AMENDED AGENDA 11/17/15
CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
SPECIAL MEETING AGENDA

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

November 18, 2015
Wednesday
Tour: 2:30 p.m.
Meeting: 4:00 p.m.

A. CALL TO ORDER AND ROLL CALL

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

B. TOUR OF INSPECTION

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

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

F. APPEARANCES

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

G. CONSENT AGENDA

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

1. Consideration of draft minutes from October 20, 2015 Planning Commission Special Meeting

2. DS 15-269 (Trailer) Zach Trailer Camino Real 2 NW of 9th Blk: O; Lot: 15 APN: 010-264-002	Consideration of a Final Design Study (DS 15-269) and associated Coastal Development Permit for the construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District.

H. PUBLIC HEARINGS

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

1. Rio Park/Larson Field Pathway City of Carmel-by-the-Sea Block: US , Lot: 38 N APN: 009-531-003	Consideration of advisory recommendations to the City Council on (1) the adequacy of the environmental documents, and (2) appropriate design options for the Rio Park/Larson Field Shared Use Trail Project.
2. DS 15-327 (Carlson) Cathryn Carlson NW Cor. of Ocean and Carpenter Blk: 64; Lots: South ½ of 2, 4 & 5 APN: 010-033-006	Consideration of an application for revisions to an approved Design Study (DS 13-146) for exterior siding changes on an existing residence located in the Single-Family Residential (R-1) District (New planning application case number: DS 15-327).
3. DS 15-057 (Karapetkov) Jeff Kilpatrick 3009 Lasuen Drive. Block: 10, Lot: 13 APN: 009-371-013	Consideration of a Final Design Study (DS 15-057) and associated Coastal Development Permit application for the demolition of an existing residence and construction of a new single family residence located in the Single Family Residential (R-1-C-6) Zoning District.

4. DS 15-359 (Lawson)
David K. Costa Jr.
26109 Ladera Dr.
Blk:MA ; Lot: 10
APN: 009-331-002

Consideration of a Design Study (DS 15-359) for the replacement of a wood-shake roof with composition shingles on a residence located in the Single-Family Residential (R-1) District

5. DS 15-352 (Rezai)
John Mandurrago
SE Corner of 4th and Perry Newberry
Block: 2B, Lot: 4
APN: 009-161-017

Consideration of a Design Study (DS 15-352) and associated Coastal Development Permit for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District

6. DS 15-322 (North Point Investments)
Braden Sterling
NE Corner of Ocean and San Antonio
Block: H-H, Lot: 2 & 4
APN: 010-253-009

Consideration of a combined Concept and Final Design Study (DS 15-322) and associated Coastal Development Permit for alterations to an existing residence located in the Single-Family Residential (R-1), Park Overlay (P), and Beach and Riparian (BR) Overlay Zoning Districts

7. DS 15-328 (Master Work Builders)
Master Work Builders
Monte Verde, 2 NE of 12th
Blk: 10; Lot: 133
APN: 010-183-008

Consideration of a combined Concept and Final Design Study (DS 15-328) and associated Coastal Development Permit for alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District.

8. City-Wide
City of Carmel-by-the-Sea

Consideration of advisory recommendations to the City Council on (1) the Draft 2015-2023 Housing Element, and (2) associated Municipal Code amendments.

9. City-Wide
City of Carmel-by-the-Sea

A resolution recommending that the City Council adopt an Ordinance amending chapter 17.14.040 of the Municipal Code defining and prohibiting medical marijuana dispensaries, cultivation of marijuana and all commercial medical marijuana uses in the City.

I. DIRECTOR'S REPORT

1. Update from the Director

J. SUB-COMMITTEE REPORTS

1. Discussion on Roofing Subcommittee

K. ADJOURNMENT

The next meeting of the Planning Commission will be:

December 9, 2015

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

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

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

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

AFFIDAVIT OF POSTING

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

Dated this 17th day of November 2015 at the hour of 4:00 p.m.

Marc Wiener
Acting Community Planning and Building Director

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION SPECIAL MEETING – MINUTES
OCTOBER 20, 2015

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

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

ABSENT: NONE

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

B. TOUR OF INSPECTION

The Commission convened at 2:20 p.m. and then toured the following sites:

- BD 15-356 (Ward);Beach Bluff Pathway along Scenic
- DS 15-269 (Trailer);Camino Real 2 NW of 9th; Block: O Lot:15
- DS 15-053 (Blincoe);Casanova Ave., 5SW of 8th Ave., Block: I, Lot: S 11
- DS 15-349 (O'Day);SE Corner of 4th and Casanova, Block: EE, Lot:42
- DS 15-327 (Carlson);NW Corner of Ocean Ave. and Carpenter St., Block: 64 Lots: ½ of 2, 4 & 5
- DR 14-36/UP 14-20 (Carmel Sands); Corner of San Carlos & 5th; Block:50 Lots: south ½ of 12, 13-20

C. ROLL CALL

Chairman Goodhue called the meeting to order at 4:02 p.m.

D. PLEDGE OF ALLEGIANCE

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

E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

Commissioner Reimers acknowledged the re-appointment of Commissioner Paterson.

F. APPEARANCES

There were no appearances.

G. CONSENT AGENDA

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

1. Consideration of draft minutes from September 9, 2015 Planning Commission Regular Meeting (minutes to be provided at the meeting)

2. Consideration of draft minutes from September 23, 2015 Planning Commission Special Meeting

3. BD 15-356 (Ward)
   Susan and Burton Ward
   Beach Bluff Pathway along Scenic

   Consideration of Public Bench and Plaque Donation and Coastal Development Permit application (BD 15-356) for the installation of a new public bench

Commissioner Reimers noted a correction to the September 9, 2015 Planning Commission minutes.

Commissioner LePage moved to accept the full Consent Agenda. Commissioner Paterson seconded the motion and carried the following vote: 5-0-0-0.

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

H. PUBLIC HEARINGS

1. DR 14-36/UP 14-20 (Carmel Sands)
   Mark and Susan Stilwell
   NE corner of San Carlos & 5th
   Blk: 50, Lots: 13-20 & S ½ of 12
   APN: 010-131-025; 010-131-026

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

Marc Wiener, Acting Community Planning and Building Director, presented the staff report and provided history of the Design Review and Use Permit.

Speaker #1: Applicant, Mark Stillwell provided property history and clarified the application for a reissuance was applied for prior to time extension expiration date. Mr. Stillwell asked for the reissuance on the exact same terms rather than approval with changes. Mr. Stillwell answered questions from the Commission.

Chair Goodhue opened the public hearing.

Speaker #2: Barbara Livingston noted she would like the design to remain the same.

Chair Goodhue closed the public hearing.

The Commissioners held discussion.

Vice Chair LePage moved to deny application DR 14-36/UP 14-20 (Carmel Sands). Motion seconded by Commissioner Reimers and carried on a 3-2-0-0 vote as follows:

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

2. DS 15-105 (Corradini)
   Robert Carver, AIA
   4 parcels SE of 9th on Scenic Road
   Blk:A2, Lot: S pt. of Lot 7 & N pt. of Lot 8
   APN: 010-302-010

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

Marc Wiener provided staff report and highlighted the City code regarding basement definitions and answered questions from the Commission.

Speaker #1: Applicant, Robert Carver addressed previous staff approval of the basement and the noted the ambiguity in the City code regarding how to define basement area.

Chair Goodhue opened the public hearing.

Speaker #2: Tim Allen expressed his desire for a fair and balanced decision. Mr. Allen reiterated his concern over the slope of the driveway and the calculations given by Mr. Carver.

Speaker #3: Anthony Lombardo noted the Corradini home should be lowered to meet the City basement Code or suggested to move the house back.

Speaker # 5: Gordon Humenik, Licensed surveyor with Rasmussen Land Surveyors surveyed the Corradini's property. Mr. Humenik determined the driveway slope

represented by Mr. Carver at 18%-19% is accurate and clarified the difference between degrees vs. percent slope.

Speaker #6: Pam Silkwood, the Corradini's representative noted the Commission unanimously approved the design study. Ms. Silkwood read the basement definition from the City's code and asked the Commissioner to allow the project to move forward.

Speaker #7: Ron Corradini, Applicant, restated reasons for the proposed garage height asked the Commission to uphold their previous decision.

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

The Commissioners held brief discussion. Commissioner Martin determined the grade is the remaining factor in question. The Commission decided to accept the applicant's proposal for establishment of pre-existing grade with Vice Chair LePage noting that each project is assessed on its own merits. Chair Goodhue agreed with Commissioner LePage.

Commissioner Paterson motioned to accept DS 15-105 (Corradini) as proposed with exterior down lighting and reduced driveway width. Motion seconded by Commissioner LePage and carried on the following vote: 5-0-0-0.

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

3. DS 15-283 (Burgess) Robert & Patricia Burgess 2928 Franciscan Way Blk: 9A; Lot: 28 APN: 009-371-029	Consideration of Design Study (DS 15-283) and Reasonable Accommodation (RA 15-307) applications for alteration to an existing residence located in the Single Family Residential (R-1-C-6) Zoning District

Marc Wiener, Senior Planner provided the staff report for DS 15-283 (Burgess). Mr. Wiener summarized the revisions to original Design Study and noted staff recommends approval.

Speaker #1: Applicant, Lynn Burgess highlighted the design changes made under the advisement of the Planning Commission and staff recommendations. Mrs. Burgess noted the new proposed design will meet her family's needs.

Speaker #2: Jeff Kilpatrick, Architect answered questions from the Commission.

Chair Goodhue opened the meeting to the public.

Speaker #3: Barbara Livingston suggested lower level canopy trees in the front of the residence.

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

Vice Chair LePage moved to accept applications DS 15-283/RA 15-307 (Burgess) with the Special Conditions 22, 23 and 24 and new conditions to; remove the arch from the service-van garage door, remove the exposed beam located below the apex of the gable, install down lighting and plant one lower-canopy tree on the north side of the garage. Motion seconded by Commissioner Reimers and carried by the following vote 5-0-0-0:

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

4. DS 15-053 (Blincoe)
   Joshua Stewman, Homelife Design
   Casanova Ave., 5 SW of 8th Ave.
   Blk: I; Lot: S 11
   APN: 010-263-004

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

Commissioner Reimers recused herself from DS 15-053 (Blincoe).

Ashley Hobson, Contract Planner, presented the staff report and summarized the proposed project. Ms. Hobson noted the proposed site coverage is over than allowed coverage for the lot size and also noted the Applicants completed unauthorized work prior to Planning Commission approval. The Applicants received a Notice to Stop Work and request for the Planning Commission to approve the completed unauthorized work as part of DS 15-053.

Speaker #1: Joshua Stewman, Applicant, provided brief summary of design concept and answered questions from the Commission. Mr. Stewman explained the garage height of 8 feet is to accommodate the Applicant's vehicle and clarified the new proposed location of the fence.

Chair Goodhue opened the public hearing.

Speaker #2: Barbara Livingston commended Planning Commission and staff on their work and noted her concern over the large site coverage area.

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

The Commission held a brief discussion. The Commissioners asked follow up questions to staff. Commissioner Martin noted the procedure to address illegal work need to be addressed.

Mr. Wiener clarified site coverage square footage as 697 sq. ft. and Ms. Hobson noted the Applicants propose to remove 60 sq. ft. of site coverage; however the site coverage will continue to remain over the allowable limit.

Commissioner Martin moved to accept DS 15-053 (Blincoe) with staff recommendations and the condition to reduce the carport from 8 feet to 7 feet 6 inches. Motion seconded by Commissioner LePage and carried on a 4-0-0-1 vote as follows:

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

Commissioner Reimers rejoined the Planning Commission meeting.

5. DS 15-339 (Shannon)
Carl and Dianne Shannon
Monte Verde St. 3 NW of 4th Ave.
Blk: II, Lots: N ½ of Lot 9 & S ½ of 11
APN: 010-223-032

Consideration of an application for the revision to an approved Design Study (DS14-90) for the construction of a new residence located in the Single –Family Residential (R-1) Zoning and Archaeological Significance Overlay Zoning Districts (New planning application case number: DS 15-339).

Catherine Tarone, Assistant Planner presented the staff report.

Speaker #1: Project Architect, Justin Pauly provided explanation of the revision and answered questions from the Commissioners.

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

The Commission held a brief discussion.

Vice Chair LePage moved to accept the revisions for application DS 15-339 (Shannon). Motion seconded by Commissioner Paterson and carried by the following 5-0-0-0 vote:

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

ABSTAIN: COMMISSIONERS: NONE

6. DS 15-327 (Carlson)
Cathryn Carlson
NW Corner of Ocean Ave. & Carpenter
Blk: 64, Lots: South ½ of 2,4 & 5
APN: 010-033-006

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

Assistant Planner, Catherine Tarone provided staff report and summarized proposed revisions.

Speaker #1: Applicant Chris Boqua, summarized revisions, and noted proposed stucco color is light grey.

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

The Commission held discussion. Chair Goodhue commented aluminum channels are very subtle. Vice Chair LePage noted the proposed roof deck increases the bulk and mass of the residence and requested the installation of staking and to continue the item. Commissioner Reimers also noted her concern with the rooftop plans and agreed with Vice Chair LePage. Commissioner Paterson does not object to the aluminum channels. Commissioner Martin advised the Commission to proceed with caution on rooftop decks.

Commissioner Reimers moved to accept the plans for the aluminum channels, continue the roof-top deck and install staking to residence. Motion seconded by Vice Chair LePage and carried by the following vote 5-0-0-0:

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

Commissioner Reimers recused herself from DS 15-269 (Trailer) due to the proximity of the Trailer home to her personal residence.

7. DS 15-269 (Trailer)
Zach Trailer
Camino Real 2 NW of 9th
Blk: O, Lot: 15
APN: 010-264-002

Consideration of a Concept Design Study (DS 15-269) for the construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District

Matthew Sundt, Contract Planner provided the staff report.

Commissioner Martin clarified Commissioner Reimers is the adjacent neighbor to the Trailer residence.

Chair Goodhue asked the status of the three revisions received from neighbor Mr. Reimers. Architect, Claudio Ortiz noted and addressed the revisions as the following; removal of a southern window, move the house back two feet and the proposed retaining wall no more than four feet high.

Speaker #1: Architect/Applicant, Claudio Ortiz provided a summary of the design concept. Mr. Ortiz clarified the reason for the proposed seven foot fence is to address privacy concerns and noted neighbors do not oppose the height.

Chair Goodhue opened the public hearing.

Speaker #2: Barbara Livingston commended Mr. Sundt on his clear, concise staff report and questioned why staff recommended the concrete pathway to remain in the right-of way.

Mr. Wiener noted the pathway is part of the sidewalk and a surface is needed to drive on.

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

The Commission held discussion. The Commission commended Mr. Ortiz on his design.

Commissioner Martin moved to accept the Concept Design Study DS 15-269 (Trailer). Motion seconded by Commissioner Paterson and carried on a 4-0-0-1 vote as follows:

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

Commissioner Reimers rejoined the Planning Commission meeting.

8. DS 15-349 (O'Day) Robert Littell SE Corner of 4th an Casanova Block: EE, Lot: 42 APN: 010-214-028	Consideration of a Design Study (DS 15-349) application for the construction of a detached garage in the front and side-yard setbacks of a property located in the Single Family Residential (R-1) Zoning District

Ashley Hobson presented the staff report and summarized the design study.

Speaker #1: Architect, Robert Littell, provided brief history on property and summarized the design concept.

Chair Goodhue opened item to the public

Speaker #2: Paul Bruno, Applicant's neighbor informed the Commission all prior difficulties between the Brunos and the O'Days were resolved and noted he supports the project.

Seeing no speakers, Chair Goodhue closed the public hearing.

The Commission discussed application DS 15-349. Commissioners Martin and LePage both noted Mr. Littell's creativity with such a small project.

Commissioner Paterson moved to accept DS 15-349 (O'Day) with special conditions 21 and 22. Motion seconded by Commissioner Martin and carried on a 5-0-0-0 vote as follows:

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

9. UP 15-317 (Il Tegamino)
Levett Properties
S/s of Ocean Ave., between Lincoln & Monte Verde
Blk:74, Lots: 5& 6
APN: 010-201-009

Consideration of an Use Permit (UP 15-317) application to allow live music from an existing restaurant located in the Residential and limited Commercial (RC) Zoning District

Ashley Hobson summarized the Use Permit application and provided the staff recommendation.

Speaker #1: Giuseppe Panzuto clarified the outdoor seating arraignment. Mr. Panzuto noted Il Tegamino's hours of operation are daily 5:00 p.m. to 9:00 p.m. and requested to extend the live music hours until 9:00 p.m. up to three days a week.

Chair Goodhue opened this item to the public

Speaker #2: Lynn Ross, upstairs neighbor noted her support for the Use Permit and also for extending the allowable hours and number of days for live music. Ms. Ross stated she believes the live music will compliment the courtyard.

Speaker #3: Maria Best, residential and business neighbor of Il Tegamino voiced her support of the Use Permit and for the requested extended hours and days.

Seeing no speakers, Chair Goodhue closed the public hearing.

The Commission held discussion. Commissioners Reimers noted her support for expanding the Use Permit.

Commissioner Paterson moved to accept UP 15-317 (Il Tegamino) and to extend the Use Permit hours to permit live music for up to three hours anytime between the hours of 12:00 p.m. - 9:00 p.m., for a maximum of two days per week. Motion seconded by Commissioner Reimers and carried on a 5-0-0-0 vote as follows:

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

Commissioner Reimers recused herself from Public Hearing item # 10 due to family business within 500 ft.

10. UP 15-334 (Silver from the Himalayas) Dennis Joshi Blk:76, Lot: 12 APN: 010-146-011	Consideration of a Appeal (APP 15-334) of an administrative denial of a Business License (BL 15-326) for a new jewelry store located in the Central Commercial (CC) Zoning District

Ashley Hobson provided the staff report and listed the primary reason for the original denial of the Use Permit. Ms. Hobson provided the municipal code for jewelry store classifications and noted Carmel-by-the-Sea currently has 31 permitted jewelry stores and the City allows for 32 in total.

Speaker #1: Pam Silkwood, representative for Dennis Joshi provided history of original Use Permit and summarized the letter provided to staff and Commission prior to the Planning Commission meeting. Ms. Silkwood indicated in order to comply with the City definition of a qualifying jewelry store Mr. Joshi added precious stones to his inventory. Mr. Joshi provided samples of the new inventory for the Commissioners to review.

Chair Goodhue opened this item to the public

Speaker #2: Barbara Livingston advised the Commission to be careful in their decision regarding the appeal of (BL 15-326).

Seeing no speakers, Chair Goodhue closed the public hearing.

The Commission held discussion. Chair Goodhue expressed his concern with the last minute addition of precious stones to the inventory.

Commissioner LePage moved to grant the appeal with merchandise as presented which shall include diamonds and other precious stones. Motion seconded by Commissioner Paterson and carried on a 4-0-0-1 vote as follows:

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

Commissioner Reimers rejoined the Planning Commission meeting.

11. City of Carmel-by-the-Sea Commercial Zoning District	Appointment of a subcommittee to study and consider potential amendments to the City Municipal Code restaurant definitions (Oral staff report to be provided at meeting)

Marc Wiener provided brief staff report.

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

Commissioner Martin and Paterson were appointed to the subcommittee to study and consider potential amendments to the City municipal Code restaurant definitions.

I. DIRECTOR'S REPORT

1. Update from the Director
   Marc Wiener provided brief City Council update and informed the Commissioners of the recently passed Assembly Bill 1164 which precludes jurisdictions from disapproving proposals for synthetic grass and artificial turf.

2. Commission held discussion to schedule November Planning Commission meeting. November meeting tentatively scheduled for November 12, 2015.

J. SUB-COMMITTEE REPORTS

1. Presentation of Draft Document from Modern Subcommittee
   Commissioner Martin provided Commission with a draft document and provided brief summary.

   Chair Goodhue noted the Roofing Sub-Committee continues to have difficulty locating properties accessible for site visits.

K. ADJOURNMENT

There being no further business, Chair Goodhue adjourned the meeting at 8:16 p.m.

The next meeting of the Planning Commission is tentatively scheduled:

Thursday, November 12, 2015, at 4:00 p.m. – Regular Meeting

SIGNED:

_____
Donald Goodhue, Planning Commission Chair

ATTEST:

_____
Cortina Whitmore, Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

November 18, 2015

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Submitted by: Matthew Sundt, Contract Planner

Subject: Consideration of a Final Design Study (DS 15-269) and associated Coastal Development Permit for the construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District.

Recommendation:

Approve the Final Design Study (DS 15-269) and the associated Coastal Development Permit subject to the attached findings and conditions.

Application:	DS 15-269	**APN:**	010-264-002
Block:	O	**Lot**:	15
Location:	Camino Real, 2 NW of 9^{h} Ave.		
Applicant:	Claudio Ortiz/Agent-Designer	**Property Owner:**	Zach Trailer

Background and Project Description

The property is 4,000 square feet in size and includes an existing single-story residence and a detached garage in the front yard setback area. The property slopes approximately 10 vertical feet from front to back. A Historic Determination of Ineligibility for the residence was issued by the Planning Department on May 15, 2015.

The applicant has submitted plans to build a new 1,800-square foot single-family residence. The residence includes 1,179 square feet on the main level (street level) and 620 square feet on the lower level, which includes an attached garage. Finish materials include wood shingle siding on the exterior and Carmel stone veneer on the lower level of the south elevation and a minor area of Carmel stone veneer on the east elevation as seen from Camino Real. In addition, the applicant is proposing wood-shingle roofing and unclad wood windows and doors,

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

Of note is the approximately 72-foot driveway on the south side of the property that provides access to the one-car garage. The floor level of the garage is 10 feet below street level. The construction of the home also necessitates removal of approximately 125 cubic yards of soil ("cut") to accommodate the lower level living space and garage. The north and south plan elevations show the area of cut as a dashed line. The proposed cut will translate to approximately 16 haul truck trips from the site (based on 8 cubic yards per load) on Carmel roads (a total of 32 trips with trucks returning empty)

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	NA	556 sf
Trees	3 Upper /1 Lower (recommended)	0/2 (includes existing tree at rear of property)	1/2
Ridge Height (1st/2nd)	18'/24'	NA	Max. 1st floor: 12'-5" Max. 2nd floor: 22'-5"
Plate Height (1st/2nd)	12'/ 18'	NA	Max. 1st floor: 10.0' Max. 2nd floor: 17.5'
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	NA	17' – 8" (residence) 72' (detached garage)
Composite Side Yard	10' (25%)	NA	Min: 10.0 ft (25%)
Minimum Side Yard	3'	NA	Min. North Side: 5' Min. South Side: 5'@garage
Rear	15'	n/a	Min: 15'

Other project components include: 1) the removal of all existing site coverage (one single-family dwelling, a detached garage, hardscape, landscape, and decking), and 2) removal and

replacement of the existing fencing on the south and west boundaries. An existing tree (holly) in the front yard setback will be removed.

Staff analysis

***Previous Hearing*:** The following is a list of issues related to the Concept Design Study presented at the Planning Commission meeting on October 20, 2015.

1. *The applicant shall revise the design of the residence to include shifting the entire residence to the north by two feet, exchange the proposed dining room window on the south wall with a transom window, construct a 7-foot fence on the south boundary of the property, address a drain line that daylights to the property to the south, and revise the plans to show final height and footprint of the proposed retaining wall on the south boundary of the driveway.*

Analysis: The applicant is agreeable to all the above changes and has resubmitted plans that include the following:

1. Building shifted two feet north;
2. Retaining wall on south side is determined to not be necessary as there will only be a 10-inch difference between the subject property ground elevation and neighboring property's ground elevation to the south;
3. Window on the south elevation is replaced with a transom window; and
4. Drain line that daylights to property to the south is removed. All project related drainage will be retained on site per Carmel Municipal Code.

Other Project Components

Finish Materials: Finish materials include wood shingle siding on the exterior and Carmel stone veneer on the lower level of the south elevation and a minor area of Carmel stone veneer on the east elevation as seen from Camino Real. In addition, the applicant is proposing wood-shingle roofing and unclad wood windows and doors, and new fencing. Fencing will include a four-foot high grape-stake fence with spaced pickets at front of the property and a solid seven-foot high grape stake elsewhere, except for the north fence line, which will remain as is. Staff supports the proposed materials, which would be visually interesting and consistent with the design of the residence.

Forest Character/Landscaping: The site includes a Silver-dollar eucalyptus tree in the rear yard setback and shall remain. Furthermore, the combination of tree canopies from the eucalyptus tree, a Coast live oak located on the property to the north and by a Cypress tree on the property to the south, creates a canopy that nearly covers the entire back yard. The City Forester has determined that the two proposed trees in the front yard area will suffice. No additional trees are warranted.

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

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

The location and style of the proposed wall-mounted light fixtures are depicted on Sheet 2 of the Project Plans - five wall-mounted fixtures are proposed. The applicant is proposing a lantern-style fixture, which is shown in Attachment E. The wall lights will not exceed 25 watts. A condition has been drafted requiring the applicant to work with staff revising the fixtures to be shielded and down lit.

The location and style of the proposed landscape light fixtures are depicted on Sheet L1 of the Project Plans - seven landscape light fixtures are proposed. Four of the landscape lights are in the front yard area and the remaining three will be flanking the south side of the driveway. One style of landscape lighting is proposed and shown on Sheet 10 of the Project Plans. Landscape lighting would be provided by 18-inch tall light fixtures with light downward cast and with shielding. The landscape lights have an output of no more than 15 watts per fixture and are proposed to be placed more than 10 feet apart. Staff supports the proposed landscape lighting and notes that they comply with the City requirements.

Public ROW: The ROW at the front of the property contains an approximately 6-foot deep by 40-foot wide sidewalk with curb and gutter – and will remain.

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

ATTACHMENTS

- Attachment A – Site Photographs
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Project Plans
- Attachment E – Light Fixture Details – wall mounted

Attachment A – Site Photographs

Project site

Project site - facing south along Camino Real

Project Site – facing north along Camino Real

Rear yard – facing south

Rear yard – facing north

Attachment B – Findings for Approval

FINDINGS REQUIRED FOR FINAL DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45)

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

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

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

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

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

Attachment C – Conditions of Approval

DS 15-269 (Trailer)
November 18, 2015
Conditions of Approval
Page 1

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 15-269) authorizes the applicant to build a new 1,800-square foot single-family residence that includes 1,179 square feet on the main level (street level) and 620 square feet on the lower level, which includes an attached garage. Finish materials include wood shingle siding on the exterior and Carmel stone veneer on the lower level of the south elevation and a minor area of Carmel stone veneer on the east elevation as seen from Camino Real. Included is wood-shingle roofing and unclad wood windows and doors, and new fencing. Fencing will include a four-foot high grape-stake fence with spaced pickets at front of the property and a solid seven-foot high grape stake elsewhere, except for the north fence line, which will remain as is.	✔
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✔
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✔

6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✔
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✔
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✔
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	✔
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	✔

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

	new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✔
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✔
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	The applicant shall plant and maintain ONE new upper-canopy and ONE lower-canopy tree of substantial size and caliber and of a species approved by the City Forester. The location, size, and species of this tree shall be noted on the landscape plan submitted with the construction plan set. Prior to final planning inspection, the tree shall be planted on site located approximately 10 feet from any building.	✔
23.	Prior to submitting for the Building Permit, the applicant shall work with staff on a light fixture design that is consistent with City requirement for down lit fixtures.	✔

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

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

Camino Sheltering Oaks. LLC. Residence

New Residence
Carmel–by–the–Sea, California
APN: 010–186–010
BLOCK: O LOTS: 15

Front Elevation

EXTERIOR LIGHTING NOTES

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

RECEIVED
NOV 02 2015
City of Carmel-by-the-Sea
Planning & Building Dept.

PROJECT DATA

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

FLOOR AREA

FAR ALLOWED	1,800.0 S.F.	45.0%
PROPOSED MAIN LEVEL LOWER LEVEL ATTACHED GARAGE	 1,179.3 S.F. 407.6 S.F. 212.2 S.F.	
TOTAL (P) GROSS FLOOR AREA:	1,789.1 S.F.	45.0%

SITE COVERAGE

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

SHEET INDEX

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

L1. LANDSCAPE PLAN

SCOPE OF WORK

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

VICINITY MAP NOT TO SCALE

C.O.D.G.
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

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

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

ISSUE:
10–7–15

DRAWN BY:
A.J.ORTIZ

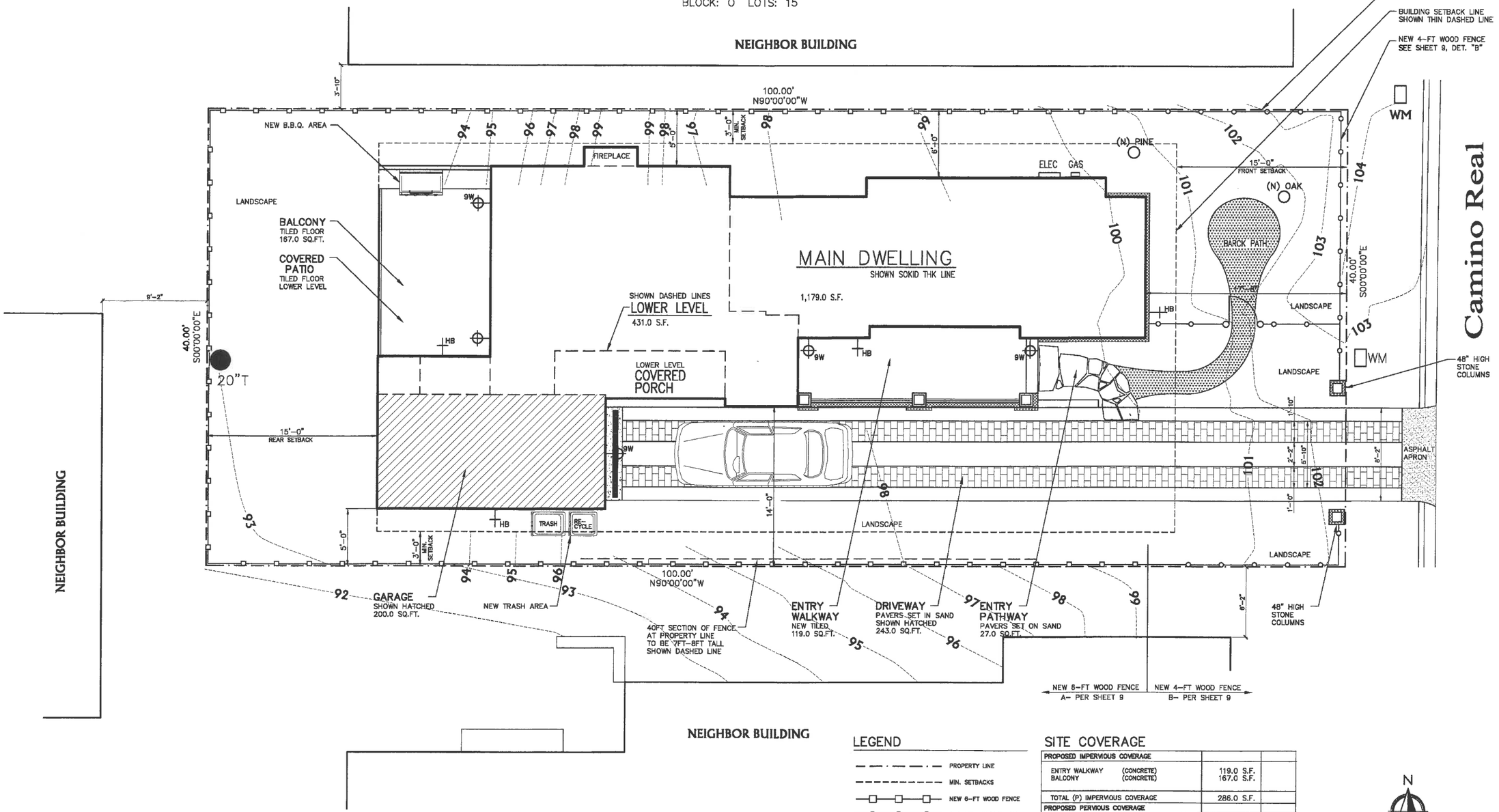
COVER PAGE

SCALE: 1' = 1/4"

1

Camino Sheltering Oaks. LLC. Residence

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



LEGEND

- PROPERTY LINE
- MIN. SETBACKS
- NEW 6-FT WOOD FENCE
- NEW 4-FT WOOD FENCE
- HB HOSE BIB
- A LIGHT FIXTURE, SEE SHEET 9 FOR SPEC'S
- 20"T EXISTING TREES TO REMAIN
- (N) NEW TREES

SITE COVERAGE

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

N

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

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CLAUDIO ORTIZ, DESIGN GROUP, INC
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CLAUDIOORTIZDGINC.COM
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APN: 010-264-002-000
PROJECT NO.
15-06

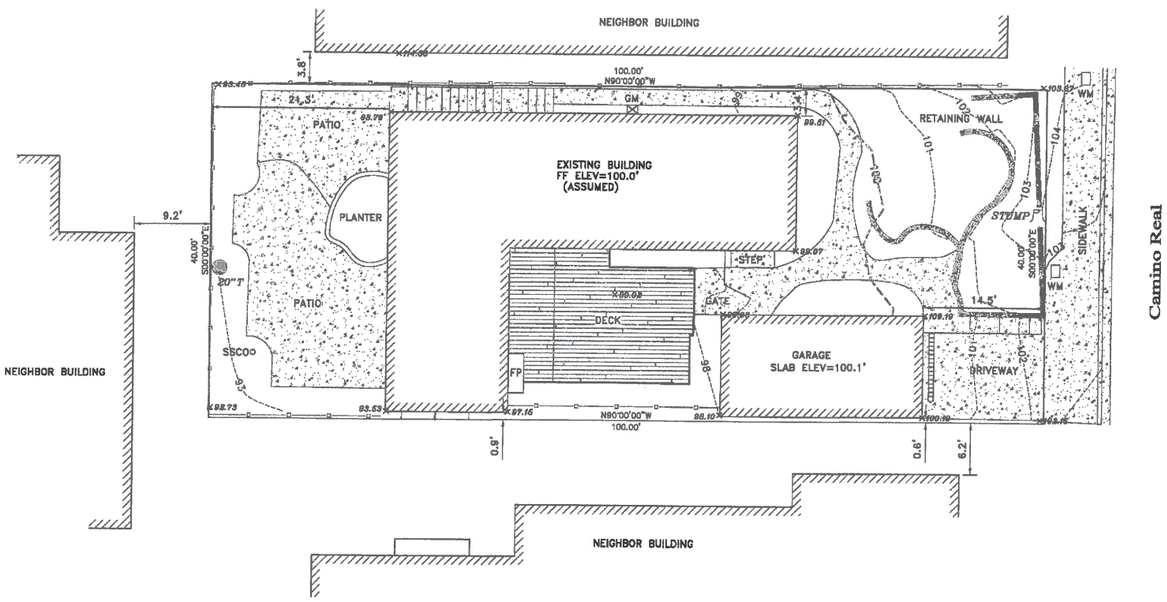
ISSUE:
10-7-15
10-29-15

DRAWN BY:
A.J.ORTIZ

SITE PLAN

SCALE: 1" = 1/4"

2
32



GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

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

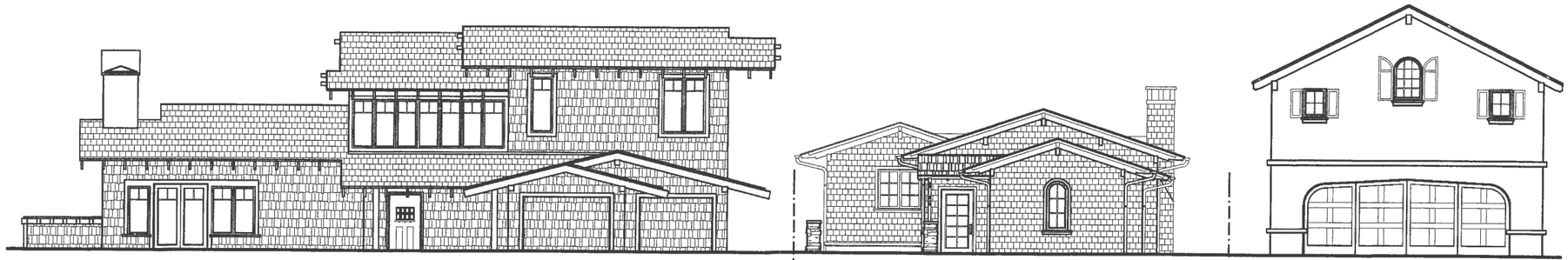
Baseline Consulting
13720 Monte Bello
Castroville, California 95012
831-632-0956

TOPOGRAPHIC SURVEYS
ALTA SURVEYS
BOUNDARY SURVEYS

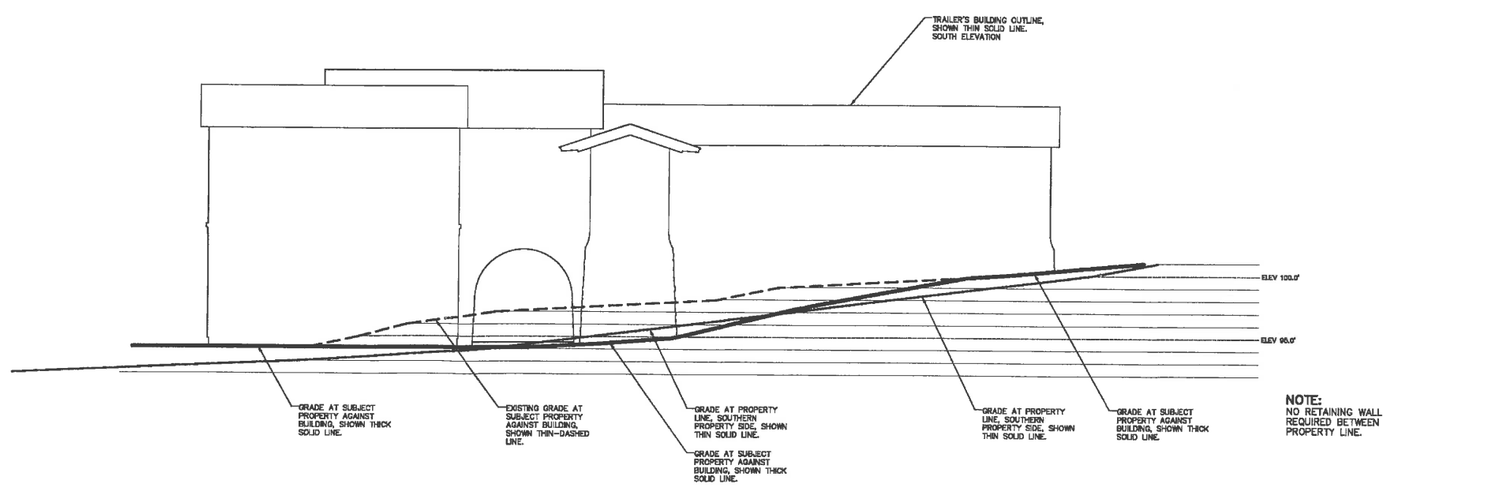
DRAWN BY : MS
APPROVED BY :
REVISION :
SCALE : 1/8"=1"
DATE : 05-13-2015

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

SHEET 1
OF
1 SHEETS



PROPOSED
EAST ELEVATION



NOTE:
NO RETAINING WALL REQUIRED BETWEEN PROPERTY LINE.

0 5 10 15
(IN FEET) 3/16 inch = 1 ft.
GRAPHIC SCALE

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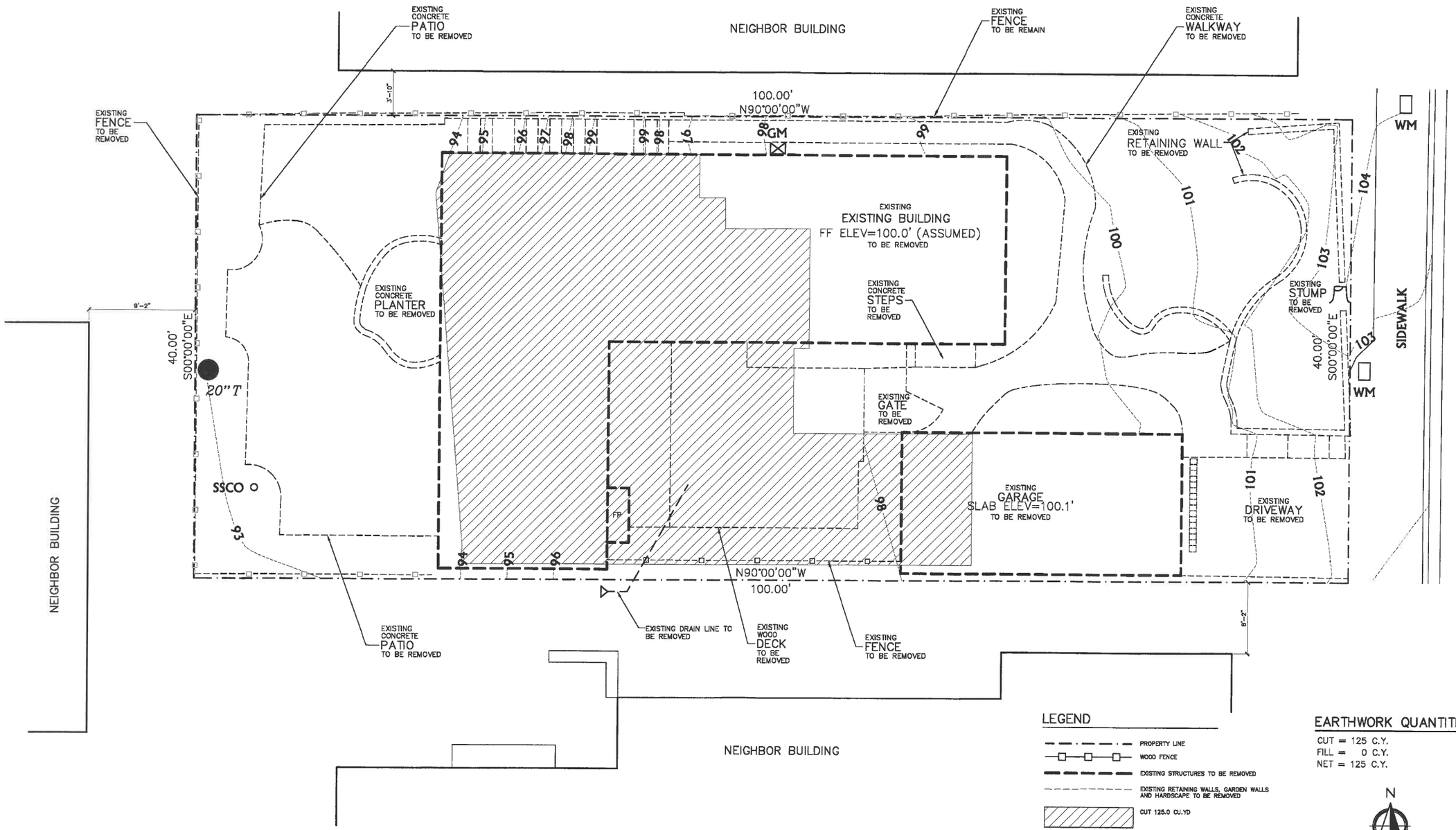
APN: 010-264-002-000
PROJECT NO.
15-06

ISSUE:
10-7-15

DRAWN BY:
A.J.ORTIZ

PROPOSED STREETSCAPE & GRADE ANALYSIS AT PROPERTY LINE

SCALE: 1" = 3/16"



Camino Real

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

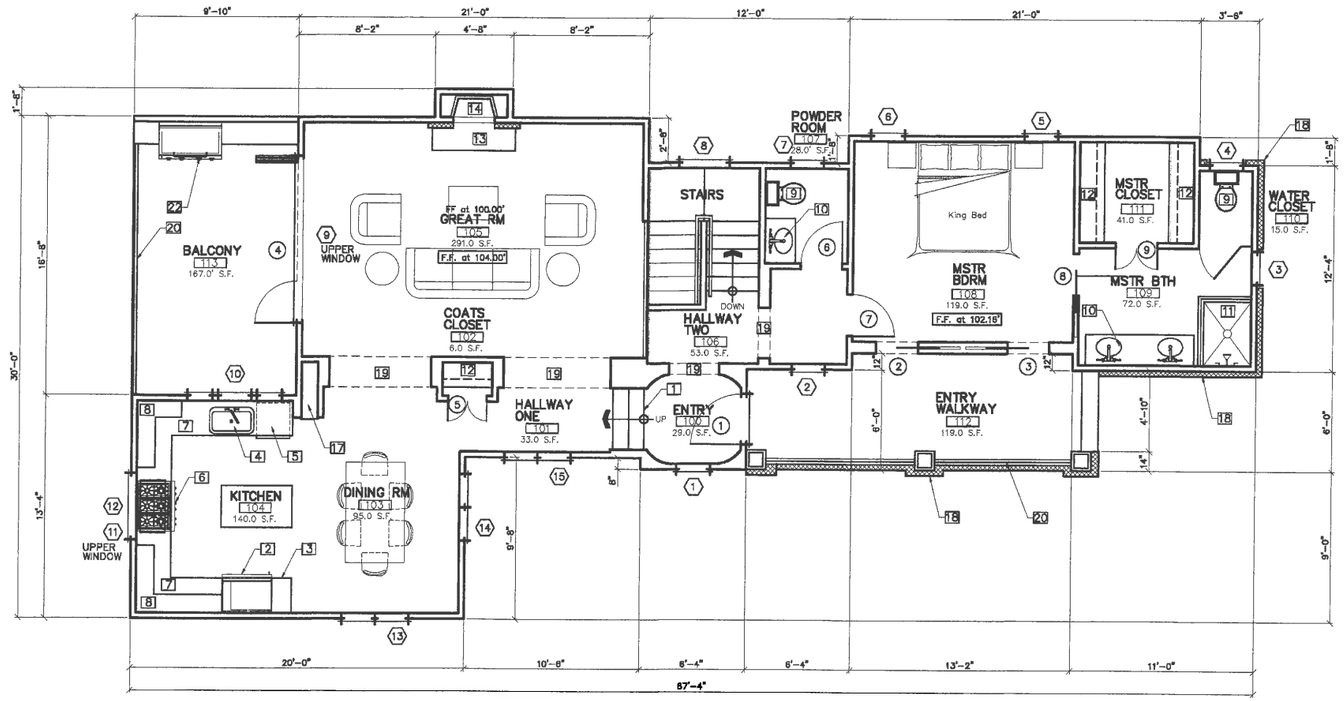
ISSUE:
10-7-15
10-29-15

DRAWN BY:
A.J.ORTIZ

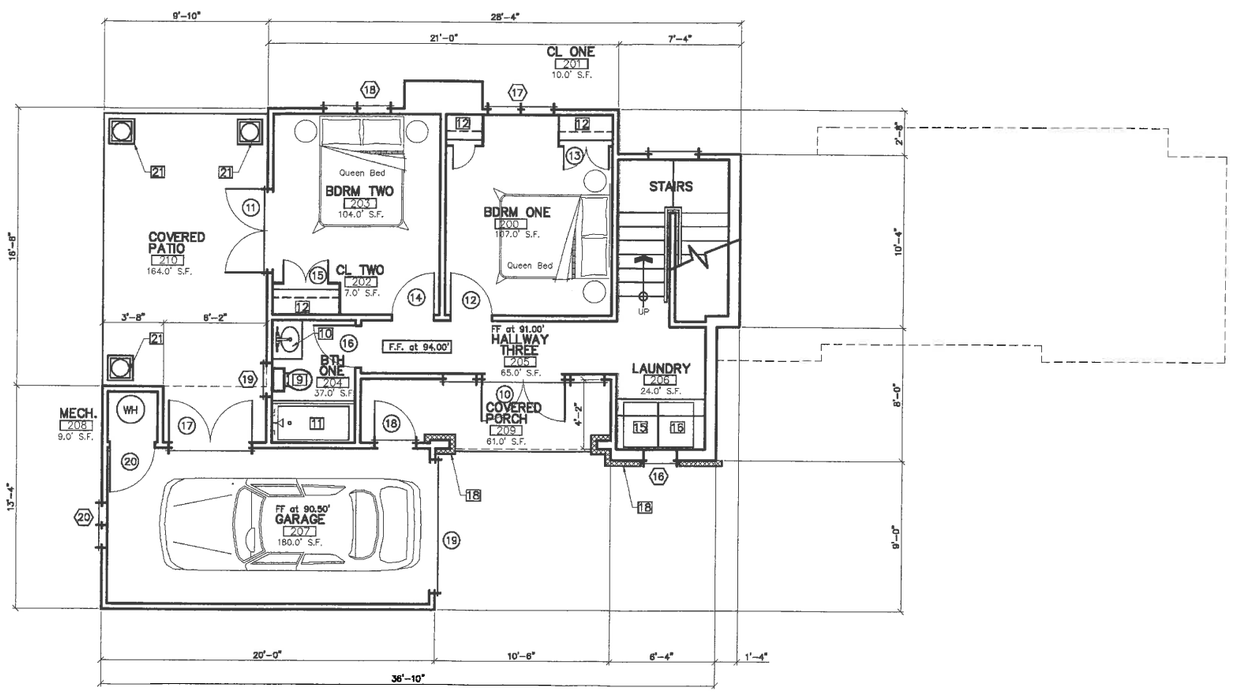
GRADING AND DEMOLITION SITE PLAN

SCALE: 1' = 1/4"

5 of 35



MAIN LEVEL



LOWER LEVEL

ROOM NOTES

MAIN LEVEL

100	ENTER 9'-4" X 5'-10"	107	POWDER ROOM 5'-0" X 8'-8"
101	HALLWAY ONE 3'-10" X 9'-0"	108	MASTER BEDROOM 12'-0" X 13'-2"
102	COATS CLOSET 2'-0" X 3'-0"	109	MASTER BATHROOM 7'-0" X 10'-4"
103	DINING ROOM 8'-2" X 9'-10"	110	WATER CLOSET 3'-4 X 4'-8"
104	KITCHEN 11'-2" X 12'-8"	111	MASTER CLOSET 8'-0" X 8'-10"
105	GREAT ROOM 14'-4" X 20'-4"	112	ENTRY WALKWAY 9'-8" X 20'-0"
106	HALLWAY TWO 12'-0" X VARIES	113	BALCONY 9'-10" X 17'-0"

LOWER LEVEL

200	BEDROOM ONE 10'-0" X 11'-2"	208	LAUNDRY 4'-8" X 5'-4"
201	CLOSET ONE 2'-0" X 5'-0"	207	GARAGE 9'-4" X 19'-4"
202	BEDROOM TWO 10'-0" X 11'-2"	208	MECHANICAL ROOM 3'-0" X 3'-0"
203	CLOSET TWO 4'-0" X 1'-10"	209	COVERED PORCH 5'-10" X 15'-0"
204	BATHROOM ONE 5'-0" X 7'-4"	210	COVERED PATIO 9'-10" X 17'-0"
205	HALLWAY THREE 3'-4" X 20'-8"		

KEY NOTES

1. 3-STEPS
2. 36" BUILT-IN REFRIGERATOR.
3. PANTRY CABINET
4. KITCHEN SINK W/GARBAGE DISPOSAL
5. DISH WASHER SPACE
6. 36" RANGE DUAL-FUEL RANGE VENTILATED W/42" HOOD ABOVE.
7. 42-INCH HIGH COUNTER WITH STONE SLAB TOP AND TILE BACKSPLASH.
8. UPPER CABINETS
9. WATER CLOSET, TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.3.
10. BATHROOM SINK W/36-INCH HIGH VANITY WITH STONE TOP AND BACKSPLASH.
11. SHOWER OR TUB
12. 24" DBL ROBES & ONE 2" ROD ONE SHELF
13. STONE HEARTH, FLUSH
14. GAS FIREPLACE, DIRECT VENT
15. WASHER SPACE
16. DRYER SPACE
17. NICHE
18. STONE VENEER: CARMEL STONE THIN CUT VENEER
19. ARCHED WAY
20. NEW 42-INCH HIGH IRON GUARDRAIL
21. WOOD COLUMNS
22. BUILT-IN B.B.Q.

(0) DENOTES WINDOWS, SEE WINDOW SCHEDULE

(0) DENOTES DOORS, SEE DOOR SCHEDULE

N

0 5 10 15

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

GRAPHIC SCALE

Proposed Floor Area

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

Wall Legend

2x NEW WALLS

STONE VENEER

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WWW.CODGINC.COM

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

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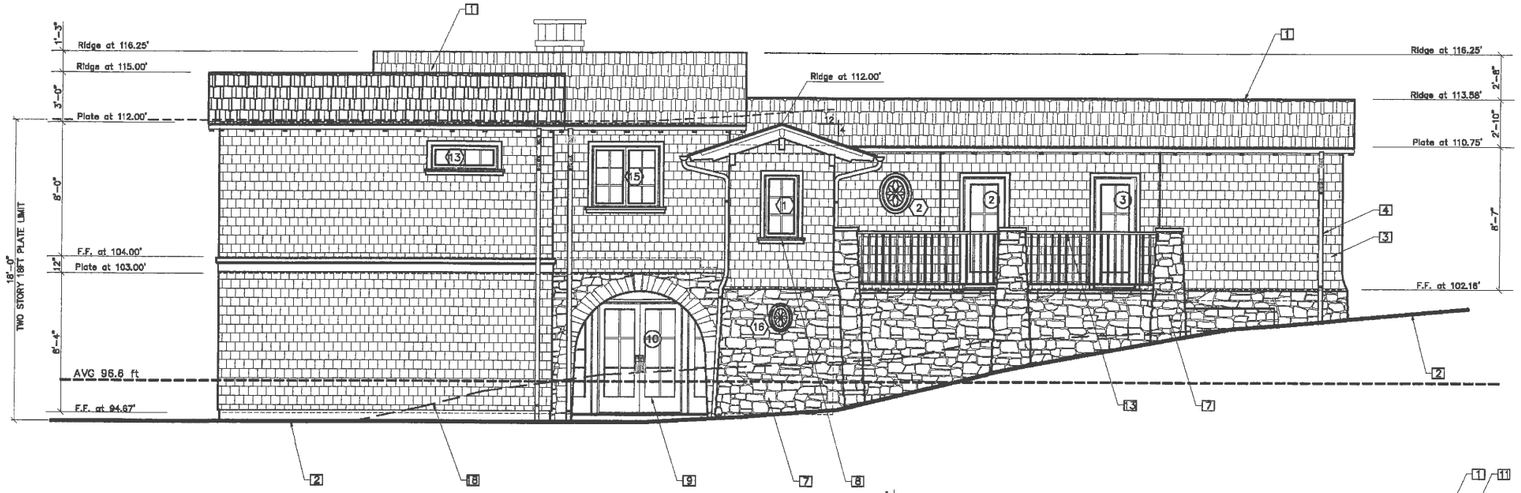
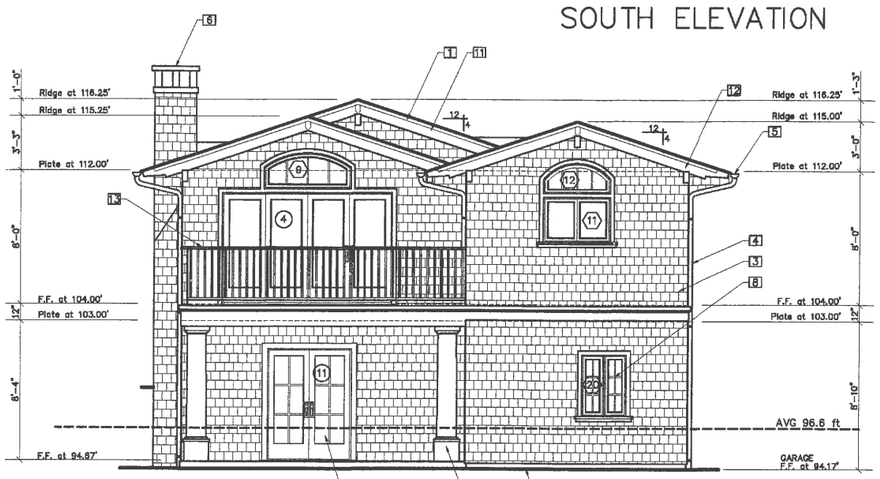
PROPOSED FLOOR PLANS

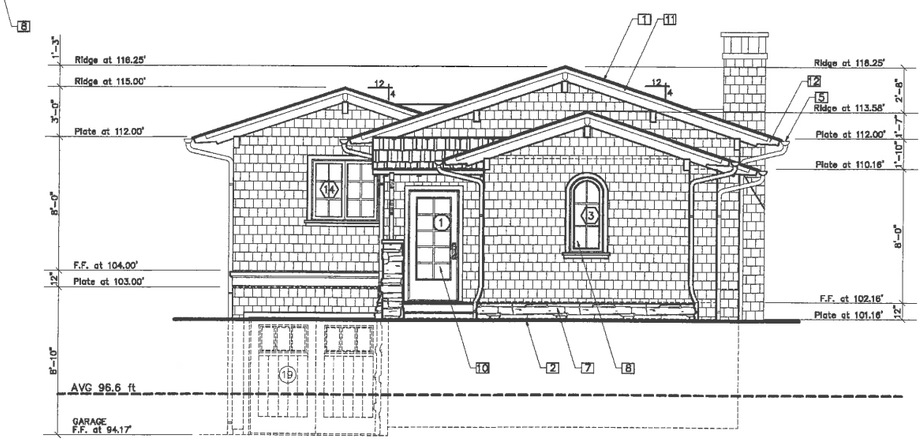
SCALE: 1' = 1/4"



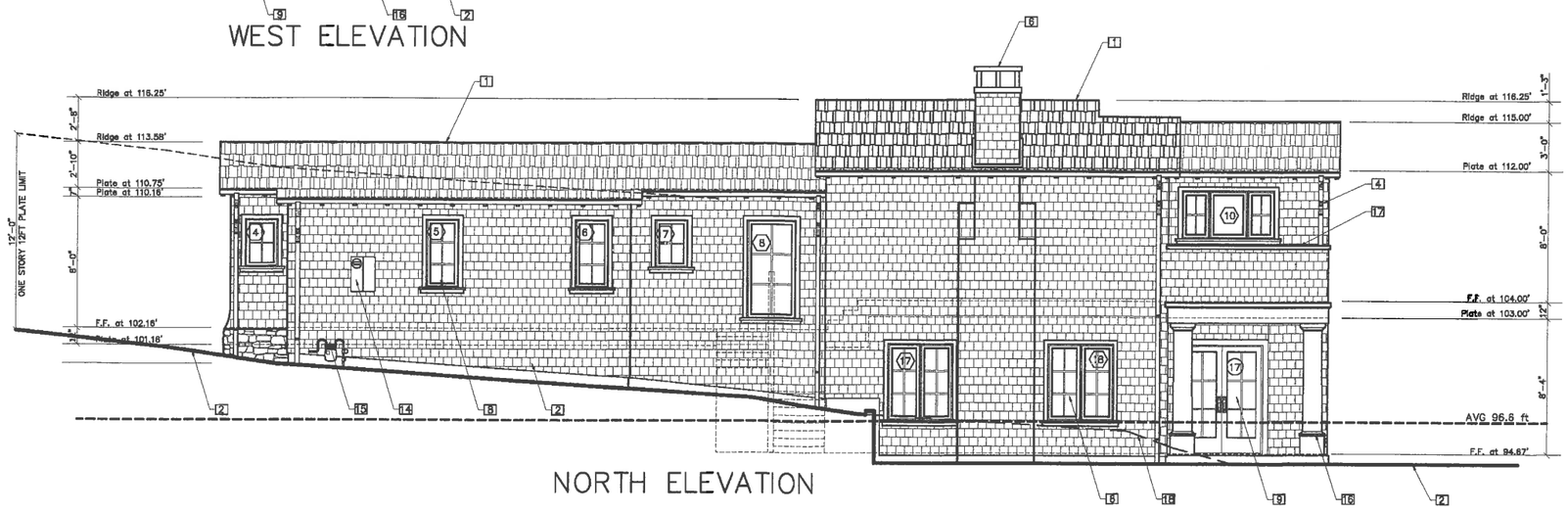
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

KEY NOTES

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

(D) DENOTES WINDOWS, SEE WINDOW SCHEDULE

(D) DENOTES DOORS, SEE DOOR SCHEDULE

0 5 10 15

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

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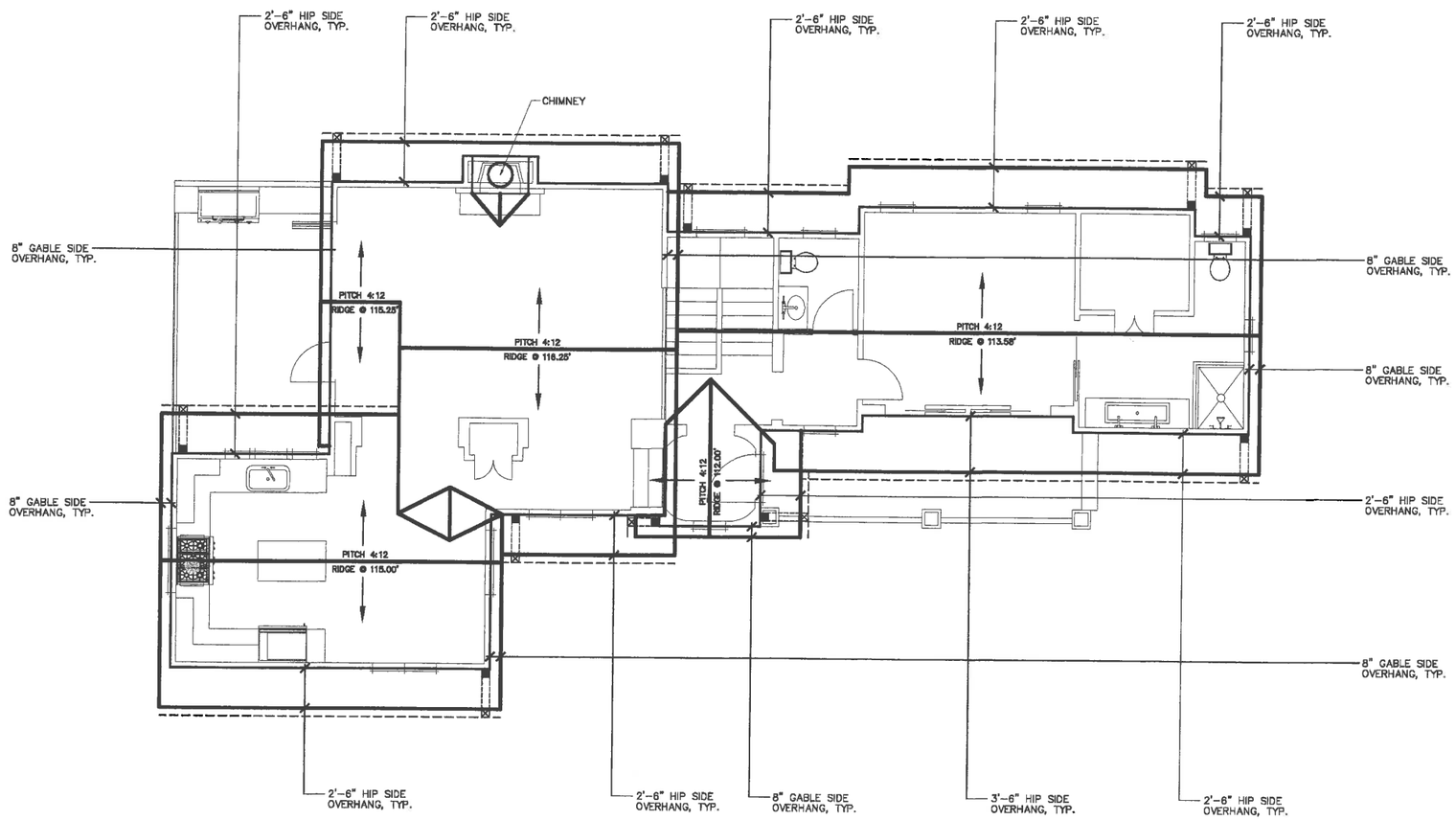
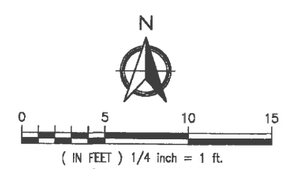
PROPOSED ELEVATIONS

SCALE: 1" = 1/4"

LEGEND

- - - - - - - -	GUTTERS
■ - - - - - - ⊠	DOWNSPOUTS W/2% SLOPE
——→	SLOPE DIRECTION ARROW
━━━━━	ROOF LINE





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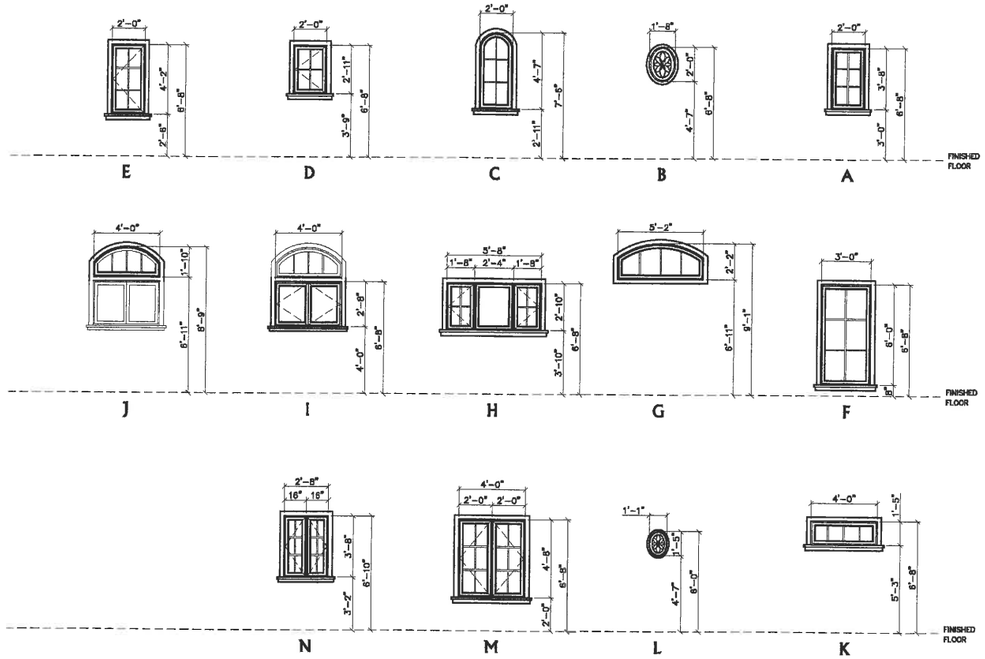
PROPOSED ROOF PLAN

SCALE: 1' = 1/4"

8

Window Elevation Types



Window Schedule

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

Window Notes:

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

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

Window Manufacture:

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

Hardware Manufacture:

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

Symbols

WINDOW REFERENCE — WINDOW NUMBER

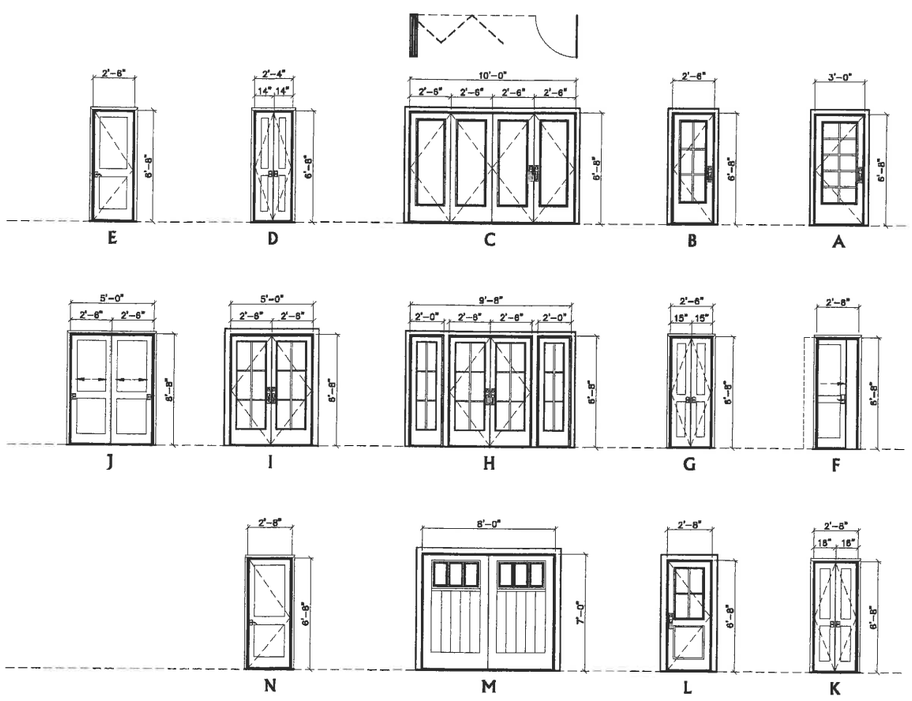
Glazing Legend

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

Abbreviations

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

Door Elevation Types



Door Schedule

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

Door Notes:

1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
4. ALL DOOR GLAZING TO BE TEMPERED GLASS.
5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
7. GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
8. DOOR HINGES TO BE 4.5"H.X4.5"W. DOOR 7'-0"
9. ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED AND SEALED.
10. GARAGE DOORS : SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
11. THE DOOR FINISH TO BE:
    EXTERIOR:
    INTERIOR:
    MOS:
12. THE DOOR STILES TO BE PER PLAN
13. CHECK FLOOR PLAN FOR HINGES LOCATION
14. PER THE ENERGY CODE ALL DOORS ARE TO BE GLAZING AS DUAL PANE AS SPECIFIED IN TITLE. 24 GLASS & GLAZING SEC 2401 AND TABLE 2403.2.1

Window Manufacture:

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

Hardware Manufacture:

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

Symbols

DOOR REFERENCE — DOOR NUMBER

Glazing Legend

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

Note:

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

Abbreviations

N/A — NOT APPLICABLE
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PROPOSED WINDOW & DOOR SCHEDULES

SCALE: 1' = 1/4"

FENCE A

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

FENCE B

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

PENDING

FIXTURE A

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

BULB

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

PENDING

FIXTURE B

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

FIXTURE C

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

DRIVEWAY PAVERS

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

PATIO

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

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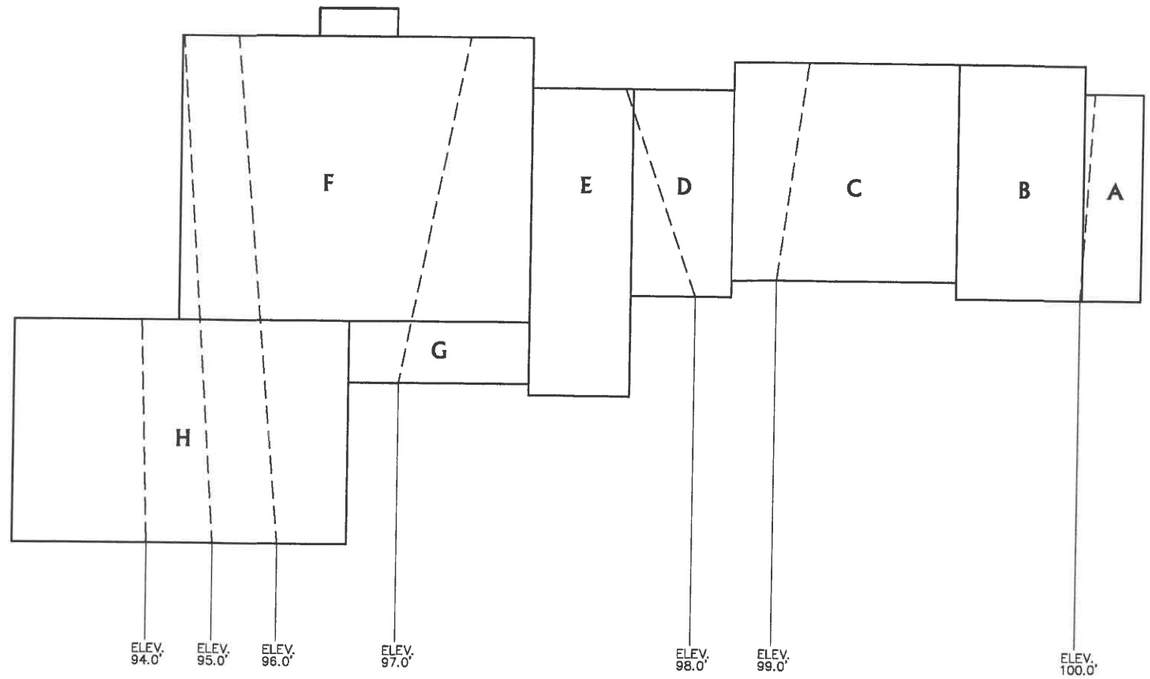
MATERIALS

SCALE: 1' = 1/4"

10



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

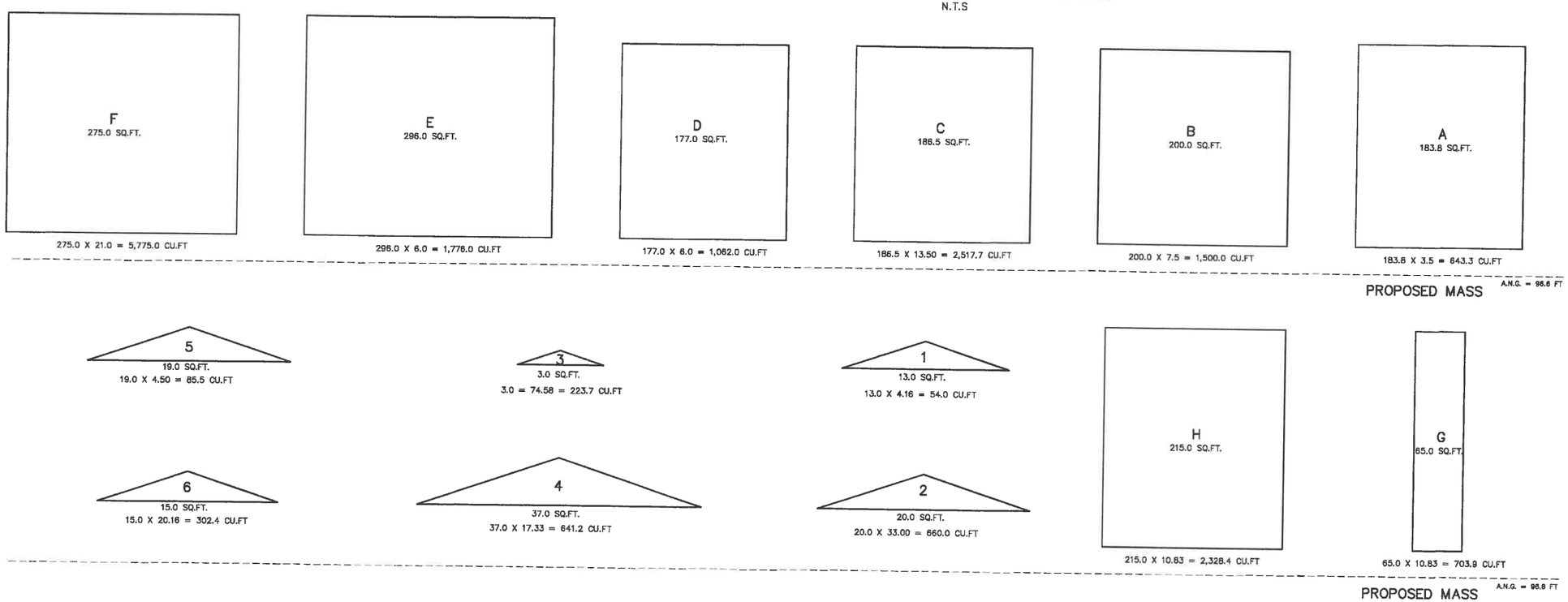
AVERAGE NATURAL GRADE (DWELLING)

AVERAGE NATURAL GRADE			96.6 FT
ELEV.	LINE	LENGTH	TOTAL
94 FT	0	13.3'	0.0
95 FT	1	30.3'	30.3
96 FT	2	30.5'	61.0
97 FT	3	21.0'	63.0
98 FT	4	13.0'	52.0
99 FT	5	13.1'	65.5
100 FT	6	12.3'	73.8
TOTAL		133.5'	345.6

MATH: 133.5 / 345.6 = 2.58
FACTOR: = 2.6
A.N.G. = 94 FT + 2.6 FACTOR = 96.6 FT

VOLUME ANALYSIS:

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



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CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

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

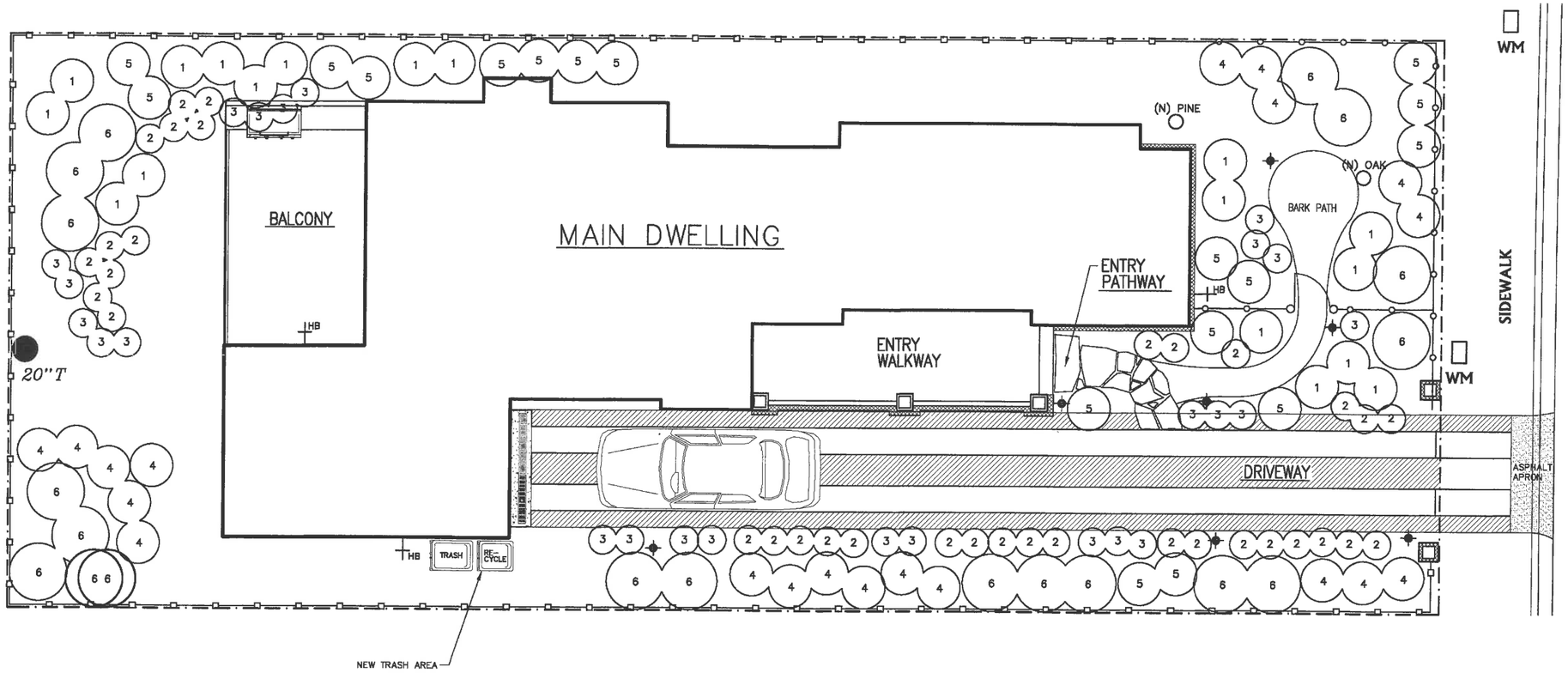
PROJECT:
Camino Sheltering Oak, LLC. Residence
Camino Real, 2N/W of 9th
BLOCK: O LOTS: 15
APN: 010-264-002-000
PROJECT NO.
15-06

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

AVERAGE NATURAL GRADE & VOLUME ANALYSIS PLAN

SCALE: N.T.S.

