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

MEETING DATE: 11 May 2011 BLOCK: A-6 LOT: 14

FIRST HEARING: X CONTINUED FROM: N/A

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

SUBJECT:

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

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – new construction)

LOCATION: ZONING:

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

ISSUES:

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

OPTIONS:

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

RECOMMENDATION:

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

ATTACHMENTS:

1. Staff Report dated 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 10-78 **APPLICANT:** Greg Morganroth
BLOCK: A-6 **LOT**: 14
LOCATION: NE Cor. Scenic & Santa Lucia

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

ADDITIONAL REVIEW:
1. None.

EXISTING NONCONFORMITIES:
1. Composite Setback.
2. Site Coverage.

BACKGROUND:
This site is located at the northeast corner of Santa Lucia Avenue and Scenic Road and is developed with a one-story residence. The property is located in the Beach and Riparian Overlay District where the height limit is 18 feet. The rear of the property contains a driveway that provides access for the northern neighbor. The City issued a Determination of Ineligibility for listing on the City's Inventory of Historic Resources on 12 August 2010.

A deed restriction was recorded many years ago limiting the height of any structure on this site to a maximum of 11 feet to protect the eastern neighbor's views. The applicant and the neighbor have been involved in developing a deed restriction that will still maintain the neighbor's views, while allowing for an increase in height in some locations for the applicant. Staff supports the collaborative efforts of the applicant and the neighbor and notes that the proposed design reflects the agreement between the two neighbors. Staff also notes that the Commission is not bound to the proposed design and retains full discretion to request revisions and or deny the project.

PROJECT DESCRIPTION:
The applicant is proposing to demolish the existing residence and construct a new one-story residence. The new residence includes a 2,212 square foot main floor and a 460 square foot basement. The proposed residence is clad with horizontal wood siding, a stone wainscot and a wood shake roof. Unclad wood windows and doors are proposed.

The project includes a sub-grade patio located on the north side of the property. The patio is located nine feet below the existing grade and is accessed through the basement. Other site coverage elements include patios on west and south sides of the property as well as the driveway. The applicant is proposing to share the existing driveway on the east portion of the site to access the proposed garage.

PROJECT DATA FOR A 5,768 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,392 sf (41.4%)	NA	2,672 sf (46.3%)*
Site Coverage	757 sf (13.1%)**	NA	622 sf (10.8%)***
Trees (upper/lower)	3/1 trees	1/0 trees	1/0 trees
Ridge Height	18 ft.	NA	14 ft.
Plate Height	12 ft.	NA	11 ft.****
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15 ft.	NA	15 ft. 8 in.
Composite Side Yard	12 ft. 6 in. (25%)	NA	12 ft. 6 in. (25%)
Minimum Side Yard	3 ft.	NA	3 ft.
Rear	3 ft.	NA	15 ft.

* Includes 460 sf basement.

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

***Excluding driveway used by neighbor.

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

EVALUATION:

Forest Character: Residential Design Guidelines 1.1 - 1.4 encourage maintaining *"a forested image on the site."* The General Plan and Municipal Code prohibit the removal of significant trees.

No significant trees will be impacted by this project. The City Forester does not recommended that any new trees be planted on this site.

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

As noted in the background section, the applicant has designed the residence to preserve the eastern neighbor's ocean view and in accordance with a revised deed restriction that will be recorded. The neighbor's view primarily runs through the northern half of the subject property. For this reason the northern section of the residence has a lower ridge height than the south. The neighbor is supportive of the proposed design given that it does not impact their view. Staff has not identified any significant privacy impacts created by this project.

Mass & Bulk: Design Guidelines 7.1 - 7.7 encourage minimizing *"the mass of a building as seen from the public way or adjacent properties"* and that *"a building should relate to human scale in its basic forms."* The Guidelines also state that *"oversized elements make structures appear massive and should be avoided."*

The proposed residence has several attributes that help limit the mass of the project. The proposed ridge height is 14 feet, which is four feet below the maximum allowed height. The applicant is proposing 460 square feet in the basement, which reduces the amount of above-ground mass. The property also sits approximately five feet below the Santa Lucia street grade, which helps reduce the appearance of mass as well.

Despite the attributes noted above, there are some aspects of the design that increase the appearance of mass and bulk. The south half of the residence, which faces Santa Lucia Avenue, has a plate height of 11 feet. The plate height, combined with the vertical proportioned windows, add to the mass of the residence, particularly on the Santa Lucia Avenue elevation. The Commission should discuss whether the plate and/or window heights should be reduced. The fact that the residence sits below the street grade does mitigate this issue to some extent.

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 proposed design presents traditional building forms. The residence includes a hipped roof design with a shallow 4:12 pitch. The proposed design has a somewhat complex roof plan, but overall the residence presents a simple appearance.

Finish Details: Design Guidelines 9.5 - 9.7 encourage the *"use of natural materials"* such as wood. Guideline 9.10 states that *"the application of stone should appear structural and authentic."* The Design Guidelines encourage the use of wood shingle and shake roofing.

The applicant is proposing horizontal wood siding in conjunction with stone and a wood shake roof. The applicant is proposing a Fond Du Lac stone that has been used by this architect on other projects in Carmel (see photo). The residence also includes unclad wood doors and windows. Staff supports the use of the proposed siding materials, as they are consistent with the Guidelines.

A stone wainscot is proposed around the entire residence, with the exception of the south elevation, where the applicant is proposing a full stone veneer for a portion of the wall. The proposed veneer terminates at an exterior corner where the wall transitions into the front (west) elevation windows. The termination point does not appear to be structural. Staff recommends that the applicant use a wainscot around the entire residence, which would provide consistency in the use of stone and would appear more authentic. A special condition has been added to address this issue.

North Patio: Municipal Code Section 17.20.016 states that for projects in the Beach and Riparian Overlay (BR) District, *"all proposed construction shall be limited a height of 18 feet above the existing grade or finished grade whichever results in a lower height."* The purpose of this regulation is to limit the size of structures adjacent to the beach and to protect ocean views.

The project includes a sub-grade patio located on the north side of the property. The patio floor is located nine feet below grade and provides access to the basement. The height measures 18 feet from the floor of the patio to the top of the surrounding walls. This portion of the residence is at the maximum height for the BR District, however, staff notes that the proposal does not impact neighboring views or present additional mass to the street.

In the past the City has required that portions of the basement that are adjacent to the walls facing the patio, be counted as above grade square footage because they are exposed and no longer qualify as basement space. Typically the City places an 18 inch buffer around the exposed walls, to be counted as above ground floor area. In this case 19 square feet would count as above ground floor area. This would require that the total square footage in the basement be reduced by 19 square feet. Staff notes that the staircase is only counted on the upper level and is not included in the buffer. A special condition has been added that the applicant work with staff on this issue.

One issue created by the patio is that is places a staircase in the side-yard setback. Municipal Code Section 17.10 permits stairs to encroach into the side-yard setback that provide access to the first-story only. In this case the stairs provide access to the lower level basement. The intent of the code is to limit the encroachment of stairs that provide

access to a second-story, because it would add mass and bulk in the setback. The intent also is to allow flexibility for access to the first story, particularly for structure that may have limited options. The proposed staircase does not access the first story and is not permitted by code. A special condition has been added requiring the applicant to remove the staircase.

West and South Patios: Design Guidelines 4.1 - 4.5 encourage providing *"an informal, planted edge in the right-of-way to help a site blend in with neighboring properties"* and to *"maintain a forest foreground image along the front of the property."*

The applicant is proposing a patio on the west side of the property that encroaches into front 15 foot setback, and a patio and stairs on the south side of the property that slightly encroach into the five foot side-yard setback. Staff recommends that both patios be removed from the setbacks and replaced with landscaping. The applicant is permitted to have four foot wide walkways in both setbacks. A special condition has been added to address this recommendation.

Rear Driveway: Design Guideline 6.3 recommends *"using a shared driveway to minimize the amount of paving area."*

There is currently a 486 square foot driveway at the rear of the property that is used exclusively by the northern neighbor. The applicant is proposing to share this driveway to access the new garage. The proposal for a shared driveway is consistent with the Guidelines and reduces the amount of paving that might otherwise be required to provide access for both sites. However, the code does not address how to handle site coverage calculations for a situation like this.

The applicant has not included the entire existing driveway in their site coverage calculations. Requiring the applicant to count the entire driveway would leave the property with very little remaining site coverage. Staff recommends that the portion of the existing driveway (288 sq. ft.) used exclusively by the northern neighbor not be included in the site coverage, but the remaining 198 square feet that serves the subject property be included in the calculations. The site coverage removed from the two patios will help accommodate the added driveway coverage. A special condition has been added to address this issue.

Summary: Staff has provided findings and conditions for the approval of this project. However, staff notes that several changes are recommended. The Commission could request that the project be continued if it would like to see the changes prior to final approval.

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

SPECIAL CONDITIONS:

1. The applicant shall use a stone wainscot around the entire residence and withdraw the proposal for a full veneer on a portion of the south elevation.

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

3. The applicant shall remove the stairs from the north side-yard setback.

4. The applicant shall remove the west and south patios from the setbacks. A four foot wide walkway is permitted on each property frontage.

5. The applicant shall include 198 square feet from the existing driveway on the east side of the property in the site coverage calculations. Site coverage shall not exceed 757 square feet, 50% of which shall be fully permeable or semipermeable.

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 5,768 square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✓
8.	The applicant shall submit in writing any proposed changes to the project plans as submitted on 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.	The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
12.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt	✓

	connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	
13.	This project is subject to a volume study.	✓
14.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
15.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✓
16.	The project plans submitted for building permit review shall comply with the City's Green Building Ordinance (CMC Section 15.54) and obtain a minimum of **60** points based on the Residential Green Building Checklist.	✓

MORGANROTH RESIDENCE

NE corner of scenic and Santa Lucia
Carmel, California 93921

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. 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 A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION 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 INSPECTOR REQUIREMENTS THROUGH FINAL SIGN-OFF.
6. LEGAL NOTICE/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 PROMPT NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (1997 U.B.C.)
7. CONSTRUCTION RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
8. JOB SITE SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. INDEMNIFICATION: THE CONTRACTOR HAS AGREED TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CLAIMS/DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
12. EXISTING CONDITION: CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ALL WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS CONDITION AND EXISTING AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. CONSTRUCTION NOTES: ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED
14. PROJECT SHALL COMPLY WITH THE 2001 CA - BLDG, MECH, PLUMBING, FIRE 2001 CALIFORNIA ELECT CODE, AND 2001 CALIFORNIA ENERGY CODE.

OWNERSHIP NOTES:

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED
2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE
3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.
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 ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

PROJECT DATA

OWNER:	KATHERINE & GREG MORGANROTH 123 Stanwinsen lane Atherton, California 94027 PHONE: (650) 541-6343
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 157 GRAND AVE. SUITE 106 PACIFIC GROVE, CA 93950 PH: 831-373-2460
PROJECT SUMMARY	DEMO OF AN EXISTING STRUCTURE AND NEW CONSTRUCTION
PROJECT ADDRESS:	NE CORNER OF SCENIC & SANTA LUCIA
ASSESSOR'S PARCEL NUMBER:	010-213-012-000

LOT AREA:	11,766 S.F.
SETBACK	
FRONT	15'-0"
REAR	15'-0"
SIDE (COMPOSITE)	11.76' (20% OF SITE WIDTH, MIN 5' OF INTERIOR SIDE)

EXISTING FLOOR AREA	
MAIN FLOOR AREA	2,800.5 S.F. ALLOWABLE 2,942 S.F.
EXISTING SITE COVERAGE	
BUILDING FOOTPRINT	2,800.5
HARDSCAPE	528 S.F.
TOTAL	3,328.5 S.F.

PROPOSED FLOOR AREA	
MAIN FLOOR AREA	2,272 S.F.
BASEMENT	460 S.F.
TOTAL	2,612 S.F. (SEE SQUARE FOOTAGE CALCULATIONS BELOW)
PROPOSED SITE COVERAGE	
DRIVEWAY	317.00 S.F.
HARDSCAPE	404.42 S.F.
TOTAL	721.42 S.F.

SQUARE FOOTAGE CALCULATIONS		BONUS	INCENTIVE
BASEMENT AREA DEEMED AS BASEMENT	120 S.F.		
BASEMENT AREA DEEMED AS BONUS		160 S.F.	
BASEMENT AREA DEEMED AS INCENTIVE			100 S.F.
TOTAL BASEMENT WITH BONUS	[illegible] S.F.		
MAIN FLOOR AREA	2,272 S.F.	100 S.F.	
MAIN FLOOR AREA WITH BONUS	[illegible] S.F.		
TOTAL FLOOR AREA	[illegible] S.F.		

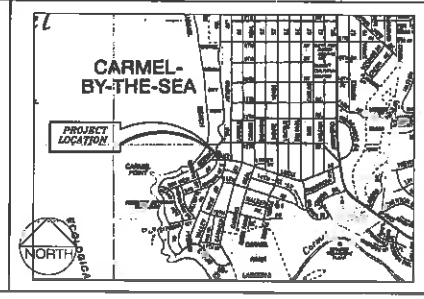
BASE FLOOR AREA ALLOWED: (PER FORMULA) 2,942 S.F.

SHEET INDEX

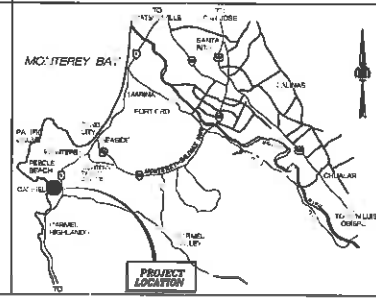
ARCHITECTURAL

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

LOCATION MAP



VICINITY MAP



REVISION	No

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
157 GRAND suite 106 PACIFIC GROVE, CA 93950
PHONE (831) 373-2460 • FAX (831) 373-7140 • WEB: www.ericmillerarchitects.com

TITLE SHEET

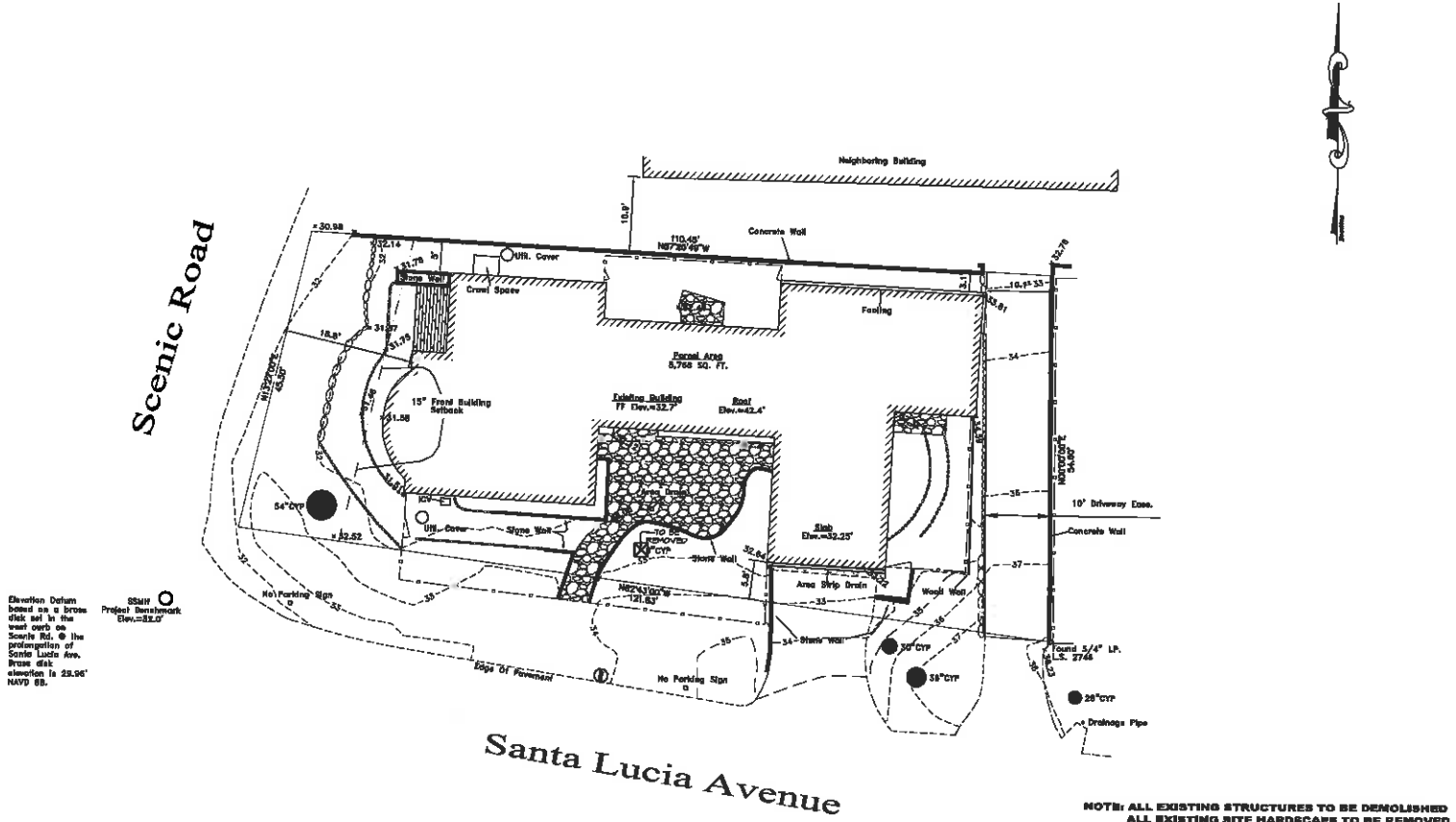
JOB NAME: Morganroth Residence
lot 5/4 of Scenic & Santa Lucia
Carmel, CA
APN: 010-213-012

DATE:	4/26/2011
SCALE:	N.T.S.
DRAWN:	CM
JOB NUMBER:	0404

A-0.1
SHEET OF

N.T.S. on 8.5 x11

95



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

EXISTING SITE PLAN

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

REVISION | No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

157 GRAND suite 106 PACIFIC GROVE, CA 93950

PHONE: (831) 373-0410 • FAX: (831) 373-0240 • WEB: www.ericmillerarchitects.com

(E) SITE PLAN/ DEMO PLAN

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

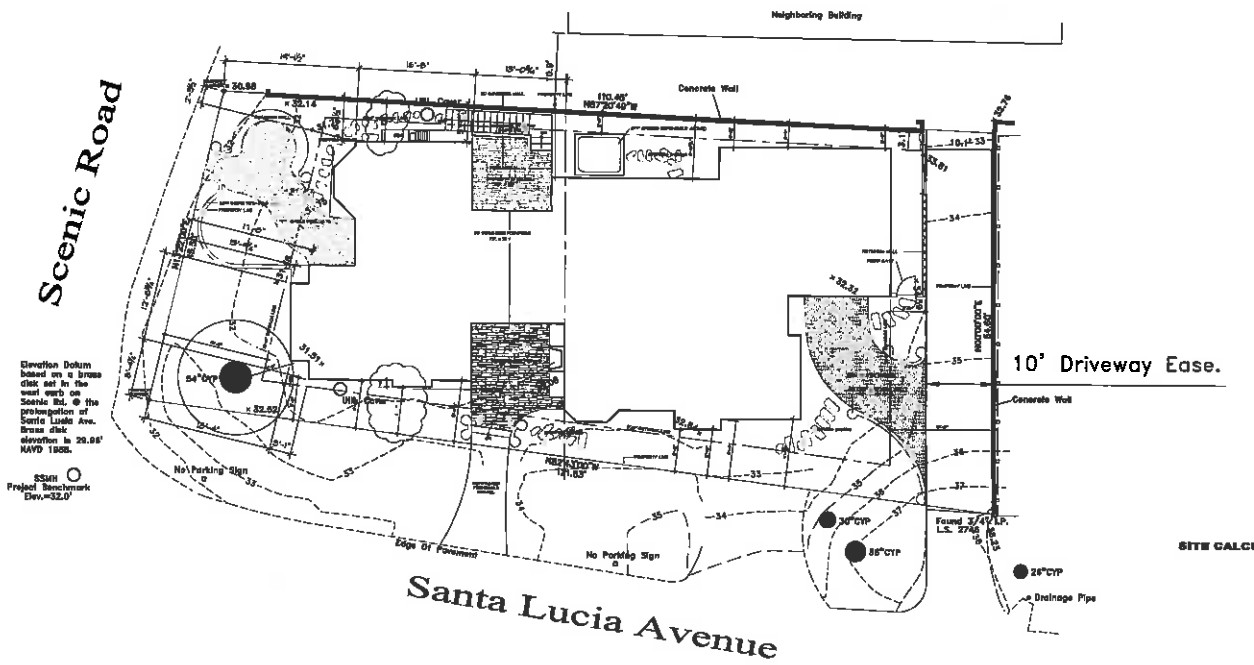
DATE:	4/28/2011
SCALE:	1/8"=1'-0"
DRAWN:	CM
JOB NUMBER:	04.04

A-1.0

SHEET OF

N.T.S. on 8.5 x11

96



SITE CALCULATION:

PARCEL AREA	5,168.00 SF
(E) STRUCTURE FOOTPRINT	2,300.6 SF
(N) STRUCTURE FOOTPRINT	2,212.00 SF
DRIVEWAY	217.00 SF
EXTERIOR PATIOS & STAIRS	264.92 SF
RETAINING WALLS	95.00 SF
STEPPING STONES	45.00 SF
TOTAL IMPERMEABLE	621.92 SF

N

PROPOSED SITE PLAN

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

REVISION	No.

