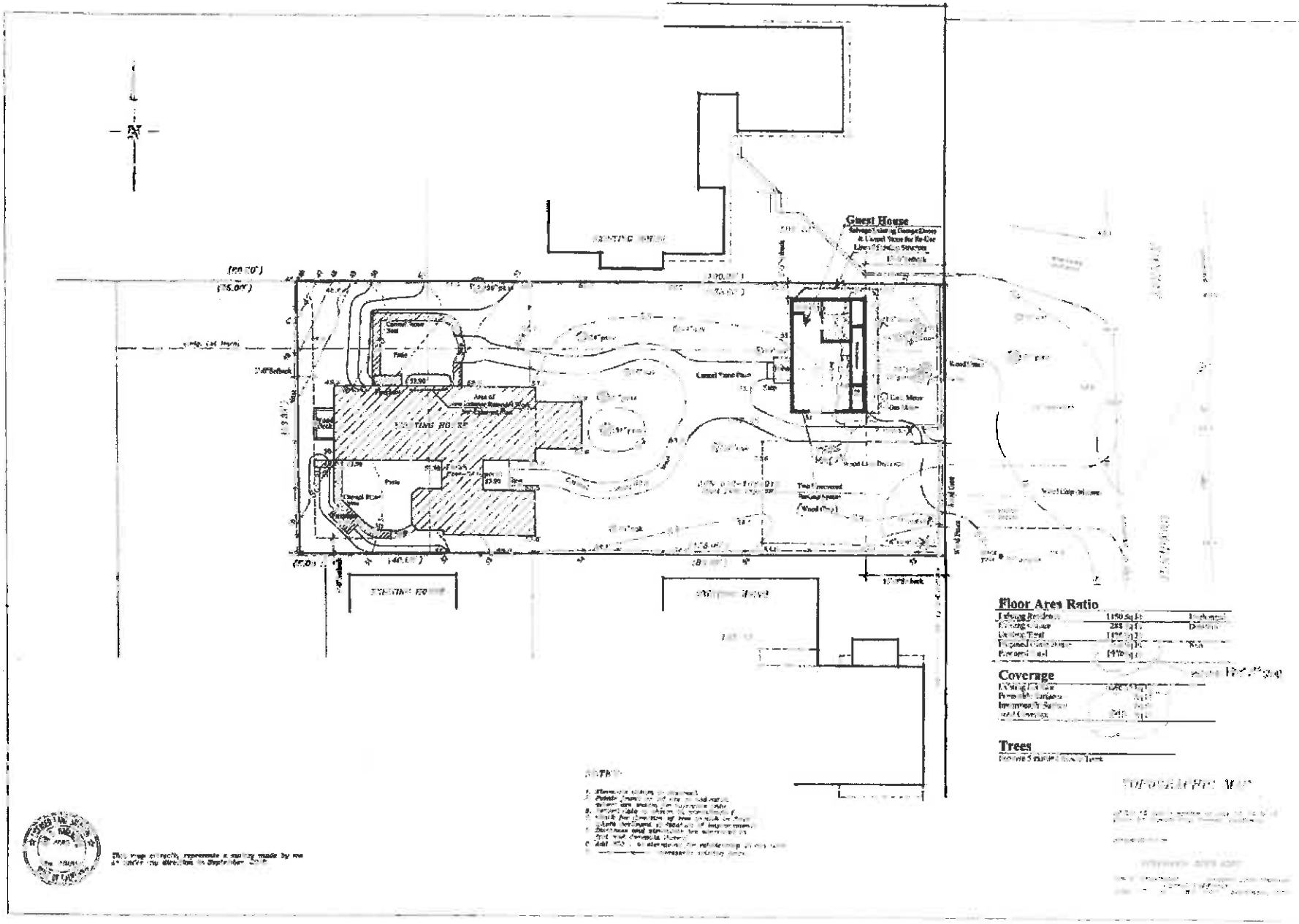


Ray Parks & Associates Inc.

Guest House
Existing Site Plan

"CURTAIN CALLS"
Owner: Stephanie Ager Kirz

A.1



Ray Parks & Associates Inc.

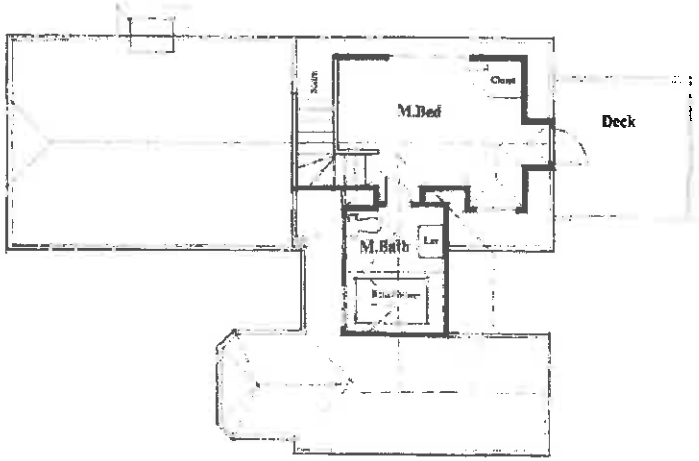
Guest House
Proposed Site Plan

CURTAIN CALLS
Owner: Stephanie Ager Kirz

1/8" = 1'-0"