11



Camino Real

LIGHT KEY

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

EXTERIOR LIGHTING NOTES

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

IRRIGATION SYSTEM

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

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

PLANT INDEX

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

C.O.D.G.
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775, Carmel, CA 93921
OFFICE: 831.624.4945
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

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15-06

ISSUE:
10-7-15
10-29-15

DRAWN BY:
A.J.ORTIZ

LANDSCAPE PLAN

SCALE: 1" = 1/4"

L1

ATTACHMENT E - Light Fixture - wall mounted

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

November 18, 2015

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Submitted by: Brian Roseth, Monterey Bay Planning Services

Subject: Consideration of advisory recommendations to the City Council on (1) the adequacy of the environmental documents, and (2) appropriate design options for the Rio Park/Larson Field Shared Use Trail Project.

Recommendations:

Forward recommendations to the City Council that:

(1) The Initial Study and proposed Mitigated Negative Declaration are legally adequate and should be adopted.

(2) All mitigations identified in the Initial Study, as amended in this Staff Report, should be implemented as part of the project. This includes the specific amendments to mitigation measure CULT-1 and the substitution of signage for fencing for mitigation measure BIO-6. The Mitigation Monitoring and Reporting Program (Attachment-H) also should be adopted.

(3) Project Design Options #1, #2 and #3 should be incorporated into the project design.

Project Background:

The Rio Park/Larson Field Shared Use Trail is part of the City Council's Key Initiative to improve local and regional trails. The construction of this trail is a listed and funded project on the City's Capital Improvement Plan. The City retained Monterey Bay Planning Services (MBPS) to work with the underlying land owners to establish a proposed route for the trail, as well as to assist with the permitting requirements. The City retained PMC for environmental documents.

There are four properties underlying the proposed trail alignment. One of these is owned by the City (Rio Park) and the other three are owned by the Catholic Diocese, the Carmel Area Wastewater District, and Mission Ranch. To cross the other properties, the City will need

easements. All property owners have been generally supportive of the trail concept and easement negotiations remain active. MBPS has designed the trail to preserve the land uses and operational functions already established on each property. The Catholic Diocese and the Board of Directors of the Carmel Area Wastewater District have both given the City "concept approval" of the design.

Project Description

The proposed trail will connect Lasuen Drive with Rio Road and will be limited to pedestrian and bicycle traffic, except as required to serve existing uses (see Attachment-A: Site Plan). It will meet ADA grades. The connections at both trail ends will tie in with established bicycle routes designated by the City and the County. Signage at each termination will list rules for use of the trail as established by the City Council. No trail lighting is proposed and the hours will be limited to daylight periods.

Along the Larson Field portion of the alignment, there will be security fencing to separate trail users from the playground use established by Junipero Serra School. This fencing will have two keyed access gates for intermittent use (1) by CAWD--to service a manhole near the southeast corner of the field, (2) by Carmel Youth Baseball--to truck in supplies for games and (3) by emergency responders, whenever required. The route across Larson Field is similar to an informal road already established, both by CAWD and by Carmel Youth Baseball. To make room for the trail, some minor adjustments will be made to one of the backstops and the batting cage will be relocated. At Rio Road the trail termination will split and flare out into east and west legs to merge into traffic safely.

The south half of the trail is located on portions of Mission Ranch, Rio Park and a CAWD pipeline property. Starting at Lasuen Drive, the trail will follow the north boundary of the Mission Ranch property and will lie adjacent to the existing paved driveway serving the Mission Ranch tennis courts.

Several safety features have been included for this portion of the trail:

(1) A safety barrier will be installed for a short distance along the south side of the trail, to protect trail users from traffic exiting the Mission Ranch tennis court parking area.

(2) A stop sign is located at the west end of the trail so bicycles stop before entering traffic.

(3) The western 15 feet of chain link fence and the stone pillar located along the south property line of the Carmel Mission will be lowered to three feet to enhance visibility between trail users and vehicles exiting the Carmel Mission driveway at this location.

(4) Signage and a crosswalk will be installed on the west side of Ladera Drive approximately 160 feet north of the trail. The sign will advise bicycle and pedestrian traffic approaching the trail from the north to cross the street at this point, where it is safe. A 2-way path for pedestrians and cyclists, separated from vehicle traffic, will be installed on the east side of Ladera between the crosswalk and the trail entrance. Existing, informal parking along this stretch of Ladera Drive will be removed to accommodate this path.

After passing over the Mission Ranch property, the proposed trail will cross the CAWD property for a short distance and then reach the City's Rio Park property. The trail follows the north boundary of Rio Park then crosses the CAWD property again to enter Larson Field.

Project Design Options

The environmental review process often reveals ways to improve project designs even beyond the mitigations required for significant environmental impacts. This results from suggestions made in comment letters as well as from the availability of time to rethink design elements as the review process unfolds. Staff has developed four design options for consideration by the Planning Commission and City Council. None of these address impacts identified as "significant" during environmental review, and, therefore, none of these are required to be adopted by CEQA. The Commission may want to forward recommendations on these options to the City Council, along with its recommendations on the environmental documents. Design Options #1, #2 and #3 are illustrated on Attachment-B.

Design Option #1: Add Parking--This option was suggested by the City Administrator and by Mission Ranch. It would make up for the parking removed from Lasuen Drive and take care of any new demand created as the trail gains popularity. Staff recommends this option.

Design Option #2: Alternate Trail Alignment--This option was suggested by the Director of CAWD and by the City Administrator. It fully separates trail users from all vehicle traffic entering the Rio Park property, achieving greater safety. It also provides a new means for CAWD to access its manholes without using Rio Park. By doing this, it avoids the negative aesthetic result, added costs and the waste of space that would result if CAWD had to build its own road alongside the City's trail. The downsides to this option include greater initial construction cost to support the District's trucks and the periodic loss of trail access on the days when CAWD must use the trail for its maintenance activities. These topics are discussed more fully below on page-9. Staff recommends this option.

Design Option #3: Shift Location of the new Rio Road Crosswalk--This option was suggested in the traffic engineer's analysis and appears to be superior to the original design. The new Rio Road crosswalk would be relocated to the east side of Atherton Drive, closer to the trail. This avoids conflict with the existing bus stop and eliminates the need to add a wide, paved walkway along the Larson Field frontage. It also reduces the potential for unprotected street

crossings by people approaching the trail from the east on the north side of Rio Road. Staff recommends this option.

Design Option #4: Informal Trail Surface--The project description in the Initial Study notes that the trail surface has not yet been defined by the City Council. The environmental analysis proceeded using the assumption that the trail would be paved with asphalt and meet all Class-1 Bikeway standards. The Council made it clear, however, that the City might want to create a less formal trail using decomposed granite or some other surface treatment. The advantages of a dirt trail are lower installation cost and a less formal appearance. The advantages of a paved surface are improved usability for road bikes and wheelchairs, better performance after periods of rain, possibly greater access to grant funding and possibly a lower cost for yearly maintenance. Staff has no recommendation regarding this option.

Permits

At the conclusion of the CEQA process, the City Council will adopt environmental documents, make design adjustments as needed and authorize continued permit processing for the project. The City's Planning Commission will then review a Use Permit and Coastal Development Permit for the portion of the trail that crosses Larson Field and terminates at Rio Road.

All other trail segments are located outside City limits and will require review and approval of a Coastal Development Permit from the County of Monterey. Once all permits are obtained, the final design, any required mitigations, and the easements will return to the City Council for final project approval.

Environmental Review:

This project requires environmental review consistent with the California Environmental Quality Act (CEQA). This is a multi-step process:

(1) An Initial Study (IS) evaluates the project for its potential to cause environmental impacts. When an identified impact is considered significant or potentially significant, mitigations are proposed to eliminate or reduce its severity. If all the identified significant and potentially significant impacts can be mitigated to a level of "less-than-significant", it is appropriate to recommend adoption of a Mitigated Negative Declaration (MND).

(2) Once the draft IS and MND are completed, they are released for public comment. This serves as a check on the adequacy of the analysis. After the comment period closes it is

the City's responsibility to provide responses to all the comments received on environmental issues. The responses may take the form of clarifications or modifications to the original analysis or may include new mitigations. Responses may also include minor revisions to the project design. CEQA does not require a response from the City for non-environmental issues raised in the comment letters.

(3) The IS/MND plus the responses to comments are then packaged for review by the decision-making body for the project--in this case the City Council. The MND is adopted and then project decisions can then made in parallel with consideration for the environment. In Carmel-by-the-Sea all environmental documents must be reviewed by the Planning Commission for adequacy prior to adoption by the decision-making body. This is an advisory role and typically includes a recommendation to adopt the mitigations.

In April 2015, the City Council retained PMC to prepare the environmental Initial Study for this project. PMC completed the Initial Study and recommended adoption of a Mitigated Negative Declaration. These documents were released for a 30-day public comment period on 11 September 2015. The Planning Commission held a public hearing to receive oral comments on 23 September 2015. By the end of the public comment period, the City had received four comment letters (see Attachments C, D, E and F). PMC and MBPS have prepared responses to all environmental comments received (discussed below).

Many of the comments received by the City raised issues that are not environmental and relate more to project design or the ongoing easement negotiations. Staff has prepared project design options in response to some of these suggestions and the Commission may want to advise the Council on whether these should be incorporated into the project. Staff cautions the Commission that some of the comments raise off-site issues concerning trespass, liability and existing patterns of movement. These issues are being discussed in the easement negotiations and are probably best left within that venue. Staff recommends that the Commission, instead, stay focused on the actual project design and its direct environmental effects as discussed in the Initial Study.

Responses to Public Comment

The City received four pieces of correspondence and/or comments on the draft Initial Study/Mitigated Negative Declaration that was circulated from September 11, 2015 to October 12, 2015. These comment letters are attached and should be reviewed in conjunction with this section. The following (prepared jointly by PMC and MBPS) are responses to those comments that are directly or indirectly related to the environmental analysis.

1. **Mr. Doug Schmitz, City Administrator**. Comments suggest the potential need to add parking, noting that existing spaces on Lasuen Drive will be removed and there is sufficient

land at the Rio Park site to accommodate a parking area. Comments also note concerns regarding access and potential conflicts between vehicles and trail users.

Response

Parking: Staff has reviewed the concept of adding a parking area at the site and analyzed potential impacts of this design option. Although changes in parking demand and supply are not typically an environmental topic evaluated under CEQA (per Guidelines Appendix G), the comments do address the performance for the local circulation system, which must address all modes of transportation.

Staff's supplemental analysis (see Attachment-G) concludes that parking can be provided on site, sharing the Mission Ranch tennis court driveway that connects to Ladera Drive. Staff has prepared a design option to achieve this (see Attachment-B). Adding this design option could provide 15 to 20 spaces and more than offset the loss of parking along Lasuen Drive near the Carmel Mission.

Separating Vehicles from Pedestrians/Cyclists: With the existing trail alignment, the addition of a parking area would require vehicles and trail users to share the road/trail for approximately 60 feet. This small parking area is not expected to generate traffic in any significant volume that would conflict with trail users. However, since the future use of the Rio Park property has not been finally determined, there is some uncertainty regarding the future traffic volumes that might eventually occur. Design Option #2 provides an alternative trail alignment that would route the pathway to the north and avoid future vehicle conflicts altogether (see Attachment-B).

2. **Jacqueline Zischke, Attorney at Law (representing Mission Ranch)**. Comments focus on potential trail conflicts with vehicle traffic within Mission Ranch and the tennis court parking lot; increased parking demand generated by trail users; increased trespass within Mission Ranch; timing of traffic counts; removal of parking along Lasuen Drive; safety along Lasuen Drive; increased demand for public services; and accessibility to emergency responders.

Response

Traffic Conflicts with Tennis Court Parking Lot: As noted on the site plan, the trail access is located adjacent to, but north of, the Mission Ranch tennis court driveway. This separates trail users from other vehicle traffic using the driveway. The pedestrian barrier proposed on the

site plan provides a further separation that avoids direct conflict between trail users and vehicles exiting the tennis court parking lot. The traffic engineer determined that this design was the safest approach to building the trail.

Parking Lot Trespass at Tennis Courts: The proposed trail is not anticipated to generate a significant demand for vehicle parking and it is unlikely that trail users will attempt to park in the Mission Ranch tennis court parking lot. This conclusion is based on the City's experience with other parks that have entrances in residential neighborhoods. Although not required as mitigation under CEQA, a gated entrance could serve to formalize the tennis court entrance at Mission Ranch and prevent the general public from entering the parking lot. This concept is currently under discussion as part of the easement negotiations. Another way to address this concern is to provide parking as part of the project. Design Option #1 achieves this (See Attachment-B).

Increased Trespass Within Mission Ranch: This comment raises a concern that the trail will generate a significant increase of pedestrians/cyclists/school children entering Mission Ranch's main private grounds, thereby creating a safety hazard and/or increasing liability exposure. It is unclear why trail users would be attracted to walking around Mission Ranch unless this property serves to connect other origins and destinations. If this is an existing pattern of movement experienced by Mission Ranch, the owner may want to explore placing directional or other signage at key entrance points to deter such activity. If school children are currently using Mission Ranch as a short-cut to or from the adjacent school grounds, a property-line fence adjoining the school may be appropriate to prevent this behavior. In any case, the issue is one of private property trespass, not environmental impact, and there are more effective, legal, means of addressing this concern.

Traffic Counts: Traffic counts were taken during peak activity associated with nearby school hours. This is an accepted method to determine peak traffic, as schools typically generate the majority of local traffic in the morning and afternoon hours.

Parking Along Lasuen Drive : Although parking supply and demand is not an environmental issue considered within CEQA Guidelines Appendix G, staff has responded to this concern by preparing a design option adding a parking area on the City's Rio Park property (see Attachment-B). This parking area would fully offset the loss of parking along Lasuen Drive plus add some parking to address any increase in demand resulting from trail use. This design option can be considered by decision-makers during project approval.

Proposed Expansion of Asphalt: This comment is probably referring to text describing the project appearing on page 3 of the Traffic Analysis prepared by the engineering firm of Hatch, Mott Macdonald. This description of where, exactly, additional asphalt is warranted might be confusing. A corresponding note on the site plan shows that the suggested change in paving is located at the point where vehicles must begin turning left as they exit the tennis court parking lot. This small area of additional asphalt would improve turning movements for larger vehicles (e.g. garbage or maintenance trucks). There is no proposed expansion of the road along the Mission Ranch property, and as such, there would be no effect on the flow of pedestrians or cyclists and no loss of parking in this area.

Pedestrians exiting the trail and traveling west should be expected to walk along the shoulder facing traffic, while cyclists traveling west should cross the road and travel along Dolores just as a motor vehicle would. This is normal traffic safety behavior and warrants no special signage or design change.

Public Services: The project would not create the need for new or expanded public services or facilities, the construction of which would create physical environmental impacts. The regular maintenance and operations of the trail are well within the capacity of the City. Consultation with City departments confirms that police already patrol the property on a nightly basis, and the Public Works/Forestry Department has the capacity to address trash cans, vegetation management and trail maintenance.

Emergency Access and Responsibility: The City has already assumed responsibility for the properties along the length of the trail. These properties are routinely patrolled by the Carmel Police Department. The City does this because (a) Larson Field is within its normal jurisdiction and (b) Rio Park is owned by the City and, therefore, the City has a real property interest in keeping it secure. In addition, existing mutual aid agreements between the County and City are in place to enhance response capabilities.

3. **Carmel Area Wastewater District (CAWD)**. CAWD's comments focus on maintaining clear access to District facilities and underground infrastructure from both Lasuen Drive and from Rio Road; required easement agreements; pathway design requirements for any portions of the trail that require shared access; revegetation mitigation; and the proposed sensitive habitat barrier.

Response

Preserving Access for District Activities: This comment raises a concern that the proposed trail must not interfere with existing access to underground and above-ground infrastructure. The District maintains several underground pipelines for water and sewer and must access these facilities via a series of manholes approximately every eight months. This activity involves a pumper truck that is both large and heavy.

The District has an easement over Larson Field to access a manhole located near the southeast corner of the field. This informal access road is located approximately where the City's proposed trail is planned. The trail design accommodates the District's needs in two ways. First, the trail will be built to carry the weight of the District's trucks. Second, the trail will include a vehicle access gate specifically to allow for the existing activities established on Larson Field by CAWD and Carmel Youth Baseball.

The District's pipeline property lies between Rio Park and Larson Field and is where the majority of the manholes are located. Currently, maintenance crews access most of these manholes by using informal dirt roads located on the City's Rio Park property. This has been allowed by the City for many years without an easement. However, as the City begins to install improvements on Rio Park, a time may come when the City will need the District to cease using the park and access its manholes using its own property.

The original design for the trail anticipated this by maintaining the vehicle gate and matching grades with the trail so that CAWD trucks could cross the trail and proceed toward the manholes using District Property. This design was approved in concept by the District Board prior to the City Council's launch of the environmental review process. (Note: see additional discussion, below, regarding a shared road.)

Need for an Easement: While not an environmental issue, the City understands that an easement will be required for the trail to cross District property. The City also accepts the responsibility for preparing the draft document. A draft easement was delivered to the District for review and comment in February 2015.

Preference for a Shared Road: The District staff has proposed that a shared road, located on the District's pipeline property, could meet the needs of both the City and CAWD. Except for one or two days each year, the road would be available for pedestrians and cyclists. On days

when District maintenance activities occur, the trail could be closed for pumping and inspections. This would avoid duplicate roads, lower total costs for installation and maintenance and make more efficient use of available space. Design Option #2 achieves this result (see Attachment-B).

District Approval for Mitigations: Mitigation measure BIO-2 requires that disturbed areas be restored and re-seeded back to their preconstruction condition. This would not result in any additional vegetation. Any revegetation plans required as mitigation can be reviewed with CAWD staff. With respect to the "sensitive habitat barrier" as required by BIO-6, this is intended to function as a simple visual barrier to keep trail users from accessing adjacent sensitive riparian areas. This deterrent can also be accomplished by appropriate signage that will not impede access along the District property boundary.

4. **Ohlone/Costanoan-Esselen Nation (OCEN**). OCEN requests consultation as to the planned project and any related surveys, testing and mitigation programs developed for the project.

Response

As discussed within the Initial Study, no specific resources were identified during the site surveys. However, the archaeological report does identify the high cultural sensitivity of the immediate area. The City is also aware of the consultation requirements under AB52. It should be noted that the archaeological study was contracted and well underway prior to the enactment of AB52.

The City of Carmel-by-the-Sea respects the importance of local cultural resources and the importance of consultation. For this reason, mitigation measure CULT-1 has been augmented as follows to require absence/presence testing.

CULT-1

Prior to construction, the City shall conduct presence/absence testing of those areas along the trail that are proposed for grading or excavation. Areas that will receive fill and compaction do not warrant testing. If the testing demonstrates that the project would not impact cultural resources, no further mitigation or professional monitoring is necessary. Testing results will be shared with tribal representatives. If testing demonstrates that the project does have the potential to impact resources, specific mitigation strategies such as avoidance, protection (capping) or excavation/recovery will be employed. Mitigation strategies will be shared with tribal representatives prior to construction.

~~During construction for all ground-disturbing activities, a qualified archaeologist shall be present for any activity involving excavation and soil disturbance over the entire length of the project alignment and any equipment staging areas~~. With the above strategy, further on-site monitoring is not justified. However, if at any time potentially significant archaeological resources are encountered or suspected during construction, the construction manager ~~monitor~~ shall be authorized to halt excavation until the archaeologist provides an evaluation of the find. If the find is determined to be significant, work shall remain halted until a mitigation plan is developed, approved by the City and tribal leaders, and implemented. Work may proceed on other parts of the project site while mitigation for the resource is carried out.

Timing/Implementation: Prior to and during construction

Enforcement/Monitoring: City of Carmel-by-the-Sea Department of Community Planning and Building

Recommendations

Forward recommendations to the City Council that:

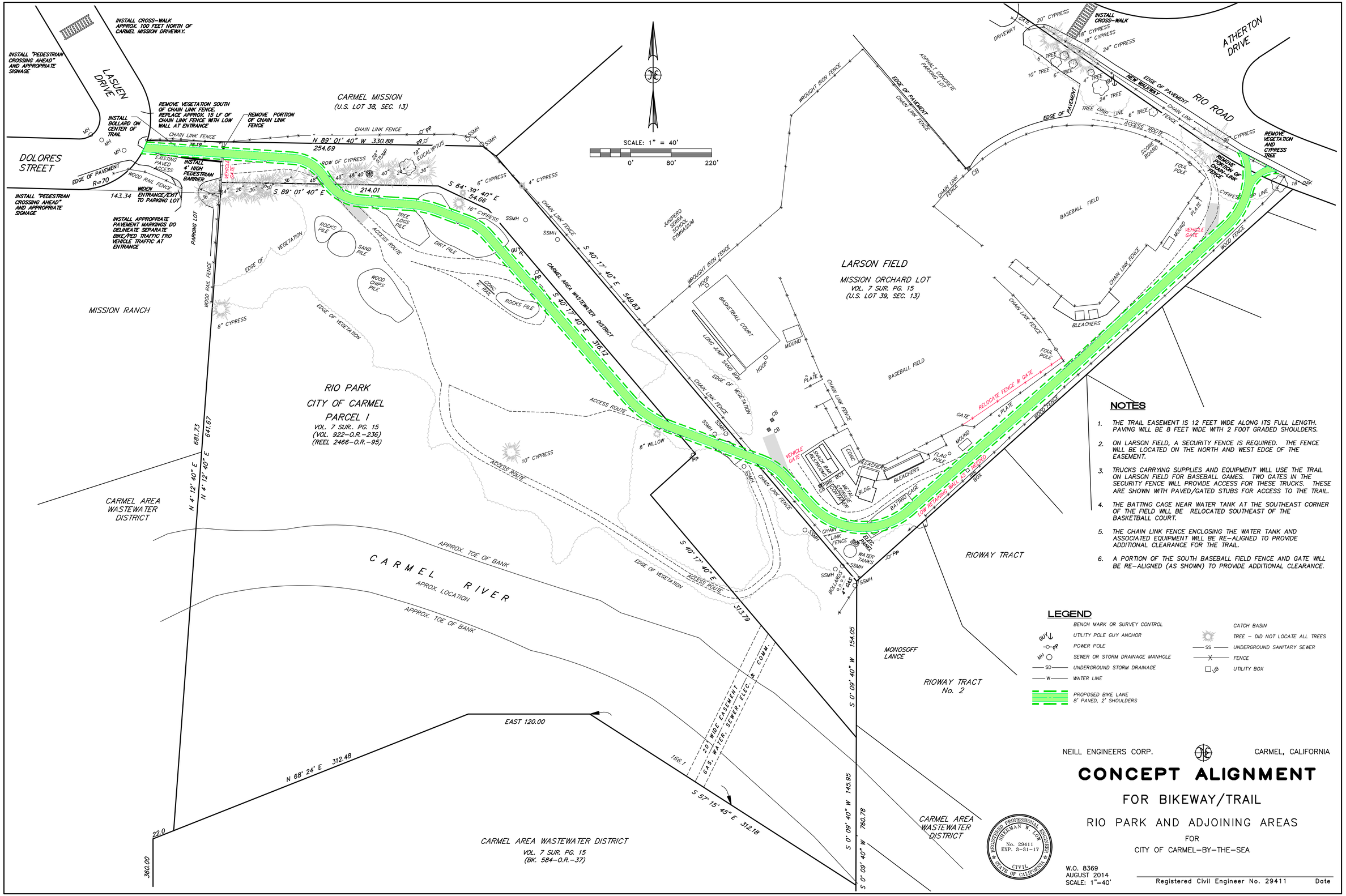
(1) The Initial Study and proposed Mitigated Negative Declaration are legally adequate and should be adopted.

(2) All mitigations identified in the Initial Study, as amended in this Staff Report, should be implemented as part of the project. This includes the specific amendments to mitigation measure CULT-1 and the substitution of signage for fencing for mitigation measure BIO-6. The Mitigation Monitoring and Reporting Program (Attachment-H) also should be adopted.

(3) Project Design Options #1, #2 and #3 should be incorporated into the project design.

Attachments

Attachment-A: Original Site Plan
Attachment-B: Project Design Options
Attachment-C: Schmitz letter
Attachment-D: Mission Ranch letter
Attachment-E: CAWD letter
Attachment-F: OCEN letter
Attachment-G: PMC Supplemental Analysis
Attachment-H: Mitigation Monitoring Program



NOTES

1. THE TRAIL EASEMENT IS 12 FEET WIDE ALONG ITS FULL LENGTH. PAVING WILL BE 8 FEET WIDE WITH 2 FOOT GRADED SHOULDERS.
2. ON LARSON FIELD, A SECURITY FENCE IS REQUIRED. THE FENCE WILL BE LOCATED ON THE NORTH AND WEST EDGE OF THE EASEMENT.
3. TRUCKS CARRYING SUPPLIES AND EQUIPMENT WILL USE THE TRAIL ON LARSON FIELD FOR BASEBALL GAMES. TWO GATES IN THE SECURITY FENCE WILL PROVIDE ACCESS FOR THESE TRUCKS. THESE ARE SHOWN WITH PAVED/GATED STUBS FOR ACCESS TO THE TRAIL.
4. THE BATTING CAGE NEAR WATER TANK AT THE SOUTHEAST CORNER OF THE FIELD WILL BE RELOCATED SOUTHEAST OF THE BASKETBALL COURT.
5. THE CHAIN LINK FENCE ENCLOSING THE WATER TANK AND ASSOCIATED EQUIPMENT WILL BE RE-ALIGNED TO PROVIDE ADDITIONAL CLEARANCE FOR THE TRAIL.
6. A PORTION OF THE SOUTH BASEBALL FIELD FENCE AND GATE WILL BE RE-ALIGNED (AS SHOWN) TO PROVIDE ADDITIONAL CLEARANCE.

LEGEND

- BENCH MARK OR SURVEY CONTROL
- GUY — UTILITY POLE GUY ANCHOR
- PP — POWER POLE
- MH — SEWER OR STORM DRAINAGE MANHOLE
- SD — UNDERGROUND STORM DRAINAGE
- W — WATER LINE
- PROPOSED BIKE LANE 8' PAVED, 2' SHOULDERS
- CATCH BASIN
- TREE – DID NOT LOCATE ALL TREES
- SS — UNDERGROUND SANITARY SEWER
- FENCE
- UB — UTILITY BOX

NEILL ENGINEERS CORP. CARMEL, CALIFORNIA

CONCEPT ALIGNMENT

FOR BIKEWAY/TRAIL

RIO PARK AND ADJOINING AREAS

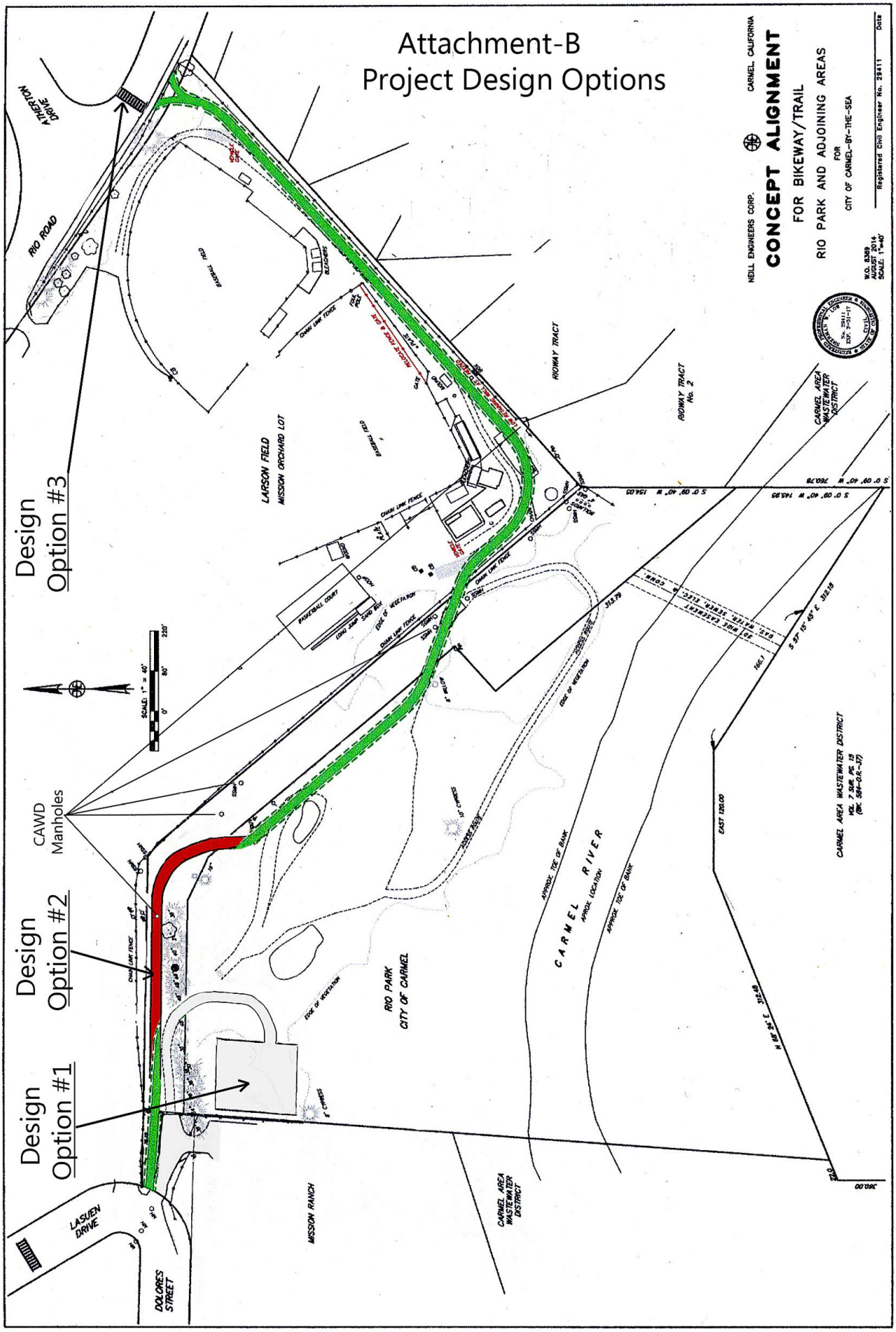
FOR

CITY OF CARMEL-BY-THE-SEA

REGISTERED PROFESSIONAL ENGINEER SHERMAN W. LOWE No. 29411 EXP. 3-31-17 CIVIL STATE OF CALIFORNIA

W.O. 8369
AUGUST 2014
SCALE: 1"=40'

Registered Civil Engineer No. 29411 Date


Attachment-B
Project Design Options
Design Option #3
Design Option #2
Design Option #1
CAWD Manholes
NEILL ENGINEERS CORP.
CARMEL, CALIFORNIA
CONCEPT ALIGNMENT
FOR BIKEWAY/TRAIL
RIO PARK AND ADJOINING AREAS
FOR
CITY OF CARMEL-BY-THE-SEA
Registered Civil Engineer No. 29411
Date
W.O. 5309
AUGUST 2014
SCALE: 1"=40'
SCALE: 1" = 40'
0'
80'
220'
ATHERTON DRIVE
RIO ROAD
LARSON FIELD
MISSION ORCHARD LOT
BASEBALL FIELD
BASEBALL FIELD
BASKETBALL COURT
LONG JUMP SAND BOX
CHAIN LINK FENCE
EDGE OF VEGETATION
RIDWAY TRACT
RIDWAY TRACT No. 2
CARMEL AREA WASTEWATER DISTRICT
S 0° 09' 40" W 760.78
S 0° 09' 40" W 145.95
S 0° 09' 40" W 154.03
20' WIDE EASEMENT FOR WATER, SEWER, ETC. IN COMM.
S 57° 15' 45" E 312.18
EAST 120.00
CARMEL AREA WASTEWATER DISTRICT
VOL. 7 SUR. PG. 15
(Ref. 584-O.R.-37)
CARMEL RIVER
APPROX. LOCATION
APPROX. TOE OF BANK
RIO PARK
CITY OF CARMEL
MISSION RANCH
CARMEL AREA WASTEWATER DISTRICT
LASUEN DRIVE
DOLORES STREET
N 68° 24' E 312.48
360.00

Attachment-C

Marc,

Re: the project----------

1) Should a parking area be considered on the Rio Park property? Use of the pathway may engender a demand for parking. This seems likely since some off-the-road spaces on Lasuen may be removed in the future. There is sufficient property at the Rio Park site to accommodate a parking area.

2) If there is a parking area, or as future uses evolve for the parkland, there will be a need for vehicular access onto the property. Won't those vehicles need to use the same route to get into Rio Park as is currently designated for part of the pathway? This would result in future conflicts and the path could lose its status as a Class 1 bikeway. Consideration should be given for an alternate route that could keep bikes separated from vehicles.

Thank you.

Doug Schmitz

Attachment D

Jacqueline M. Zischke, Attorney at Law
A Professional Corporation
PO Box 1115
Salinas, California 93902

_P: 831/761-8714_
_F: 1-888-385-9198_
jzischkelaw@charter.net

VIA EMAIL broseth@ci.carmel.ca.us

October 12, 2015

City of Carmel-by-the-Sea
Attention Brian Roseth
E/s Monte Verde between Ocean and 7th
Carmel, CA 93921

Re: Rio Park/Larson Field Pathway Project

Dear Mr. Roseth:

This letter is to follow up on our meeting on September 22, 2015, and to formally submit comments on behalf of Mission Ranch to the City of Carmel-by-the-Sea's Initial Study/Mitigated Negative Declaration ("IS/MND") prepared for the Rio Park/Larson Field Pathway Project under the California Environmental Quality Act (CEQA).

As we discussed during our September 22nd meeting, the City's proposed trail will result in a number of significant adverse impacts affecting Mission Ranch related to traffic, parking and public health and safety. Below lists our comments discussed, and we look forward to continuing to work with the City on these issues:

- As currently designed, the proposed trail will conflict with vehicle traffic within Mission Ranch. The IS/MND does not adequately address the safety hazards presented by the increase in pedestrian and bicycle traffic that will occur at the Mission Ranch tennis court parking lot. The City needs to consider some physical constraints (ie. a gated entry at the Mission Ranch parking lot) to prevent bikes and pedestrians from traversing into Mission Ranch's parking lot.

- The project will attract pedestrian and bicycle traffic including children from the neighborhood, and River School onto Mission Ranch's main private grounds. This similarly presents unreasonable risk of children walking around vehicle traffic in Mission Ranch. The City needs to analyze how pedestrians and bicyclists exiting the proposed trail who wish to traverse along Dolores can be safely directed away from Mission Ranch. What kind of roadway markings on the Lasuen Drive-Dolores street bike route will be done to detract bicycle and pedestrian traffic from traversing into Mission Ranch?

- The IS/MND fails to consider traffic counts during peak times of Mission Ranch operations, and visitations to Carmel Mission when recreational use will occur on the proposed trail. As such, the IS/MND grossly understates impacts related to traffic, parking and public safety.

- The traffic report includes a recommendation that the City install a two-way bicycle lane on the east side of Lasuen Drive between the new crosswalk and the new trail. The City's traffic report also suggests increasing the radius of the curve of paved asphalt along the western edge of the Mission Ranch tennis court parking lot. This 2-way bicycle lane, and road expansion will remove much needed parking along this area. The IS/MND does not adequately discuss the existing parking demand in this area by visitors to the Carmel Mission (and increase in visitors due to the recent canonizing of Junipero Serra), by parents picking up their kids from school, and by Mission Ranch patrons. The City must mitigate for this displacement in parking. The City's removal of this street parking will also cause the public to seek parking in Mission Ranch.

- The proposed expansion of the western edge of the road along Mission Ranch would also attract pedestrians and bicyclists to traverse along this area of the road. The City should ensure measures are in place to avoid pedestrians and bicycle traffic facing traffic in this area. The IS/MND does not sufficiently analyze this safety hazard. How is the City ensuring that bicyclists and pedestrians do not traverse along Lasuen drive facing traffic?

- The IS/MND conclusions that the proposed trail would not increase demand on public services is flawed. The proposed trail will increase the need for public services including those needed to properly operate and maintain this area. The City will need to ensure proper operation and maintenance of the proposed trail (ie. security, enforcement, garbage removal, signage, etc.).

- The IS/MND states that at the trail would be accessible to emergency responder vehicles at multiple points along the trail through vehicle gates. Given that the proposed trail is on both County and City properties, can you explain how the County and City of Carmel-by-the-Sea will carry out its respective responsibilities to ensure protection of public health and safety?

Thank you for providing the opportunity for Mission Ranch to submit these comments. We applaud the City's efforts, and we remain willing to work with the City to resolve these concerns.

Sincerely,

Jacqueline Zischke

Carmel Area Wastewater District

P.O. Box 221428 Carmel California 93922 ❖ (831) 624-1248 ❖ FAX (831) 624-0811

Barbara Buikema
General Manager
James J. Pinkevich
Superintendent
Robert R. Wellington
Legal Counsel

Board of Directors
Gregory D'Ambrosio
Michael K. Rachel
Robert Siegfried
Charlotte F. Townsend
Ken White

October 8, 2015

City of Carmel-by-the-Sea
Attn: Brian Roseth - Monterey Bay Planning Services
Post Office Drawer G
E/s Monte Verde between Ocean and 7th
Carmel, CA 93921

RE: Rio Park/Larson Field Pathway Project

Dear Brian Roseth:

After careful review of the Draft Initial Study/Mitigated Negative Declaration (DIS/MND) pertaining to the Rio Park/Larson Field Pathway Project, dated September 2015 and prepared by Michael Baker International, the Carmel Area Wastewater District (CAWD) has prepared the following comments for your consideration.

The District Board has expressed support of the City's goals to provide pedestrian/bicycle access where feasible. The District maintains the position that existing legal easements utilized by CAWD for access along the proposed trail alignment are required for Wastewater Utility maintenance and operation and shall be maintained by the City or improved, but shall not diminish the District's ability to access the existing infrastructure, or cause any undue cost to the public utility. The District currently has access to our underground infrastructure via the gated path off of Lasuen Drive and through the Diocese parking lot off of Rio Road. We must maintain unobstructed access via both of these entry points.

The District recognizes that a proposed easement agreement is required to clarify public access rights and future maintenance responsibilities for the portion of the trail which will bisect the District land. This maintenance agreement shall be prepared by the City and submitted to CAWD for approval and executed prior to the commencement of any construction activities.

In the February 17, 2015 communication (letter) from the District to the City regarding this proposal it was discussed that the City consider a shared access road over the entire length of the bike trail along the southern boundary of the CAWD property adjacent to the City property. The District believes that an access road shared between the two agencies would help to minimize impervious surface, the need for two roadways, and also provide an opportunity for a possible cost sharing of the construction of this access road thorough the proposed Rio Park. Referring to Figure 2a the District recognizes that no change to the road alignment or additional access road sharing has been proposed. Please keep in mind that CAWD vehicles will continue to drive parallel to your pathway if this access is not shared. As illustrated by the City the following road structural requirements will be required:

1) All portions of the pathway located on County Assessor Parcel (APN) 009-531-004 (Larson Field) shall be designed to sustain a minimum 30,000lb vehicle.
2) The small retaining wall must be designed to sustain the horizontal soil pressures of the vehicles which will travel the roadway.
3) All portions of the access road located on APN 009-521-001 shall be designed to sustain a 30,000lb vehicle, and the shoulder of the pathway shall be compacted to support District vehicles entering, exiting or crossing the pathway on CAWD property.

We agree with the assessment that vegetation clearing along the bike route will be required if planting will occur. The District will not accept any vegetation mitigation planting to occur on the District property at this time. If the City has intent to perform any vegetation planning on District property a landscape plan shall be provided to the District for approval, together with a vegetation management agreement prepared by the city.

The "Sensitive Habitat Barrier" as described in assessment BIO-6 and depicted in Figure 3 will not be permitted to be constructed on District property. Any proposed barrier on CAWD lands will be required to be easily removable by the District as unobstructed access must be maintained on the existing access route along the entire eastern boundary of the District property (APN 009-521-001).

Given that the City has stated a preference for a separate trail bisecting the District's property be advised that the District will have to clear our adjacent property and add an access road nearly the entire length of our property so that our equipment has access. The District continues to believe that an access road shared between the two agencies would help to minimize impervious surface, eliminate the need for two roadways and also provide an opportunity for a possible cost sharing of a portion of the road construction.

We look forward to working out these issues with the City and making the improvements necessary to finally have the pedestrian/bicycle trail project come to fruition.

Thank you,

B. Buikema

B. Buikema
General Manager

cc: CAWD Board of Directors

Ohlone/Costanoan-Esselen Nation

Previously acknowledged as
The San Carlos Band of
Mission Indians
The Monterey Band
And also known as
O.C.E.N. or Esselen Nation
P.O. Box 1301
Monterey, CA 93942
www.ohlonecostanoanesselennation.org.

October 11, 2015

Marc Weiner
Acting Community Planning and Building Director
City of Carmel-by-the-Sea
Post Office Drawer G
Carmel-By-The-Sea, CA 93921

Re: Rio Park/Larson Field Pathway Project, Carmel, Monterey County, California

Saleki Atsa,

Ohlone/Costanoan-Esselen Nation is an historically documented previously recognized tribe. OCEN is the legal tribal government representative for over 600 enrolled members of Esselen, Carmeleno, Monterey Band, Rumsen, Chalon, Soledad Mission, San Carlos Mission and/or Costanoan Mission Indian descent. Though other indigenous people may have lived in the area, the area is the indigenous homeland of our people. Included with this letter please find a territorial map by Taylor 1856; Levy 1973; and Milliken 1990, indentifying Tribal areas. We are aware that this is a known tribal site, sacred to our people as we have discussed with Rae Schwaderer of State Parks.

Ohlone/Costanoan-Esselen Nation objects to all excavation in known cultural lands, even when they are described as previously disturbed, and of no significant archaeological value. Please be advised that it is our first priority that our ancestor's remains be protected and undisturbed. We desire that all cultural and sacred items be left with our ancestors on site or where they are discovered. We ask for the respect that is afforded all of our current day deceased, by no other word these burial sites are cemeteries, respect for our ancestors as you would expect respect for your deceased family members in today's cemeteries. **Our definition of respect is no disturbance.**

We quote Archaeological Report by Michael Baker International

Notwithstanding that the pedestrian survey found no specific indication of surface or subsurface resources in the project area, archival research showed that the project's path runs through an area with known prehistoric archaeological resources and intersects property owned and operated by Mission Carmel beginning as early as 1771. Multiple archaeological investigations have been conducted that include portions of the project area resulting in the uniform opinion among researchers that the archaeological sensitivity of the area for both prehistoric and historical period resources is extremely high. Given the sensitivity of the area for potential archaeological resources, archaeological monitoring of all excavation and other ground disturbance related to the present project should be considered mandatory.

Aware that despite our objection, disturbance continues, therefore: We request that Ohlone/Costanoan-Esselen Nation be consulted as to the planned project that will adversely impact the known/predicted cultural resources and sacred sites within our aboriginal territory. Furthermore, the Tribal leadership desires to be contacted with: 1) surveys, 2) subsurface testing, 3) presence/absence testing, 4) mitigation and recovery programs, 5) reburial of any of our ancestral remains, 6) placement of all cultural items, and 7) **that a Native American Monitor of Ohlone/Costanoan-Esselen Nation, approved by the OCEN Tribal Council be used within our aboriginal territory.**

We request consultation since that Archaeological Study was completed before our notification as required by AB52 and requires archeological monitoring. We look forward to hearing more information about this project; please feel free to contact me at (408) 629-5189. Nimasianexelpasaleki. Thank you for your attention to this matter.

Sincerely and Respectfully Yours,

Louise J. Miranda Ramirez, Chairperson
Ohlone/Costanoan-Esselen Nation
(408) 629-5189

Cc: OCEN Tribal Council
Katy Sanchez, Native American Heritage Commission

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT
POST OFFICE DRAWER G
CARMEL-BY-THE-SEA, CA 93921
(831) 620-2010 OFFICE
(831) 620-2014 FAX

Louise J. Miranda Ramirez
OCEN Tribal Chairwomen
PO Box 1301
Monterey, CA 93942

Dear Ms. Ramirez,

Earlier this year you requested that the City notify you of projects undergoing environmental review by the City, consistent with Public Resources Code 21081.3.1. The purpose of this letter is to provide such notice. Enclosed with this letter is a copy of the formal notice.

The project is a recreational trail for pedestrians and bicyclists that will cross the Larson Athletic Field (part of the Carmel Mission complex) and some vacant land south of the Mission owned by the Carmel Area Wastewater District and by the City. There won't be significant excavation involved for most of the trail, but there will be ground disturbance, vegetation removal and some grading to create smooth transitions along the trail route.

The project has entered its environmental review phase. An environmental Initial Study has been completed and has been posted on the City's website at the following internet address:

http://ci.carmel.ca.us/

Copies of the Initial Study are also available for review by the public at Harrison Memorial Library. If you request it, I can send you a PDF file of these documents by email.

For the next 30 days, the City will accept written comments on the environmental analysis and the conclusions reached in the documentation. In addition, the City's Planning Commission will hold a public hearing on 23 September 2015 at 4:00 PM at City Hall to receive oral comment. The public comment period closes on 12 October 2015 at 4:00 PM.

Please let me know if I can be of further assistance to you regarding this project.

Sincerely,

Marc Weiner,
Acting Community Planning and Building Director

PUBLIC NOTICE

Notice of Intent to Adopt a Mitigated Negative Declaration for the Rio Park/Larson Field Pathway Project

Project Description: The City of Carmel-by-the-Sea, is proposing to construct a shared-use path suitable for pedestrian and bicycle travel linking Rio Road to Lasuen Drive. The path intersects Rio Road near the northeast corner of Larson Field. The path intersects Lasuen Drive at the Mission Ranch tennis court driveway. The proposed route will pass across Larson Field along its eastern and southern boundaries. It will then cross a pipeline property owned by the Carmel Area Wastewater District and continue through the City's Rio Park property until reaching Lasuen Drive at the Mission Ranch tennis court driveway. The total length of the path is approximately 1,420 feet.

Public Review Process: The proposed pathway is located within the jurisdictions of Carmel-by-the-Sea and Monterey County. Both agencies will review the project for approval of Coastal Development Permits. The City of Carmel-by-the-Sea also will require approval of a Use Permit for the portion of the pathway that crosses Larson Field. Public notice for each of these permits will be published and/or mailed at a future date. Prior to any review of permits, the City is conducting environmental review consistent with the California Environmental Quality Act.

One purpose of this Notice is to inform the public that an environmental Initial Study has been completed and is available for public review. The Initial Study concluded that the project would not have a significant effect on the environment because all potentially significant impacts can be reduced or eliminated through the adoption of project changes (mitigations). The City of Carmel-by-the-Sea welcomes public comment on the environmental Initial Study and the proposed adoption of the Mitigated Negative Declaration. The public comment period will run from 11 September 2015 through 12 October 2015. Written comments must be addressed to:

Marc Weiner, Senior Planner
Department of Community Planning and Building
P. O. Drawer G
Carmel, CA 93921

In addition to receiving written comments, the City of Carmel-by-the-Sea Planning Commission will receive oral public comments at a public hearing on 23 September 2015, in City Hall located on the east side of Monte Verde Street between Ocean and 7th Avenues. The Public Hearing begins at 4:00 p.m. or as soon thereafter as the agenda permits. No action on the project will be taken at this hearing; its purpose is only to receive oral comments.

Availability of Documents: Copies of the Initial Study are available for review at the following locations:

Carmel-by-the-Sea City Hall
Department of Community Planning & Building
P.O. Drawer G
Carmel-by-the-Sea, CA 93921

Harrison Memorial Library
Northeast corner of Ocean Ave. and Lincoln Street
Carmel-by-the-Sea, CA

Date of Notice: September 11, 2015

Date of Publication: September 11, 2015

Michael Baker
INTERNATIONAL

We Make a Difference

BIOLOGICAL MEMORANDUM

Date: November 11, 2015

To: Tad Stearn

From: Dayna Winchell, Biologist

Cc: Joyce Hunting

Re: Rio Park/Larsen Field Pathway Project

Michael Baker International biologist Dayna Winchell conducted a site review on the Rio Park/Larsen Field Pathway Project site. The site visit was conducted on the morning of November 10, 2015. The purpose of the site visit was to confirm the site conditions of the project area; which was expanded to include the newly proposed alignment alternatives and parking lot.

The information in the previously prepared IS/MND is consistent with that conditions that were observed on the project site. Based upon the site visit, there are no changes required in the biological settings section or avoidance and minimization measures listed in the report. Furthermore, no additional special status resources were determined to potentially occur in the project site or vicinity. All applicable mitigation measures related to biological resources remain in effect.

Please do not hesitate to contact me at (916) 298-7995 or Dayna.Winchell@mbakerintl.com with any questions regarding the information contained herein or requests for additional information.

Sincerely,

Dayna Winchell

Biologist

2729 Prospect Park Drive, Suite 220, Rancho Cordova, CA 95670
P: (916) 361-8384 F: (916) 361-1574

Michael Baker
INTERNATIONAL

We Make a Difference

November 10, 2015

Tad Stearn, Project Manager
MICHAEL BAKER INTERNATIONAL
60 Garden Court, Suite 230
Monterey, CA 93940

RE: CULTURAL RESOURCES LETTER REPORT RIO PARK/LARSEN FIELD TRAIL PROJECT, CITY OF CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

Dear Mr. Stearn:

In support of the Rio Park/Larsen Field Trail Project (project), Holman & Associates (H&A) completed an archaeological study (*Archaeological Records Search and Site Reconnaissance Rio Park/Larsen Field Trail Project, City of Carmel-By-The-Sea, Monterey County, California* [May 2015]). The report provided a records search and field survey summary, as well as recommendations for the treatment of previously unidentified cultural resources.

Since the H&A study, the project area has expanded. Michael Baker International cultural staff conducted a reconnaissance-level cultural resources field survey within the expanded area. The intent of the field survey was to determine the presence of archeological deposits within or adjacent to the project area that may be impacted by the project. The purpose of this letter report is to summarize the previous study and identify the necessary actions required for the City of Carmel-by-the-Sea to comply with the environmental review obligations of the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION

The project would construct a 1,400-foot-long and 8-foot-wide paved pedestrian/bike path between Rio Road and Lasuen Drive in the jurisdiction of both the County of Monterey and the City.

PREVIOUS STUDY

In May 2015, H&A completed the report *Archaeological Records Search and Site Reconnaissance Rio Park/Larsen Field Trail Project, City of Carmel-By-The-Sea, Monterey County, California*. The purpose of the report was to determine the presence of previously identified and unidentified cultural resources in the project area. The report summarized the identification efforts and recommendations as part of the project's environmental review per CEQA.

Identification efforts by H&A included a records search at the Northwest Information Center (NWIC). The NWIC, as part of the California Historical Resources Information System, California State University, Sonoma, an affiliate of the State of California Office of Historic Preservation (OHP), is the official state repository of cultural resource records and reports for Monterey County. The records search identified three previously identified archeological sites within 1 kilometer of the project area: 1) the historic Mission Carmel (National Historic Landmark #214; State Historic Landmark #135; CA-MNT-18H); 2) prehistoric site CA-MNT-188, a sparse shell midden; and 3) a historic period Mission Ranch complex.

2729 Prospect Park Drive, Suite 220, Rancho Cordova, CA 95670
P: (916) 361-8384 F: (916) 361-1574

The records search also identified four archaeological reconnaissance studies which include land within or immediately adjacent to the project area. H&A did not provide the results of those studies.

On April 9, 2015, H&A conducted a general surface reconnaissance-level survey to inspect for "prehistoric and historical period cultural materials, topographic indicators, as well as vegetation and soil characteristics that might indicate surface or subsurface cultural materials" (H&A 2015: 7). No cultural resources were identified during the survey.

Lastly, H&A noted that the project area is located within an area with known prehistoric archaeological resources and intersects with Mission Carmel. Due to the presence of known cultural resources, H&A determined the area to have extremely high prehistoric and historical period archaeological sensitivity. H&A recommended the following:

1. A qualified archaeologist should be present for all excavation and soil disturbance during the planned construction over the entire length of the project area and any equipment staging areas related to the project. If at any time potentially significant archaeological resources are discovered, the monitor should be authorized to halt excavation until a determination of significance is made. If the find is determined to be significant, work may remain halted until a mitigation plan is developed and implemented; and

2. Following the construction phase of the project, a monitoring report should be completed which includes the field methods used to find and identify potential resources, a preliminary evaluation of any resources found, a preliminary map of any resources found, and recommendations for additional research if warranted.

MICHAEL BAKER INTERNATIONAL FIELD SURVEY

In support of the project, Michael Baker Senior Cultural Resources Manager Nichole Jordan Davis conducted a cultural resources field survey of the project area expansion on November 3, 2015. The intent of the field survey was to verify H&A's previous findings that no cultural resources were identified within the project area expansion.

The entire project area expansion was accessible during the November 3, 2015, survey. Ground visibility within the project area expansion varied from 0 to 100 percent. The areas of 100 percent visibility were recently grubbed and were surveyed using 2-meter transects. Areas that had not been grubbed had 0 percent ground visibility and were surveyed using 5-meter transects.

Ms. Jordan Davis observed oyster and mussel shells that may be associated with a shell midden within the project area expansion, north of the Monterey Cypress colonnade.

RECOMMENDATIONS AND MITIGATION MEASURES

Based on the results of H&A's study, Michael Baker's field survey, and public input from Louise J. Ramirez, Chairperson of the Ohlone/Costanoan-Esselen Nation pursuant to Public Resources Code 21081.3, the project has extremely high prehistoric and historical period archaeological sensitivity.

Marc Weiner, Acting Community Planning and Building Director, of the City of Carmel and Michael Baker developed mitigation measure CULT-1 in response to input from Louise J. Ramirez, Chairperson of the Ohlone/Costanoan-Esselen Nation during the public review process.

CULT-1 Prior to construction, the City shall conduct presence/absence testing of those areas along the trail that are proposed for grading or excavation. Areas that will receive fill and compaction do not warrant testing. If the testing demonstrates that the project would not impact cultural resources, no further mitigation or professional monitoring is necessary. Testing results will be shared with tribal representatives. If testing demonstrates that the project does have the potential to impact resources, specific mitigation strategies such as avoidance, protection (capping) or excavation/recovery will be employed. Mitigation strategies will be shared with tribal representatives prior to construction. With the above strategy, further on-site monitoring is not justified. However, if at any time potentially significant archaeological resources are encountered or suspected during construction, the construction manager shall be authorized to halt excavation until the archaeologist provides an evaluation of the find. If the find is determined to be significant, work shall remain halted until a mitigation plan is developed, approved by the City and tribal leaders, and implemented. Work may proceed on other parts of the project site while mitigation for the resource is carried out.

Timing/Implementation: Prior to and during construction

Enforcement/Monitoring: City of Carmel-by-the-Sea
Department of Community Planning and Building

Implementation of mitigation measure CULT-1 would ensure that provisions are in place to reduce impacts to historical resources to a less than significant level as required by CEQA. Should archaeological deposits be encountered, impacts to such resources should be avoided, or further investigation should be conducted to offset the loss of scientifically consequential information that would occur if avoidance is not possible.

CULT-2 In the event paleontological resources are encountered or suspected during construction, the construction manager shall cease operation at the site of the discovery and immediately notify the City of Carmel-by-the-Sea Department of Community Planning and Building. A qualified paleontologist shall provide an evaluation of the find and prescribe mitigation measures to reduce impacts to a less than significant level. In considering any suggested mitigation proposed by the consulting paleontologist, the City shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Carmel-by-the-Sea Department of Community Planning and Building

Implementation of mitigation measure CULT-2 would ensure that human remains encountered during project activities are treated in a manner consistent with state law and would reduce impacts to human remains to a less than significant level as required by CEQA. This would occur through the respectful coordination with descendant communities to ensure that the traditional and cultural values of said communities are incorporated in the decision-making process concerning the disposition of human remains that cannot be avoided.

PREPARERS' QUALIFICATIONS

Michael Baker Senior Cultural Resources Manager Nichole Jordan Davis, RPA #989208, conducted the field survey and reviewed H&A's 2015 report. Ms. Jordan Davis has a master of arts in applied anthropology from California State University, East Bay, and 13 years of experience in California archaeology and history. She meets the Secretary of the Interior's Professional Qualifications Standards for archaeology and history.

Michael Baker Cultural Resources Analyst Margo Nayyar completed this letter report. Ms. Nayyar has a master of arts in public history from California State University, Sacramento, and a bachelor of arts in history from University of California, Santa Cruz. She has five years of cultural resource management experience throughout California. She meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history.

Sincerely,

NICHOLE JORDAN DAVIS

Nichole Jordan Davis, RPA
Senior Cultural Resources Manager

Margo Nayyar

Margo Nayyar
Cultural Resource Analyst

2729 Prospect Park Drive, Suite 220, Rancho Cordova, CA 95670
P: (916) 361-8384 F: (916) 361-1574

ATTACHMENT-H

MITIGATION MONITORING & REPORTING PROGRAM

FOR THE

RIO PARK/LARSON FIELD PATHWAY PROJECT

CITY OF CARMEL-BY-THE-SEA
COMMUNITY PLANNING & BUILDING
PO DRAWER G
E/S MONTE VERDE BETWEEN OCEAN AND 7TH
CARMEL, CA 93921
CONTACT: BRIAN ROSETH, 530-273-7154

NOVEMBER, 2015

PROGRAM CONTENTS

This mitigation monitoring program includes a brief discussion of the legal basis and purpose of the mitigation monitoring program, a key to understanding the monitoring matrix, a discussion of noncompliance complaints, and the mitigation monitoring matrix itself.

LEGAL BASIS AND PURPOSE OF THE MITIGATION MONITORING PROGRAM

Public Resource Code (PRC) 21081.6 requires public agencies to adopt mitigation monitoring or reporting programs whenever certifying an environmental impact report or mitigated negative declaration. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process.

The Governor's Office of Planning and Research advisory publication, *Tracking CEQA Mitigation Measures*, provides local governments basic information and practical advice concerning compliance with mitigation monitoring and reporting programs. Correspondingly, this document incorporates the suggestions contained within the advisory publication and from research on similar monitoring programs.

MONITORING MATRIX

The following pages provide a series of tables identifying the mitigation measures proposed specifically for the project. These mitigation measures are derived from the Rio Park/Larson Field Pathway Initial Study (IS) and Mitigated Negative Declaration (MND). The columns within the tables have the following meanings:

Mitigation Measure: Provides the text of the Mitigation Measure identified in the Environmental Document.

Responsible Agency/Department: This column references any public agency or City department with which coordination is required to satisfy the identified mitigation measure. The agency or department listed is responsible for clearing the mitigation measure.

Monitoring/Reporting This column identifies by whom the monitoring or reporting

Done By: will be done, which may include the applicant, applicant's consultant, or contractor.

Timing/Frequency: This column identifies at what point in time, review process or
phase of the project the measure will be completed.

Final Clearance Date: These columns will be initialed and dated by the individual designated to verify adherence to project specific mitigation.

Comments: This column is reserved for any additional explanation, if necessary.

NONCOMPLIANCE

Any person or agency may file a complaint asserting noncompliance with the mitigation measures associated with the project. The complaint shall be directed to the City of Carmel Community Planning and Building Department in written form providing specific information on the asserted violation. The Department shall initiate an investigation and determine the validity of the complaint; if noncompliance with a mitigation measure has occurred, the Department shall initiate appropriate actions to remedy any violation. The complainant shall receive written confirmation indicating the results of the investigation or the final action corresponding to the particular noncompliance issue.

Mitigation Number	Mitigation Measure	Responsible Agency/Department	Implementation and Monitoring/Reporting	Timing/ Frequency	Final Clearance Date	Comments
Biology						
BIO - 1	**Worker Environmental Awareness Training.** The City shall retain a qualified biologist to conduct mandatory contractor/worker awareness training for construction personnel. The awareness training shall be provided to all construction personnel to brief them on the identified location of sensitive biological resources, including how to identify species (visual and auditory) most likely to be present and the need to avoid impacts to biological resources (e.g., plants, wildlife, and jurisdictional waters), and to brief them on the penalties for not complying with biological mitigation requirements. If new construction personnel are added to the project, the contractor shall ensure that they receive the mandatory training before starting work.	Community Planning and Building Department	Public Works Director/Contractor (Implementation)	Prior to start of ground disturbance		
BIO - 2	**Best Management Practices.** The following best management practices shall be implemented during all phases of construction to reduce impacts to special-status species and sensitive habitats: a) The disturbance or removal of vegetation shall not exceed the minimum necessary to complete operations and shall occur only within the defined work areas. b) A construction best management practices (BMP) plan shall be submitted with construction drawings. Prior to initiation of construction activities, construction BMPs shall be employed on-site to prevent degradation of on- and off-site waters of the United States.	Community Planning and Building Department	Contractor (Implementation) Building Inspector (Verification)	Prior to, during, and after construction		

Mitigation Number	Mitigation Measure	Responsible Agency/Department	Implementation and Monitoring/Reporting	Timing/ Frequency	Final Clearance Date	Comments
	Methods shall include the use of appropriate measures to intercept and capture sediment prior to entering nearby waterways, such as the Carmel River and associated drainages, as well as erosion control measures along the perimeter of all work areas to prevent the displacement of fill material. All BMPs shall be in place prior to initiation of any construction activities and shall remain until construction activities are completed. All erosion control methods shall be maintained until all on-site soils are stabilized. c) In order to avoid attracting predators, all trash shall be disposed of in closed containers and removed from the project area at least once a week. d) Following construction, disturbed areas shall be restored to pre-construction contours to the maximum extent possible and reseeded with a native species mix.					
BIO – 3	**Riparian Vegetation Clearing Monitor and Protective Silt-Fencing Installation.** The City shall retain a qualified biologist to monitor vegetation clearing activities in the riparian area to protect any special-status species encountered, including Monterey ornate shrew, western pond turtle, and California red-legged frog. In addition, the biological monitor shall supervise the installation of silt fencing between the project impact area and the riparian corridor associated with the Carmel River in order to keep special-status species from entering	Community Planning and Building Department	Contractor/Project Biologist (Implementation) Building Inspector (Verification)	During riparian vegetation clearing activities and throughout construction		

Mitigation Number	Mitigation Measure	Responsible Agency/Department	Implementation and Monitoring/Reporting	Timing/ Frequency	Final Clearance Date	Comments
	the work area. The silt fencing shall be kept in place until construction in the vicinity of the riparian area is complete.					
BIO – 4	**Nesting Bird Preconstruction Surveys.** If clearing and/or construction activities will occur during the raptor or migratory bird nesting season (February 15–August 15), preconstruction surveys for nesting birds, including northern harrier, peregrine falcon, and yellow warbler, shall be conducted by a qualified biologist within 14 days prior to initiation of construction activities. The qualified biologist shall survey the construction zone and a 500-foot buffer surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season. If active nest(s) are identified during the preconstruction survey, a 100-foot no-activity setback for migratory bird nests and a 250-foot setback for raptor nests shall be established by a qualified biologist. No ground disturbance shall occur within the no-activity setback until the nest is deemed inactive by the qualified biologist.	Community Planning and Building Department	Public Works Director/Project Biologist (Implementation) Building Inspector (Verification)	Prior to vegetation clearing or ground disturbance		
BIO – 5	**Special-Status Mammals Preconstruction Survey.** The City shall retain a qualified biologist to conduct focused preconstruction surveys in riparian areas within 3 days prior to clearing and/construction for woodrat and shrew nests within the project footprint and a 100-foot buffer. If no woodrat or shrew nests are found, no further action is	Community Planning and Building Department	Public Works Director/Project Biologist/Contractor (Implementation) Building Inspector (Verification)	Prior to vegetation clearing or ground disturbance		

Mitigation Number	Mitigation Measure	Responsible Agency/Department	Implementation and Monitoring/Reporting	Timing/ Frequency	Final Clearance Date	Comments
	necessary. If woodrat and/or shrew nests are found, they shall be flagged for avoidance during project-related activities. Nests that cannot be avoided shall be manually deconstructed prior to clearing activities to allow animals to escape harm. If a litter of young is found or suspected, nest material shall be replaced, and the nest left alone for at least 2 weeks before re-checking to verify that young are capable of independent survival before proceeding with nest dismantling.					
BIO – 6	**Additions to Path Design.** The City shall incorporate the following features in the final project design: a) A barrier to provide visual separation between the path and sensitive habitat, such as an open, split rail fence, or warning signs shall be installed between the proposed path and the riparian corridor south of the project to discourage trail users from entering environmentally sensitive habitat areas. The approximate location of the barrier or signage is shown on Figure 3. b) Trash cans shall be placed at regular intervals along the path in order to reduce the amount of trash and refuse that may result from increased human traffic. c) Informative signs identifying native flora and fauna shall be placed along the path educating the public about sensitive biological resources in the area.	Community Planning and Building Department	Community Planning and Building Director/Project Designer (Implementation) Building Inspector (Verification)	Incorporated in final project design		

Mitigation Number	Mitigation Measure	Responsible Agency/Department	Implementation and Monitoring/Reporting	Timing/ Frequency	Final Clearance Date	Comments
BIO – 7	**No Net Loss of Riparian Habitat.** For every acre of riparian habitat permanently affected by the proposed project, the City shall replace the affected acreage at a minimum of a 2:1 ratio. Impacts shall be offset through restoration within and/or adjacent to the project area.	Community Planning and Building Department	Project Designer/Project Biologist (Implementation) Building Inspector (Verification)	Following construction activities		
BIO – 8	**No Net Loss of Waters.** For every acre of drainage ditch affected by the proposed project, the City shall replace the affected acreage at a minimum of a 1:1 ratio. Impacts shall be offset through the restoration and/or relocation of drainages within the project area.	Community Planning and Building Department	Project Designer/Public Works Director (Implementation) Building Inspector (Verification)	Following construction activities		
Cultural Resources						
CULT – 1	Prior to construction, the City shall conduct presence/absence testing of those areas along the trail that are proposed for grading or excavation. Areas that will receive fill and compaction do not warrant testing. If the testing demonstrates that the project would not impact cultural resources, no further mitigation or professional monitoring is necessary. Testing results will be shared with tribal representatives. If testing demonstrates that the project does have the potential to impact resources, specific mitigation strategies such as avoidance, protection (capping) or excavation/recovery will be employed. Mitigation strategies will be shared with tribal representatives prior to construction. With the above strategy, further on-site monitoring is not justified. However, if at any time potentially significant archaeological resources are encountered	Public Works Department	Public Works Director/Project Archaeologist (Implementation) Building Inspector (Verification)	Prior to and during construction		

Mitigation Number	Mitigation Measure	Responsible Agency/Department	Implementation and Monitoring/Reporting	Timing/ Frequency	Final Clearance Date	Comments
	or suspected during construction, the construction manager shall be authorized to halt excavation until the archaeologist provides an evaluation of the find. If the find is determined to be significant, work shall remain halted until a mitigation plan is developed, approved by the City and tribal leaders, and implemented. Work may proceed on other parts of the project site while mitigation for the resource is carried out.					
CULT – 2	In the event paleontological resources are encountered or suspected during construction, the construction manager shall cease operation at the site of the discovery and immediately notify the City of Carmel-by-the-Sea Department of Community Planning and Building. A qualified paleontologist shall provide an evaluation of the find and prescribe mitigation measures to reduce impacts to a less than significant level. In considering any suggested mitigation proposed by the consulting paleontologist, the City shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.	Public Works Department	Public Works Director/Contractor (Implementation) Building Inspector (Verification)	During construction		
Transportation						

Mitigation Number	Mitigation Measure	Responsible Agency/Department	Implementation and Monitoring/Reporting	Timing/ Frequency	Final Clearance Date	Comments
TRAN – 1	**Pedestrian and Cyclist Safety Design Measures.** The City shall incorporate the following recommended design modifications contained in the Rio Park-Larson Field Trail Traffic Analysis prepared by Hatch Mott MacDonald, dated September 9, 2015, and provided as Appendix C. <u>Rio Road Terminus</u> 1. Construct the proposed all-weather path on the south side of Rio Road to accommodate two-way bicycle traffic between the trail entry and the crosswalk at Atherton Drive. <u>Lasuen Drive Access</u> 1. Locate the crosswalk across Lasuen Drive to provide adequate stopping sight distance for motorists approaching the crosswalk in each direction on Lasuen Drive-Dolores Street. The crosswalk installation shall include advance crosswalk warning signs on each approach as well as combined Bicycle/Pedestrian (W11 15) sign at the crossing location. 2. Install a two-way bicycle lane on the east side of Lasuen Drive between the new crosswalk and the new trail to delineate the area for two-way cycling on the east side of Lasuen Drive. 3. Install shared roadway markings on the Lasuen Drive-Dolores Street bike route in consultation with Monterey County RMA-Public Works. Markings shall be limited to locations along Lasuen Drive, and for approximately one block along Dolores Street.	Public Works Department	Public Works Director/Project Designer (Implementation) Building Inspector (Verification)	Prior to approval of final improvement plans		

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

November 18, 2015

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Submitted by: Catherine Tarone, Assistant Planner

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

Recommendation:

Determine the appropriate action

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

Background and Project Description:

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

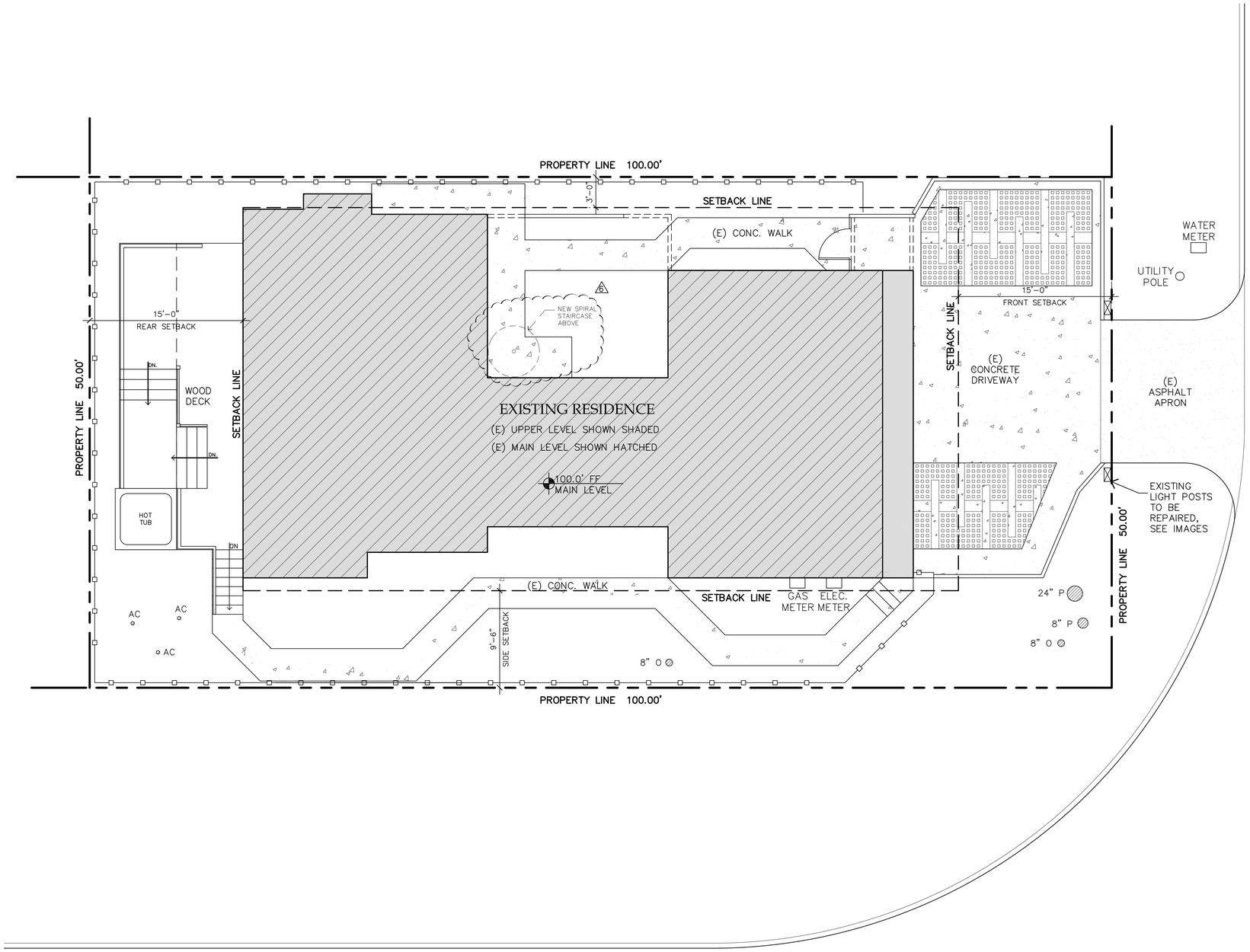
On September 22, 2015, the applicant submitted an application proposing a 175-square foot rooftop deck on the mid-section of the building with two 42-inch high glass guardrails and a metal spiral staircase on the north elevation for roof access. The applicant also proposed to add aluminum-filled channels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

were considered at the October 20, 2015 Planning Commission meeting. The Planning Commission approved the aluminum channels but continued the rooftop deck component of the project with a requirement that the applicant stake the area of the deck with orange netting to reflect the proposed 42-inch high glass railing. Staff notes that the Planning Commission had concerns with the additional mass and bulk that the glass railing may add to the residence. The applicant has staked the roof to depict the railing. The south railing facing Ocean Avenue was originally proposed to be set back two feet from the edge of the roof. At the October Planning Commission meeting staff recommended that the south rail be moved an additional two feet back; however, it is now proposed to be flush with the edge of the roof. Additionally, the north railing was originally proposed to be set back two feet from the edge of the roof; however the new proposal places the north railing flush with the edge of the roof so that the railings and vents will not pierce the roof. The Commission will have the opportunity to view the story-poles during the Tour of Inspection.