CONSULTANT

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
157 GRAND suite 106 PACIFIC GROVE, CA 93950
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PROPOSED SITE PLAN

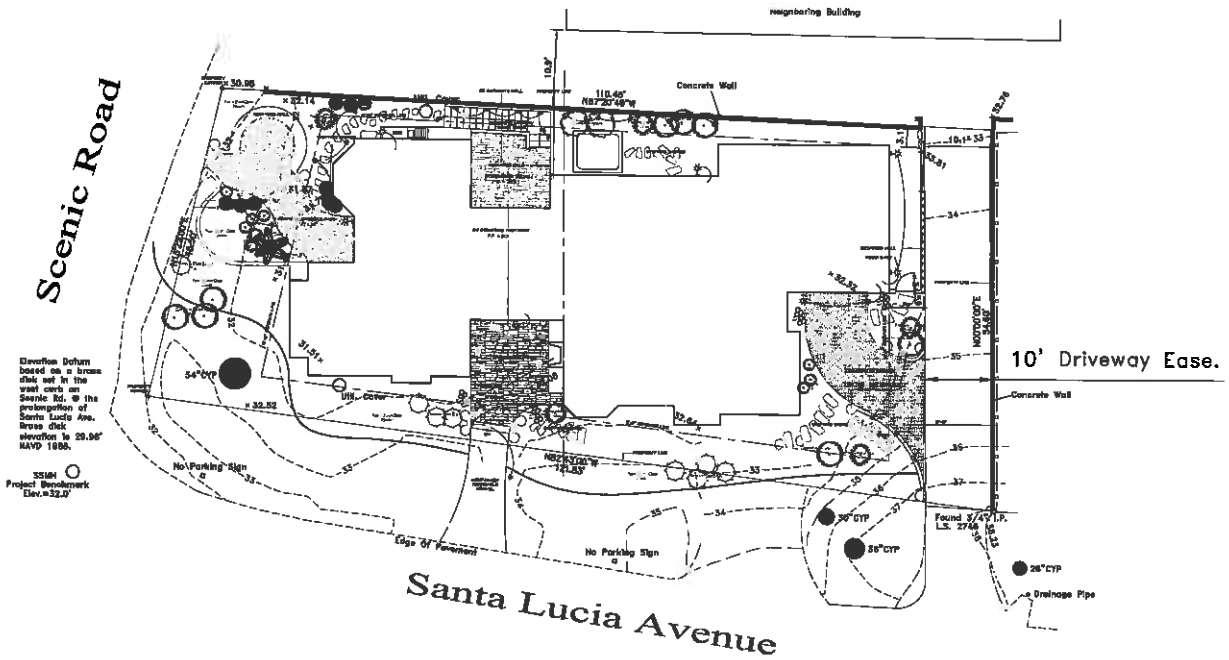
JOB NAME: Morganroth Residence
1st SW of Scenic & Santa Lucia
Carmel, CA
APN: 010-293-012

DATE:	4/28/2011
SCALE:	1/8"=1'-0"
DRAWN:	CM
JOB NUMBER:	04.04

A - 1.1

SHEET OF

N.T.S. on 8.5 x11



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

REVISION	No.

CONSULTANT:

ARCHITECT
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LANDSCAPE AND EXT. LIGHTING LAYOUT

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

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

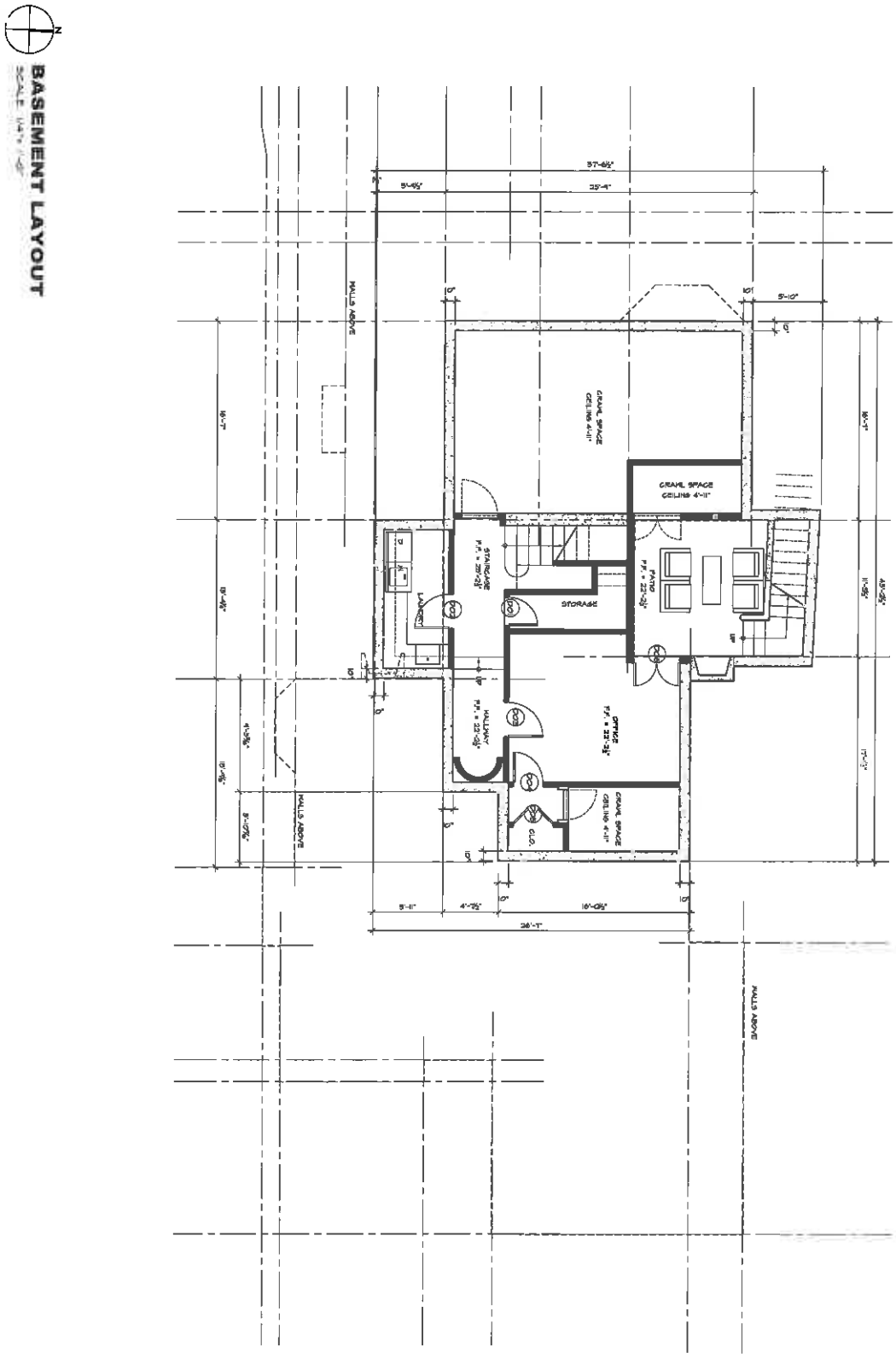
A - 1.2
SHEET OF

N.T.S. on 8.5 x11

86

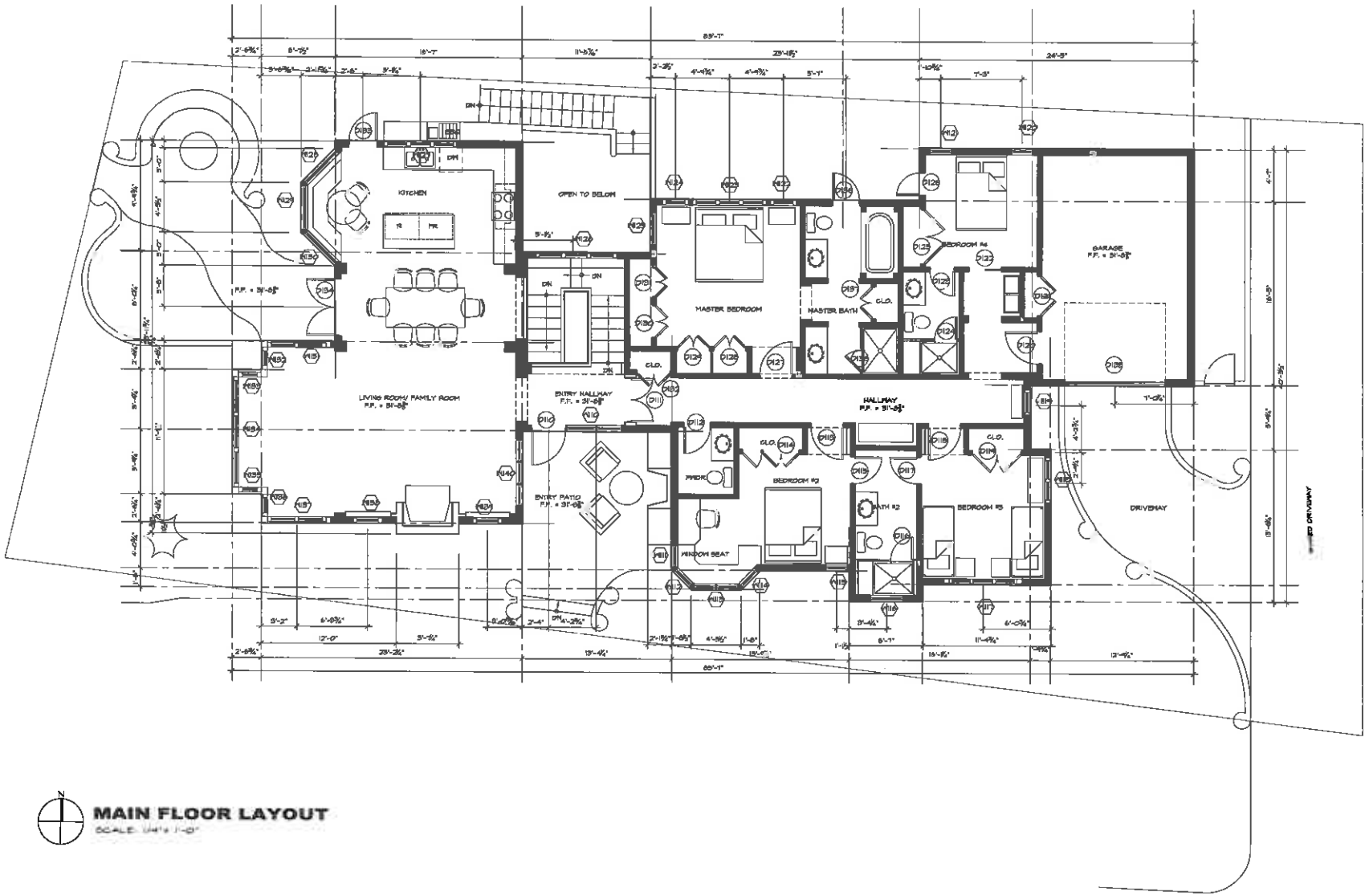
J:\09 Jobs\0904 Morgenroth_CD\004A2-1.dwg 5-04-11 11:37:58 AM

66



N.T.S. on 8.5 x11

A-2.1	FLOOR LAYOUT	ARCHITECT ERIC MILLER ARCHITECTS, INC. 157 GRAND suite 106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com	CONSULTANT:
SHEET OF	Morgenroth Residence 1st Sw of Scenic & Santa Lucia Carmel, CA APN: 010-293-012		REVISION No.



MAIN FLOOR LAYOUT

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

REVISION	No.

CONSULTANT:

ARCHITECT

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FLOOR LAYOUT

AT THE: Morganroth Residence
lot 5 of Scenic & Santa Lucia
Carmel, CA
APN: 010-243-012

DATE: 4/28/2010

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

DRAWN: CH

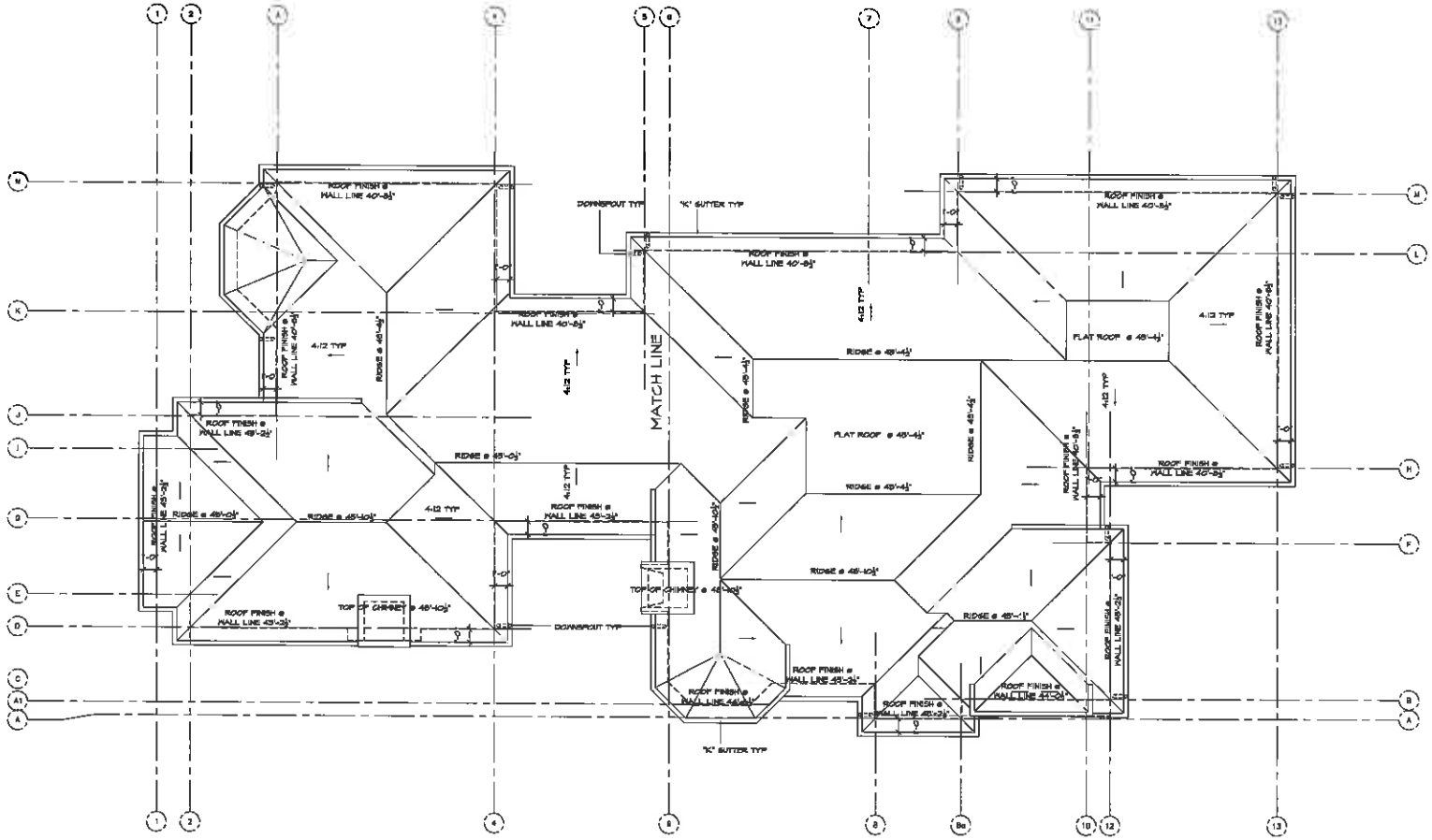
JOB NUMBER: 07.04

A-2.2

SHEET OF

N.T.S. on 8.5 x11

101



ROOF LAYOUT

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

REVISION	No.

CONSULTANTS:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

157 GRAND suite 108 PACIFIC GROVE, CA 93950

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ROOF LAYOUT

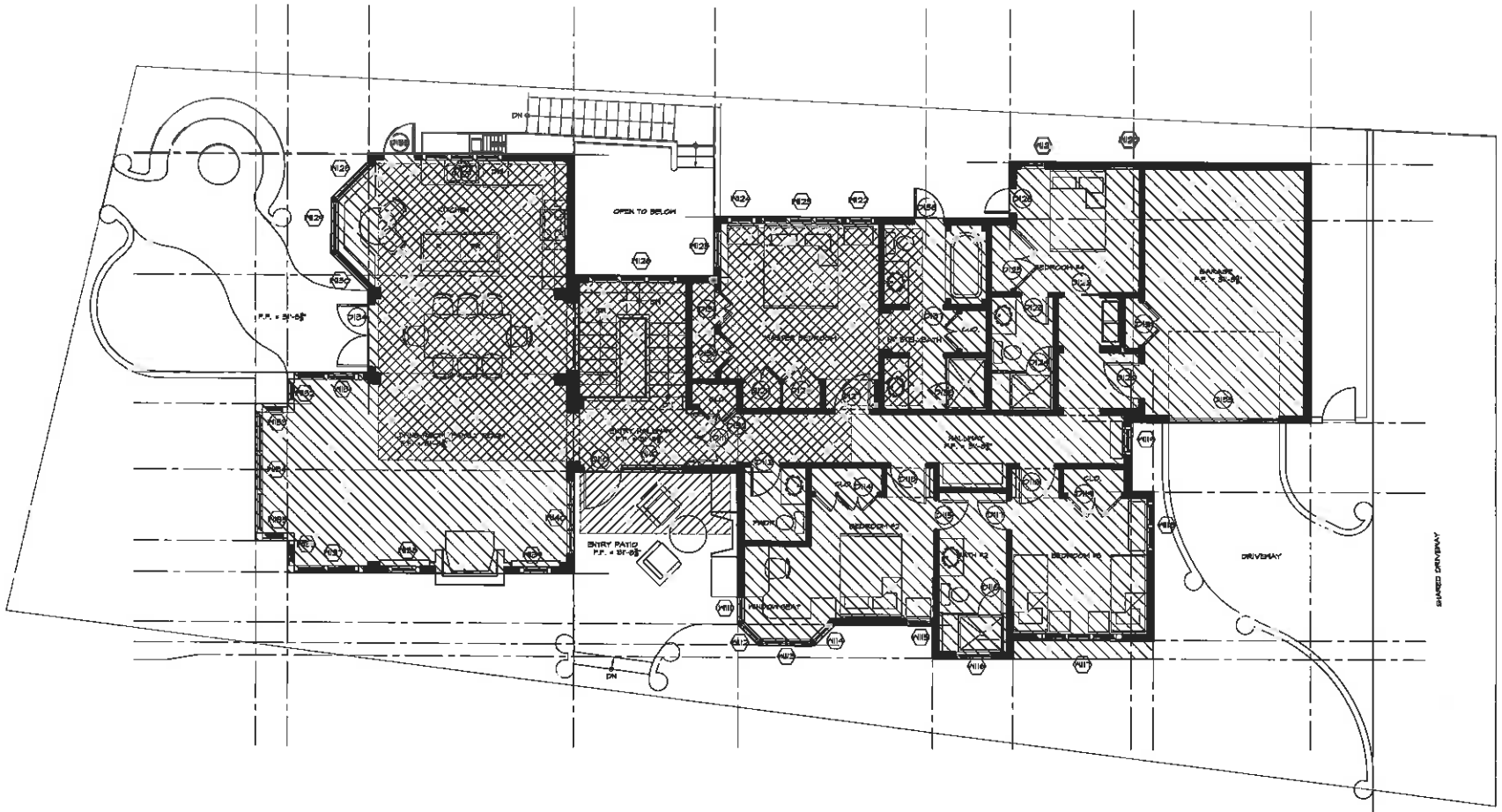
JOB NAME: Margarroth Residence
1st SW of Scenic & Santa Lucia
Carmel, CA
APN: 010-295-012

DATE:	4/26/2011
SCALE:	1/4"=1'-0"
DRAWN:	CM
JOB NUMBER:	09.04

A-2.3

SHEET OF

N.T.S. on 8.5 x11



BASEMENT FLOOR OVERLAPPING LAYOUT

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

BASEMENT AREA - 842 SF
INCLUDING CRAWL SPACE

BASEMENT AREA THAT OVERLAPS MAIN FLOOR - 800 SF
INCLUDING CRAWL SPACE

MAIN FLOOR - 2212 SF

REVISION	No.