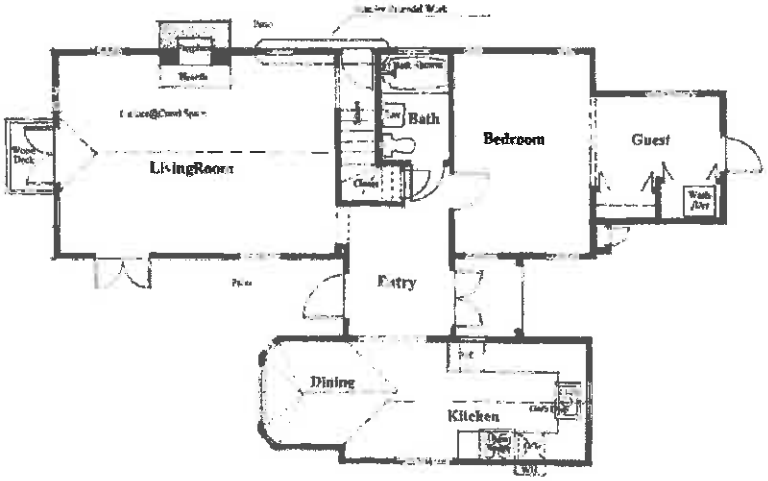
A.2

60

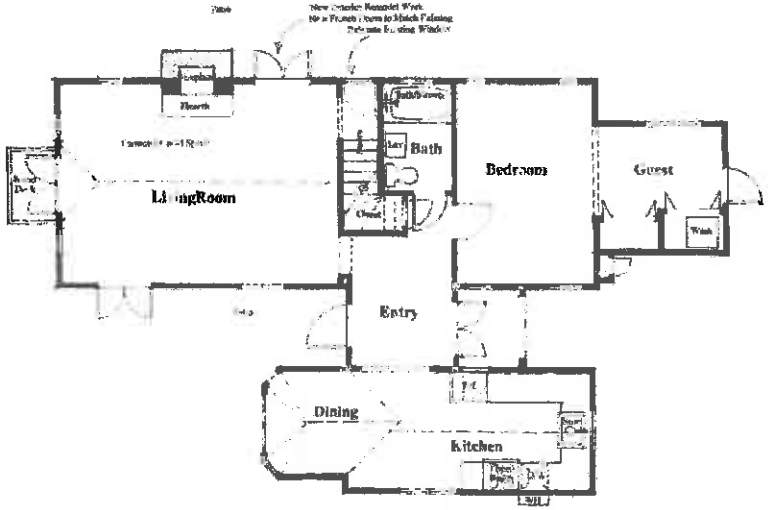


Existing Second Floor Plan

Photo of Existing Elevation



Existing First Floor Plan



Proposed First Floor Plan

REVISIONS	BY

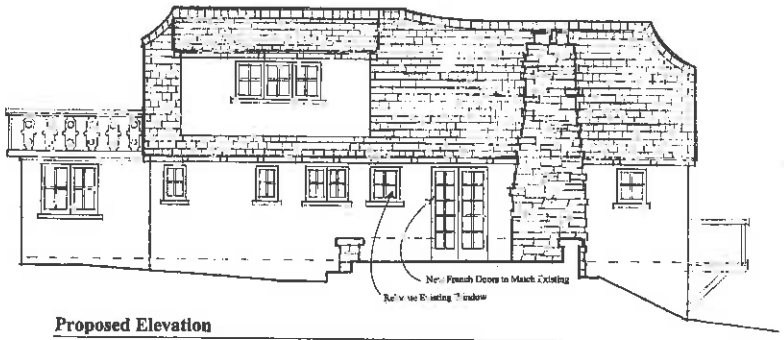
Ray Parks & Associates Inc.
Post Office Box 5473 Carmel Ca. 93921

Guest House
Remodel Existing Floor Plan

"CURTAIN CALLS"
Owner: Stephanie Ager Kirz

A.3

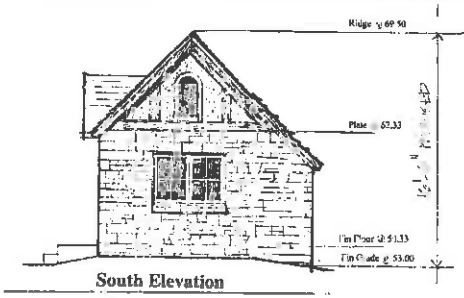
10



Proposed Elevation
Existing House

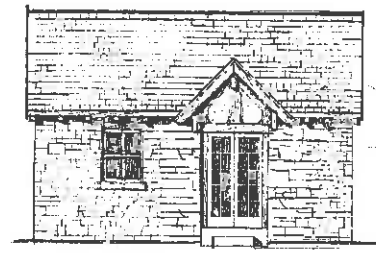
Existing Elevation
Existing House

Remodel

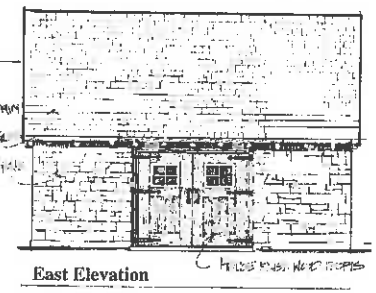


South Elevation

North Elevation

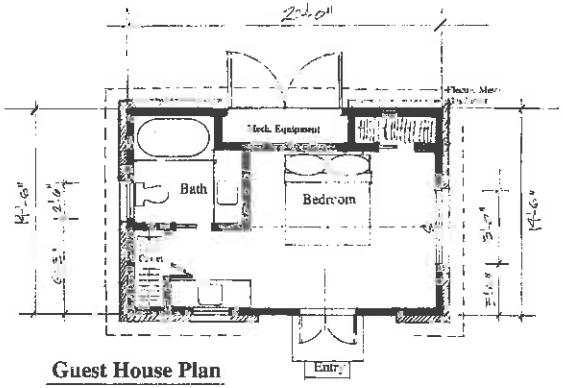


West Elevation



East Elevation

Salvage Existing Garage Doors & Carmel Stone



Guest House Plan

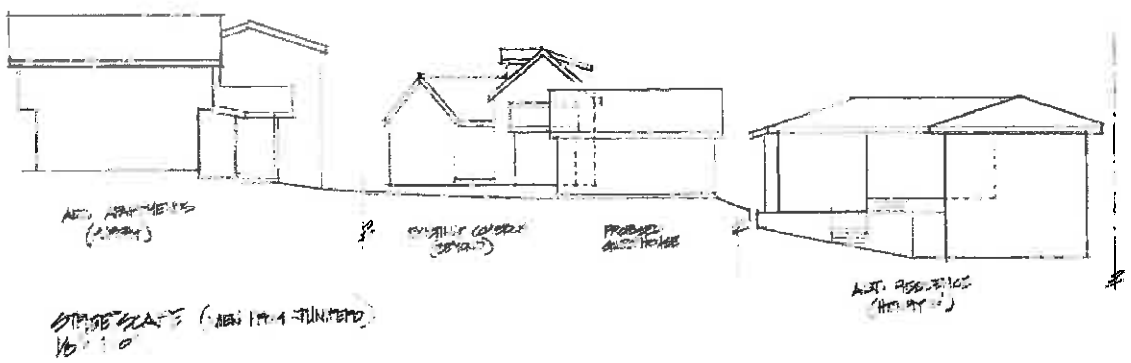
REVISIONS	BY

Ray Parks & Associates Inc.
Post Office Box 5473 Carmel CA 93921

Guest House
Floor Plan & Elevations

"CURTAIN CALLS"
Owner: Stephanie Ager Kirz
Juniper Ave 2NW of 3rd Ave
Carmel, CA 93921
APN 010-108-01

Scale 1/4" = 1'-0"
Drawn
Sheet A.4



REVISIONS | BY

Ray Parks & Associates Inc.
Post Office Box 5473 Carmel Ca. 93921

STREET SCAPE

"CURTAIN CALLS"
Owner: Stephanie Ager Kirz
Juniper Ave 2NW of 3rd Ave
Carmel, CA 93921
APN 010-108-012

Date MAY 2
Scale 1/8"=1'-0"

Sheet A.5

63

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

MEETING DATE: 11 May 2011 BLOCK: 35 LOTS: 1-9

FIRST HEARING: X CONTINUED FROM: N/A

ITEM NO: UP 11-8 OWNER: Pine Terrance
STREAMLINING DEADLINE: 7/5/11

SUBJECT:

Consideration of a Use Permit application for the conversion of a community apartment project to a condominium project for the Pine Terrace located in the Residential & Limited Commercial (RC) District.

ENVIRONMENTAL REVIEW:

Exempt (CEQA Guidelines Section 15061(b)(3).)