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

ATTACHMENTS:

- Attachment A – Project Plans
- Attachment B – Letter from the Property Owner



SITE PLAN

3/16"=1'-0"

N

PLANNING INFO.

- PROPERTY OWNER:
  CARLSON FAMILY TRUST
  CATHRYN CARLSON, TRUSTEE
  PH. (831) 626-0919
- PROJECT ADDRESS:
  NW CORNER OF OCEAN & CARPENTER
  CARMEL, CA.
- PROJECT SCOPE:
  A REVISION TO EXISTING DESIGN APPROVAL:
  – NEW ROOFTOP DECK WITH GLASS GUARDRAILS
  – ADD METAL SPIRAL STAIRCASE AT EXISTING ENTRY
  COURTYARD FOR ACCESS FROM UPPER LEVEL TO ROOF DECK
- OCCUPANCY: R3, U1
- CONST. TYPE: V, NR
- A.P.N. 010-033-006
- LEGAL DESC.: LOTS: SOUTHERLY 1/2 OF 2,3,4,5 BLOCK: 64
- ZONE: R-1
- MAX BLDG. HT: PLATE: 18 FT
  ROOF: 24 FT
- GRADING: NONE
- TREE REMOVAL: NONE
- TOPOGRAPHY: SLOPING TO SOUTH WEST
- PROJECT CODE COMPLIANCE:
  2013 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE, & CALIFORNIA ENERGY CODE
- LOT AREA: 5,000 S.F. (.115 Ac.)
- EXISTING FLOOR AREA

MAIN FLOOR:	1,090 SF
UPPER FLOOR:	1,756 SF
GARAGE	630 SF
TOTAL:	3,476 SF

FLOOR AREA ALLOWED: 2,150 SF

- SITE COVERAGE CALCULATIONS:

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

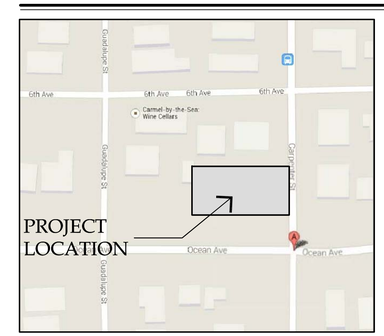
EXISTING SITE COVERAGE: 1,490.0 SF
PROPOSED SITE COVERAGE: 1,454.0 SF

SITE COVERAGE ALLOWED: 473.0 SF (22% OF BFA)

CARPENTER STREET

VICINITY MAP

N.T.S.



CB DESIGNS

833 BEDFORD DR.
SALINAS, CA. 93901

PH: 831.594.3296
EMAIL: cboquadesigns@gmail.com

NOTES/SIGNATURES:

PROJECT/CLIENT:

CARLSON RESIDENCE

ADDRESS:

NW CORNER OF OCEAN & CARPENTER CARMEL, CA.

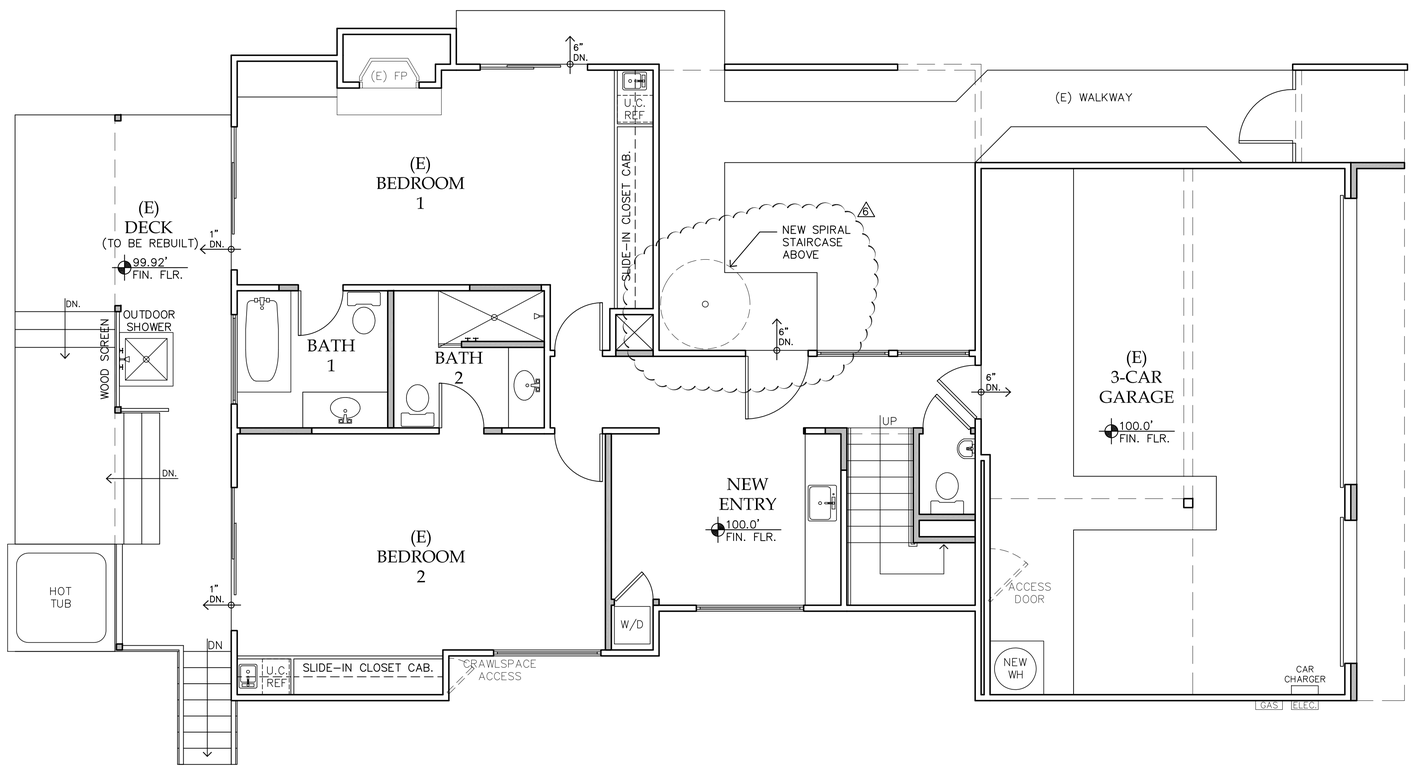
APN: 010-033-006

DATE:
8/25/2014
BLDG. PERMIT APPLICATION

REVISIONS:
1. 10/06/14 PLAN CHECK CORR.
2. 9/04/15 PLAN REVISIONS
3. 9/11/15 PLAN REVISIONS
4. 9/18/15 PLAN REVISIONS
5. 9/28/15 PLAN REVISIONS
6. 11/11/15 PLAN REVISIONS

SITE PLAN

SHEET #:
A1.0



MAIN LEVEL NOTES & POWER PLAN

1/4"=1'-0"

N

WALL LEGEND

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

CB DESIGNS

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SALINAS, CA. 93901

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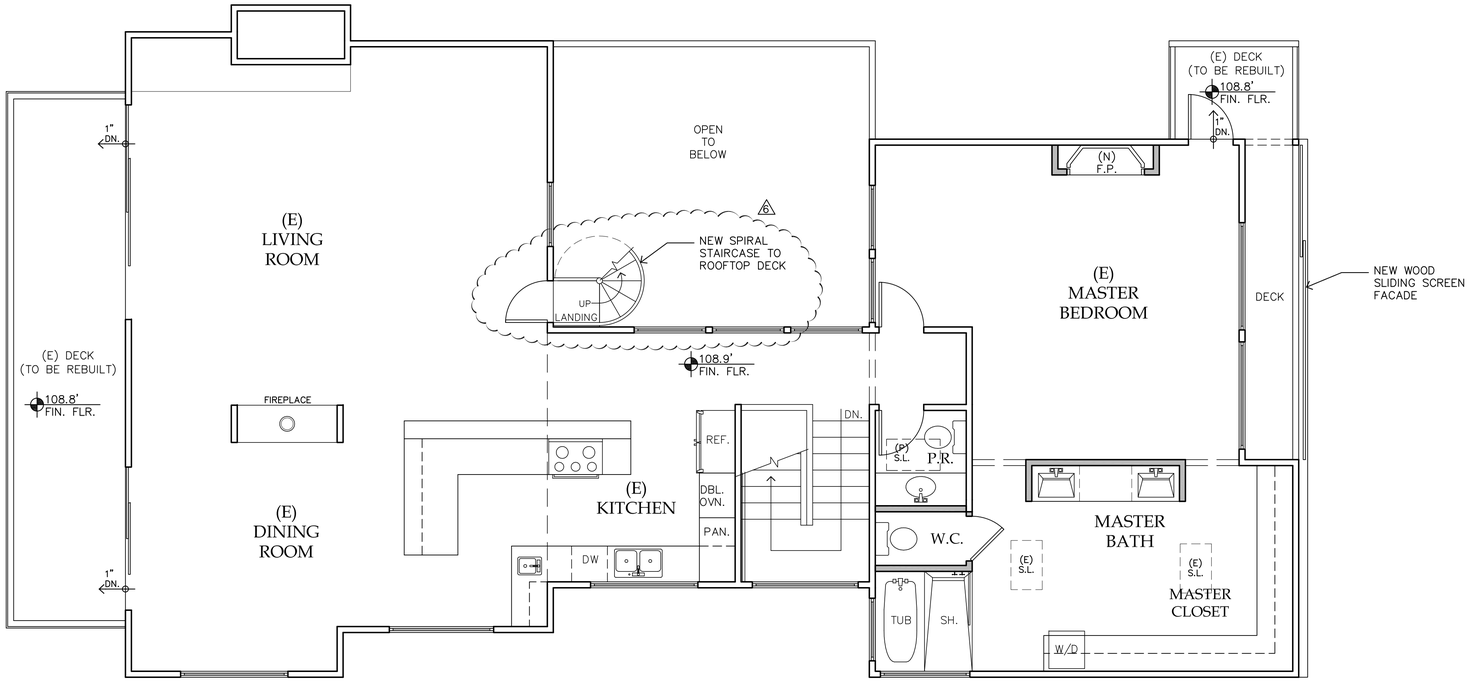
6. 11/11/15 PLAN REVISIONS

CONSTRUCTION & ELEC. PLAN

SHEET #:

A2.0



UPPER LEVEL NOTES & POWER PLAN

1/4"=1'-0"

N

WALL LEGEND

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

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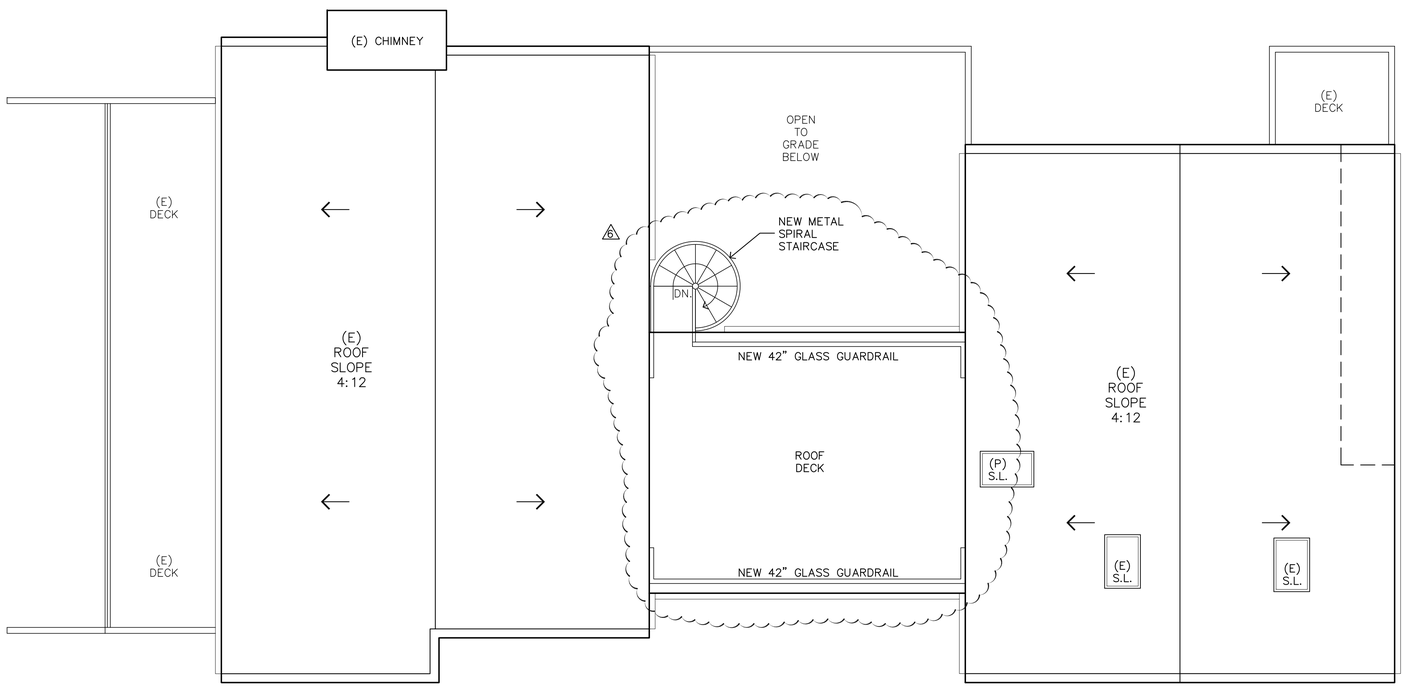
CONSTRUCTION & ELEC. PLAN

SHEET #:

A2.1



ROOF PLAN

1/4"=1'-0"

N

CB DESIGNS

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SALINAS, CA. 93901

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EMAIL: cboquadesigns@gmail.com

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APN: 010-033-006

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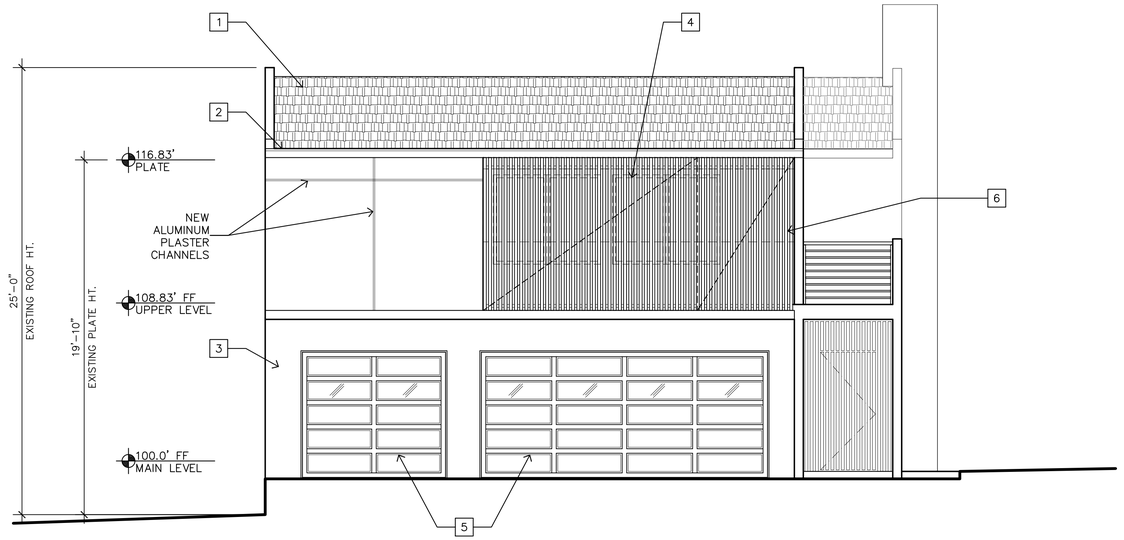
ROOF PLAN

SHEET #:

A5.0

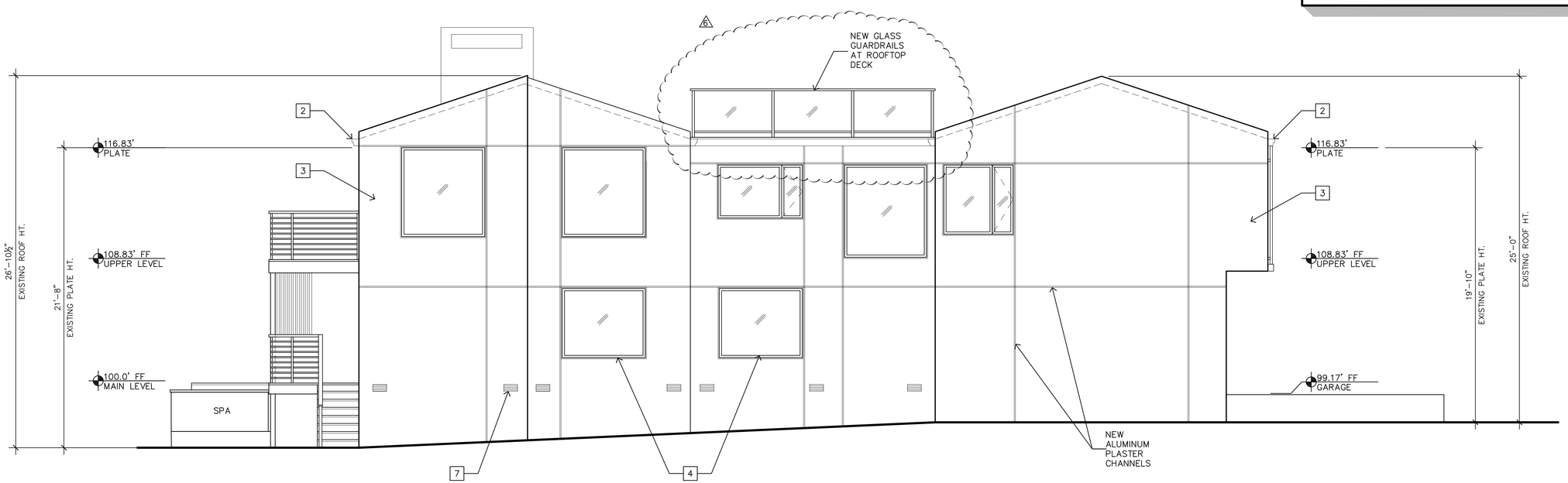


EAST (REAR) ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

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



SOUTH (SIDE) ELEVATION

1/4"=1'-0"

CB DESIGNS

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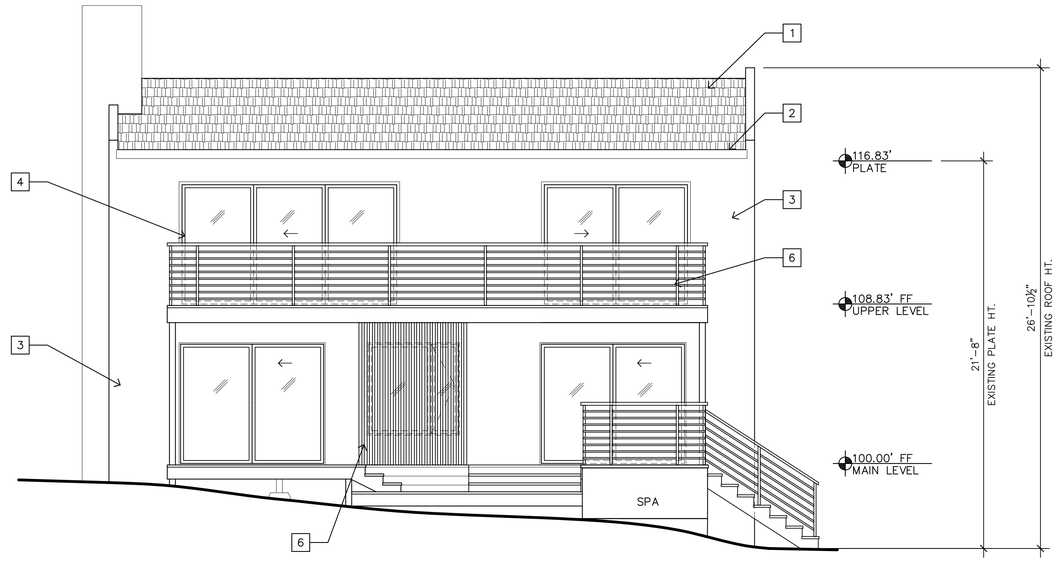
6. 11/11/15 PLAN REVISIONS

ELEVATIONS

SHEET #:

A6.0

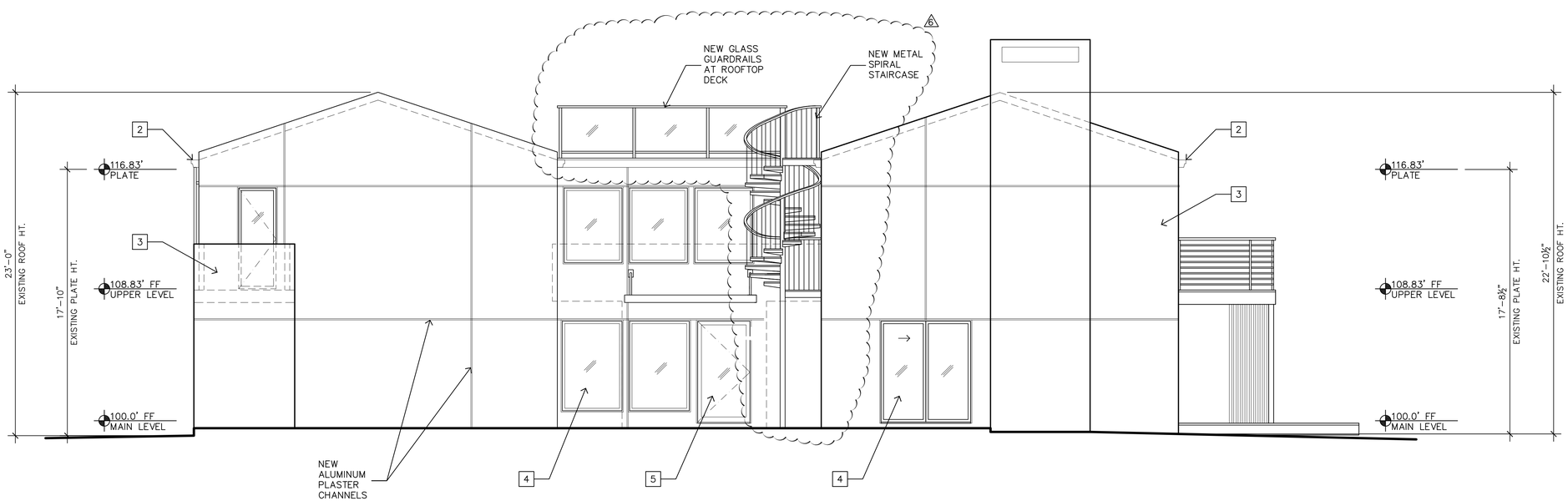


WEST (FRONT) ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

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



NORTH (SIDE) ELEVATION

1/4"=1'-0"

CB DESIGNS

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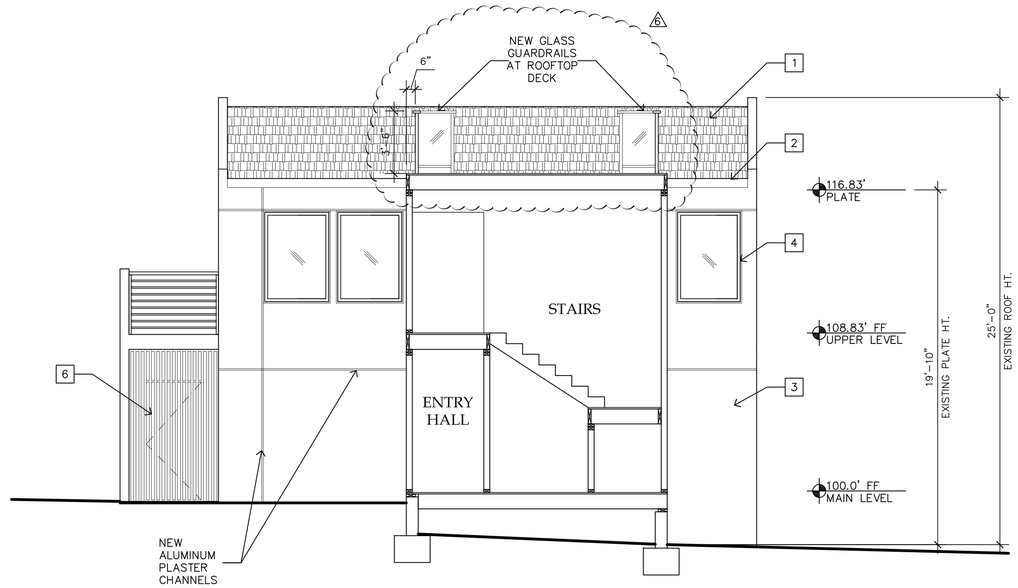
ELEVATIONS

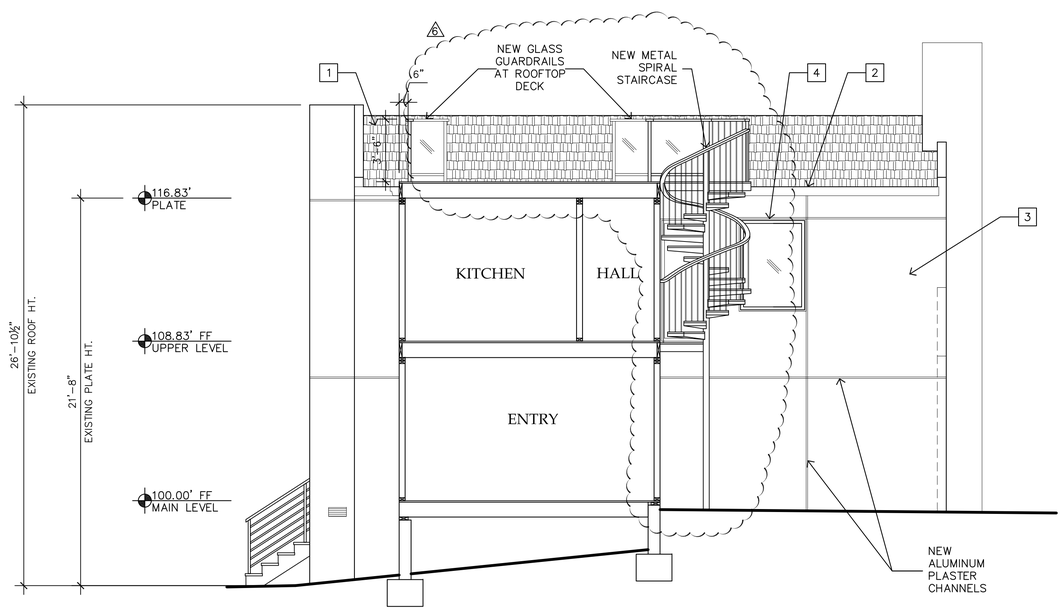
SHEET #:

A6.1



EAST (COURTYARD) ELEVATION

1/4"=1'-0"



WEST (COURTYARD) ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1. (E) CLASS 'A' COMPOSITION ROOFING
2. (E) PAINTED G.I. GUTTERS
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5. 9/28/15 PLAN REVISIONS
6. 11/11/15 PLAN REVISIONS

ELEVATIONS

SHEET #:

A6.2

PO Box 7233
Carmel, CA 93921

November 10, 2015

City of Carmel-by-the-Sea
Planning Commission

Dear Chair and Members of the Planning Commission:

As you are aware, I would like to add a roof deck to my house to be situated on the small flat part of my roof, measuring approximately 14X18 feet, located between the two, larger pitched sections of the roof.

I understand from my Designer, Chris Boqua, your main concern with the proposed roof deck is that it may cause my house to appear larger and more bulky than it does at present. For this reason, you and/or the City Planning Department suggested setting the railing back an additional 2 feet on the Ocean Avenue side. It was thought that, by so doing, the railing would be less visible from the street.

I myself originally believed this would be true. (Both of the railings were originally proposed to be set back 2 feet to minimize their visibility). However, upon erecting the requested orange flagging, I was surprised to see that setting the railing back from the side of the roof by as much as 4 feet does not make it much less visible or even less visible at all as one drives past going east on Ocean Avenue or if one stands on the sidewalk on Ocean to the west side across from my house.

This being said, if one takes into account that the railings would be glass (supported by the minimum number of metal posts required by code), I believe the set back on both sides of the house actually becomes irrelevant. Glass railings – to the contrary of the orange netting and plywood - would be only slightly visible whether they are placed at the edge of the roof or 2 feet back from the edge or even 4 feet or more back from the edge. The orange netting illustrates that placement of the railings does not significantly influence their visibility. However, the material – glass vs. orange netting and plywood - clearly would.

Second, for all practical purposes, only the very few pedestrians on the south side of Ocean Avenue standing at an angle to the west of my house and those driving east on Ocean would be able to see any of the railings if they caught their eye or if they were expressly looking for them. From all other angles, the railings would be shielded from view by trees and/or elements of the house as it now exists. The railings would not be seen by those driving west on Ocean. They would not be seen by those driving north on Carpenter. They would not be seen from any of the neighboring homes. They could possibly be glimpsed very briefly by those driving south on Carpenter, although the privacy wall, still to be rebuilt, and tree cover would go a long way towards shielding them. The fact is that, although the roof deck could only be seen from one particular angle on only one side of Ocean Avenue, it is very likely to go completely unnoticed given most drivers' concern with the heavy traffic.

Finally, even if passers by on the south side of Ocean Avenue were to see the glass railing, it is difficult to argue that it would make my house appear larger or add bulk to its appearance. After all, the two peaked sections of my roof rise considerably higher than the proposed railings. These two sections of my roof define the outline of my house whereas the flat section of the roof in between – with or without the glass railings – is only secondary in its contribution. Unfortunately my house appears large and bulky and there is little to do about it: the addition of the glass railings would be of minimal consequence in this regard. To the contrary, they would actually benefit the appearance of the house from Ocean Avenue in that they would hide the unsightly black sink vent rising from the front edge of the flat roof over the kitchen.

Based on the above – the fact that glass railings minimize visibility, the fact that the railings would be seen only by those driving or walking on the south side of Ocean Avenue to the west of my home, and the fact that the pitched sections of my roof contribute much more to the bulky appearance of my house than would the addition of glass railings on the flat section - I would ask you to approve the proposed roof deck. The location of my home – on the corner of the two busiest streets in Carmel – is certainly disadvantageous and detracts significantly from its value. I would like to take advantage of the sole attribute of this location – the view from the flat part of the roof – by adding a small roof deck.

Furthermore, as proved by the orange netting, we now know that the placement of the glass railings has little influence on their visibility. As I have been advised by my contractor that, from a technical perspective, it is much easier to anchor the railings to the edge of the roof (this would minimize the opportunity for leaks), I would therefore ask you to consider allowing the placement of the glass railings along the outside edges of the flat roof on both sides.

Thank you for your kind consideration.

Yours faithfully,

Cathryn Carlson

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

November 18, 2015

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of Final Design Study (DS 15-057) associated Coastal Development Permit application for the demolition of an existing residence and construction of a new single family residence located in the Single Family Residential (R-1-C-6) Zoning District

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Recommendation:

Approve the Final Design Study (DS 15-057) and the associated Coastal Development Permit subject to the attached findings and conditions.

Application:	DS 15-057	**APN:**	009-371-012
Block:	10	**Lot**:	13
Location:	3009 Lasuen Drive		
Applicant:	Stefan Karapetkov	**Property Owner:**	Stefan Karapetkov

Background and Project Description:

The project site is a 7,560-square foot lot located at 3009 Lasuen Drive, and the property is developed with a single-story, stucco-clad residence. The existing residence is 2,046 square feet, and the site includes an attached, two-car garage, a metal shed, 1,031 square feet of site coverage, and an existing 6-foot high wood fence along the side, rear, and most of the front property lines.

The applicant is proposing to demolish the existing structure to create a new 2,474-sq ft residence. The new residence will have a similar footprint to the original, and the majority of the original foundation will be maintained. The project includes the following components: 1) the net addition of 428 square feet, 2) the reconstruction and slight reduction in size of the garage in the same location, 3) a new rooftop patio above the rebuilt garage, 4) new exterior stucco siding on the residence and hardie panel siding on the detached garage, 5) one new fireplace flue with a metal chimney cap, 6)

new aluminum clad wood windows and doors throughout, and 7) a new 6-foot high wood fence along the front setback line.

The Planning Commission reviewed the design concept on May 13, 2015 and continued the item with substantial changes that included the re-design of the residence. The item was reheard on September 9, 2015 and the concept design was accepted with a request for the following changes:

(1) The applicant shall submit a landscape plan for final Planning Commission review that includes a proposal for one new upper-canopy tree on the site and indicate that the heavily pruned ball-shaped trees will be allowed to grow into their natural forms.
(2) The applicant shall remove the proposal for stucco siding on the garage.
(3) The applicant shall eliminate the translucent garage door and replace it with a wood door to match the garage siding.
(4) The applicant shall submit a color palette incorporating muted colors throughout the house.
(5) The applicant shall consider using a planter on top of the front garage railing.

PROJECT DATA FOR A 7,560 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,863 sf (38%)	2,046 sf (27%)	2,430 sf (32%)
Site Coverage	932 sf*	1,031 sf (13.6%)	Total: 924 sf (12%) Permeable: 897 sf
Trees	3 Upper /1 Lower (recommended)	3/3	3/3
Ridge Height (1st/2nd)	18 ft	13 ft. 10 in.	Max. 1st floor: 18 ft.
Plate Height (1st/2nd)	12 ft	8 ft. 1 in.	Max. 1st floor: 12 ft.
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15 ft	20 ft.	Min: 15 ft.
Composite Side Yard	Varies due to lot shape.	n/a	Min: 25.56%
Minimum Side Yard	3 ft	Min. East Side: 11 ft. 9 in. Min. West Side: 6 ft. 5 in.	Min. East Side: 3 ft Min. West Side: 11 ft
Rear	15 ft	19 ft.	Min: 19 ft
*Includes site coverage bonus due to 50% or more permeable materials.			

Staff Analysis:

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

1. *The applicant shall submit a landscape plan for final Planning Commission review that includes a proposal for one new upper-canopy tree on the site and indicate that the heavily pruned ball-shaped trees will be allowed to grow into their natural forms.*

Analysis: The applicant has submitted a proposed Landscape Plan (Sheet L1) showing a new tree planted in the northeast corner of the property. Staff notes that the applicant has met with the City Forester and determined that four Cypress Hedges along the rear property should be removed due to their poor condition. A Cedar tree, a Lemon tree, and a Magnolia "Little Gem" Dwarf tree are proposed to be planted in place of the Cypress Hedges. Additionally, a note is included that states that the heavily pruned ball-shaped trees will be allowed to grow into their natural forms. The City Forester has reviewed the landscape plan and supports the proposed tree location and the proposed plantings.

2. *The applicant shall use wood siding on the garage and shall eliminate the translucent garage door and replace it with a wood door to match the garage siding.*

Analysis: The applicant had originally proposed stucco siding on both the residence and the garage and proposed a garage door with translucent panels. The Commission had concerns with the design of the garage and directed applicant to use wood siding and to eliminate the translucent door and replace it with a solid wood door to match the garage.

The applicant has revised the finish materials and is now proposing board and batten style Hardie Board siding in a grainy texture on the garage. In staff's opinion, the board and batten siding on the garage does not match the modern design of the home, nor does it match the style of the garage door as directed by the Commission. Staff has drafted a condition requiring that the garage siding be changed to horizontal wood siding to match the door. In addition, staff is recommending that the siding be authentic wood rather than Hardie Board siding.

3. *The applicant shall submit a color palette incorporating muted colors throughout the house*

Analysis: The applicant has submitted exterior paint colors and roofing material cut sheet for the Planning Commission's review. At the previous hearing, the Commissioners expressed concerns with

a proposal to paint the exterior of the house white. The applicant revised the color palate to incorporate a "Cobblestone" colored stucco on the main residence, with a dark blue window and door trim (Color: Ralcolor #7016). The roof color is proposed to be a dark blue to match the window and door trim (Color: Anthrazit) and staff has requested that roofing samples are available for review at the Planning Commission meeting. The garage is proposed to be the same color as the main residence, however, it will have hardie panel siding rather than stucco. The garage door and front fence color are proposed to be painted gray (Color: Monterey Taupe). In staff's opinion, the proposed colors of the house and garage are muted and natural, however, staff requests that Planning Commission review the proposed roofing material and color for consistency to the Residential Design Guidelines. The proposed roofing materials are discussed further in the Finish Details section.

4. *The applicant shall consider incorporating a planter on top of the front garage railing.*

Analysis: The applicant had originally proposed a solid metal railing along the top of the detached garage. The Commission expressed concerns with the railing and requested that the applicant use an open railing with planters. The applicant has changed the railing to an open-style metal guard railing and has included six planter boxes on the interior side of the railing that include four along the front elevation, and one on each side (See Attachment F). The planter boxes are proposed to have a combination of Dwarf lemon trees, roses, geraniums, and blue lobelia, and the boxes are proposed to be constructed of metal. The Commission should consider whether the planters should be located on the outside of the railing.

Other Project Components:

Finish Details: The proposed exterior materials include plaster siding on the main residence and hardie-panel siding on the detached garage in a board and batten style. The roof is proposed to be Walther Dachziegel brand clay tiles in the color Anthrazit. A photograph, as well as a translated webpage printout is included in Attachment E. Staff notes that the Commission reviewed the roof tiles at the last meeting and was supportive of the proposal. Other finish materials include all aluminum clad wood windows and wood doors.

Site Coverage: Municipal Code Section 17.10.030.C.2 states that: *"Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less."*

The project site contains 1,031 square feet of site coverage and exceeds the allowed site coverage of 932 square feet by 99 square feet. The applicant is proposing to bring the site coverage into compliance by reducing the coverage to 924 square feet.

Fences: The City's Municipal Code restricts fence heights to a maximum of 4 feet within the front setback and 6 feet behind the front setback. The existing fence within the front setback area exceeds the allowable 6-foot height limit by 2-feet and the applicant is proposing to remove this fence. A new 6-foot high fence is proposed along the 15-foot front setback line. The fence is proposed to be constructed of horizontal wood posts and details are included on sheet A1.2.1 of the plan set. The fences along the side and rear property lines are proposed to remain. Staff notes that the applicant is not proposing a fence within the front setback area.

Exterior Lighting: With regard to light fixtures, Municipal Code Section 15.36.070.B.1 requires that exterior light fixtures on the building not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens). Additionally, the City's Residential Design Guidelines, Section 11.8, states, "*Preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas. Appropriate locations may include building entries, gates, terraces, walkways, and patios.*"

The applicant is proposing three styles of wall mounted lights: George Kovacs Copula Outdoor Wall Light, recessed brick-style lighting, and double LED spotlights. Lighting details are included as Attachment D. The Copula-style lights have an output of 25 watts (375 lumens) and are proposed to be located in 7 different locations: one at the front entryway, three on the rear patio, one on either side of the garage door, and one along the west side of the garage. The recessed brick lights have an output of 15 watts (225 lumens) and the applicant is proposing three lights total: two lights on the north (rear) elevation and one adjacent to the spiral staircase on the north (rear) elevation of the garage. Finally, the LED spotlights have an output of 25 watts (375 lumens) and the applicant is proposing three lights total: one on the east (side) elevation of the residence, one on the west (side) elevation of the residence, and one on the east (side) elevation of the garage. The LED spotlights are proposed to be downward directional lamps on a motion sensor. Staff supports the proposed lighting fixtures and notes that they comply with City requirements.

Landscape lighting would be provided by 18-inch high light fixtures. Two landscape lights would be placed along the walkway at the southern entrance to the home. The landscape lights have an output of 15 watts per fixture (225 lumens) and are proposed to be placed more than 10 feet apart. Staff supports the proposed landscape lighting and notes that they comply with the City requirements.

Landscape Plan: The applicant has provided a landscape plan that includes minor changes to the existing landscape. A significant portion of the existing landscape is proposed to remain. The landscape plan depicts site coverage elements including a sand set paver driveway, stepping stones along the front walkway, and a sand-set paver patio. A 2-foot high wood retaining wall is proposed within the rear-yard setback area on the northwest corner of the property. The applicant is proposing to remove two ornamental trees in the front yard, and an existing row of cypress hedges in the rear yard. The Cypresses hedges were poorly maintained and were previously trimmed like trees, and therefore the City Forester has recommended removal of this hedge. The applicant is proposing two new Cedar trees, a new lemon tree, and a new southern magnolia dwarf tree. As noted previously, the City Forester has reviewed the landscape plan and supports the proposal.

Driveway Width: The applicant is proposing to reduce the width of the existing 18-foot 6-inch driveway; however, the proposed driveway would still be approximately 16 feet wid. A condition has been drafted requiring the driveway to be reduced to a maximum of 14 feet as required by the Municipal Code.

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

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Color Palette, Light Details, Siding Details
- Attachment E – Roofing Details
- Attachment F – Planter Details
- Attachment G – Project Plans

Attachment A – Site Photographs

Attachment A – Site Photographs

Attachment A – Site Photographs

Attachment B – Findings for Approval

DS 15-057 (Karapetkov)
November 18, 2015
Findings for Approval
Page 1

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

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

Attachment C – Conditions of Approval

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study 15-057 (Karapetkov) authorizes the demolition of the existing 2,474-square foot residence and the construction of a new 2,902 square foot, single-story residence with a detached garage. The project includes the following components: 1) the net addition of 428 square feet, 2) the reconstruction and slight reduction in size of the garage in the same location, 3) a new rooftop patio above the rebuilt garage, 4) new exterior stucco siding on the residence and wood siding on the detached garage, 5) one new fireplace flue with a metal chimney cap, 6) new aluminum clad wood windows and doors throughout, 7) a new 6-foot high wood fence along the front setback line, and 8) a rooftop patio with planters above the detached garage.	✔
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✔
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✔
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction,	✔

	the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✔
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✔
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	**N/A**
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	**N/A**
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	**N/A**

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

	Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	**N/A**
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	The siding on the detached garage shall be authentic wood horizontal paneling to match the garage door.	✔
23.	The width of the driveway shall be reduced to not exceed 14 feet.	✔
24.	The applicant shall plant and maintain one new upper-canopy tree of substantial size and caliber and of a species approved by the City Forester. The location, size, and species of this tree shall be noted on the landscape plan submitted with the construction plan set. The tree shall be planted prior to the final inspection.	✔

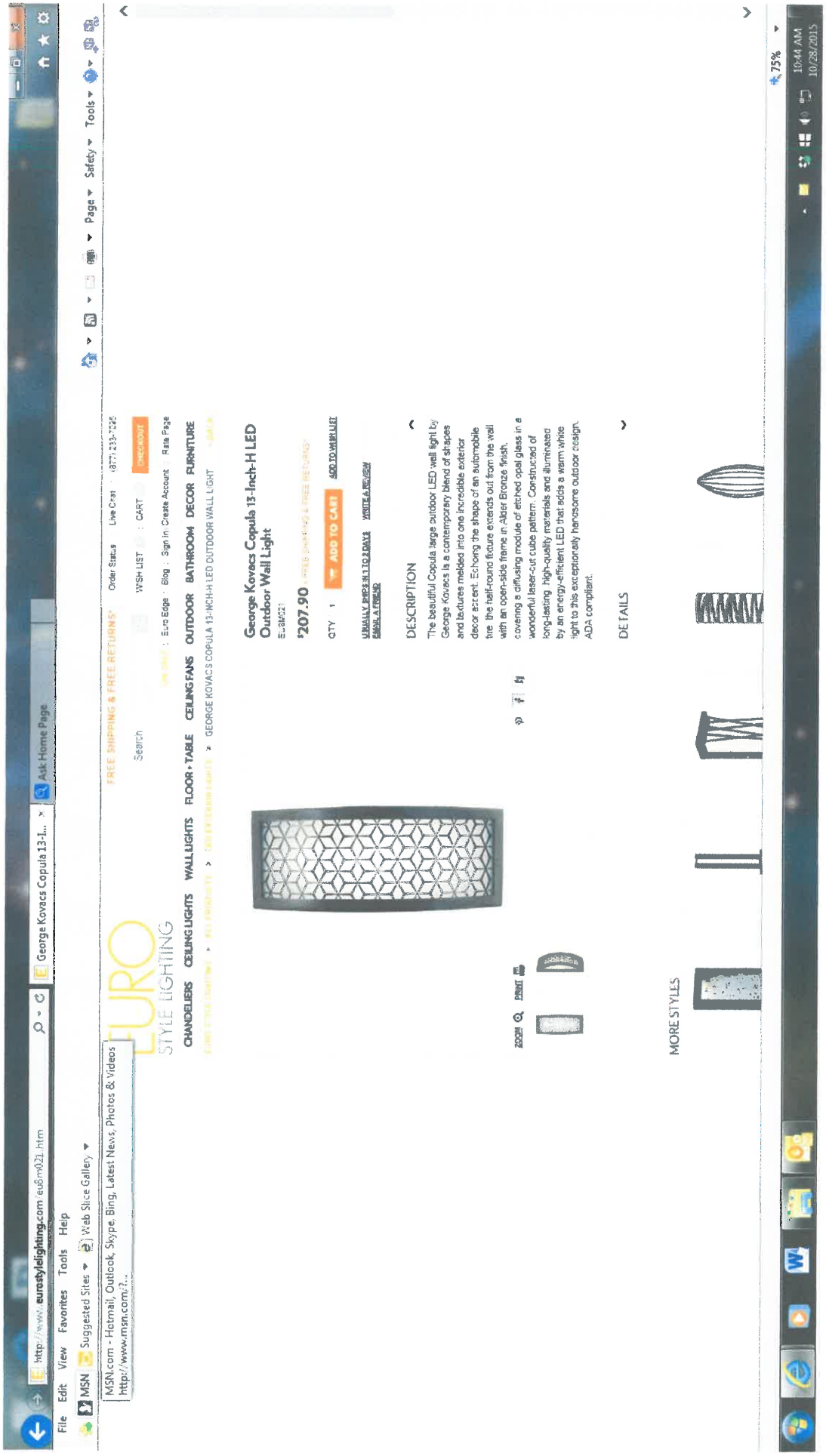
*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

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

Attachment D - Light Fixtures, Color Samples, Material Photos, Railing Photo



DOOR &
WINDOW
COLOR
(RALCOLOR 7016)

ROOF
COLOR
(ANTHRAZIT)

GARAGE DOOR/TRIM COLOR
& FRONT FENCE COLOR

HARDIE PANEL
COLOR
"MONTEREY TAUPE"
OR EQUIVALENT PAINT COLOR

RESIDENCE & GARAGE
EXTERIOR WALL COLOR

HARDIE PANEL
COLOR
"COBBLESTONE"

EQUIVALENT PAINT COLOR
FOR RESIDENCE
(RALCOLOR 7032)

Images for 3009 Lasuen Drive redesign

Siding for the garage – James Hardie vertical siding

SIDING EXAMPLE ONLY

NOT FOR WHITE TRIM COLOR

Link: http://www.jameshardie.com/Products/HardiePanel-Vertical-Siding

Channel front fence

FENCING SAMPLE

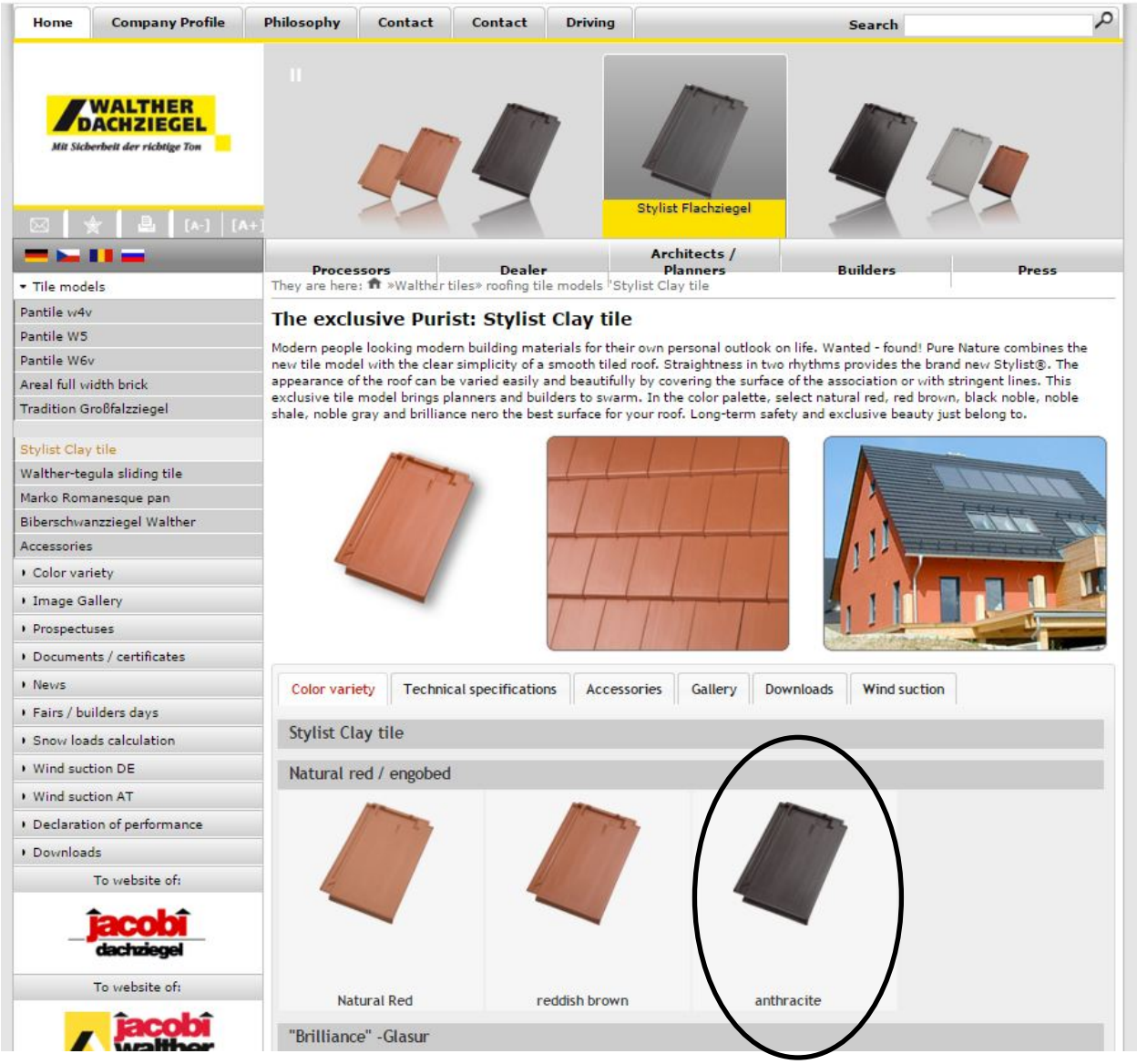
This is a house in Carmel

Rooftop patio fence in anthracite color

SIMPLE METAL RAILING SAMPLE FOR GARAGE ROOF DECK

Link http://megatvpr.com/luxurious-feel-with-balcony-railing.html/balcony-railing-design#image-1

Attachment E – Roofing Details



Attachment E – Roofing Details

Attachment E – Roofing Details

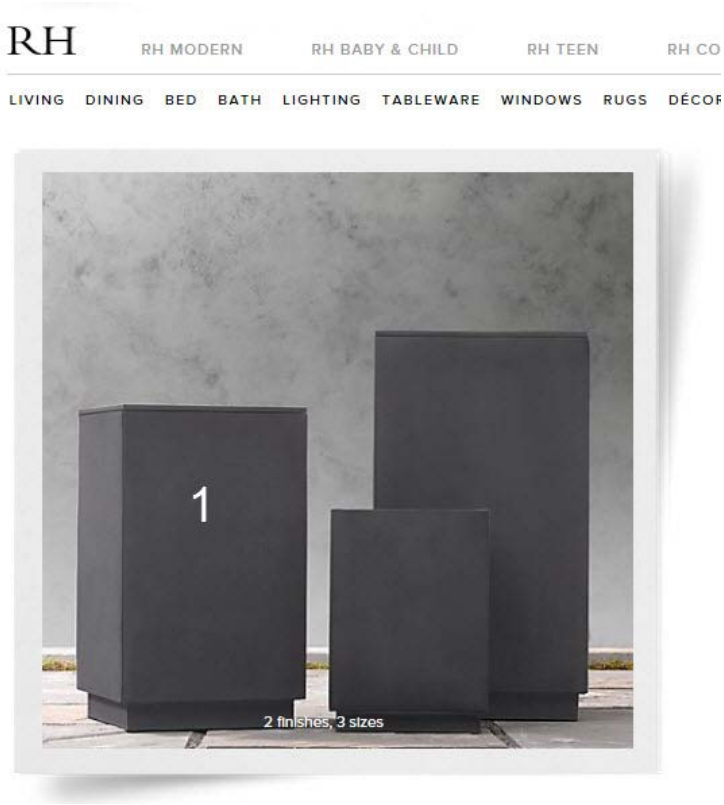
Attachment E – Roofing Details

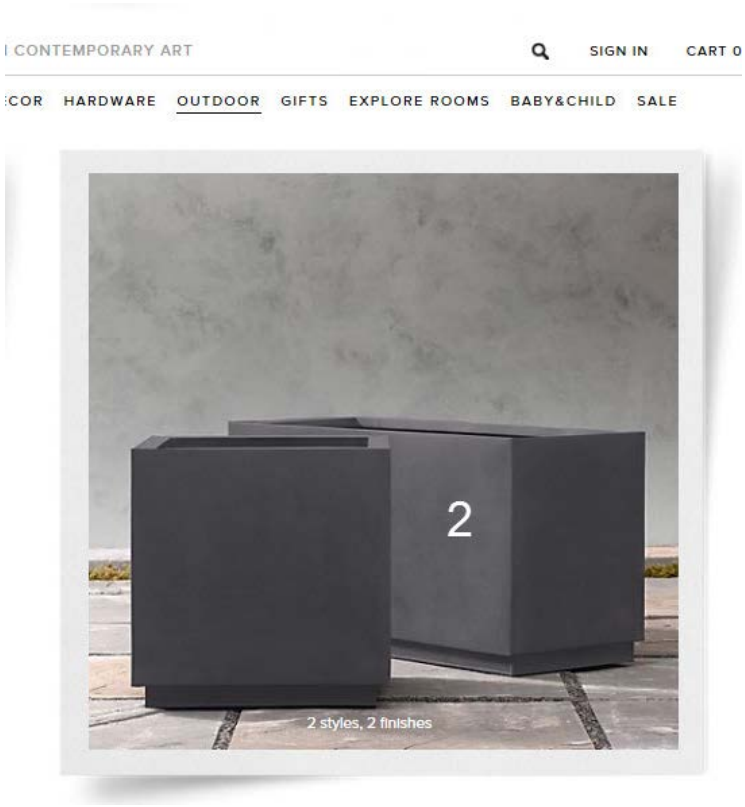
Attachment F – Planter Details

Metal sheet planters for garage roof top:

1. RF1-2 plants (clumbing rose, dwarf lemon bush) size: 26,5"x16"

2. For RF3-4 (trailing/cascading perennials) size:18"x37"x14"





PROJECT TEAM

OWNER

STEFAN AND TANYA KARAPETKOV
3009 LASUEN DRIVE
CARMEL, CA 93923
Phone: (408) 643-5957
e-mail: karapetkov@gmail.com

ARCHITECT

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cell: (831) 601-7831
e-mail: jwkarch@att.net
Contact: Jeff Kilpatrick

SCOPE OF WORK

SCP-1) PROPOSED RECONSTRUCTION OF THE EXISTING SINGLE FAMILY RESIDENCE AND EXISTING GARAGE AS EXPRESSED IN THESE DRAWINGS IS A EXTENSIVE RENOVATION OF THE EXISTING STRUCTURES. THE PROPOSED DESIGN REQUESTED BY THE OWNER'S REQUIRES THAT ALL (E) ROOF FRAMING AND ALL (E) WALL FRAMING ON THE EXISTING STRUCTURES BE REMOVED & REPLACED [EXCEPT FOR ONE SMALL SECTION OF THE (E) GARAGE WALL THAT COULD POSSIBLY REMAIN].

THE (E) RESIDENCE AND GARAGE WILL BE CONSIDERED "DEMOLISHED" DUE TO THE LEVEL OF (E) WALL REMOVAL AND REPLACEMENT EXCEEDING 50% OF (E) WALL AREA.

THE ONLY ELEMENTS OF THE EXISTING RESIDENCE TO REMAIN ARE THE (E) FLOOR FRAMING AND (E) FOUNDATION SYSTEMS AS NOTED ON THE DEMOLITION PLAN.

THE ONLY PORTIONS OF THE GARAGE TO REMAIN IS A PORTION OF THE (E) CONCRETE FLOOR SLAB AND PORTIONS OF THE (E) FOUNDATIONS WHICH MAY POSSIBLY NEED TO BE REMOVED AND REPLACED IF (E) FOUNDATIONS ARE FOUND TO BE NOT CAPABLE OF SUPPORTING LOADS FOR THE NEW GARAGE BLDG WITH A ROOF DECK.

SCP-2) SEE THE DEMOLITION PLAN AND PROPOSED SITE PLANS FOR IMPERVIOUS DRIVEWAY, WALKWAYS AND PATIO AREAS TO BE REMOVED & REPLACED WITH (N) PERVIOUS DRIVEWAY, WALKWAY & PATIO AREAS USING (N) PAVERS SET ON SAND AND GRAVEL BASE MATERIALS.

SCP-3) SEE THE DEMOLITION PLAN AND PROPOSED SITE PLANS FOR (E) WOOD FENCING AREAS TO BE REMOVED & REPLACED WITHIN FRONT YARD AREAS ONLY.

SCP-4) RELOCATE OR EXTEND (E) UTILITIES FOR GAS & ELECTRICAL SERVICE DUE TO PROPOSED (N) ADDITIONS.

SCP-4) RELOCATE THE (E) UNDERGROUND DRAINAGE SYSTEM RUN FROM NEIGHBORING PROPERTY TO THE STREET (NOT IN EASEMENT) DUE TO (N) PROPOSED ADDITION LOCATIONS. SEE NOTES ON PLAN SHEETS A1.1.1, A1.1.2 & A1.2.

PROJECT DATA

PROJECT ADDRESS:	3009 LASUEN DRIVE CARMEL, CA 93923
ASSESOR'S PARCEL NUMBER:	009-371-013
ZONING:	R-6 FOR LOTS > 6,000 S.F. (FOLLOWS R-1 STANDARDS)
RESIDENCE OCCUPANCY:	R-3
CONSTRUCTION TYPE:	TYPE V-B (EXISTING - NON SPRINKLERED) TYPE V-A (PROPOSED - SPRINKLERED)
SITE AREA:	7,560 sf (.1735 ACRES) (PER LANDSET SITE PLAN/SURVEY)
EXISTING BLDG COVERAGE: (FLOOR AREA)	1,590 sf (E) RESIDENCE FLOOR AREA 456 sf (E) GARAGE FLOOR AREA 30 sf (E) ROOFED ENTRY PORCH 2,046 sf (TOTAL BLDG FLOOR AREA) (27.06 % OF 7,560 sf SITE AREA) 2,076 sf (TOTAL BLDG COVERAGE AREA) (27.46 % OF 7,560 sf SITE AREA)

ALLOWABLE BASE FLOOR AREA

PARCEL SQUARE FOOTAGE: 7,560 S.F.
FOR LOTS > 4,000 S.F. - USE FORMULA:

LOT AREA X 0.45 - [S.F. OVER 4,000 S.F.) X 0.02] / 1,000

7,560 S.F X 0.45 - [3,560 X 0.02] / 1,000 OR [71.20] / 1,000 (.0712)

7,560 S.F X (0.45 - .0712) OR 7,560 S.F X (.3788) = 2,863.72 S.F.
MAXIMUM BASE FLOOR AREA
2,864 S.F.(USED)

EXISTING SITE COVERAGE:	472 sf (E) CONC. DRIVEWAY (TO LIMIT OF PROP. LINE) 264 sf (E) BRICK SIDEWALK AREAS 295 sf (E) BRICK PATIO AREA 1,031 sf [TOTAL (E) SITE COVERAGE] (13.63 % OF 7,560 sf SITE AREA) (35.99 % OF 2,864 sf BASE FLOOR AREA)
ALLOWABLE SITE COVERAGE:	630 sf OF IMPERVIOUS MATERIALS BASED ON 22 % OF 2,864 sf OF BASE FLOOR AREA OR 932 sf IF AT LEAST 50% OF MATERIALS USED ARE PERVIOUS MATERIALS

NOTE:
EXISTING SITE COVERAGE EXCEEDS ALLOWABLE SITE COVERAGE - (E) WALKWAYS, DRIVEWAY & PATIO AREAS ARE TO BE REMOVED AND REPLACED - SEE DEMOLITION PLAN, PROPOSED SITE PLAN & PROPOSED SITE COVERAGE DATA

PROPOSED FLOOR AREA:

REMODELED RESIDENCE SQUARE FOOTAGE:	2,045 S.F.
RECONSTRUCTED GARAGE SQUARE FOOTAGE:	429 S.F.
COMBINED:	2,474 S.F.

PROPOSED SITE COVERAGE:

DRIVEWAY:	286 S.F.	(PERVIOUS) - PAVERS AT GARAGE TO FRONT PROP. LINE)
ENTRY DOOR LANDINGS:	36 S.F.	(IMPERVIOUS) - CONC. (HOUSE & GARAGE ENTRIES)
STEP STONE PAVERS AT FRONT YARD:	102 S.F.	(IMPERVIOUS) - CONC. (9) PAVERS @ 9 sf EACH & (2) PAVERS @ 6 sf EACH
REAR PATIO AREA:	269 S.F.	(PERVIOUS) - PAVERS
STAIR LANDING:	16 S.F.	(IMPERVIOUS) - CONC.
RETAINING WALL:	29 S.F.	(IMPERVIOUS) - WOOD
COMBINED:	738 S.F.	

→ 564 S.F. (PERVIOUS) - SAND & GRAVEL SET PAVERS
→ 174 S.F. (IMPERVIOUS) - WD. WALL; CONC LANDING; CONC. STEPPING STONES

TOTAL (N) DRIVEWAY AREA (FOR GARAGE TO STREET PAVING AT DRIVE ENTRY)

DRIVEWAY:	413 S.F.	(PERVIOUS) - PAVERS
	16 S.F.	(IMPERVIOUS) - CONC. APRON
COMBINED:	429 S.F.	

NOTE:
SEE PROPOSED SITE COVERAGE: ABOVE FOR AREA OF THE (N) DRIVEWAY WITHIN LIMITS OF THE PROPERTY LINES

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OCT 29 2015
City of Carmel-by-the-Sea
Planning & Building Dept.

UTILITIES INFORMATION

ELECTRICAL SERVICE:	PG& E: EXISTING SERVICE IS UNDERGROUND TO RESIDENCE FROM (E) UNDERGROUND UTILITY LINES AT STREET OR AT UTILITY EASEMENT LOCATED ALONG REAR PROPERTY LINE ON ADJACENT WESTERLY PARCEL (VERIFY)
WATER SERVICE:	CALIFORNIA - AMERICAN WATER COMPANY
GAS SERVICE:	PG& E: SEE NOTE ABOVE REGARDING ELECTRICAL SERVICE
SEWER SERVICE:	PUBLIC SEWER SYSTEM @ ROAD

DESIGN APPROVAL PLANS:
LIST OF DRAWINGS

SHT #	SHEET TITLE
	ARCHITECTURAL
A1.1	EXISTING SITE PLAN & PROJECT DATA
1 OF 1	SITE PLAN (BY LANDSET ENGINEER'S, INC.)
A1.1.1	EXISTING SITE & FLOOR PLAN
A1.1.2	DEMOLITION & EXISTING ROOF PLANS
A1.2	PROPOSED SITE PLAN & SLOPE PLAN
A1.2.1	PROPOSED SITE & FLOOR PLAN
SB1.1	SETBACK INFORMATION SITE PLANS
A2.1	PROPOSED FLOOR PLAN (ENLARGED)
A3.1	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A3.2	PROPOSED ELEVATIONS (ENLARGED)
A3.3	PROPOSED ELEVATIONS (ENLARGED)
A3.4	PROPOSED ROOF PLAN
L2.1	LANDSCAPE PLAN
E2.1	EXTERIOR LIGHTING PLAN

GENERAL NOTES

A) BLDG LOCATION IN RELATIONSHIP TO PROPERTY LINES; (E) FENCING & GATES; (E) STREET PAVING EDGES & DRIVEWAY; AND (E) GRADE ELEVATIONS AT THE (E) DRIVEWAY, BLDG PERIMETER AND ALONG VARIOUS POINTS ALONG REAR PROPERTY LINE ARE BASED ON INFORMATION CONTAINED ON SITE PLAN (SURVEY WORK) AS PREPARED BY LANDSET ENGINEERS, INC. DATED OCTOBER, 2014. LANDSETS SITE PLAN IS INCLUDED WITHIN THIS PLAN SET. OTHER SITE ELEMENTS SUCH AS (E) WALKWAYS, PATIO AREAS & LANDSCAPING SHOWN ON THE (E) SITE PLANS PREPARED BY THE ARCHITECT (SHEETS A1.1 & A1.1.1) ARE BASED ON OBSERVATIONS AND FIELD DIMENSIONS OBTAINED BY THE ARCHITECT.

(E) GRADE CONTOURS SHOWN ON THE SITE PLAN [TOPOGRAPHIC INFORMATION] WERE DEVELOPED BASED ON GRADE POINT ELEVATIONS PROVIDED ON LANDSETS SITE PLAN AND SITE OBSERVATIONS BY THE ARCHITECT. THE EXISTING RESIDENCE & GARAGE AND ALL REMODELING OF THE THE EXISTING STRUCTURES OCCURS ON THE RELATIVELY "FLAT" AREAS OF THE SITE. SEE NOTE ""B" BELOW.

B) THE SITE IS RELATIVELY FLAT AT THE (E) BLDG PERIMETERS WHERE SITE SLOPES DO NOT EXCEED 1/4" TO POSSIBLE 1/2" PER FOOT IN ANY DIRECTION. STEEPER SLOPES ONLY OCCUR FROM POINTS ALIGNED FROM THE FRONT EXT. WALL OF THE (E) GARAGE SLOPING DOWNWARD TO THE STREET EDGES AND FROM REAR YARD LAWN AREA EDGES SLOPING UPWARD TO THE REAR PROPERTY LINE.

C) TREES & SHRUBS INDICATED ON THIS PLAN SHEET ARE EXISTING.