CONSULTANTS:

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157 GRAND suite 105 PACIFIC GROVE, CA 93950
PHONE (831) 324-110 • FAX (831) 37-7646 • WEB: www.ericmillerarchitects.com

FLOOR LEVEL MAP

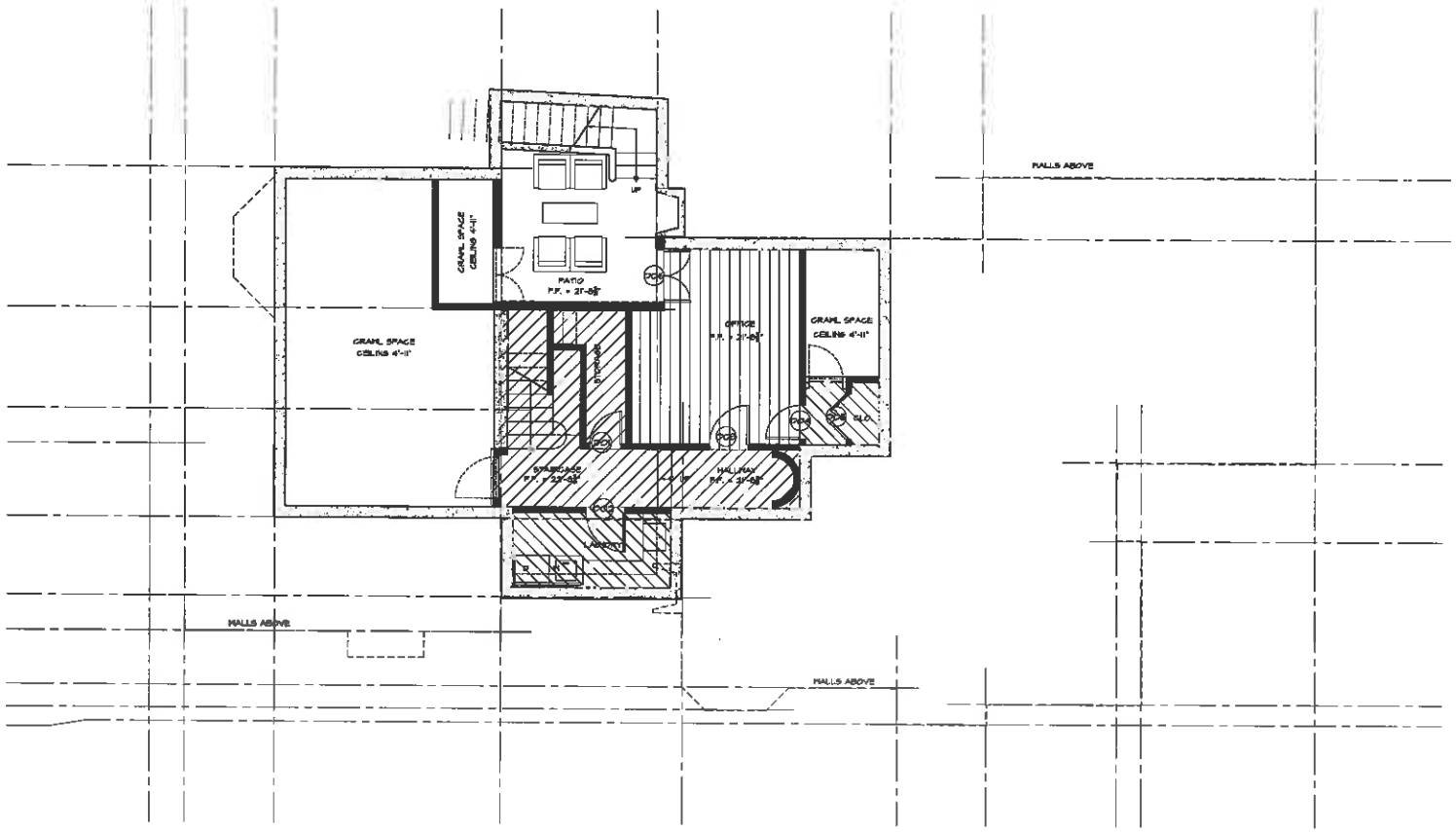
JOB NAME: Morganroth Residence
1st SW of Scenic & Santa Lucia
Carmel, CA
APN: 010-295-012

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

A-2.4
SHEET OF

N.T.S. on 8.5 x11

291



BASEMENT BONUS LAYOUT

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

BASEMENT/AREA DEDUCTED FROM ABOVE - 130 SF

BASEMENT BONUS - 180 SF

BASEMENT INCENTIVE - 100 SF

CONSULTANTS:

ARCHITECT

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BASEMENT BONUS

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

DATE: 4/28/2011

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

DRAWN: CM

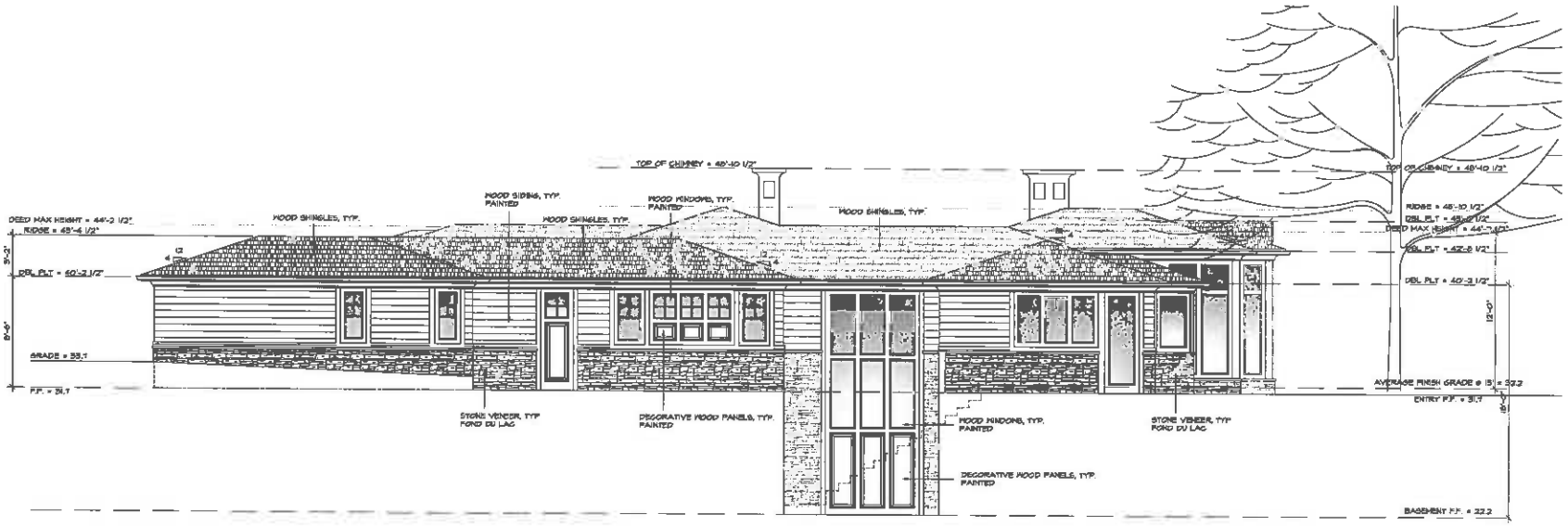
JOB NUMBER: 09.04

A-2.5

SHEET OF

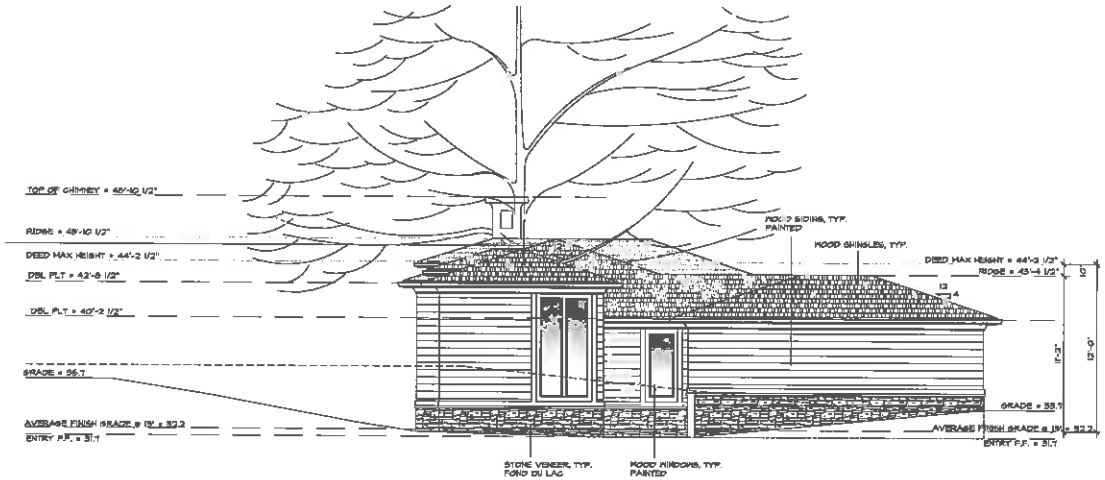
N.T.S. on 8.5 x11

105



NORTH ELEVATION

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



EAST ELEVATION

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

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

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EXTERIOR ELEVATIONS

JOB NAME: Morcomb Residence
lot 5A of Scenic & Santa Lucia
Carmel, CA
APN: 010-293-012

DATE: 4/28/2011

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

DRAWN: CM

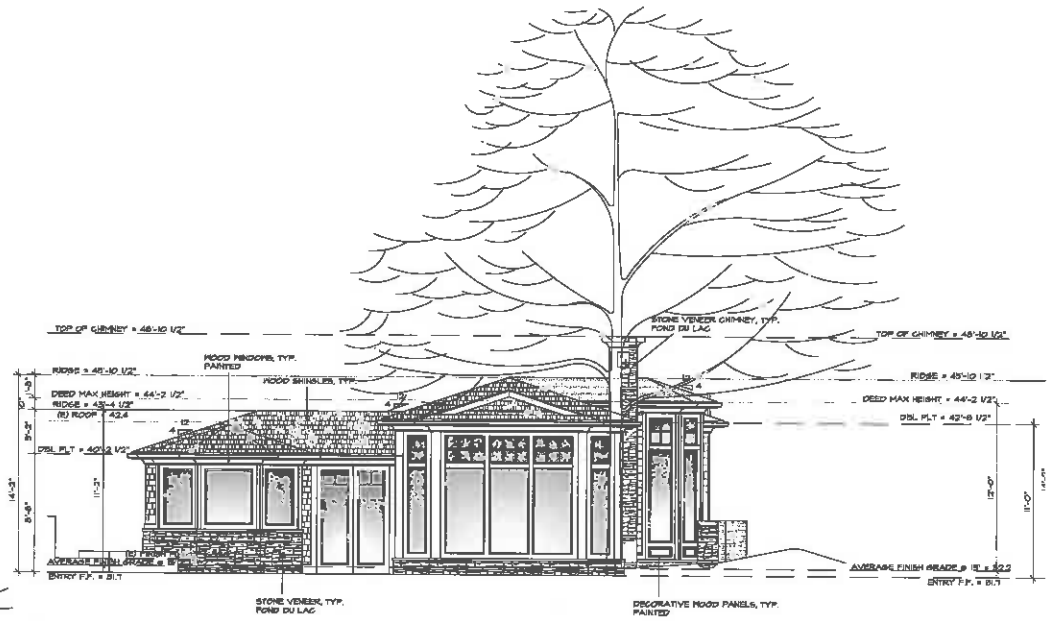
JOB NUMBER: 04.04

A-3.1

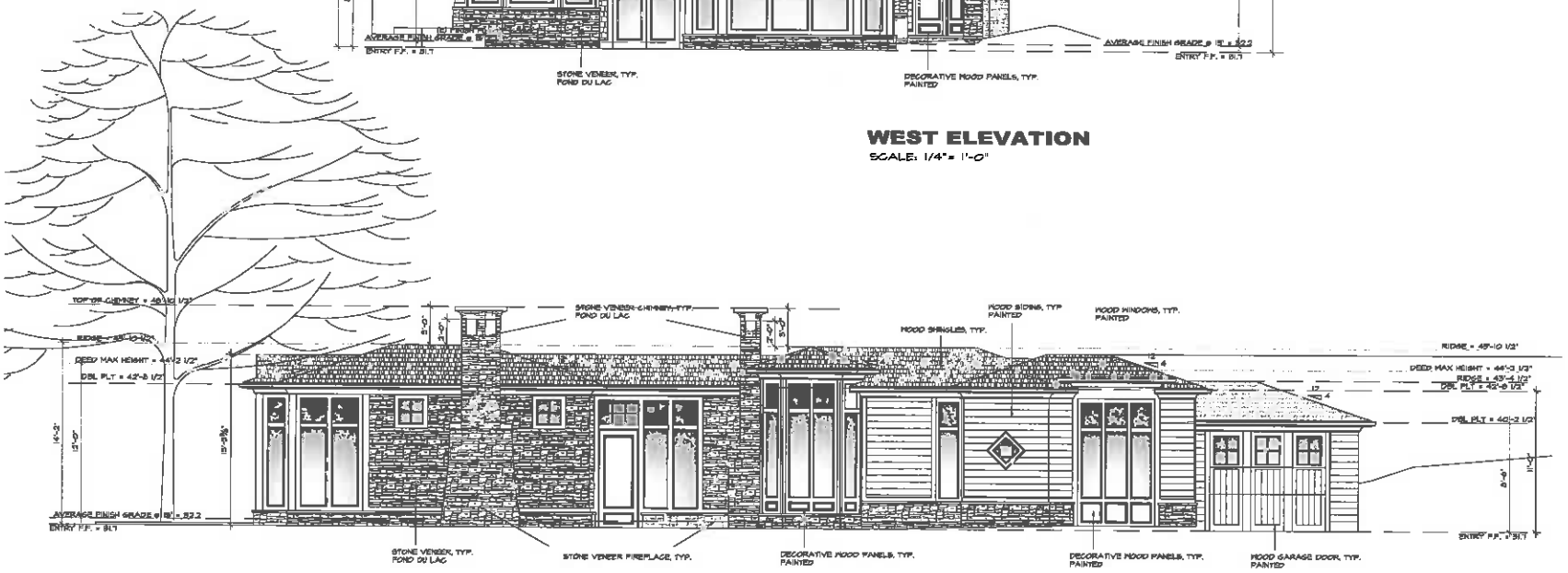
SHEET OF

N.T.S. on 8.5 x11

104



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



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

RE-VISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
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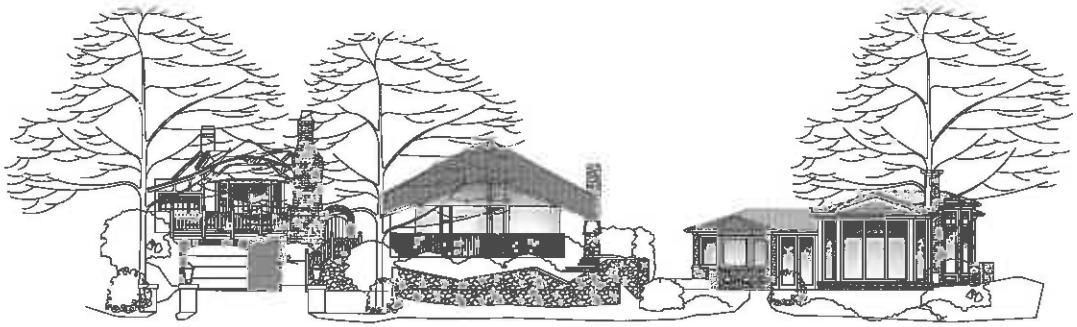
EXTERIOR ELEVATIONS

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

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

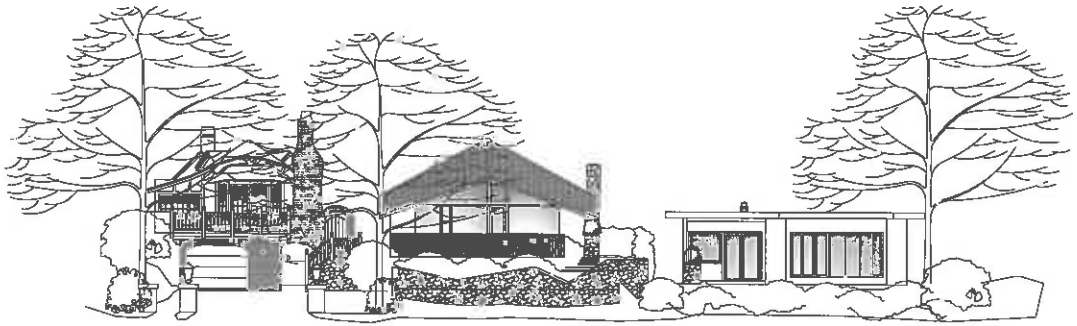
A-3.2
SHEET OF

N.T.S. on 8.5 x11



PROPOSED ELEVATION

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



EXISTING ELEVATION

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

REVISION	No.

CONSULTANT

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

157 GRAND suite 106 PACIFIC GROVE, CA 93950

PHONE (831) 372-0410 • FAX (831) 372-1940 • WEB: www.ericmillerarchitects.com

STREET ELAVATIONS

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

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

A-3.3

SHEET OF

N.T.S. on 8.5 x11

106

DOOR SCHEDULE

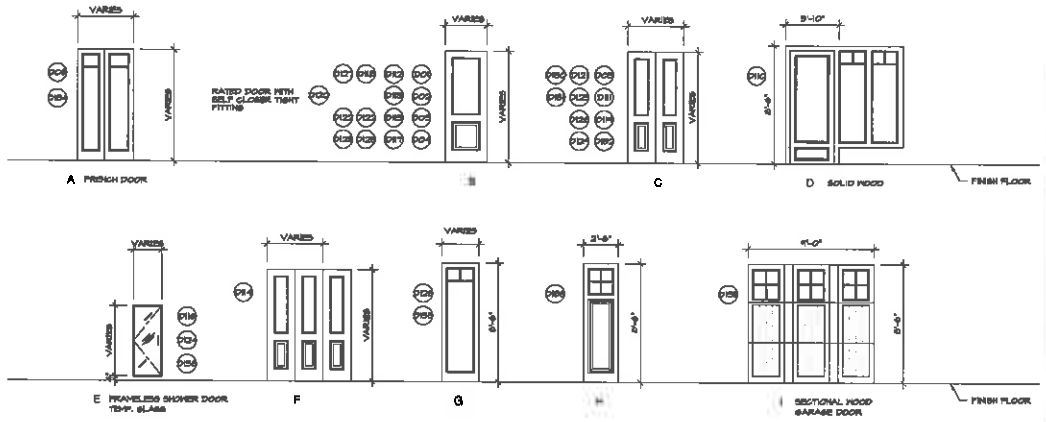
DOOR NO.	TYPE	SIZE W x H	THKNS.	DOOR MAT.	FRAME MAT.	HEAD DETAIL	JAMB DETAIL	THRSHD DETAIL	REMARKS
BASEMENT									
01	B	5'-0" x 7'-0"	1-3/4"	WOOD	WOOD	-	-	-	-
02	B	5'-0" x 7'-0"	1-3/4"	WOOD	WOOD	-	-	-	-
03	B	5'-0" x 8'-0"	1-3/4"	WOOD	WOOD	-	-	-	-
04	B	2'-6" x 8'-0"	1-3/4"	WOOD	WOOD	-	-	-	-
05	C	PR 1'-4" x 8'-0"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
06	A	PR 2'-0" x 8'-0"	1-3/4"	WOOD	WOOD	-	-	-	FRENCH DOOR
MAIN FLOOR									
10	D	5'-10" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	ENTRY DOOR HELD WITH HSC
11	G	PR 2'-0" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	
12	B	2'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	-
13	B	5'-0" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	-
14	F	5'-3" x 8'-6"	1/4"	WOOD	WOOD	-	-	-	CLOSET DOOR 3 PANELS
15	B	2'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	-
16	E	2'-0" x 7'-0"	1-3/4"	GLASS	-	-	-	-	SHOWER DOOR FRAMELESS GLASS
17	B	2'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	-
18	B	5'-0" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	
19	C	PR 2'-5" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
20	D	5'-0" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	RATED DOOR WITH SELF CLOSER TIGHT FITTING
21	C	PR 1'-10" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
22	D	5'-0" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	-
23	B	2'-4" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	EXTERIOR POCKET DOOR W/ TEMP. GLASS
24	E	2'-0" x 7'-0"	1-3/4"	GLASS	-	-	-	-	SHOWER DOOR FRAMELESS GLASS
25	C	PR 2'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
26	A	2'-0" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	FRENCH DOOR
27	B	5'-0" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	-
28	C	PR 1'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
29	C	PR 1'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
30	C	PR 1'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
31	C	PR 1'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
32	C	PR 1'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
33	A	2'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	FRENCH DOOR
34	A	PR 2'-7" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	FRENCH DOOR
35	I	9'-0" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	SECTIONAL GARAGE DOOR
36	H	2'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	EXTERIOR DOOR WOOD PANEL AT BOTTOM
37	C	PR 1'-6" x 8'-6"	1-3/4"	WOOD	WOOD	-	-	-	CLOSET DOOR
38	E	2'-0" x 7'-0"	1-3/4"	GLASS	-	-	-	-	SHOWER DOOR FRAMELESS GLASS

DOOR NOTES

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

1. SHALL BE 2'-0" X 6'-8" MINIMUM
2. SHALL HAVE HARDWARE MOUNTED 36" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
4. FRONDER DI FAR- 4-1/2" X 4-1/2" BUTS ON ALL DOORS.
5. ALL HARDWARE TO HAVE BRUSH FINISH (OIL RUBBED BRONZE)
6. ALL FIRE RATED DOORS SHALL HAVE PERKO SIRO ER (SMALL SHOW SEAL.
7. ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.
8. SHALL BE SOLID CORE
9. ALL DOOR GLAZING TO BE TEMPERED
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD per CBC, SECTION 2407.