LOCATION: ZONING:

SW Cor. Mission & 3rd RC

ISSUES:

1. Should the condominium conversion be approved?

OPTIONS:

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

RECOMMENDATION:

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

ATTACHMENTS:

1. Staff Report dated 11 May 2011.
2. Findings for Decision.
3. Application materials
4. Correspondence.

STAFF CONTACT: Sean Conroy, Planning & Building Services Manager

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

APPLICATION: UP 11-8 **APPLICANT:** Pine Terrace
BLOCK: 35 **LOT:** 1-9
LOCATION: SW Cor. Ocean & Lincoln

REQUEST:
Consideration of a Use Permit application for the conversion of a community apartment project to a condominium project for the Pine Terrace located in the Residential & Limited Commercial (RC) District.

BACKGROUND & PROJECT DESCRIPTION:
The Pine Terraces was developed as a community apartment project in the 1960's and consists of 19 individual units and subterranean parking. The ownership structure is similar to a standard condominium development where each owner has the right of exclusive occupancy to their individual unit(s). However, the status of the project as a community apartment project has caused problems with lenders, buyers and sellers due to a lack of familiarity with the ownership structure.

The applicant is proposing to record a condominium subdivision map to effectively change the legal status of the Pine Terrace from a community apartment project to a standard condominium subdivision project. This requires the approval of a Use Permit by the Planning Commission and the recordation of a condominium map with the Monterey County Recorder's Office.

EVALUATION:
Government Code: The applicant correctly indicates that the proposed project is exempt from the Subdivision Map Act per Government Code Section 66412(g). This section allows for an exemption to the Subdivision Map Act if the following conditions are met:

- The property was subdivided before January 1, 1982.
- All conveyances and other documents necessary to effectuate the conversion shall be executed by the required number of owners in the project as specified in the bylaws or other organizational documents.
- Additional requirements apply to projects constructed after January 1st, 1964.

The property was constructed before January 1st, 1982 and before January 1st, 1964. The City is not responsible to enforce the bylaws of the project, and relies on the statements by the applicant that the required number of owners have agreed to the conversion based on the Pine Terrace bylaws.

General Plan: General Plan Policy P1-18 prohibits the conversion of any apartment unit to condominiums. Goal G3-2 encourages the preservation of existing residential units in the Commercial and R-4 Districts.

As noted above each unit of Pine Terrance is individually owned and the units do not qualify as apartments. The proposed project will not impact the number of residential units in the Commercial Districts, and will assist in the preservation of these units through the recordation of a condominium subdivision map that is in more conformance with what would be required had the project been proposed for construction today. The project does not conflict with the General Plan.

Zoning Code: CMC Section 17.44 identifies the criteria for the review and approval of new subdivisions in the City of Carmel-by-the-Sea. However, this section only applies to new subdivisions. Since the project is already considered subdivided, and the applicant is proposing a reclassification as a condominium project, the standards of CMC Section 17.44 do not apply. No new units will be created by this conversion nor any physical change to the site.

Nonconformities: Since the project was constructed in the 1960's, it is understood that it does not fully comply with current zoning standards. CMC Section 17.36.030 allows lawful nonconforming structures to be maintained, repaired, or altered as long as the existing nonconformities are not increased. This project will have no effect on the existing nonconformities of the site and will not trigger the correction of any of the existing nonconformities.

Staff concludes that the proposed project will have no material impact on the physical conditions associated with this site and has not identified any negative consequences that could result from the proposal.

RECOMMENDATION:
Approve the Use Permit with the attached Findings and Conditions.

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DECISION

UP 11-8
Pine Terrace
SW Cor. Mission & 3rd
Block 35, Lots 1-9

CONSIDERATION:
Consideration of a Use Permit application for the conversion of a community apartment project to a condominium project for the Pine Terrace located in the Residential & Limited Commercial (RC) District.

FINDINGS OF FACT:

1. The Pine Terrace was constructed prior to January 1st, 1964 as a Community Apartment Project.

2. The Pine Terrace consists of a total of 19 individual residential units and a subterranean parking garage.

3. A representative of the Pine Terrace Homeowner's Association submitted an application on September 21st, 2010 requesting approval to convert from a Community Apartment Project to a Condominium Project.

4. This project is exempt from the Subdivision Map Act per California Government Code Section 664129(g).

5. This project is exempt from the California Environmental Quality Act per CEQA Guidelines Section 15061(b)(3).)

FINDINGS FOR DECISION:

1. The proposed use is not in conflict with the General Plan and is consistent with General Plan Goal G3-2, which encourages the preservation of existing residential units in the Commercial Districts.

2. The proposed use will not create, increase or modify any existing nonconformities related to the site.

3. The granting of the Use Permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.

4. The project will not result in any changes to the demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, street capacity and fire protection.

5. The proposed use will not be injurious to public health, safety or welfare and provides adequate ingress and egress.

6. The proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.

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

8. The proposed use will continue to contribute to a balanced mix of uses in the commercial districts.

9. The project is not required to comply with CMC Section 17.44 as it will not result in a new subdivision of property and no new residential units will be created.

SPECIAL CONDITIONS:

1. The applicant shall record a condominium subdivision map meeting all applicable City, state and county requirements with the County of Monterey. The map shall show each unit and all common areas. Notations on the map shall include:

   a. No residential condominium unit shall be occupied on a transient rental basis. Any unit rented, leased or offered for occupancy to any party for any form of remuneration shall be for a period of not less than 30 calendar days.
   b. No residential condominium unit shall be used or occupied by any commercial use except as allowed for home occupations as may be permitted by the Carmel Municipal Code.
   c. No residential condominium unit shall be further subdivided into any additional unit or units.
   d. No residential condominium unit shall be sold, leased, rented, used or occupied on any form of timeshare or interval basis.

2. 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.

3. This approval does not permit the physical expansion or alteration of any building or unit and does not authorize an increase in the total number of residential units.

RECEIVED

SEP 29 2010

CITY OF
CARMEL-BY-THE-SEA

LAW OFFICE OF DAVID J. BOWIE
Attorney at Law
2255 CONTRA COSTA BLVD., SUITE 305
PLEASANT HILL, CA 94523

DAVID J. BOWIE

Telephone (925) 939-5300
Facsimile (925) 609-9670
Dave@bblandlaw.com

Via Fax and Mail: (831) 620-2014

September 21, 2010

Sean Conroy, Senior Planner
Community Development Department
City of Carmel
P.O. Drawer G
Carmel-by-the-Sea, CA 93921

Re: Pine Terrace Application for Conversion of Community Apartment Project to Condominium Project

Dear Sean:

As you are well aware, Pine Terrace is a common interest development located at Third and Mission Streets in Carmel, California. The project consists of 19 separate units located within four separate and distinct buildings. Pine Terrace was originally formed as a Community Apartment Project as defined in Civil Code Section 1351(d). In other words, Pine Terrace was and is a development in which an undivided interest in land is coupled with the right of exclusive occupancy of any apartment located thereon. The status of the project as a Community Apartment Project has caused problems over the years due to the lack of familiarity of a variety of lenders with this type of project.