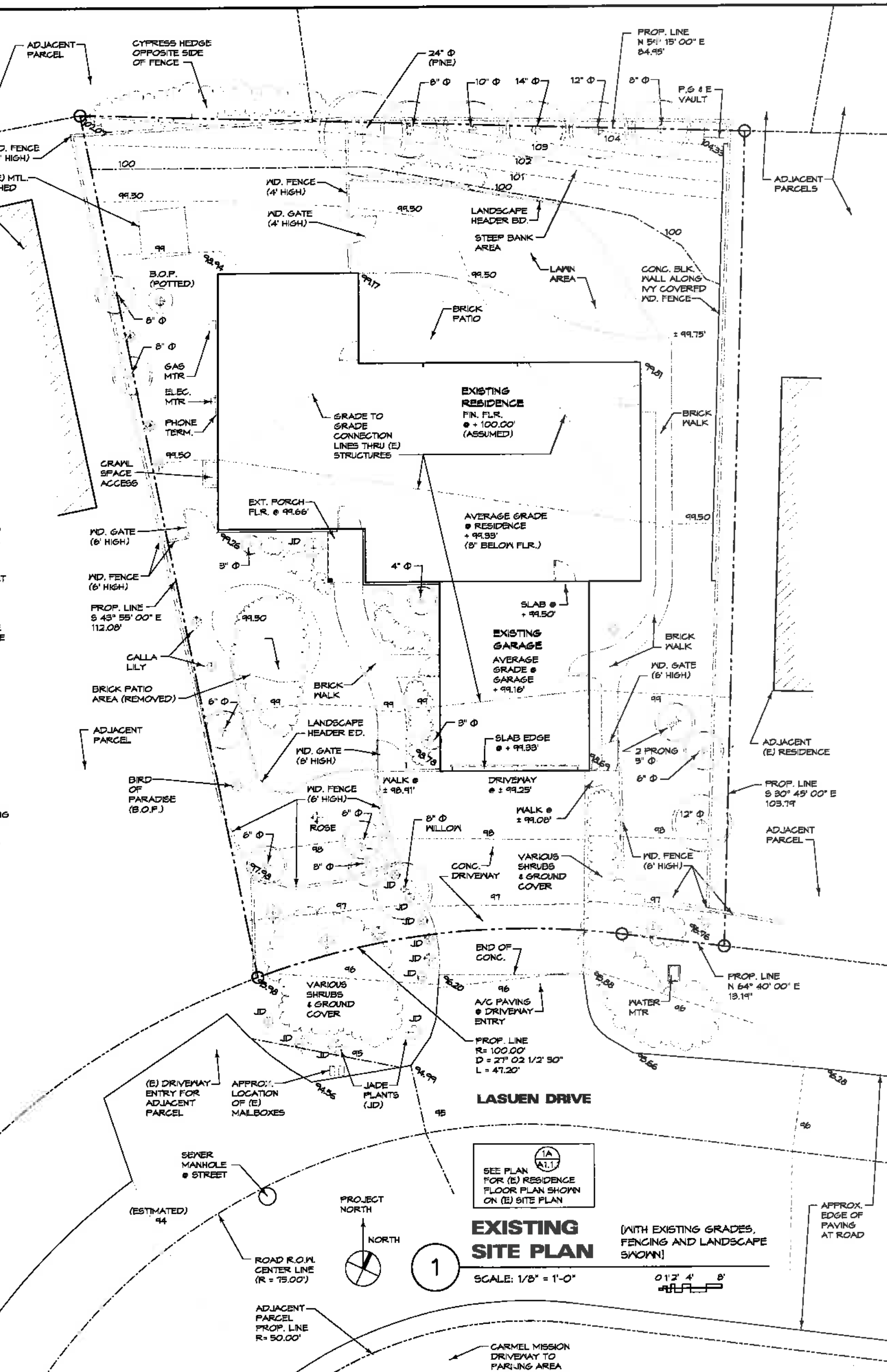
SEE NOTES ON PLAN SHEET A1.2 REGARDING (E) TREES & PLANTINGS TO BE REMOVED. SEE LANDSCAPE PLAN ON SHEET L2.1 FOR ALL (E) TREES/PLANTINGS TO REMAIN AND FOR ALL (N) PROPOSED LANDSCAPING.

PLANT LEGEND

EXISTING TREE LOCATION 6" Φ (DENOTES TREE TRUNK DIAMETER) SEE PLAN FOR SIZE

DENOTES (E) ORNAMENTAL PLANT OR SHRUB LOCATION

DENOTES (E) HEDGE OR LOW GROUND COVER PLANTING LOCATION (U.N.O.) [UNLESS NOTED OTHERWISE] ON THE SITE PLAN



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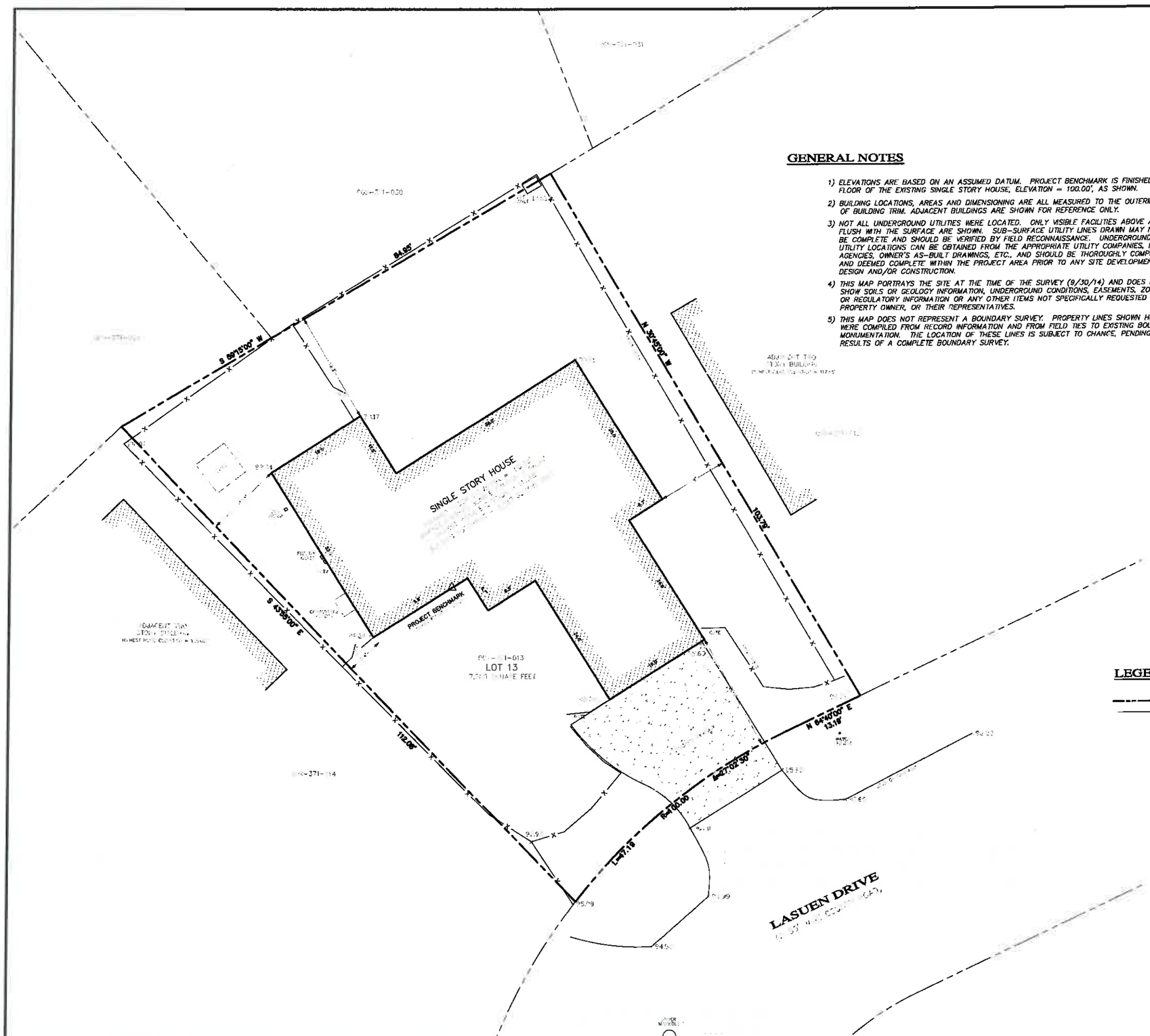
Karapetkov Residence
Remodel & Addition For:
Stefan & Tanya Karapetkov
3009 Lasuen Drive
Carmel, California 93923 APN 009-371-013

DATE 10-28-2015
REVISIONS
DRAWN BY
JOB NO. 1460

SHEET TITLE
Existing Site Plan & Project Data

SHEET NO. A1.1



GENERAL NOTES

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS FINISHED FLOOR OF THE EXISTING SINGLE STORY HOUSE, ELEVATION = 100.00', AS SHOWN.

2) BUILDING LOCATIONS, AREAS AND DIMENSIONING ARE ALL MEASURED TO THE OUTERMOST FACE OF BUILDING TRIM. ADJACENT BUILDINGS ARE SHOWN FOR REFERENCE ONLY.

3) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (9/30/14) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER, OR THEIR REPRESENTATIVES.

5) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

8 0 4 8 16

LEGEND:

PROPERTY BOUNDARY LINE
WOOD FENCE LINE
ASPHALT CONCRETE SURFACE
PORTLAND CEMENT CONCRETE SURFACE

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

SITE LOCATION:
3009 LASUEN DR.
CARMEL, CA 93923

OWNER:
STEFAN & TANYA KARAPETKOV
3009 LASUEN DR.
CARMEL, CA 93923

No.	DATE	BY	REVISION
	10/2/14	ZJK	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRAUDO P.L.S. No. 6703

LANDSET ENGINEERS, INC.
ENGINEERING – LAND PLANNING
SURVEYING – ENVIRONMENTAL CONSULTING
520-B CRAZY HORSE CANYON ROAD, SALINAS, CA 93907

APN 009-371-013

SITE PLAN
OF
LOT 13 "THIRD ADDITION TO MISSION TRACT"
VOL. 4 OF "CITIES AND TOWNS" AT PAGE 57
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
STEFAN & TANYA KARAPETKOV

SCALE: 1"=8'
DATE: OCTOBER 2014
JOB NO. 1377-01
SHEET 1 OF 1 SHEETS

GENERAL NOTES

A) ALL ROOF AREAS OF THE EXISTING RESIDENCE AND THE EXISTING GARAGE ARE TO BE REMOVED AND REPLACED WITH (N) ROOF FRAMING AND (N) ROOFING. ALL (E) FRAMED WALLS OF THE (E) RESIDENCE ARE PROPOSED TO BE REMOVED [ABOVE (E) FLOOR FRAMING SYSTEM TO REMAIN]. MOST PORTIONS OF (E) GARAGE ARE ALSO TO BE REMOVED. SEE NOTES ON PLAN SHEET A1.1.2 DEMOLITION PLAN.

(E) WALL LEGEND

(E) WALL TO BE REMOVED SEE DEMOLITION PLAN ON PLAN SHEET A1.1.2

(E) EXTERIOR WALL OF GARAGE THAT CAN POSSIBLY REMAIN AS PART OF RECONSTRUCTING THE GARAGE - SEE NOTES ON SHEET A1.1.2 DEMOLITION PLAN

B) SEE DEMOLITION PLAN ON PLAN SHEET A1.1.2 FOR (E) DRIVEWAY, WALKWAY, PATIO AREAS AND (E) FENCING AND GATES TO BE REMOVED. SEE ALSO SCOPE OF WORK NOTES ON PLAN SHEET A1.1

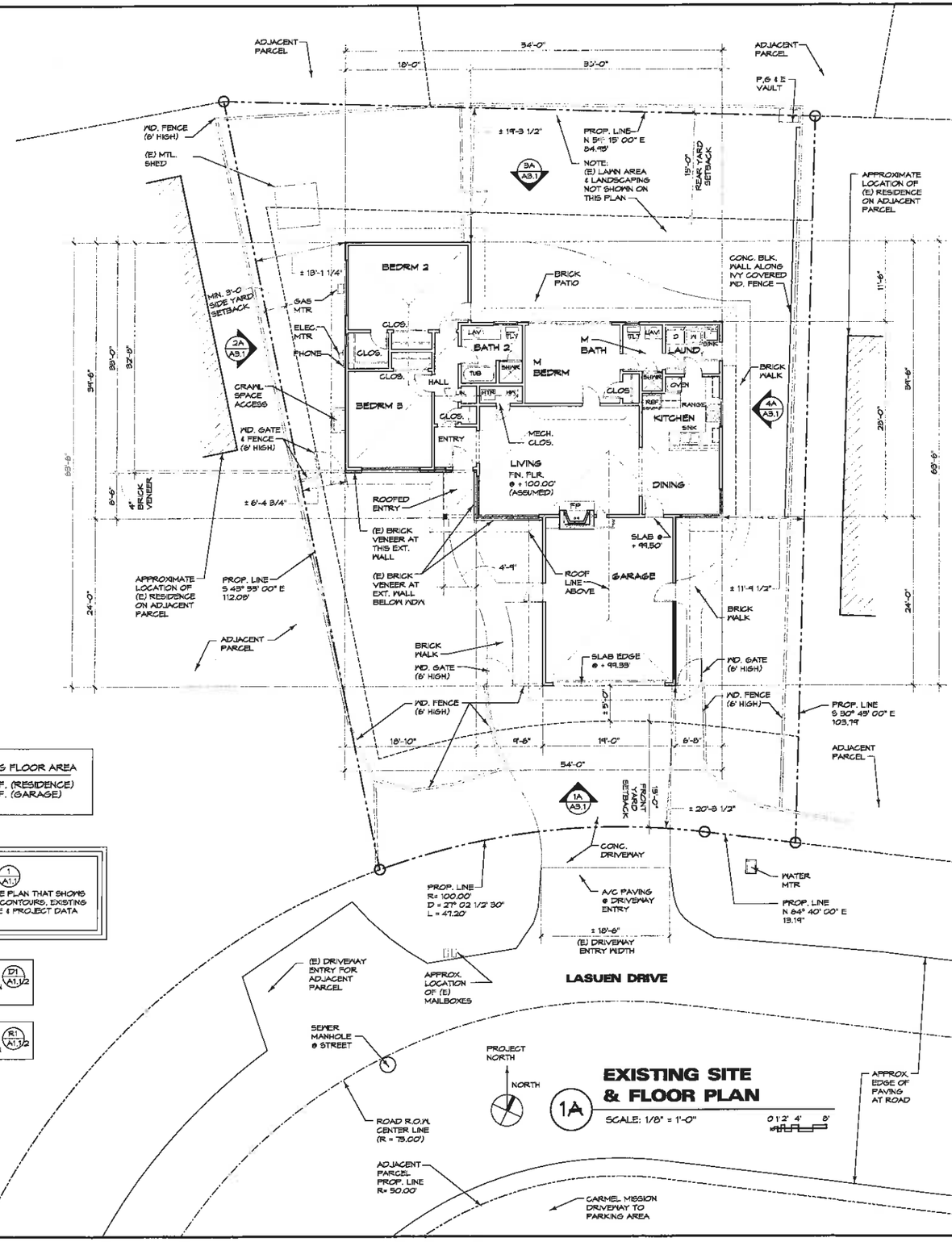
C) ALL EXISTING LANDSCAPING IS TO REMAIN EXCEPT WHERE NOTED BY KEYED NOTES ON THE DEMOLITION PLAN OR PROPOSED SITE PLAN.

EXISTING FLOOR AREA
1,590 S.F. (RESIDENCE)
456 S.F. (GARAGE)

SEE PLAN 1/A1.1 FOR (E) SITE PLAN THAT SHOWS (E) GRADE CONTOURS, EXISTING LANDSCAPE & PROJECT DATA

SEE PLAN FOR DEMOLITION PLAN D1/A1.1/2

SEE PLAN FOR (E) ROOF PLAN R1/A1.1/2



EXISTING SITE & FLOOR PLAN

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Karapetkov Residence

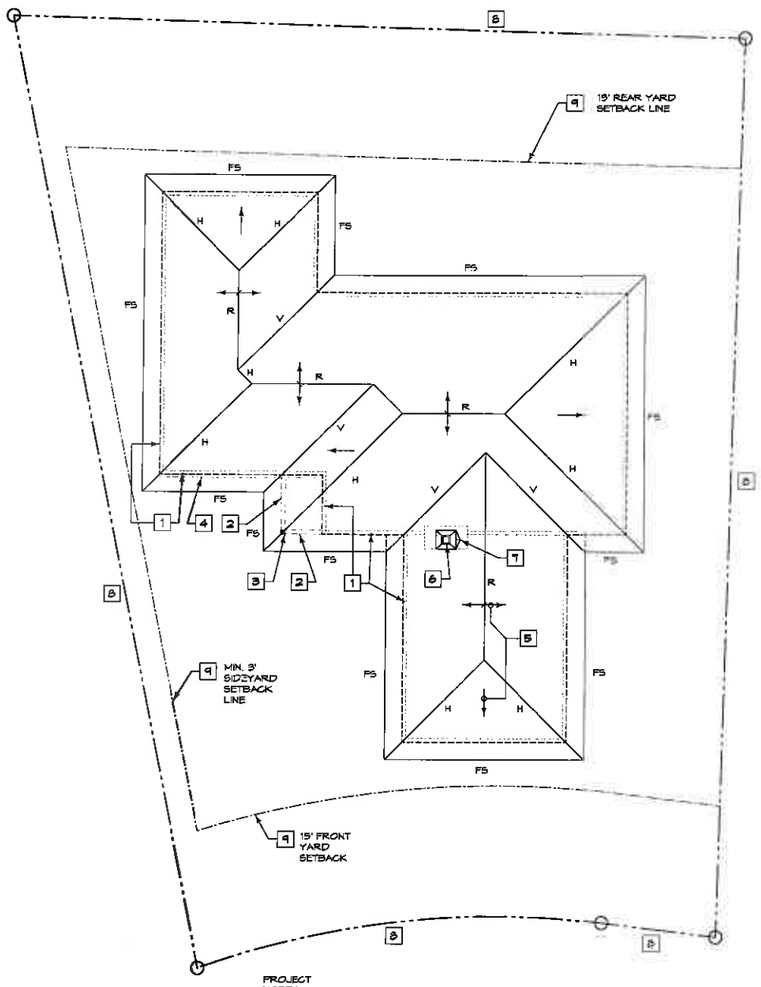
Remodel & Addition For:
Stefan & Tanya Karapetkov
3009 Lasuen Drive
Carmel, California 93923 APN 009-371-013

DATE 10-28-2015
REVISIONS
DRAWN BY
JOB NO. 1460

SHEET TITLE
Existing Site & Floor Plan

SHEET NO. A1.1.1

1460E122



R1 EXISTING ROOF PLAN

SCALE: 1/8" = 1'-0" 0 1'2' 4' 8'

ROOF PLAN KEYED NOTES - [ ] (NUMBERS)

1. EXTERIOR WALL BELOW ROOF
2. ROOF SUPPORT BEAM AT (E) ENTRY PORCH BELOW ROOF
3. WOOD POST TO SUPPORT BEAMS AT (E) ENTRY PORCH BELOW ROOF
4. BRICK VENEER AT EXTERIOR WALL AT THIS WALL LOCATION BELOW ROOF
5. INDICATES ROOF SLOPE DIRECTION. SEE ROOF PLAN GENERAL NOTES
6. CHIMNEY LOCATION - SEE EXISTING EXTERIOR ELEVATIONS
7. FLASHED SADDLE AT CHIMNEY
8. PROPERTY LINE LOCATION - SEE PLAN (1/A1.1) (1A/A1.1/1)
9. BLDG SETBACK LINE - SEE PLAN (1/A1.1) (1A/A1.1/1)

(THESE ELEMENTS ARE TO BE DEMOLISHED -SEE ROOF PLAN GENERAL NOTE "RF-1" AND DEMOLITION PLAN)

ROOF PLAN GENERAL NOTES

RF-1) ALL (E) ROOFING AND ROOF FRAMING IS TO BE REMOVED AS PART OF THE INTENDED REMODELING

LETTERS OR ACRONYMS WHERE SHOWN ON THE (E) ROOF PLAN DENOTE THE FOLLOWING:

H = HIP
R = RIDGE
V = VALLEY
FS = FASCIA W/MTL. DRIP EDGE

RF-2) (E) ROOFING TO BE REMOVED IS WOOD SHAKE (CEDAR) ROOFING AT ALL (E) ROOF AREAS.

RF-3) ROOF PITCH AT ALL (E) ROOF AREAS IS 4:12 PITCH

RF-4) (E) ROOF OVERHANGS ARE 24" FROM FACE OF EXTERIOR WALLS WHERE THEY OCCUR (TYPICAL)

WALL LEGEND

(E) EXTERIOR OR INTERIOR WALL TO BE REMOVED

(E) EXTERIOR WALL OF GARAGE THAT COULD POSSIBLY REMAIN AS PART OF THE (E) GARAGE RECONSTRUCTION - SEE NOTE B

DEMOLITION NOTES - [ ] (LETTERS)

A ALL PORTIONS OF THE (E) RESIDENCE ARE TO BE DEMOLISHED EXCEPT FOR THE FOLLOWING:

.1) (E) FLOOR SHEATHING, FLOOR FRAMING AND (E) FOUNDATION SYSTEMS THAT SUPPORT THE (E) FLOOR FRAMING AT THE RESIDENCE ARE TO REMAIN

.2) (E) SANITARY SEWER & WATER LINES WHERE THEY OCCUR OUTSIDE OF THE (E) BLDG FOUNDATIONS ARE TO REMAIN. SEE NOTES "DEMO-1" & "DEMO-2"

B ALL PORTIONS OF THE (E) GARAGE ARE TO BE DEMOLISHED (INCLUDING ALL ROOF FRAMING) EXCEPT FOR THE FOLLOWING:

.1) ONLY A PORTION OF THE (E) FLOOR SLAB AND ONE SMALL SECTION OF THE EASTERLY EXT. WALL AND ASSOCIATED SUPPORTING FOUNDATIONS CAN POSSIBLY REMAIN AS PART OF THE (E) GARAGE RECONSTRUCTION. CHANCES ARE THAT ALL PORTIONS OF THE GARAGE WILL BE REMOVED & REPLACED SINCE THE (E) FOUNDATIONS MAY NOT BE CAPABLE OF SUPPORTING THE PROPOSED (N) REPLACEMENT GARAGE WITH A ROOF DECK.

C REMOVE OR DEMOLISH VARIOUS (E) EXTERIOR SITE ELEMENTS AS LISTED BELOW:

* BRICK WALKWAYS
* BRICK PATIO AREAS
* CONC. DRIVEWAY
* DEMOLISH (E) MTL. SHED
* REMOVE (E) WD. FENCING EXCEPT FOR (E) FENCING NOTED TO REMAIN ALONG EAST, WEST AND NORTH PROPERTY LINES
* UTILITY METERS - SEE NOTE "DEMO-2"

D REMOVE PORTIONS OF (E) ASPHALT PAVING THAT LEAD TO THE (E) DRIVEWAY AS REQD TO INSTALL (N) DRIVEWAY

E REMOVE (E) SOILS IN THIS AREA ONLY AS REQD FOR (N) ADDITIONS & INSTALLING (N) WD. RETAINING WALL

NOTE:
(E) SOIL REMOVAL IS NOT EXPECTED TO EXCEED 0.45 CUBIC YARDS IN THIS AREA

F REMOVE OR TRANSPLANT (E) LANDSCAPING AS INDICATED ON THE PROPOSED SITE PLAN

G REMOVE & REPLACE (E) U.G. DRAINAGE PIPE AS OCCURS ALONG (E) FENCE LINE SEE NOTE "DEMO-3"

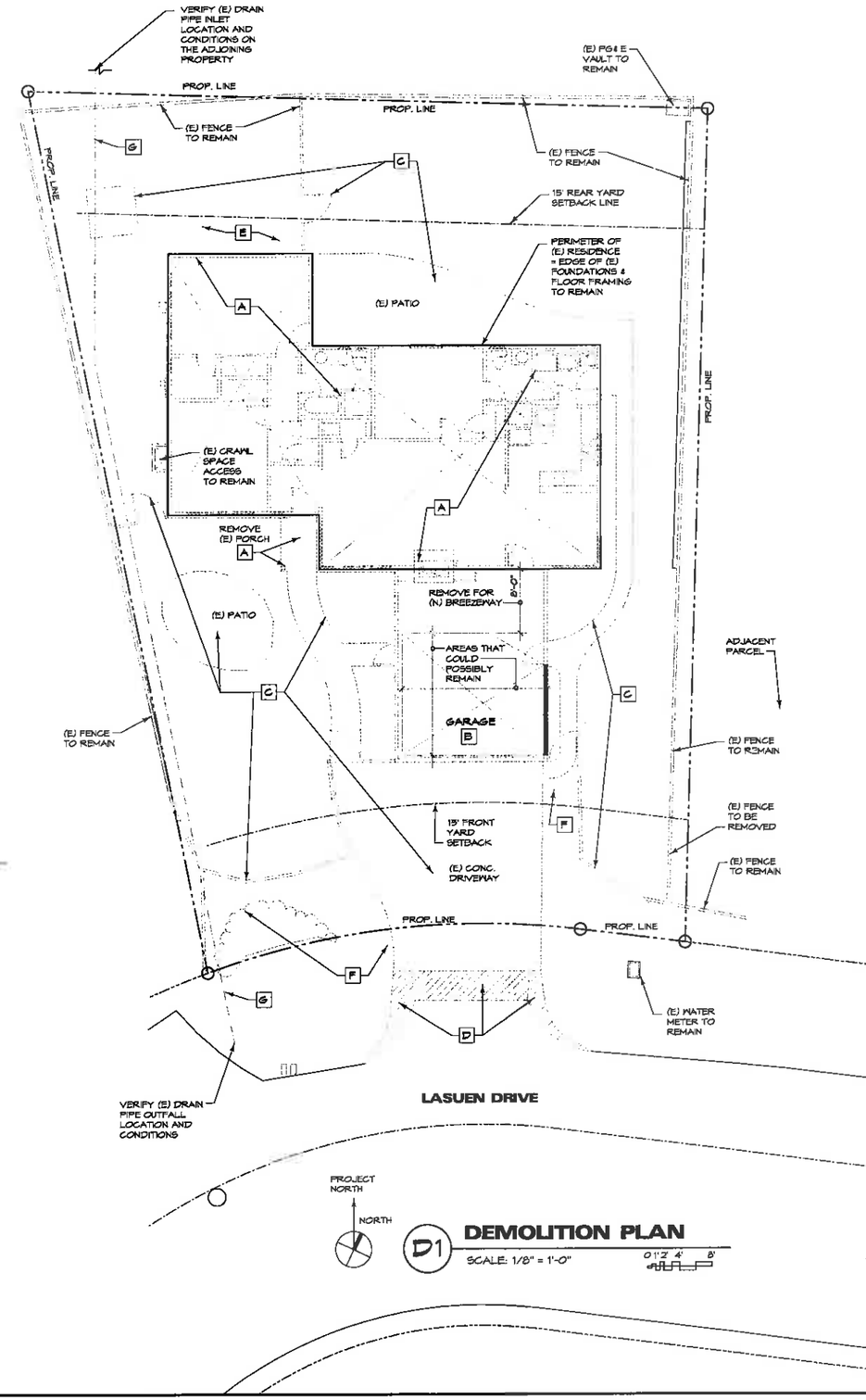
DEMOLITION GENERAL NOTES

DEMO-1) VERIFY CONDITION OF (E) SANITARY SEWER PIPING BY VIDEO INSPECTION FROM THE HOUSE TO WHERE IT CONNECTS WITH THE CITY SEWER SYSTEM (ASSUMED TO OCCUR AT THE STREET).

DEMO-2) UTILITY METERS ARE TO BE DISCONNECTED AND RELOCATED EXCEPT FOR THE (E) WATER METER. SEE PROPOSED SITE PLAN FOR (N) GAS AND ELECTRIC METER LOCATIONS. (E) WATER LINE AND SANITARY SEWER LINE OUTSIDE OF THE BUILDING ARE TO REMAIN.

REMOVE ALL (E) PLUMBING ELECTRICAL & MECHANICAL SYSTEMS AS OCCUR WITHIN THE (E) RESIDENCE & GARAGE, INCLUDING SYSTEMS AS OCCUR IN CRAWL SPACES OF THE RESIDENCE.

DEMO-3) VERIFY LOCATION OF (E) UNDERGROUND DRAIN PIPE SYSTEM THAT RUNS FROM THE ADJACENT PROPERTY TO THE STREET (NOT IN EASEMENT). (E) DRAINAGE PIPE IS TO BE REPAIRED AND/OR REPLACED AS REQUIRED TO RELOCATE IT OUTSIDE OF PROPOSED (N) ADDITIONS OR POSSIBLY DUE TO CONDITIONS OF THE (E) PIPE. REPLACEMENT PIPING SHALL BE TYPE SUITABLE FOR UNDERGROUND STORMWATER DRAINAGE SYSTEMS AND BE SIZED SIMILAR TO (E) PIPE. MAINTAIN MIN. SLOPES OF 1/4" PER FOOT FALL TOWARD THE (E) OUTFALL LOCATION AT THE STREET PAVING EDGES FOR ALL (N) PIPING TO BE PLACED.



D1 DEMOLITION PLAN

SCALE: 1/8" = 1'-0" 0 1'2' 4' 8'

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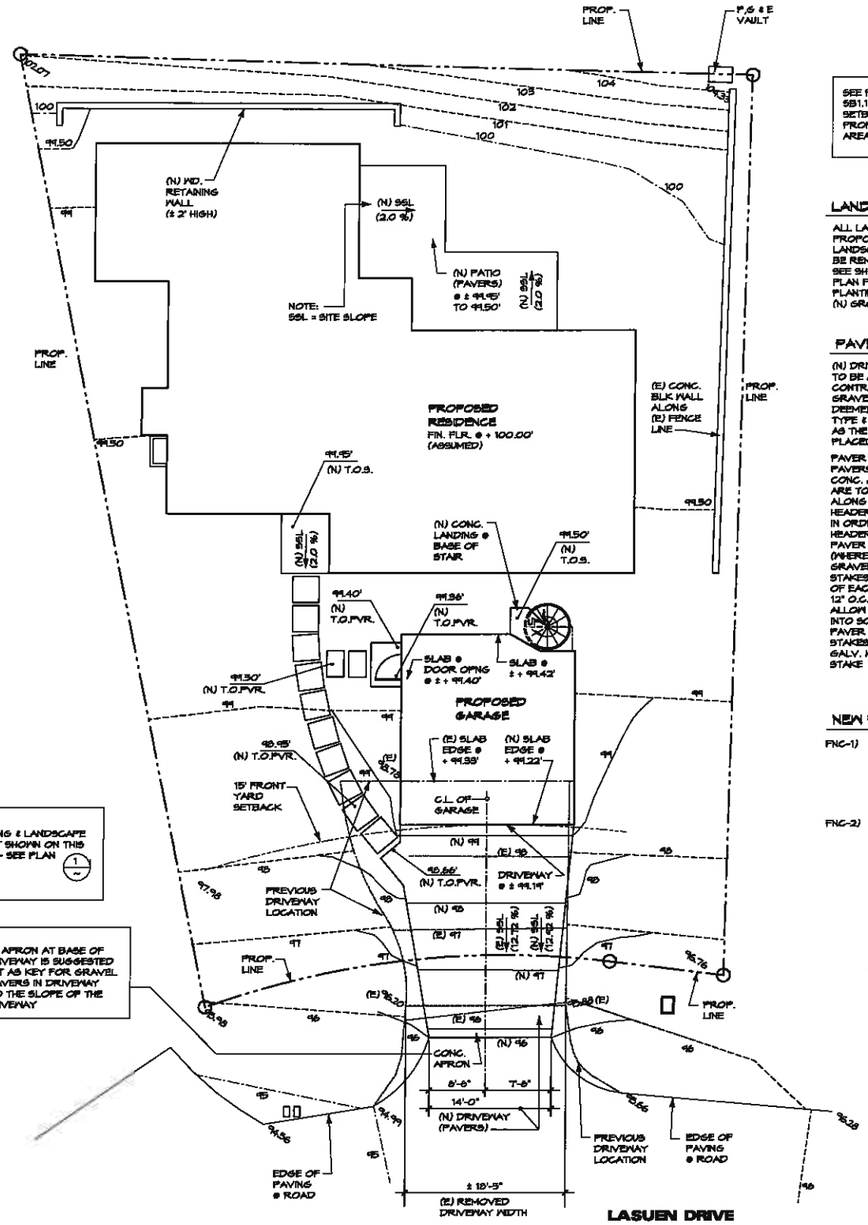
Karapetkov Residence

Remodel & Addition For:
Stefan & Tanya Karapetkov
3009 Lasuen Drive
Carmel, California 93923 APN 009-371-013

DATE 10-28-2015
REVISIONS
DRAWN BY
JOB NO. 1460

SHEET TITLE
Demolition & Existing Roof Plans

SHEET NO. A1.1.2



2 PROPOSED GRADE AND SLOPE PLAN

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

SEE PLAN SHEET SB1.1 FOR SETBACKS TO PROPOSED BLDG AREAS

LANDSCAPING NOTES

ALL LANDSCAPE SHOWN ON THE PROPOSED SITE PLAN IS (E) LANDSCAPING TO REMAIN OR BE REMOVED WHERE NOTED. SEE SHEET L2.1 LANDSCAPE PLAN FOR NEW & EXISTING PLANTINGS AND PROPOSED (N) GROUND COVERING.

PAVER NOTES

(N) DRIVEWAY AND PATIO PAVERS ARE TO BE AS SELECTED BY OWNER AND CONTRACTOR. PAVERS ARE SET ON GRAVEL & SAND BASE MATERIALS AS DEEMED APPROPRIATE FOR THE PAVER TYPE & MATERIAL SELECTED AS WELL AS THE LOCATIONS THSY ARE TO BE PLACED.

PAVER NOTE # 1:
PAVERS THAT ARE NOT BOUNDED BY CONC. APRON OR BLDG FOUNDATIONS ARE TO HAVE 2X P.T. HEADER CONT. ALONG EDGE OF PAVERS. SET TOP OF HEADER FLUSH WITH TOP OF PAVERS IN ORDER TO KEEP PAVERS IN PLACE. HEADER IS TO BE THE FULL DEPTH OF PAVER & SAND BASE MATERIALS (WHERE SAND BASE IS USED ABOVE GRAVEL BASE). PROVIDE 1X4 ROUND STAKES PLACED ON THE OUTER FACE OF EACH HEADER AT ENDS AND AT 12" O.C. MAXIMUM. STAKE LENGTH TO ALLOW RUNNING THEM MINIMUM 12" INTO SOILS THAT OCCUR BELOW ALL PAVER BASE MATERIALS. ANCHOR STAKES TO HEADER USING # 12 X 2" GALV. IND. SCREWS, MIN. (2) AT EACH STAKE

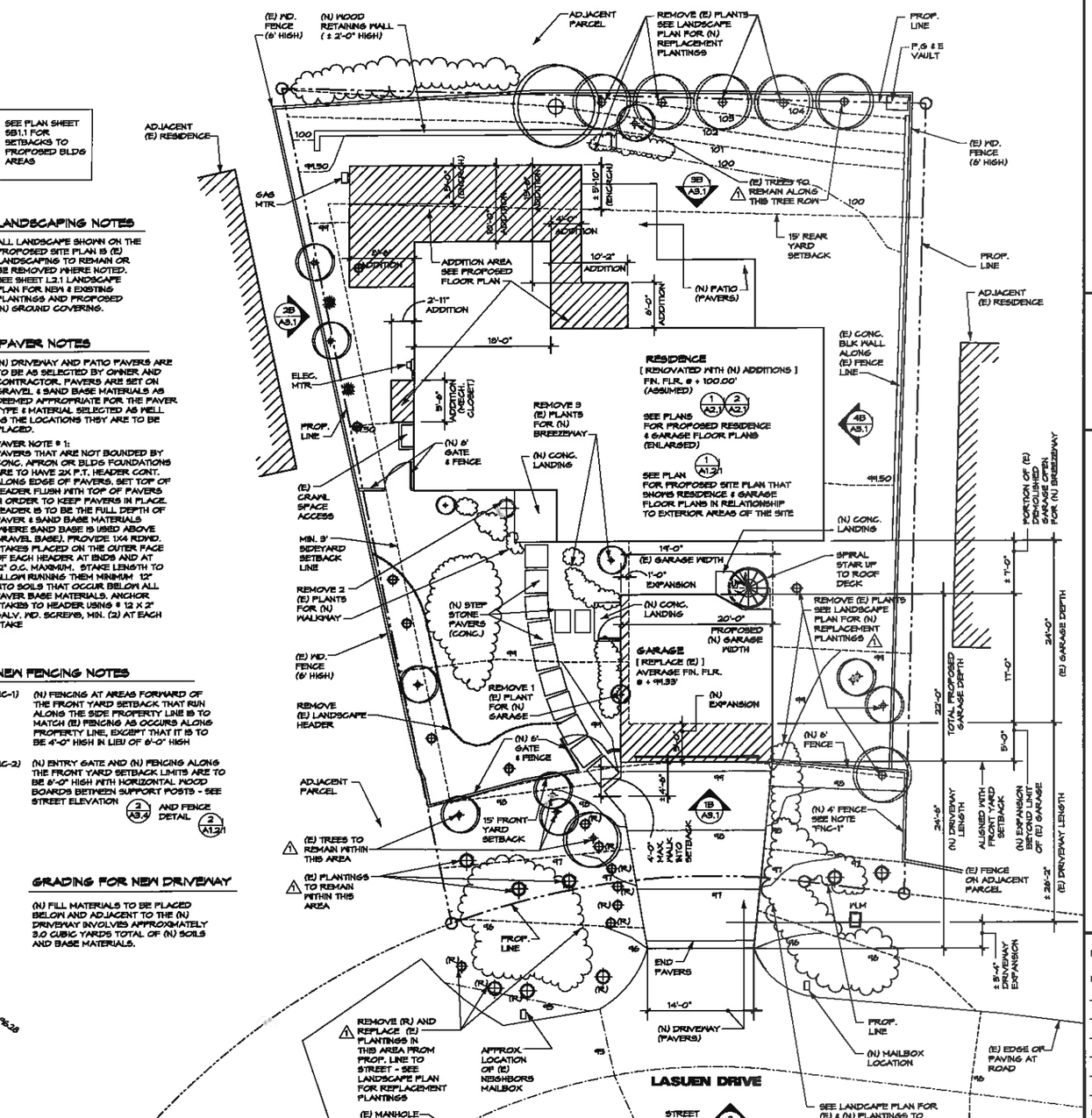
NEW FENCING NOTES

FNC-1) (N) FENCING AT AREAS FORWARD OF THE FRONT YARD SETBACK THAT RUN ALONG THE SIDE PROPERTY LINE IS TO MATCH (E) FENCING AS OCCURS ALONG PROPERTY LINE, EXCEPT THAT IT IS TO BE 4'-0" HIGH IN LIEU OF 6'-0" HIGH

FNC-2) (N) ENTRY GATE AND (N) FENCING ALONG THE FRONT YARD SETBACK LIMITS ARE TO BE 6'-0" HIGH WITH HORIZONTAL WOOD BOARDS BETWEEN SUPPORT POSTS - SEE STREET ELEVATION 2/A3.4 AND FENCE DETAIL 2/A1.2

GRADING FOR NEW DRIVEWAY

(N) FILL MATERIALS TO BE PLACED BELOW AND ADJACENT TO THE (N) DRIVEWAY INVOLVES APPROXIMATELY 3.0 CUBIC YARDS TOTAL OF (N) SOILS AND BASE MATERIALS.



1 PROPOSED SITE PLAN

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

SEE PLAN 2/L FOR VARIOUS GRADES AND SLOPES NOT SHOWN ON THIS PLAN

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3009 Lasuen Drive
Carmel, California 93923 APN 009-371-013

DATE 10-28-2015

REVISIONS
1 PLANNING REV 11-10-2015

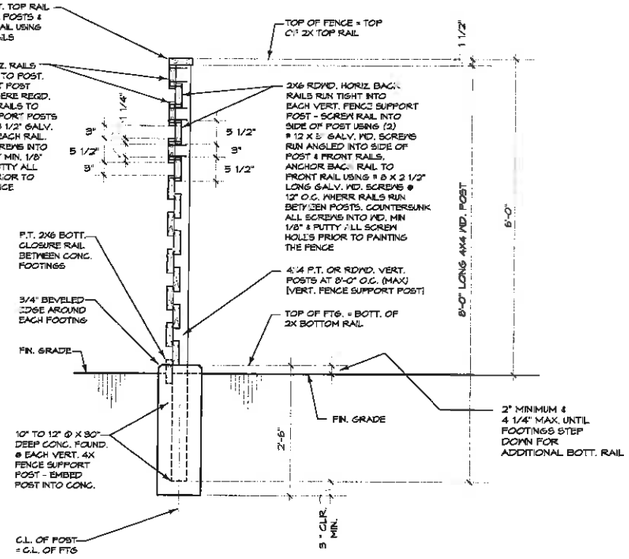
DRAWN BY

JOB NO. 1460

SHEET TITLE
Proposed Site Plan & Slope Plan

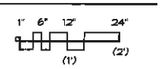
SHEET NO. **A1.2**

1460PSP1



2 FRONT FENCE DETAIL/SECTION

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



WALL LEGEND

(E) EXTERIOR WALL OF GARAGE THAT COULD POSSIBLY REMAIN TO BE USED AS PART OF THE PROPOSED RECONSTRUCTION FOR THE NEW REPLACEMENT GARAGE.

(N) WALL TO BE CONSTRUCTED AS PART OF (E) RESIDENCE BLDG RENOVATION OR FOR PROPOSED (N) ADDITIONS

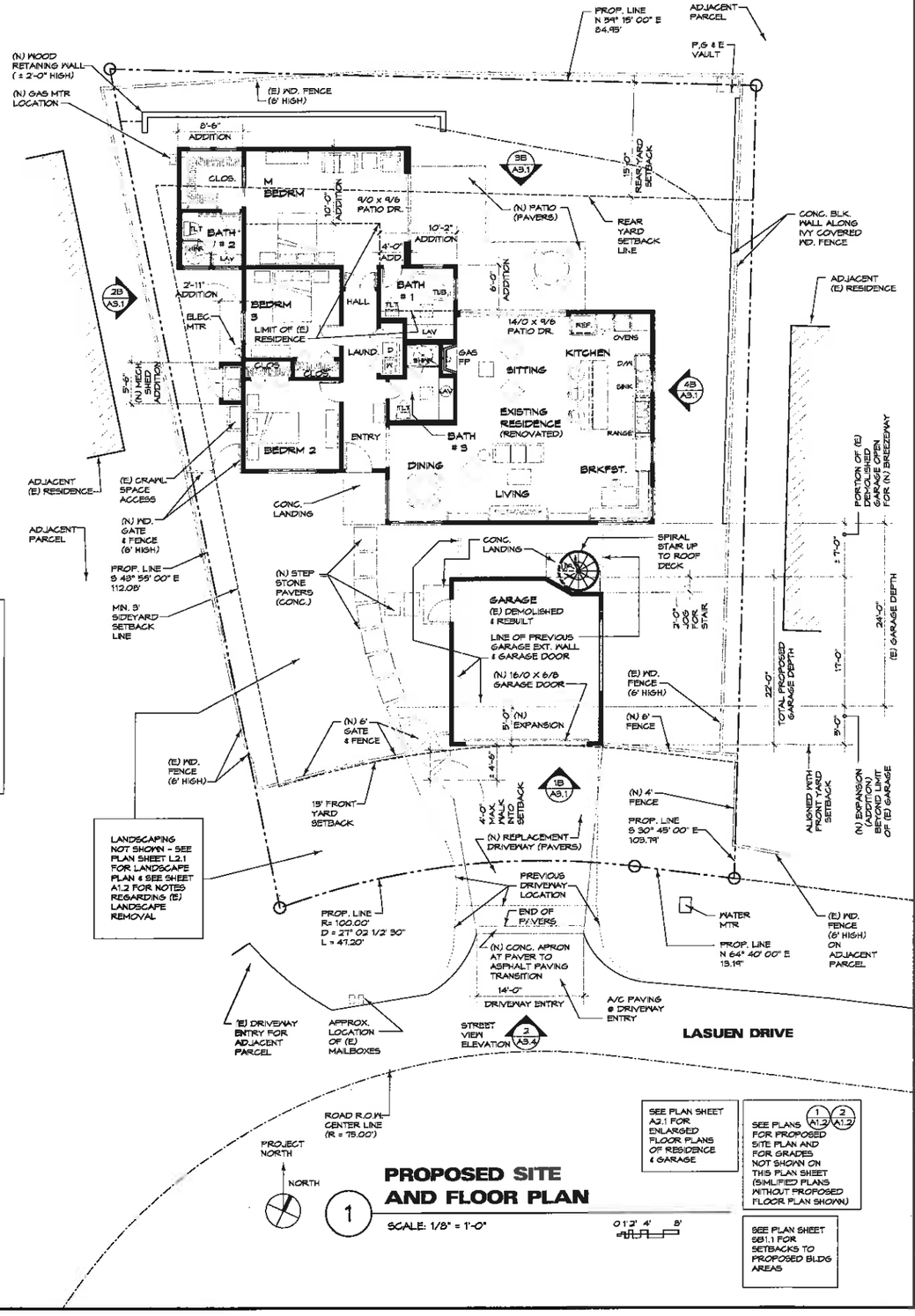
NOTE:
FURNITURE ARRANGEMENTS ARE SHOWN FOR REFERENCE TO PLANNED ROOM LAYOUTS

PROPOSED BLDG FLOOR AREA:

REMODELED RESIDENCE SQUARE FOOTAGE:	2,045 S.F.
RECONSTRUCTED GARAGE SQUARE FOOTAGE:	429 S.F.
COMBINED:	2,474 S.F.

NOTE:
ALLOWABLE MAX. BASE FLOOR AREA IS 2,864 S.F. BASED ON SITE SIZE - SEE SHEET A1.1 CALCULATION

LANDSCAPING NOT SHOWN - SEE PLAN SHEET L2.1 FOR LANDSCAPE PLAN & SEE SHEET A1.2 FOR NOTES REGARDING (E) LANDSCAPE REMOVAL



1 PROPOSED SITE AND FLOOR PLAN

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

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Karapetkov Residence

Remodel & Addition For:
Stefan & Tanya Karapetkov
3009 Lasuen
Carmel, California 93923 APN 009-371-013

DATE 10-28-2015
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JOB NO. 1460

SHEET TITLE
Proposed Site & Floor Plan

SHEET NO. A1.2.1

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

AVERAGE REAR YARD SETBACK TO (N) ADDITION IS AS FOLLOWS:

[10.00' (WEST) + 9.270 (EAST)] = 19.270' DIVIDES BY 2 = 9.635'
OR ± 9'-1 5/8"

NOTE:
(ENCRCH) DENOTES ENCROACHMENT INTO REAR YARD SETBACK AS MEASURED FROM 15' SETBACK LINE TO BLDG CORNERS

PROP. LINE
N 54° 15' 00" E
84.95'

WESTERLY DISTANCES TO PROPERTY LINES FROM NORTH TO SOUTH (SEE PLAN)

± 6'-10 1/2"	(± 6.875')
± 3'-7 1/2"	(± 3.625')
± 10'-11 1/2"	(± 10.958')
± 6'-8 1/4"	(± 6.687')
± 5'-6 3/4"	(± 5.562')
± 6'-7 1/2"	(± 6.625')
± 24'-1"	(± 24.083')
± 31'-3"	(± 31.205')
± 30'-9 3/4"	(± 30.708')
± 26'-8 3/4"	(± 26.604')
TOTAL SUM:	
± 153'-2 1/2"	(± 152.937')

EASTERLY DISTANCES TO PROPERTY LINES FROM NORTH TO SOUTH (SEE PLAN)

± 45'-2 1/2"	(± 45.208')
± 38'-7 1/2"	(± 38.625')
± 12'-7 1/2"	(± 12.625')
± 12'-5 1/4"	(± 12.437')
± 12'-3 1/2"	(± 12.291')
± 12'-0 1/2"	(± 12.041')
± 11'-10 1/4"	(± 11.854')
± 28'-4"	(± 28.33')
± 18'-8 1/2"	(± 18.2916')
± 17'-8 3/4"	(± 17.729')
TOTAL SUM:	
± 206'-10 1/4"	(± 206.854')

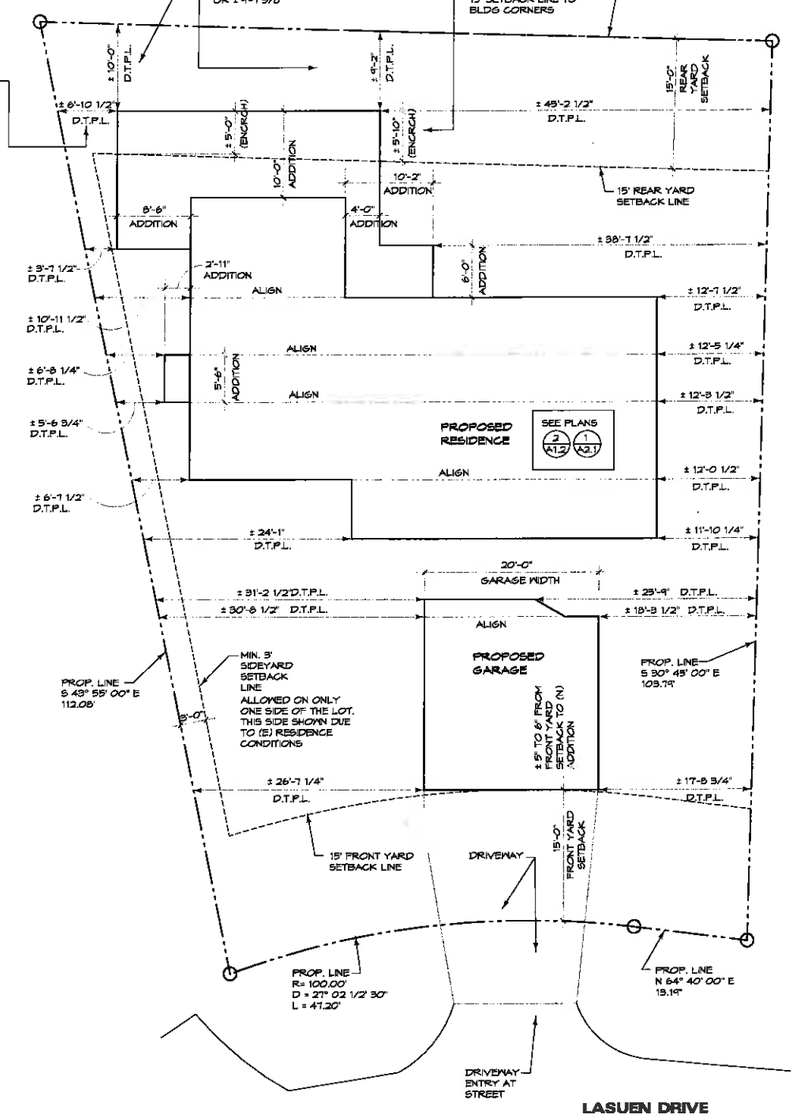
SUM OF EAST AND WEST DISTANCES FROM TALLY'S ABOVE:

[152.937' (WEST) + 206.854 (EAST)] = 359.79'

RULE OF AVERAGES FOR ALL POINTS MEASURED:

[359.79' (SUM OF WEST & EAST AREAS AS SHOWN ABOVE)] DIVIDED BY (20) POINTS MEASURED TO SIDE PROPERTY LINES AS SHOWN ON THE PLAN = 17.989'
OR ± 17'-11 7/8" (USE 18'-0")
FOR AVERAGE SIDE YARD SETBACK DISTANCES MAINTAINED TO ALL PORTIONS OF PROPOSED BUILDING AREAS

NOTE:
MINIMUM REQUIRED SIDE YARD SETBACK DISTANCE IS ± 18'-0 1/2" BASED ON INFORMATION SHOWN ON PLAN (1/~)



PROJECT NORTH
NORTH

2 PLAN SHOWING SIDE YARD SETBACKS TO PROPOSED BLDG AREAS

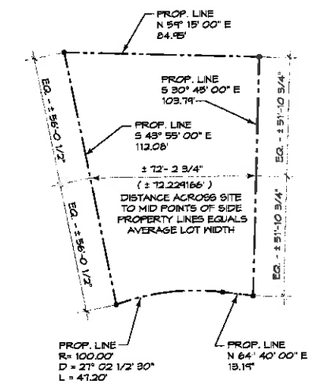
SCALE: 1/8"= 1'-0" 0 1'2' 4' 8'

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

REQUIRED SIDE YARD SETBACK DISTANCE IS DETERMINED BY 25% OF THE AVERAGE LOT WIDTH:

72.22916' X .25 (25 %) = 18.05729
OR ± 18'-0 5/8' REQD SIDE YARD SETBACK

OTHER THAN A 3'-0" SIDE YARD SETBACK ALLOWED ON ONE SIDE OF THE LOT AS INDICATED ON PLAN (2/~)



PROJECT NORTH
NORTH

1 PLAN SHOWING AVERAGE LOT WIDTH & REQUIRED SIDE YARD SETBACK DETERMINATION

SCALE: 1" = 30'-0" 0 1'2' 4' 8'

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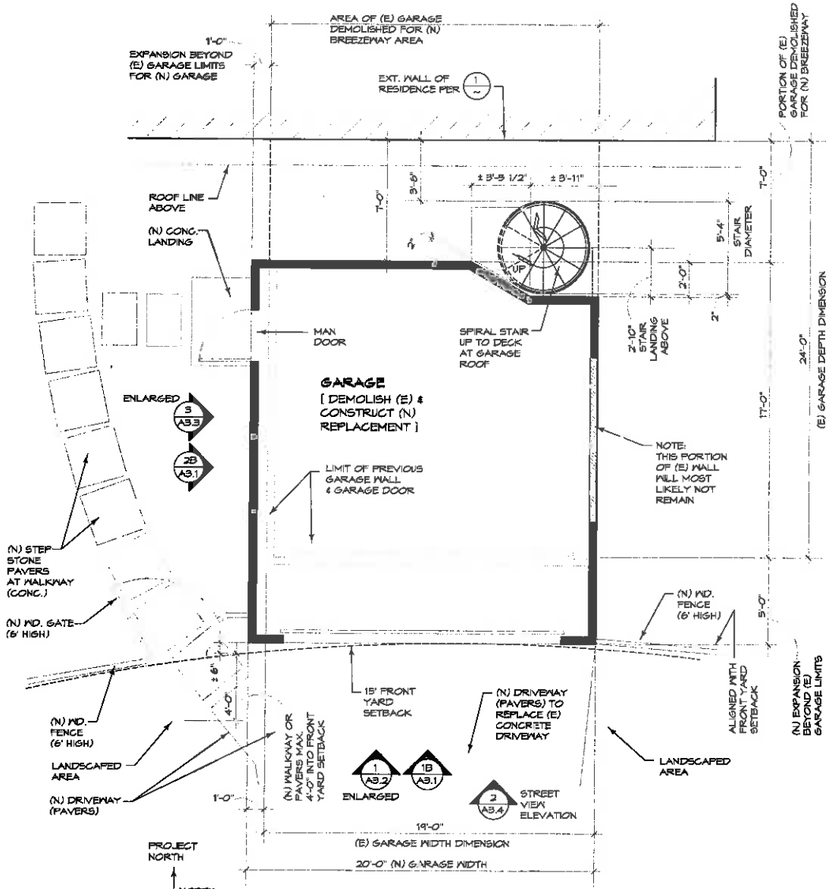
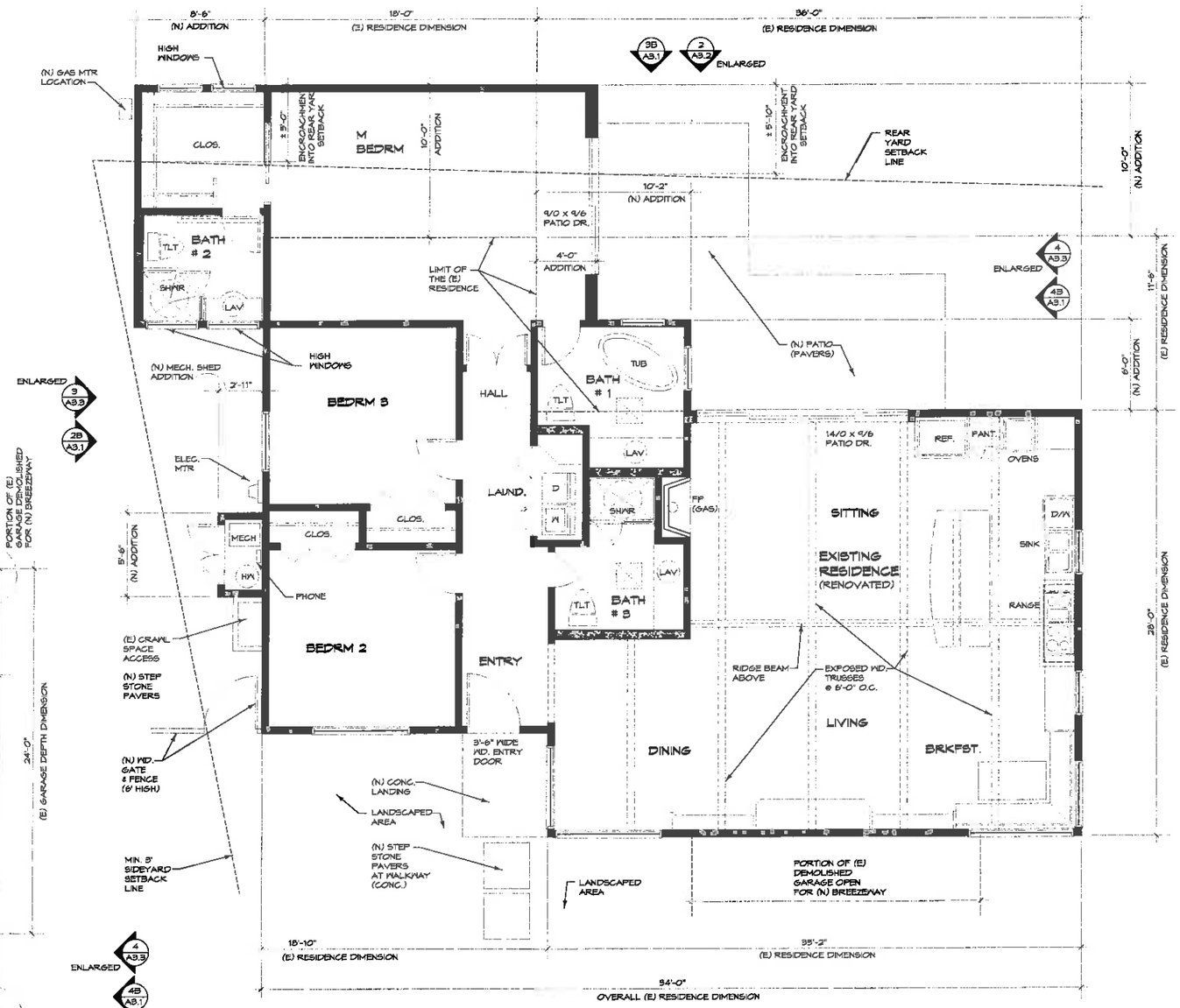
SHEET TITLE
Setback Information Site Plans

SHEET NO. SB1.1



2 PROPOSED GARAGE PLAN

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



1 PROPOSED FLOOR PLAN

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

WALL LEGEND

(E) EXTERIOR WALL OF GARAGE THAT CAN POSSIBLY REMAIN AS PART OF RECONSTRUCTING THE GARAGE - SEE DEMOLITION PLAN

(N) WALL TO BE CONSTRUCTED AS PART OF (E) RESIDENCE BLDG RENOVATION OR FOR PROPOSED (N) ADDITIONS

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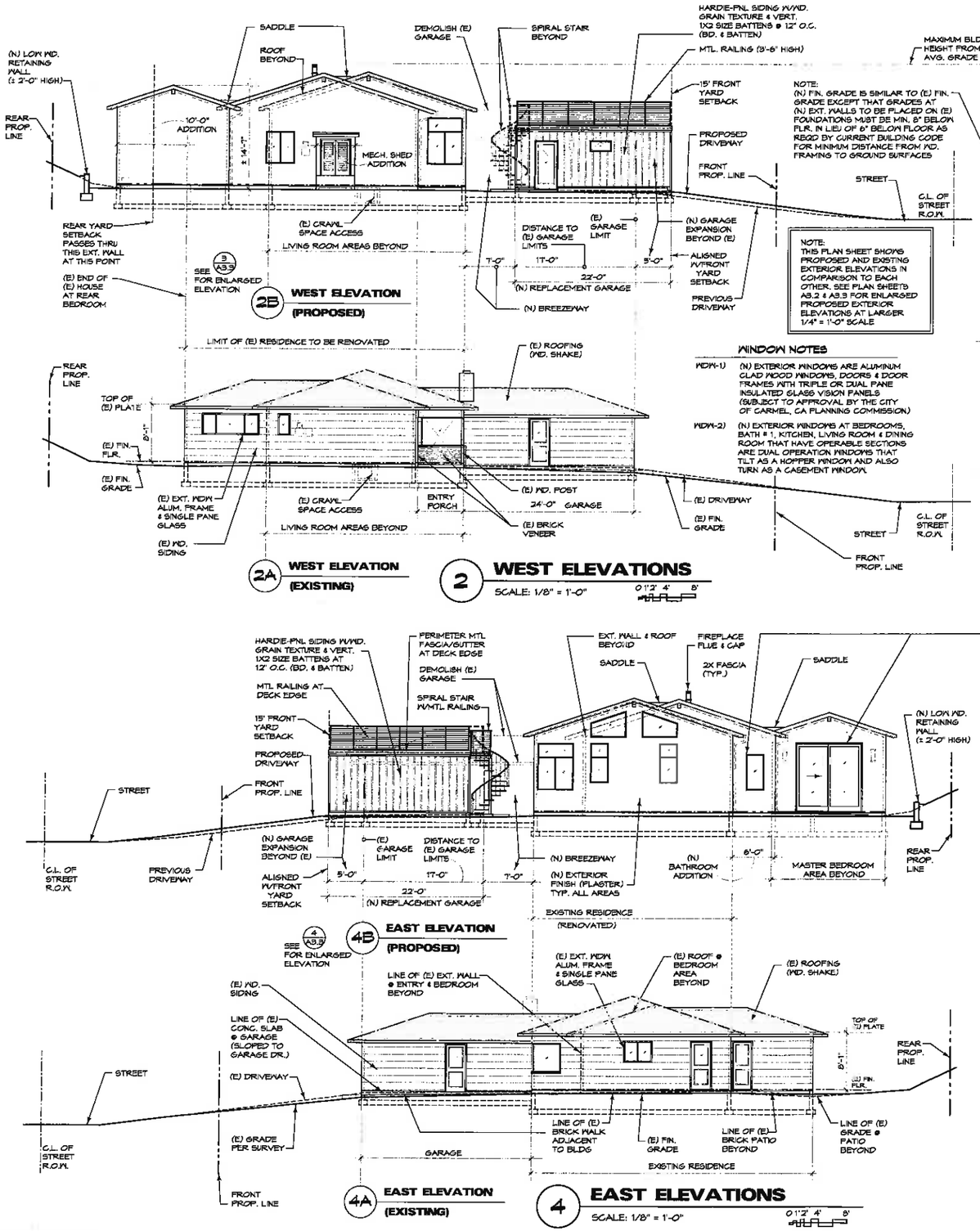
SHEET TITLE
Proposed Floor Plan (Enlarged)

SHEET NO. A2.1

1460LBFS



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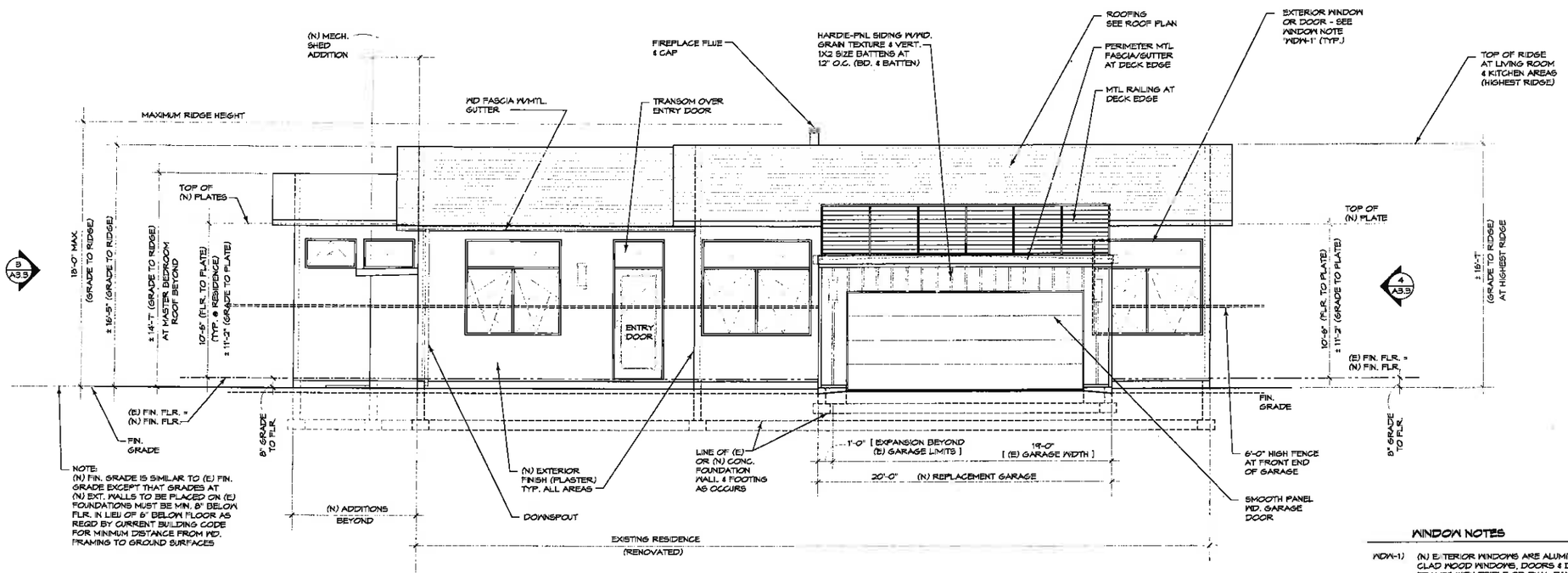
SHEET TITLE
Existing & Proposed Elevations

SHEET NO. A3.1

1460E1 28



SEE 2/A3.4 FOR STREET FRONTAGE ELEVATION OF THIS EXT. ELEVATION

SEE 1/A3.1 FOR COMPARISON OF (N) EXT. ELEVATION TO (E) EXTERIOR ELEVATION

1 PROPOSED SOUTH ELEVATION

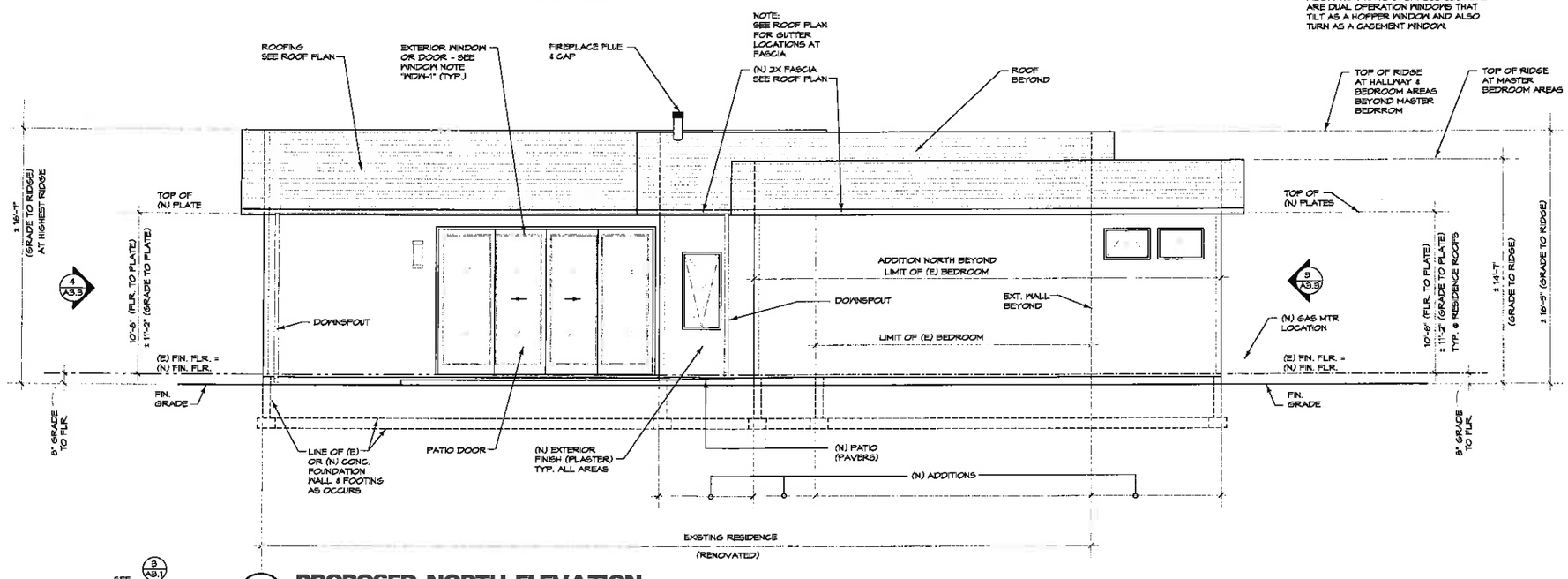
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

WINDOW NOTES

WDW-1) (N) EXTERIOR WINDOWS ARE ALUMINUM CLAD WOOD WINDOWS, DOORS & DOOR FRAMES WITH TRIPLE OR DUAL PANE INSULATED GLASS VISION PANELS (SUBJECT TO APPROVAL BY THE CITY OF CARMEL, CA PLANNING COMMISSION)

WDW-2) (N) EXTERIOR WINDOWS AT BEDROOMS, BATH # 1, KITCHEN, LIVING ROOM & DINING ROOM THAT HAVE OPERABLE SECTIONS ARE DUAL OPERATION WINDOWS THAT TILT AS A HOPPER WINDOW AND ALSO TURN AS A CASEMENT WINDOW.



SEE 3/A3.1 FOR COMPARISON OF (N) EXT. ELEVATION TO (E) EXTERIOR ELEVATION

2 PROPOSED NORTH ELEVATION

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

0 1' 2' 4' 8'

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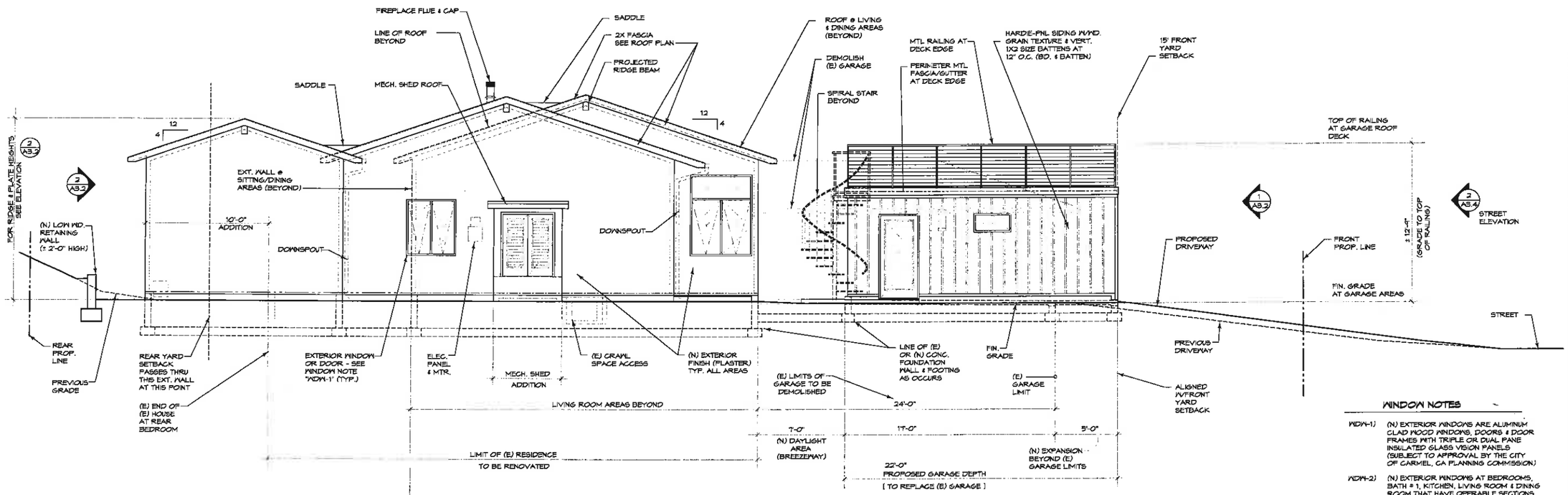
SHEET TITLE
Proposed Elevations (Enlarged)

SHEET NO. A3.2



SEE FOR COMPARISON OF (N) EXT. ELEVATION TO (E) EXTERIOR ELEVATION

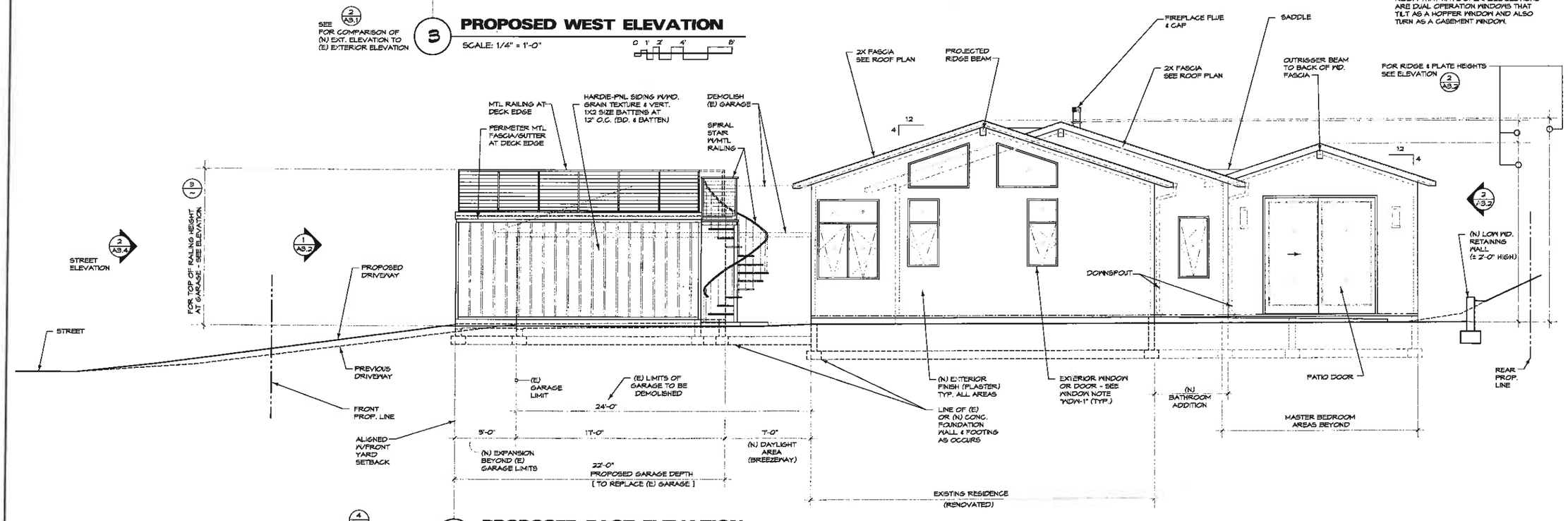
3 PROPOSED WEST ELEVATION

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

WINDOW NOTES

WDW-1) (N) EXTERIOR WINDOWS ARE ALUMINUM CLAD WOOD WINDOWS, DOORS & DOOR FRAMES WITH TRIPLE OR DUAL PANE INSULATED GLASS VISION PANELS (SUBJECT TO APPROVAL BY THE CITY OF CARMEL, CA PLANNING COMMISSION)

WDW-2) (N) EXTERIOR WINDOWS AT BEDROOMS, BATH # 1, KITCHEN, LIVING ROOM & DINING ROOM THAT HAVE OPERABLE SECTIONS ARE DUAL OPERATION WINDOWS THAT TILT AS A HOPPER WINDOW AND ALSO TURN AS A CASEMENT WINDOW.