DOOR TYPES



REVISION	No.

CONSULTANT:

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ERIC MILLER ARCHITECTS, INC.
157 GRAND suite 106 PACIFIC GROVE, CA 93950
PHONE (831) 372-0410 • FAX (831) 372-0411 • WEB: www.ericmillerarchitects.com

DOOR SCHEDULES

JOB NAME: Morgenroth Residence
lot 5/6 of Scenic & Santa Lucia
Carmel, CA
APN: 010-245-012

DATE: 4/28/2011
SCALE: N.T.S.
DRAWN: CM
JOB NUMBER: 04.04

A-4.0
SHEET OF

104

N.T.S. on 8.5 x11

WINDOW SCHEDULE

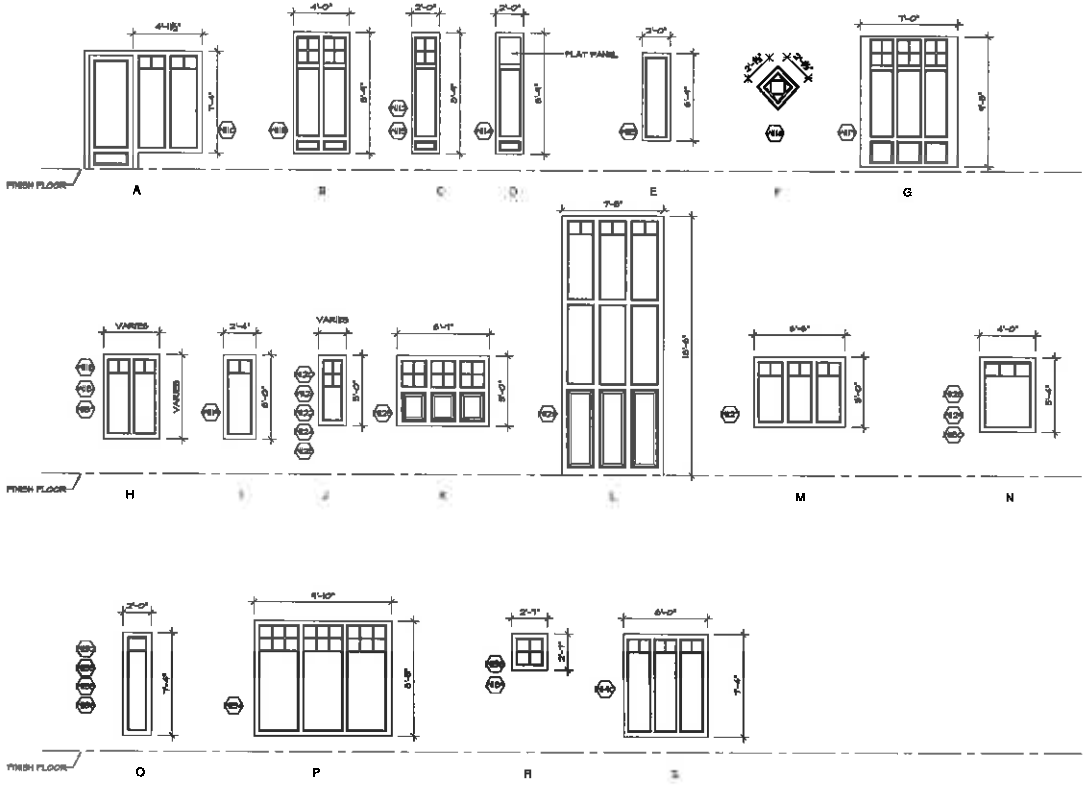
WDW. NO.	TYPE	SIZE W x H	GLAZING	FRAME MAT.	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	PHANTOM SCREEN	REMARKS
MAIN LEVEL									
#10	A	4'-11" W x 7'-4" H	1-3/4	WOOD	-	-	-	-	DWO PANEL WINDOW W/ TEMPERED GLASS MOLDED WITH DWO
#11	G	2'-0" W x 6'-4" H	1-3/4	WOOD	-	-	-	-	THREE PANEL WINDOW W/ TEMPERED GLASS WOOD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

WINDOW NOTES

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

1. EGRESS WINDOWS SHALL HAVE SILL HEIGHT AT 44" A.F.F., MAXIMUM.
2. STAIN GRADE WOOD WINDOWS UNLESS OTHERWISE NOTED

   ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH SECTION 5101 CBC, SECTION 2406.3. ALL SEMI-VISUAL GLASS AREAS IN HAZARDOUS LOCATIONS per CBC, SECTION 2406.4 SHALL PASS THE REQUIREMENTS OF ISO STANDARD 24-2, PART 1.
4. ALL SLOPED GLAZING SHALL COMPLY WITH CBC, SECTION 2404 FOR INSTALLATION AND MATERIALS.
5. SEE WINDOW TYPES, THIS PAGE FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CBC 1203.5 AND EGRESS PER CBC 1014.
6. ALL WINDOW GLAZING SHALL BE LOW-E



REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
157 GRAND avenue
PACIFIC GROVE, CA 93950
PHONE (831) 372-3110 • FAX (831) 372-3940 • E-MAIL eric@ericmillerarchitects.com

WINDOW SCHEDULE

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

DATE: 4/28/2011
SCALE:
DRAWN: CM
JOB NUMBER: CML04

A-4.1
SHEET OF

N.T.S. on 8.5 x11

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

MEETING DATE: 11 May 2011 | BLOCK: 74 LOTS: 1 & 2

FIRST HEARING: X | CONTINUED FROM: N/A

ITEM NO: UP 11-6

OWNER: Heron Trust
APPLICANT: Carmel Bay Company
STREAMLINING DEADLINE: 6/22/11

SUBJECT:

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.

ENVIRONMENTAL REVIEW:

Exempt (Class 5 – Minor Alterations in Land Use)

LOCATION:	ZONING:
SW Cor. Ocean & Lincoln	CC

ISSUES:

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

OPTIONS:

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

STAFF CONTACT: Sean Conroy, Planning & Building Services Manager

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

APPLICATION: UP 11-6 **APPLICANT:** Carmel Bay Company
BLOCK: 74 **LOT:** 1 & 2
LOCATION: SW Cor. Ocean & Lincoln

REQUEST:
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.

BACKGROUND/PROJECT DESCRIPTION:
The Carmel Bay Company is located on the southwest corner of Ocean Avenue and Lincoln Street in a 2,600 square-foot retail space and is considered a home furnishings store. The store has a mix of home furnishings, dishware, cookware, cook books, and some gourmet food.

The applicant is proposing to add the retail sale of wine and wine tasting as ancillary uses in the store. The sale, display and tasting would be confined to a small 115 square foot room in the retail space. No seating is proposed. The applicant has not yet selected a winery, but indicates that it is his intention of displaying local wines.

EVALUATION:
Use Permit: CMC 17.14.040.B indicates that requests for more than one ancillary use requires the issuance of a use permit by the Planning Commission. The Commission's decision to allow ancillary uses should include a determination that the proposed uses are compatible with the primary use, that the space will not exhibit a character of multiple, unrelated activities, and that the use will contribute to the character and diversity of the commercial district.

The area devoted to wine display and tasting represents approximately four percent of the total retail display area of the space. The addition of these ancillary uses will not create the appearance of several unrelated activities and will be a beneficial compliment to the store. The small area that will be devoted to wine tasting will help ensure that it clearly appears ancillary to the primary use and does not take on the appearance of a wine bar.

As previously indicated, the applicant has not yet determined what brand or brand(s) of wine that will be displayed in the store. Staff has added a special condition that only the wines of one Monterey County winery be available for tasting and purchase in the store.

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 11-6
Carmel Bay Company
SW Cor. Ocean & Lincoln
Block 74, Lots 1 & 2

CONSIDERATION:
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.

FINDINGS OF FACT:

1. The retail space is located on the southwest corner of Ocean Avenue and Lincoln Street and is approximately 2600 square feet in size.

2. The applicant applied for a Use Permit on 25 March 2011 to allow for retail wine sales and wine tasting as ancillary uses to the existing store.

3. CMC Section 17.14.040 requires the issuance of a Use Permit for the establishment of multiple ancillary uses

4. The application is exempt from the requirements of the California Environmental Quality Act (class 5).

FINDINGS FOR DECISION:

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

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

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

4. The proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, street capacity and fire protection.

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

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

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

REQUIRED FINDINGS (CMC 17.64.060 – Ancillary Uses)

1. The ancillary uses of wine tasting and wine sales are compatible with the primary use and provide a valuable compliment to the store.

2. The proposed uses will not exhibit a character of multiple, unrelated activities combined into one business.

3. The store will continue to contribute to the character and diversity of the commercial district.

SPECIAL CONDITIONS:

1. This permit authorizes the retail sale of wine and wine tasting as ancillary uses to the existing home furnishings store. All wines available for purchase and/or tasting shall be produced by a single Monterey County winery.

2. The store is permitted to operate between the hours of 8:00 a.m. and 10:00 p.m. daily.

3. Tasting shall involve wine only, no other alcoholic beverages are permitted to be tasted or purchased. A maximum of 10% of useable retail floor space shall be devoted to wine sales and wine tasting.

4. The maximum serving size shall be 2 ounces per serving. Customers are not permitted to drink bottles of purchased wine in the store and no wine tasting shall take place on public property.

5. The applicant shall obtain any applicable licenses with the ABC prior to operation.

6. All exterior alterations and/or sign changes, and interior renovations that may require a building permit, shall require approval from the Department of

Community Planning and Building prior to performing the work.

7. The use shall be conducted in a manner consistent with the presentations and statements submitted in the application and at the public hearing, and any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of a new use permit by the Planning Commission.

8. This use permit shall become void and no further force or effect if the use is not initiated within six months and/or upon termination or discontinuance of the use for any period of time exceeding six months.

9. Violations of the terms of this use permit or other ordinances of the City may constitute grounds for revocation of this use permit and the associated business license by the Planning Commission.

10. Upon termination or revocation of this use permit and/or business license for any reason, the use shall immediately cease and shall not be re-established without issuance of a new use permit.

11. Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water use as compared to the previous use, this Use Permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.

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.

DECISION:
This use permit is approved with the findings and conditions stated above.

CARMEL BAY COMPANY

BOX 5606 CARMEL, CALIFORNIA, 93921 624-3868

3/22/11

Carmel Planning Department

The Carmel Bay Company requests a permit for off sale wine and wine tasting in our store in the Seven Arts Building at Ocean & Lincoln. Display space and tasting would be confined to a small room of 115 sq. ft. adjacent to our sales counter downstairs. Selection would be confined to one or two local vineyards.

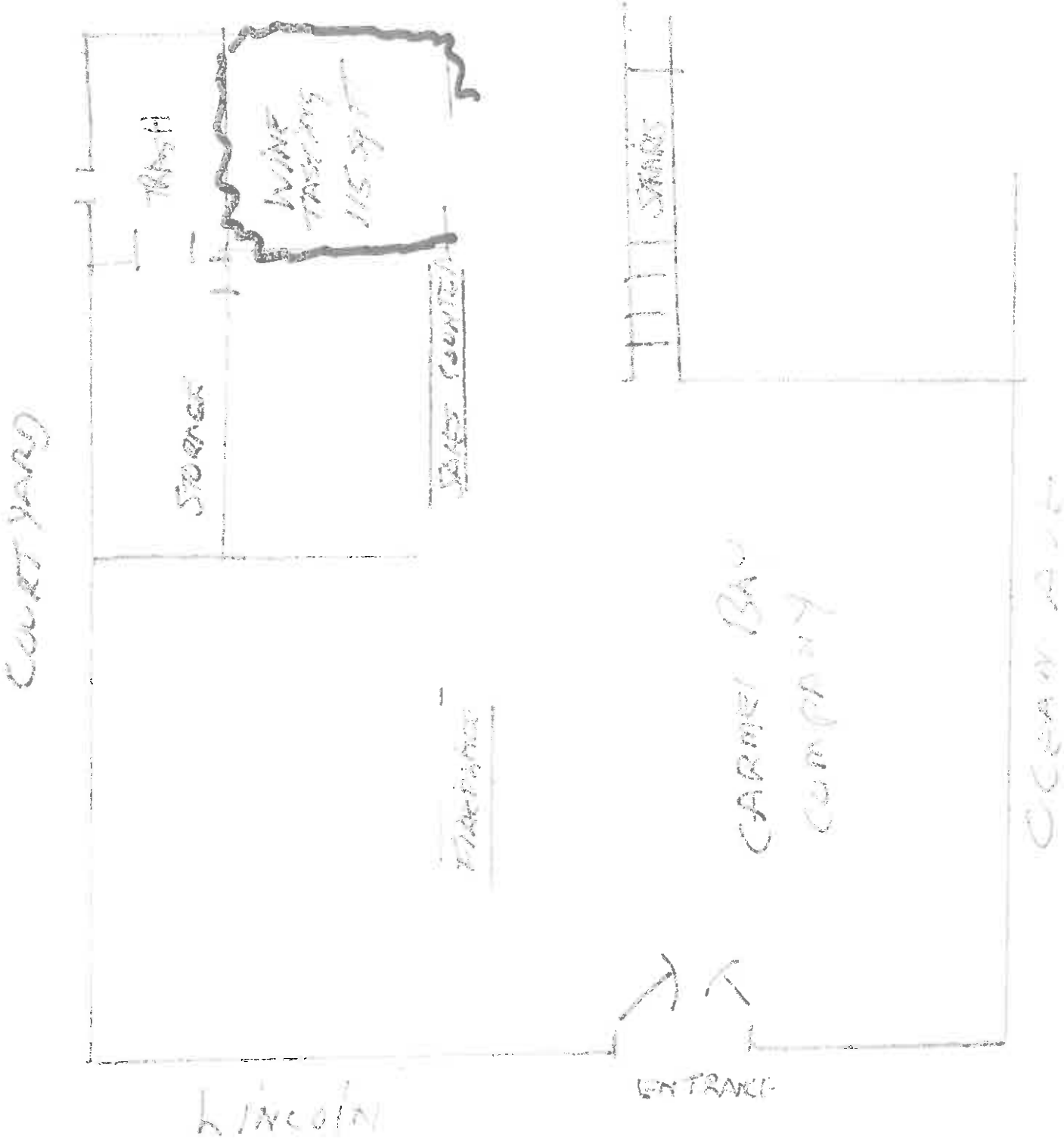
We feel quality local wine would compliment our existing merchandise mix of home furnishings, dishware, cookbooks, picnic baskets, and select gourmet foods. We carried wine several years ago under our own label and it was very popular both with visitors to our area and local customers. Our emphasis would be promoting local wine as a quality gift as well as for entertaining, picnics, and personal enjoyment.

If granted this permit, we would carry a limited selection of high quality local wines that reflect well upon both our area and our business.

Thank you for your consideration.

Sincerely,
Barney Scollan
Carmel Bay Company

Barney Scollan


COURT YARD
STORAGE
WINE TASTING 115 SQ FT
SHARES
CARMEL BAY COMPANY
OCEAN AVE
ENTRANCE
LINCOLN

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

MEETING DATE: 11 May 2011 BLOCK: 117 LOT: 15

FIRST HEARING: X CONTINUED FROM: N/A

ITEM NO: DS 11-37 APPLICANT: Domicile Capital
STREAMLINING DEADLINE: 7/1/11

SUBJECT:

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 Districts.

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – new construction)

LOCATION: ZONING:

Mission 2 NW of 11th R-1, AS

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 11-37
BLOCK: 117
LOCATION: Mission 2 NW of 11th

APPLICANT: Domicile Capital
LOT: 15

REQUEST:
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 Districts.

ADDITIONAL REVIEW:
1. None.

EXISTING NONCONFORMITIES:
1. Parking.
2. Side-yard Setback.
3. Rear-yard Setback.

BACKGROUND:
This site is located on Mission Street two northwest of Eleventh Avenue and is developed with a small one-story residence. The property contains three significant trees, one of which is located near the center of the lot. A Determination of Ineligibility for listing on the City's Inventory of Historic Resources was issued on 8 November 2010.

PROJECT DESCRIPTION:
The applicant is proposing to demolish the existing residence and construct a new one-story residence. The proposed residence is 1,583 square feet with a 217 square foot detached garage located in the front setback. The applicant is proposing a combination of board and batten siding with stucco. Unclad wood windows and doors are proposed throughout the residence.

Site coverage includes a patio, walkway and partially enclosed porch. The applicant is proposing a sand set paver driveway. An outdoor wood burning fireplace is also proposed on the south side of the property.

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 sf (45%)	NA	1,800 sf (45%)
Site Coverage	556 sf (13.9%)*	NA	545 sf (13.6%)
Trees (upper/lower)	3/1 trees	2/7 trees	1/3 trees
Ridge Height (1st/2nd)	18/24 ft.	NA	17.5 ft.
Plate Height (1st/2nd)	12 ft./18 ft.	NA	12 ft.
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15 ft.	NA	17 ft.**
Composite Side Yard	10 ft. (25%)	NA	10 ft. (25%)
Minimum Side Yard	3 ft.	NA	3 ft.
Rear	3 ft.	NA	6 ft.
* Includes a 4% bonus if 50% of all coverage is permeable or semi-permeable.			
**Detached garage located at front property line.			

EVALUATION:

Forest Character: Residential Design Guidelines 1.1 - 1.4 encourage maintaining *"a forested image on the site."* The General Plan and Municipal Code prohibit the removal of significant trees.

The applicant has done a nice job of designing the residence around the three significant trees on the property. One of the trees is located near the center of the property and has dictated much of the design.

The applicant is proposing to remove five non-significant trees. Staff notes that the demolition plan shows the removal of three additional trees that have already been removed. The City Forester has reviewed the plans and recommends that one lower-canopy and one upper-canopy tree be planted on the site. Staff has added a special condition to address the Forester's recommendation.

Privacy & Views: Design Guidelines 5.1 - 5.3 encourage new designs to *"preserve reasonable privacy for adjacent properties"* and to *"maintain view opportunities."* Guideline 7.3 recommends *"avoiding placing a tall building wall near a property line when it will be adjacent to similar walls on neighboring site"* and to *"preserve open spaces and access to light between properties."*

The applicant originally proposed a two-story design, but after consulting with staff it was determined that the design would have substantially impacted the northern neighbor. As a result, the applicant revised the design to be one-story.

The proposed one-story design will still present mass to some of the northern neighbor's south facing windows, however, the impact will be significantly less than a two-story design. Staff notes that much of the proposed residence is shifted towards the north side of the property to avoid the significant trees. Staff supports the design of this project and commends the applicant for redesigning the project to minimize the impact to the northern neighbor.

Mass & Bulk: Design Guidelines 7.1 - 7.6 encourage a building's mass to relate "*to the context of other homes nearby*" and to "*minimize the mass of a building as seen from the public way or adjacent properties.*" The Guidelines also recommend avoiding *"design treatments that produce a top-heavy appearance.*"

The proposed residence has a ridge height of 17.5 feet and appears relatively tall for a one-story residence. However, staff notes that there are trees at the front of the property that screen much of the mass and the proposed residence is in scale with the adjacent one-story residence to the north. If the Commission is concerned about mass, it could require the plate height to be reduced by one foot. The plate height as measured from the floor to the top of the wall is nine feet for the majority of the residence.

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 proposed residence has a gable roof design with a 5:12 pitch. The footprint of the residence was dictated by the two significant trees. The proposed residence presents a simple appearance that is consistent with the Design Guidelines.