Commentators have long noted that there is essentially no substantive legal difference in terms of rights and obligations related to a Community Apartment Project as opposed to a Condominium Project. This is evident in that the Subdivision Map Act contains exemptions from its coverage for conversions of Community Apartment Projects and stock cooperatives to condominiums. The authority for that exemption and conversion is found in Government Code Section 66412(g). The conditions related to such a conversion include the following:

A. The property has to have been subdivided prior January 1, 1982, as evidenced by record deed creating in the Community Apartment Project;
B. All documents necessary to effectuate the conversion shall be executed by the required number of owners in a process specified in the bylaws or other organizational documents—if not so specified, by a majority in interest of owners; and

C. If subdivision occurred after January 1, 1964, additional requirements must be met.

In this particular instance, Pine Terrace was created in or about 1960 as a Community Apartment Project, thus long pre-dating the January 1, 1982 required date. Secondly, I have provided you with the proposed condominium map executed by more than 50% of the holders of the exclusive occupancy units. The third requirement is inapplicable given that the creation of Pine Terrace occurred in 1964. With respect to the approval of the required number of unit holders, I might note the following:

1. All unit holders other than Joanna Pfeister have expressly participated in discussions regarding the proposed conversion to a Condominium Project and fully support it;
2. More than one-half of the owners have no mortgages against their units and, therefore, while all owners were invited to join in signing the map, conscious effort was made to ensure that at least a majority in interest having their units free and clear signed the map as so to avoid the inconvenience of joining lenders therein.

You are certainly aware that Joanna Pfeister has notified the City of Carmel regarding her objections to the conversion. I would simply note that Ms. Pfeister has been in the forefront of those requesting conversion to condominium status in the past and has voted in favor of appropriate resolutions; more to the point, Ms. Pfeister executed a Settlement and Release Agreement dated October, 1, 2004 to certain litigation filed by her in which she expressly agreed to support and execute such additional documentation as might be required too, among other things, assist in conversion of Pine Terrace into a condominium project. Regardless of Ms. Pfeister's current position on this matter, only a majority in interest of owners need vote to support the conversion and that obviously has occurred. Pursuant to the referenced Settlement Agreement, even Ms. Pfeister must be deemed to have consented to the conversion.

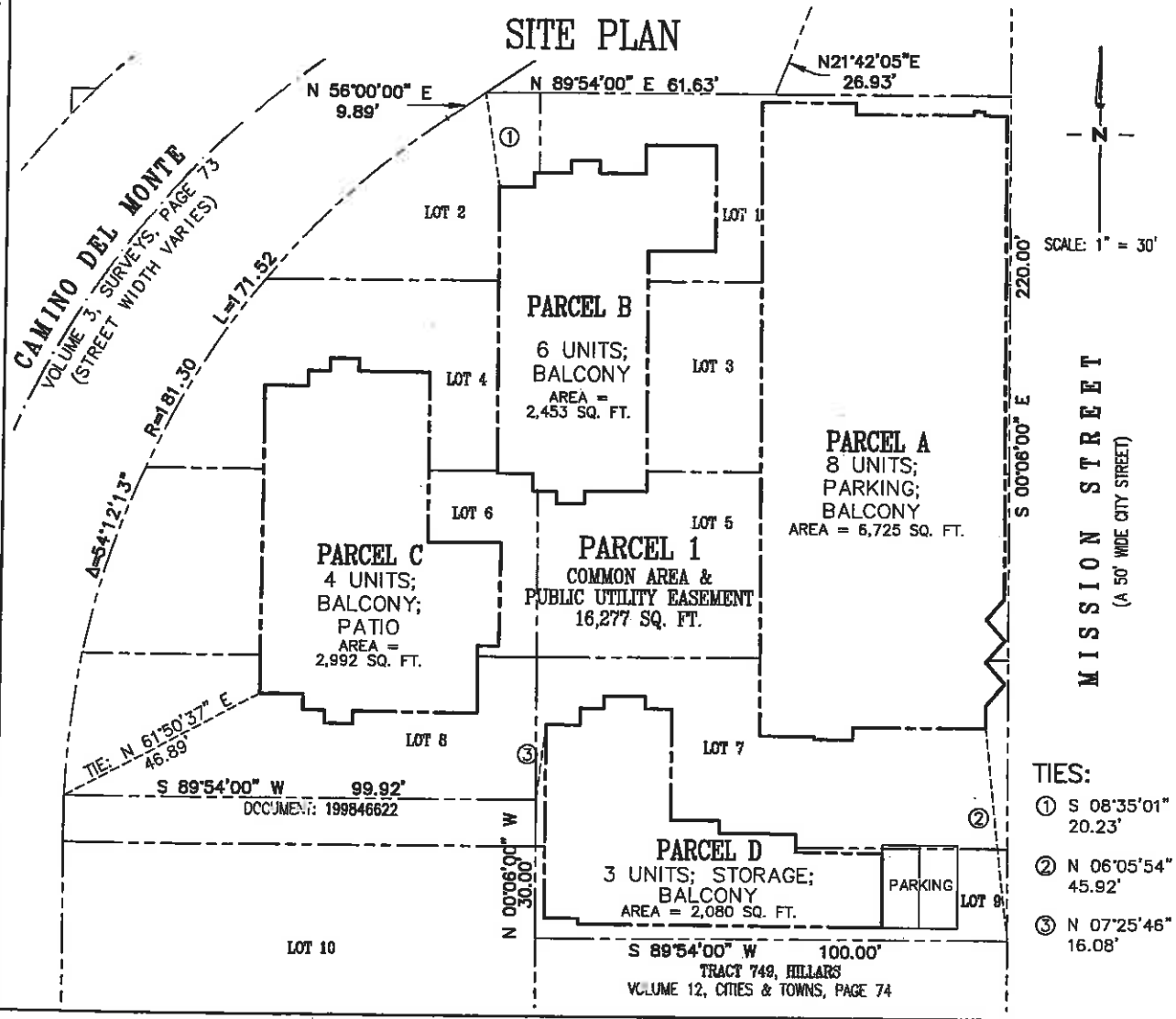
When this journey to conversion of Pine Terrace to a condominium project first commenced, I spoke with your predecessor, Principal Planner Brian Roseth. In our review, it was agreed that the conversion and certification by the City of compliance with requirements might be accomplished by means of notice and hearing on the consent calendar before the City Council. There will be no changes made physically to the project of any kind or sort. It would be much appreciated if the matter could now be set at the earliest possible date to complete this process. I will of course have the condominium map recorded as soon as City approval is in hand.

Thank you for your courtesy and cooperation.

Very truly yours,

David J. Bowie

SITE PLAN



TIES:

① S 08°35'01" E 20.23'

② N 06°05'54" W 45.92'

③ N 07°25'46" E 16.08'

CONDOMINIUM PLAN
PINE TERRACE CONDOMINIUMS

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Pine Terrace Management Corp.