SEE FOR COMPARISON OF (N) EXT. ELEVATION TO (E) EXTERIOR ELEVATION

4 PROPOSED EAST ELEVATION

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

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SHEET TITLE
Proposed Elevations (Enlarged)

SHEET NO. **A3.3**

GENERAL NOTES

A) LETTERS OR ACRONYMS WHERE SHOWN ON THE ROOF PLAN DENOTE THE FOLLOWING:

H = HIP
R = RIDGE
V = VALLEY
FS = FASCIA W/MTL. DRIP EDGE
FSG = FASCIA W/GUTTER
RK = RAKE FASCIA @ GABLE
RV = RIDGE VENT
RFV = ROOF VENT
(LOW PROFILE DORMER STYLE VENT)
DS = DOWNSPOUT LOCATION

B) ROOF PITCH FOR ALL (N) ROOF AREAS IS TO BE 4:12 PITCH (UNLESS NOTED OTHERWISE ON PLAN OR KEYED NOTES)

EXCEPTION: FLASHED SADDLE AREAS WHICH ARE TO BE SLOPED AT MINIMUM 1/2" PER FOOT SLOPE TO CREATE POSITIVE DRAINAGE TO OUTFALL AT RAKE FASCIA OR AWAY FROM WALLS THAT INTERSECT THE SADDLE

B.1) ROOF OVERHANGS ARE 18" (1'-6") FROM FACE OF EXTERIOR WALLS WHERE THEY OCCUR (TYPICAL)

EXCEPTIONS:

b.2) ALONG EXTERIOR WALL LINE AT THE RESIDENCE ENTRY DOOR WHERE ROOF OVERHANG IS NOTED TO BE 30"

b.3) MECHANICAL SHED ROOF - SEE KEYED NOTES FOR THIS ROOF AREA

b.4) GARAGE ROOF DECK IS PROPOSED TO HAVE NO OVERHANG PAST EXT WALLS

b.5) WHEREVER NOTED OTHERWISE ON THE ROOF PLAN FOR DRAINAGE AT SADDLE OUTFALL AREAS

C) (N) ROOFING IS TO BE IMPORTED GLAZED CLAY ROOFING TILES AS SELECTED BY OWNER AND AS APPROVED BY THE CITY OF CARMEL

STYLE: TO BE DETERMINED BY OWNER
COLOR: TO BE DETERMINED BY OWNER

PROVIDE ROOFING UNDERLAYMENT(S) AS REQD FOR ROOF PITCH NOTED ON ROOF PLAN IN ACCORDANCE WITH THE ROOFING MANUFATURER'S INSTRUCTIONS AND ALL ROOFING REQUIREMENTS REFERENCED UNDER THE CALIFORNIA RESIDENTIAL BUILDING CODE (CRC)

D) PROVIDE (N) SHEET MTL. FLASHING AS REQD TO INCLUDE:

.1) DRIP EDGE FLASHING AT ROOF EDGES

.2) FLASHING AT VERTICAL WALLS & CHIMNEY AREAS TO HORIZONTAL ROOF TRANSITIONS

.3) RIDGE & VALLEY FLASHING IF REQD BY ROOFING MANUFACTURER.

ALL (N) SHEET MTL. FLASHING SHALL BE 20 GA. .1. (GALV. IRON SHT. MTL.)

E) (N) SKYLIGHTS ARE TO BE FIXED WOOD SKYLIGHTS W/INTEGRAL MTL. FLASHED CURBS W/FLANGES FOR ATTACHMENT TO ROOF FRAMING MEMBERS. SIZES ARE REFERENCED ON THE PLAN SUCH AS 2X3 BEING EQUAL TO A 2'-0" X 3'-0" SKYLIGHT. GLASS IN SKYLIGHTS IS TO BE DUAL PANE SAFETY GLASS WITH OUTTER PANES USING LOW-E GLASS OR SIMILAR ENERGY EFFICIENT GLASS TYPE AS APPROVED BY CITY OF CARMEL, OWNER & CONTRACTOR.

F) EXTEND ALL (E) PIPE & FLUE TO ROOF CONDITIONS TO ABOVE (N) ROOF ELEVATIONS & PROVIDE (N) MTL. ROOF CAP FLASHINGS, ANCHOR STRAPS & TERMINATION CAPS AS REQD WHERE PLUMBING VENTS, EXHAUST OR MECH. FLUES AND OTHER SIMILAR ITEMS PENETRATE (N) ROOFS

ALL (N) ROOF PENETRATION CAP FLASHING & TERMINATION CAPS SHALL BE MINIMUM 20 GA. G.I. (GALV. IRON SHT. MTL.)

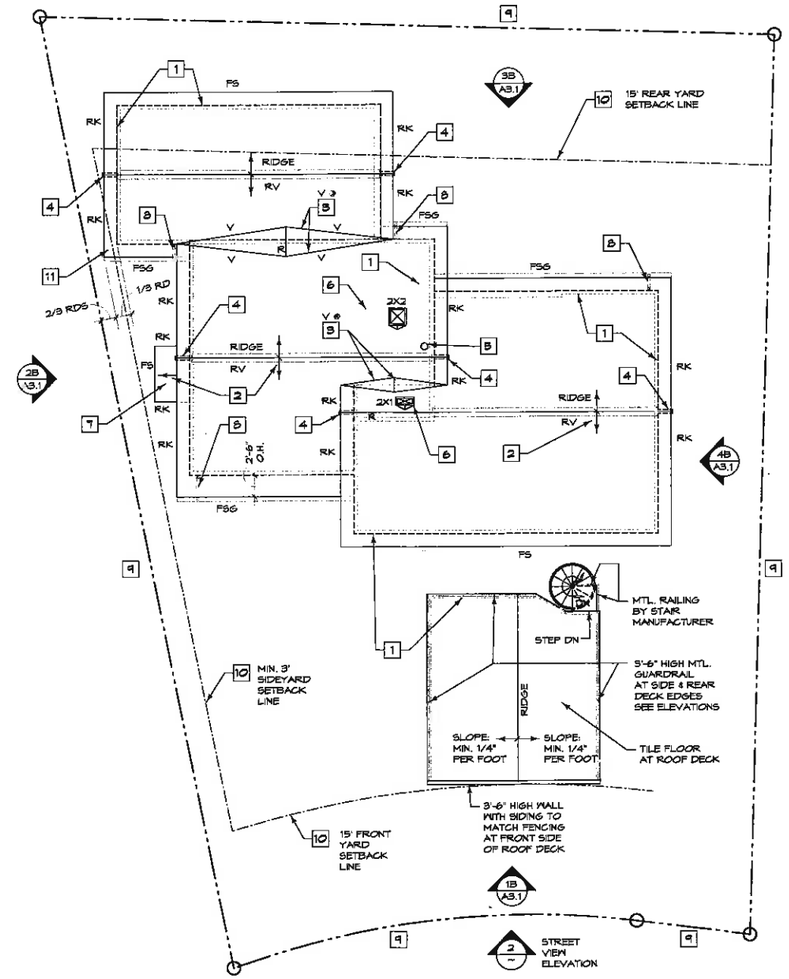
G) ALL (N) SHT. MTL GUTTERS & DOWNSPOUTS SHALL BE MIN. 20 GA. G.I. - GUTTER PROFILE IS TO BE PER ROOF OVERHANG DETAILS. ALL (N) DOWNSPOUTS SHALL BE 3" X 4" MINIMUM. PROVIDE MTL. FLASHINGS WHERE GUTTERS INTERSECT EXT. WALLS AND PROVIDE MTL. ANCHOR STRAPS AT DOWNSPOUT TO EXT. WALL LOCATIONS AS OCCUR. TERMINATION AT BOTT. OF DOWNSPOUTS IS TO BE DIRECTED AWAY FROM THE BLDG ONTO SOLID SURFACE WALKWAY, PATIO, ETC. TYPE MATERIALS OR ONTO (N) CONC. SPLASH BLOCKS WHERE THE OUTFALL RUNS INTO NON-PAVED LANDSCAPE TYPE AREAS.

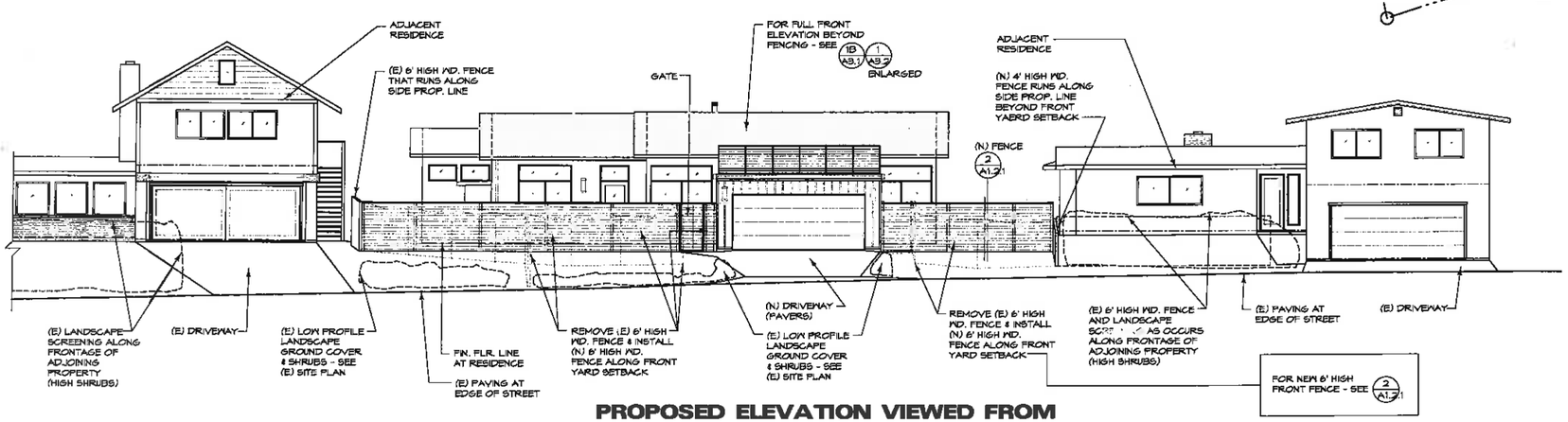
ALL ANCHOR STRAPS & FASTENERS ARE TO BE SIMILAR TO THE MTL. TYPE SELECTED FOR GUTTERS & DOWNSPOUTS

H) ROOF VENTS SUCH AS RIDGE VENTS AND ATTIC AREA WALL LOUVER VENTS WHERE REFERENCED ON THE ROOF PLAN MAY OR MAY NOT BE REQUIRED DEPENDING ON AVAILABLE ROOF VENT TILES BY THE ROOFING MANUFACTURER AND CODE REQD VENTILATION SQUARE FOOTAGES. IF ROOF VENTS ARE REQD IN addition TO ROOF VENT TILES, THEY ARE TO BE SIZED AS INDICATED ON THE ROOF VENTILATION CALCULATIONS (NOT INCLUDED IN THE DESIGN APPROVAL PLANS).

KEYED NOTES -

1. EXTERIOR WALL BELOW ROOF
2. INDICATES ROOF SLOPE DIRECTION. SEE ROOFING GENERAL NOTE "B"
3. FLASHED SADDLE - SEE ROOFING GENERAL NOTE "B" & "D"
4. EXPOSED RIDGE BEAM (EXTENSION) OR OUTRIGGER FROM EXT. WALL TO END OF ROOF OVERHANG
5. CHIMNEY FLUE & CAP - SEE PROPOSED EXTERIOR ELEVATIONS
6. SKYLIGHT LOCATION - SEE ROOFING GENERAL NOTE "E"
7. ROOF BELOW (/) OCCURS @ (N) MECHANICAL SHED - ROOF SLOPE TO BE 1/4" PER FOOT SLOPED AWAY FROM BLDG WITH ROLLED ROOFING OR BUILT-UP ROOFING. ROOF OVERHANG AT DOOR SIDE IS TO BE 1'-0" FROM WALL AT DOOR - SIDEWALL ROOF OVERHANGS ARE TO BE 6"
8. DOWNSPOUT LOCATION BELOW GUTTER
9. PROPERTY LINE LOCATION - SEE PLAN (1/A1.2) (1/A1.2)
10. BLDG SETBACK LINE - SEE PLAN & PLAN (1/A1.2)
11. ROOF OVERHANG IS NOT TO PROJECT MORE THAN 1/3RD THE DISTANCE FROM THE BLDG EXT. WALL TO THE PROPERTY LINE WITHOUT BEING FIRE PROTECTED AT THIS LOCATION. VERIFY DISTANCE FROM FACE OF FASCIA TO PROPERTY LINE DURING CONSTRUCTION (AND PRIOR TO FRAMING ROOF OVERHANG). POSSIBLY REDUCE ROOF OVERHANG ALONG THIS WALL LINE AS REQD TO MAINTAIN THE NO MORE THAN 1/3RD PROJECTION DISTANCE





2 PROPOSED ELEVATION VIEWED FROM STREET WITH NEIGHBORING HOUSES SHOWN

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

0 1'2' 4' 8'

PROJECT NORTH

NORTH

R1 PROPOSED ROOF PLAN

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

0 1'2' 4' 8'

SEE PLAN FOR PROPOSED FLOOR PLAN SHOWN IN RELATIONSHIP TO PROPERTY LINES (1/A1.2)

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SHEET TITLE
Proposed Roof Plan

SHEET NO. A3.4

LANDSCAPE GENERAL NOTES

A) ALL EXISTING PLANTINGS TO REMAIN ARE TO PROTECTED DURING DEMOLITION AND CONSTRUCTION FOR REMODELING.

⚠1 HEAVILY PRUNED BALL TREES WILL BE ALLOWED TO GROW INTO THEIR NATURAL FORMS.

B) THE OWNER SHALL EMPLOY A LICENSED LANDSCAPER TO DESIGN AND INSTALL ALL LANDSCAPE IRRIGATION SYSTEMS ASSOCIATED WITH NEW AND EXISTING LANDSCAPING. ALL IRRIGATION SYSTEMS TO BE USED SHALL BE WATER CONSERVATION TYPE SYSTEMS TO MINIMIZE WATER USE.

C) ALL NEW TREES ARE TO BE MINIMUM 15 GALLON SIZE AT THE TIME OF PLANTING. NEW SHRUBS, GRASSES & VINES SHALL BE A MIX OF 15 GALLON AND 5 GALLON SIZES TO PROVIDE VARIETY OF HEIGHTS AT THE TIME OF PLANTING. THE OWNER SHALL DECIDE IF PLANT SIZES ARE LARGER THAN THE ABOVE STATED REQUIREMENTS.

D) AT THE OWNER'S REQUEST, ALL AREAS OF THE SITE THAT ARE NOT PAVED OR OCCUPIED BY STRUCTURES ARE TO BE COVERED WITH WOOD CHIPS OR SHAVINGS IN LIEU OF PROVIDING LAWN AREAS; DECOMPOSED GRANITE OR GRAVEL. GROUND COVERINGS AROUND LANDSCAPED AREAS.

PLANT LEGEND

WHERE SHOWN ON PLAN, DENOTES (E) TREE TRUNK DIAMETER — 6" Φ — (E) T1 — TREE LOCATION

(E) WHERE SHOWN ON PLAN OR PLANT LIST = EXISTING TREE, SHRUB OR VINE TO REMAIN — (E) S1 — SHRUB OR VINE LOCATION SEE PLANT LIST

SEE PLANT LIST FOR PLANT NAME (TYPICAL FOR TREES, SHRUBS, VINES, FLOWERS, GRASSES & PATIO PLANTS) — S1, F1, RF1 — FLOWERS ("F") OR GRASSES ("G") - SEE PLANT LIST

⚠ GARAGE ROOF PLANTINGS IN MOVABLE WOOD OR CLAY PLANTER BOXES OR POTS (CONTAINERS TO BE NO HIGHER THAN 16" TO 24" ABOVE DECK SURFACE) SEE PLAN FOR TREE, SHRUB, VINE, OR FLOWERS TO BE USED AT EACH CONTAINER

PLANT LIST

TREES

- (E) T1 — EXISTING CORKSCREW WILLOW (SALIX MATSUDANA "TORTUOSA")
- (E) T2 — EXISTING COAST LIVE OAK (QUERCUS AGRIFOLIA)
- (E) T3 — EXISTING FERN PINE (PODOCARPUS NERIFOLIUS)
- (E) T4 — EXISTING FIRETHORN (PYRACANTHA COCCINEA)
- (E) T5 — EXISTING HOLLYWOOD JUNIPER (JUNIPERUS CHINENSIS "TORULOSA")
- (E) T6 — EXISTING MONTEREY PINE (PINUS RADIATA) NOTE: HAS PINE PITCH CANKER DISEASE
- T7 — CEDRUS (CEDAR DEODARA)
- (E) T8 — EXISTING JAPANESE CAMELLIA (CAMELLIA JAPONICA)
- T9 — CITRUS "EUREKA" SEMI-DWARF (CITRUS LIMON)
- T10 — SOUTHERN MAGNOLIA "LITTLE GEM" DWARF (MAGNOLIA GRANDIFLORA "LITTLE GEM")
- T11 — SAUCER MAGNOLIA (MAGNOLIA SOULANGEANA)

TREE NOTE # 1: ⚠1 THESE NEW TREES ARE TO REPLACE NEGLECTED OVERGROWN HEDGE AT NORTHEAST CORNER OF THE PROPERTY AS DISCUSSED WITH THE CITY FORESTER.

TREE NOTE # 2: TREE HEALTH IS TO BE RE-EVALUATED BY CITY FORESTER AT TIME OF CONSTRUCTION START TO DETERMINE IF IT SHOULD BE REMOVED AND REPLACED OR LEFT TO REMAIN

SHRUBS & VINES

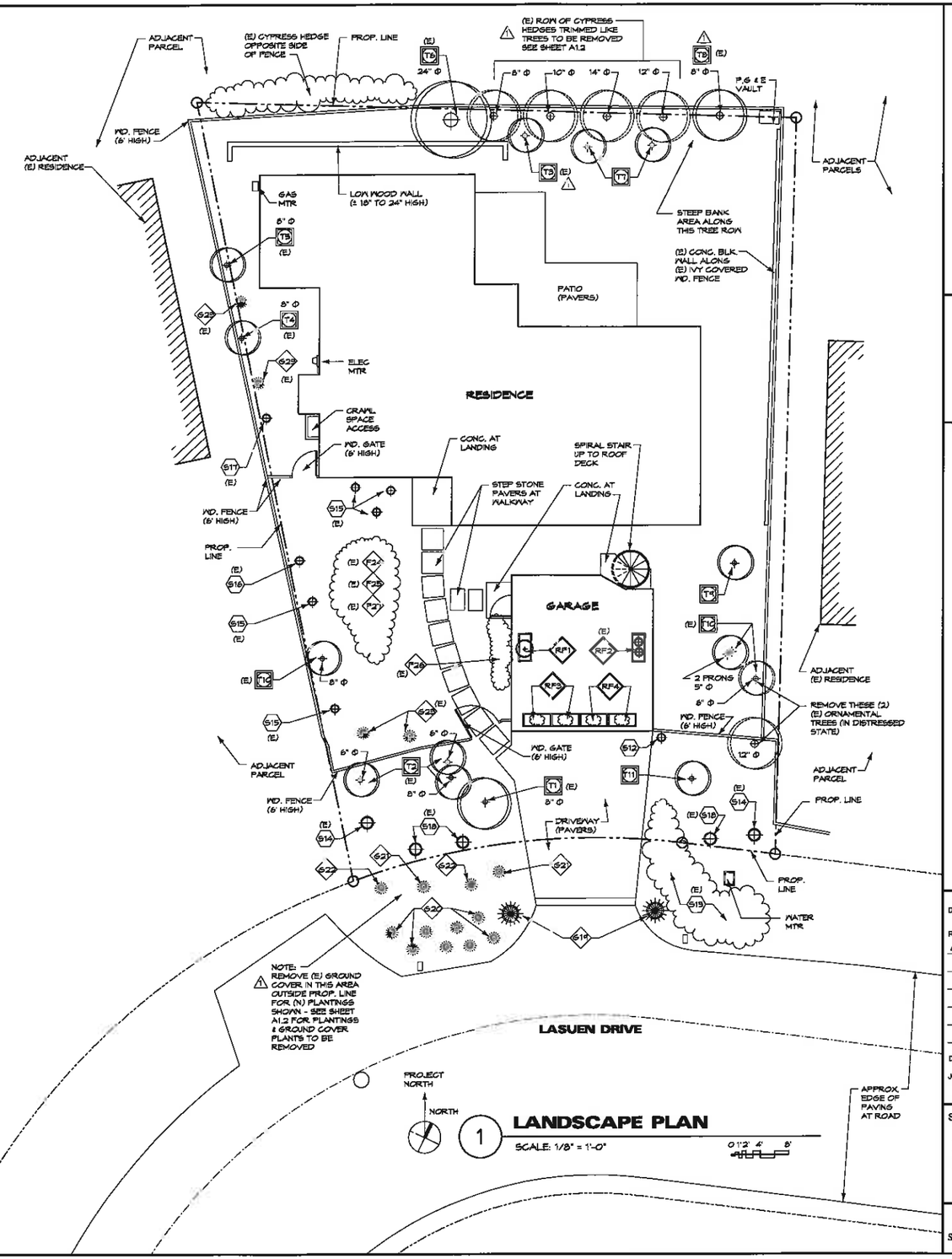
- S12 — WISTERIA CLIMBING VINE (WISTERIA SINENSIS)
- (E) S15 — EXISTING JUNIPER "GREEN MOUND" (JUNIPERUS PROCUMBENS "GREEN MOUND")
- (E) S14 — EXISTING PRIDE OF MADERIA (ECHIUM FASTUOSUM)
- (E) S19 — EXISTING HYDRANGEA "LACECUPS" (2) AND "MOPHEADS" (3) (HYDRANGEA MACROPHYLLA)
- (E) S16 — EXISTING JAPANESE CAMELLIA (CAMELLIA JAPONICA)
- (E) S17 — EXISTING CAMELLIA "WIRLINGA STAR" (CAMELLIA HYBRID)
- S18 — SWEET PEA "PETIT BUTTERFLIES" (POLYGALA FRUTICOSA)

ROOF TOP PATIO PLANTS

- RF1 — DWARF LEMON "MEYER IMPROVED" (CITRUS LIMON) NOTE: IN TALL PLANTER FACING SW
- RF2 — EXISTING DAVID AUSTIN ENGLISH ROSE CLIMBING VINE "BROTHER CADFAEL" (ROSA) NOTE: EXISTING PLANT IN TALL PLANTER TO BE RELOCATED TO ROOF DECK. PLANT TO BE TRAINED SIDEWAYS OVER DECK RAILING, FACING SE
- RF3 — IVY GERANIUMS TRAILING WHITE (GERANIUM) NOTE: IN PLANTERS FACING STREET
- RF4 — LOBELIA "BLUE SAPPHIRE" (LOBELIA ERINUS PENDULA) NOTE: IN PLANTERS FACING STREET

FLOWERS & GRASSES

- S10 — FOXTAIL AGAVE (AGAVE ATTENUATA)
- G22 — BLUE FESCUE (8 PLANTS) (FESTUCA GLAUCA)
- S21 — VICTOIA BLUE SALIVA (SALIVA FARINACEA)
- S22 — LAVENDEL (LAVANDULA ANGUSTIFOLIA)
- (E) F23 — EXISTING BIRD OF PARADISE (STRELITZIA REGINAE)
- (E) F24 — EXISTING CALLA LILY (10 PLANTS) (ZANTEDESCHIA AETHIOPICA)
- (E) F25 — EXISTING SOUTHERN DAISY (3 PLANTS) (BELLIS SILVESTRIS)
- (E) F26 — EXISTING GERANIUM (7 PLANTS) (GERANIUM)
- (E) F27 — EXISTING LILY OF THE NILE (AGAPANTHUS AFRICANUS)



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

JEFFREY W. KILPATRICK - ARCHITECT
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Karapetkov Residence

Remodel & Addition For:
Stefan & Tanya Karapetkov
3060 Lasuen Drive
Carmel, California 93923 APN 009-371-013

DATE 10-26-2015

REVISIONS
⚠1 PLANNING REV 11-10-2015

DRAWN BY

JOB NO. 1460

SHEET TITLE
Landscape Plan

SHEET NO. L2.1

1460LNSC

ELECTRICAL SYMBOL LEGEND

NOTE: ALL LIGHTING FIXTURES ARE TO BE SELECTED BY OWNER & CONTRACTOR

WP — W.P. SURFACE MOUNT LED LIGHT FIXTURE (WALL SCONCE TYPE) AT EXTERIOR WALL
LAMP RANGE: MAX. 25 WATT
(975 LUMENS) PER FIXTURE
NOTE:
LED OR COMPACT FLUORESCENT TYPE LAMPS & FIXTURES ARE TO BE USED

REGESSED BRICK LIGHT MOUNTED AT EXT. WALL (18" ABOVE PAVING MAX.)
WITH 18 FLUORESCENT LAMP OR LED LAMP
LAMP RANGE: MAX. 18 WATT
(225 LUMENS) PER FIXTURE
NOTE:
FIXTURES ARE TO BE AT LEAST 10'-0" APART

EXTERIOR DBL LED SPOTLIGHT WITH INTEGRAL "MOTION SENSOR" AT WALL
(ADJUSTABLE SHIELDED LAMPS)
(DOWNWARD DIRECTIONAL LAMPS)
LAMP RANGE: MAX. 25 WATT
(375 LUMENS) AT EACH SPOT LIGHT

LANDSCAPE/PATHWAY GROUND MOUNT GARDEN TYPE LIGHT FIXTURE
LOW VOLTAGE OR LED EXTERIOR RATED GARDEN LIGHTING TYPE FIXTURES
(FIXTURE HEIGHT - MAX. 18" HIGH ABOVE GRADE)
LAMP RANGE: MAX. 18 WATT
(225 LUMENS) PER FIXTURE
NOTE:
FIXTURES ARE TO BE AT LEAST 10'-0" APART

POWER / DATA / SWITCH / MISC. IF INDICATED ON PLAN

110V DUPLEX OUTLET
MOUNT @ +18" U.N.O.
WP = WATER PROOF OUTLET
GFCI = GROUND FAULT INTERRUPT OUTLET
ARC = ARC FAULT INTERRUPT OUTLET

SWITCH (MOUNT @ +48" U.N.O.)
WP
DM
OCC
WHERE NOTED ON THE PLAN, THE FOLLOWING SWITCH TYPES ARE TO BE USED:
WP = WATER PROOF EXTERIOR SWITCH
OCC = OCCUPANCY/VACANCY SENSOR SWITCH - SEE GENERAL NOTES
DM = DIMMER SWITCH

3 WAY SWITCH
(WHERE NOTED: DM = DIMMER SWITCH)

110V DUPLEX OUTLET
GFCI OUTLET IN WP "J" BOX MOUNTED @ +12" ABOVE GARAGE ROOF DECK. (3/4" HG MTL. C.C. CONDUIT THRU DECK SURFACE MATERIALS. OUTLETS ARE TO BE PLACED ADJACENT TO VERT. MTL RAILING SUPPORT POSTS - SEE EXTERIOR LIGHTING PLAN GENERAL NOTE "G"

EXTERIOR LIGHTING PLAN GENERAL NOTES

A) ALL ELECTRICAL WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH THE LATEST ELECTRICAL CODES ADOPTED BY THE CITY OF CARMEL, CA BLDG DEPARTMENT (2013 CEC). FOR GENERAL DESCRIPTION OF LIGHTING FIXTURES USED AT EXTERIOR - SEE LEGEND

VERIFY THE MANUFACTURER & LOCATIONS OF ALL LIGHT FIXTURES W/OWNER PRIOR TO PURCHASE AND/OR INSTALLATION. ALL FIXTURES TO BE INSTALLED SHALL BE APPROVED BY THE CITY OF CARMEL-BY-THE-SEA, CA PLANNING DEPARTMENT

VERIFY MOUNTING HEIGHTS FOR ALL ELECTRICAL OUTLETS, LIGHT SWITCHES & WALL MOUNTED LIGHT FIXTURES W/OWNER PRIOR TO INSTALLATION.

B) ALL EXTERIOR LIGHTING SHALL BE TIED TO PHOTOCELL SWITCHES (INTREGRAL TO UNIT OR REMOTE SWITCH LOCATED WHERE DIRECTED BY OWNER THAT IS SUNLIGHT SENSITIVE). THE PHOTOCELL SWITCHES SHALL SHUT OFF THE LIGHT FIXTURES DURING DAYLIGHT HOURS

C) LOW VOLTAGE LIGHT FIXTURES, WHERE INDICATED SHALL HAVE INTEGRAL OR REMOTE TRANSFORMERS DEPENDING ON THE FIXTURE TYPE AND AVAILABLE OPTIONS BY THE LIGHTING MANUFACTURER. IF DIMMER SWITCHES OR OCCUPANCY SENSOR SWITCHES ARE SHOWN TO CONTROL THESE LIGHT FIXTURES, THE TRANSFORMER & SWITCH TYPES SHALL BE MATCHED FOR CORRESPONDING LINE VOLTAGE. PROVIDE ALL REQUIRED COMPONENTS FOR SWITCH CONTROLS.

D) ALL MOTION SENSOR SWITCHED LIGHTS ARE TO HAVE AUTOMATIC-OFF DEVICES (30 MINUTE SHUT-OFF REQUIREMENT) AND HAVE A PHOTOCELL SENNSOR THAT SHUTS OFF LIGHT FIXTURES DURING DAYLIGHT HOURS. FOR LIGHT FIXTURES OTHER THAN EXTERIOR SPOTLIGHT TYPE FIXTURES, THE MOTION SENSOR LIGHT CONTROL IS TO BE CONNECTED TO A SWITCH THAT ALLOWS TURNING LIGHTS ON AND OFF MANUALLY.

E) AS PART OF REMODELING AND ADDING NEW EXTERIOR LIGHTING, THE FOLLOWING AREAS ARE TO HAVE GFCI RECEPTACLES:
(PER CEC 210.8):

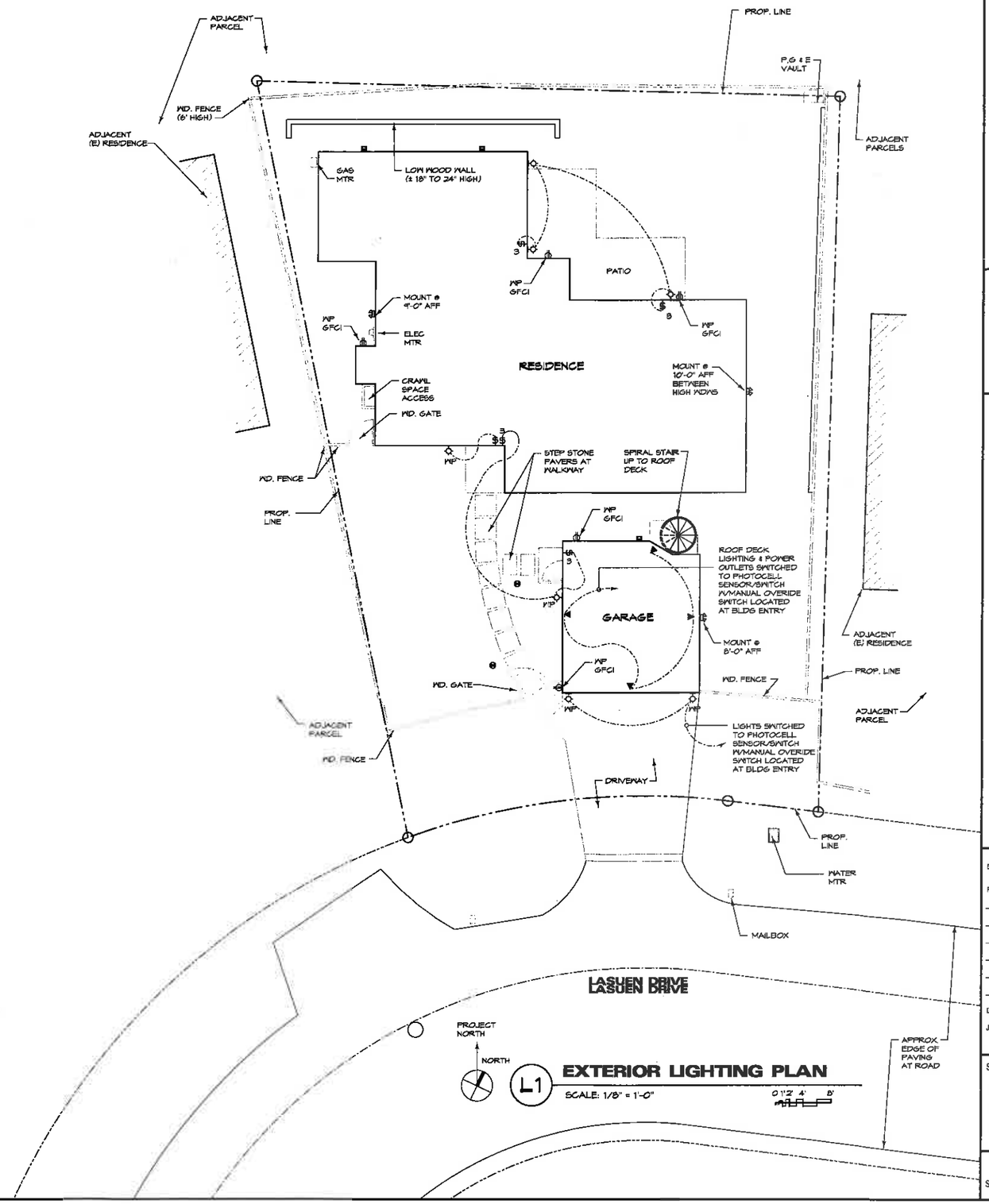
.1) IN GARAGE

.2) ALL WP EXTERIOR OUTLETS

.3) WITHIN 6' OF SINK LOCATIONS

F) THE ELECTRICAL SYSTEM SHALL BE FULLY GROUNDED USING A GROUNDING ELECTRODE SYSTEM PER CEC 250.50.

G) ALL ELECTRICAL OUTLETS IN WP "J" BOXES TO BE PLACED ABO/E GARAGE ROOF DECK ARE FOR POWER AND/OR GENERAL LIGHTING TO ILLUMINATE THE DECK SURFACES AND TOP OF SPIRAL STAIR. ALL LIGHTING USED THAT IS CONNECTED TO THESE OUTOUTS SHALL BE LED OR LOW VOLTAGE TYPE EXTERIOR RATED LIGHT FIXTURES DESIGNED FOR 110V CONNECTIONS. ALL LIGHTS USED SHALL HAVE DOWNWARD POINTED SHEILDED LAMPS THAT ARE POINTED ONLY TO THE DECK & STAIR SURFACES. NO LIGHTING ON THE GARAGE DECK SHALL POINT TOWARD NEIGHBORING PROPERTIES OR TOWARD THE STREET. LAMP RATINGS SHALL FOLLOW MAX WATTAGE & LUMENS AS FOR LANDSCAPE PATH LIGHTING AS INDICATED ON THE SYMBOL LEGEND.



L1 EXTERIOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"

JEFFREY W. KILPATRICK - ARCHITECT
POST OFFICE BOX 51044
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Karapetkov Residence

Remodel & Addition For:
Stefan & Tanya Karapetkov
3009 Lasuen Drive
Carmel, California 93923 APN 009-371-013

DATE 10-28-2015
REVISIONS
DRAWN BY
JOB NO. 1460

SHEET TITLE
Exterior Lighting Plan

SHEET NO. E2.1

1460LT01

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

November 18, 2015

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Submitted by: Christy Sabdo, Contract Planner

Subject: Consideration of a Design Study (DS 15-359) for the replacement of a wood-shake roof with composition shingles on a residence located in the Single-Family Residential (R-1) District

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Recommendation:

Deny the Design Study (DS 15-359) for the replacement of a wood-shake roof with composition shingles

Application:	DS 15-359	**Applicant:**	David K. Costa Jr.
Location:	26109 Ladera Dr.	**Owner**:	Jack and Elizabeth Lawson/Lawson Trust
Block:	MA	**Lot**:	10
APN:	009-331-002		

Background and Project Description:

The project site is located at 26109 Ladera Drive and is developed with a one-story residence that is clad with brick and has a wood-shake roof.

The applicant is requesting to replace the existing wood-shake roof with composition shingles. On January 25, 2012, the Planning Commission determined that all requests for replacement of wood shingles/shakes with composition shingles should be reviewed by the Commission. The Commission wanted to ensure that the use of composition shingles would not negatively impact community character. Staff notes that the City has not required Design Study review for proposals to replace existing composition shingle roofs in-kind for residential structures.

Staff analysis:

Roofing Material: Section 9.8 of the City's Residential Design Guidelines states the following:

> ***Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.***
>
> - *Wood shingles and shakes are preferred materials for most types of architecture typical of Carmel (i.e., Arts and Crafts, English Revival and Tudor Revival).*
> - *Composition shingles that convey a color and texture similar to that of wood shingles may be considered on some architectural styles characteristic of more recent eras.*

The existing wood shake-roof is deteriorated and in need of replacement. The applicant is proposing to replace the wood shakes with Malarkey, Highlander style composition shingles in a natural wood color. Staff has included a photograph of the proposed roofing as Attachment B. The subject residence is clad with brick, has a moderately-pitched hipped roof design, and is prominent from the street.

When making a decision on the use of composition-shingle roofing, the Planning Commission should consider neighborhood context, the architectural style of the building, and the characteristics of the proposed composition shingle. Staff notes that in certain instances, the Planning Commission has approved the replacement of wood roofing material with composition shingles in cases when the composition shingles are compatible with other homes in the neighborhood and/or when the roof is not highly visible from the street (for example, for flat or low-pitched roofs).

Staff recommends that the Planning Commission deny the proposal for composition shingle roofing, as it would be inconsistent with Design Guideline 9.8. This recommendation is based on the incompatibility of the proposed composition shingles with the other homes in the neighborhood that primarily have "natural" materials, such as wood shake, slate tile, or clay tile. In addition, the proposed composition shingle style does not convey a texture similar to that of wood shingles as recommended in the Design Guidelines. The applicant has indicated a willingness to install a synthetic-wood composite shingle. The Commission may consider approving a synthetic-wood shingle or similar product that is consistent with the Design Guidelines.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 1) – Additions to Existing Facilities.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Roofing Product

Attachment A – Site Photographs

Project Site – Facing east on Ladera Drive

Roof material – wood shake roof

Attachment B – Proposed composition shingles (Malarkey, natural wood color)

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

November 18, 2015

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Community Planning and Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of Concept Design Study (DS 15-352) for substantial alterations to an existing single-family residence located in the Single-Family Residential (R-1) Zoning District.

Recommendation:

Accept the Concept Design Study (DS 15-352) subject to the attached findings and recommendations/draft conditions.

Application:	DS 15-352	**APN:**	009-161-017
Block:	2B	**Lot**:	4
Location:	SE Corner of 4th and Perry Newberry		
Applicant:	John Mandurrago	**Property Owner:**	Mohammad Rezai

Background and Project Description:

The project site consists of a single-family dwelling on a 4,152-square foot lot, located on the southeast corner of 4th Avenue and Perry Newberry. The existing dwelling is 1,423 square feet in size and includes a 200-square foot carport. A final determination of historic ineligibility was issued for the residence on October 26, 2015.

The applicant has submitted plans to demolish a significant portion of the existing residence to build a new, substantially altered residence. The project components include: 1) the addition of 433 square feet to the house, 2) Roof alterations that increase the height of the roof approximately 4 feet, 3) the removal of the existing carport and the construction of a new 200-square foot detached garage within the 15-foot front setback, 4) site coverage changes including two new patios and a walkway to access the front door off of Perry Newberry Ave., 5)

a new sand set paver driveway connecting to 4th Avenue, 6) a new 4' high grape stake fence along the north and west property lines, 7) New stucco siding with Carmel stone veneer details, 8) all new painted wood windows, and 9) replacement of the existing composition single roof with new Cedar shakes.

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

PROJECT DATA FOR A 4,152 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1856 sf (45%)	1423 sf (34%)	1856 sf (45%)
Site Coverage	574 sf*	1008 sf	573 sf
Trees	3 Upper /1 Lower (recommended)	7 Trees	7 Trees
Ridge Height (1st only)	18 ft	13 ft	17 ft Detached Garage: 11 ft 9 in
Plate Height (1st only)	12 ft	9 ft	9 ft 6 in Detached Garage: 8 ft
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	20 ft	16 ft 5 in	16 ft 5 in (residence) 7 ft 6 in (detached garage)
Composite Side Yard	14 ft (25%)	Min: 24 ft 9 in ft (44%)	Min: 14 ft (25%)
Minimum Side Yard	3 ft	Min. West Side: 11 ft 9 in Min. East Side: 13 ft East Side Garage: n/a	Min. West Side: 9 ft Min. East Side: 5 ft East Side Garage: 0 ft
Rear	15 ft	3 ft 2 in	3 ft 2 in
*Includes bonus for 50% or more permeable site coverage			

Staff analysis:

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

The site contains seven trees, six of which are classified as significant. The project proposal does not include the removal of any trees; however the applicant is requesting to construct a new sandset Carmel Stone patio around the base of a significant 21-inch Oak Tree in the rear yard. The City Forester has reviewed the plans and determined that the patio would not have significant impacts to the growth of the tree. The City Forester does not recommend any new trees.

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

Staff has not identified any view or privacy impacts that would be created by the addition. The new proposed roofline will be approximately 4 feet higher than existing; however, staff has not identified any view impacts that would be created.

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

The applicant is proposing to demolish a significant portion of the existing residence to construct a new single-story residence. The adjacent properties contain a variety of one-story and two-story residences, and the neighborhood consists of varied siding styles and materials.

The applicant is proposing to increase the height of the residence by approximately 4 feet. The tallest portion of the residence includes a 9 ½-foot plate height and a 17-foot ridge height. Staff notes that the relatively tall ridge heights may make the residence appear large and may be inconsistent with the guideline recommendations for minimizing building mass. In addition, staff notes that ridge height may not be 15 feet or higher for any portion of the building within the 15-foot rear-yard setback. With the proposed height increase the portion of the residence within the rear-yard setback is 16 feet high and exceeds the allowed height limit. A condition

has been drafted requiring the applicant to reduce the height of the residence within the rear setback to not exceed 15 feet. The Commission should consider whether the height of the residence should be further reduced to be more consistent with the Residential Design Guidelines.

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

The applicant is proposing a 6:12 open gable roof on both the residence and the detached garage. The proposed roof will have three roof lines facing Perry Newberry Street including one small eave over the main entryway. The existing residence consists of all 4½:12 open gable roofs. Staff notes that the applicant is also proposing a change in the roofing materials from composition shingle to Cedar wood shakes. In staff's opinion, the proposed rooflines, including the detached garage, are simple and compliment the building style and the neighborhood context. Staff also supports the roofing material change.

Site Coverage: Municipal Code Section 17.10.030.C.2 states that: *"Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less."*

The project site contains 1,008-square feet of site coverage and exceeds the allowed site coverage of 574-square feet by 434-square feet. The applicant is proposing to bring the site coverage into compliance by reducing the coverage to 574-square feet.

Detached Garage: Residential 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.

A new 200-square foot, stucco, detached garage is proposed to be built approximately 7-feet 6-inches from the front property line and on the side property line. The garage would be located approximately 18 feet from the 4th Avenue edge of pavement. The garage is proposed to be set diagonally to the home, which allows for a driveway that will preserve two significant trees

in the front yard. The Residential Design Guidelines encourage garages and parking spaces to remain subordinate to the overall character of the site. Specifically, garages should be integrated into the building design and the mass should be subordinate to the house. In staff's opinion, the proposed project, as viewed from the street, may be inconsistent with the Design Guidelines because the garage may be not be subordinate to the rest of the proposed house. Additionally, staff received a letter from the neighboring property owner to the east who expressed concerns with the garage encroaching into the side setback. A letter from the east neighbor is included as Attachment D. Staff recommends that the Commission consider whether the garage should be redesigned or relocated to be more consistent with the Residential Design Guidelines.

Outdoor Fire Pit: The project proposal includes an outdoor gas-burning fire pit located in the front patio, between the garage and the main residence. The Building Official has reviewed the proposed outdoor fire pit and has not identified any issues with the location.

Fences/Walls: The existing fence along the front property line is 4 feet in height and the applicant is proposing to remove it to replace it with a new 4-foot high grape-stake fence. The existing 6-foot fence along the side and rear property lines is proposed to remain. A new 6-foot high wall is proposed along the 15-foot front setback line. Staff notes that the subject property does not include a rear yard, and for this reason staff could potentially support a 6-foot high wall in order to create a private outdoor living space. The wall is proposed to be constructed with Carmel stone veneer to match the siding of the house. Fence and wall details and materials will be provided in the plans submitted for final review; however staff encourages the Planning Commission to provide direction on the wall location, heights, and materials.

Finish Details: Finish details are not typically reviewed at the Concept stage; however, the Planning Commission can provide input to the applicant. The finish details include stucco siding on the south and east elevations, and Carmel stone veneer on the west and north elevations, as well as along the front 6 foot high stone wall. The Final Residential Design Guidelines encourage the use of Carmel Stone and state that "*The application of stone should appear structural and authentic. A gratuitous or purely decorative appearance should be avoided."* The detached garage is proposed to be stucco with wood carriage-style garage door. All windows and doors are proposed to be wood and the existing composition shingle roof is proposed to be removed and replaced with new Cedar shakes.

Public ROW: The unimproved portion of the City Right-of-Way (ROW) between the front property line and edge of pavement is ranges from approximately 2 feet to 12 feet in width. Staff has not identified any encroachments into the ROW that would need to be removed as part of this project.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes a 433-square foot addition to an existing 1,423-square foot residence, and therefore qualifies for a Class 1 exemption. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

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

Attachment A – Site Photographs

Attachment B – Findings for Concept Acceptance

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

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

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

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

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

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

Attachment C – Recommendations/Draft Conditions

DS 15-352 (Rezai)
November 18, 2015
Recommendations/Draft Conditions
Page 1

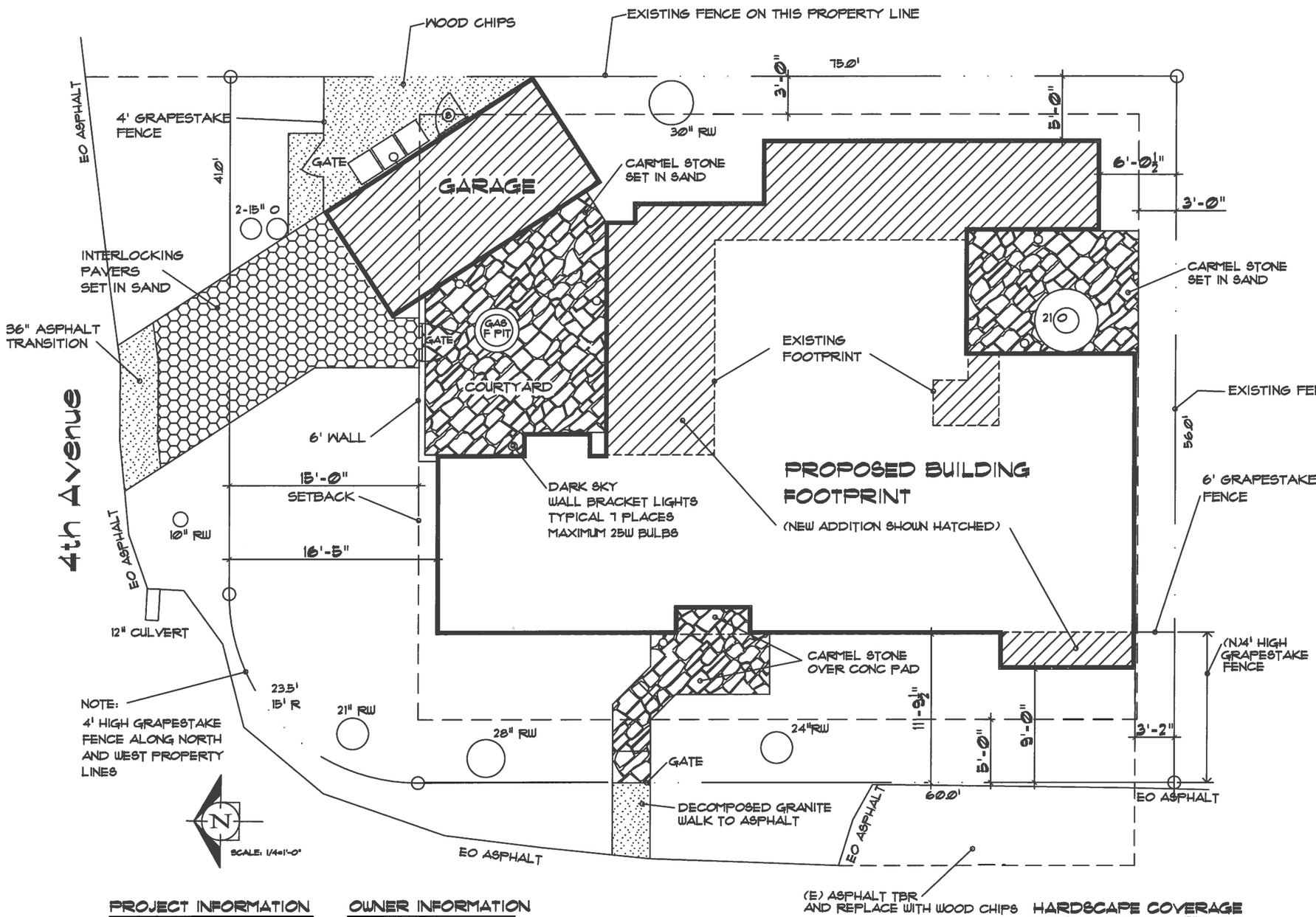
Recommendations/Draft Conditions		
No.		
1.	The plans shall be revised prior to final Planning Commission review to reduce the ridge height of the structure to less than 15-feet in height for the portion of the residence that is within the 15-foot rear-yard setback.	

To Planning Commission:

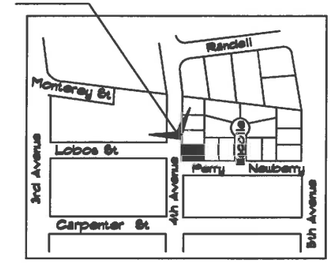
I am the Eastern neighbor of the Rezai residence. I have concerns with the garage within the side setback. This will butt against the fence.

Sincerely,
Susan Singer

RECEIVED
NOV 10 2015
City of Carmel-by-the-Sea
Planning & Building Dept.



SITE



VICINITY MAP

NO SCALE

SHEET INDEX:

D1..... PROPOSED SITE PLAN
D2..... SURVEY - NOV 2013
D3..... EXISTING FLOOR PLAN
D4..... PROPOSED FLOOR PLAN
D5..... PROPOSED FLOOR PLAN - DIM.
D6..... EXTERIOR ELEVATIONS - EXIST.
D7..... EXTERIOR ELEVATIONS - PROP.
D8..... ROOF PLAN - EXISTING
D9..... ROOF PLAN - PROPOSED
D10..... LANDSCAPE PLAN
D11..... STREETSCAPE

PROJECT INFORMATION

S/E COR OF 4TH AVE. & PERRY NEWBERRY
CARMEL BY THE SEA, CA 93921

CARMEL LOT 4, BLOCK 2-B
A.P.N. 009-161-017

SITE AREA: 4,152 S.F. 0.0953 ACRES

PROPOSED TREE REMOVAL (0)
PROPOSED TREE PLANTING (0)
PROPOSED GRADING: 0 CY CUT & FILL

ZONING: R-1

MAXIMUM BUILDING HEIGHT = 24'

OWNER INFORMATION

MOHAMMAD REZAI & JAYESH DESAI
25920 VIA MARGARITA
CARMEL, CA 93923

FLOOR AREA

ALLOWED:	44.7 %	1,856 S.F.
EXISTING RESIDENCE		1,223 S.F.
EXISTING CARPORT		200 S.F.
TOTAL: 44.7 %:		1,423 S.F.
PROPOSED:		
FIRST FLOOR RESIDENCE		1,656 S.F.
GARAGE		200 S.F.
TOTAL: 44.7 %:		1,856 S.F.

EXISTING:

CONCRETE	IMPERVIOUS	113 S.F.
COVERED BRICK	IMPERVIOUS	65 S.F.
BRICK WALKWAY	IMPERVIOUS	311 S.F.
WOOD DECK	PERVIOUS	385 S.F.
STONE	IMPERVIOUS	64 S.F.
TOTAL		1008 S.F.

HARDSCAPE COVERAGE

ALLOWED: 22% OF BASE FA	= 408 S.F.
50% PERVIOUS BONUS:	
4% OF 4,152 SF SITE AREA	= 166 S.F.
	574 S.F.

PROPOSED:

DRIVEWAY	PERVIOUS	141 S.F.
WEST FRONT WALK	IMPERVIOUS	82 S.F.
SOUTH PATIO	PERVIOUS	130 S.F.
COURTYARD	PERVIOUS	220 S.F.
TOTAL		573 S.F.

PROPOSED SITE PLAN

0 2 4 6 8 10
1 3 5 7 9

08-18-15
10-01-15

RESIDENCE REMODEL
S/E COR PERRY NEWBERRY & 4TH
CARMEL BY THE SEA, CA.
A.P.N. 009-161-017

1513

D1

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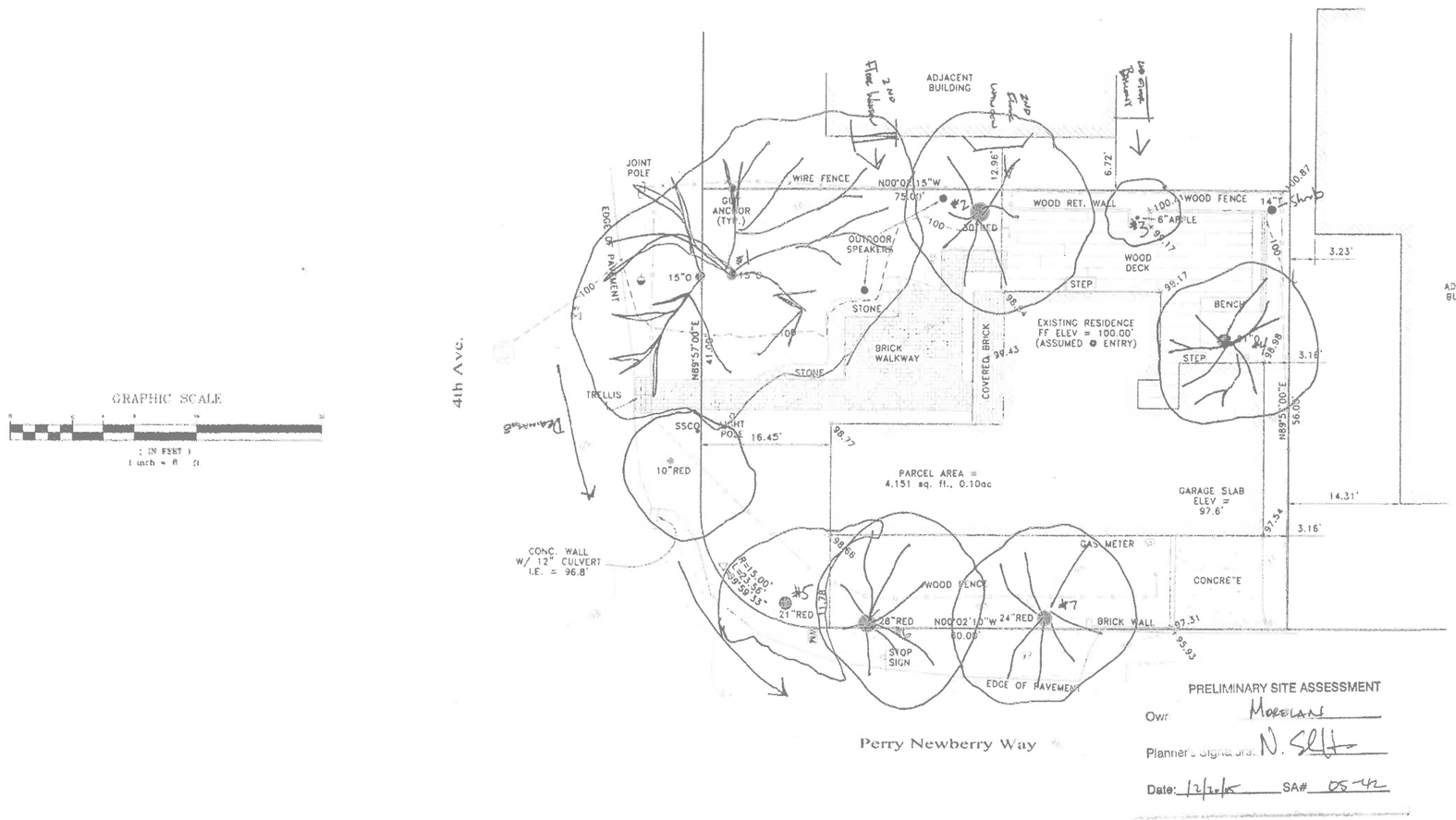
Design Studios
P. O. BOX "R", CARMEL BY-THE-SEA, CA. 93921 831-625-1553



GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

PRELIMINARY SITE ASSESSMENT

Owr: Moreland

Planner's Signature: N. Slitz

Date: 12/12/05 SA# 05-42

N:\2005\05306\dwg\MORELAND.dwg 10-31-05 11:48:35 AM

DRAWN BY:	RWH
APPROVED BY:	MTD W. DOOLITTLE L.S. 6332
REVISION:	
SCALE:	1" = 8'
DATE:	10-28-05

TOPOGRAPHIC SURVEYS
ALTA SURVEYS

CONSTRUCTION STAKING
LAND DEVELOPMENT

Base Line Land Surveyors, Inc.

831-373-3293 PH
201 HOFFMAN AVENUE, SUITE 8
MONTEREY, CALIFORNIA 93940

FAX 831-373-3294

N

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

EXISTING SURVEY

0 2 4 6 8 10
1 3 5 7 9

08-16-15

RESIDENCE REMODEL
S/E COR. PERRY NEWBERRY & 4TH
CARMEL BY THE SEA, CA.
A.P.N. 009-161-017

1513

D2

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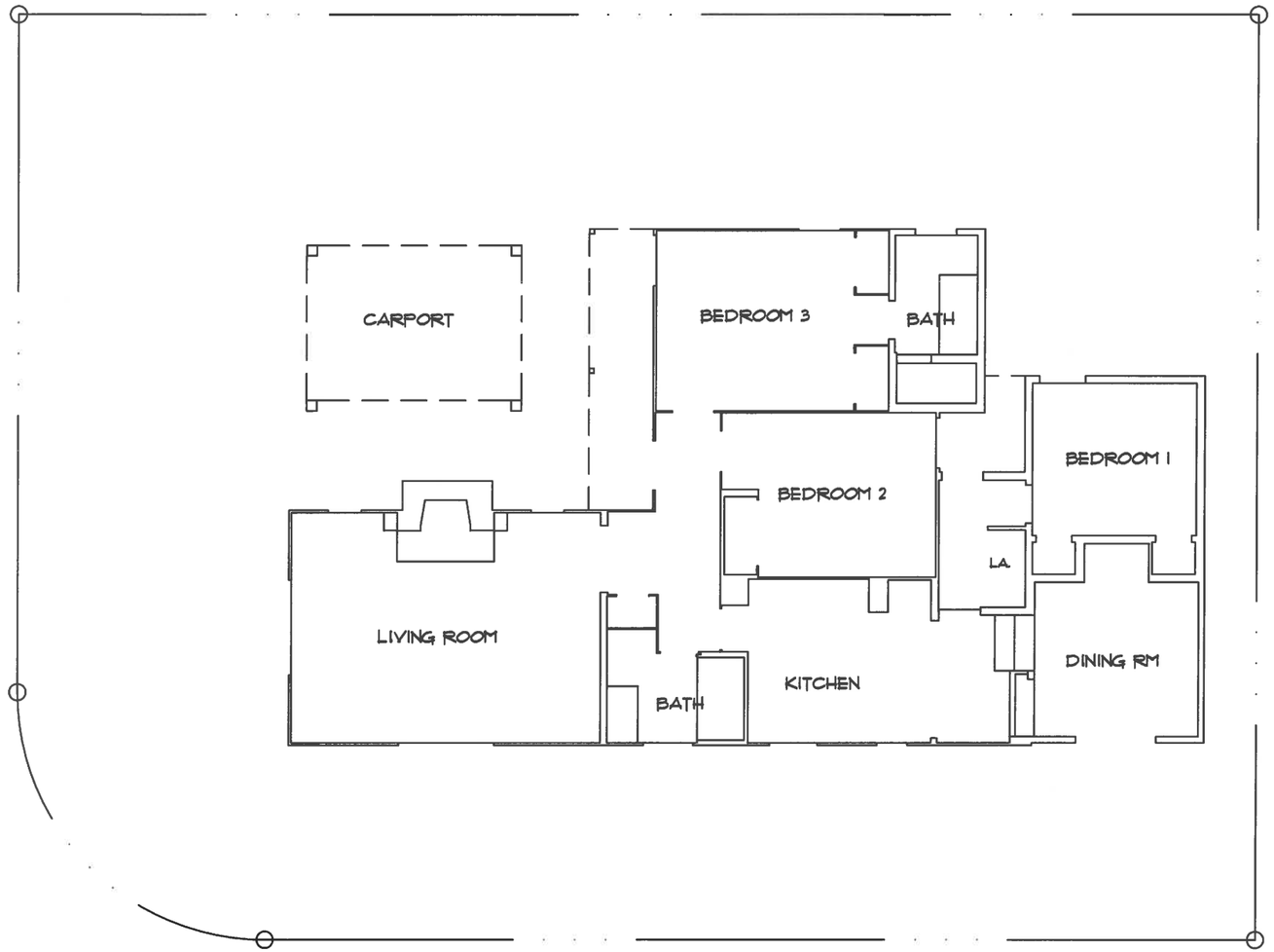
P. O. BOX "N", CARMEL BY THE SEA, CA. 93921 831-625-1663



N

SCALE: 1/4=1'-0"

EXISTING FLOOR PLAN

0 2 4 6 8 10

1 3 5 7 9

08-16-15

RESIDENCE REMODEL
S/E COR PERRY NEWBERRY & 4TH
CARMEL BY THE SEA, CA.
A.P.N. 009-161-017

1513

D3

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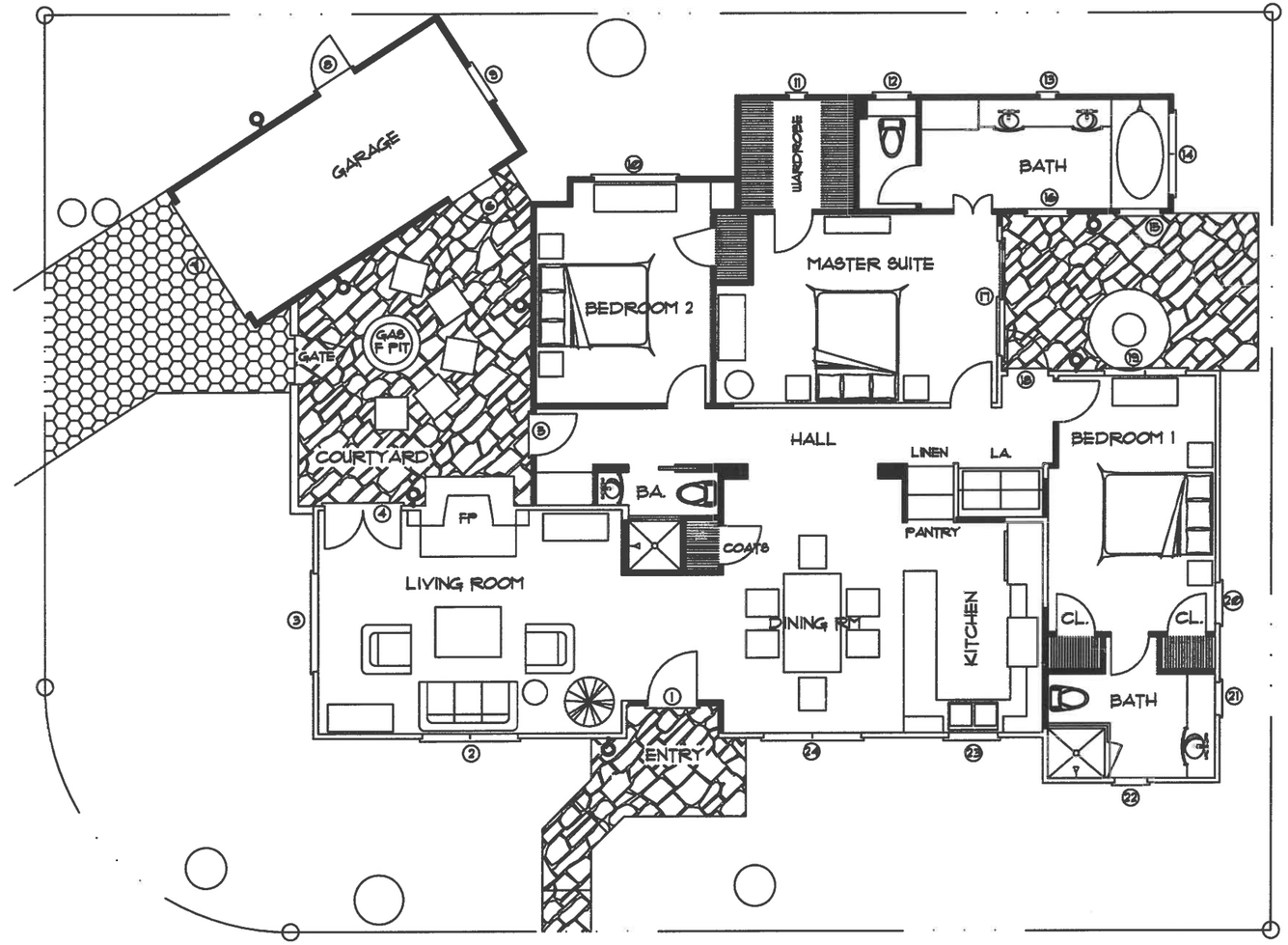
P. O. BOX "R", CARMEL BY-THE-SEA, CA. 93921 831-625-1553

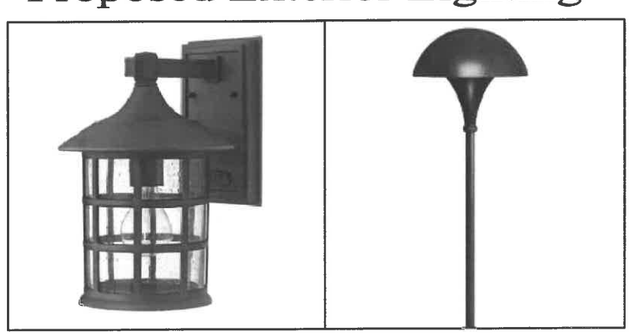
WINDOW & DOOR SCHEDULE

KOLBE & KOLBE WOOD WINDOWS AND DOORS ARE DUAL GLAZED TO PAINT

ID	SIZE	STYLE	LOCATION
1	3084	ARCHED W/GLASS PANEL	ENTRY
2	5952	EXISTING	LIVING ROOM
3	5952	EXISTING	LIVING ROOM
4	2468	PAIR - FRENCH DOORS - 8L	LIVING ROOM
5	2668	FRENCH DOOR- 8L	HALL
6	3068	FRENCH DOOR- 6L	GARAGE
7	8070	CARRIAGE DOOR STYLE	GARAGE
8	2668	FRENCH DOOR- 8L	GARAGE
9	2630	4L - CASEMENT	GARAGE
10	5040	4L - DBL CASEMENT	BEDROOM 2
11	1018	FIXED	MASTER WC
12	2030	CASEMENT	BATH
13	1018	FIXED	MASTER BATH
14	5046	6L - DBL CASEMENT	MASTER BATH
15	2646	6L - CASEMENT	MASTER BATH
16	2646	6L - CASEMENT	MASTER BATH
17	7068	12L - SLIDING	MASTER BEDROOM
18	2668	FRENCH DOOR- 8L	HALL
19	2640	4L - DBL CASEMENT	BEDROOM 1
20	2640	4L - CASEMENT	BEDROOM 1
21	2036	4L - CASEMENT	BEDROOM 1 BATH
22	2036	4L - CASEMENT	BEDROOM 1 BATH
23	3036	6L - CASEMENT	KITCHEN
24	6056	9L - DBL CASEMENT	DINING RM



Proposed Exterior Lighting



Hinkley 1804
Dark Sky
25W

Hinkley H56000
25W

NOTE:

1. NEW WALLS ARE SHOWN SHADED
   EXISTING WALLS TO REMAIN ARE SHOWN UN-SHADED

N

SCALE: 1/4=1'-0"

0 2 4 6 8 10
1 3 5 7 9

Proposed FLOOR PLAN

RESIDENCE REMODEL
S/E COR PERRY NEWBERRY & 4TH
CARMEL BY THE SEA, CA.
A.P.N. 004-161-017

09-24-14
10-01-15

1406
D4

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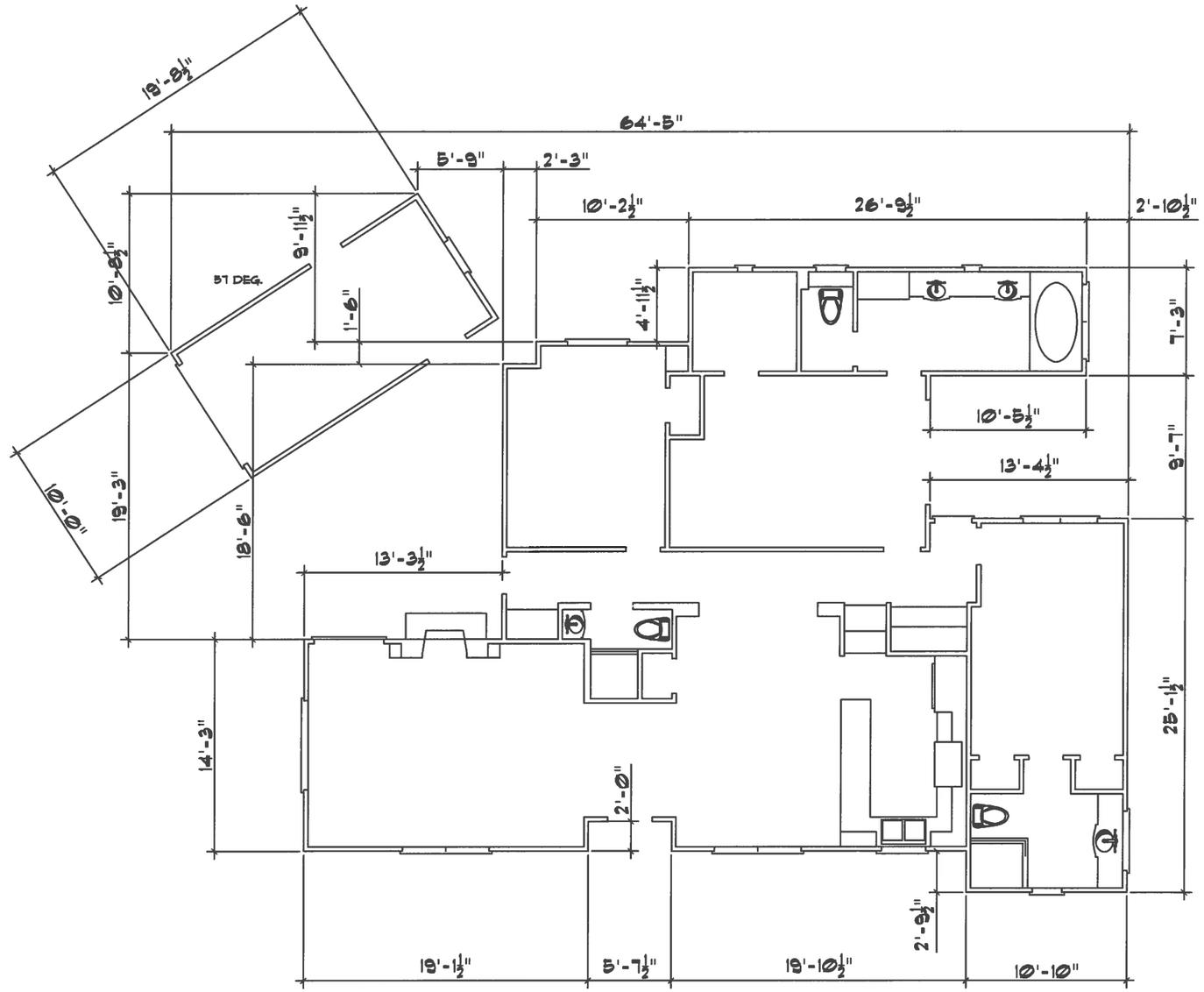

SCALE: 1/4=1'-0"

Proposed FLOOR PLAN Dimensioned

0 2 4 6 8 10
1 3 5 7 9

08-17-15
10-01-15

RESIDENCE REMODEL
S/E COR PERRY NEWBERRY & 4TH
CARMEL BY THE SEA, CA.
A.P.N. 009-161-017

1513
D5

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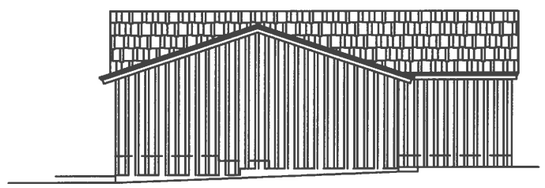
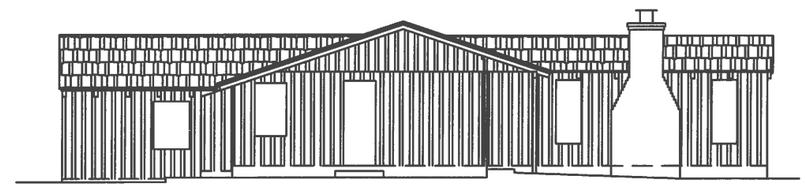
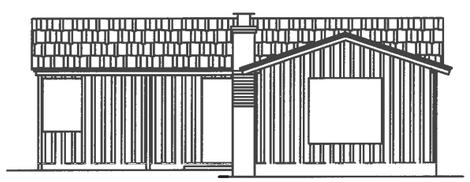


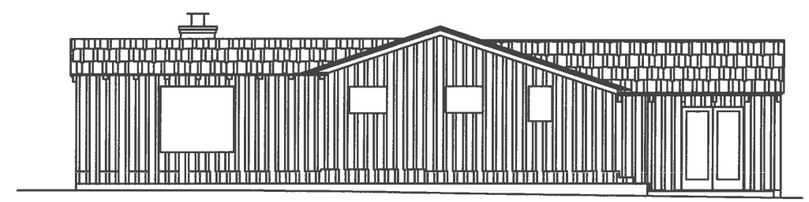
SOUTH



EAST



NORTH



WEST

EXISTING ELEVATIONS

SCALE: 3/16=1'-0"

0 2 4 6 8 10
1 3 5 7 9

08-17-15

RESIDENCE REMODEL
S/E COR PERRY NEWBERRY & 4TH
CARMEL BY THE SEA, CA.
A.P.N. 009-161-017

1513

D6

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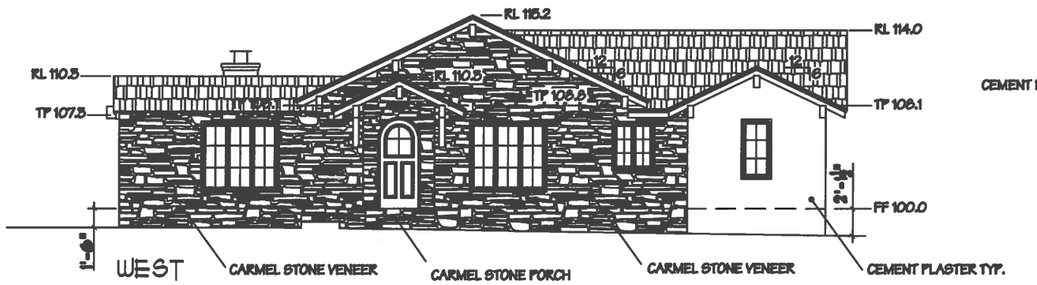
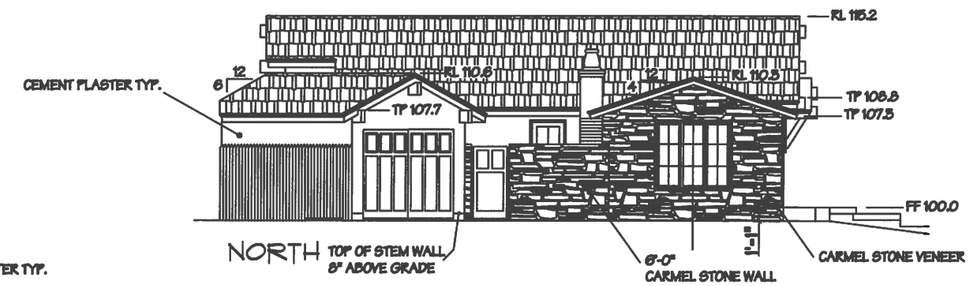
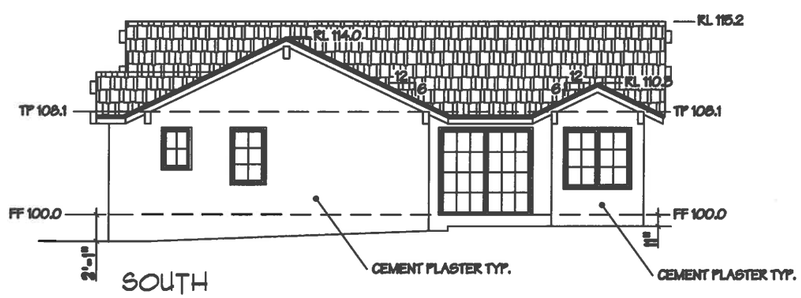
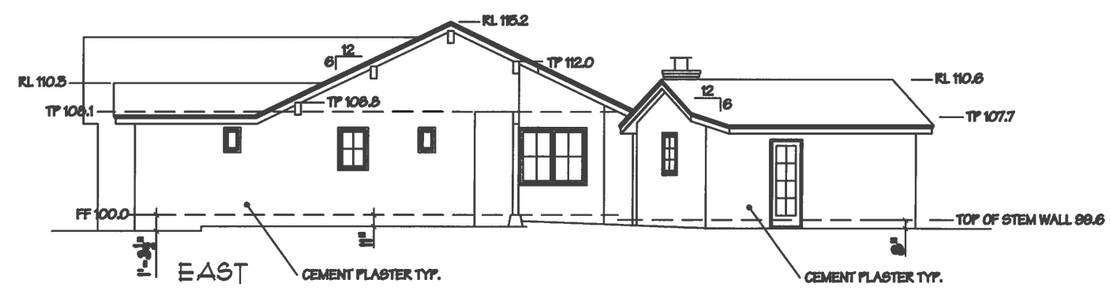




NOTE:

1. WE ARE PROPOSING A COMPLETE COVERING OF THE EXTERIOR WOOD CLADDING MATERIAL WITH PAINTED CEMENT PLASTER.
2. ALL EXTERIOR WINDOWS AND DOORS ARE TO BE PAINTED WOOD.