Finish Details: Design Guidelines 9.5 - 9.8 encourage the *"use of natural materials"* and indicate that if stucco is to be used it should be *"in conjunction with some natural materials such as wood and/or stone...but should not be repeated to excess within a block."* With regards to roofing material, Guideline 9.9 states that *"clay tile, slate and concrete tile may be considered appropriate on some structures (i.e. Spanish and Italian Revival, Monterey Colonial, French Revival, etc.)."*

The applicant is proposing a combination of board and batten siding with stucco. The applicant has done a nice job of balancing the two materials. Staff notes that the garage could be clad with board and batten siding as opposed to stucco if the Commission would like to see more wood incorporated into the design.

The applicant is proposing unclad wood doors and windows and a concrete tile roof. A sample of the roofing material will be submitted at the hearing for the Planning Commission to review.

Detached Garage: Design Guideline 6.2 states that *"parking facilities that maintain or enhance variety along the street edge are encouraged."* CMC 17.10.030 allows for detached garages and carports to encroach into the front and/or side yard setbacks if certain standards can be met. These include avoiding impacts on significant trees and providing diversity to the streetscape.

The applicant is proposing a detached garage within the front and composite side-yard setbacks. It's important to note that the applicant chose a one-story design to avoid impacting the northern neighbor, and is unable to develop the middle portion of the lot due to the significant trees. The proposed garage assists the project in achieving design objectives, such as minimizing impacts to neighbors and avoiding impacts to significant trees. For these reasons staff supports the proposed garage. Additionally, none of the neighboring properties have a detached garage in the front setback. The proposal adds to the diversity of the streetscape.

The proposed garage touches the entry structure and is technically attached to the main residence. A special condition has been added requiring the applicant to work with staff on detaching the garage from the entry structure and front stairs.

Front Window: Design Guideline 9.12 states that *"the use of a grand entry, oversized entry door or large picture window facing the street is discouraged."*

The proposed window at the front of the residence is eight and-a-half feet tall by seven feet wide. Staff notes that the applicant is proposing divided light and that the window would be located behind a group of trees at the front of the property. The Planning Commission should discuss whether the size of the window should be reduced.

Exterior Lighting: Staff has not identified any issues with the exterior lighting plan. All lighting shall comply with standard condition #9.

Landscaping: The applicant has provided a landscape plan showing the species and location of all proposed landscaping. The landscape plan will be reviewed by the City Forester prior to the issuance of a building permit.

RECOMMENDATION:
Approve the application with the attached special condition.

SPECIAL CONDITION:

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

2. The applicant shall work with staff on detaching the proposed garage from the entry structure and front stairs.

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.

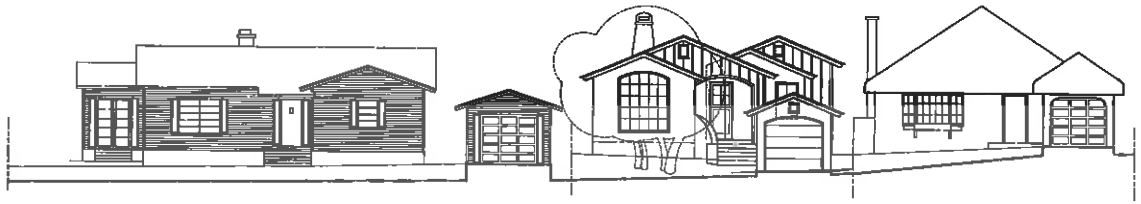
2. The project is not located between the first public road and the sea and no review is required for potential public access.

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 4,000 square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✓
8.	The applicant shall submit in writing any proposed changes to the project plans as submitted on 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.	The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
12.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt	✓

	connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	
13.	This project is subject to a volume study.	✓
14.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
15.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✓
16.	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.	✓
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 **60** points based on the Residential Green Building Checklist.	✓



MISSION STREET
ELEVATION 1/8" = 1'-0"

ABBREVIATIONS NOTES, SYMBOLS

BLK	BLOCKING
BM	BEAM
BOT	BOTTOM
CLG	CEILING
CONC	CONCRETE
CONT	CONTINUOUS
CMU	CONCRETE MASONRY UNITS
DBL	DOUBLE
DF	DOUGLAS FIR
DS	DOWN SPOUTS
DWL	DOWEL
(E)	EXISTING
FIN FLR	FINISH FLOOR
FND	FOUNDATION
FRMG	FRAMING
FTG	FOOTING
GYP BRD	GYPSUM BOARD
GLB	GLUE LAMINATED BEAM
HNGR	HANGER
LINE	LINER
LTG	LIGHTING
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
OC	ON CENTER
PLYWD	PLYWOOD
PR	PAIR
PTDF	PRES. TREATED SF
REMP	REMPERGIRA
SIN SCHED	SIGNATURE SCHEDULE
SHTG	SHEATHING
T. AND B.	TOP AND BOTTOM
T. AND G.	TONGUE AND GROOVE
TEMP	TEMPERED
T.B.N.	TYPICAL BOXED NAIL
TOF	TOP OF FINISHED FIN/WW
TOS	TOP OF SLAB
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
WD	WOOD
WC	WITH

(X/X) DETAIL MARKER
PAGE WHERE DETAIL OCCURS

PROJECT DATA

OWNER	DOMICILE CAPITAL LLC 1010 STREET; SUITE B4 MONTEREY, CA. 93940 831.373.27[illegible]
LEGAL	APN: 010-102-007 LOT 13; BLOCK117; VOLUME 1 CITIES AND TOWNS; PAGE 2
ZONING	[illegible]
LOT SIZE	[illegible]
PROPOSED BUILDING	LIVING 1500 SF GARAGE 217 SF TOTAL SF 1600 SF
FAR	ALLOWED .45 x 4000 1800 SF PROPOSED 1600 SF

SITE COVERAGE

ALLOWED
1800 SF LOT
SOWAR FOR 50% SEMI-IMPERVIOUS (.04 x 4000SF) 200 SF
TOTAL ALLOWED [illegible] SF

PROPOSED (576 SF SHALL BE SEMI-IMPERVIOUS)
PORCHES AND STAIRS (IMPERVIOUS) 233 SF
FRONT WALK, DRIVEWAY, AND MAIN PATIO(SAND SET PAVERS) 312 SF
TOTAL 545 SF

GRADING	CUT	180 CY
	FILL	14 CY

GENERAL SCOPE OF WORK: DEMOLITION OF EXISTING BUILDINGS AND SITE FEATURES ON SITE; CONSTRUCT NEW SINGLE FAMILY DWELLING WITH DETACHED GARAGE AND SITE IMPROVEMENTS.

SHEET INDEX

SHEET	TITLE
A0.1	COVER SHEET; PROJ NOTES
A1	PRELIMINARY SITE ASSESSMENT PLAN
A1.1	DEMOLITION AND PROPOSED SITE PLAN
A2	PROPOSED FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4	ROOF PLAN

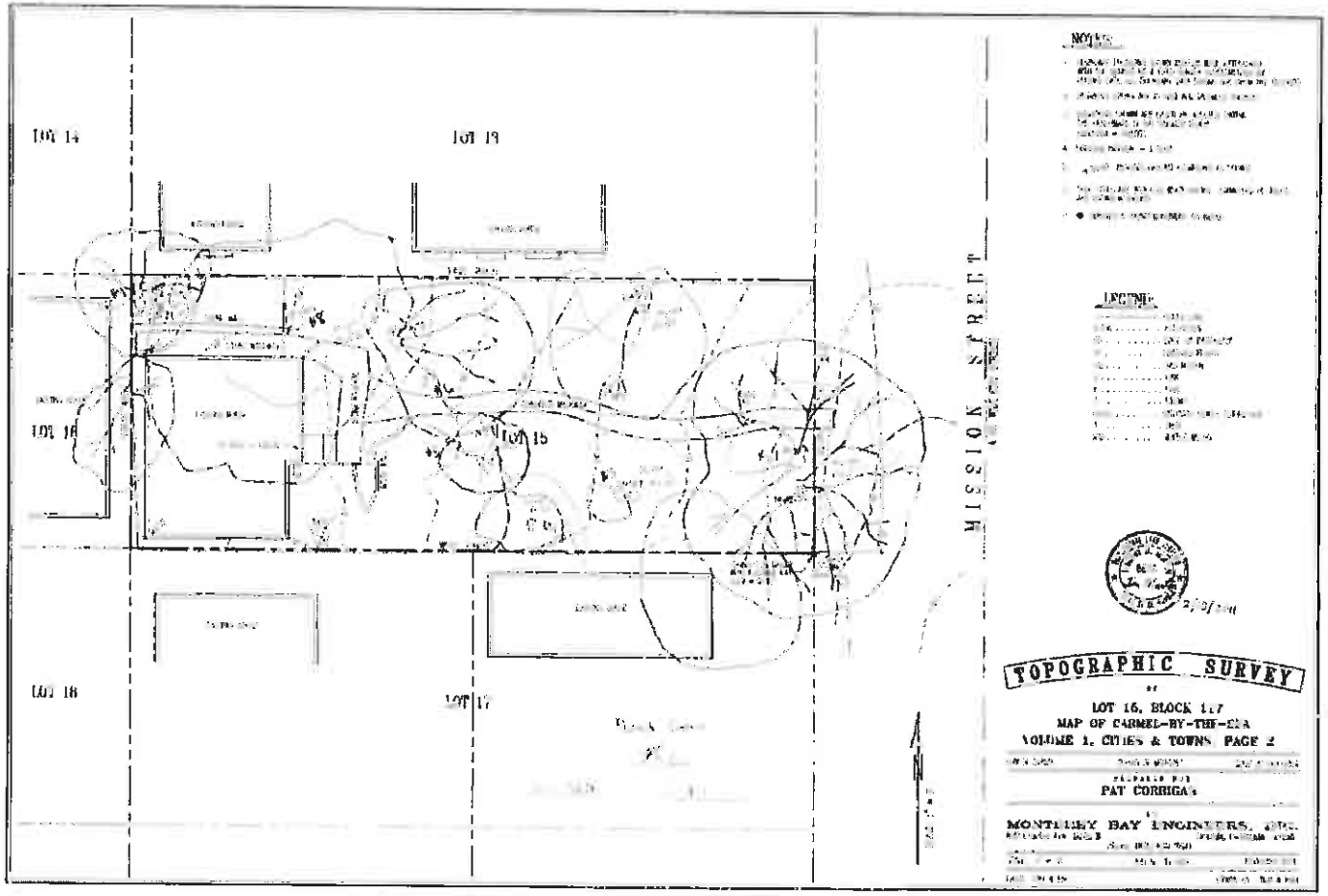
REVISIONS

G David CASE
architecture
550 HARTNELL STREET SUITE F
MONTEREY, CA. 93940
831.373.2438 PH
831.373.0274 FAX

COVER SHEET
STREET ELEVATION

A RESIDENCE for
DOMICILE CAPITAL LLC
2ND MISSION NW 11TH CARMEL, CA.

DATE 4/8/11
SCALE
DRAWN BY
SHEET A0.1
OF 7 SHEETS



DOMICILE CAPITAL LLC

PRELIMINARY SITE ASSESSMENT

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A1

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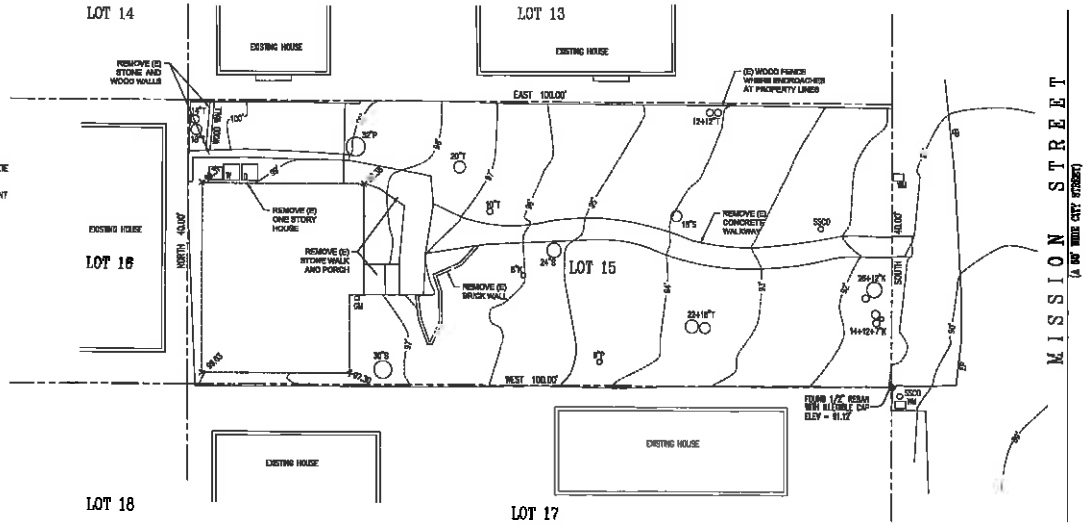


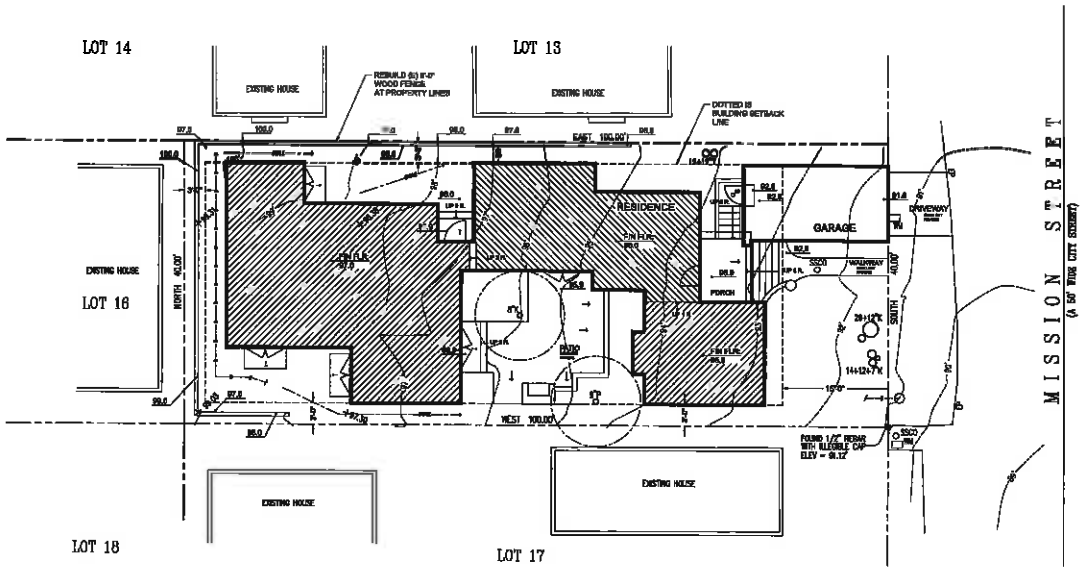
FENCE LINE
AC ..... ASPHALTIC CONCRETE
CO ..... CLEAN OUT
ELEV ..... ELEVATION
EP ..... EDGE OF PAVEMENT
FF ..... FINISHED FLOOR
FH ..... FIRE HYDRANT
GM ..... GAS METER
K ..... OAK
P ..... PINE
S ..... STUMP
UP ..... UTILITY POLE
WM ..... WATER METER
WV ..... WATER VALVE

DEMOLITION PLAN 1/8" = 1'-0"

○ 18"P (F) TREE TO BE REMOVED
○ 18"P (E) TREE TO BE REMAIN

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
5. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. THE BENCHMARK IS THE TOP OF A 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7771", LOCATED AT THE NORTHEAST CORNER OF LOT 1, AS SHOWN ON THIS MAP. BENCHMARK ELEVATION = 100.00'.



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

(E) CONTOUR
FINISH CONTOUR
(E) SPOT GRADE
SPOT FINISH GRADE
SURFACE DRAINAGE SWALE 1/4"/ FT MIN
TRENCH DRAIN: 4" PERF. PIPE IN MIN 12" WIDE ROCK DITCH; DRAIN TO DISSIPATER BELOW HOUSE VIA 4" SOLID PIPING
SOLID 4" Ø PIPE COLLECTOR FROM SPECIFIED ROOF DRAWING AND TRENCH DRAINS TO DAYLIGHT INTO ROCK DISSIPATER PIT
DIRECTION OF MINIMUM SLOPE @ 1/4"/ FT
6'-0" RADIUS CLR AROUND PROTECTED TREE

G David CASE architecture
[illegible] HARTNELL STREET SUITE F
MONTEREY, CA [illegible]
TELEP: [illegible]
FAX: [illegible]

DEMOLITION PLAN
PROPOSED SITE PLAN

A RESIDENCE for
DOMICILE CAPITAL LLC
2ND MISSION NW 11TH

DATE 4/8/11
SCALE
DRAWN AC
SHEET A1.1
OF 7 SHEETS

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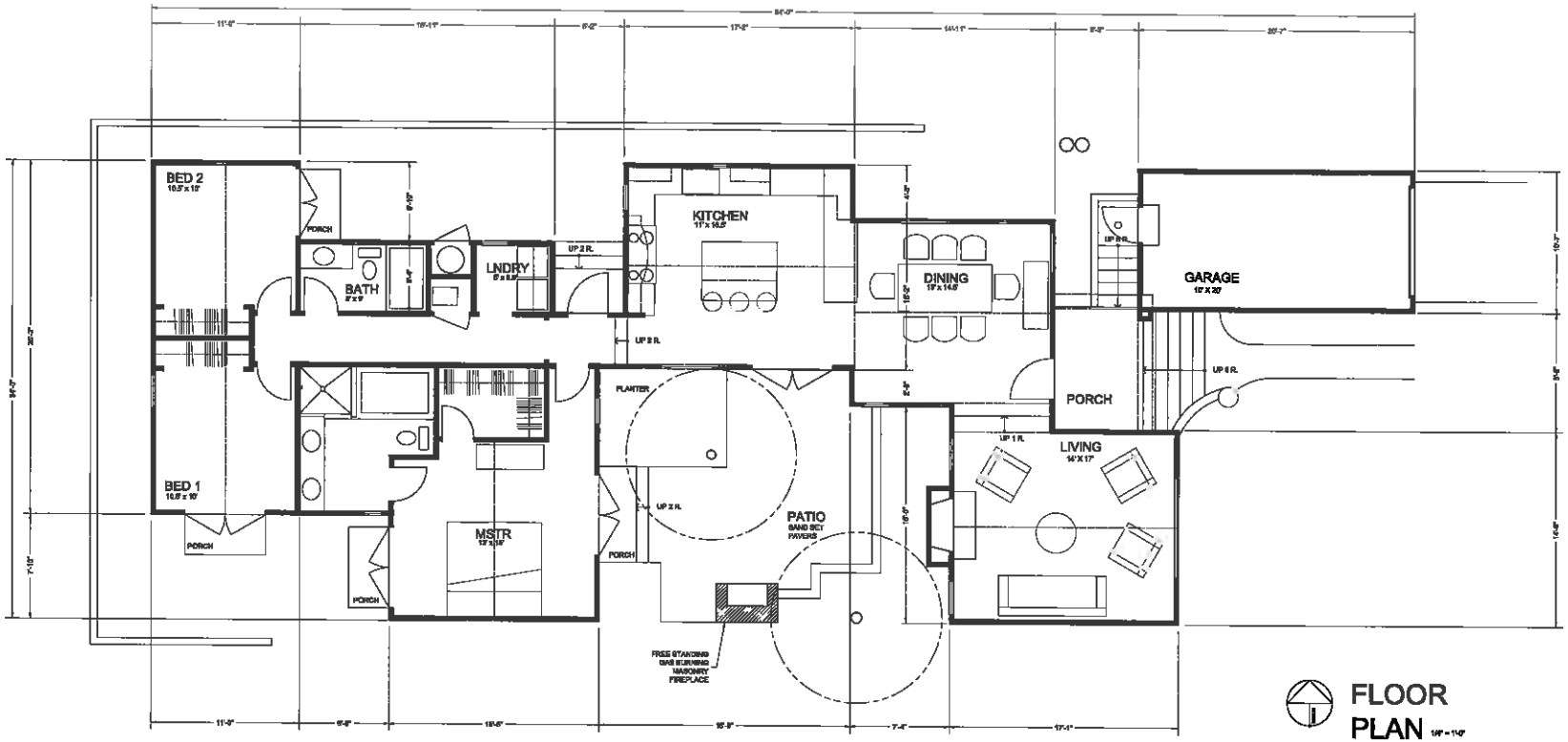

FLOOR PLAN 1/4" = 1'-0"

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PROPOSED FLOOR PLAN

A RESIDENCE for
DOMICILE CAPITAL LLC
2ND MISSION NW 11TH

DATE 4/8/11
SCALE
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SHEET A2 of 7