BY

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: AS SHOWN JOB No. 06-101 MAY 2007

PREPARER: JSM

REVISED ON DECEMBER 7, 2009

BENCHMARK:

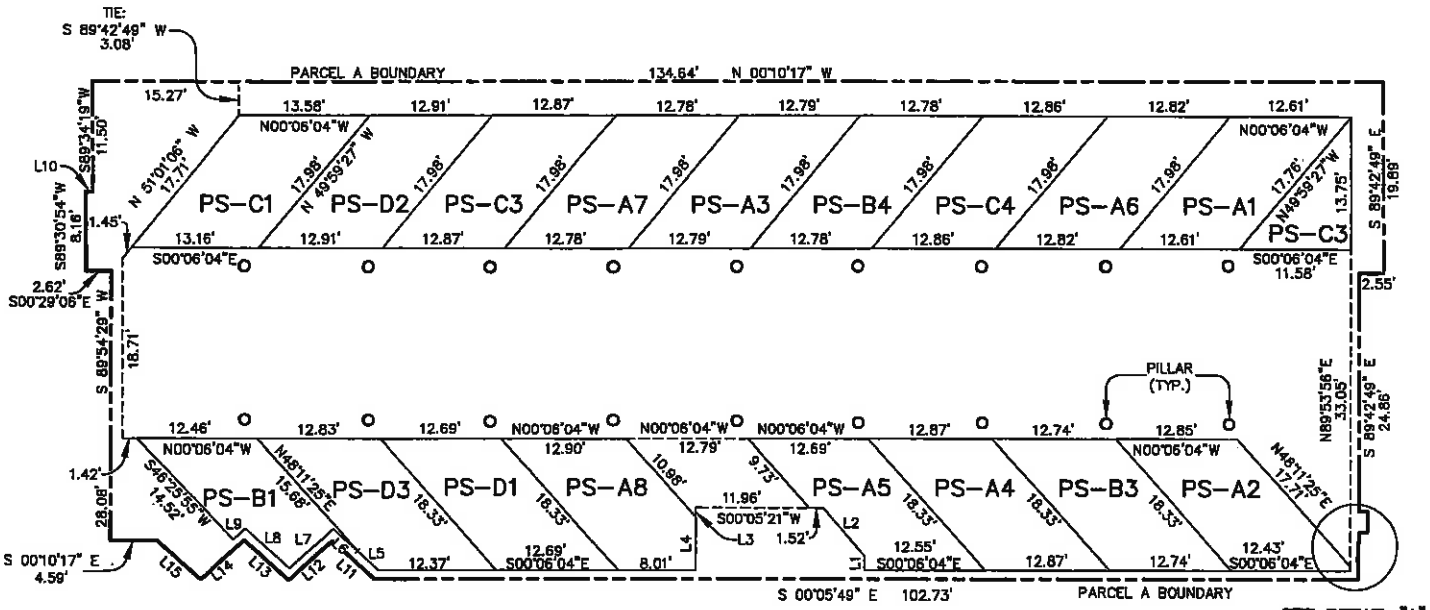
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK IS A BOLT IN THE SOUTHERLY CURB OF THE ISLAND AT THE INTERSECTION OF 5TH AVENUE AND JUNIPERO STREET.

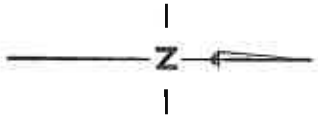
ELEVATION = 272.92 FEET.

NOTES:

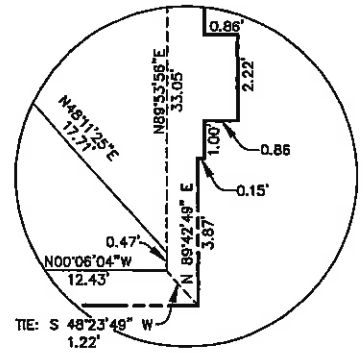
1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LINES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
3. SEE SHEETS 12 THROUGH 17 OF THIS CONDOMINIUM PLAN FOR DIMENSIONED PLANS OF EACH FLOOR AND UNIT.

PARCEL A
PARKING GARAGE





SCALE: 1" = 16'



DETAIL "A"
SCALE: 1"= 4'

LEGEND:

PS-X PARKING SPACE EXCLUSIVE USE COMMON AREA WITH CORRESPONDING UNIT DESIGNATION (X).

NOTES:

1. BOUNDARY LINES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
2. ADJACENT PARKING SPACES SHOWN HEREON HAVE PARALLEL BOUNDARY LINES UNLESS OTHERWISE NOTED.

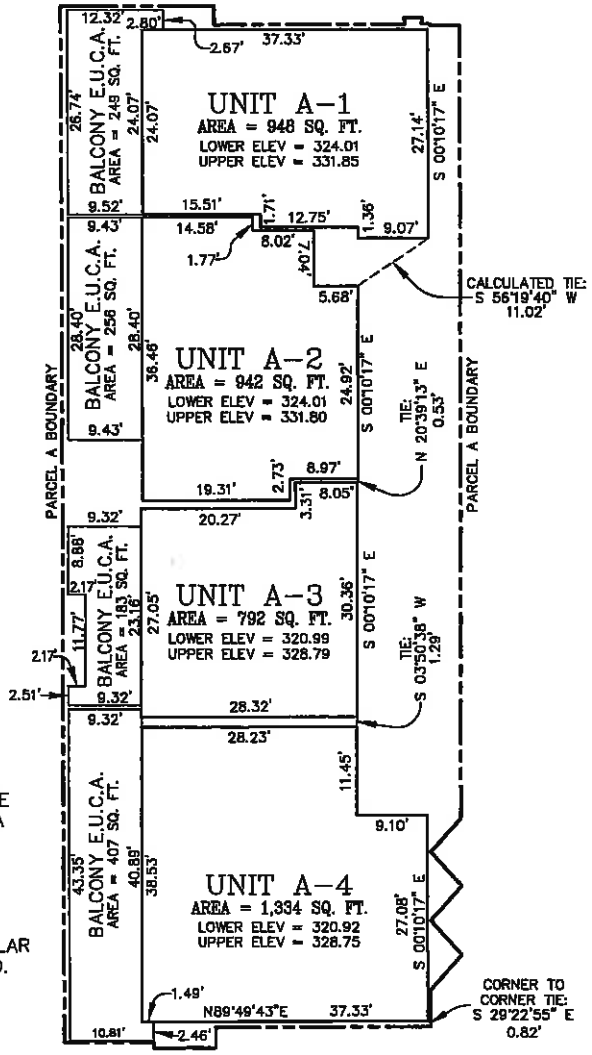
LINE TABLE

LINE	BEARING	LENGTH
L1	S 89°53'56" W	1.46'
L2	S 48°42'32" W	6.59'
L3	N 89°50'35" E	0.97'
L4	N 89°50'35" E	5.49'
L5	S 41°36'20" W	2.97'
L6	S 41°36'20" W	3.39'
L7	S 42°02'37" E	6.05'
L8	S 41°24'21" W	6.12'
L9	S 40°29'43" E	1.70'