Proposed ELEVATIONS

SCALE: 3/16=1'-0"

0 2 4 6 8 10
1 3 5 7 9

08-17-15
10-01-15

RESIDENCE REMODEL
S/E COR PERRY NEWBERRY & 4TH
CARMEL BY THE SEA, CA.
A.P.N. 009-161-017

1513

D7

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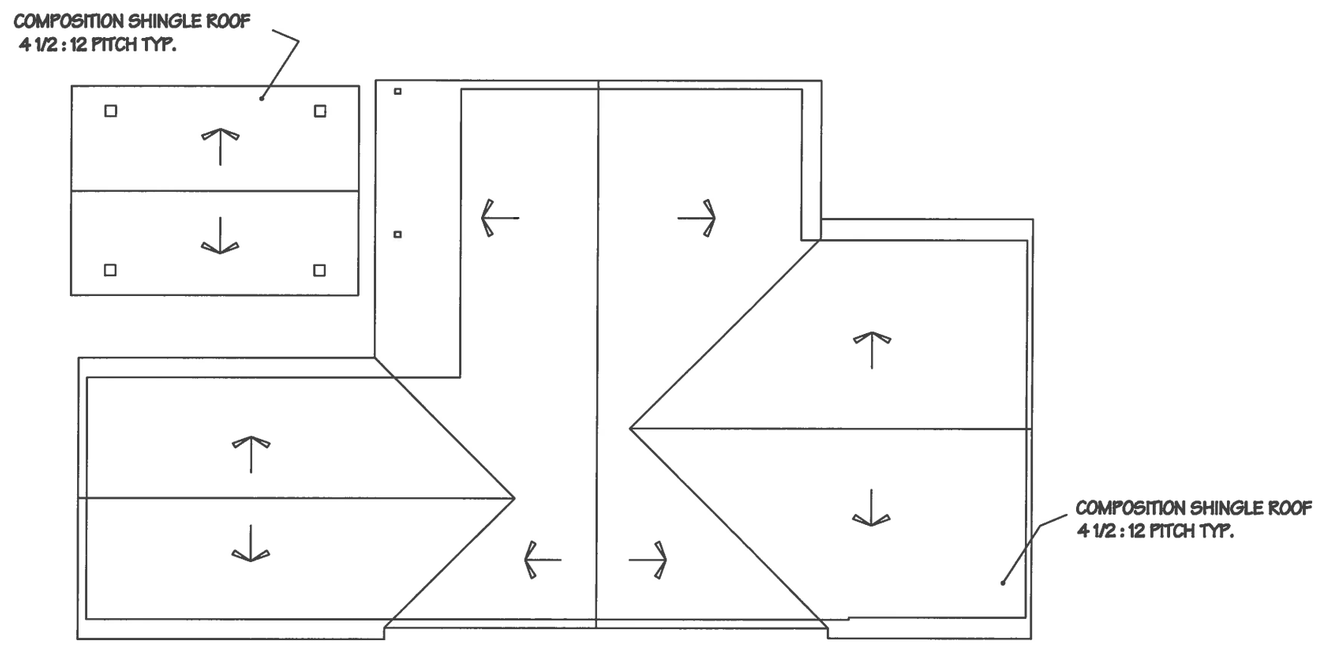

N

SCALE: 1/4=1'-0"

EXISTING ROOF PLAN

0 2 4 6 8 10
1 3 5 7 9

08-17-15

RESIDENCE REMODEL
S/E COR PERRY NEWBERRY & 4TH
CARMEL BY THE SEA, CA.
A.P.N. 009-161-017

1513

D8

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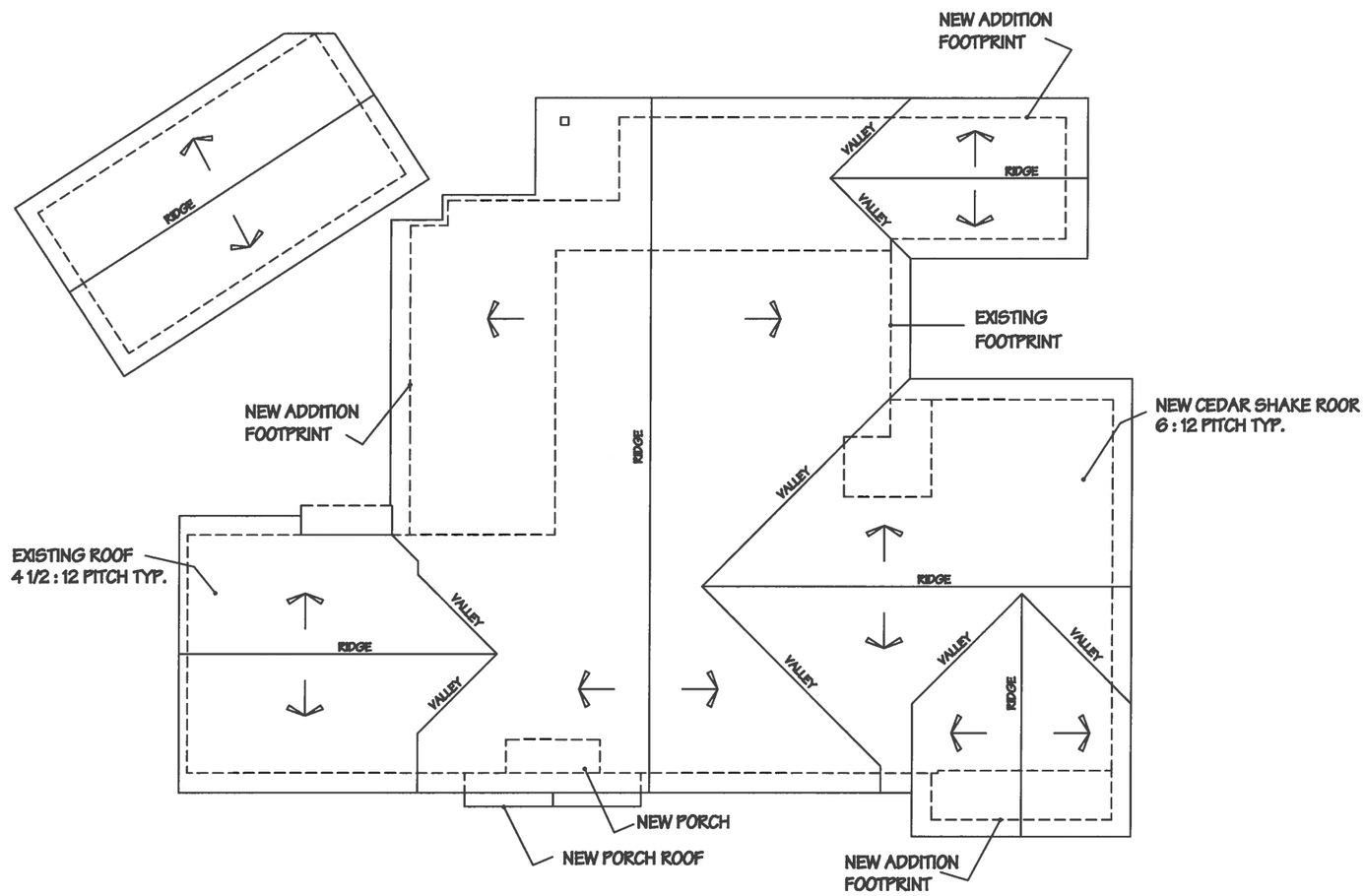

N

SCALE: 1/4=1'-0"

PROPOSED ROOF PLAN

0 2 4 6 8 10
1 3 5 7 9

08-17-15
10-01-15

RESIDENCE REMODEL
S/E COR PERRY NEWBERRY & 4TH
CARMEL BY THE SEA, CA.
A.P.N. 009-161-017

1513

D9

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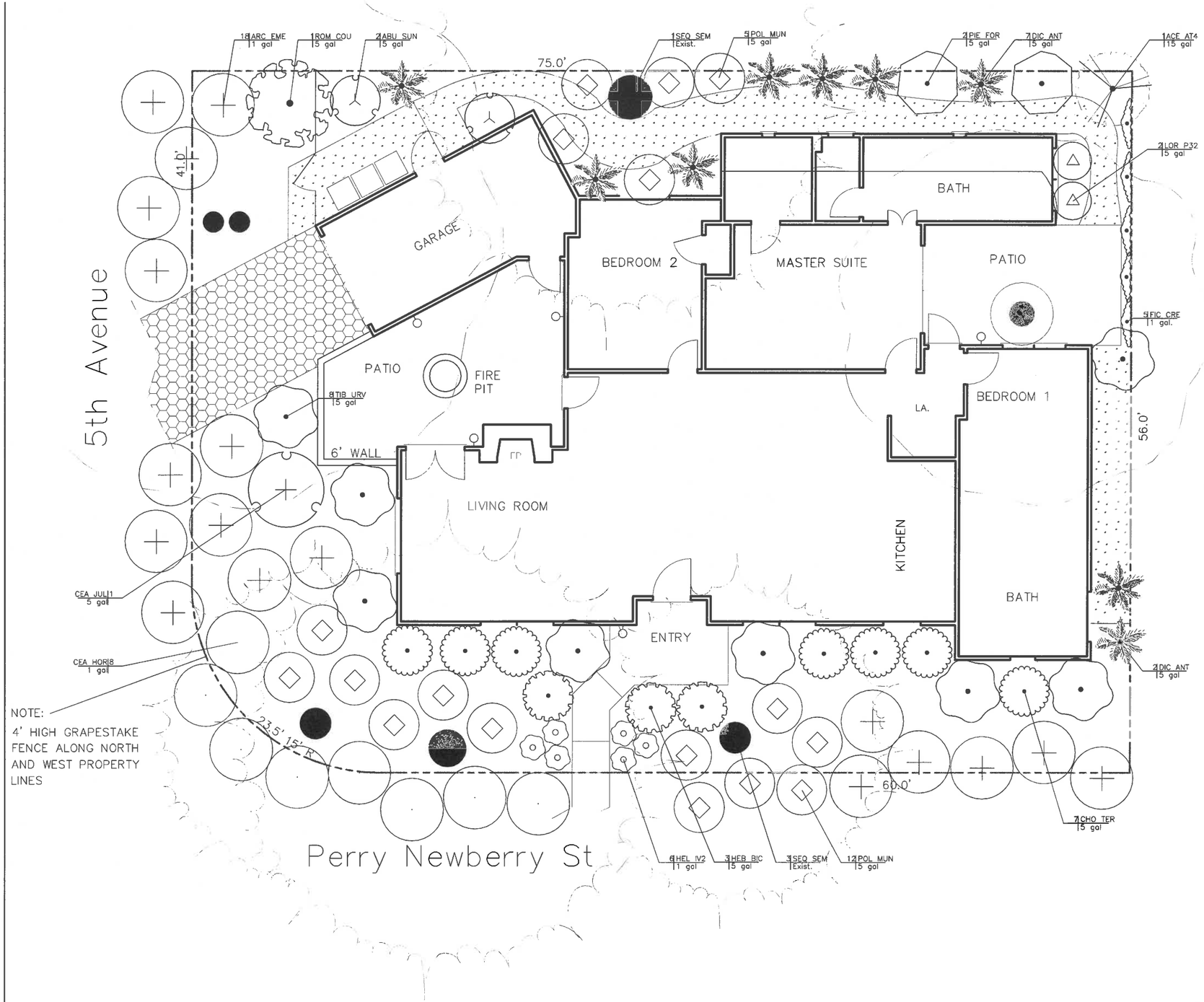


NOTE:
4' HIGH GRAPESTAKE FENCE ALONG NORTH AND WEST PROPERTY LINES

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT
ACE AT4	1	Red Japanese Maple / Acer palmatum 'Atropurpureum Burgundy Lace'	15 gal
SEQ SEM	4	Coast Redwood / Sequoia sempervirens	Exist.
SHRUBS	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**
ABU SUN	2	Flowering Maple / Abutilon hybridum 'Sunset'	5 gal
ARC EME	18	Manzanita Emerald Carpet / Arctostaphylos 'Emerald Carpet'	1 gal
CEA HOR	8	Carmel Creeper / Ceanothus griseus horizontalis may need netting to protect from deer	1 gal
CEA JUL	1	California Lilac / Ceanothus hybrid 'Julia Phelps' screen for deer protection	5 gal
CHO TER	7	Mexican Orange / Choisya ternata	5 gal
DIC ANT	9	Tasmanian Tree Fern / Dicksonia antarctica	5 gal
FIC CRE	5	Variegated Creeping Fig / Ficus pumila 'Variegata'	1 gal.
HEB BIC	3	Hebe / Hebe x 'Bicolor'	5 gal
HEL IV2	6	Ivory Prince Hellebore / Helleborus x 'Ivory Prince'	1 gal
LOR P32	2	Purple Pixie Loropetalum / Loropetalum chinense 'Purple Pixie'	5 gal
PIE FOR	2	Lily of the Valley Bush / Pieris japonica 'Forest Flame'	5 gal
POL MUN	17	Western Sword Fern / Polystichum munitum	5 gal
ROM COU	1	Matilija Poppy / Romneya coulteri	5 gal
TIB URV	8	Princess Flower / Tibouchina urvilleana	5 gal
GROUND COVERS	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**
	319 sf	Groundcover / Wood Chips Finely shredded	mulch

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

PLANTING NOTES:
EXISTING PLANT MATERIAL:
EXISTING TREES SHALL BE PROTECTED, PER CITY OF CARMEL TREE PROTECTION STANDARDS.

TREE AND SHRUB PLANTING PROCEDURE:
PLANTS SHOULD BE REMOVED FROM THE CONTAINERS IN A MANNER TO MINIMIZE DISTURBANCE OF PLANT AND ROOT BALL. CIRCLING ROOTS AT THE PERIPHERY OF THE ROOT BALL SHOULD BE PULLED OUTWARD OR PRUNED DURING PLANTING TO PREVENT FUTURE GIRDLING. PLANTS WITH SEVERE GIRDLING SHALL BE REJECTED.
BASINS SHOULD BE CONSTRUCTED TO ALLOW RETENTION OF TWO INCHES MINIMUM OF WATER OVER THE TOP OF THE ROOT BALL. SLOPE PLANTINGS MAY NOT REQUIRE UP-SLOPE BERMS, BUT WILL REQUIRE HIGHER DOWN-SLOPE BERMS.
THE BACKFILL MATERIAL AND ROOT BALL SHOULD BE SATURATED TO THE FULL DEPTH IMMEDIATELY AFTER PLANTING.
EACH PLANT SHOULD BE PLACED IN THE HOLE AT SUCH A DEPTH THAT, AFTER THE SOIL HAS SETTLED, THE TOP OF THE ROOT BALL WILL BE SLIGHTLY ABOVE THE SURROUNDING SOIL TO AVOID WATER ACCUMULATION AT THE CROWN OF THE PLANT. BACKFILL SHOULD BE PLACED AROUND THE ROOT BALL AND COMPACTED GENTLY WITH THE END OF THE SHOVEL. BACKFILL SHOULD BE NO MORE THAN 70% MATERIAL FROM THE PLANT HOLE PREPARATION AND 30% "MANUFACTURED" SOIL.
BARE SOIL SHALL BE COVERED WITH 1"-2" OF NITROLIZED CHIPPED BARK MULCH

IRRIGATION NOTES:
PURCHASE AND INSTALL THE ET SMART CONTROLLER AND WEATHER STATION. INSTALL WEATHER STATION ON FASCIA OF ROOF FACING SOUTH OR WEST WHERE IT CAN BE KEPT CLEAR OF DEBRIS AND UNOBSTRUCTED. SET RAIN GAUGE TO 1/8".

LANDSCAPE PLAN

0 2 4 6 8 10
1 3 5 7 9

09-09-15

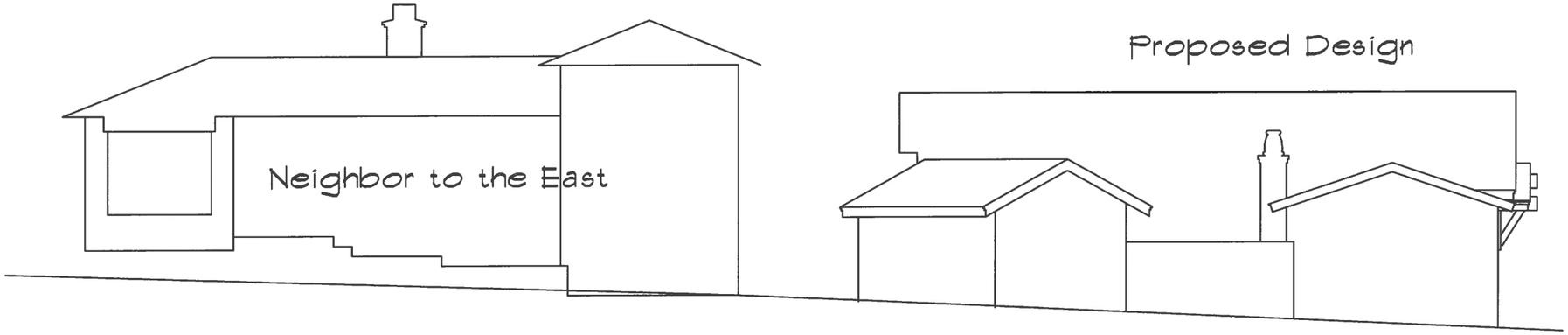
RESIDENCE REMODEL
S/E COR PERRY NEWBERRY & 4TH
CARMEL BY THE SEA, CA.
A.P.N. 009-161-017

JOB NUMBER 1513

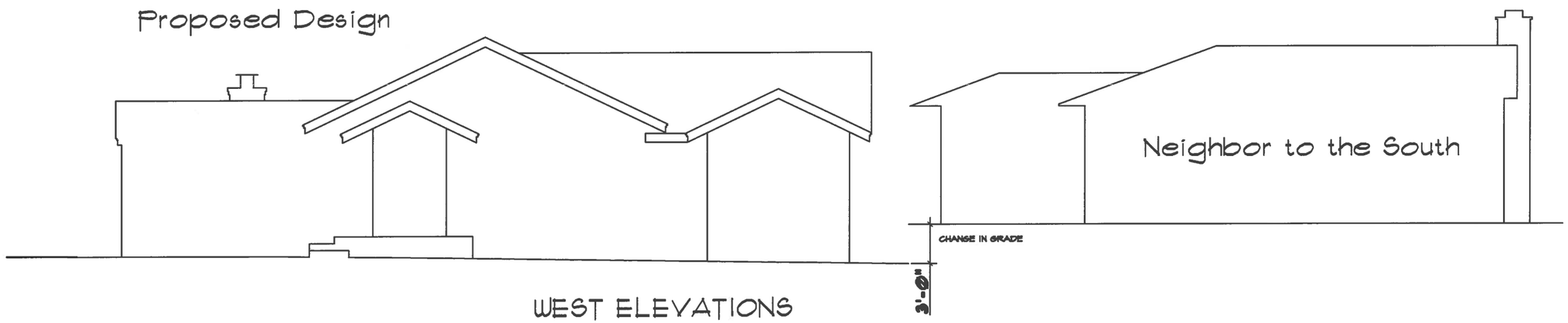
SHEET NUMBER D10

JOHN MANDURRAGO
Design Studios
P. O. BOX "R", CARMEL BY-THE-SEA, CA. 93921 831-625-1553

EPD - Landscape Architecture
34 Willow Street Salinas, CA 93901 Phone: 831.596.6664 Web: www.epdla.com



NORTH ELEVATIONS



WEST ELEVATIONS

Proposed STREETSCAPE

SCALE: 1/4=1'-0"

0 2 4 6 8 10
1 3 5 7 9

08-17-15
10-01-15

RESIDENCE REMODEL
S/E COR PERRY NEWBERRY & 4TH
CARMEL BY THE SEA, CA.
A.P.N. 009-161-017

1513

D11

JOHN MANDURRAGO
Design Studios
P. O. BOX "R", CARMEL BY-THE-SEA, CA. 93921 831-625-1553

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

November 18, 2015

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Community Planning & Building Director

Submitted by: Ashley Hobson, Contract Planner

Subject: Consideration of a Combined Concept and Final Design Study (DS 15-322) and associated Coastal Development Permit for alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District.[1]

Recommendation:

Staff recommends that the Planning Commission approve the Consideration of a Combined Concept and Final Design Study (DS 15-322) and associated Coastal Development Permit for alterations to an existing residence, subject to the attached findings and recommendations/draft conditions.

Application:	DS 15-322	**APN:**	010-253-009
Block:	HH	**Lot**:	2 & 4
Location:	NE Corner of Ocean and San Antonio		
Applicant:	Braden Sterling, Architect	**Property Owner:**	North Point Investments

Background and Project Description:

The project site consists of a single-family dwelling with a detached garage and guest cottage on an 8,000-square foot lot, located on the northeast corner of San Antonio and Ocean Avenue. The existing dwelling is 2,489 square feet in size and includes a 417-square foot detached two-car garage and a 265-square foot guest cottage at the rear of the garage. The project site is located

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

within the Archaeological Significance Overlay, the Park Overlay and the Beach Overlay Districts. A Final Determination of Historic Ineligibility was completed for the residence on August 12, 2015.

The project components include: 1) the removal of 460-square feet of living space by removing the upper floor bedroom and the detached guest cottage, 2) the conversion of 979-square feet of lower level storage space to living space of which 357 square feet qualifies as bonus basement floor area. The total floor area of the residence would be 3,175 square feet, 3) the extension of the front balcony to the west by 3-feet, 4) the removal of the existing planters and walkway in the front yard, 5) new landscaping including a new decomposed granite walkway, 6) the replacement of the existing masonry brick siding as needed, 7) the construction of a new ramada on the rear of the detached garage to replace the guest cottage, and 8) a new gas outdoor fire pit in the front yard.

The existing finish materials include masonry bricks and a clay tile roof. The applicant is proposing to maintain the existing bricks, with minor repairs as needed, and paint the bricks in Benjamin Moore "Deep Silver." Additionally, the applicant is proposed horizontal cedar siding at the entryway. The existing wood balcony railing is proposed to be removed and replaced with a frameless glass guardrail. With regard to the roof, the existing roof tiles are proposed to be removed and replaced with slate roof tiles in "Majestic Matterhorn" color.

Staff has scheduled this application for both conceptual review and final review details due to the limited exterior changes and expansion in the building footprint. If the Commission has concerns that cannot be addressed at one meeting it may continue the application with a request for changes.

PROJECT DATA FOR AN 8,000 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,960 sf*	2,489 sf (31%)	3,175 sf (39%)*
Site Coverage	971 sf**	3,359 sf (41%)	1,961 sf (24%)
Trees	3 Upper /1 Lower (recommended)	0 Trees	0 Trees
Ridge Height	18 ft / 24 ft	28 ft 8 in (2nd story)	23 ft
Plate Height	12 ft / 18 ft	21 ft 6 in (2nd story)	18 ft
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	20 ft	51 ft (residence) 5 ft 5 in (garage)	48 ft (residence) 5 ft 5 in (detached garage)
Composite Side Yard	20 ft (25%)	Min: 14 ft 6 in (36%)	Min: 14 ft 6 in (36%)
Minimum Side Yard	3 ft	Min. North Side: 7 ft Min. South Side: 2 ft 6 in North Side Garage: 3 ft 6in	Min. North Side: 7 ft Min. South Side: 2 ft 6 in North Side Garage: 3 ft 6 in
Rear	15 ft	5 ft	5 ft
* The allowable square footage for an 8,000 square foot lot is 2,960 square feet, with a maximum bonus basement floor area of 1,087 square feet (including a 100 square foot basement incentive). **Includes bonus for 50% or more permeable materials			

Staff analysis:

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

The site currently contains one small palm tree, and the applicant has not proposed any additional tree replants. As part of the preliminary site assessment, the City Forester recommended two new upper canopy and two new lower canopy trees. Staff has included a condition of approval requiring the planting of two upper canopy and two lower canopy trees on the landscape plan submitted as part of the construction plans.

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

Staff has not identified any view or privacy impacts that would be created by the project. The applicant is proposing to reduce the height of the structure by removing the 195-square foot second story portion, which will result in a height reduction of approximately 6-feet on the rear of the residence. All existing view sheds from neighboring houses will be maintained, and may actually be increased as a result of the project. Staff notes that the applicant is also proposing to enlarge the balcony on the front elevation by extending it 3-feet to the south; however this change does not create any additional privacy concerns.

Mass & Bulk: Residential Design Guidelines 7.1 through 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."* Further, these guidelines state that "*a building should relate to a human scale in its basic forms*."

The proposed addition will be located on the basement/under floor on the west (front) side of the house and will only result in a minor change to the front façade. Additionally, the proposal includes the removal of the second story (195-square feet). Staff supports the reduction in the buildings mass and notes that the neighborhood is predominately two story homes.

Cut/Fill: Residential Design Guideline 3.2 states: "*Minimize the extent of excavation and fill on a site. The site design should follow the natural contours of the site. Where construction is necessary on a steep slope, step the foundation and building forms to follow the contours or locate the long axis of a building to lie parallel with natural contours*."

The applicant is proposing to excavate soil from under the house and remove additional soil from the west side of the house to create additional living space. The existing grade of the property gradually drops 10 feet from the rear (east side) to the front (west side) of the property. Staff notes that the excavations will follow the natural contours of the site. A condition has been drafted requiring the applicant to submit a grading plan for staff's review, which will identify the proposed cubic yardage to be removed from the site.

Building & Roof Form: Residential Design Guidelines 8.1 through 8.3 state that *"Shallow to moderately pitched roofs are appropriate on one-story buildings. More steeply pitched roof with low plate lines can be used on two-story buildings."* The Guidelines emphasize using

"*restraint*" and "*simplicity*" in building forms, which should not be complicated, and roof lines, which should "*avoid complex forms*."

The applicant is proposing to remove the second story portion of the building and extend the existing roof lines over the first floor living space. The portion of the new roof will match the existing gable and pitch over the rest of the house. A proposed roof plan is included on sheet A-3.1 of the plans. The added floor area in the under floor will have a flat roof to allow for the 1st story balcony above and the balcony will extend approximately 3-feet over the roof. With regard to the detached garage and guest house, the roof above the proposed ramada will match the existing pitch. In staff's opinion, the minimal changes to the rooflines are compatible with the design of existing residence.

***Basement*:** The Municipal Code states that "*the City provides an incentive to use some of the base floor area and exterior volume in a basement. The result of this incentive is to reduce above-ground floor area and reduce exterior volume for sites awarded bonus floor area in basements."* For a one story structure, the Code states that "*For each one square foot of the base floor area constructed in a basement and 12 cubic feet of allowed exterior volume not built above average grade, one additional square foot of bonus floor area may be constructed in a basement*."

The allowable square footage for an 8,000 square foot lot is 2,960 square feet, with a maximum bonus basement floor area of 1,087 square feet (including a 100 square foot basement incentive). Of the proposed 3,175 square feet, the applicant is proposing 2,818 square feet of "above average grade" floor area, which qualifies the site for the basement bonus incentive. The proposal includes a lower level, with 357 square feet meeting the definition for a Basement. The basement area is depicted with hatched lines on sheet A-2.2 of the plan set. The proposed floor area is in conformance with the Municipal Code.

Detached Garage: The residence currently includes a detached two-car garage and a one bedroom guest house at the rear of the structure. The applicant is proposing to demolish the walls of the guest house to build an outdoor ramada at the rear of the garage. The existing roofline is proposed to remain over the open-walled ramada. The garage, which is within the front setback, is proposed to remain.

Finish Materials: The applicant is proposing to paint the existing masonry brick siding in Benjamin Moore "Deep Silver" and add new Cedar siding at the front entryway. The existing clay tile roof is proposed to be removed and replaced with "Majestic Matterhorn" slate tiles. Additionally, Sierra Pacific wood windows and doors are proposed throughout the house painted in Benjamin Moore

"Twilight" color. Finish details are included on Sheet A-6.3 of the plans and Staff notes that the proposed siding changes will create a modern look for the home.

Exterior Lighting: With regard to light fixtures, Municipal Code Section 15.36.070.B.1 requires that exterior light fixtures on the building do not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens). The locations of the proposed light fixtures are depicted on Sheet L-1 of the plan set, and the details are included as Attachment D. The applicant is proposing a Hinkley & FR Brand Atlantis sconce light with an output of 20 watts, a Hinkley & FR Brand Atlantic path light with an output of 20 watts, and a Hardy Island brick light with an output of 18 watts. Six brick lights are proposed around the fire pit and at the front entryway, and eight path lights are proposed along the front walkway. Staff supports the proposed lighting fixtures and notes that they comply with City requirements.

Outdoor Fire Pit: The project proposal includes an outdoor gas fire pit in the front yard. The fire pit is proposed to be approximately 30 feet from the front property line and approximately 40 feet from the north neighbor. Staff has not identified any concerns with the location of the fire pit.

Fences/Walls: A 4-foot high Carmel stone wall currently runs along the west (front), south (side), and east (rear) property lines, and a 5-foot high redwood fence runs along the north property line. All existing walls and fences are proposed to remain. Staff notes that a portion of the existing wall encroaches into the Right of Way, and therefore a condition requiring an encroachment permit is recommended. Photographs of the existing fences are included in Attachment A.

Site Coverage/Landscaping: The existing site coverage consists of multiple stone walkways, steps to the front entryway, and a covered patio, and exceeds the allowed coverage for an 8,000 square foot lot by 2,388 square feet. Per Municipal Code Section 17.10.030.C, nonconforming site coverage is required to be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less. The applicant is proposing to add 686 square feet to the residence and therefore is required to remove 1,372 square feet of coverage. The applicant is proposing 1,961 square feet of site coverage, which includes a reduction of 1,398 square feet of coverage.

With regard to landscape, the site currently contains a large a large lawn, a small palm tree, and a tall hedge above the stone walls surrounding the property. The applicant is proposing to maintain the existing grass lawn, which is mostly out of sight from the public view, as well as the existing hedge along the west and south property lines. Additionally, the applicant is proposing new Carmel Creeper shrubs, Red Buckwheat shrubs, Sulfur flower shrubs, and California Meadow Sedge grass

throughout the site. A landscape plan is included on Sheet L-1 of the plan set. As noted earlier, staff has included a condition that two new upper canopy and two new lower canopy trees be added to the landscape plan, per the City Foresters recommendation.

Archaeological Zone: A Preliminary Cultural Resources Reconnaissance Report was prepared for the subject parcel in November 2015. The study found that the nearest archaeological site is approximately 900 feet to the northwest, and that there was no evidence of historic or prehistoric cultural activity indicators (including shell fragments, bone fragments, or culturally modified lithic materials). The report is included as Attachment F. The project archaeologist recommends that there is no reason to delay the project due to archaeological concerns, however it is recommended that in the event that an unexpected trace of historic or prehistoric materials are encountered, a qualified archaeologist should be retained for appropriate mitigation. Staff has included a condition of approval based on the project archaeologist's recommendation.

Public ROW: The unimproved portion of the City Right-of-Way (ROW) between the front property line and edge of pavement ranges from 8-feet to almost 40-feet in width and includes a decomposed granite sidewalk and multiple trees. The existing wall, including the pillars at the entryway, slightly encroaches over the property line into the City ROW. A condition has been drafted requiring the applicant to apply for and obtain an encroachment permit for all encroachments prior to building permit issuance.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes a 582-square foot addition to an existing 1,209-square foot residence, and therefore qualifies for a Class 1 exemption. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings for Approval
- Attachment C – Conditions for Approval
- Attachment D – Lighting Details
- Attachment E – Roofing Details
- Attachment F – Preliminary Cultural Resources Reconnaissance Report
- Attachment G – Project Plans

Attachment A – Site Photographs

Residence viewed from San Antonio

Attachment A – Site Photographs

Residence viewed from San Antonio

Attachment A – Site Photographs

Detached garage, fronting on San Antonio

Attachment A – Site Photographs

Front wall along Ocean Ave.

Attachment A – Site Photographs

Front balcony and masonry brick details

Attachment A – Site Photographs

Second story portion proposed for removal

Attachment B – Findings for Approval

FINDINGS REQUIRED FOR FINAL DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45)

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

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

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

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

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

Attachment C – Conditions of Approval

DS 15-322 (North Point Investments)
November 18, 2015
Conditions of Approval
Page 1

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 15-322) authorizes the applicant to remove 460 square feet of living space on the second story and in the detached guest cottage, to add 979 square of new living space including XXX in the basement. The approval includes a new outdoor ramada attached to the garage, an outdoor gas-burning fire pit, and the enlargement of the existing front balcony. Finish materials include the existing masonry stones painted in a "Silver Gray" color with cedar siding at the front entryway, a slate tile roof, and wood doors and windows. All existing fencing will remain.	✔
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✔
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✔
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction,	✔

	the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2”) in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12”) of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✔
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✔
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	✔
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	✔
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden	✔

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

	Planning Commission.	
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✔
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✔
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	The applicant shall plant and maintain TWO new upper-canopy and TWO new lower-canopy trees of substantial size and caliber and of a species approved by the City Forester. The location, size, and species of this tree shall be noted on the landscape plan submitted with the construction plan set. Prior to final planning inspection, the tree shall be planted on site located approximately 10 feet from any building.	✔
23.	Based on Health and Safety Code § 7050.5, if any human remains are exposed, no further excavation or disturbance occurs in the area and that the county coroner is called so that the coroner can verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American.	✔
24.	In the event that unexpected traces of historic or prehistoric materials, (including, but not limited to human remains, concentrations of shell or heat altered rock or historic trash pits) are encountered during grading or other future development, a qualified archaeologist should be retained for appropriate archaeological mitigation.	✔

25.	The applicant shall submit a grading plan with the building permit application identifying the cubic yardage of soil proposed to be excavated and removed from this site as part of the project.	

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

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

HINKLEY & FR

HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 440.653.5500 [F] 440.653.5555
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM

ATLANTIS 1648BZ
BRONZE

MATERIAL	EXTRUDED ALUMINUM BODY
GLASS	TEMPERED GLASS LENS
WIDTH	6.0"
HEIGHT	16.0"
EXTENSION	3.5"
TTO	13.8"
BACKPLATE HEIGHT	4.5"
BACKPLATE WIDTH	4.5"
BULB	TWO 20W MR16 (INCLUDED)
VOLTAGE	120V
UPC	640665164824
NOTES:	

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

life AGLOW®

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NOV 10 2015
City of Carmel-by-the-Sea
Planning & Building Dept.

HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 440.653.5500 [F] 440.653.5555
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM

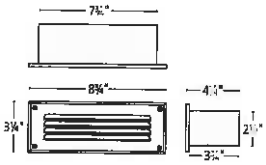
ATLANTIS 1518BZ
BRONZE

MATERIAL	ALUMINUM
GLASS	ETCHED GLASS LENS
WIDTH	6.5"
HEIGHT	22.0"
EXTENSION	-
TTO	-
BACKPLATE HEIGHT	-
BACKPLATE WIDTH	-
BULB	ONE 20W T3 BI-PIN (INCLUDED)
VOLTAGE	12V
UPC	640665151800
NOTES:	

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

life AGLOW®

1594 BZ-LED
LOUVERED LED BRICK LIGHT



1594 MZ-LED
HARDY ISLAND
LOUVERED LED BRICK LIGHT

HARDYISLAND™

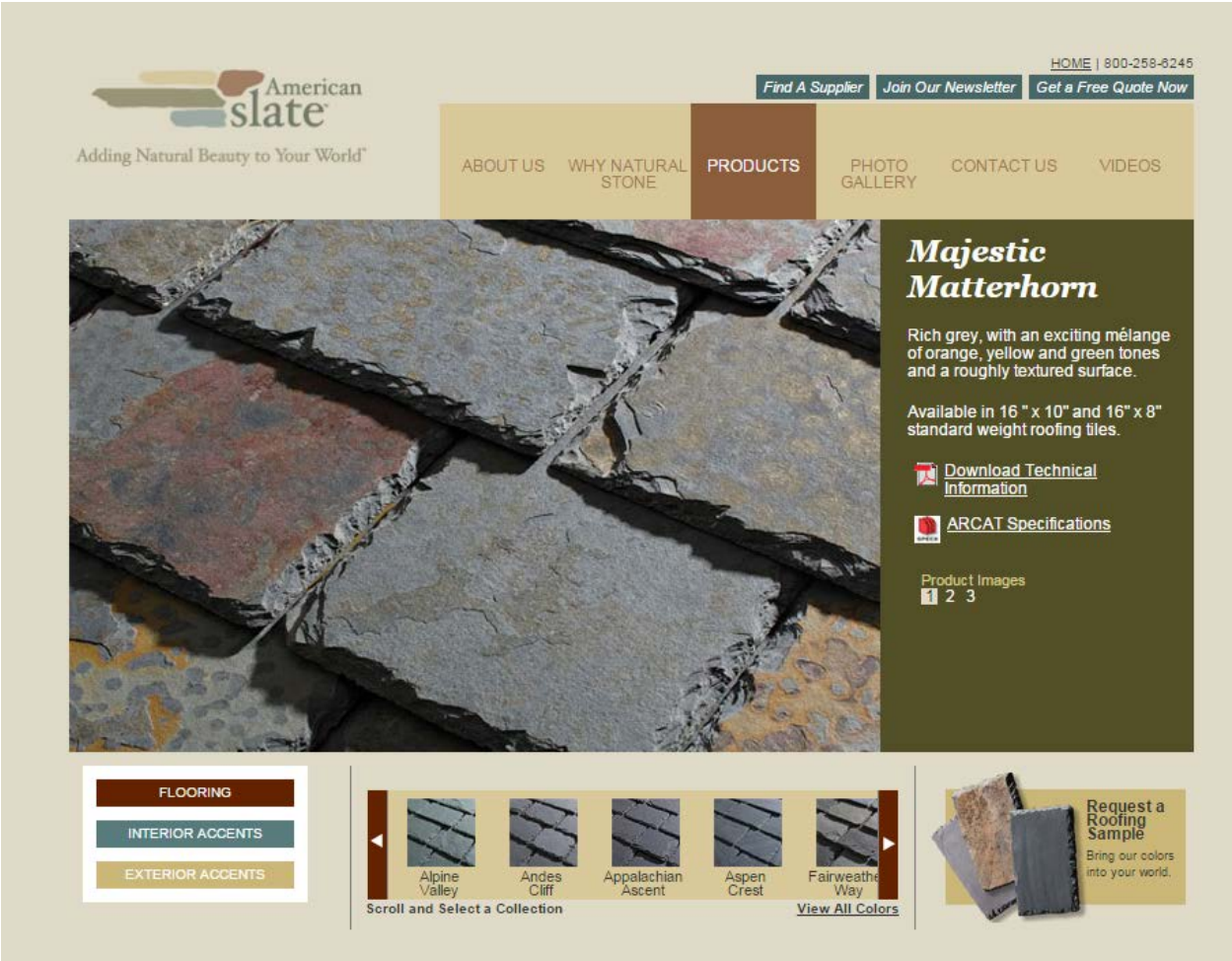
Constructed from solid cast brass in a weathered Matte Bronze finish, these fixtures are designed to withstand extreme climates.

LED STEP & BRICK LIGHTS: 12V

ITEM	NAME	FINISH	WIDTH	HEIGHT	DEPTH	CONSTRUCTION	GLASS LENS	LED ENGINE	LED WATTAGE	INCANDESCENT EQUIVALENCY	POWER SUPPLY REQUIREMENT
1594 BZ-LED	Louvered LED Brick Light	Bronze	8¾" (face) 7¾" (housing)	3¼" (face) 2½"(housing)	½" (face) 3¾" (housing)	Galvanized Steel Housing Cast Aluminum Faceplate	Clear	E0036LED	2.1w	18w	3.2VA
1594 MZ-LED	Louvered LED Brick Light	Matte Bronze	8¾" (face) 7¾" (housing)	3¼" (face) 2½" (housing)	½" (face) 3¾" (housing)	Galvanized Steel Housing Solid Brass Faceplate	Clear	E0036LED	2.1w	18w	3.2VA

A wiring kit is supplied. For accessories, see page 53. For Transformers, see pages 54-55.

Attachment E – Roofing Details



Attachment E – Roofing Details

majestic matterhorn

Characteristics

Color: Rich grey with an exciting melange of orange, yellow and green

Surface: A rough textured appearance

Standard Tile Sizes

16" x 10"
(40 cm x 25 cm)

16" x 8"
(40 cm x 20 cm)

Thickness: 1/4" – 3/8"

Weight: Approximately 950 lbs. per square

Note: The weights given above are based on a 2" double headlap (DHL). For a 3" DHL add 7.5%.
All American Slate roofing slates are pre-drilled with two nail holes.

ASTM No.	Specification	Results
C120	Modulus of Rupture	9060 psi
C121	Water Absorption	0.36%
C217	Weather Resistance	0.001 in.

Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 010-253-009, Carmel-By-The-Sea County of Monterey, California

Prepared for
Cindi Scarlett-Ramsey
Sterling Huddleson Architecture
Carmel Plaza, Ocean Avenue
Carmel-By-The-Sea, CA 93923

By
Susan Morley M.A.
Register of Professional Archaeologists
3059 Bostick Avenue Marina, California 93955-3727
Home (831) 645-9162 ○ Mobile (831) 262-2300 ○ Fax (831) 645-9162
smorley@csumb.edu

November 2015

Evidence of Sacred/Religious Site?	Yes__ No_x_
Evidence of Native American Remains on Site?	Yes__ No_x_
Evidence of Anything of Archaeological Significance?	Yes__ No_x_
Positive Findings of Historical Significance?	Yes__ No_x_

TABLE OF CONTENTS

INTRODUCTION....3

PROJECT LOCATION AND DESCRIPTION....3

Figure 1: Regional Location Map for Carmel-By-The-Sea, California....4
Figure 2: The project parcel is located on a portion of the United States Geological Survey Monterey Quadrangle (1997)....5
Figure 3: Monterey County Assessor's Parcel map for the project parcel, APN 010-253-009....6

PREHISTORIC BACKGROUND....7

Spanish Mission Period (1770-1834)....7

Ethnographic Background....8

Figure 4: Tribal map by Lorraine Escobar modifying Milliken's map (1990) with village locations based on Milliken's research and additional historic sites of importance including the Piazzoni Ranch....9

METHODOLOGY....10

RESULTS OF SITE RECORD SEARCH....10

ARCHAEOLOGICAL RECONNAISSANCE....10

CONCLUSION....11

RECOMMENDATIONS....11

Health and Safety Code § 7050.5....11

References....12

INTRODUCTION

In October 2015 Ms. Cindi Scarlett-Ramsey retained the author to conduct a preliminary cultural resources survey for Assessor's Parcel Number 010-253-009 in the City of Carmel-by-the-Sea (Figure 1, p.4), County of Monterey, California. Plans are proposed to remodel the existing single-family dwelling on the project parcel. Because these plans include subsurface disturbance of soils, and because the project parcel is located in an area of high archaeological sensitivity, the Carmel-by-the-Sea Department of Community Planning and Building has required an archaeological survey for the permitting process.

In accordance with the California Environmental Quality Act (1970), site record searches have been conducted through the Northwest Information Center at Sonoma State University in Rohnert Park (File numbers F/X-127, 03-568, 02-344, 03-46, 03-442, 02-344). A subsequent archaeological reconnaissance was conducted on October 30, 2015. This report presents the results of the archaeological site record searches, subsequent archaeological reconnaissance, and professional recommendations.

PROJECT LOCATION AND DESCRIPTION

The project parcel is 8,000 square feet in area located at the northeast corner of Ocean Avenue and San Antonio Avenue. It is the last residential parcel on Ocean Avenue, the last house on Ocean Avenue before the Carmel Beach. The parcel may be further located on the Monterey United States Geological Survey 7.5 minute series [1983] Quadrangle, Zone 10 (Figure 2, p.5). The Universal Transmercator Grid coordinates calculated for the parcel are approximately 595969.6.6metersE/4046106.1metersN. The project parcel is approximately 300 meters east of Carmel Bay. Elevation of the parcel is 43 feet above mean sea level. Vegetation on the project parcel consists of several mature cypress trees and various non-native ornamentals. The nearest reliable source of fresh water is the Carmel River about one half mile south.

Currently, there is a 2,929 square foot, single-family dwelling on the project parcel that was constructed in 1930. As stated above, plans are proposed to remodel the existing residence.

The project is in a densely developed residential neighborhood. Much of the parcel is occluded by the existing residence and extensive paving stones of Carmel stone; however, visual inspection of the soils is possible along the margins and surrounding the house.

Plans are proposed to remodel the existing single-family dwelling. The plans also propose expanding the existing crawlspace in order to create a basement. This will require excavation of soils to a depth of six feet and to increase the basement area to 485 square feet. Plans also include increasing the square footage of the existing garage.

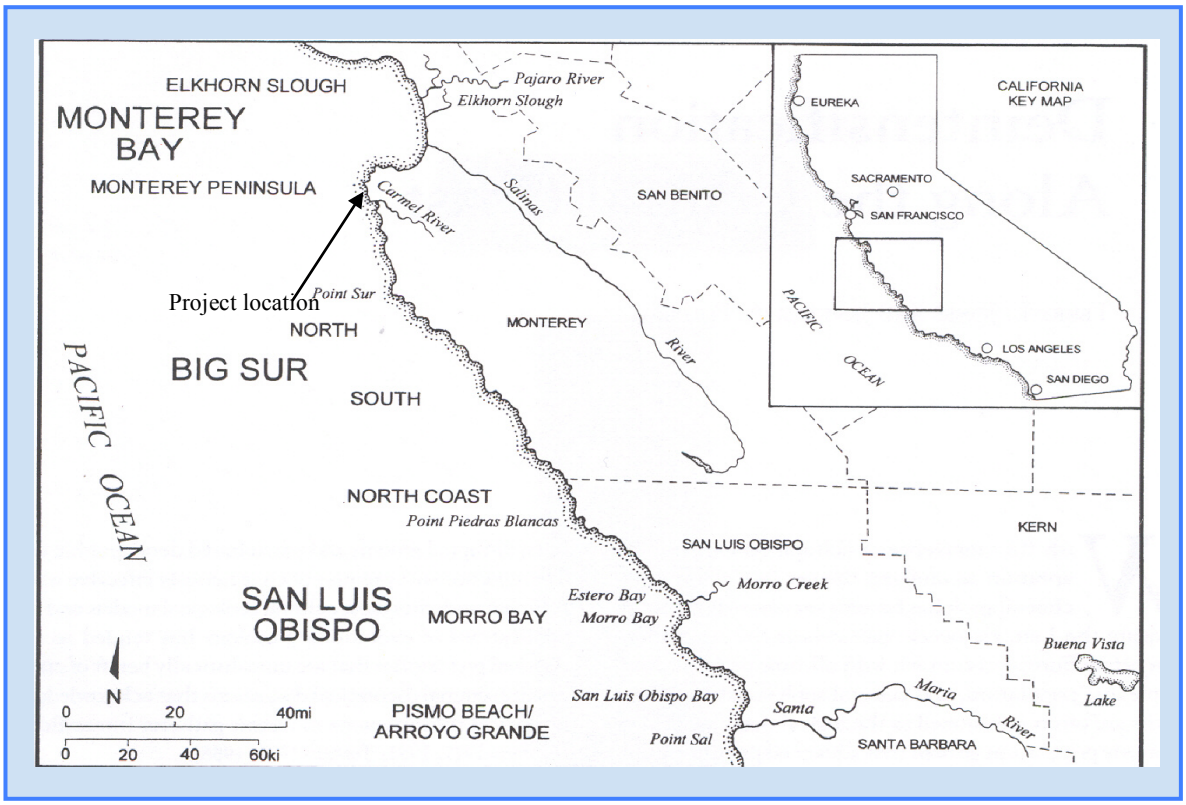


Figure 1: Regional Location Map for Carmel-By-The-Sea, California

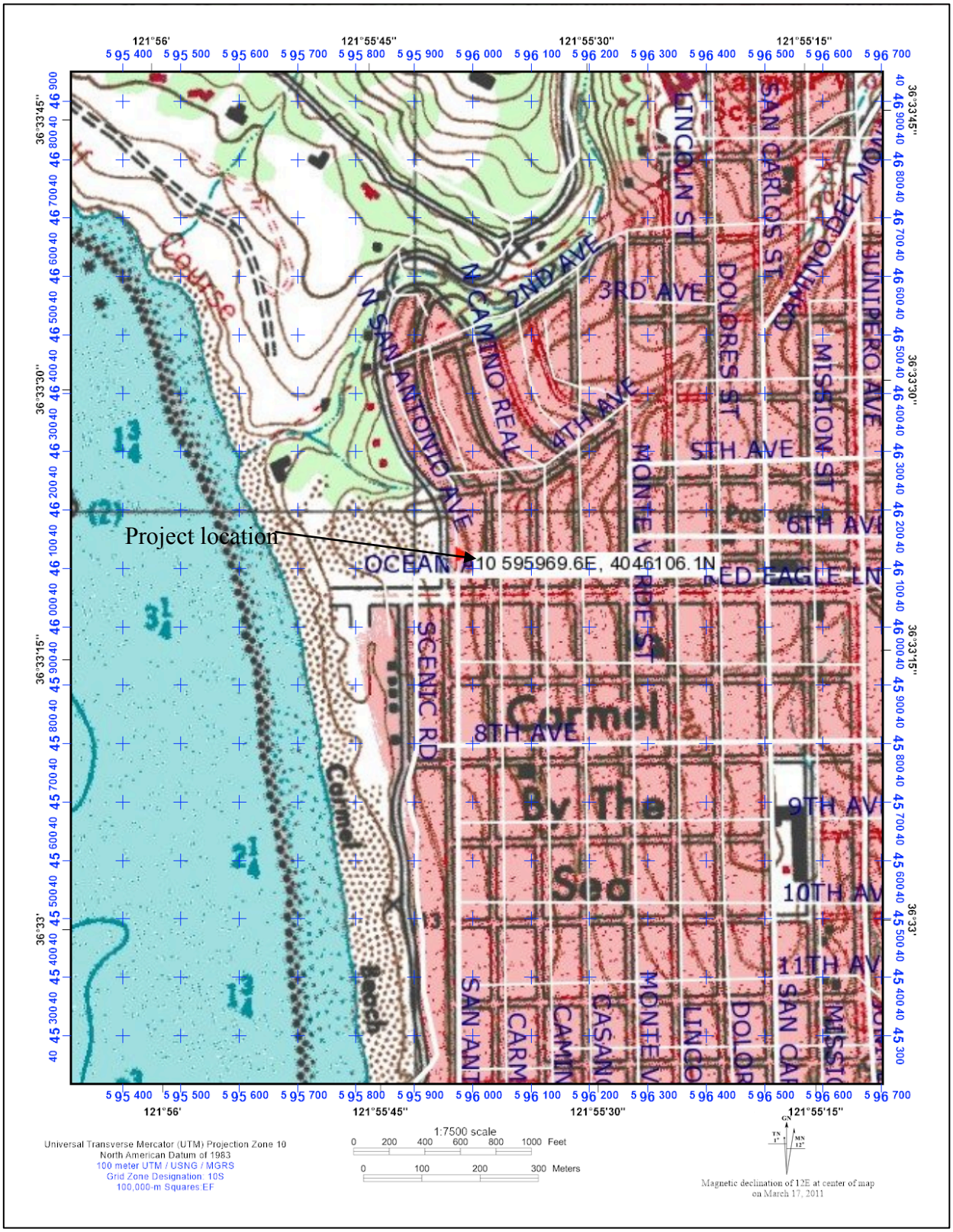


Figure 2: The project parcel is located on a portion of the United States Geological Survey Monterey Quadrangle (1997).

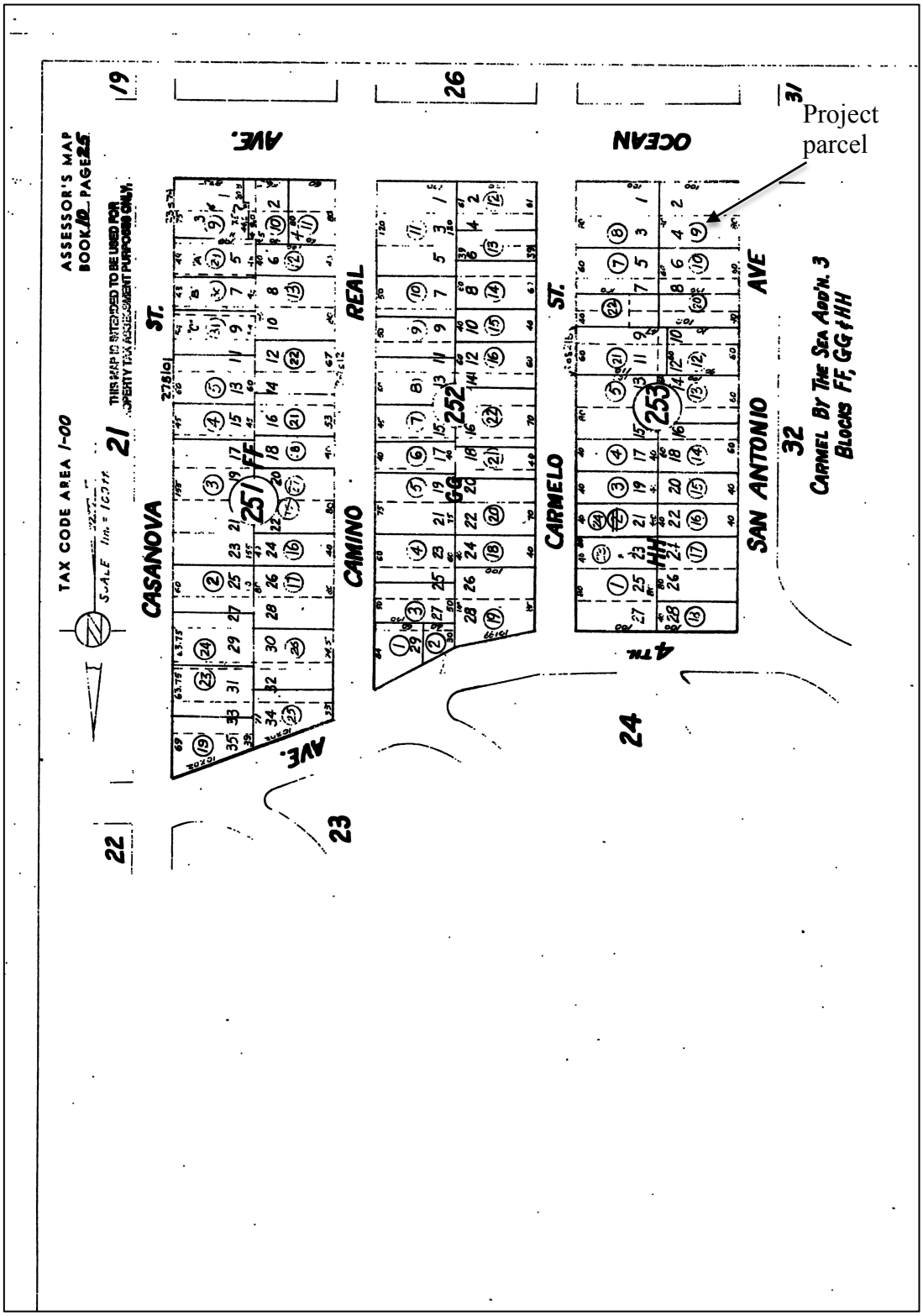


Figure 3: Monterey County Assessor's Parcel map for the project parcel, APN 010-253-009.

PREHISTORIC BACKGROUND

As of this date CA-MNT-17C on Carmel Point has yielded the earliest date for the central coast Recently, Dr. Gary Breschini, working with Lynn Mounday, obtained a carbon date of 9,300 YBP (Breschini, 2012) for CA-MNT-17C, the most studied archaeology site on Carmel Point. Earlier archaeologists have documented and reported in depth an early occupation site along the central coast of California dating to 8,350 BC, the Cross Creek site, in San Luis Obispo County (Jones *et. al.* 2002), evidence for human occupation on the California coast to the terminal Pleistocene. These study provide evidence that a separate migration of people may have initially populated the central coast. These early inhabitants are now considered as having practiced a different subsistence technology from the inland groups. This has been determined by the recovery of milling stones and crude core and flake lithic technologies that do not appear in association with inland sites.

The indigenous peoples of the central coast today are identified according to linguistic groups, Esselen and Costanoan speakers. They occupied the Monterey Peninsula and the Santa Lucia Mountains from Carmel Valley to the Big Sur Coast and south to Pfeiffer State Beach, and inland to Salinas, Spreckles, and south to Soledad (Figure 5).

The aboriginal peoples were hunter-gatherers with a well-developed, intimate knowledge of the rich diversity of their environment. They processed vegetable foods, fished the rivers for anadramous fish such as the steelhead and salmon, sardines from the ocean, and hunted for deer, fowl, and rabbits; they did not cultivate the land but did manage the land by technologies such as burning (Lewis 1978).

Serious anthropological theorizing began in the early 1900s when Kroeber conducted what he called salvage anthropology. Kroeber formulated his idea of 'tribelets' from groups that were already thoroughly disrupted by missionization.

Bean with Lawton (1973) and Bean with Blackburn (1976) understood that the prehistoric people of the region we now call California was more connected and complex than Kroeber had initially made them out to be. Bean wrote that the people living in villages of close proximity intermarried and were thus connected families. Milliken's ethnographies of the regions prehistoric tribes provide evidence that elite people from the various tribes of the Monterey Bay region intermarried to form political alliances (1995& 1987).

Studies based upon mission records have provided the names and locations of the many villages of the Monterey region. Groups of Esselen speakers and those now referred to as Southern Costanoan or "rumsien"-speakers intermarried before missionization, at the missions where they were forced to convert to Catholicism (that is the San Carlos and San Antonio Missions) and after missionization. Beginning in 1770, these Esselen converts and other Native American people taken into the mission system as converts were called "neophytes", from the Spanish, *neofitas*, derived from the Latin for "newly planted". There are differing opinions on Esselen precontact and contact history (Breschini and Haversat 1980 and Jones 1994 for example).

Spanish Mission Period (1770-1834)

The Carmel/Monterey region has a long and distinguished history. Don Sebastian Vizcaino bestowed the place name Carmel in 1602. Vizcaino is thought to be the first European to set foot on the Monterey Peninsula. Carmelite friars were aboard ship on that expedition intending to establish a mission in the area that would be backed by the Spanish military. On June 3, 1770 Junipero Serra

founded the mission *San Carlos de Borromeo de Monterey*. A year later Serra wrote for permission to move the mission to the banks of the Carmel River. Therefore, in 1771 *Mission San Carlos Borromeo Del Rio Carmelo* was founded.

When the Spanish missionaries arrived in the late 18th century, they applied the name *Costaños* to all of the tribes already inhabiting the region between the San Francisco and Monterey Bays, even though the aboriginal people of the present day region comprised many more distinct language groups and tribes (Milliken 1995) and were multilingual peoples. *Costaños* was anglicized to Costanoan. The Esselen village of Achasta may have been located on the Monterey Peninsula near the Presidio, though Milliken suggests Carmel Point (1987).

Ethnographic Background

The people indigenous to the Monterey Bay Region were known as *Rumsen*, *Esselen, Guacharonnes, Ecclemachs, Sakhones, Sureños, and Carmeleños.*

> "The Indian **clans** were known as *Ensenes, Excelenes, Achistas, Runsenes, Sakhones*, and were considered as belonging to one nation" (Salvador Mucjai quoted in Taylor 1856, p. 5).

The Esselen and Costanoan (Ohlone to some) peoples came from at least nine major *rancherias.* Some of these *rancherias* have come to be known by several different names, due to variability in the transcription of these village and district locations by different priests as recorded in the Mission records. These nine *rancherias*/districts are:

- *Wacharon (Guachirron)/Calendaruc* (Moss Landing, Castroville, Watsonville area
- *Ensen* (interior side of Fort Ord and Salinas Valley)
- *Achasta* (near Monterey)
- *Tucutnut/Capanay* (middle reaches Carmel River drainage)
- *Soccoronda/Jummis/Sepponet* (upper Carmel River drainage)
- *Echilat/Ixchenta/Tebityilat* (upper San Jose and Las Garzas Creek drainages)
- *Esselen/Excelen/Excelemac* (Santa Lucia Mountains/Ventana Wilderness)
- *Sargentaruc/Jojopan/Pixchi* (Carmel River south to Sur)
- *Eslanajan* (Soledad/Arroyo Seco)

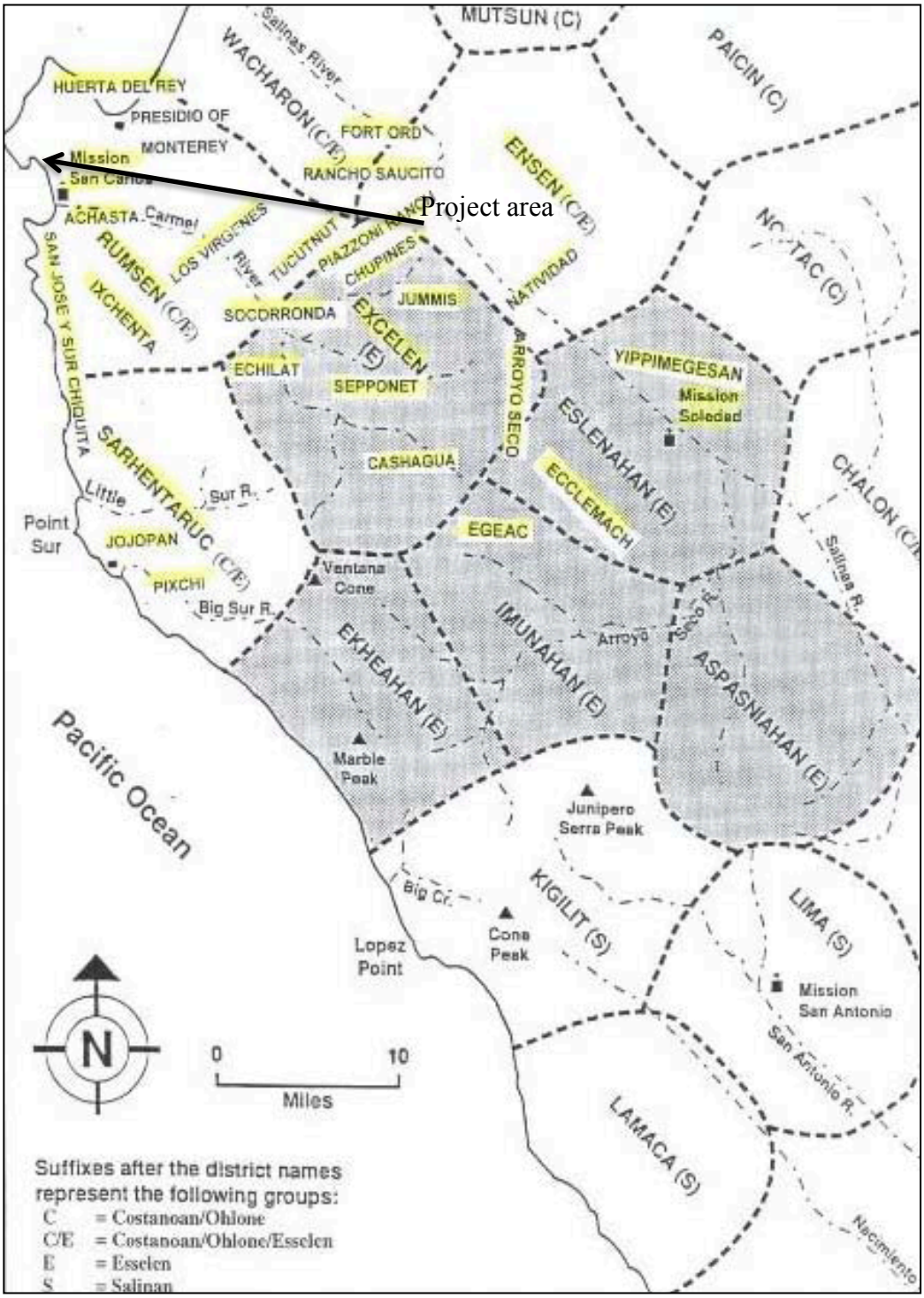


Figure 4: Tribal map by Lorraine Escobar modifying Milliken's map (1990) with village locations based on Milliken's research and additional historic sites of importance including the Piazzoni Ranch.

The Mission San Carlos Borromeo was founded at Monterey in May 1770. Shortly after, Costanoan and Esselen people were taken into the mission. As the Spanish padres and military men were establishing a foothold for the northernmost frontier

> *of the Spanish Empire, the baptized and converted Esselen Indians, working as indentured laborers, built and supported several of the northern Franciscan missions (San Carlos and Soledad), military posts and settlements. Many fled the missions to the interior while others died under harsh and restrictive treatment by the missionaries and settlers.*
>
> *The American Flag was raised in Monterey in 1846 by U.S. forces, which claimed formal possession of California. Admiral Sloat gave a speech on the "Color of Right" about legal entitlements to be honored by the US Government. In 1848, the Treaty of Hildalgo, ending the Mexican War, also guaranteed protection of Indian rights* (Escobar *et al*., 1998).

After California statehood in 1850, Congress and the President of the United States authorized Special Agents McKee, Barbour and Wozencraft to treat with California Indians in 1851. Eighteen treaties were negotiated between the California tribes and these special agents. These treaties were established to accomplish two basic goals: 1) to cede the majority of aboriginal lands of California to the United States Government; and 2) to reserve 8.5 million acres of land in the interior of the state to be used by the California tribes as reservation lands. These 18 treaties were never ratified, but were suppressed in secrecy by the United States Senate until their rediscovery in 1905. These treaties remain unhonored by the Federal Government Indian lands due to the refusal of the Senate in ratifying the 18 treaties.

METHODOLOGY

RESULTS OF SITE RECORD SEARCH

Site record searches through the Northwest Information Center indicate that no prehistoric or historic sites exist within the boundaries of the project parcel. The nearest archaeology site is located approximately 900 feet to the northwest across Pescadero Canyon, CA-MNT-836.

ARCHAEOLOGICAL RECONNAISSANCE

Archaeological reconnaissance followed standard methods of procedure. The project parcel was physically and methodically inspected for indicators of cultural resources on October 30, 2015. In central California, archaeologists are alerted to prehistoric sites by the presence of midden soils darkened from accumulation of organic remains. In addition, the presence of various shell remnants from either the bay or littoral may indicate a site. Archaeologists also look for flaked stone artifacts and ground stone that is either complete or in fragments representing mortars and pestles or manos and metates. Sites are often located near the source of fresh water. Some prehistoric sites are occupational sites while others may be quarries, workstations, milling stations, hunting stations, or ideological sites that exhibit rock art or petroglyphs.

The author methodically inspected the soils of the project parcel wherever soils were visible. Although much of the project parcel is covered with walkways and structures, the soils are quite visible along the margins of the parcel, and in the area with the lawn exists, as well as along the outer perimeter along the streets. Soils are medium gray sand. No cultural materials were observed in the soils of the project parcel.

CONCLUSION

The project parcel was methodically inspected for evidence of significant prehistoric or historic material remains. Archaeological reconnaissance did not reveal any of the indicators expected of a prehistoric archaeological site in this region; no culturally modified soils were present; no shell fragments, bone fragments, or culturally modified lithic materials were noted in the soils of the project parcel. No granitic or other bedrock outcrops were present that may possibly have contained bedrock mortars or cupules.

RECOMMENDATIONS

No evidence of historic or prehistoric cultural activity was observed during the archaeological reconnaissance. The nearest archaeology site is approximately 900 feet to the northwest. Therefore, it is the professional opinion of this writer that this parcel does not contain cultural resources, either historic or prehistoric in nature. Based upon these negative findings, there is no reason to delay the project parcel due to archaeological concerns.

However, it must be recommended that in the event that unexpected traces of historic or prehistoric materials, i.e., human remains, concentrations of shell or heat altered rock or historic trash pits are encountered during grading or other future development, a qualified archaeologist should be retained for appropriate archaeological mitigation.