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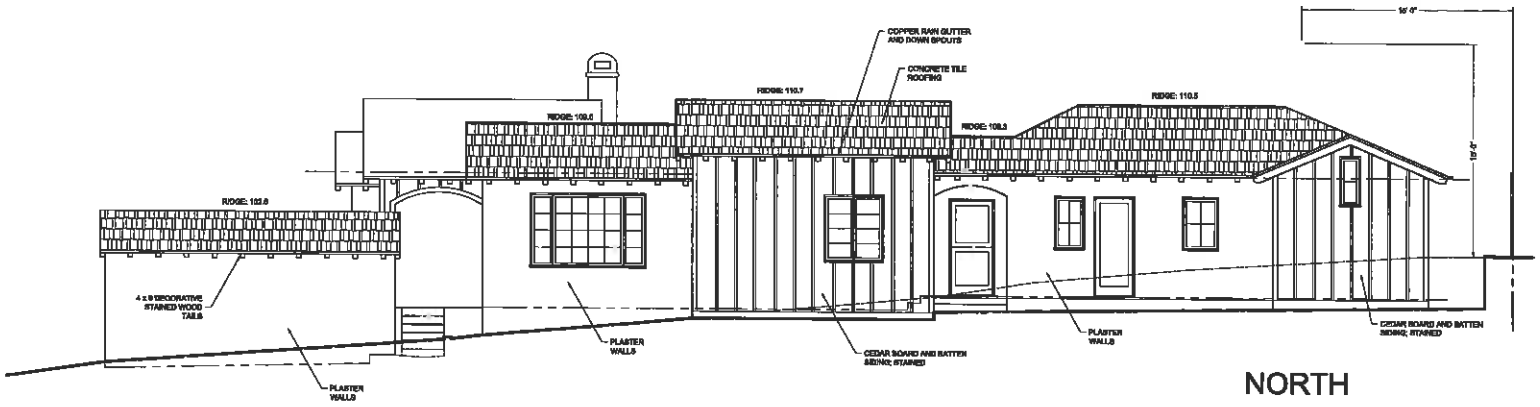
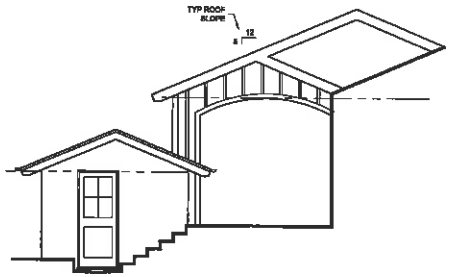


NORTH ELEV 1/4" = 1'-0"

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



WEST ELEV @ GARAGE

G David CASE architecture

EXTERIOR ELEVATIONS

A RESIDENCE for
DOMICILE CAPITAL LLC
2ND MISSION NW 11TH

DATE 4/6/11

SCALE

DRAWN CD

SHEET A3 OF 7 SHEETS

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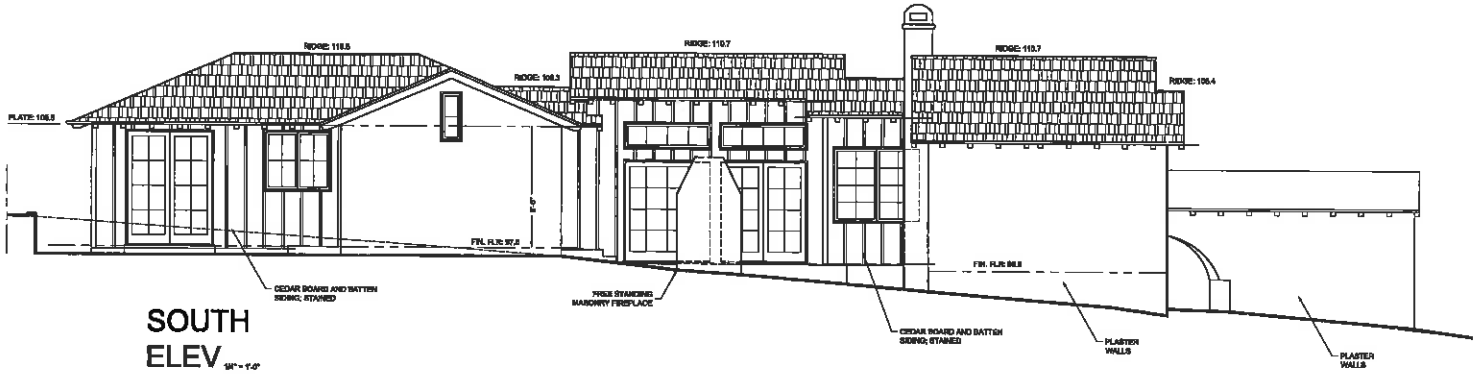
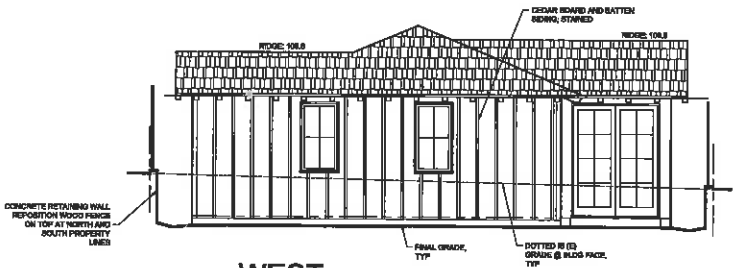
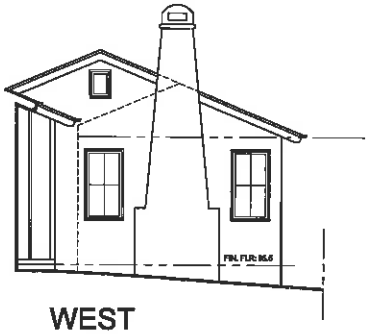


SOUTH ELEV 3/8" = 1'-0"



WEST ELEV 1/8" = 1'-0"



WEST ELEV FACING PATIO

EAST ELEV FACING PATIO

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EXTERIOR ELEVATIONS

A RESIDENCE for
DOMICILE CAPITAL LLC
2ND MISSION NW 11TH

DATE: 4/8/11

SHEET A3.1
OF 7

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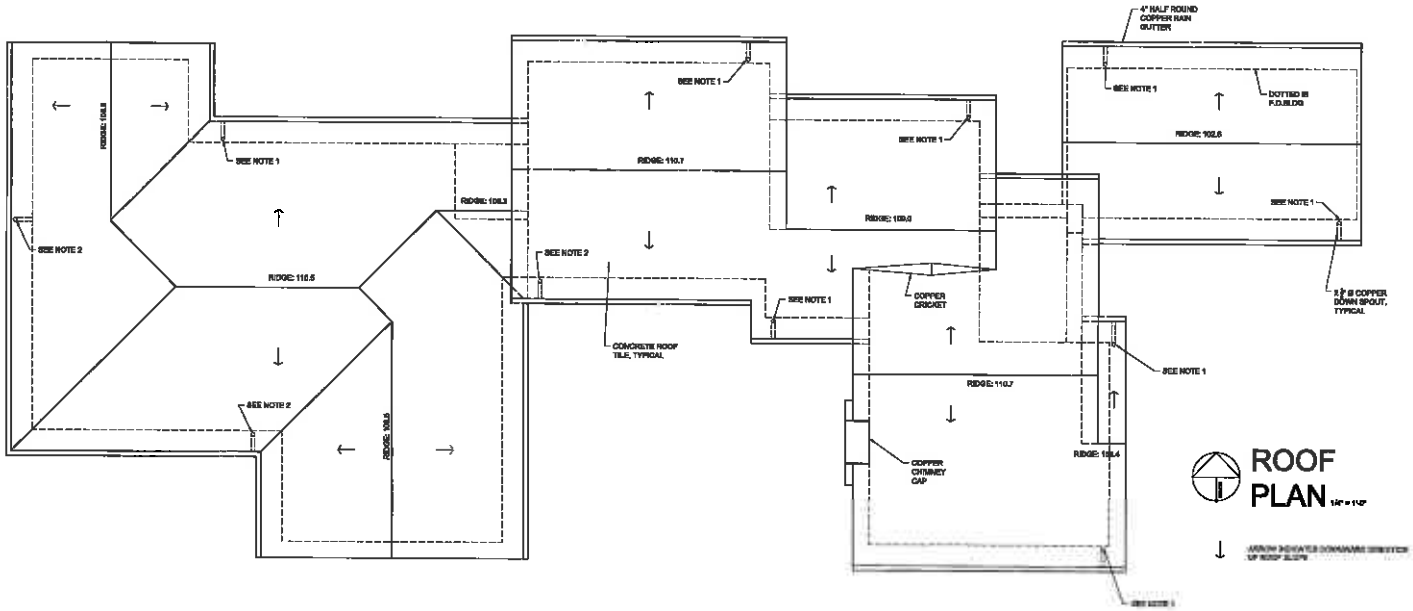

PLAN NOTES

1. DOWNSPOUT TO DRAIN ONTO CONCRETE SPLASH BLOCK FOR DRAINAGE AWAY FROM FOUNDATION.
2. DOWNSPOUT TO DRAIN TO SAFE LIGHT DESIGNATED BELOW HOUSE VIA FOLIE FOR PVC DRAIN PIPE.

G David CASE architecture

ROOF PLAN

A RESIDENCE for
DOMICILE CAPITAL LLC
2ND MISSION NW 11TH

A4

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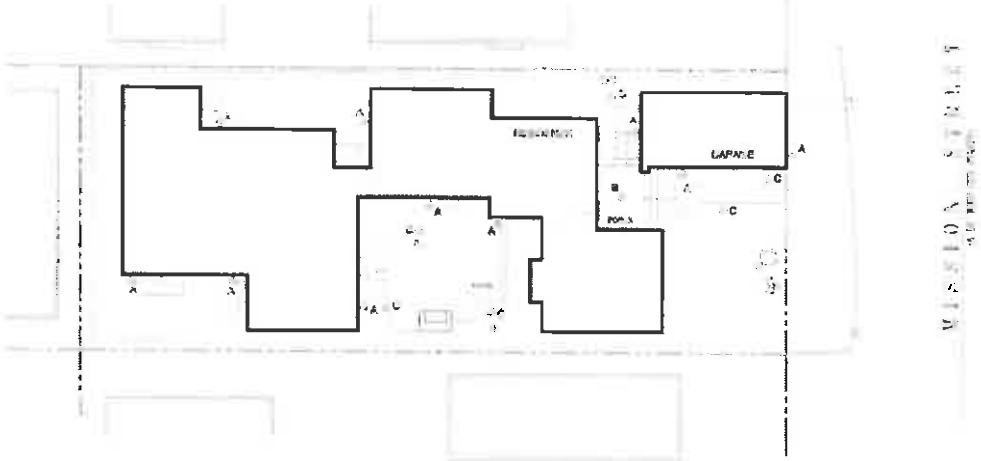
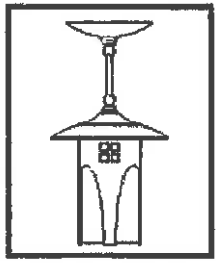


EXTERIOR
LTG PLAN

SCHEDULE

A



Pendant Mount

B

C

EXTERIOR LIGHTING

A RESIDENCE for
DOMICILE CAPITAL LLC

E1

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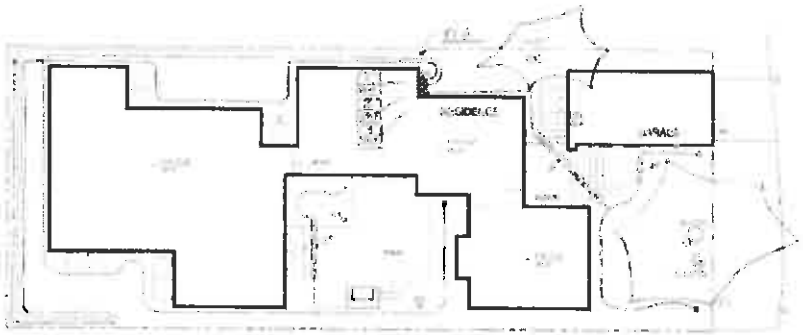
Irrigation Notes

1. Irrigation plan is diagrammatic. Contractor shall provide all appropriate parts, fittings and instructions on use for a complete and operable system to owner's satisfaction.
2. All pipe sleeves shall be 4" or as noted on the plans with all pipe with ends taped and locations indicated with wood lath stakes. Minimum 12" cover.
3. Locate controller in garage as noted on plan or as per owner's instructions.
4. Trenching of laterals shall be done by hand within drip line of existing tree roots. Contractors shall not cut roots larger than 2" diameter. Cuts shall be cleanly executed with proper tools and then sealed.
5. All piping shall be installed with sending facing upwards.
6. All lateral lines shall be thoroughly flushed prior to installation of the heads and quad bubblers. Hydropaddy trenches thoroughly after backfilling.
7. Each plant shall have Hardie DBK-08 emitters at the following rates: 1 per 1 gal., 2 per 5 gal., 4 per 15 gal. and 6 per 24"box.
8. All drip lines shall be installed flush with final grades. All 1/2" tubing and distribution tubing shall be installed at finish grades with jute staples at 18" o.c. No tubing shall be visible after installation of the mulch.
9. All irrigation work shall be completed prior to installation of the mulch.



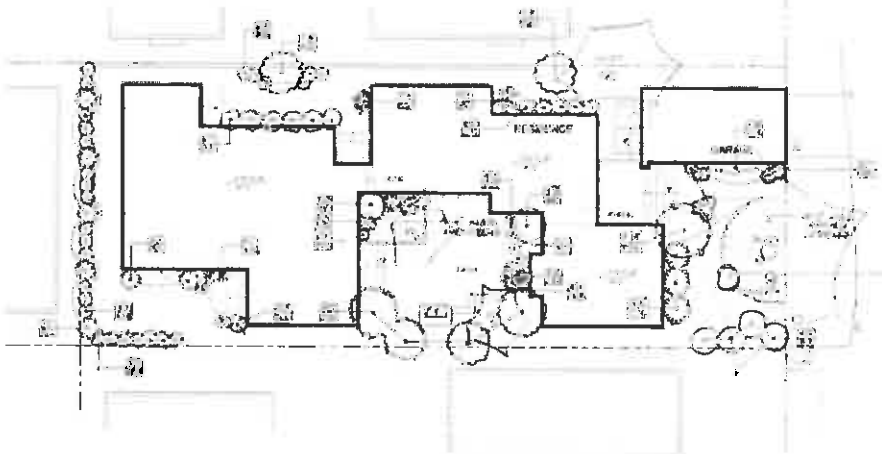
IRRIGATION PLAN

Irrigation Legend

Symbol	Model	Description
	RC-6 Interior	Irritrol rain dial controller
	HV-075	3/4 Hunter anti-siphon valve with 3/4 PR-20 & 3/4 Y Filter
	Sch 40	Main Line Pipe
	Sch 40	Pipe Sleeve under paving
	P 700	Swing 1/2" drip tubing
	710 CETC	Threaded end cap for P700

PLANT LIST

SYMBOL	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
A.S.	1	5 gal.	Acrostichyloe Silvinal	Monarchita
A.P.	1	5 gal.	Acer Palmatum 'Green'	Japanese Maple
C.F.	1	15 gal.	Camellia Sasanqua 'Shishi-Gashira'Camellia	(espalier)
SHRUBS				
A.F.	6	1 gal.	Azalea Hyb. 'Formosa'	Azalea
B.F.M.	7	1 gal.	Begonia Fallosus Minima	Begonia
C.T.	6	5 gal.	Choisya Ternata	Mexican Orange
E.K.	8	1 gal.	Erigeron Karvinskianus	Mexican Daisy
C.G.	5	1 gal.	Grevillea 'Coast Gem'	No Common name
H.P.	5	1 gal.	Heuchera 'Palace Purple'	Purple Heuchera
H.V.	1	5 gal.	Hedychium Variegata	Variegated Ginger
H.H.	4	1 gal.	Hemerocallis Hybrid Red	Day Lily
M.C.	2	5 gal.	Myrtus Communis	Common Myrtle
N.D.	1	5 gal.	Nandina Domestica	Heavenly Bamboo
P.C.	2	1 gal.	Pennisetum Cupreum	Fountain Grass
P.M.	1	1 gal.	Polystichum Munitum	Western Sword Fern
P.N.	4	5 gal.	Pittosporum Mayricana	Pittosporum
R.R.	4	5 gal.	Rhododendron 'Red'	Rhododendron
S.F.F.	14	1 gal.	Scaevola 'Fan Flower'	Scaevola
S.F.	1	5 gal.	Salvia Pulgens	Red Salvia
V.D.	4	1 gal.	Viburnum Davidii	Viburnum
W.S.	4	1 gal.	Weigelia 'Red'	Weigelia
W.F.	1	5 gal.	Woodwardia Fimbriata	Giant Chain Fern



LANDSCAPE PLAN

Installation Notes

[illegible]

BATTERY LANDSCAPE ARCHITECTURE
[illegible]

LANDSCAPE PLAN

A RESIDENCE for
DOMICILE CAPITAL LLC
2NDMILLSCROSSWAY 1174
CARMEL, CA

L1

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

MEETING DATE: 11 May 2011 BLOCK: FF LOT: 35

FIRST HEARING: X CONTINUED FROM: N/A

ITEM NO: DS 11-23 OWNER: Reno & Margie Cruz
STREAMLINING DEADLINE: 7/4/11

SUBJECT:

Consideration of a Design Study Application for the alteration of an existing residence located in the Single Family Residential (R-1) District.

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – New Construction)

LOCATION:	ZONING:
SW Cor. Casanova & 4th	R-1

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 11-23 **APPLICANT:** Reno & Margie Cruz
BLOCK: FF **LOT:** 35
LOCATION: SW Cor. Casanova & 4th

REQUEST:
Consideration of a Design Study Application for the alteration of an existing residence located in the Single Family Residential (R-1) District.

NONCONFORMITIES:
1. Site coverage.
2. Floor Area.
3. Rear Setback.
4. Front Setback (Casanova frontage).

BACKGROUND/PROJECT DESCRIPTION:
The project site is located at the southwest corner of Casanova Street and Fourth Avenue and is developed with a two-story residence and a detached two-car garage. There is a large asphalt driveway at the front of the property, the majority of which is located on City property.

On 18 October 2010 staff administratively approved an exterior and interior remodel of the residence. The remodel included the replacement of the existing stucco siding in-kind, the replacement of all existing windows and doors, and modifications to the window and door design. The project also included modifications to the front balcony and site coverage.

The applicant has submitted a new Design Study for further modifications to the exterior of the residence. The applicant is now proposing to replace the stucco siding with wood shingle siding and is proposing to apply a stone veneer to the front façade, which includes a stone support structure below the balcony. The applicant is also proposing to replace the asphalt driveway at the front of the property with sand set pavers.

Staff has forwarded this application to the Planning Commission for review. The replacement of the driveway material will require the approval of an encroachment permit by the City Administrator because it is located in the public right-of-way. Staff requests that the Planning Commission provided guidance to the City Administrator with regards to the driveway replacement.

EVALUATION:

Finish Details: Design Guidelines 9.5 - 9.7 encourage the *"use of natural materials"* such as wood. Guideline 9.10 states that *"the application of stone should appear structural and authentic."* The Design Guidelines discourage the use of stone on just one elevation.

Staff supports the use of wood and stone siding as it incorporates natural materials into the design. Stone in conjunction with wood can be beneficial in that it helps relieve the monotony of a single type of siding material. However, staff has some concern with the proposed stonework, including the veneer and balcony support structure.

The proposed veneer on the front elevation terminates between two interior corners of the wall. The western corner is for a building element that projects only six inches from the wall. Stone veneer is typically six to eight inches thick, which will make the veneer flush with the front wall. Because of the shallow depth of the building projection, the application of stone will not appear structural. The stone is also only proposed on one elevation, which is inconsistent with the Guidelines. Staff recommends that the veneer be removed.

The applicant is also proposing a stone structure below the front balcony. The proposal appears as a structural and authentic use of stone, however, staff has some concern about the architectural compatibility. Stone arches are typically used on Spanish or Mediterranean style homes. The subject residence has a craftsman style appearance with its low pitched roof and proposed wood siding. Staff has provided a photo of another residence in Carmel that has wood shingle siding with stone arches on the front elevation. Staff could support the use of stone if the columns appeared more consistent with the style of the building.

The applicant is proposing to bring a sample of the stone to the hearing. If the project is approved, staff recommends that the applicant use either Carmel or the similar Santa Maria stone. Carmel stone is encouraged by the City and would go well with the wood shingle siding.

Driveway: The applicant is proposing to replace an existing asphalt driveway with sand set pavers. Typically, driveway replacements are approved administratively through driveway replacement permit. In this case the driveway occupies a large portion of the right-of-way and requires an encroachment permit.