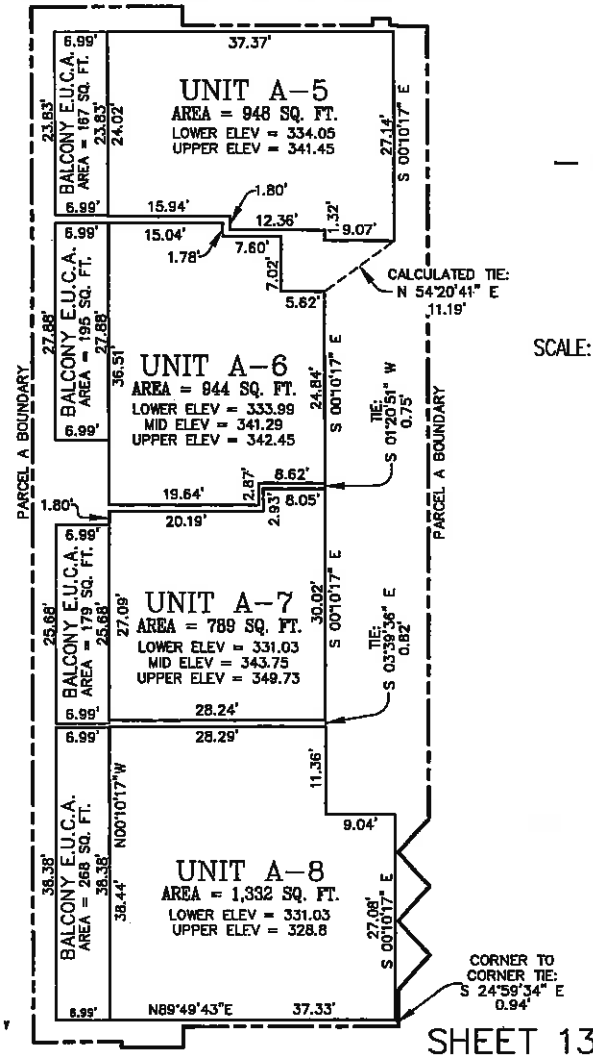
LINE	BEARING	LENGTH
L10	N 00°25'41" W	0.73'
L11	S 41°36'20" W	5.90'
L12	S 42°02'37" E	6.05'
L13	S 41°24'21" W	6.15'
L14	S 41°55'09" E	6.11'
L15	S 41°39'49" W	6.06'

PARCEL A

LOWER LEVEL UNITS



UPPER LEVEL UNITS



— N —

SCALE: 1" = 20'

LEGEND:

E.U.C.A. DENOTES EXCLUSIVE USE COMMON AREA

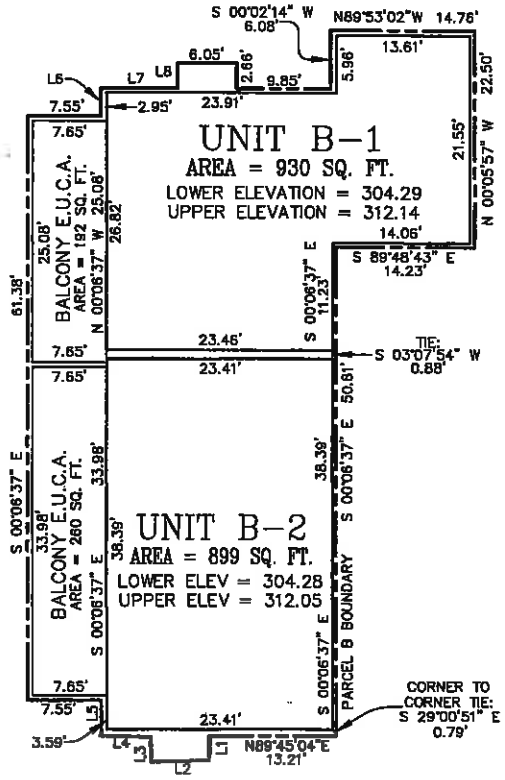
NOTES:

1. BOUNDARY LINES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

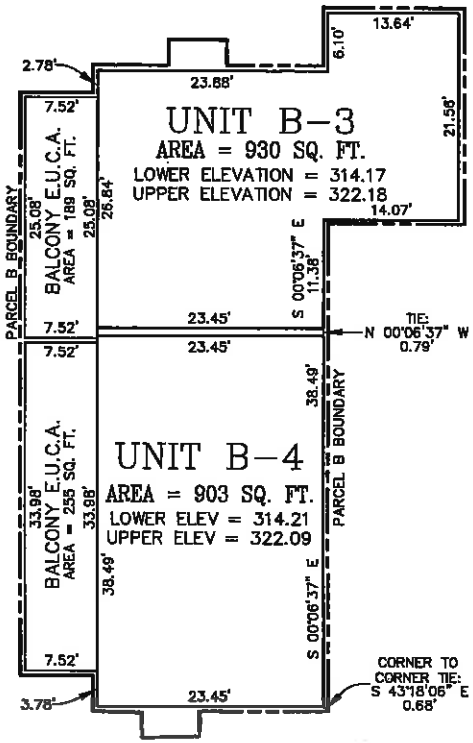
PARCEL B

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°04'35" E	2.57'
L2	S 88°30'51" W	6.03'
L3	N 01°29'09" W	2.61'
L4	N 88°17'03" W	5.09'
L5	N 00°06'37" W	2.93'
L6	N 00°06'37" W	2.90'
L7	N 89°53'23" E	7.95'
L8	N 00°02'14" E	2.67'

LOWER LEVEL UNITS



UPPER LEVEL UNITS



— N —

SCALE: 1" = 16'

LEGEND:

E.U.C.A. DENOTES EXCLUSIVE USE COMMON AREA

NOTES:

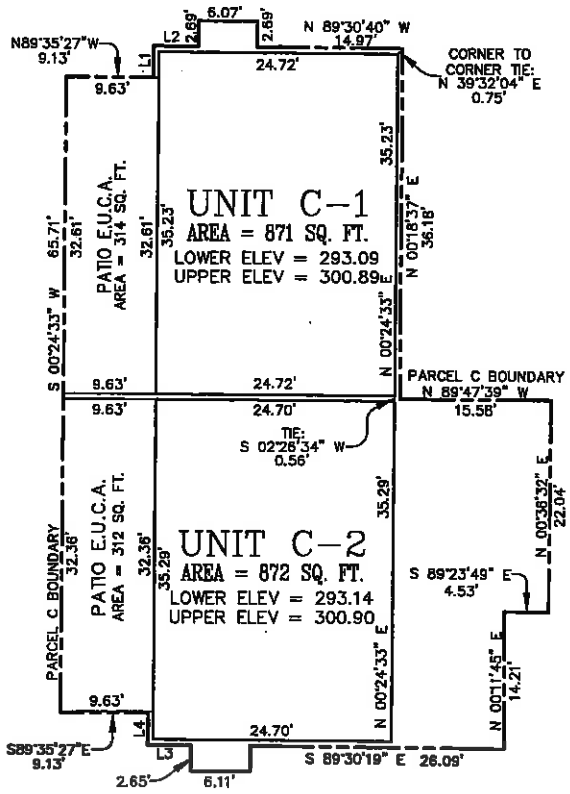
1. BOUNDARY LINES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