Health and Safety Code § 7050.5

> If any human remains are exposed, the Health and Safety Code § 7050.5 requires that no further excavation or disturbance occurs in the area and that the county coroner is called so that the coroner can verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American.

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CARMEL BEACH HOUSE

OCEAN & SAN ANTONIO
CARMEL by the SEA, CALIFORNIA
A.P.N. 010-253-09

VICINTY MAP

PROJECT DESCRIPTION

REMODEL OF AN EXISTING SINGLE FAMILY HOME WITH DETACHED GARAGE AND GUEST HOUSE. REMODEL INCLUDES THE ADDITION OF UNDER FLOOR BASE AND BONUS SQUARE FOOTAGE.

ARCHAEOLOGICAL NOTE

THIS PROPERTY IS LOCATED WITHIN AN AREA OF ARCHAEOLOGICAL SENSITIVITY. IF ANY HUMAN REMAINS ARE FOUND AT ANY TIME DURING CONSTRUCTION, WORK SHALL STOP AND THE APPLICANT SHALL IMMEDIATELY NOTIFY THE MONTEREY COUNTY CORONER IN COMPLIANCE WITH APPLICABLE STATE REQUIREMENTS.

ZONING DATA/BUILDING CODE LEGEND

A.P.N.:	010-253-09
LOT SIZE.:	80'X100'=8000 SQ. FT.
ZONE:	R1
DESCRIPTION OF USE:	SINGLE FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION:	TYPE V-B
STORIES:	2
LEGAL DESCRIPTION:	BLK H-H, LOT 2 & 4
SPRINKLERS:	NO
HEIGHT LIMIT:	18'-0"
PROPOSED BUILDING HEIGHT:	HIGHEST POINT REDUCED BY 5'-8"

SQUARE FOOTAGE ANALYSIS

FLOOR AREA STANDARDS:

LOT SIZE:	8000 SQ. FT.
ALLOWABLE BASE FLOOR AREA:	2960 SQ. FT.
MAX. BONUS FLOOR AREA:	987 SQ. FT.
BASEMENT INCENTIVE:	100 SQ. FT.
MAX. TOTAL FLOOR AREA:	3947 SQ. FT.

SQUARE FOOTAGE TABULATION:

(E) MAIN LEVEL:	1612 SQ. FT.
(E) UPPER LEVEL:	195 SQ. FT.
(E) GUEST HOUSE:	265 SQ. FT.
(E) GARAGE:	417 SQ. FT.
TOTAL EXISTING:	2489 SQ. FT.
(R) UPPER LEVEL:	-195 SQ. FT.
(R) GUEST:	-265 SQ. FT.
TOTAL T.B.R.:	-460 SQ. FT.
(N) MAIN LEVEL:	1779 SQ. FT.
(E) GARAGE:	417 SQ. FT.
(N) LOWER LEVEL BASE:	622 SQ. FT.
(N) LOWER BASEMENT BONUS:	257 SQ. FT.
(N) BASEMENT INCENTIVE:	100 SQ. FT.
TOTAL PROPOSED:	3175 SQ. FT.

WALL REMOVAL CALCULATION:

EXISTING WALL LENGTH:	643 L.F.
WALLS TO BE REMOVED:	284 L.F.
PERCENT OF WALLS REMOVED:	44%

RECEIVED
SEP 24 2015
City of Carmel-by-the-Sea
Planning & Building Dept.

SHEET INDEX

SHEET NO.	DESCRIPTION
T-1.1	PROJECT DATA, DRAWING INDEX, VICINITY MAP.
T-1.2	CITY PLANNING CONDITIONS (NOT INCLUDED)
A-1.0	EXISTING SITE-SURVEY
A-1.1	PROPOSED SITE PLAN
A-2.0	EXISTING FLOOR PLANS
AD-2.0	MAIN LEVEL DEMO PLAN
A-2.1	PROPOSED MAIN LEVEL PLAN
A-2.2	PROPOSED LOWER LEVEL PLAN
A-3.1	ROOF PLAN
A-5.1	SITE SECTIONS
A-6.1	EXISTING EXTERIOR ELEVATIONS
A-6.2	EXISTING EXTERIOR ELEVATIONS
A-6.3	PROPOSED EXTERIOR ELEVATIONS
A-6.4	PROPOSED EXTERIOR ELEVATIONS

PROJECT DATA

SITE ADDRESS:	NE CORNER OF SAN ANTONIO & OCEAN CARMEL BY THE SEA, CA 93921
OWNER:	NORTH POINT INVESTMENTS P.O. BOX 470577 SAN FRANCISCO, CA 94147
ARCHITECTURE:	STERLING + HUDDLESON P.O. BOX 221092 CARMEL, CA 93922 PH. 831.624.4363
CONTRACTOR:	T.B.D.
SURVEY:	L&S ENGINEERING 2460 GARDEN ROAD MONTEREY, CA 93940 PH. 831.655.2861

SITE COVERAGE:

LOT SIZE:	8000 SQ. FT.
MAX. TOTAL SITE COVERAGE:	971 SQ. FT.
EXISTING SITE COVERAGE:	3359 SQ. FT.
SITE COVERAGE REQ'D TO BE REMOVED:	686 SQ. FT. ADD'N X 2 = 1732 SQ. FT.
ALLOWABLE SITE COVERAGE:	1987 SQ. FT. (3359 - 1732)
PROPOSED SITE COVERAGE:	1961 SQ. FT.

SITE COVERAGE TABULATION:

SITE ELEMENT	IMPERM. AREA	PERM. AREA
RAMADA	277 S.F.	
PATIO UNDER DECK	242 S.F.	
FRONT ENTRY	199 S.F.	
NORTH STEPS	23 S.F.	
SOUTH STEPS	18 S.F.	
GARAGE APRON	117 S.F.	
WEST ENTRY	66 S.F.	
SOUTH ENTRY	68 S.F.	
REAR PATIO	173 S.F.	
STOOP	20 S.F.	
WALLS	176 S.F.	
STEPPING STONES	35 S.F.	
FIREPIT & PATIO	183 S.F.	
D.G. WALKS		364 S.F.
SUBTOTAL	1597 S.F.	364 S.F.
TOTAL SITE COVERAGE		1961 S.F.

STERLING - HUDDLESON
ARCHITECTURE

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SAN ANTONIO & OCEAN ST
CARMEL BY THE SEA, CA 93923

A.P.N. 010-253-09

Prepared by:

CONCEPT REVIEW

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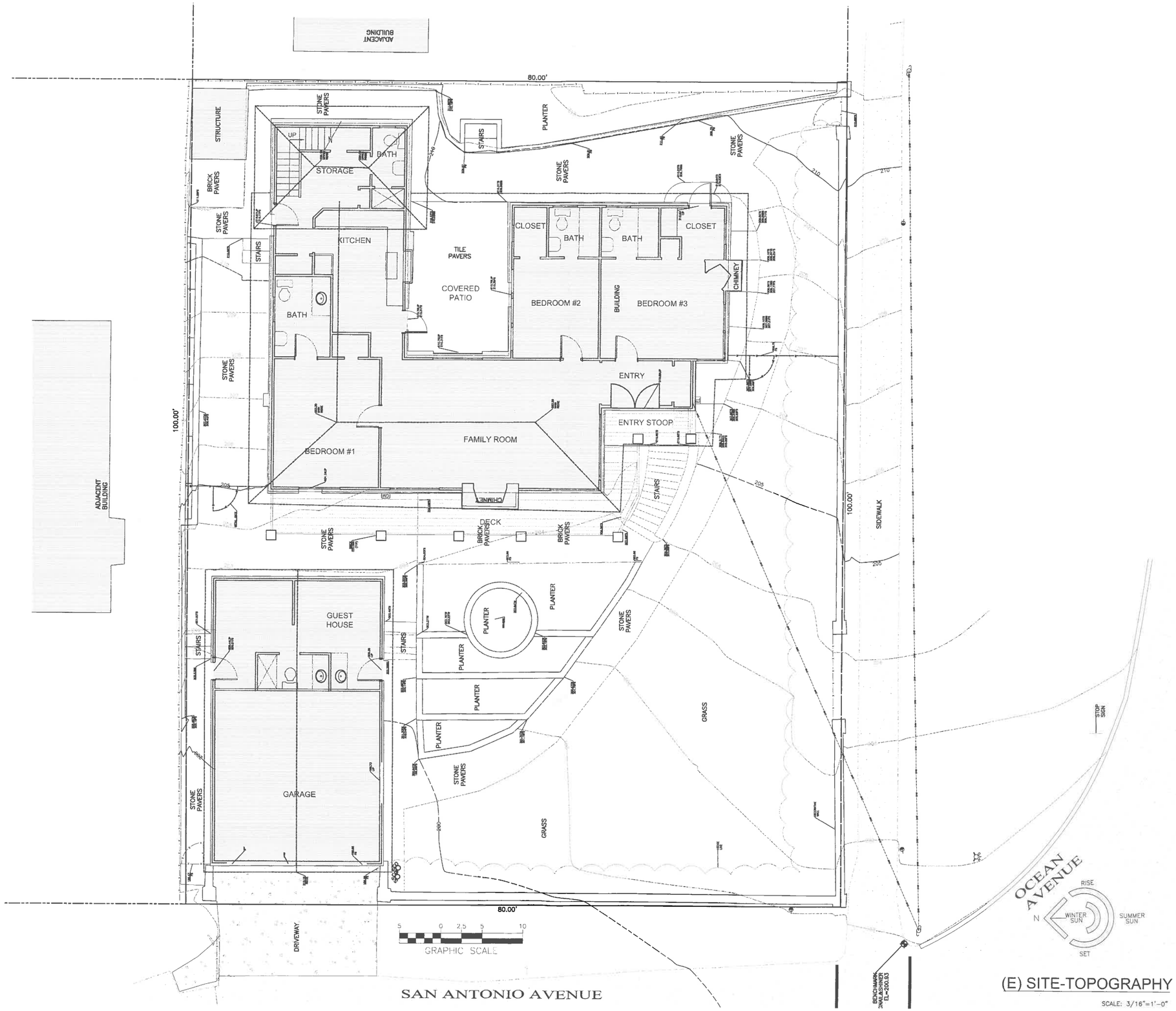

(E) SITE-TOPOGRAPHY

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L&S ENGINEERING AND SURVEYING, INC

2490 Garden Road, Suite G, Monterey, California 93940
ph 831.655.2723 fx 831.655.3425
LandSengineers.com

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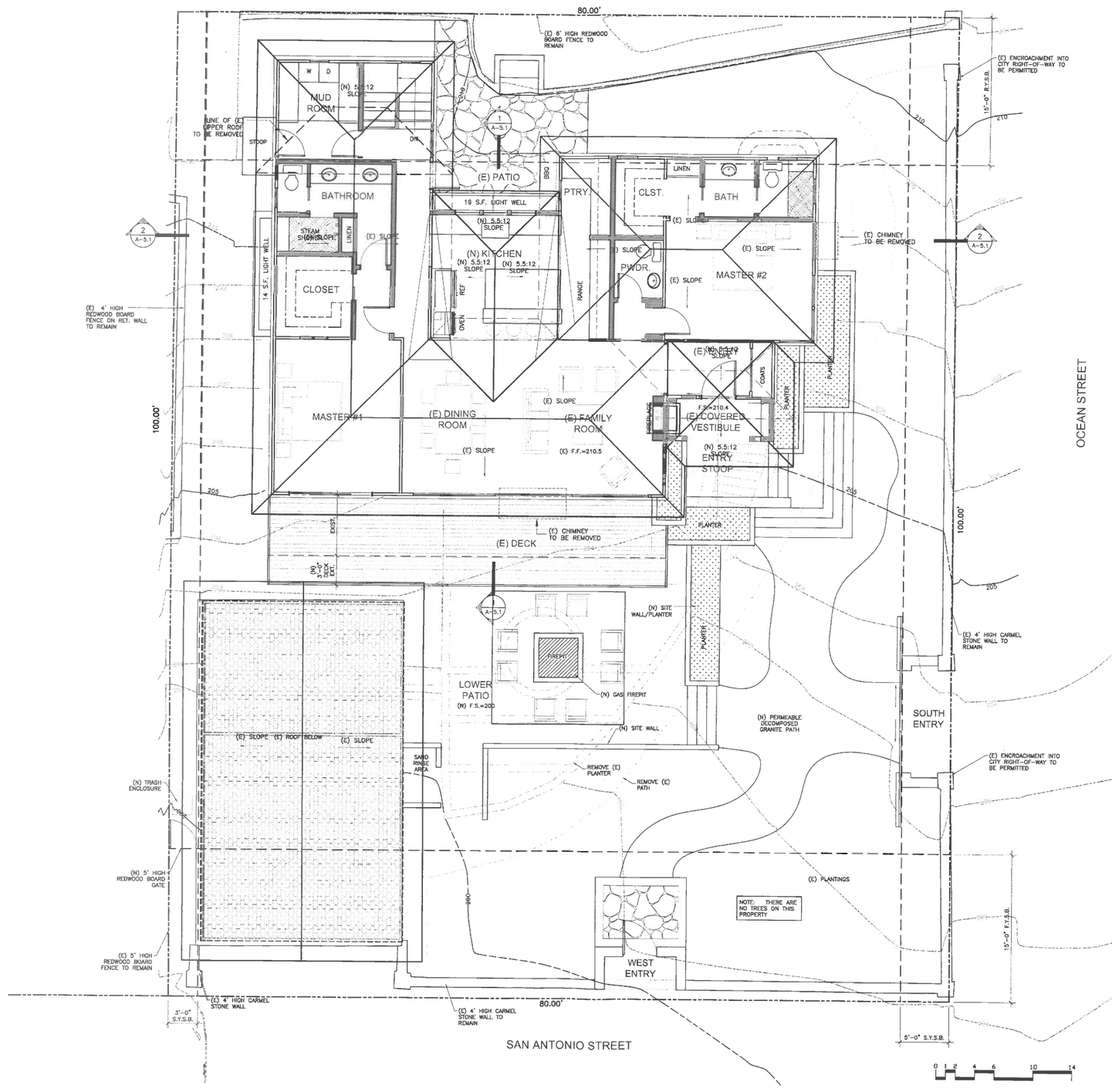

SITE PLAN

SCALE: 3/16"=1'-0"

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Date: 09.23.15

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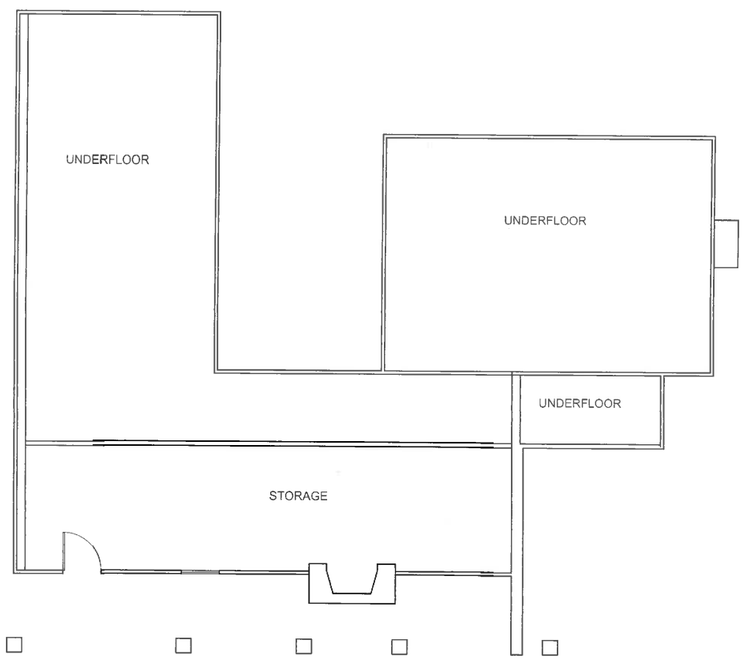

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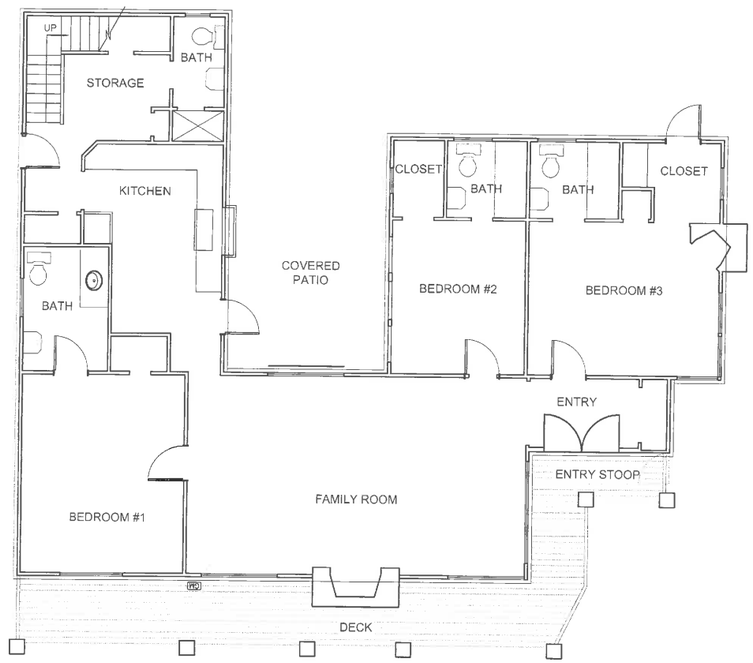

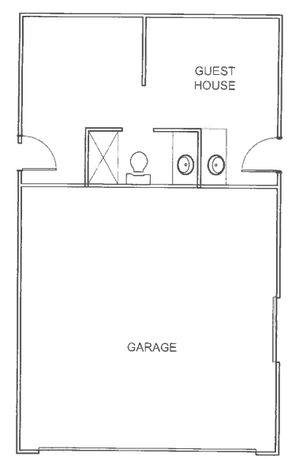

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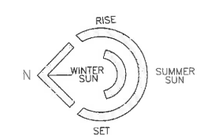

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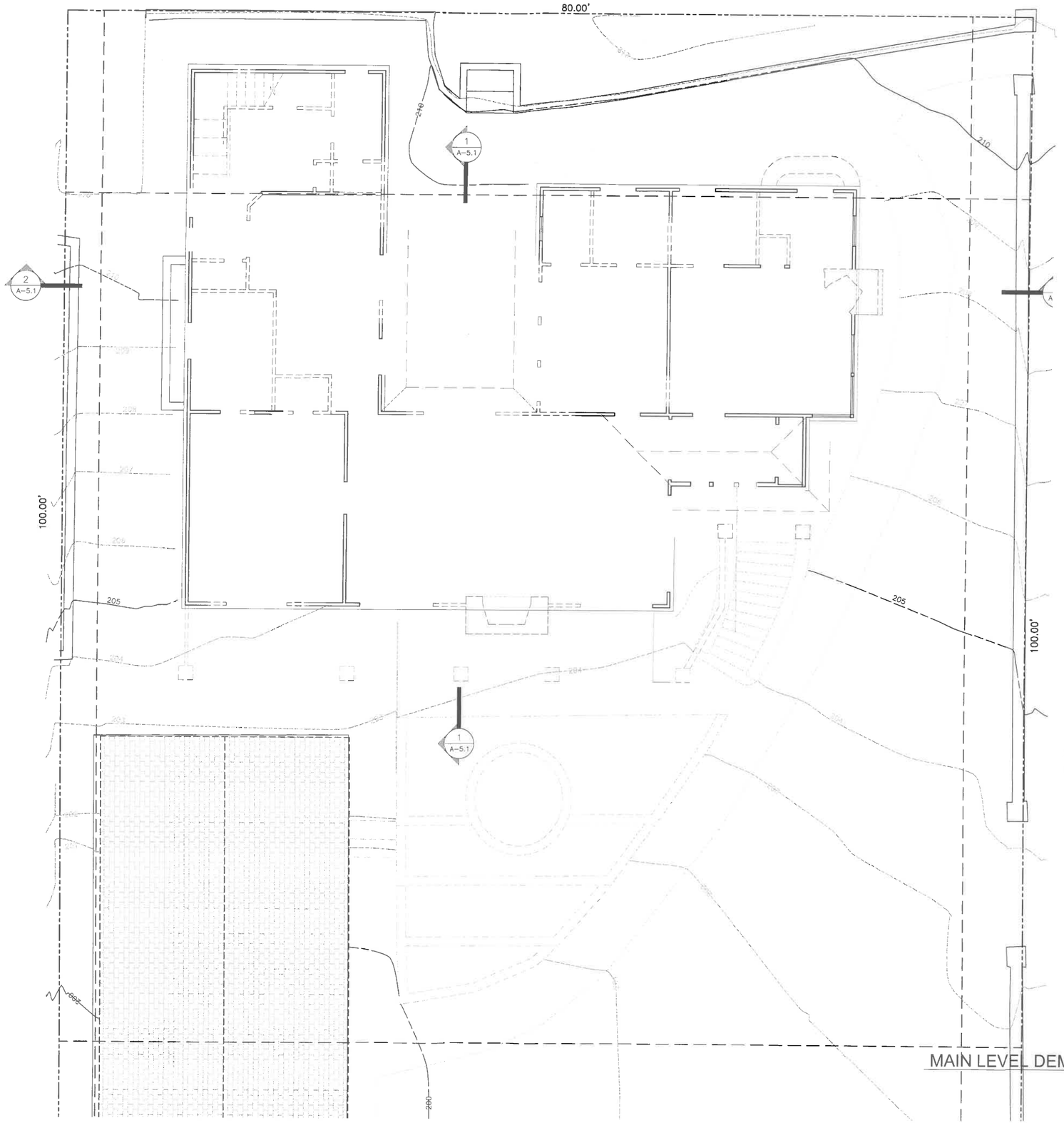

WALL LEGEND

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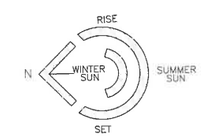
(E) 2x STUDS TO BE REMOVED



MAIN LEVEL DEMO PLAN

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

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CARMEL BEACH HOUSE

SAN ANTONIO & OCEAN ST
CARMEL BY THE SEA, CA 93923

A.P.N. 000-000-00

Prepared by:

PRELIMINARY

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Action:

Date: 06.02.15

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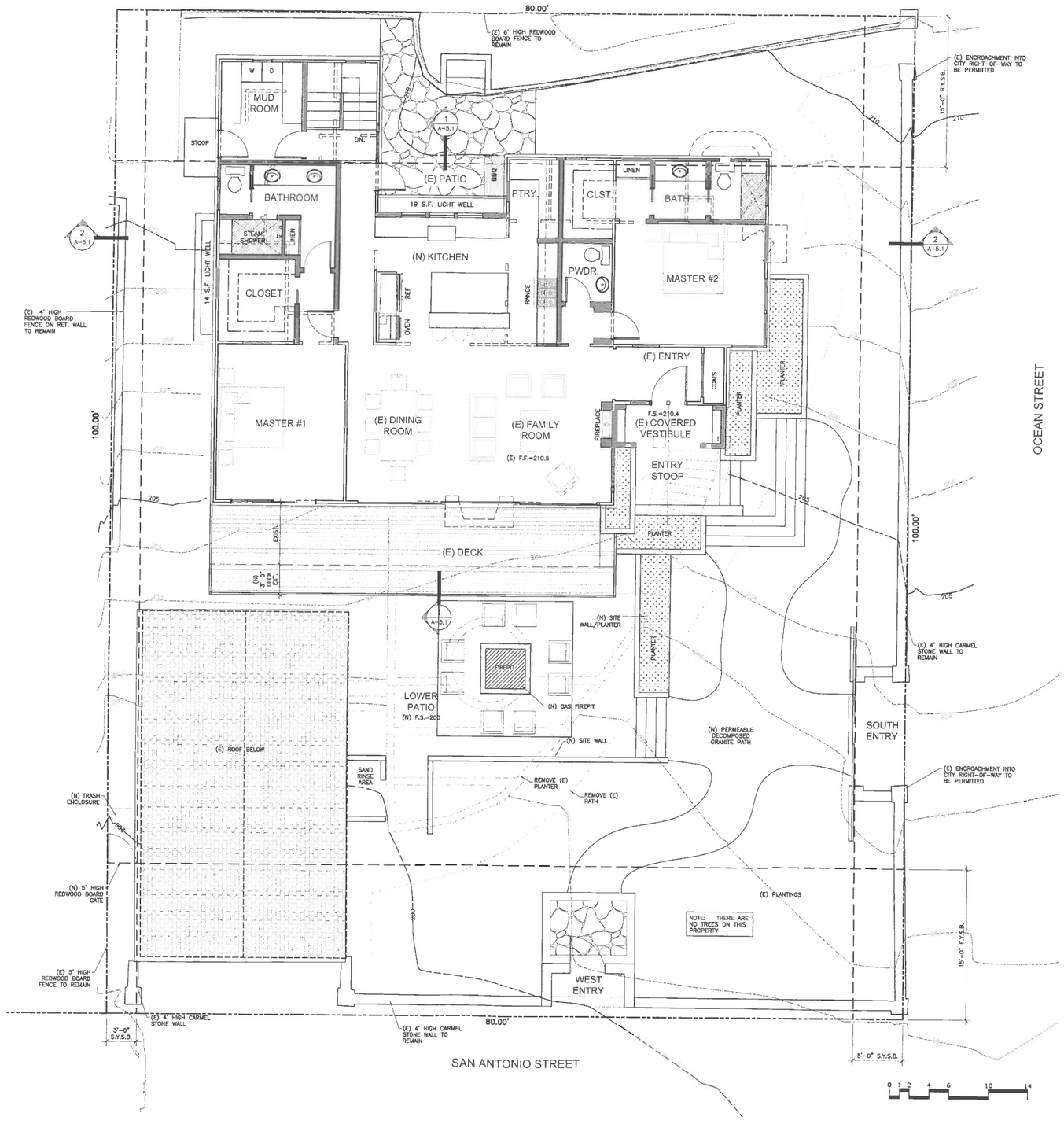
Sheet: MAIN LEVEL DEMO PLAN

Sheet: AD-2.0



WALL LEGEND

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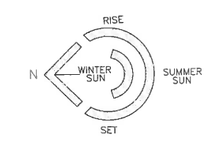
- (E) 2x STUDS
- (E) 2x STUDS TO BE REMOVED



PROPOSED MAIN LEVEL FLOOR PLAN

SCALE: 3/16"=1'-0"

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Action:

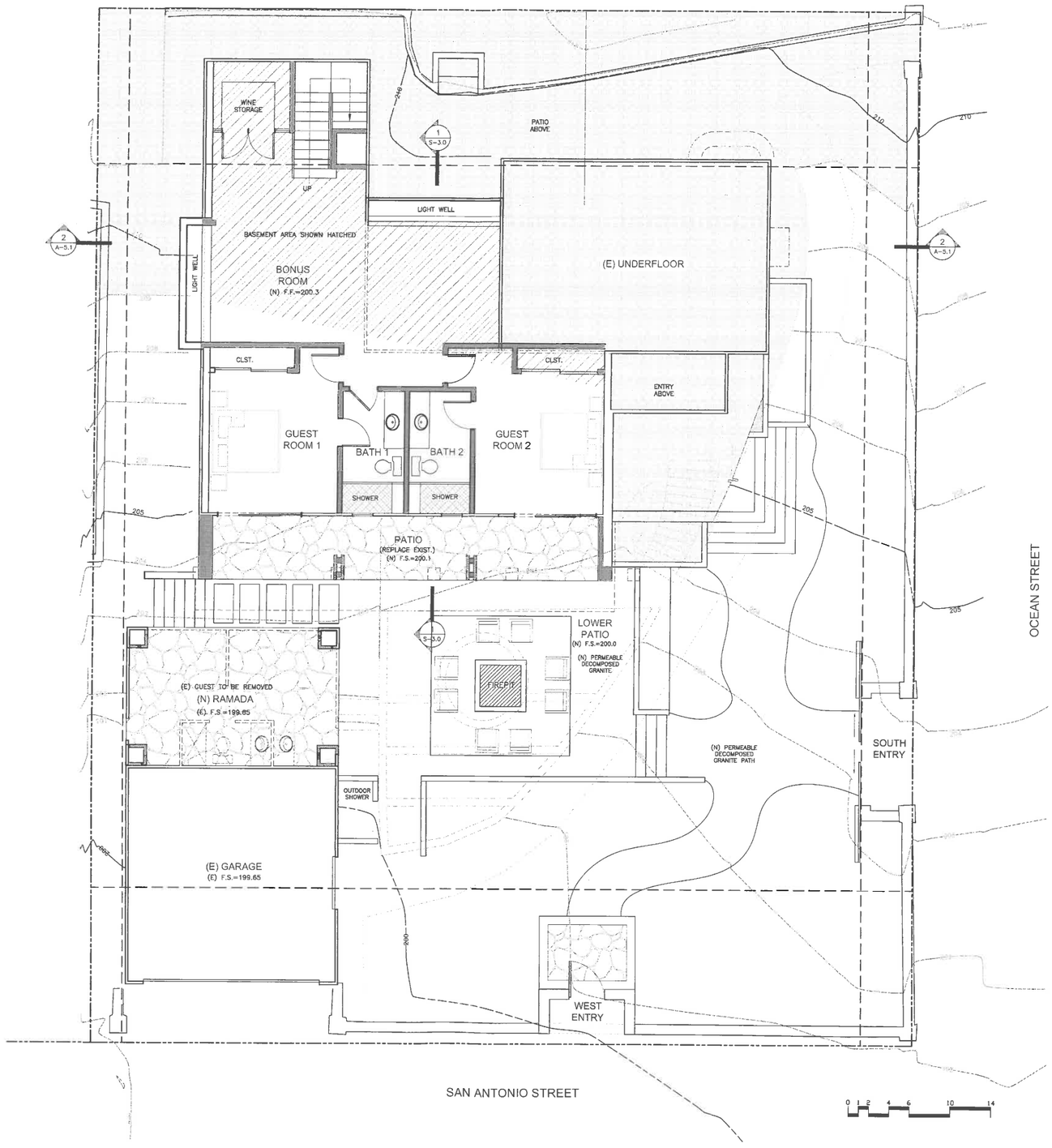
Date: 09.23.15

Scale: 3/16"=1'-0"

Drawn:

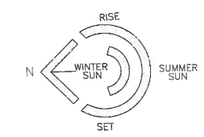
Sheet: PROPOSED UPPER PLAN

Sheet: A-2.1 204



WALL LEGEND

- (N) 2x6 STUDS @ 16" o/c
- (E) 2x STUDS
- (E) 2x STUDS TO BE REMOVED



PROPOSED LOWER LEVEL FLOOR PLAN

SCALE: 3/16"=1'-0"

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Action:

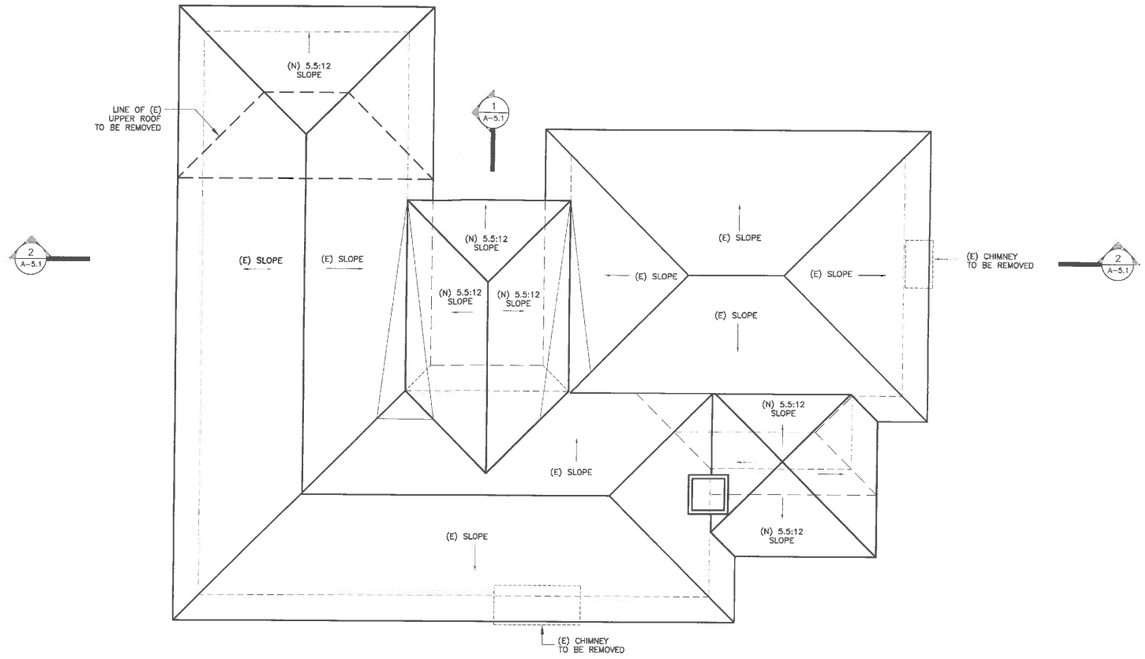
Date: 09.23.15

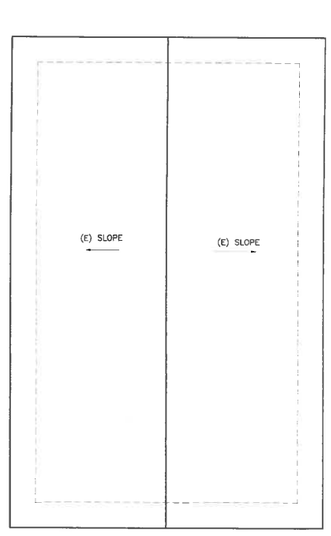
Scale: 3/16"=1'-0"

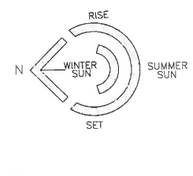
Drawn:

Sheet: PROPOSED LOWER PLAN

Sheet: A-2.2







PROPOSED ROOF PLAN

SCALE: 3/16"=1'-0"

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Action:

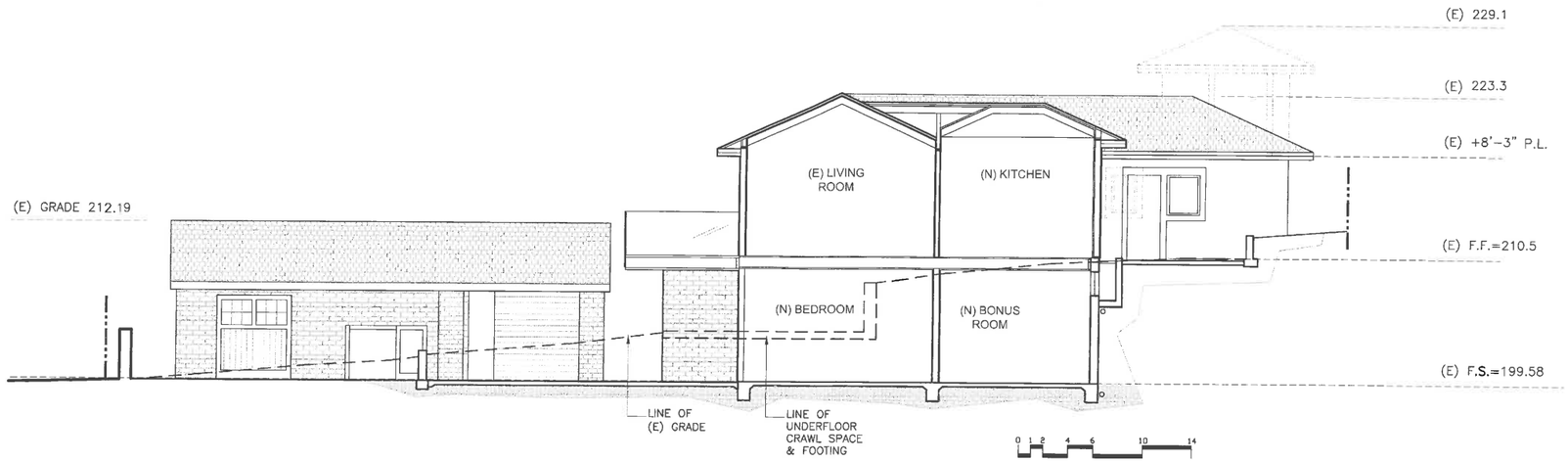
Date: 07.01.15

Scale: 3/16"=1'-0"

Drawn:

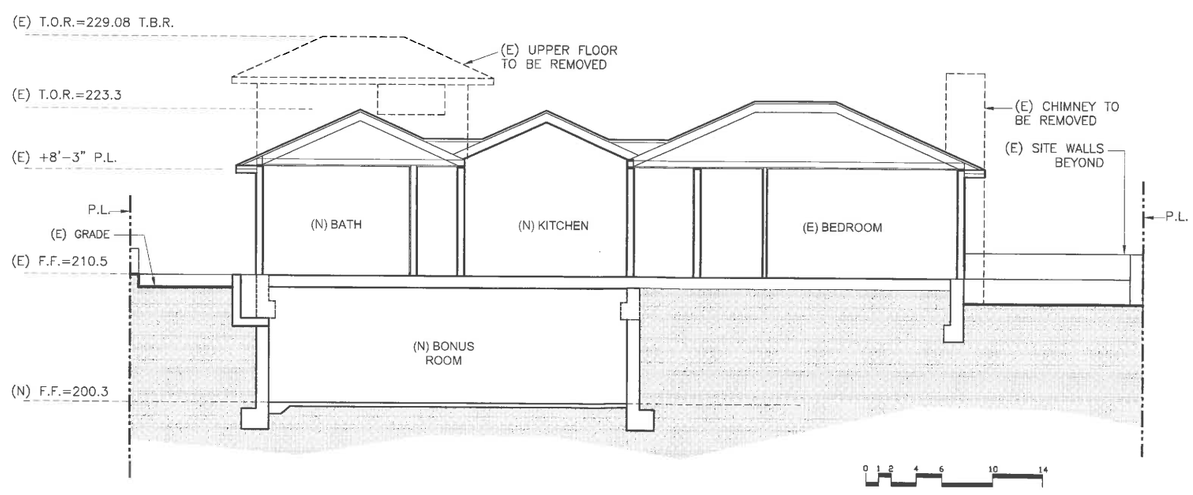
Sheet: PROPOSED ROOF PLAN

Sheet: A-3.1



SECTION 1-1

SCALE: 3/16"=1'-0"



SECTION 2-2

SCALE: 3/16"=1'-0"

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Action:

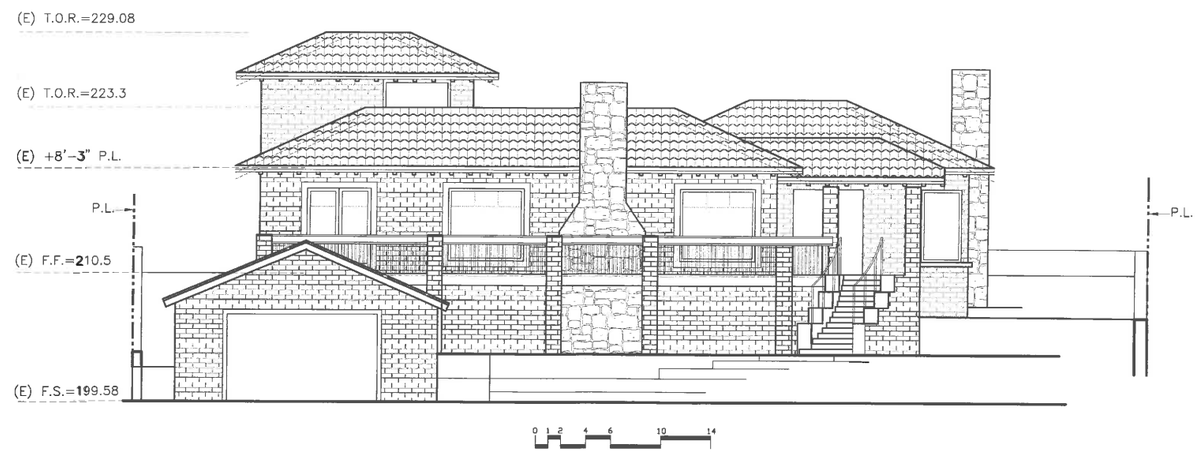
Date: 07.01.15

Scale: $\frac{3}{16}$"=1'-0"

Drawn:

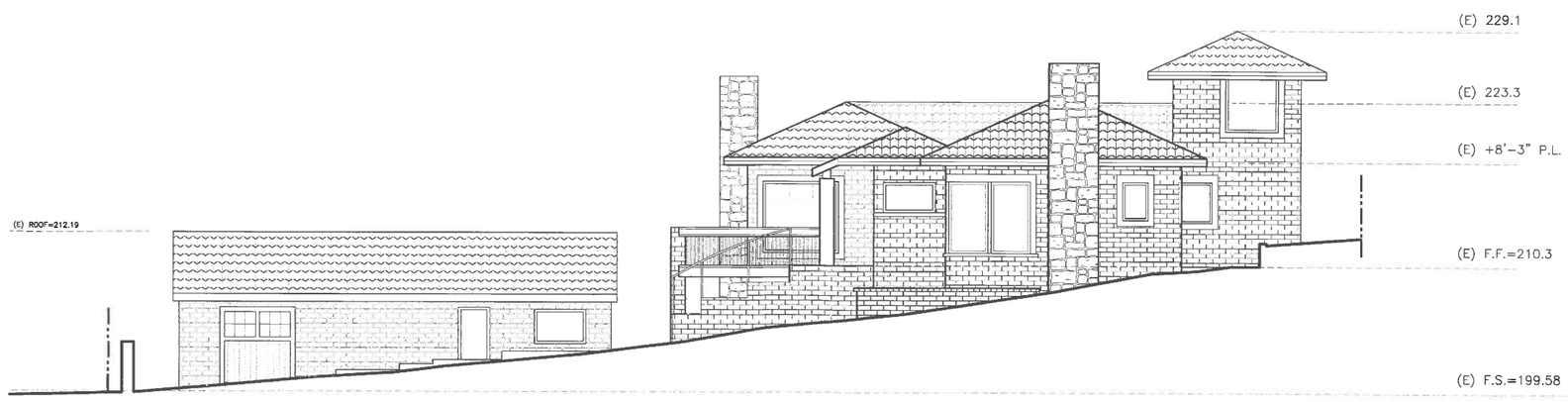
Sheet: SECTIONS

Sheet: A-5.1



EXISTING WEST ELEVATION

SCALE: 3/16"=1'-0"



EXISTING SOUTH ELEVATION

SCALE: 3/16"=1'-0"

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Action:

Date: 07.01.15

Scale: 3/16"=1'-0"

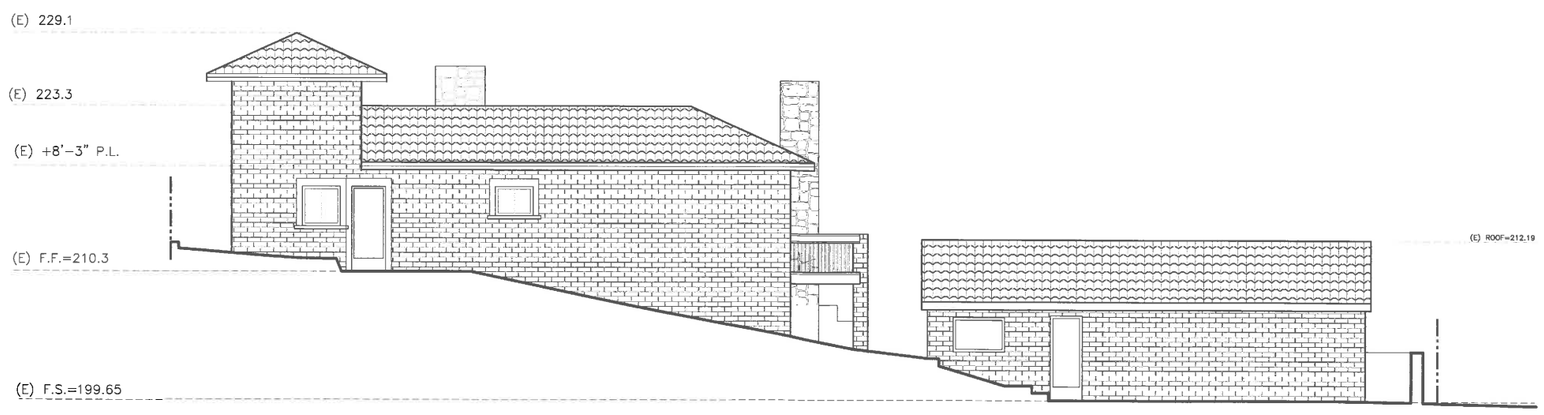
Drawn:

Sheet: EXISTING ELEVATIONS

Sheet: A-6.1

EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0"



EXISTING NORTH ELEVATION

SCALE: 3/16"=1'-0"

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Action:

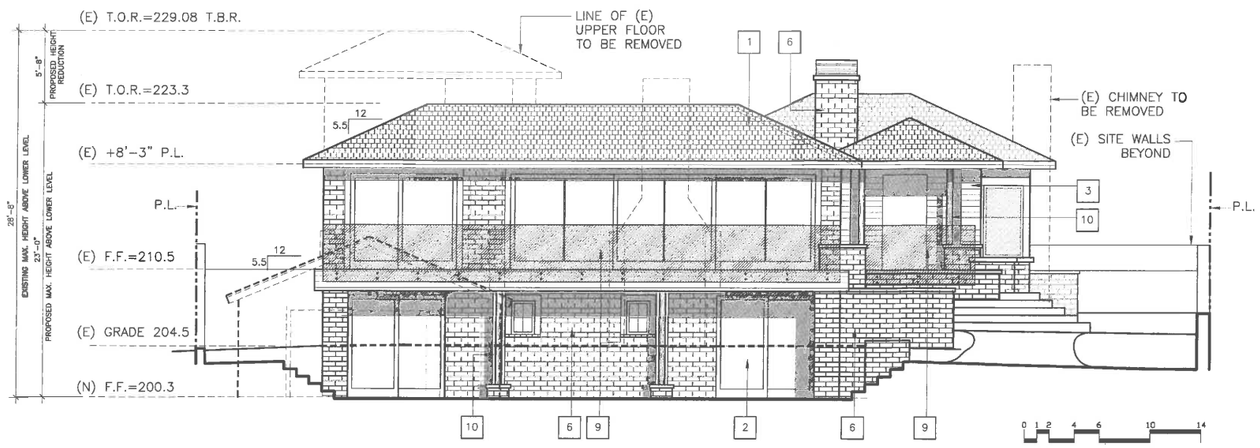
Date: 07.01.15

Scale: 3/16"=1'-0"

Drawn:

Sheet: EXISTING ELEVATIONS

Sheet: A-6.2



PROPOSED WEST ELEVATION

SCALE: 3/16"=1'-0"

EXTERIOR FINISHES

1. SLATE ROOF "MAJESTIC MATTERHORN" AMERICAN SLATE CO. (OR EQUAL), STACK TILE 3 HIGH AT EAVE WITH 2" OVERHANG PER DETAIL. 16X8 @ 50%, 16X10 @ 50% OVER 2 LAYERS 30# FELT. COPPER FLASHING.

2. SIERRA PACIFIC WOOD DOORS AND WINDOWS. COLOR: BENJAMIN MOORE 'TWILIGHT' 2058-10 SATIN FINISH. FIELD SAMPLE FOR APPROVAL. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW

3. CLEAR CEDAR 6" HORIZONTAL SIDING. MITRED CORNERS, NO TRIM, CLEAR SEALER.

4. STEEL CHIMNEY CAP W/ I.C.C. APPROVED SPARK ARRESTOR. CAP SHALL BE LISTED AND LABELED FOR THE MAKE AND MODEL OF FIREPLACE/FLUE BEING INSTALLED. FINISH TO MATCH #2

5. 5" DIA. HALF ROUND COPPER GUTTER W/ 3" DIA. DOWNSPOUTS. TIE INTO STORM DRAIN SYSTEM. SEE SHT. C-1

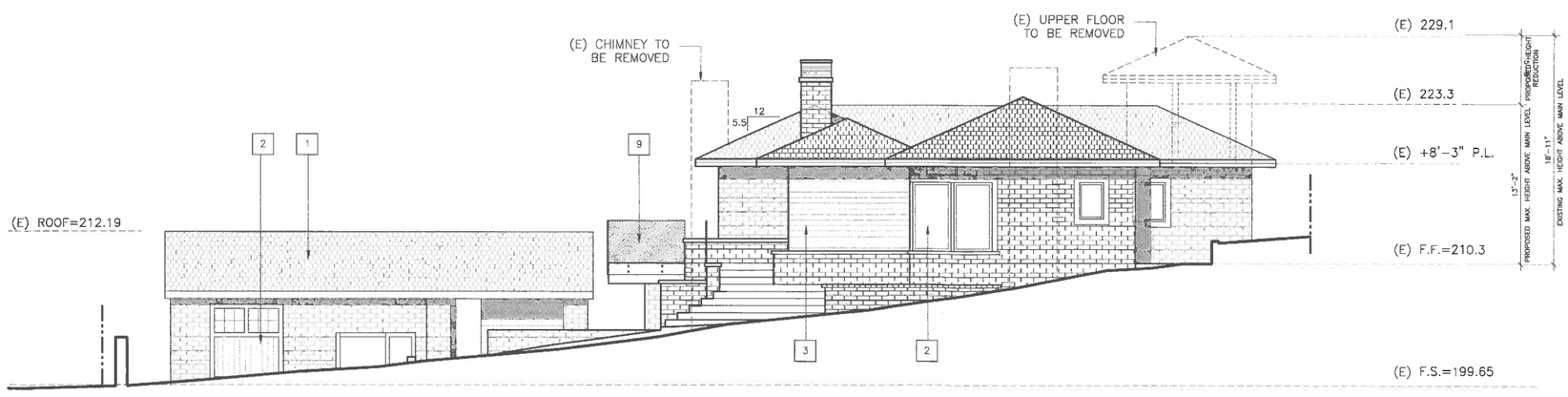
6. EXISTING MASONRY BRICK. PATCH AND REPLACE AS REQUIRED. CHEMICAL TREAT AND PAINT. BENJAMIN MOORE 'DEEP SILVER' 2121-30 FLAT FINISH

7. CEDAR GARAGE DOORS BY "GARAGE DOOR INC" MODEL "T", PER EXTERIOR ELEVATION FINISH TO MATCH #2

8. 8" CMU BLOCK WALL WITH MASONRY VENEER PER NOTE #6. HEIGHT PER PLAN.

9. FRAMELESS GLASS GUARDRAIL

10. 6X6 CLEAR CEDAR POST



PROPOSED SOUTH ELEVATION

SCALE: 3/16"=1'-0"

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Action:

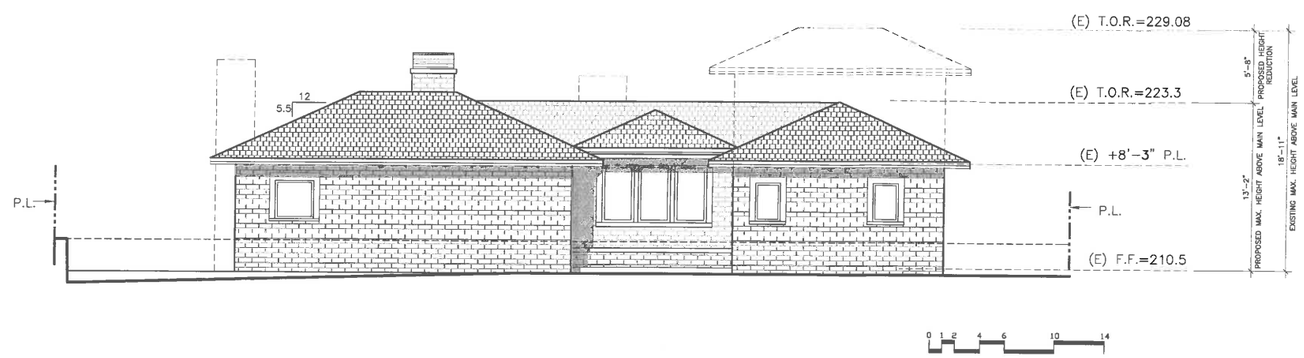
Date: 09.23.15

Scale: 3/16"=1'-0"

Drawn:

Sheet: PROPOSED ELEVATIONS

Sheet: A-6.3



PROPOSED EAST ELEVATION

SCALE: 3/16"=1'-0"

EXTERIOR FINISHES

1. SLATE ROOF "MAJESTIC MATTERHORN" AMERICAN SLATE CO. (OR EQUAL), STACK TILE 3 HIGH AT EAVE WITH 2" OVERHANG PER DETAIL. 16X8 @ 50%, 16X10 @ 50% OVER 2 LAYERS 30# FELT. COPPER FLASHING.

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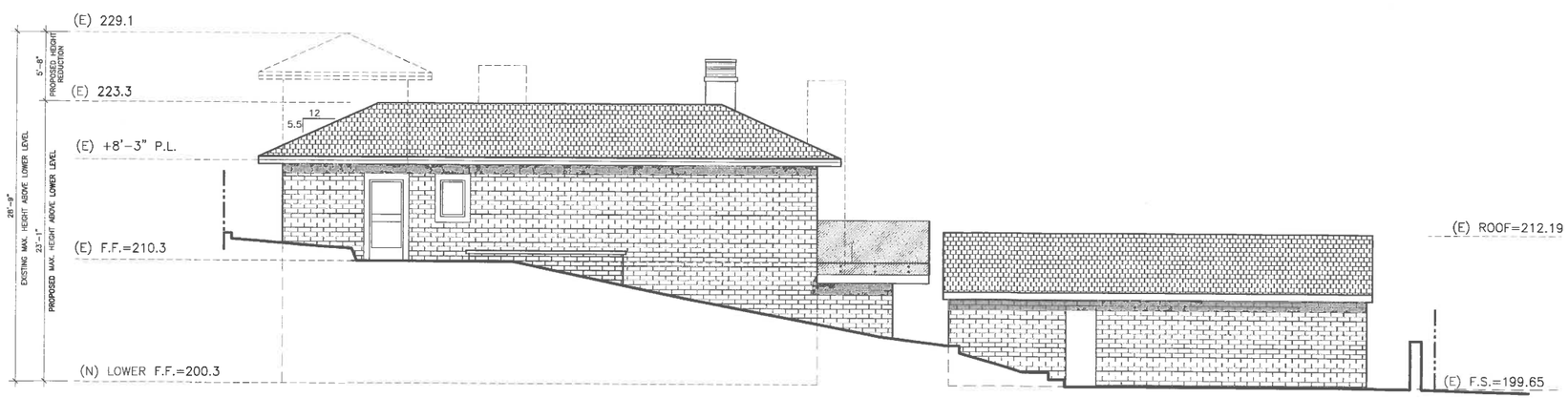

PROPOSED NORTH ELEVATION

SCALE: 3/16"=1'-0"

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Action:

Date: 09.23.15

Scale: 3/16"=1'-0"

Drawn:

Sheet: PROPOSED ELEVATIONS

Sheet: A-6.4

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

November 18, 2015

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Submitted by: Matthew Sundt, Contract Planner

Subject: Consideration of a Combined Concept and Final Design Study (DS 15-328) and associated Coastal Development Permit for alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District.[1]

Recommendation:
Staff recommends that the Planning Commission approve the Consideration of a Combined Concept and Final Design Study (DS 15-328) and associated Coastal Development Permit for alterations to an existing residence, subject to the attached findings and recommendations/draft conditions.

Application:	DS 15-328	**APN:**	010-183-008
Block:	133	**Lot**:	10
Location:	Monte Verde, 2 NE of 12th Ave.		
Applicant:	Thomas Hood/Architect	**Property Owner:**	Master Work Builders

Background and Project Description:

The property is 4,000 square feet in size and includes an existing single-story residence with attached carport and detached shed totaling 1,582.50 square-feet. The residence is not on the Carmel's Historic Inventory and staff has issued a Final Determination of Ineligibility. A Historic Determination of Ineligibility for the residence was issued by the Planning Department on November 9, 2015.

---

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

The applicant has submitted plans for a remodel of the existing residence and proposes to increase square footage on the property from 1,582.50 square feet to the maximum allowable, i.e., 1,800-square feet. The property is currently developed with a 1,332.50 square foot residence, a 202.00-square foot carport and a 48.00-square foot shed. The demolition component of the project will include the south deck, west entry stairs and stoop, carport and concrete pad, west deck, shed removal, removal of some interior walls, and removal of 35 square feet from the building footprint on the north side. Total demolition of building area equals 286.00 square feet and includes the removal of a carport, residential interior and backyard shed. The proposed project includes bumping out the front (west) side of the house to expand the dining area, bumping out the east wall to expand a bedroom, reconfiguring the north wall of the house so as to create a setback, construction of new interior walls, installation of new skylights, and installation of new unclad wood windows and doors.

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 sf (45%)	1,582.50 sf (40%)[2]	1,800 sf (45%)
Site Coverage	556 sf	708 sf	556 sf
Trees	3 Upper /1 Lower (recommended)	1/4	1/3
Ridge Height (1st/2nd)	18'/24'	Varies: 17'-6"	No Change
Plate Height (1st/2nd)	12'/18'	8'-1"	8'-1" and 9'-3"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	20' to carport 27' to deck 38'-9' to residence	4'-0" to garage 17'-11" to deck 27'-11" to residence
Composite Side Yard	10' (25%)	6' – 6"	Min: 10.0 ft (25%)
Minimum Side Yard[3]	3'	3' - 1"	Min. North Side: 3' – 4" Min. South Side: 3'-2"
Rear	15'	13'-8"	Min: 9'-6"; Max: 14'

[2] Includes shed and carport.
[3] Note that under existing conditions there is16 linear feet of non-conforming side yard setback area where the composite setback does not meet the 25% standard. The proposed design reduces the non-conforming area to 5 linear feet.

Finish materials include board and batten siding (same as existing), a partial stone veneer on the west, north and south sides, and composition shingle roof. The existing deck on the west side facing the street will be replaced with a new deck that will be more substantial and having a stone veneer and wood railing. Exterior lighting will be located appropriately around the exterior of the residence. The applicant does not propose landscape lighting.

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

Staff analysis:

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

The City Forester reviewed the property in August 2015 as part of the City's Site Assessment protocols and identified five trees on the property, of which four are significant. One tree is in the backyard (46" Monterey pine), two in the south side yard (21" Oak tree and 26" Black acacia), and two in the front yard (11" and 21" Oak trees). The Black acacia is infested and dead, or dying; the applicant proposes to remove this tree. No additional trees are proposed to be planted, nor has the City Forester recommended that additional trees be planted. The property is currently heavily canopied with existing live trees. One additional oak is located in the public ROW and two Black acacias stand on the south property boundary within the public ROW; trees in the ROW will remain.

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

Staff has not identified any view impacts that would be created by the new residence. With regard to privacy, staff notes that the adjacent neighbor to the north has second floor windows that overlook the subject property. On the south and east sides of the subject property are one-story residences with windows facing the subject property.

As to privacy, the proposed project reduces the existing decking on the south side from 169 square feet to a 24 square-foot at-grade patio (proposed pavers in sand). Proposed window size and placement are shown in the project plans and indicate that on the north elevation total window

area will decrease from approximately 72 square feet to approximately 33 square feet. This is accomplished by removal of an existing glass sliding door, side yard access door and kitchen window, and replaced with one bedroom widow and two windows each facing west and east (facing towards each other). Existing windows are single pane, aluminum framed sliders. On the south elevation, total window area will increase from approximately 62 square feet to approximately 71 square feet. Proposed new windows on the south elevation are in the same location as existing windows. The existing sliding glass aluminum framed door on the south elevation (at the back of the residence and associated with the aforementioned south deck) will be replaced with similar sized wood clad, multiple-pane, French door. Two windows shown on the east elevation (each 8' x 3' aluminum framed windows - 48 square feet) will be replaced with one 8' x 7' door/window combination and a 2' x 2' window set approximately 10 feet from the existing grade and just below the ridge line. The east elevation window/door total square foot will increase by 12 square feet to 60 square feet. All proposed windows and doors are wood clad with multiple panes.

The proposed project also includes six new skylights – three each on the north and south roof aspects (sizes range from 2' x 2' up to 2'-6" x 5' -6"; a total of 20 square feet on each roof aspect, or 40 square feet total for the entire roof).

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

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

The applicant is proposing to remodel the existing residence and remove the carport and construct a detached garage. On the north side of the residence the existing long-run of uninterrupted linear wall is broken at the north wall of the kitchen whereupon the wall will now cut inward, thereby creating visual relief to the north elevation. The extension to the west wall to accommodate the dining area brings the residence closer to the street but remains behind the requisite 15-foot front-yard setback. At the rear yard, the residence will be bumped out 4 feet over a 12-foot wide footprint. In staff's opinion, the proposed residence meets the objectives of Residential Design Guidelines 7.1 through 7.6.

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

The proposed design includes a one-story residence with a detached garage. The stepped gable roofs all have a pitch of 4:12, with three rooflines facing the street, and four rooflines on the south side elevation and two on the north side, inclusive of the garage roofline. In staff's opinion, the roof design is simple and complements the building style and neighborhood context and it meets the objectives of Residential Design Guidelines 8.1 through 8.3.

***Detached Garage*:** Design Guideline 6.2 states that *"parking facilities that maintain or enhance variety along the street edge are encouraged."* CMC 17.10.030 allows for detached garages and carports to encroach into the front- and/or side-yard setbacks if certain standards can be met. These standards include avoiding impacts on significant trees and providing diversity to the streetscape. The existing carport is situated in the front yard setback as is the proposed detached garage. It appears that the proposed garage will enhance variety on the street edge by virtue of being in the front yard setback. In staff's opinion, the proposed garage design and garage location is consistent with these guidelines.

Design Guidelines 6.1 and 6.2 states, "*Garages integrated into the building design are encouraged*", and "*Keep the mass of a garage subordinate to that of the house*". The proposed garage is 210 square feet and carries architectural elements similar to that of the house that includes the same roof pitch, and exterior finish of board and batten and stone. Two windows are to be placed above the garage door to provide natural light. In staff's opinion, the proposed garage design and garage location is consistent with these guidelines.

***Fencing/Gate/Arbor*:** Residential Design Guidelines 11.6 states, "*The use of distinctive design details in encouraged. This provides an opportunity for individuality and craftsmanship*", and "*Gates should have open or transparent quality that allow filtered views into the property*." In staff's opinion, the combination of fencing and gate are of transparent quality.

With regard to arbor design, Residential Design Guidelines 11.7 includes objectives to "*Maintain a narrow, low and "light" scale. Avoid the use of tall or wide entryways and avoid massive timbers or*

other heavy building elements when creating an arbor", and "*Incorporate vines or other landscaping to blend the arbor into the adjoining fence or wall and garden*". The main entry to the property to the left of the garage is through a wood gate hinged to a six-foot tall stone pylon that also supports an arbor that connects to the side of the garage. The pylon / arbor feature at the entry walkway is approximately 7 feet tall with approximately one–foot of this being the exposed timber framing. The timber framing has a footprint of approximately 7' x 8' and is supported by a diagonal corbel support anchored to a point approximately halfway down the pylon's east elevation. In staff's opinion, the combination of pylon and arbor do not exhibit narrow, low and light features as recommended by the Guidelines. A condition has been drafted requiring the applicant to work with staff on reducing the size and scale of the arbor prior to submitting for the building permit.

***Site Coverage*/Landscaping:** Per Municipal Code Section 17.10.030.C, site coverage shall be limited to a maximum of 22 percent of the base floor area allowed for the site (Note: on a 4,000 square-foot site this equals 396 square feet or 10 percent of the site). In addition, if at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area may be allowed. For this 4,000 square foot lot the total amount of coverage is allowed to be 556 square feet; the project plans are consistent with the allowed coverage. The plans show 556 square feet of site coverage. In staff's opinion, the proposed site coverage is consistent with the Municipal Code. The applicant does not propose any changes to the landscaping.

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

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

The location and style of the proposed wall-mounted light fixtures are depicted on the Sheet A2.1 and A3.2 of the Project Plans, respectively – seven wall-mounted fixtures are proposed. The wall lights will not exceed 25 watts. Staff supports the proposed wall-mounted light fixtures and notes that they comply with the City requirements. No landscape lighting is proposed.

Public ROW: The portion of the City Right-of-Way (ROW) between the front property line and edge of paving is in a natural state and free of all hindrances.

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

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

ATTACHMENTS:

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

Attachment A – Site Photographs

Project site – Front

Project site – Front

Project site – rear yard

Attachment B – Findings for Approval

DS 15-328 (Master Work Builders)
November 18, 2015
Findings for Approval
Page 1

FINDINGS REQUIRED FOR FINAL DESIGN STUDY APPROVAL (CMC 17.64.080 and LUP Policy P1-45)

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

Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	

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

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

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

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 15-328) authorizes 1) the addition of 217.50-square feet to the existing residence, 2) the removal of the existing carport and the construction of a new 210-square foot garage within the 15-foot front setback, 3) six new skylights, 4) new stone veneer, 5) new wood clad windows and doors, and 6) front gate and arbor.	✔
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✔
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✔
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation	✔

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

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

	significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	**N/A**
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	The applicant shall work with staff on reducing size and scale of the arbor prior to submitting for the building permit.	✔

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

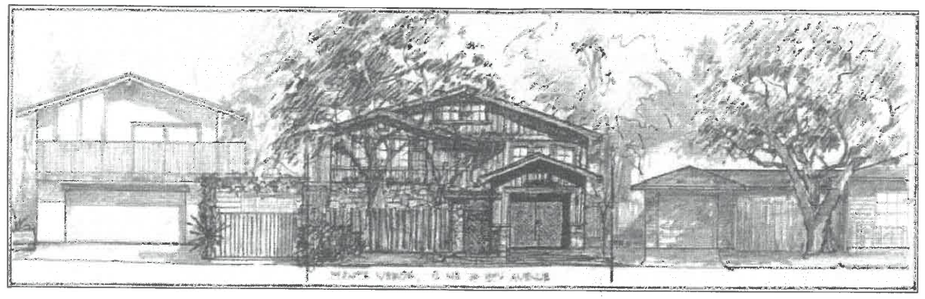
Property Owner Signature Printed Name Date

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

PROJECT DESCRIPTION

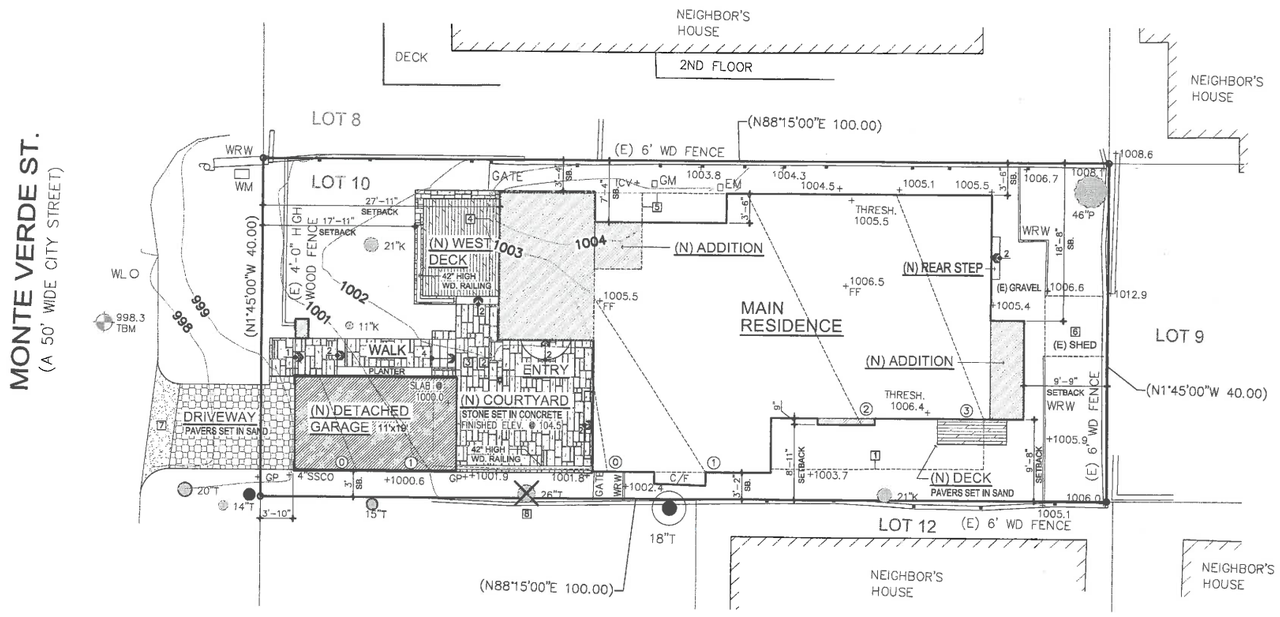
ALTERATIONS AND ADDITIONS TO THE EXISTING SINGLE FAMILY
RESIDENCE GENERALLY DESCRIBED AS FOLLOWS:

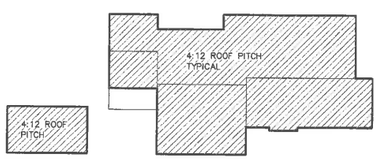
1. ADDITION OF 293.5 SQUARE FEET OF CONDITIONED FLOOR AREA.
2. CONSTRUCTION OF A 210 SF DETACHED GARAGE.
3. CONSTRUCTION OF 2 PERMEABLE WOOD DECKS TOTALLING 159 SF.
4. CONSTRUCTION OF AN IMPERVIOUS STONE WALK AND COURTYARD.
5. REMOVAL OF 1 TREES AS RECOMMENDED BY THE CITY FORESTER.
6. DEMOLITION INCLUDES REMOVAL 36 SF OF CONDITIONED SPACE,
   THE EXISTING CARPORT, TWO WOOD DECKS AND A COVERED PORCH.



A L E X A N D E R R E S I D E N C E

MONTE VERDE 2 NORTH/EAST OF 12TH
A.P.N. 010-183-008





FLOOR LEVEL MAP

SCALE: 1/16"=1'-0"

PROPOSED SITE PLAN

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

1'0 4' 8'

PROJECT NORTH

1. DEMO (E) SOUTH DECK REPLACE WITH (N)
2. DEMO (E) WEST ENTRY CONC. STAIRS AND STOOP
3. DEMOLISH EXISTING CARPORT AND CONC. PAD
4. DEMOLISH (E) WEST DECK AND REPLACE WITH (N)
5. DEMOLISH 35.00 S.F. FROM THE (E) FOOTPRINT
6. DEMOLISH (E) SHED
7. ADD A 3'-0" WIDE ASPHALT ENTRY STRIP TO (N) GRAVEL DRIVEWAY
8. 26" TREE TO BE REMOVED

SINGLE LEVEL	MAIN RES.	1,590.00 SQ. FT x 12 =	19,080.00 CU. FT.
	DETACHED GARAGE	210.00 SQ. FT x 12 =	2,520.00 CU. FT.
		TOTAL ALLOWED VOLUME =	21,600.00 CU. FT.
		TOTAL PROPOSED VOLUME =	23,712.60 CU. FT.
		OVER BY – =	2,112.60 CU. FT.

RECEIVED
OCT 30 2015
City of Carmel-by-the-Sea
Planning & Building Dept.

PROJECT INFORMATION

ZONING:

R-1

ADDRESS:

MONTE VERDE 2 NORTH/EAST OF 12TH CARMEL, CA.
LOT-10 BLOCK-133

APN:

010-183-008

LOT AREA:

LOT AREA = 4,000.00 S.F.

FLOOR AREA:

ALLOWED –	1,800.00 S.F.
EXISTING	
EXISTING HOUSE	1,332.50 S.F.
CARPORT (TO BE DEMOLISHED)	202.00 S.F.
SHED (TO BE DEMOLSHED)	48.00 S.F.
TOTAL AREA =	1,582.50 S.F.
TOTAL DEMOLITION	-286.00 S.F.
TOTAL AREA =	1,296.50 S.F.
PROPOSED	
ADDITION	293.50 S.F.
GARAGE	210.00 S.F.
TOTAL AREA =	1,800.00 S.F.

EXISTING LANDSCAPE COVERAGE:

PERVIOUS COVERAGE	
(E) WEST DECK @ FRONT	266.00 S.F.
(E) SOUTH DECK	152.00 S.F.
TOTAL PERVIOUS COV. =	418.00 S.F.
IMPERVIOUS COVERAGE	
(E) WEST STAIRS & LANDING	47.00 S.F.
(E) NORTH CONC. STOOP	23.00 S.F.
(E) CONCRETE DRIVEWAY	220.00 S.F.
TOTAL IMPERVIOUS COV. =	290.00 S.F.
TOTAL COVERAGE =	708.00 S.F.

PROPOSED LANDSCAPE COVERAGE:

PERVIOUS COVERAGE ALLOWED =	556.00 S.F.
(P) WEST DECK @ FRONT	135.00 S.F.
(P) DRIVEWAY	41.00 S.F.
TOTAL PERVIOUS COV. =	176.00 S.F.
IMPERVIOUS COVERAGE	
(P) COURTYARD	178.00 S.F.
WALK	171.00 S.F.
REAR STEP	5.00 S.F.
(P) NEW DECK	24.00 S.F.
TOTAL IMPERVIOUS COV. =	356.00 S.F.
TOTAL COVERAGE =	556.00 S.F.