Staff supports the proposal to replace the asphalt with sand set pavers. The pavers will increase the permeability and enhance the appearance of the property. In addition to replacing the driveway material, the applicant is also proposing to eliminate approximately one-third of the coverage in the right-of-way. The applicant is proposing to reduce the width of the half-circle driveway to approximately 12 feet. Staff recommends that the width be reduced to nine feet. This would provide adequate use of the driveway and space for parking, and would further reduce the site coverage. Staff also recommends that the applicant provide a landscape plan with the encroachment permit application.

RECOMMENDATIONS:

1. Approve the application with attached findings and conditions.

2. Recommend approval of the driveway to the City Council with a condition that the driveway is reduced to nine feet and that a landscaping plan is submitted.

SPECIAL CONDITIONS:

1. The applicant is permitted to install wood shingle siding, but shall remove the proposal for the stone veneer.

2. The applicant shall work with staff on the design of the columns.

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

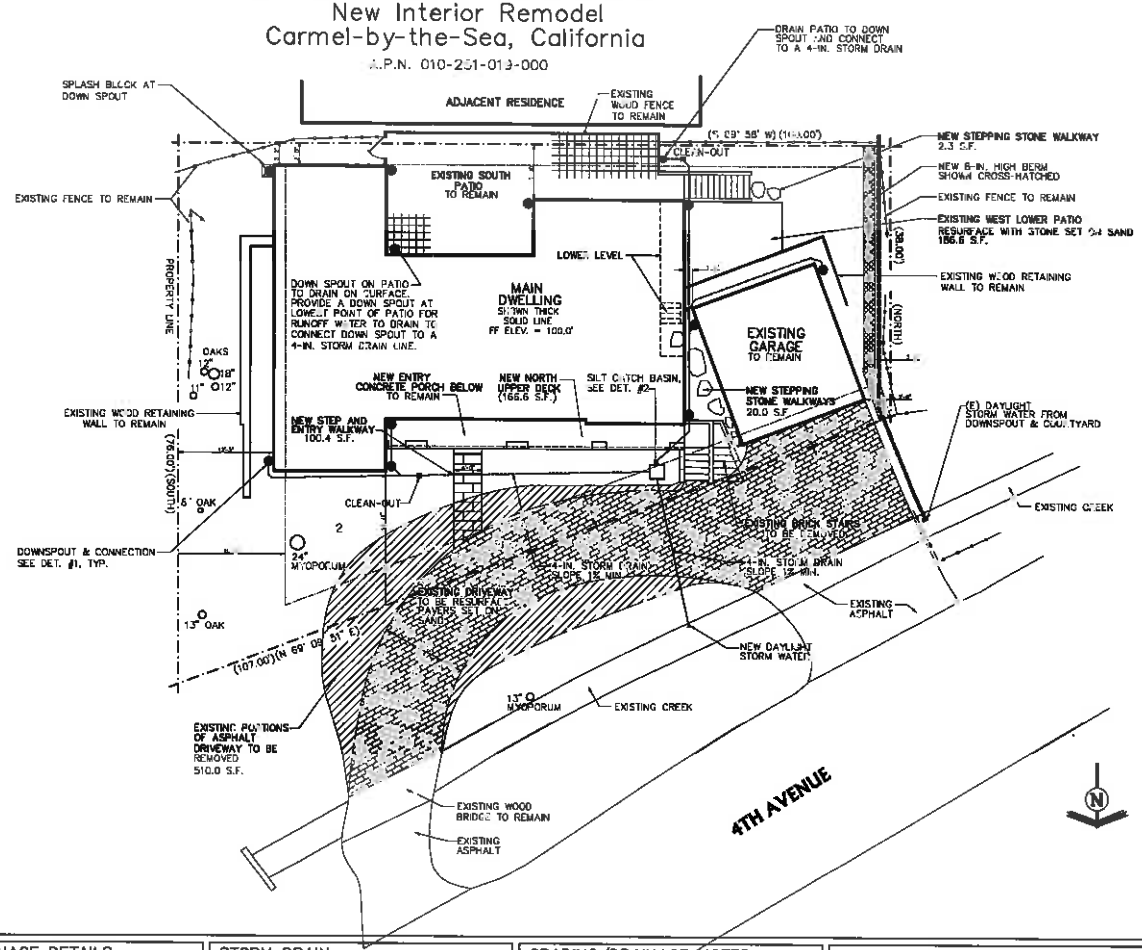
No.	Condition	
1.	This approval constitutes a Design Study permit authorizing the remodel of the existing residence. All work shall conform to the approved plans dated 11 May 2011 except as conditioned by this permit.	✓
2.	The project shall be constructed in conformance with all requirements of the local 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.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 5,400 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.	✓
7.	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.	✓
8.	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.	✓
9.	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.	✓
10.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✓
11.	The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
12.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✓

13.	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.	✓
14.	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.	✓

Cruz Residence

New Interior Remodel
Carmel-by-the-Sea, California
A.P.N. 010-251-019-000



C.O.D.G.

PROJECT DATA

LOT SIZE	5,400.0 S.F.	100.0 %
ZONING	R1	
A.P.N.	010-251-019-000	
ADDRESS	BLOCK: FF LOT: 35	

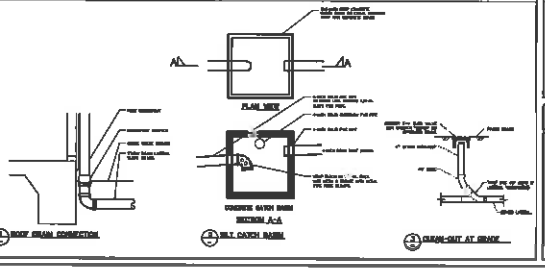
FLOOR AREA RATIO

FAR ALLOWED	2,278.8 S.F.	42.2 %
EXISTING:		
MAIN LEVEL	1,734.4 S.F.	
LOWER LEVEL	1,592.4 S.F.	
DETACHED GARAGE	371.2 S.F.	
TOTAL FLOOR AREA	3,748.0 S.F.	69.4 %
PROPOSED:		
MAIN LEVEL	1,784.4 S.F.	
LOWER LEVEL	1,592.4 S.F.	
LOWER LEVEL (MINUS STAIRCASE)	-14.0 S.F.	
DETACHED GARAGE	371.2 S.F.	
TOTAL FLOOR AREA PROPOSED	3,734.0 S.F.	68.2 %

SITE COVERAGE

SITE COVERAGE ALLOWED	501.3 S.F.	9.2 %
BONUS SITE COVERAGE	216.0 S.F.	4.0 % OF SITE
TOTAL COVERAGE ALLOWED	717.3 S.F.	13.2 %
EXISTING:		
DRIVEWAY & WALKWAYS	517.5 S.F.	
NORTH LOWER PATIO & STEPS	244.1 S.F.	
WEST LOWER PATIO	237.3 S.F.	
NORTH UPPER DECK & STAIRS	163.3 S.F.	
SOUTH PATIO & STAIRS	572.0 S.F.	
TOTAL EXISTING COVERAGE	1,734.2 S.F.	32.1 %
PROPOSED:		
DRIVEWAY	287.5 S.F.	
STEPPING STONE WALKWAYS	22.3 S.F.	
NORTH STEP & ENTRY WALKWAY	100.4 S.F.	
NORTH UPPER DECK	166.6 S.F.	
SOUTH PATIO & STAIRS	534.4 S.F.	
WEST LOWER PATIO	186.6 S.F.	
TOTAL PROPOSED COVERAGE	1,298.8 S.F.	24.0 %

DRAINAGE DETAILS



STORM DRAIN

1. ALL STROM DRAIN PIPING 6"-24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE-S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS-N12 OR EQUAL) OR PVC (SDR35). INSTALLTION SHALL BE MANUFACTURS SPECIFICATIONS OR AS SHOWN ON PLANS.
2. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.
3. ALL STORM DRAIN PIPE SHALL BE REGID. NO FLEX PIPE.

SHEET INDEX

1 SITE PLAN
2 ELEVATIONS
3 ELEVATIONS
4 GARAGE

GRADING/DRAINAGE NOTES:

1. EROSION CONTROL SHALL CONFORM TO ORDINANCE #2800
2. During winter operations (between October 15 and April 15), the following measures must be taking
   A. Disturbed surfaces not invoked in the immediate operations must be protected by mulching and/or other effective means of soil protection.
   B. All roads and driveways shall have drainage facilities sufficient to prevent erosion on or adjacent to the roadway or on the downhill properties.
   C. Runoff from the site shall be contained or filtered by berms, vegetated filter strips, and/or catch basins to prevent the escape of sediments from the site.
   D. Drainage control measures shall be maintained and in place at the end of each day and continuously throughout the life of the project during winter operations. (Monterey County Grading/Erosion Ord.
   E. The building inspector shall stop operations during periods of inclements weather if he determines that erosion problems are not being controlled adequately
   F. Cut and Fill slopes shall be planted with annual rye grass (40 LBS./ACRES) and covered with straw.

SCOPE OF WORK:

EXTERIOR:
1. REMOVE EXISTING PLASTER SIDING AND REPLACE WITH NEW WOOD SHINGLE SIDING.
2. REPLACE EXISTING 2X4 RAFTERS WITH NEW 2X8 RAFTERS.
3. REMOVE 510 SQUARE FEET OF ASPHALT DRIVEWAY AND RESURFACE EXISTING WITH PAVERS SET ON SAND.

LEGEND

- PROPERTY LINE
- MAIN LEVEL FOOTPRINT
- EXISTING FENCE

OWNER INFORMATION

RENO & MARGIE CRUZ
44292 S. EL MACERO DRIVE
EL MACERO, CA. 95618
(916) 804-1641

CLAUDIO ORTIZ DESIGN GROUP INC.
S. W. ROGERS and 6TH P.O. BOX 237
Carmel-by-the-Sea, California 93921
831-626-1146 Office
831-626-1144 Fax

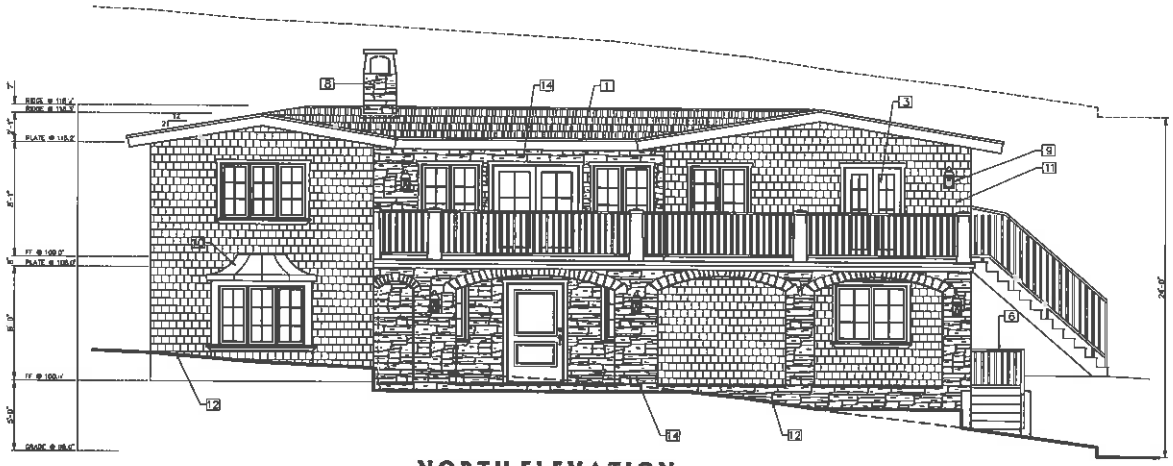
Cruz Residence

S/W Corner of Casanova & 4th Ave. Carmel-by-the-Sea, CA 93921

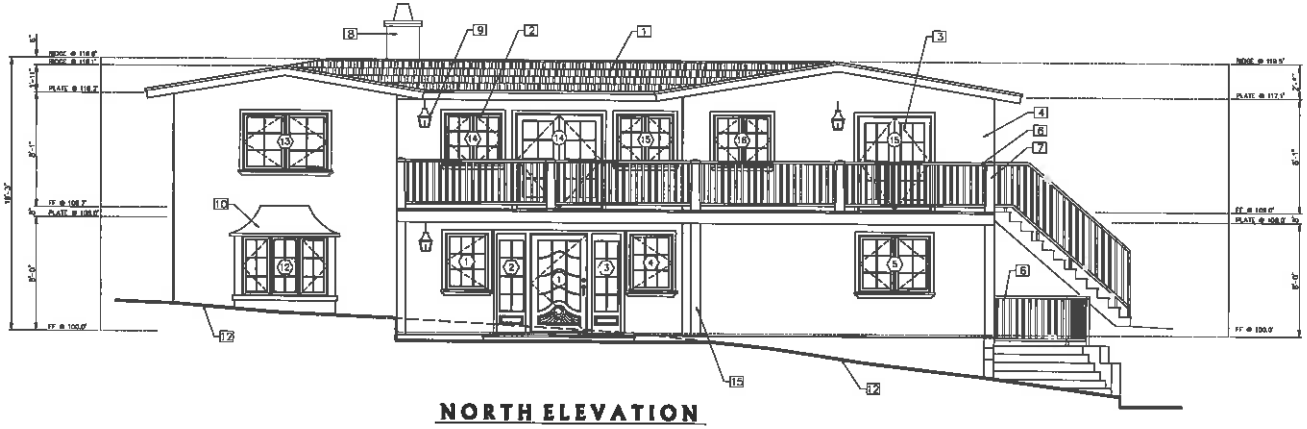
SHEET TITLE: SITE PLAN
SCALE: 1" = 1'-0"

REVISION DATE: BY: 0
REVISION DATE: BY: A
REVISION DATE: BY: C
DATE: 05/5/11
JOB No: 10-12
SHEET: 1

1446



NORTH ELEVATION
PROPOSED



NORTH ELEVATION
APPROVED

Key Notes

1. ROOF: WOOD SHAKES
2. WINDOWS: WOOD SINGLE PANE LAMINATED GLASS
3. DOORS: WOOD
4. SIDING: 7/8 INCH THICK PLASTER, BULLNOSE AT CORNERS
5. STAIRS: REDWOOD TREADS & RISERS
6. GUARDRAIL: REDWOOD, GUARDRAIL @ 42" AFF AND BALUSTERS @ 4" O.C.
7. COLUMNS: 6"X6" REDWOOD POST & CAP
8. CHIMNEY: 7/8 INCH THICK PLASTER, BULLNOSE AT CORNERS
9. LIGHT FIXTURES: COPPER, 25 WATT MAX
10. ROOF: COPPER
11. SIDING: WOOD CEDAR SHINGLES
12. GRADE WHERE OCCURS
13. GUTTERS: 6 INCH DIA., COPPER DOWNSPOUTS: 3 INCH DIA., COPPER
14. STONE: THIN VENEER BY OASIS, UNCOURSED ROUGHLY SQUARE PATTERN
15. POST: REDWOOD 6X8

CLAUDIO ORTIZ
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Carmel-by-the-Sea, CA 93921
631-626-4148 831-626-4844
Office Fax

Reno Cruz Residence
S/W Corner of Casanova & 4th Ave.
Carmel-by-the-Sea, CA 93921

SHEET TITLE: PROPOSED AND APPROVED NORTH ELEVATION
SCALE: 1" = 1/4"

REVISION DATE: BY: 0
REVISION DATE: BY: 0
REVISION DATE: BY: 0

DATE: 05/5/11
JOB No: 10-12
SHEET: 2

149

WEST ELEVATION
PROPOSED

WEST ELEVATION
APPROVED

Key Notes

1. ROOF: WOOD SHAKE
2. WINDOWS: WOOD, SINGLE PANE LAMINATED GLASS
3. DOORS: WOOD
4. SIDING: 7/8 INCH THICK PLASTER, BULLNOSE AT CORNERS
5. STAIRS: REDWOOD TREADS & RISERS
6. GUARDRAIL: REDWOOD, GUARDRAIL @ 42" AFF AND BALUSTERS @ 4" O.C.
7. COLUMNS: 6"X6" REDWOOD POST & CAP
8. CHIMNEY: 7/8 INCH THICK PLASTER, BULLNOSE AT CORNERS
9. LIGHT FIXTURES: COPPER, 25 WATT MAX
10. ROOF: COPPER
11. SIDING: WOOD CEDAR SHINGLES
12. GRADE WHERE OCCURS
13. GUTTERS: 8 INCH DIA., COPPER DOWNSPOUT: 3 INCH DIA., COPPER
14. STONE: THIN VENEER BY OATS, UNCOURSED ROUGHLY SQUARE PATTERN
15. POST: REDWOOD 8X8

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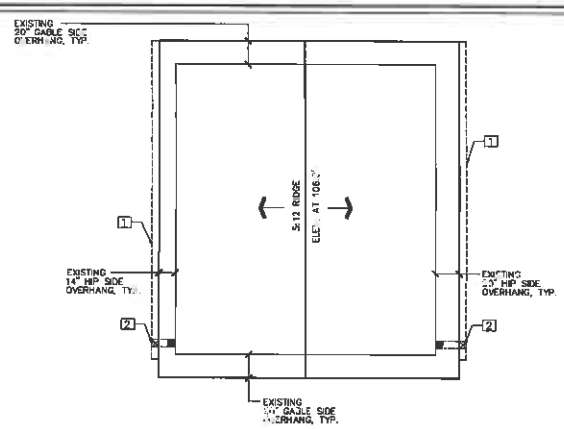
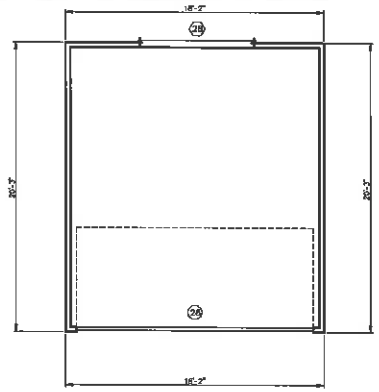
Reno Cruz Residence
S/W Corner of Casanova & 4th Ave.
Carmel-by-the-Sea, CA 93921

SHEET TITLE: PROPOSED AND APPROVED NORTH ELEVATION
SCALE: 1" = 1/4"

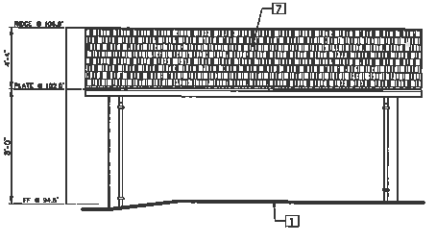
REVISION DATE: BY: 0
REVISION DATE: BY: 0
REVISION DATE: BY: 0
DATE: 05/5/11
JOB No: 10-12
SHEET: 3



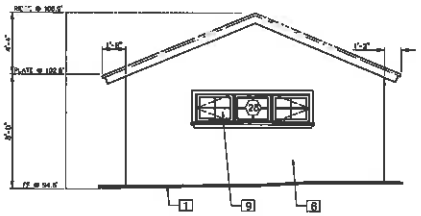
ROOF PLAN



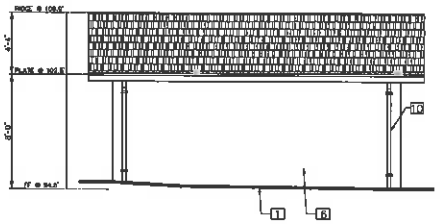
FLOOR PLAN



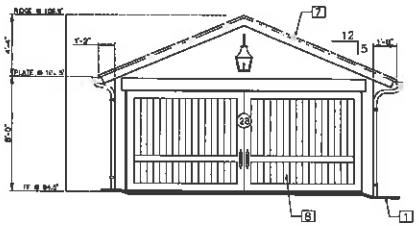
APPROVED WEST ELEVATION



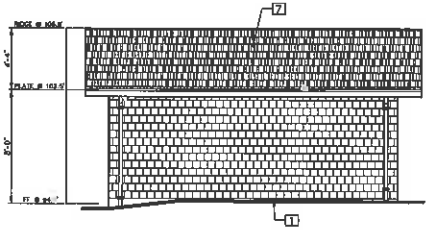
APPROVED SOUTH ELEVATION



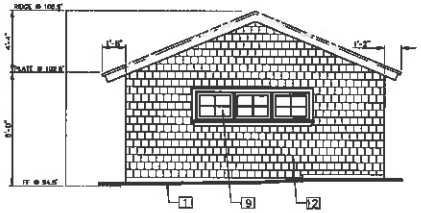
APPROVED EAST ELEVATION



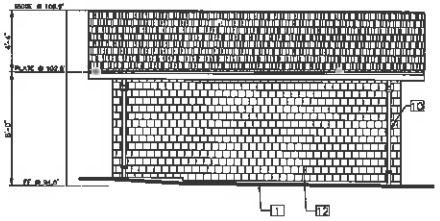
APPROVED NORTH ELEVATION



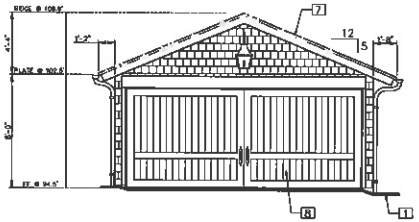
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PRPOSED NORTH ELEVATION

Key Notes THESE KEY NOTES ONLY APPLY TO THIS SHEET

1. GRADE WHERE OCCURS
2. EXISTING PLASTER JOINING
3. EXISTING WOOD SHINGLE ROOFING
4. EXISTING WOOD GARAGE DOOR
5. EXISTING SINGLE PANE WOOD WINDOW
6. NEW SIDING: 7/8 INCH THICK PLASTER BULLNOSED AT CORNER.
7. NEW ROOFING: WOOD SHINGLE
8. NEW GARAGE DOOR: STAINED WOOD
9. NEW WINDOW: WOOD, SINGLE PANE LAMINATED GLASS
10. NEW GUTTERS: 8 INCH DIA., COPPER NEW DOWNSPOUTS: 3 INCH DIA., COPPER
11. NEW 10" REDWOOD BEAM
12. WOOD: WOOD CEDAR SHINGLES

WALL LEGEND

- 2x4 INTERIOR WALLS
- STONE VENEER
- SOUND INSULATION WALL

CLAUDIO ORTIZ
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831-625-4149 831-625-4544
Office Fax

Reno Cruz Residence
S/W Corner of Casanova & 4th Ave.
Carmel-by-the-Sea, CA 93921

SHEET TITLE: APPROVED & PROPOSED FLOOR PLAN, ROOF PLAN & ELEVATIONS
SCALE: 1" = 1/4"

REVISION DATE: BY: 0
REVISION DATE: BY: 0
REVISION DATE: BY: 0

DATE: 05/5/11
JOB No. 10-12
SHEET: 4

151

CITY OF CARMEL-BY-THE-SEA
DESIGN REVIEW BOARD
AGENDA CHECKLIST

MEETING DATE: 11 May 2011 BLOCK: DD LOT: 4

FIRST HEARING: X CONTINUED FROM: N/A

ITEM NO: DS 11-28 OWNER: David & Nancy Putz
STREAMLINING DEADLINE: 6/22/11

SUBJECT:

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.