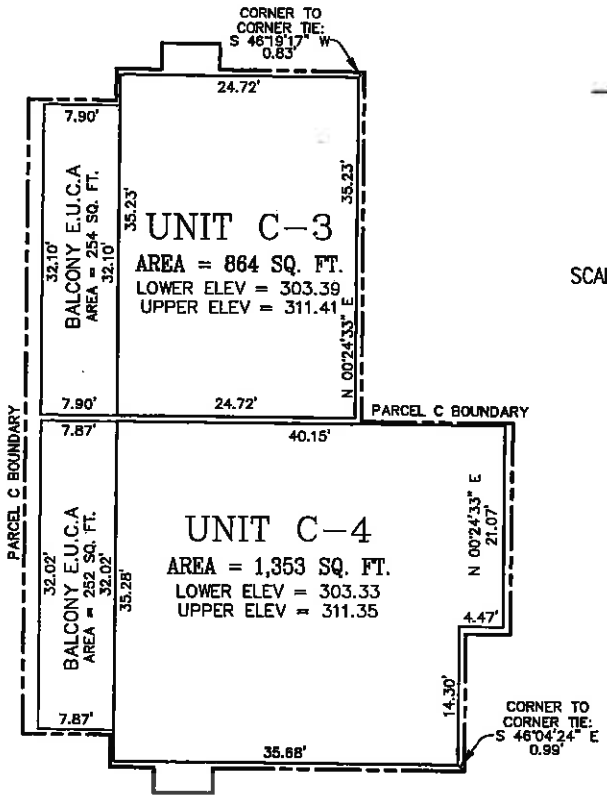
PARCEL C

LOWER LEVEL UNITS

UPPER LEVEL UNITS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°24'33" E	3.22'
L2	S 89°33'40" E	4.67'
L3	N 89°26'59" W	4.58'
L4	N 00°24'33" E	3.38'





— N —

SCALE: 1" = 16'

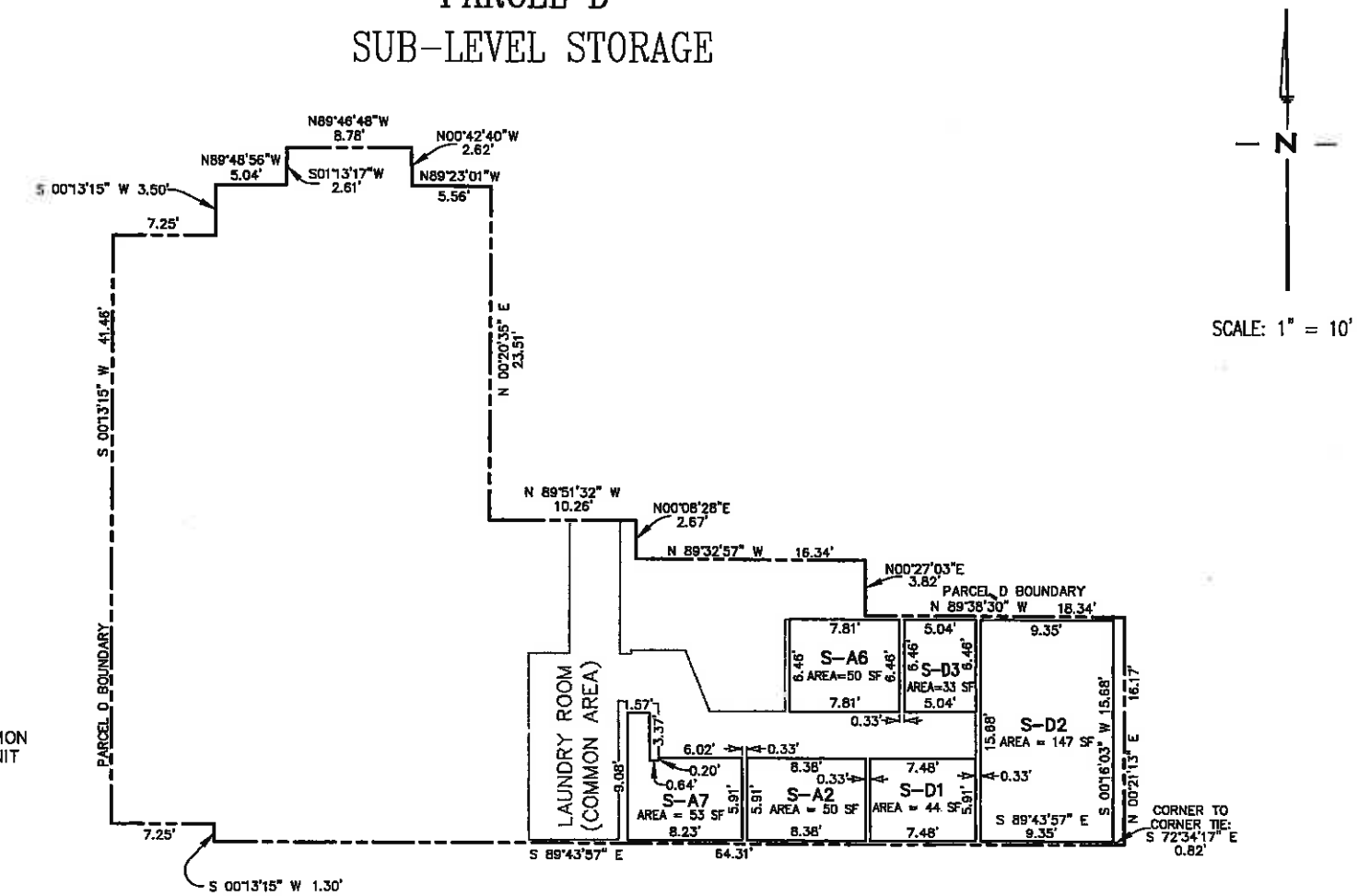
LEGEND:

E.U.C.A. DENOTES EXCLUSIVE USE COMMON AREA

NOTES:

1. BOUNDARY LINES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

PARCEL D
SUB-LEVEL STORAGE



LEGEND:

S-X STORAGE EXCLUSIVE USE COMMON AREA WITH CORRESPONDING UNIT DESIGNATION (X).