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – New Construction)

LOCATION: ZONING:

E/s Carmel bet. Santa Lucia & 13th 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 #4 (Deny the application.)

ATTACHMENTS:

1. Staff Report dated 5/11/11.
2. Application Materials.

STAFF CONTACT: Sean Conroy, Planning & Building Services Manager

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

APPLICATION: DS 11-28 **APPLICANT:** David & Nancy Putz
BLOCK: DD **LOT:** 4
LOCATION: E/s Carmelo bet. Santa Lucia & 13th

REQUEST:
Consideration of a Design Study (Track 1 Referral) application the construction of a new wall/fence and other site improvements on a site located in the Single Family Residential (R-1) District.

BACKGROUND AND PROJECT DESCRIPTION:
This site is developed with a residence that was originally constructed in approximately 1960 but has been altered several times since the original construction. In 2006 the Design Review Board approved the exterior alteration of the existing residence to include stone, stucco and wood half-timbers. The site has a low rock retaining wall located in the public right-of-way.

The applicant is proposing to construct a new stone wall that includes a decorative wood fence above the wall on the front property line and adjacent to the driveway. The fence includes a new seven foot tall entry gate. A stone column is proposed on the north corner of the driveway that includes a 27-inch gnome statue on top of the column holding a lantern. The existing low stone retaining wall located in the right-of-way is proposed to be replaced with a new 16" stone wall and steps, also in the public right-of-way. A new stone walkway (100 sq. ft.) is proposed connecting the entry gate with the primary entry of the residence.

There is approximately 954 square feet of existing site coverage on the site, 398 square feet of which is considered nonconforming. The applicant is proposing to remove two patios at the rear of the site (190 sq. ft.), resulting in a net reduction of 90 square feet of site coverage.

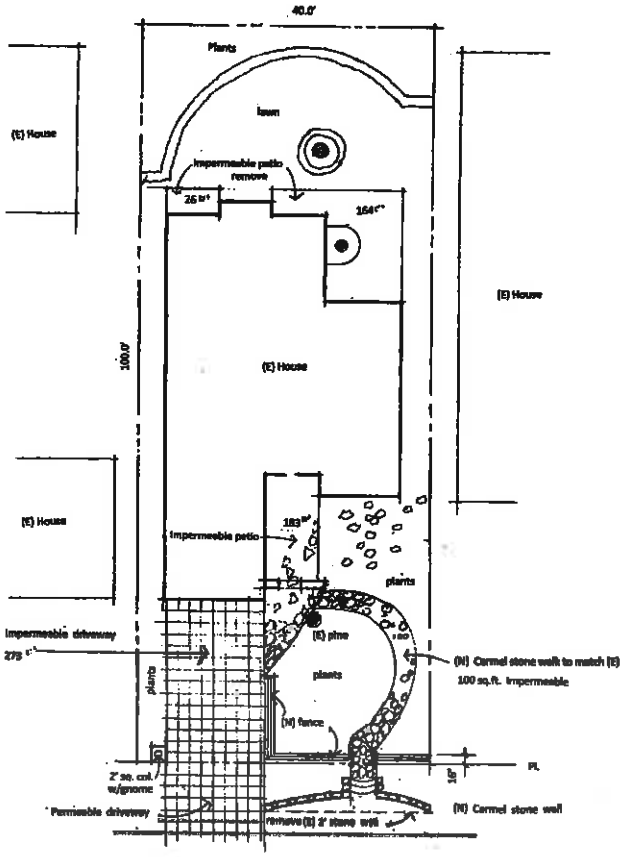
EVALUATION:
Design: Residential Design Guideline 4.5 encourages informal front walkways that are separated from the driveway when feasible. Guideline 9.4 encourages architectural details to be authentic and integral to the building design concept. When designing a fence or a wall Guideline 11.2 encourages *"simple, hand-crafted design"* and Guideline 11.3 encourages maintaining *"a sense of openness into the site from the street."*

The proposed front walkway would be separated from the driveway as recommended in the Guidelines and would still allow for a sense of openness into the site. However, the

wall/fence does not present an authentic appearance and does not appear to be consistent with the architecture of the residence. The design could possibly be considered for a Storybook style or a true Tudor style structure, but does not appear to be appropriate for this site. The gnome statute also lends to an unauthentic and decorative appearance. Staff could support a simple stone wall that would compliment the stone on the residence, or a traditional wood fence (grapestake or similar) in this location.

Staff also notes that the proposed stone column appears to be located directly over the roots of a significant Cypress tree. Staff would discourage digging any footings in this location.

RECOMMENDATION:
Deny the application.

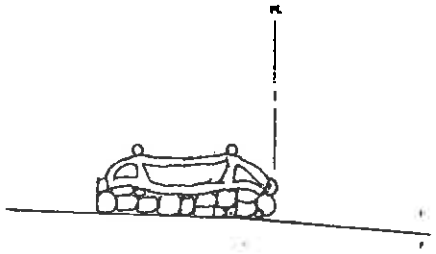


SITE PLAN 1/8"= 1'-0"

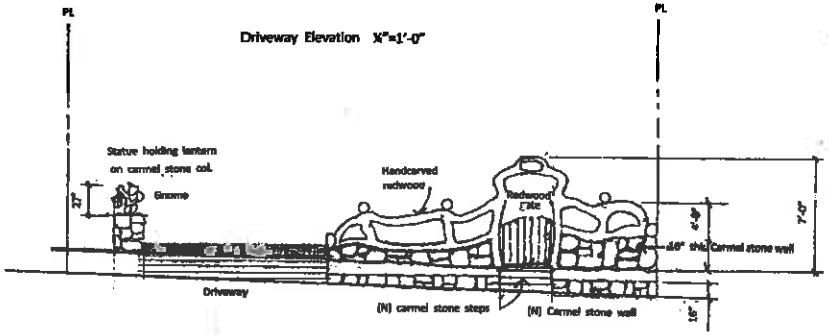
Owner: Rebecca Costa
PO Box 6326
Carmel, Ca. 93921
Property location: 2 SE Carmelo btwn 13th and Santa Lucia

AP 010-284-016

(E) Impermeable paving		456 sq. ft.
(N) Impermeable paving		100 sq. ft.
	Total	556 sq. ft.
Allowable		556 sq. ft.



Driveway Elevation ¼"=1'-0"



Street Elevation ¼"=1'-0"

157

sheet no 1	robert mc intyre architects & associates po box 51145 pacific grove ca 849-1323	project: New Fence & Stone wall for Rebecca Costa 2 SE Carmelo btwn 12th & Santa Lucia	drawing: Site Plan & Elevations
job no.	date: Mar 18, 11		

The proposed gnome
does not include the hat

SB12
Jester Wall Pendant Small
H=14 in W=7 in Ext.=7 in.
60w UL Damp

Available Lens
Orange Amber
Mica
Almond Natural
Mica
Frost Glass

<< back | next >>

view this product

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

MEETING DATE: 11 May 2011 BLOCK: NN LOT: 2

FIRST HEARING: X CONTINUED FROM: N/A

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

SUBJECT:

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

ENVIRONMENTAL REVIEW:

Exempt (Class 3 – New Construction)

LOCATION: ZONING:

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

ISSUES:

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

OPTIONS:

1. Approve the application as submitted.
2. Approve the application with special conditions.
3. Continue the application with a request for changes.
4. Deny the application.
5. Review the application and determine the appropriate action.

RECOMMENDATION:

Option #5 (Review the application and determine the appropriate action.)

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

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

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

During the construction process staff noticed several discrepancies between the approved plans and what was being built. For this reason staff required the property owner to submit a plan revision application. The application was reviewed by the Planning Commission on 13 April 2011 and continued with a request for more information. The Commission requested that the applicant provide plans detailing all of the changes. The applicant has complied with the request. Below is a bullet point list of the changes that were made to the project.

- The garage door does not match the approved plans.
- The design of the limestone columns has been altered.
- The applicant has installed numerous wall mounted light fixtures. Several of these light fixtures are designed to look like bells.
- Several of the windows and front door deviate from the approved design.
- Copper leader boxes were installed with the downspouts.
- A copper chimney cap has been installed as opposed to a clay tile cap.
- Wood rafter tails are presented on the south elevation.

In addition to the changes noted above, minor deviations can also be seen with some of the wall and roof dimensions. However, the overall building form is similar to what was approved.

EVALUATION:

Proposed Corrections: The applicant is proposing several corrections to bring the projects into better compliance with the approved plans. Staff has provided a bullet point list of the proposed corrections below.

- The applicant is proposing to revise the garage door so that it is a single door without the faux column. The applicant is proposing a single arched opening as opposed to the double arch. The original approved opening had a rectangular shape with rounded edges. Staff supports the applicant's latest proposal for the arched opening because it is consistent with the architectural style of the residence.

- The applicant is proposing to eliminate the faux columns on the second-story. The columns that support the front entry would also be filled in so that the entry structure would have solid, non-decorative, posts. Staff supports this proposal as it would simplify the appearance of the residence.

- The applicant is proposing to remove the majority of the light fixtures, including the bell fixtures.

- The applicant is proposing to place mullions on the two west elevation windows and on the tri-window on the south elevation.

- The applicant is proposing to remove the decorative copper leader boxes on the downspouts.

A plan showing the proposed changes is not included in this packet, but will be provided to the Planning Commission prior to the hearing and at the hearing. Staff notes that many of the proposed changes bring the project into better compliance with the approved plans and also help simplify the appearance of the residence. One of the primary design elements not addressed by the applicant is the front kitchen window and the front door. The applicant would like to retain these design features.

RECOMMENDATION:

Review the application and determine the appropriate action.

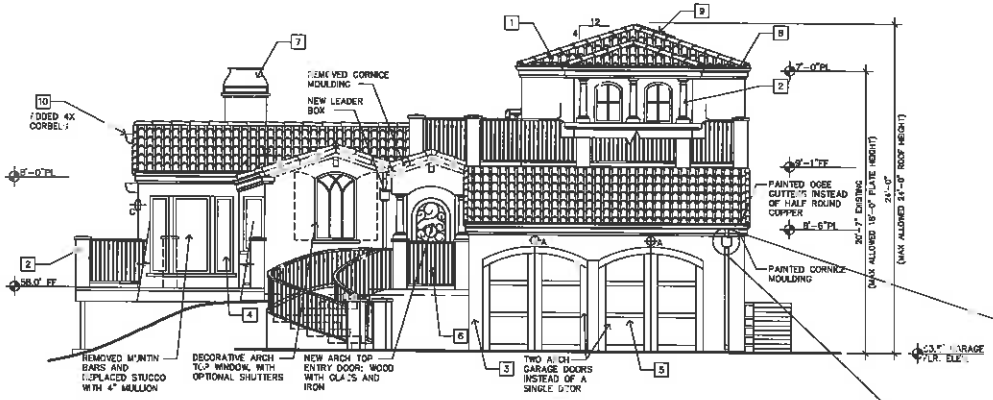
EXTERIOR LIGHTING LEGEND

25W MAX. WALL MOUNTED SCONCE FIXTURE

FIXTURE 'A'
6" ø SHADED
DOWN LIGHT

FIXTURE 'B'
8" ø SHADED
DOWN LIGHT

FIXTURE 'C'
DIFFUSED
GLASS

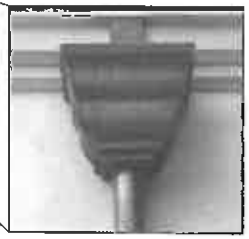


SOUTH ELEVATION - AS BUILT

1/4"=1'-0"

EXTERIOR FINISH LEGEND

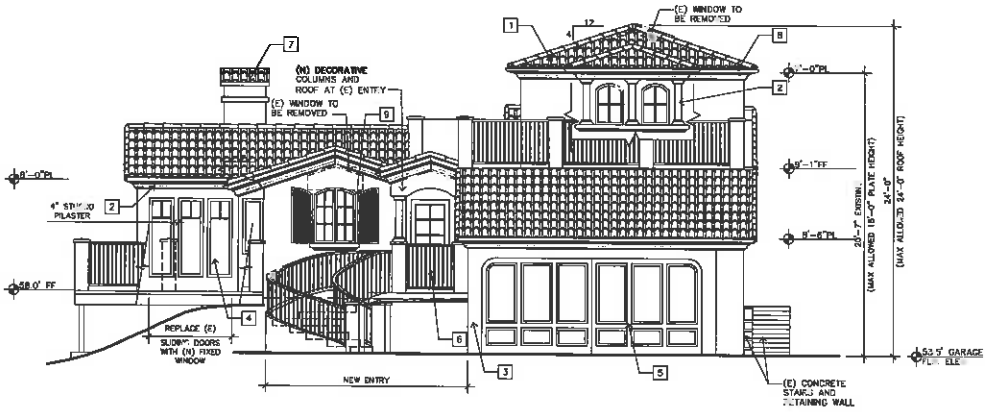
1. NEW CLASS "A" CLAYLITE "S" TILE ROOFING TO REPLACE (E) WOOD SHINGLES-US TILE OR EQUAL
2. FAUX LIMESTONE COLUMNS
3. PAINTED EXTERIOR STUCCO-SMOOTH FINISH - 3 COATS, O/ METAL LATH, O/ 2 LAYERS GRADE "D" PAPER, O/PLYWD
4. ALL NEW PAINTED WOOD DOORS & WINDOWS KOLBE-KOLBE "HERITAGE" SERIES WITH K-KRON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



ADDED COPPER LEADER BOXES

PLANNING INFO.

- PROPERTY OWNER:
  DR. STEPHEN AND BARBARA WALKER
  POST OFFICE BOX 6324
  CARMEL, CA 93921
  PH. (831) 626-3854
- PROJECT ADDRESS:
  NE CORNER OF SAN ANTONIO AVE. AND 4TH AVE.
  CARMEL, CA.



SOUTH ELEVATION - ORIGINALLY APPROVED

1/4"=1'-0"

EXTERIOR FINISH LEGEND

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

PROPOSED INTERIOR REMODEL FOR:
WALKER RESIDENCE
APN: 010-242-0[illegible]
NE CORNER OF SAN ANTONIO AVE AND 4TH AVE.
CARMEL, CA

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN
JUNIA, SILLANO, AIA JOHN E. MATTHAWS
721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950
PH (831) 6 3-1291 ■ FAX (831) 649-1290 ■ [illegible]

ELEVATIONS

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

REVISIONS:
1. 04-29-11 REVISION SUB.
2.
3.
4.

SHEET NO.
A6.0

165

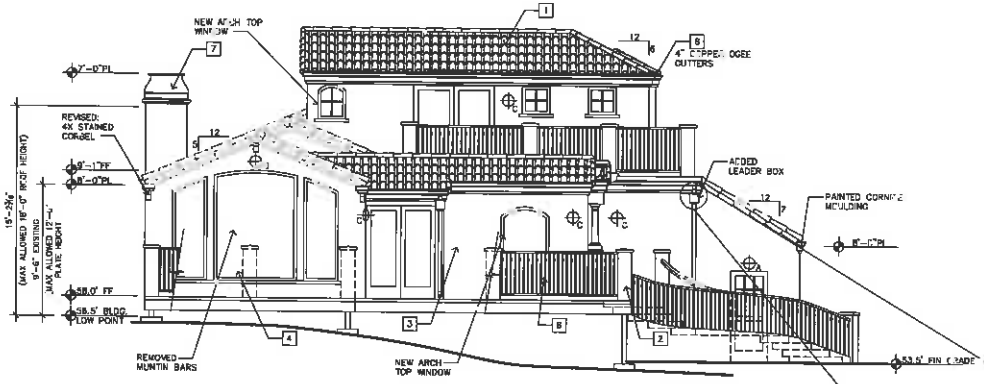
EXTERIOR LIGHTING LEGEND

25W MAX. WALL MOUNTED SCONCE FIXTURE

FIXTURE 'A'
6" ø SHADED
DOWN LIGHT

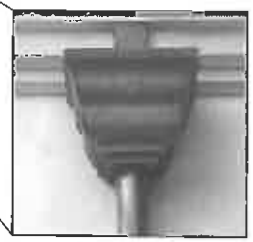
FIXTURE 'B'
8" ø SHADED
DOWN LIGHT

FIXTURE 'C'
DIFFUSED
GLASS



WEST ELEVATION - AS BUILT

1/4"=1'-0"



ADDED COPPER LEADER BOXES

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5. PAINTED GARAGE DOOR–CEDAR OR EQUAL
6. BRONZE HANDRAILS, GUARDRAILS, AND BALUSTERS
7. COPPER CHIMNEY CAP
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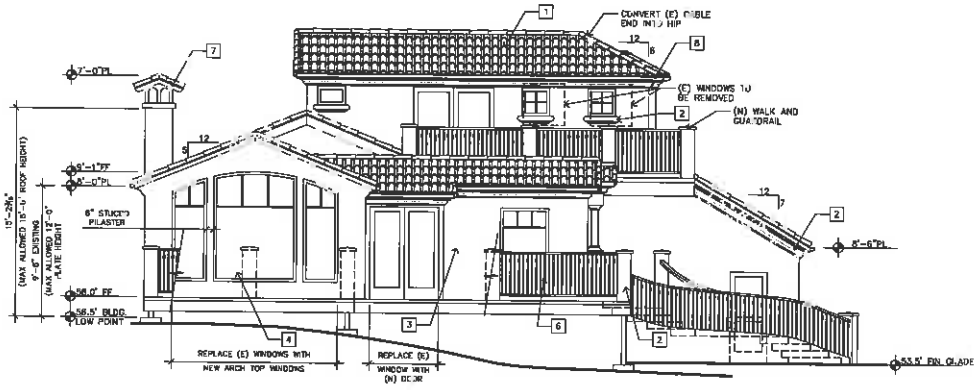

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EXTERIOR FINISH LEGEND

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2. FAUX LIMESTONE COLUMNS, OVERHANGING MOULDINGS, AND SILLS
3. PAINTED EXTERIOR STUCCO–SMOOTH FINISH – 3 COATS, O/ METAL LATH, O/ 2 LAYERS GRADE "D" PAPER, O/PLYWD
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5. PAINTED GARAGE DOOR–CEDAR OR EQUAL
6. BRONZE HANDRAILS, GUARDRAILS, AND BALUSTERS
7. CHIMNEY CAP W/ STUCCO SIDING
8. HALF ROUND COPPER GUTTERS, LEADER BOXES, & DOWNSPOUTS
9. PAINTED CEDAR SHUTTERS
10. (E) SKYLIGHT

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ELEVATIONS

DATE: 06-17-10
BLDG. PERMIT APP.

REVISIONS:
1. 04-29-11 REVISION SUB.
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4.

SHEET NO.
A6.1