SF SQUARE FEET

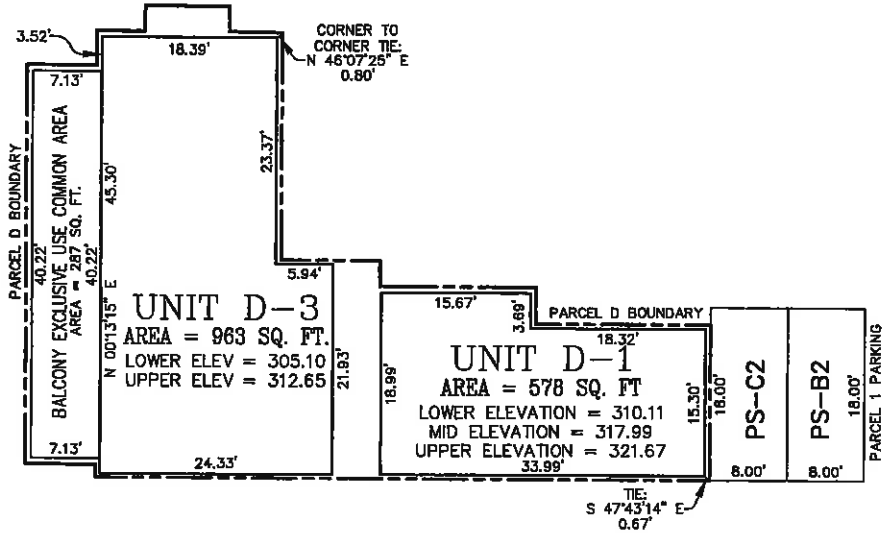
NOTES:

1. BOUNDARY LINES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

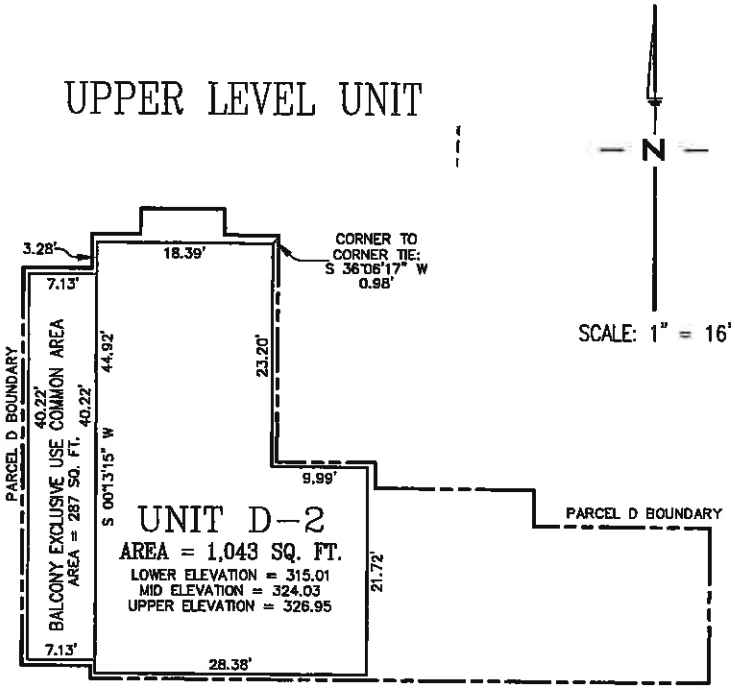
LOWER ELEVATION = 301.47
UPPER ELEVATION = 311.12

PARCEL D

LOWER LEVEL UNITS



UPPER LEVEL UNIT



NOTES:

1. BOUNDARY LINES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

Joanna L. Pfeister
Post Office Box Q1
Carmel, California 93921
Telephone (617) 429-2355

October 18, 2010

Mr. Sean Conroy, Director
Community Development Department
City of Carmel-by-the-Sea
Post Office Drawer G
Carmel-by-the-Sea, California 93921

Re: Pine Terrace Community Apartment Project.

Dear Sean,

Thank you for sharing your recent communication from David Bowie (hereafter, "Bowie") relative to Pine Terrace. It is interesting to note his failure to acknowledge that Pine Terrace was designated a "community apartment project" (instead of a "condominium") when it was created in the 1960s and at all times thereafter because it did not, and still has not, complied with city code for common interest developments, as can be confirmed by, *inter alia*, Tim Meroney and Brian Roseth.

Bowie is however correct in stating that Pine Terrace is a "Community Apartment Project" as defined in Civil Code §1351(d), and its conversion to a "Condominium", subject to its compliance with City Code, is governed by the following section, Civil Code §1351(e), which provides in pertinent part at subsection (3) that conversion of a "Community Apartment Project" to a "Condominium" requires:

> "A certificate consenting to the recordation of the condominium plan pursuant to this title signed and acknowledged by the record owner of fee title to that property included in the condominium project, and the certificate shall also be signed and acknowledged by either the trustee or the beneficiary of *each* recorded deed of trust, and the mortgagee of *each* recorded mortgage encumbering the property."

Government Code §66452.10 further provides in pertinent part that "A community apartment project shall not be converted to a condominium unless the required number of (1) owners and (2) trustees or beneficiaries of *each* recorded deed of trust and mortgagees of *each* recorded mortgage in the project have voted in favor of the conversion."

Bowie does *not* have the requisite affirmative written consent of each of the owners of record and the mortgagee of each recorded mortgage encumbering the property, including but not limited to mine and numerous others. Contrary to Bowie's fraudulent representations, neither I nor many other owners have ever voted in favor of Bowie's proposed conversion of Pine Terrace from a "Community Apartment Project" to a "Condominium"! Furthermore, Bowie has no documentation or evidence whatsoever to support his fraudulent allegation that I and other owners have consented to his proposed conversion, because none exists.

The governing documents to which Bowie refers, and upon which he relies, are *not* the original governing documents, and have *not* received the requisite written approval of the owners to replace or otherwise supplant the original and currently effective governing documents prepared by Pine Terrace's corporate attorney, Roy Gunter, Esq., in the 1960s. Thus, any arguments he may proffer based thereon are inappropriate, ineffective and invalid on their face.

Bowie also misrepresents the contents of his conversations with Brian Roseth, albeit irrelevant, who explained to Bowie, in no uncertain terms, that Pine Terrace could only be converted to a condominium after it first complied in full with the city code governing common interest development, including but not limited to ensuring that, inter alia, there were at least one and one half parking spaces per unit, etc. – which has not yet been accomplished.

Finally, as you may or may not be aware, Bowie's attempted conversion of Pine Terrace from a "Community Apartment Project" to a "Condominium" is the subject of a major and significant law suit by me against Pine Terrace, in Monterey Superior Court Case M GNM108083 that was filed on September 13, 2010. Thus, at a minimum, it would appear to be appropriate for you and the City to stay any action on Bowie's request pending (1) Pine Terrace's compliance with City Code; (2) the conclusion of the aforementioned Monterey Superior Court Case GNM 108083 that was filed on September 13, 2010; and, (3) the conclusion of Monterey Superior Court Case GNM 93437, involving my current action against the City of Carmel-by-the-Sea.

It is truly delightful and enjoyable to interface and work with someone who is as professional, courteous and knowledgeable as you. Should you have any questions, or if I may be of assistance in any way, please do not hesitate to give me a call.

As always, best wishes and warmest personal regards my friend,

Sincerely,

Joanna

Joanna L. Pfeister