AVERAGE GRADE

MAIN RES. AVERAGE GRADE	=	1,003.81'
GARAGE AVERAGE GRADE	=	1,000.52'

SHEET INDEX

A1.0 SITE PLAN
A2.0 EXISTING FLOOR PLAN
DEMOLITION PLAN
A2.1 PROPOSED FLOOR PLAN
& ROOF PLAN
A3.0 EXISTING ELEVATIONS
A3.1 PROPOSED ELEVATIONS
A3.2 GARAGE ELEVATIONS
WINDOW & DOOR SCEDULE
SU1 PROPERTY SURVEY

THOMAS BATEMAN HOOD ARCHITECTS

THOMAS BATEMAN HOOD, AIA
2467 San Antonio Ave.
Carmel CA, 93923
831-622-9912
tom@t-hood.com
www.thomasbatemanhood.com

PROJECT:
ALTERATIONS & ADDITIONS
TO
ALEXANDER RESIDENCE
MONTE VERDE 2 NE OF 12TH
LOT-10 BLK. 133
CARMEL, CA 93921
A.P.N. 010-183-008

OWNER:
MASTERWORK BUILDERS INC.
P.O. BOX 23
CARMEL, CA 93921

REVISIONS:

OWNERSHIP AND USE OF ARCHITECT'S DOCUMENTS

The drawings , specifications and othe documents prepared by the architect for this project are instrumentals of the architect's service for use soley with respect to this project and the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights including the copyright. The owner shall be permitted to retain copies, including reproducible copies, of the architects drawings, specifications and other documents for information and reference in connection with the owners use and occupancy of the project. The architect's drawings, specifications or other documents shall not be used by owner or others on others projects, for additions to this project or for completion of this project by others except by agreement in writing and with appropriate compensation to the architect, Thomas Bateman Hood, AIA.

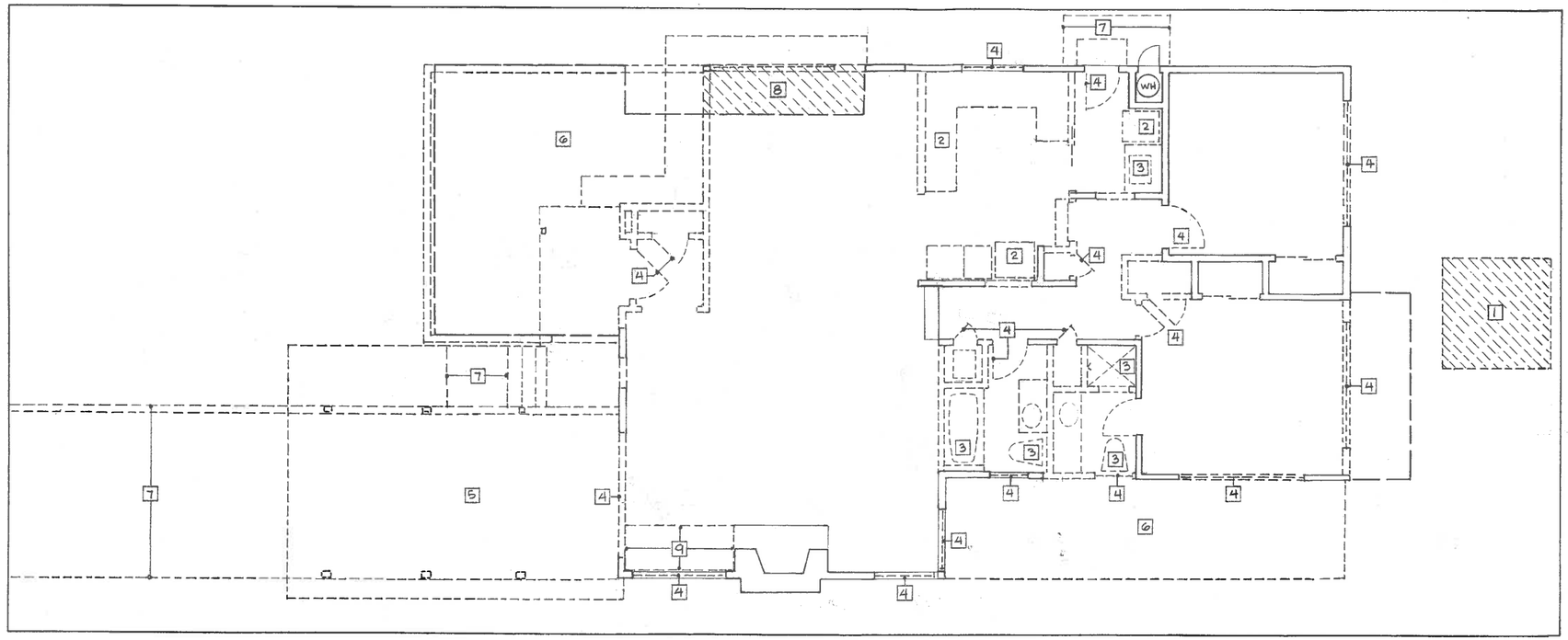
ARCHITECTURAL STAMP :

THOMAS BATEMAN HOOD

DRAWN BY CM
PRINT DATE SEP. 04, 2015
DRAWING DATE SEP. 04, 2015

PAGE TITLE:
SITE PLAN

SHEET :
A1.0
OF 228 SHEETS



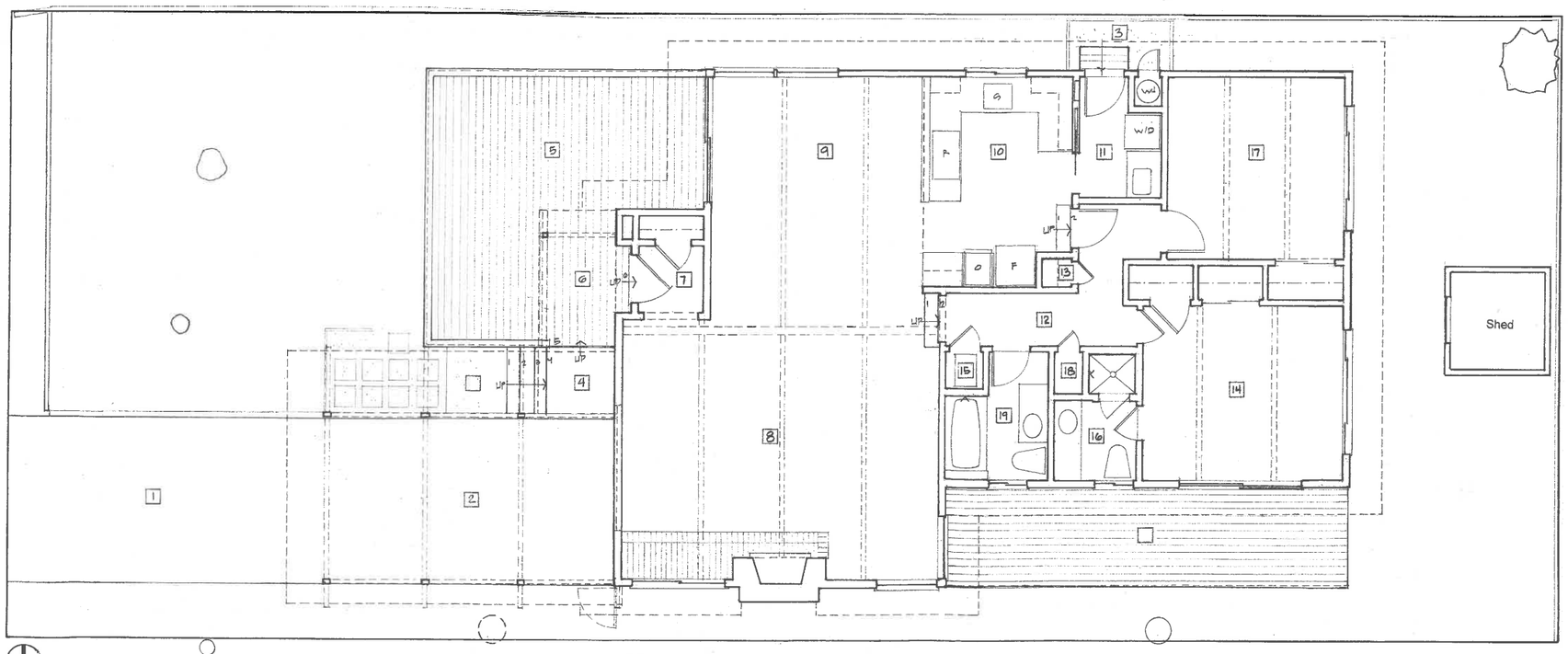
DEMOLITION PLAN

EXTERIOR WALLS (E)	148 LF
EXTERIOR WALLS TO BE DEMOLISHED/REMODELED	78 LF
WINDOWS TO BE REPLACED	19.6
CARPORT TO BE DEMOLISHED	49.0
TOTAL	146.6 LF

DEMOLITION PLAN LEGEND

- Existing wall to remain
- Walls to be demolished
- Line of Proposed New Floor Area

1 Shed to be demolished
2 Cabinetry and appliances to be remove
3 Plumbing fixtures to be removed
4 Windows and doors to be removed
5 Carport to be demolished
6 Deck to be demolished
7 Concrete to be demolished
8 Floor area to be demolished
9 Masonry hearth to be demolished



EXISTING FLOOR PLAN

1/4" = 1'-0"

EXISTING FLOOR PLAN LEGEND

1 Concrete Driveway
2 Carport
3 Concrete pad
4 Wood steps
5 Wood deck
6 Covered Porch
7 Foyer
8 Living Room
9 Dining Area
10 Kitchen
11 Utility Room
12 Hall
13 Storage
14 Bedroom #1
15 Mechanical
16 Bath #1
17 Bedroom #2
18 Linen Closet
19 Bath #2

THOMAS BATEMAN HOOD ARCHITECTS

THOMAS BATEMAN HOOD, AIA

PO BOX 4916

CARMEL CA 93921
831-622-9912
tom@t-hood.com
thomasbatemanhood.com

PROJECT:

ALTERATIONS & ADDITIONS TO
ALEXANDER RESIDENCE

MONTE VERDE, 2 NE of 12th STREET

LOT 10, BLOCK 153

CARMEL CA 93921

OWNER:

C/O MASTERWORK BUILDERS
P.O. BOX 23 CARMEL, CA 93921
831-229-8002

REVISIONS:

OWNERSHIP AND USE OF ARCHITECT'S DOCUMENTS

The drawings , specifications and othe documents prepared by the architect for this project are instrumentals of the architect's service for use soley with respect to this project and the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights including the copyright. The owner shall be permitted to retain copies, including reproducible copies, of the architects drawings, specifications and other documents for information and reference in connection with the owners use and occupancy of the project. The architect's drawings, specifications or other documents shall not be used by owner or others on others projects, for additions to this project or for completion of this project by others except by agreement in writing and with appropriate compensation to the architect, Thomas Bateman Hood, AIA.

ARCHITECTURAL STAMP:

THOMAS BATEMAN HOOD

DRAWN BY TH

PRINT DATE 9-4-15

DRAWING DATE 9-4-15

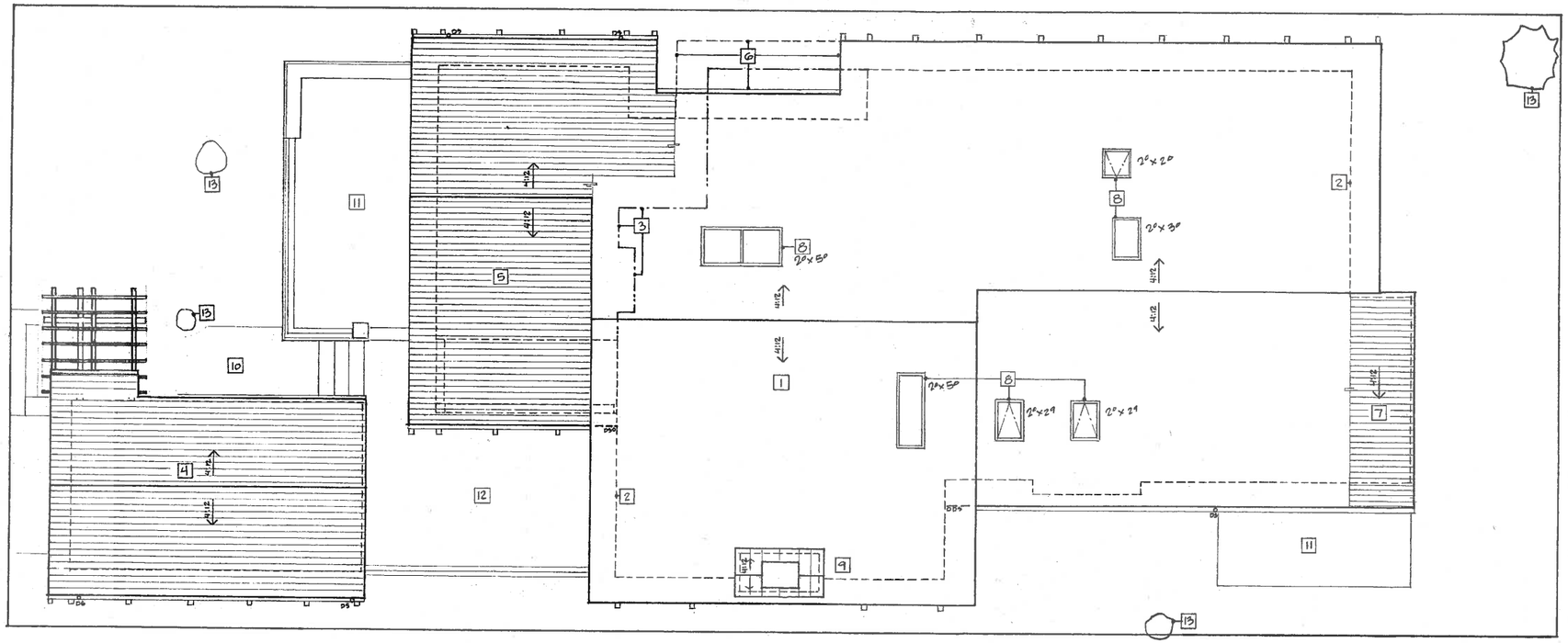
PAGE TITLE:

EXISTING FLOOR PLAN
DEMOLITION PLAN

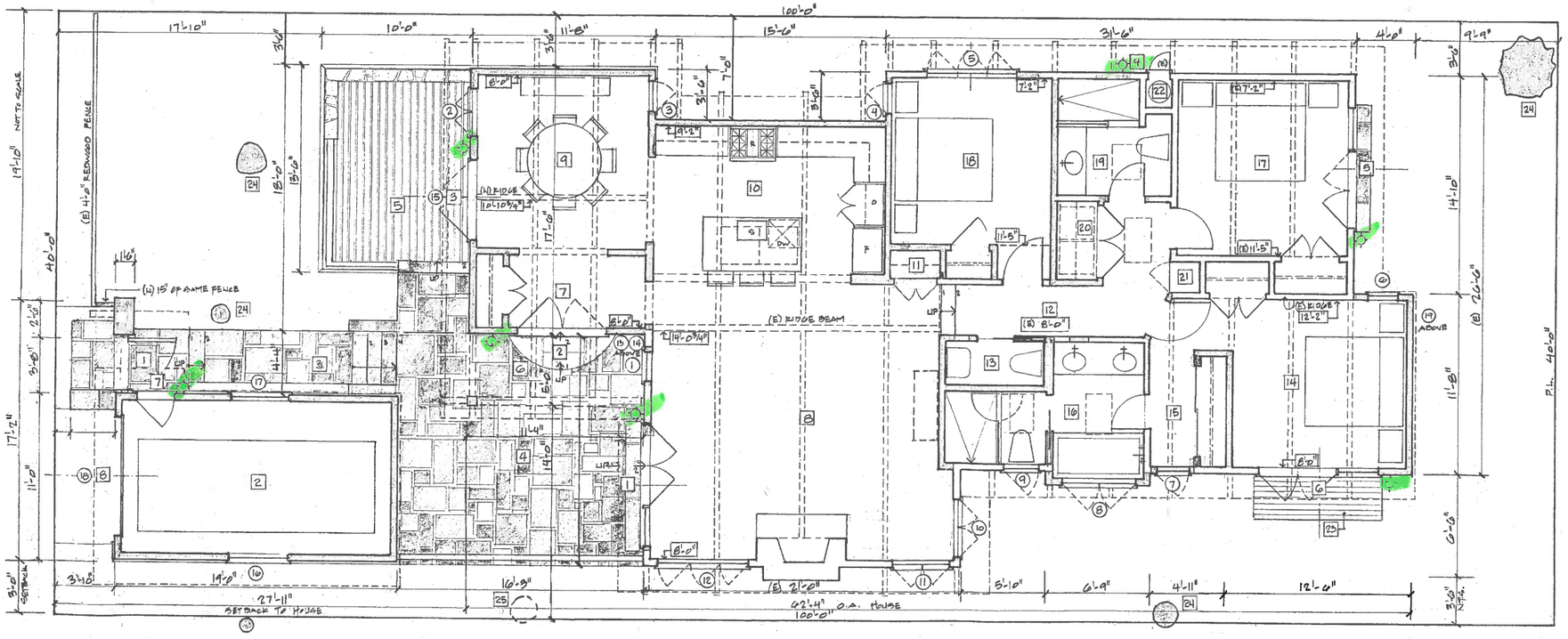
SHEET:

A2.0

OF 229 SHEETS



PROPOSED ROOF PLAN



PROPOSED FLOOR PLAN

ROOF PLAN LEGEND

1 Existing composition shingle roof
2 Building line below
3 Existing building line to be altered
4 Garage Roof with covered entry gate
5 Porch, Foyer & Dining Room Roof
6 Area of existing roof to be demolished
7 Bedroom #1 Addition Roof
8 Skylights
9 Existing chimney with metal shroud
10 Stone walk below
11 Deck below
12 Courtyard below
13 Trees to remain

FLOOR PLAN LEGEND

Existing wall to remain
New walls

1 Entry Gate with roof
2 Detached Garage
3 Stone walk and steps
4 Stone Courtyard
5 Wood Deck
6 Covered Porch Entry
7 Foyer
8 Living Room
9 Dining Room
10 Kitchen
11 Bar / wine storage
12 Hall
13 Guest Bath
14 Bedroom #1
15 Dressing
16 Bath #1
17 Bedroom #2
18 Bedroom #3
19 Bath #2
20 Laundry Closet
21 Linen Cabinet
22 Water Heater
23 Bedroom #1 Deck
24 Trees to remain
25 Tree to be removed

THOMAS BATEMAN HOOD ARCHITECTS

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PROJECT:
ALTERATIONS & ADDITIONS TO
ALEXANDER RESIDENCE
MONTE VERDE, 2 NE of 12th STREET
LOT 10, BLOCK 153
CARMEL CA 93921

OWNER:
C/O MASTERWORK BUILDERS
P.O. BOX 23 CARMEL, CA 93921
831-229-8002

REVISIONS:

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PAGE TITLE:
PROPOSED FLOOR PLAN
ROOF PLAN

SHEET :
A2.1

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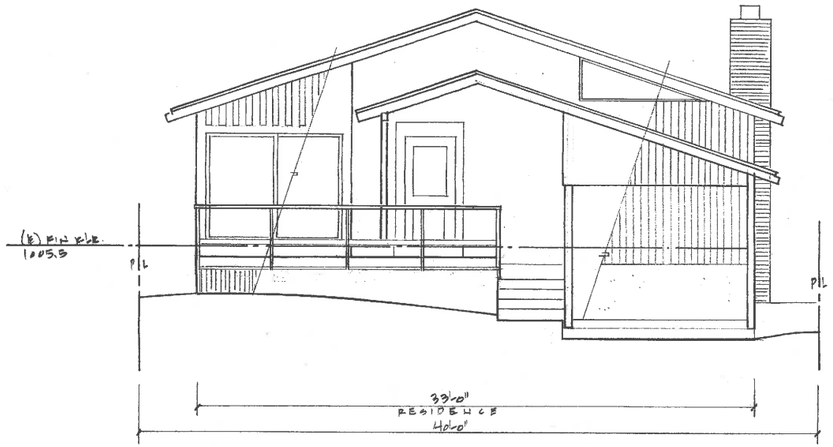
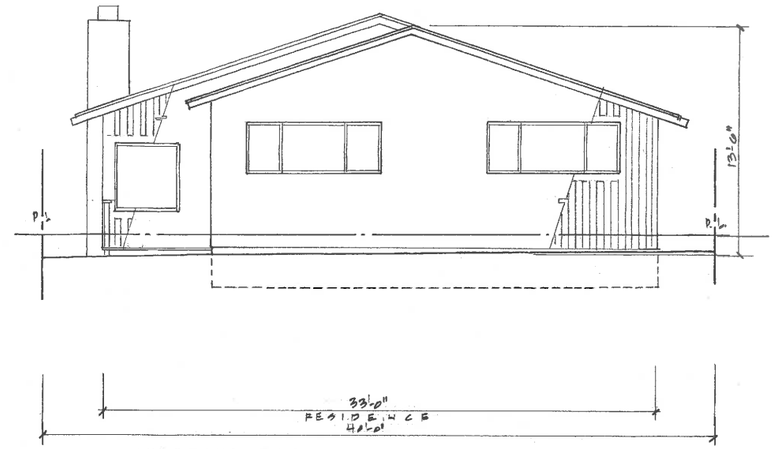


EXISTING WEST (STREET) ELEVATION



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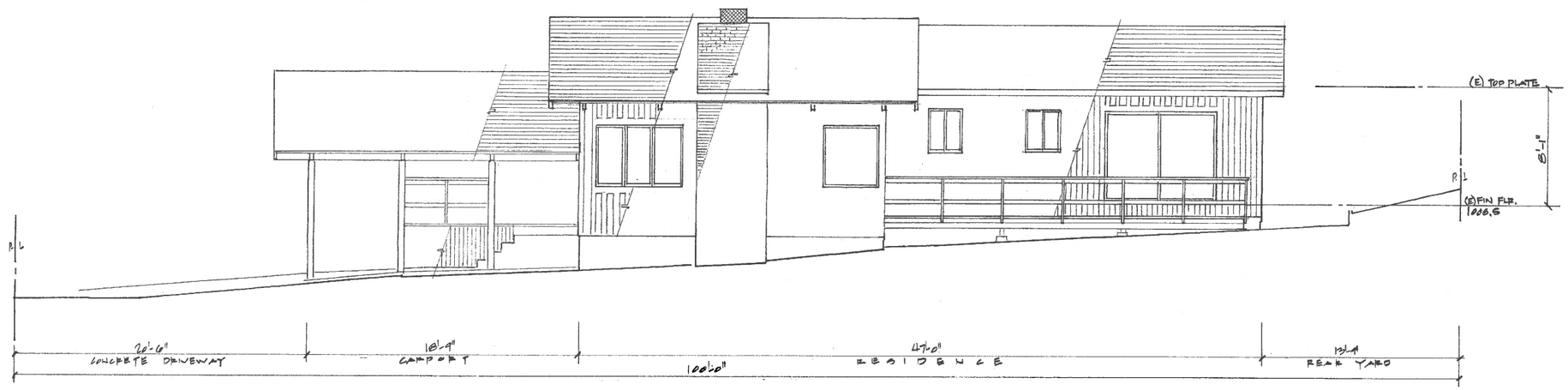
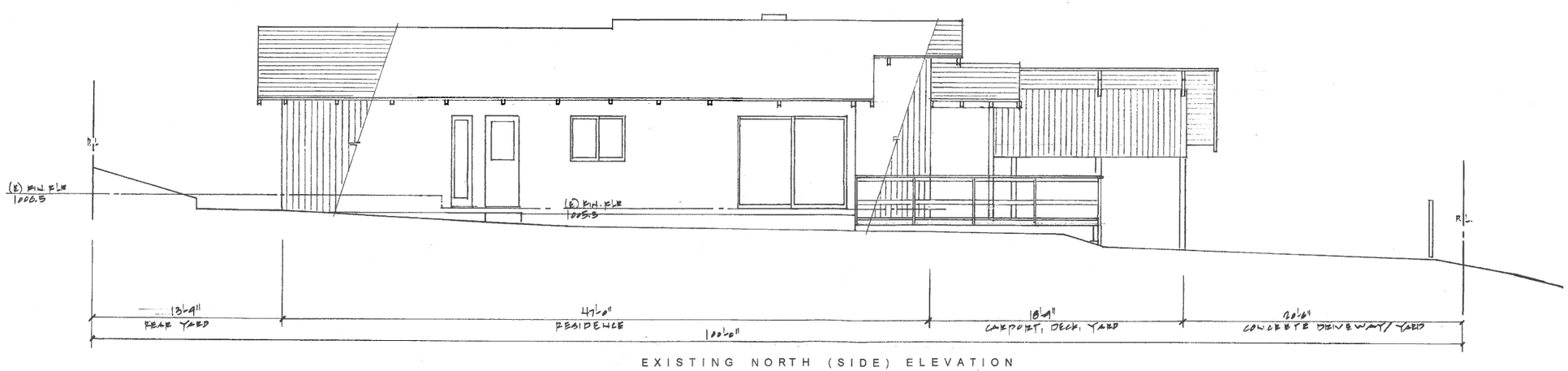


EXISTING SOUTH (SIDE) ELEVATION



EXISTING NORTH (SIDE) ELEVATION

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EXISTING ELEVATIONS

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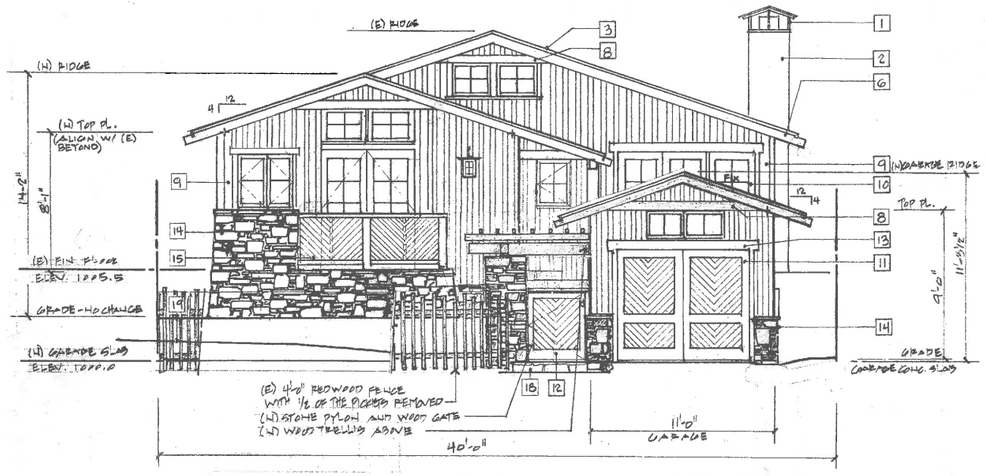
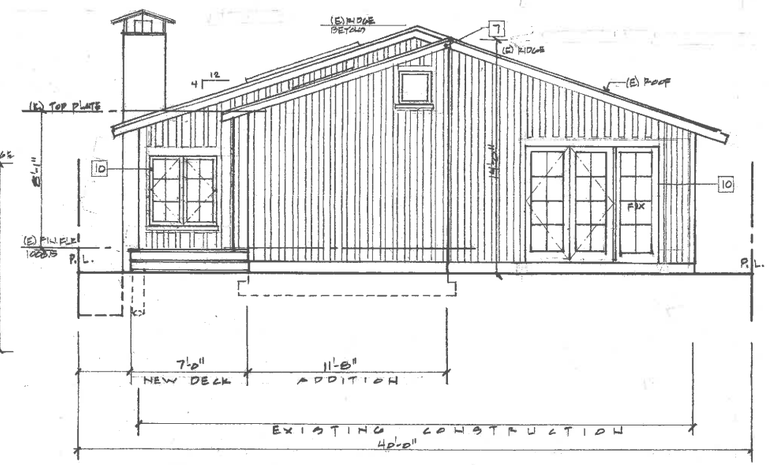


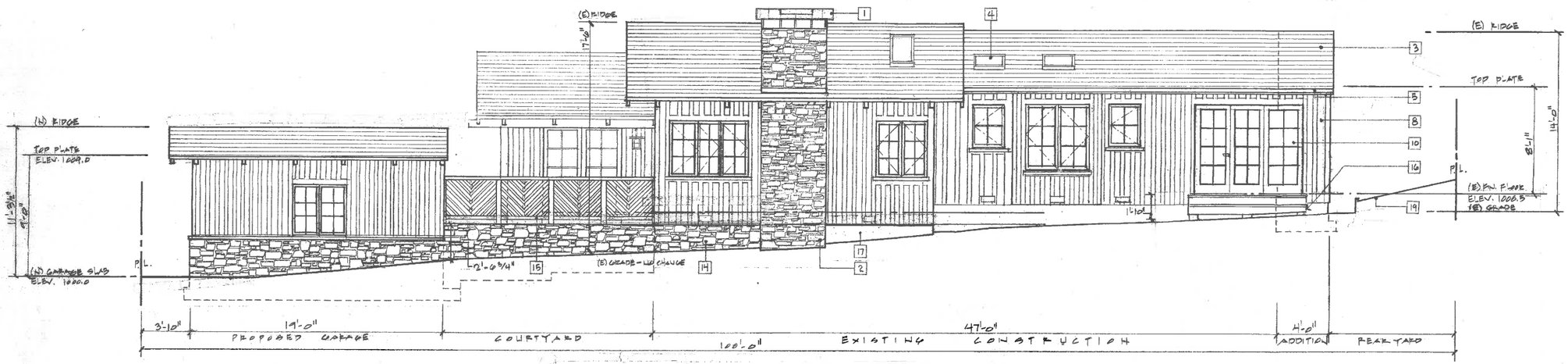
PROPOSED WEST (STREET) ELEVATION



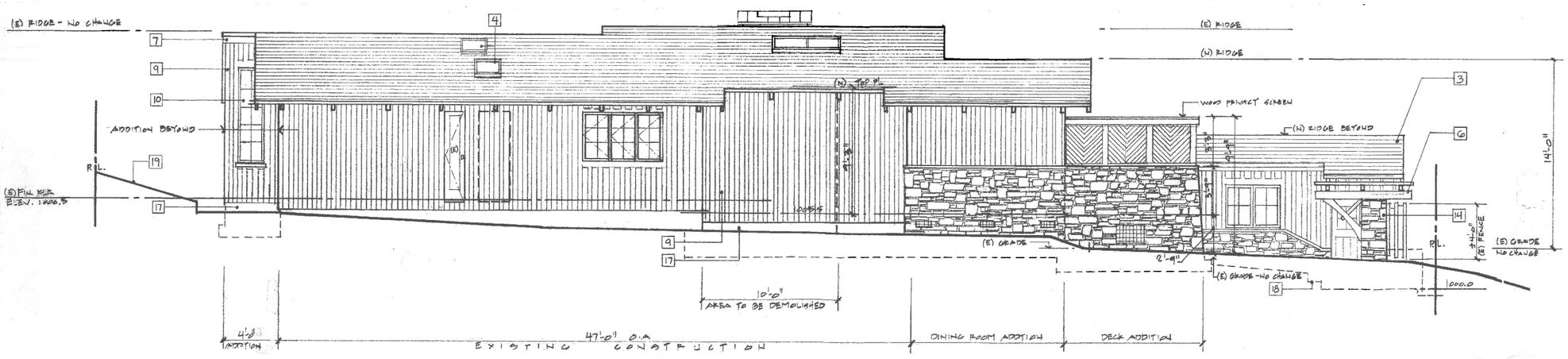
PROPOSED EAST (REAR) ELEVATION

ELEVATION / MATERIALS LEGEND

1	Metal chimney shroud
2	STONE finish on (e) masonry
3	Composition shingle roof
4	Curb-less skylights
5	Copper gutters and downspouts
6	Exposed timber framing
7	Wood fascia, paint
8	Wood collar tie
9	Board on board wood siding
10	Wood windows and doors
11	Custom wood garage door
12	Wood gate
13	2x "timber" header
14	Stone veneer
15	Wood railing
16	Wood deck
17	Concrete foundation
18	Stone walk & steps
19	Existing grade -- no change



PROPOSED SOUTH (SIDE) ELEVATION



PROPOSED NORTH (SIDE) ELEVATION

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PAGE TITLE:
PROPOSED ELEVATIONS

SHEET :
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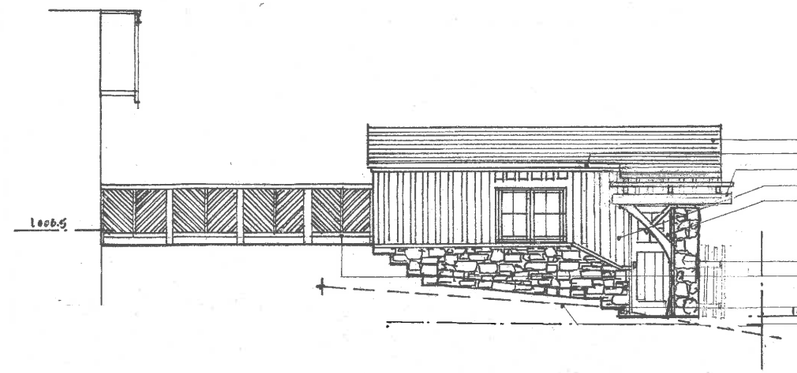

ELEVATION / MATERIALS LEGEND

1 Composition shingle roof
2 Copper gutters and downspouts
3 Exposed timber framing
4 Board on board wood siding
5 Wood windows and doors
6 Custom wood garage doors
7 Wood gate
8 2x "timber" header
9 Stone veneer
10 Wood railing
11 Wood deck
12 Stone walk & steps
13 Existing grade

NORTH (SIDE) ELEVATION

KICHLER.
Style to live by.

Outdoor Wall 1Lt
49065OZ (Olde Bronze)

Product Description:
This 1 light outdoor wall lantern from the Hatteras Bay™ collection is a charming accent piece that will complement any space. Featuring a rich, Olde Bronze® finish and a broad Clear Fresnel Lens, this design is sure to leave an impression.

Available Finishes
Olde Bronze
Olde Bronze

Technical Information

Weight:	2.7
Safety Rated:	Wet
HCWO:	3.50
Base Backplate:	5.50 Dia
Number of Bulbs:	1
Light Source:	Incandescent
Socket Base:	Medium
Lamp Type:	A19
Max Watt:	LABELED ~~40W~~ 25W BY MFR.
Finish:	Olde Bronze

EXTERIOR LIGHT FIXTURE

WINDOW SCHEDULE

WINDOW SCHEDULE

MARK	TYPE(1)	WIDTH	HEIGHT	HEAD HEIGHT	GLASS TYPE (2)	EXT FINISH	INT FINISH	ROUGH OPENING (W X	FRAME	HEAD	JAMB	SILL	HARDWARE	REMARKS
1	CSMNT	2'-0"	3'-0"	6'-9 1/4"	A	WOOD/PAINT	WOOD/PAINT	2'-0 1/2" x 3-1"	WOOD/PAINT					
2	CSMNT	3'-0"	3'-0"	6'-9 1/4"	B	WOOD/PAINT	WOOD/PAINT	3'-0 1/2" x 3'-1"	WOOD/PAINT					
3	CSMNT	2'-0"	3'-0"	6'-9 1/4"	A	WOOD/PAINT	WOOD/PAINT	2'-0 1/2" x 3'-1"	WOOD/PAINT					
4	CSMNT	2'-0"	3'-6"	6'-9 1/4"	A	WOOD/PAINT	WOOD/PAINT	2'-0 1/2" x 3'-7"	WOOD/PAINT					
5	CSMNT	6'-0"	3'-6"	6-9 1/4"	A	WOOD/PAINT	WOOD/PAINT	6'-0 1/2" x 3'-7"	WOOD/PAINT					
6	FIXED CSMNT	2'-0"	7'-0"	9'-9 1/4"	A	WOOD/PAINT	WOOD/PAINT	2'-0 1/2" x 7'-1"	WOOD/PAINT					
7	CSMNT	2'-6"	3'-6"	6'-9 1/4"	A	WOOD/PAINT	WOOD/PAINT	2'-0 1/2" x 3'-7"	WOOD/PAINT					ALIGN HEADER WITH UNIT 9
8	CSMNT	5'-0"	5'-0"	6'-9 1/4"	B	WOOD/PAINT	WOOD/PAINT	5'-0 1/2" x 5'-1"	WOOD/PAINT					ALIGN HEADER WITH UNIT 9
9	CSMNT	2'-6"	3'-6"	6'-9 1/4"	B	WOOD/PAINT	WOOD/PAINT	2'-6 1/2" x 3'-7"	WOOD/PAINT					(E) OPENING; V.I.F. DIMS
10	CSMNT	4'-0"	4'-0"	6'-9 1/4"	A	WOOD/PAINT	WOOD/PAINT	4'-0 1/2" x 4'-1"	WOOD/PAINT					(E) OPENING; V.I.F. DIMS
11	FIXED CSMNT	4'-0"	4'-0"	6'-9 1/4"	A	WOOD/PAINT	WOOD/PAINT	4'-0 1/2" x 4'-1"	WOOD/PAINT					(E) OPENING; V.I.F. DIMS
12	CSMNT	4'-0"	6'-0"	6'-9 1/4"	A	WOOD/PAINT	WOOD/PAINT	4'-0 1/2" x 6'-1"	WOOD/PAINT					(E) OPENING; V.I.F. DIMS
13	FIXED CSMNT	2'-0"	2'-4"	12'-1 1/4"	A	WOOD/PAINT	WOOD/PAINT	2'-0 1/2" x 2'-5"	WOOD/PAINT					
14	FIXED CSMNT	2'-0"	2'-4"	12'-1 1/4"	A	WOOD/PAINT	WOOD/PAINT	2'-0 1/2" x 2'-5"	WOOD/PAINT					
15	FIXED CSMNT	2'-0"	5'-0"	8'-9 1/4"	A	WOOD/PAINT	WOOD/PAINT	2'-0 1/2" x 5'-1"	WOOD/PAINT					
16	FIXED CSMNT	4'-0"	4'-0"	7'-0 1/2"	A	WOOD/PAINT	WOOD/PAINT	4'-0 1/2" x 4'-1"	WOOD/PAINT					
17	FIXED CSMNT	4'-0"	3'-0"	7'-6"	A	WOOD/PAINT	WOOD/PAINT	4'-0 1/2" x 3'-1"	WOOD/PAINT					V.I.F. HEADER HEIGHT WITH STONE LINE
18	FIXED CSMNT	1'-6"	4'-6"	7'-7 1/4"	A	WOOD/PAINT	WOOD/PAINT	1'-6 1/2" x 4'-7"	WOOD/PAINT					SET WINDOW DIRECTLY 4X10 GARAGE DOOR HEADER
19	FIXED CSMNT	2'-0"	2'-0"	12'-1 1/4"	A	WOOD/PAINT	WOOD/PAINT	2'-0 1/2" x 2'-0 1/2"	WOOD/PAINT					

EXTERIOR DOOR SCHEDULE

MARK	TYPE (1)	WIDTH	HEIGHT	HEAD HEIGHT	GLASS TYPE (2)	EXT FINISH	INT FINISH	ROUGH OPENING (W X	FRAME	HEAD	JAMB	SILL	HARDWARE	REMARKS
1	FRENCH	8'-0"	7'-0"	7'-1 1/4"	B	WOOD/PAINT	WOOD/PAINT	8'-0 1/2" X 7'-0 1/2"	WOOD/PAINT					LEFT UNIT ACTIVE LEAF; FAR RIGHT UNIT FIXED
2	FRENCH	6'-0"	6'-8"	6'-8 1/2"	B	WOOD/PAINT	WOOD/PAINT	6'-0 1/2" X 6'-8 1/2"	WOOD/PAINT					LEFT UNIT ACTIVE LEAF
3	FRENCH	5'-0"	6'-8"	6'-8 1/2"	B	WOOD/PAINT	WOOD/PAINT	5'-0 1/2" X 6'-8 1/2"	WOOD/PAINT					LEFT UNIT ACTIVE LEAF
4	(E) SWING	1'-8"	6'-8"	(E) HEADER	NONE	WOOD/PAINT	WOOD/PAINT	(E) NO WORK	WOOD/PAINT	(E)	(E)	(E)		REPAINT (E) WATER HEATER CLOSET DOOR
5	FRENCH	8'-0"	6'-8"	(E) HEADER	B	WOOD/PAINT	WOOD/PAINT	8'-0 1/2" X 6'-8 1/2"	WOOD/PAINT					LEFT UNIT ACTIVE LEAF; FAR RIGHT UNIT FIXED
6	FRENCH	8'-0"	6'-8"	6'-8 1/2"	B	WOOD/PAINT	WOOD/PAINT	8'-0 1/2" X 6'-8 1/2"	WOOD/PAINT					LEFT UNIT ACTIVE LEAF; FAR RIGHT UNIT FIXED
7	SWING	2'-6"	6'-8"	6'-8 1/2"	B	WOOD/PAINT	WOOD/PAINT	2'-6 1/2" X 6'-8 1/2"	WOOD/PAINT					
8	OVERHEAD	8'-0"	6'-8"	6'-10"	NONE	WOOD/STAIN	WOOD/STAIN	8'-4" X 6'-10"	WOOD/STAIN					CUSTOM STAIN GRADE CEDAR; 2X JAMB & HEAD TRIM IN R.O.

NOTES
1 ALL UNITS TO HAVE 7/8" SDL MUNTIN BARS
2 GLASS TYPES
A: CLEAR INSULATING, LOW E GLASS
B: CLEAR INSULATING, LOW E, TEMPERED BOTH SIDES

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PROJECT:
ALTERATIONS & ADDITIONS
TO
ALEXANDER RESIDENCE
MONTE VERDE, 2 NE of 12th STREET
LOT 10, BLOCK 153
CARMEL CA 93921

OWNER:
C/O MASTERWORK BUILDERS
P.O. BOX 23 CARMEL, CA 93921
831-229-8002

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GARAGE ELEVATION

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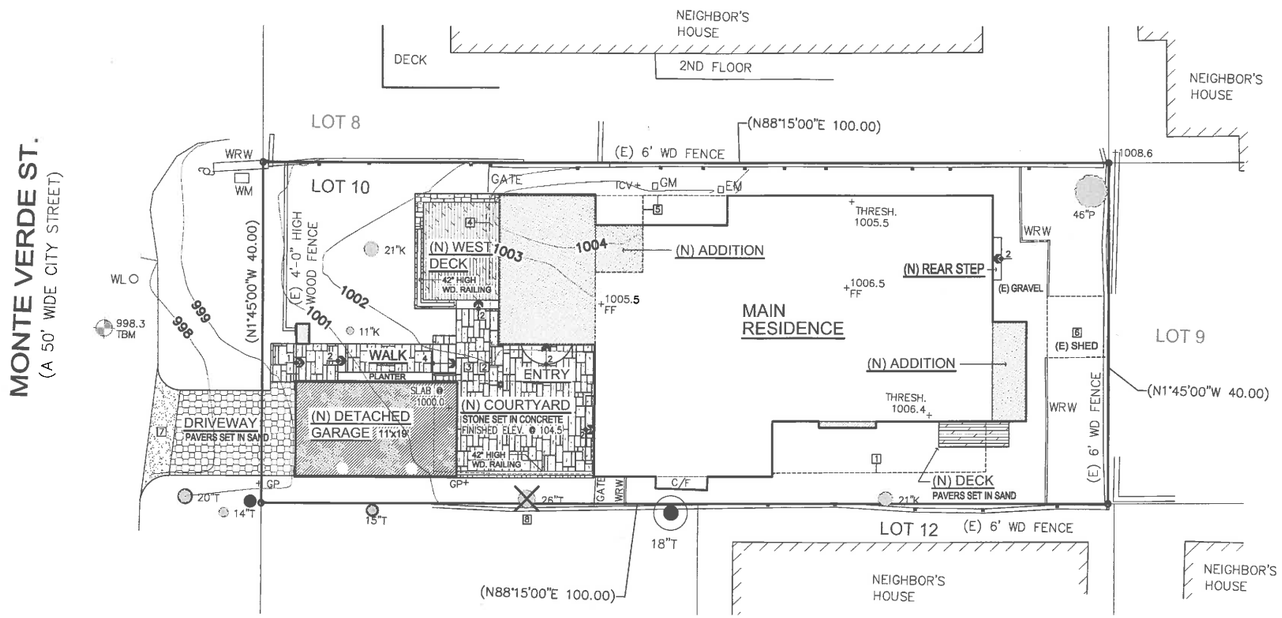

LANDSCAPE NOTES

1. EXISTING PLANTS ARE TO REMAIN.
2. THERE ARE NO PROPOSED ALTERATIONS TO THE EXISTING LANDSCAPE PLANT MATERIALS OR IRRIGATION SYSTEM.
3. NO NEW PLANT MATERIAL IS PROPOSED.
4. ONE 26" TREE WAS OK'D FOR REMOVAL BY THE CITY FORESTER.
5. THE BULK OF THE PROPOSED ADDITION IS TO BE LOCATED AT THE FRONT HALF OF THE PROPERTY.
6. NO NEW WALKWAY LIGHTING IS PROPOSED.

LANDSCAPE PLAN

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

1'0 4' 8'

PROJECT NORTH

HARDSCAPE NOTES

1. DEMO (E) SOUTH DECK REPLACE WITH (N)
2. DEMO (E) WEST ENTRY CONC. STAIRS AND STOOP
3. DEMOLISH EXISTING CARPORT AND CONC. PAD
4. DEMOLISH (E) WEST DECK AND REPLACE WITH (N)
5. DEMOLISH 35.00 S.F. FROM THE (E) FOOTPRINT
6. DEMOLISH (E) SHED
7. ADD A 3'-0" WIDE ASPHALT ENTRY STRIP TO (N) GRAVEL DRIVEWAY
8. 26" TREE TO BE REMOVED

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www.thomasbatemanhood.com

PROJECT:
ALTERATIONS & ADDITIONS TO
ALEXANDER RESIDENCE
MONTE VERDE 2 NE OF 12TH
LOT-10 BLK. 133
CARMEL, CA 93921
A.P.N. 010-183-008

OWNER:
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P.O. BOX 23
CARMEL, CA 93921

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LANDSCAPE PLAN

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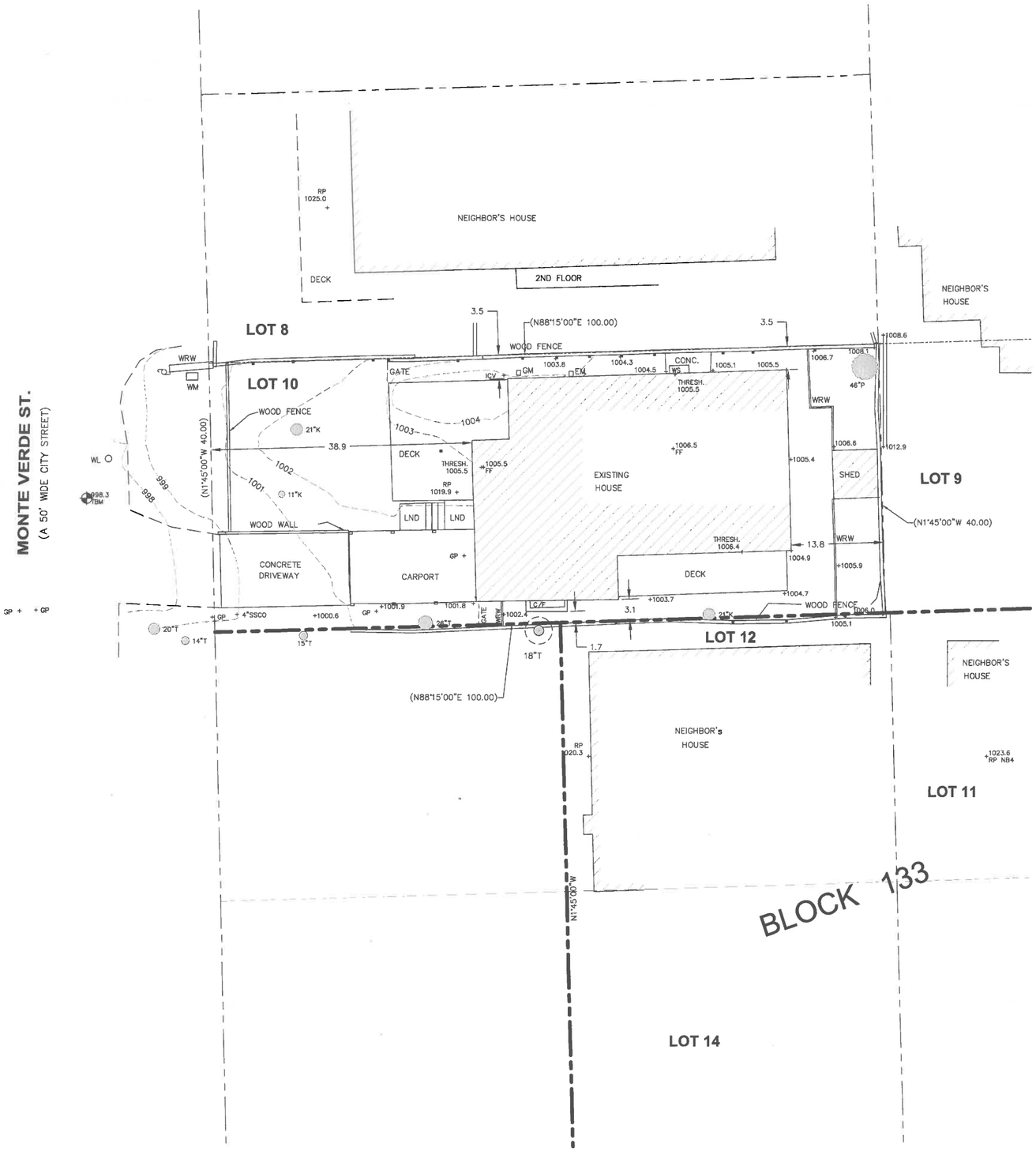

NOTES:

THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED. INFORMATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES OR PUBLIC AGENCIES.

ELEVATIONS ARE BASED ON AN ARBITRARILY ASSUMED DATUM AS NOTED.

GROUND MAY BE MORE IRREGULAR THAN CONTOURS INDICATE.

DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

WHERE DATA DIFFERS, PARENTHESES DENOTE RECORD DATA.

THE CROSS SYMBOL (+) MARKS THE HORIZONTAL POSITION OF THE SPOT ELEVATION SHOWN.

TREE SYMBOLS ARE DRAWN TO SCALE ONLY APPROXIMATELY.

SUFFICIENT BOUNDARY TIES WERE MADE TO GRAPHICALLY SHOWN EXISTING FEATURES; A COMPLETE BOUNDARY SURVEY WAS NOT DONE AT THIS TIME.

ABBREVIATIONS & SYMBOLS:

JOINT POLE
6x6 4x4 4x6

6"K = 6" OAK TREE
6"P = 6" PINE TREE
6"T = 6" TREE (UNIDENTIFIED)

C/F = CHIMNEY & FOUNDATION
EM = ELECTRIC METER
FF = FINISHED FLOOR
GM = GAS METER
GP = GREEN PAINT (ON SEWER PATCH)
ICV = IRRIGATION CONTROL VALVE
LND = LANDING
RP = ROOF PEAK
SSCO = SANITARY SEWER CLEAN OUT
TBM = SITE TEMPORARY BENCHMARK (MAG. NAIL WITH SHINER)
WL = WATER LID
WM = WATER METER
WRW = WOOD RETAINING WALL
WS = WOOD STEP

LICENSED LAND SURVEYOR
GORDON A. HUMENIK
NO. 9119
EXP. 09/30/16
STATE OF CALIFORNIA

DATE OF SURVEY: JULY 7, 2015
DRAWING SCALE: 1"= 8'
DRAWN BY: BG
REVISED:

RASMUSSEN LAND SURVEYING, INC.
P.O. BOX 3135
MONTEREY, CALIFORNIA 93942
(831)375-7240 (831)375-2545 FAX

RLS

TOPOGRAPHIC SURVEY

OF EXISTING FEATURES ON THAT REAL PROPERTY DESCRIBED AS LOT 10, BLOCK 133, CARMEL-BY-THE-SEA ADDN. 1, MONTEREY COUNTY RECORDS, CALIFORNIA.

PREPARED FOR: MASTERWORK BUILDERS, INC.

PROJECT NO. 15060

1. EXISTING WOOD SIDING – RESTAIN

2. NATIVE STONE FOUNDATION

3. STONE WALKWAY & COURTYARD

4. COBBLE PAVERS – DRIVEWAY

ALEXANDER RESIDENCE | MATERIALS PALETTE

MONTE VERDE, 2 NE of 12th STREET

LOT 10, BLOCK 153

CARMEL, CA 93921

RECEIVED
NOV 05 2015
City of Carmel-by-the-Sea
Planning & Building Dept.

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

November 18, 2015

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Acting Community Planning and Building Director

Subject: Consideration of advisory recommendations to the City Council on the Draft 2015-2023 Housing Element and associated Municipal Code Amendments

---

Background and Purpose:

State law requires each jurisdiction in Monterey County to prepare an updated Housing Element for the 2015-2023 planning period. A draft Housing Element was prepared and reviewed at public meetings held by the Planning Commission (August 19, 2015) and City Council (August 31, 2015). The draft Housing Element was revised to reflect comments from the Planning Commission and City Council and was submitted to the California Department of Housing and Community Development ("HCD") for review. During HCD's review, additional revisions were made to the draft element in response to questions and suggestions from HCD staff. On November 10, 2015 HCD issued a letter finding that the Draft Housing Element addresses the requirements of state law (**Attachment A**). Staff requests that the Planning Commission review the draft Housing Element as revised in response to HCD comments and adopt a Resolution (**Attachment B**) recommending its approval by the City Council. In addition, various revisions to the Zoning Code are required to ensure consistency between City regulations and state laws related to affordable housing. Staff requests that the Planning Commission review the proposed Zoning Code revisions and adopt a Resolution (**Attachment C**) recommending City Council approval of the proposed revisions.

Analysis:

Staff made several revisions to the Goals, Objectives, Policies and Programs section of the Draft Housing Element based on recommendations made by the Planning Commission and City Council at two separate public workshops. The programs identified in the Housing Element are essentially a commitment by the City to study and potentially amend certain regulations in

order to achieve the program objectives. The following is a list of the key revisions that were made following input from the Planning Commission and City Council:

- Program 3-2.1.c (Incentives for Mixed Use Affordable Housing) was added to explore options for incentivizing upper-story housing opportunities, such as the potential of allowing a third story in the Commercial District when devoted to affordable housing subject to appropriate design standards, including the City's 30-foot height limit.
- Program 3-3.1.c (Development on Small Sites) was revised to call for review of the Lot Merger Program; including a requirement that mergers be approved by the Planning Commission rather than the Planning Director, considering incentives for commercial lot mergers, and eliminating any provisions of the merger program that have an unintended consequence of restricting housing opportunities.
- Policy 3-5.3 was revised to express the City's desire to expand opportunities for local employees such as teachers, police, fire fighters and other City personnel to live in the community where they work; and
- Program 3-5.3.c was revised to call for review of subordinate unit regulations. Subordinate units provide an additional opportunity for affordable housing in the City. To further encourage the creation of subordinate units, the City will investigate potential amendments such as permitting subordinate units on smaller lots and the implementation of certain incentives such as reduced parking and setback requirements.

On September 9, 2015 the Revised Draft Housing Element was transmitted to HCD for review. During HCD's 60-day review period City staff had discussions with HCD staff regarding the draft element, and a number of revisions were made in response to HCD's questions and suggestions. On November 10, 2015 HCD issued a letter finding that the Draft Housing Element as revised addresses the requirements of state law. HCD's letter indicates that the Housing Element will comply with state law (i.e., "certified") when adopted and submitted to HCD for final review. Housing Element certification is important to maximize the City's eligibility for grant funds and preserve local land use control.

Revisions made to the draft Housing Element in response to HCD comments are summarized as follows:

<u>Section 2: Resources</u>

- Minor clerical revisions

Section 3: Goals, Policies and Programs

- Quantified objectives added for housing preservation (p. 3-15)
- Cross-references and clarification added

Appendix B: Constraints

- Discussion of regulations for group homes added (p. B-11)
- Table B-7 (Development Fees) updated (p. B-17)
- Table B-8 (Development Review Procedures) updated (p. B-18)
- Cross-references and clerical revisions added

As discussed at the August 19th study session, revisions to the Municipal Code as described below are also required to ensure conformance with state housing law.

- Density Bonus Regulations

  State law requires cities to grant a density bonus of up to 35 percent when a project provides affordable housing, senior housing, child care facilities, or dedicates land for affordable housing. The Municipal Code (CMC 17.64.190) currently allows a density increase up to 34-44 dwelling units per acre when a project provides 20 percent lower-income units, 10 percent very-low-income units or 50 percent of units are provided for senior citizens, and up to 88 units per acre when all units are affordable to low- or very-low-income households. Staff has revised this section of the Municipal Code to eliminate the current density bonus program and adopt by reference State Density Bonus Law (Government Code Sections 65915). The proposed amendment to Municipal Code Sections 17.64.190 and 17.64.220 would ensure consistency with current state law.

  State Density Bonus Law establishes a sliding scale for density bonus ranging from 20 percent to 35 percent above the maximum allowable density depending on the proportion of affordable units provided. In order to achieve the maximum 35 percent density bonus, provision of at least 20 percent low-income units, 11 percent very-low-income units, or 40 percent moderate-income for-sale units is required. These specific details of the density bonus program are not included in the Municipal Code because the City would be adopting state law by reference. Adopting by reference ensures that the City does not have to amend its Municipal Code to be consistent with future changes in state law.

- Transitional and Supportive Housing

  The proposed amendment to Section 17.68.040 of the Municipal Code includes definitions of transitional and supportive housing to ensure consistency with state law. Under state law, transitional housing and supportive housing must be treated as residential uses and permitted subject only to the same standards and procedures as apply to other residential dwellings of the same type in the same zone. For this reason, the Commercial District Use Table in Section 17.14.030 was amended to indicate that transitional and supportive housing is subject to the same regulations as other family residential dwellings.

- Residential Care Facilities

  State-licensed residential care facilities for six or fewer persons must be permitted as residential uses subject only to the same standards and procedures as apply to other residential dwellings of the same type in the same zone. The proposed amendment to Section 17.14.030 was amended to indicate that residential care facilities are subject to the same regulations as other family residential dwelling.

CEQA Compliance:

An Initial Study/Negative Declaration (IS/ND) was adopted for the City's 2010 Housing Element update. The IS/ND concluded that adoption of the Housing Element would not result in a significant impact on the environment. The Draft 2015-2023 Housing Element update and related Code amendments do not propose any additional changes to City policies or regulations that would result in new significant environmental impacts or a substantial increase in the severity of impacts previously analyzed in the 2010 IS/ND, therefore an Addendum to the previous IS/ND has been prepared pursuant to CEQA Guidelines Sections 15162 and 15164 (**Attachment D**).

Next Steps:

The Planning Commission's recommendations will be forwarded to the City Council for consideration at a public hearing, tentatively scheduled for December 1st. Upon adoption by the City Council, the Housing Element must be submitted to HCD for review and certification.

Attachments

- Attachment A – HCD letter of November 10, 2015
- Attachment B – Draft Resolution (2015-2023 Housing Element)
- Attachment C – Draft Resolution (Zoning Code amendments)
- Attachment D – Addendum to Previous Negative Declaration

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

November 9, 2015

Mr. Marc Wiener, Acting Director
Community Planning and Building
City of Carmel
Post Office Drawer C
Carmel-By-The-Sea, CA 93921

Dear Mr. Wiener:

RE: Review of the City of Carmel's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the City of Carmel's draft housing element update that was received for review on September 11, 2015, along with additional revisions received on October 22 and November 1, 5, and 9, 2015. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by communications with you and Mr. John Douglas, the City's consultant.

The draft element with the revisions meets the statutory requirements of State housing element law. The draft element with the revisions will comply with State housing element law (Article 10.6 of the Government Code) when they are adopted and submitted to the Department, in accordance with Government Code Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008), the City must adopt its housing element within 120 calendar days from the statutory due date of December 31, 2015 for AMBAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

For your information, some other elements of the general plan must be updated on or before the next adoption of the housing element. For example, the safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). The Department urges the City to consider these timing provisions and welcomes the opportunity to provide assistance. For more information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates your efforts and dedication in preparation of the housing element and looks forward to receiving Carmel's adopted housing element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

Glen A. Campora
Assistant Deputy Director

2015-2023 Housing Element

City of
Carmel-by-the-Sea

Draft

November 2015

Table of Contents

Section 1: Introduction 1-1
1.1 Purpose of Housing Element 1-1
1.2 State Law and Local Planning 1-1
1.3 Community Context 1-4
1.4 Public Participation 1-4

Section 2: Housing Development Resources 2-1
2.1 Adequate Sites Analysis 2-1
2.2 Financial and Administrative Resources 2-14
2.3 Opportunities for Energy Conservation 2-16

Section 3: Goals, Objectives, Policies and Programs 3-1
3.1 Goals, Policies and Programs 3-1
3.2 Quantified Objectives 3-15

Appendices

Appendix A: Housing Needs Assessment A-1
A.1 Population Characteristics and Employment Trends A-1
A.2 Household Characteristics A-3
A.3 Housing Stock Characteristics A-6
A.4 Special Needs Population A-13
A.5 Affordable Housing A-18

Appendix B: Constraints on Housing Production B-1
B.1 Governmental Constraints B-1
B.2 Provisions for a Variety of Housing B-6
B.3 Building Codes and Enforcement B-14
B.4 Planning and Development Fees B-16
B.5 Local Processing and Permit Procedures B-17
B.6 Environmental and Infrastructure Constraints B-20
B.7 On-Site and Off-Site Improvements B-24
B.8 Non-Governmental Constraints B-25

Appendix C: Housing Program Accomplishments C-1
C.1 Evaluation of Accomplishments Under the Previous Housing Element C-1
C.2 Share of Regional Growth C-9

Appendix D: Public Participation Summary D-1

Appendix E: Glossary E-1

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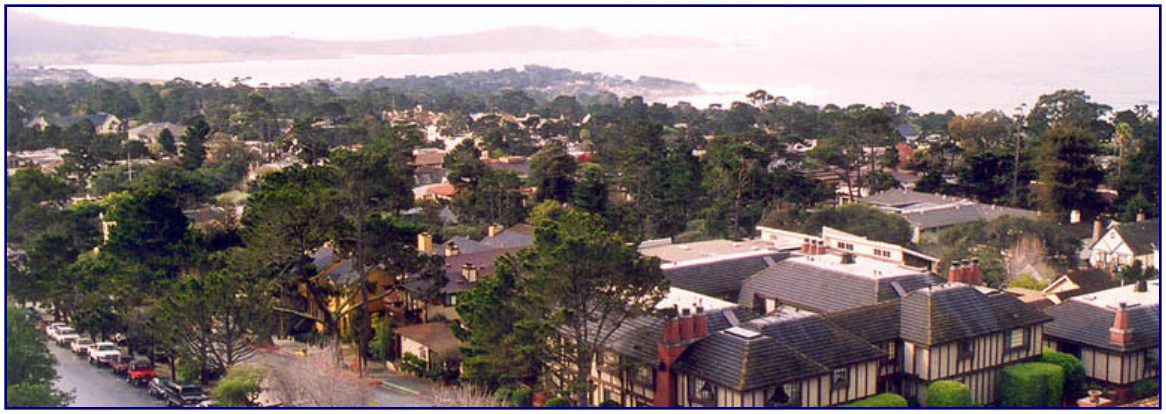
1 INTRODUCTION



The Housing Element documents the existing and projected future housing needs in the community, particularly the availability, affordability, and adequacy of housing. Policies and programs in the Element serve as strategies to address housing needs across the full economic and social spectrum of the community.

1.1 Purpose of the Housing Element

The Housing Element is designed to achieve the following:

- Identify adequate sites for a range of housing types;
- Assist in the development of adequate and affordable housing;
- Address constraints to meeting the City's housing needs;
- Conserve and improve the condition of existing housing; and
- Promote fair housing opportunities for all persons.

This Housing Element contains goals, policies, and programs that cover the planning period of December 31, 2015 through December 31, 2023 as established by the California Department of Housing and Community Development (HCD).

1.2 State Law and Local Planning

1.2.1 Consistency with State Law

The Housing Element is one of the seven General Plan Elements mandated by the State of California, as articulated in Sections 65580 to 65589.8 of the California Government Code. State Law requires that each jurisdiction's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing." The

Housing Element plans for the provision of housing for all segments of the population. Section 65583 *et seq*. of the Government Code sets forth specific requirements regarding the scope and content of the Housing Element. Table 1-1: State Housing Element Requirements summarizes these requirements and identifies the applicable sections in the Housing Element where these requirements are addressed.

Table 1-1: State Housing Element Requirements

Required Housing Element Component	Reference
A. Housing Needs Assessment	
1. Analysis of population trends in Carmel-by-the-Sea in relation to countywide trends	Appendix A, A.1.1
2. Analysis of employment trends in Carmel-by-the-Sea in relation to regional trends	Appendix A, A.1.4
3. Projections and quantification of Carmel-by-the-Sea's existing and projected housing needs for all income groups	Appendix A
4. Analysis and documentation of Carmel-by-the-Sea's housing characteristics, including:	Appendix A, A.2
a. Overpayment	Appendix A, A.3.6
b. Overcrowding	Appendix A, A.3.6
c. Housing conditions	Appendix A, A.3.3
5. Analysis of land suitable for residential development	Section 2, 2.1
6. Analysis of governmental constraints upon housing	Appendix B, B.1
7. Analysis of nongovernmental constraints upon housing	Appendix B, B.8
8. Analysis of special housing needs	Appendix A, A.4
9. Analysis of emergency shelters	Appendix B, B.2
10. Analysis of opportunities for energy conservation	Section 2, 2.3
11. Analysis of assisted housing developments that are eligible to change from low income housing during the next 10 years	Appendix A, A.5
B. Goals and Policies	
12. Identification of Carmel-by-the-Sea's goals, quantified objectives and policies relative to the maintenance, improvement and development of housing	Section 3
C. Implementation Program	
13. Identification of adequate sites which will be made available through appropriate action to accommodate a variety of housing types for all income levels	Section 3
14. Identification of programs to assist in the development of adequate housing to meet the needs of low and moderate-income households	Section 3
15. Identification of opportunities to remove governmental constraints to the maintenance, improvement, and development of housing	Section 3
16. Identification of opportunities to remove constraints and/or provide reasonable accommodations for housing for persons with disabilities	Section 3
17. Identification of opportunities to conserve and improve the condition of the existing affordable housing stock	Section 3
18. Identification of programs to promote housing opportunities for all persons	Section 3
19. Identification of programs to address the potential conversion of assisted housing development to market-rate housing	Section 3
20. Identification of programs to identify zones where emergency shelters are permitted	Section 3

1.2.2 General Plan Consistency

According to State planning law, the Housing Element must be consistent with other General Plan Elements. While each of the Elements is independent, they are also interrelated. Certain goals and policies of each Element may also address issues that are primary subjects of other Elements. This integration of issues throughout the General Plan creates a strong basis for the implementation of plans and programs and achievement of community goals. The Housing Element is most closely tied to the Land Use and Community Character Element. Residential locations and densities established in that Element are consistent with the policies and programs incorporated into this Housing Element.

This Housing Element builds upon other General Plan Elements and is consistent with the policies and programs set forth by the General Plan. Whenever any Element in the General Plan is amended, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between Elements.

1.2.3 Relationship to Other Plans and Programs

The Housing Element identifies goals, policies, action programs and objectives that directly address the housing needs of Carmel-by-the-Sea. There are a number of City plans and programs that work to implement the goals, policies, action programs and objectives of the Housing Element.

1.2.4 Organization of the Housing Element

The Housing Element is organized into the following sections:

- **Introduction** (Section 1) – describes the purpose of the Housing Element, community context, and public participation process;
- **Housing Resources** (Section 2) - evaluates land, financial, and administrative resources to address housing needs in the community;
- **Goals, Policies and Programs** (Section 3) - identifies the City's housing goals, policies, programs and objectives to achieve those goals.
- **Housing Needs Assessment** (Appendix A) - describes the City's population characteristics, housing characteristics, and existing and projected housing needs;
- **Housing Constraints** (Appendix B) - assesses potential market, governmental, and environmental constraints to the development, maintenance, and improvement of housing;
- **Housing Accomplishments** (Appendix C) - reviews and analyzes progress made in achieving housing goals in the 2007-2014 Housing Element; and
- **Workshop Summary and Comments** (Appendix D) – contains comments received during the public outreach process.

1.3 Community Context

Carmel-by-the-Sea is a small coastal community located on the Monterey Peninsula near the cities of Monterey, Pacific Grove, and the unincorporated communities of Pebble Beach and Carmel Valley. Compared to surrounding cities, Carmel is relatively young, incorporated in 1916. A strong residential character and centralized business district took hold during a period of rapid growth during the 1920s and 1930s. In addition to Carmel's abundant natural resources and amenities, this developmental period was critical in establishing the unique character of the community that attracts residents, visitors, and businesses to Carmel today.

By 1940, the City had a population of about 2,800 persons in 1,575 housing units. Housing and population growth slowed after the 1940s, increasing in population by only 1,400 in 50 years, to a height of 4,239 persons in 1990. The City, with an estimated population of 3,747 in 2015, is one of the least populated of the Peninsula cities.

Carmel-by-the-Sea supports a wide variety of housing types and sizes in its residential and commercial districts. Most of the housing stock is comprised of single-family detached homes located in the R-1 zoning district. Multi-family developments are scattered throughout the R-4 and Commercial zoning districts and represent the second largest segment of the housing stock.

Due to existing land use patterns, high housing demand and costs, limited vacant land, and environmental constraints, the City of Carmel-by-the-Sea is faced with several obstacles to providing a variety of housing types, including affordable housing. Opportunities for development of housing, including infill development, conversion of commercial uses to residential, and addition of new residential uses above existing commercial space, will be actively identified and pursued.

1.4 Public Participation

Public participation played an important role in the formulation of this Housing Element. Community outreach and activities are described in more detail in Appendix D.

A Planning Commission Meeting was held on August 19, 2015 at the City Hall City Council Room. The purpose of the meeting was to receive comments from the Planning Commission as well as the public on the Draft Housing Element, prior to submittal to the HCD.

During the meeting, the Planning Commission and the public were provided with an overview of the Housing Element Update process and content. The focus of the meeting was on the Goals, Policies, and Programs proposed in the Draft Housing Element.

During the 60-day review by the California State Department of Housing and Community Development (HCD), the Draft Housing Element was available for review at the library and on the City's website. Notifications were mailed out to

those individuals and organizations that expressed interest in the Housing Element.

In addition, public hearings were held before both the Planning Commission and City Council prior to the adoption of this Housing Element. Notifications were published in the local newspaper in advance of each hearing.

The following agencies and interested parties were individually invited to participate during the Housing Element update:

- Alliance on Aging – senior services and housing programs
- American Red Cross (Carmel Chapter) – emergency shelter services
- Apartment Association of Monterey County
- Association of Monterey Bay Area Governments (AMBAG)
- Carmel Chamber of Commerce
- Carmel Foundation – senior housing, activities, education
- Carmel Residents Association – local citizens organization
- Coalition of Homeless Services Providers
- Community Human Services
- Habitat for Humanity
- Housing Authority of Monterey County (HAMC) – regional housing services and programs
- LandWatch Monterey County – environmental advocacy organization
- Monterey County Association of Realtors
- Monterey County Housing & Redevelopment
- Shelter Outreach Plus - homeless services

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2 HOUSING DEVELOPMENT RESOURCES

This section of the Housing Element describes and analyzes the resources available to the City of Carmel-by-the-Sea for the development, rehabilitation, and preservation of housing.

2.1 Adequate Sites Analysis

State Housing Element Law requires that cities demonstrate they have adequate sites to meet their housing obligations. An analysis of land resources must be completed and take into consideration zoning, development standards, and the availability of public services and facilities to accommodate a variety of housing types. The City must demonstrate that it has capacity or adequate sites to accommodate the projected need for housing.

The State Department of Finance (DOF) is responsible for projecting the total statewide housing demand, with the State Department of Housing and Community Development (HCD) apportioning this demand to each of the state's regions. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market.

The Association of Monterey Bay Area Governments (AMBAG) in cooperation with the local jurisdictions is tasked with the responsibility of allocating the region's projected new housing demand to each jurisdiction. The allocation is further divided into four income categories:

- Very-Low Income – 0% to 50% of the median income;
- Low Income – 51% to 80% of the median income;
- Moderate Income – 81% to 120% of the median income; and,
- Above-Moderate Income – more than 120% of the median income.

This process is known as the Regional Housing Needs Allocation (RHNA), and the goals are referred to as either the RHNA goals or the "regional share" goals for new housing construction. The allocation takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and others. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower-income households in any one jurisdiction.

The AMBAG has adopted a Regional Housing Needs Allocation Plan for its member jurisdictions. For Carmel-by-the-Sea, the plan establishes the City's share of regional housing growth needs as 31 additional units for the period of 2014 to 2023. Table 2-1: Regional Housing Needs Allocation displays the breakdown of this housing need by income group based on the median family income (MFI).

Cities must also analyze and plan for the growth needs of the extremely-low-income category (30 percent or less of the median income). The extremely-low-income growth need is assumed to be 50 percent of the very-low-income allocation.

Table 2-1: Regional Housing Needs Allocation 2014-2023

Income Category	Number of Units
Extremely Low Income (30 or less of the MFI) [1]	*4*
Very Low Income (0-50 percent MFI)	7
Low Income (51 to 80 percent AMI)	5
Moderate Income (81 to 120 percent AMI)	6
Above Moderate Income (Less than 120 percent AMI)	13
Total	31

Notes:
[1] Regional share of extremely-low income units is assumed to be 50 percent of the very-low income units. The extremely-low income allocation is a subset of the very-low allocation and is not added to the total construction need.

Source: AMBAG, Regional Housing Needs Allocation Plan 2014-2023.
Note: the RHNA projection period is January 1, 2014 to December 31, 2023

2.1.1 Capacity to Meet Regional Housing Goals

Vacant Land

There is limited vacant land in Carmel available for residential development. While the City is primarily built out, scattered vacant sites can be found throughout the City. These sites are primarily zoned for single-family residential development.

The vacant residential land in Carmel has the realistic capacity to accommodate 74 dwelling units. Seventy units could be accommodated on parcels zoned for single-family residential use. Based on the densities permitted in these areas, the units would be affordable to above-moderate income households. Four units could be accommodated on vacant parcels zoned SC or RC. However, these parcels are relatively small and multifamily development is unlikely. Therefore, these units would likely be affordable to above-moderate income households. Estimated capacity of vacant sites is based on the maximum allowable units on each parcel, which is consistent with development patterns and the very high land cost in the City.

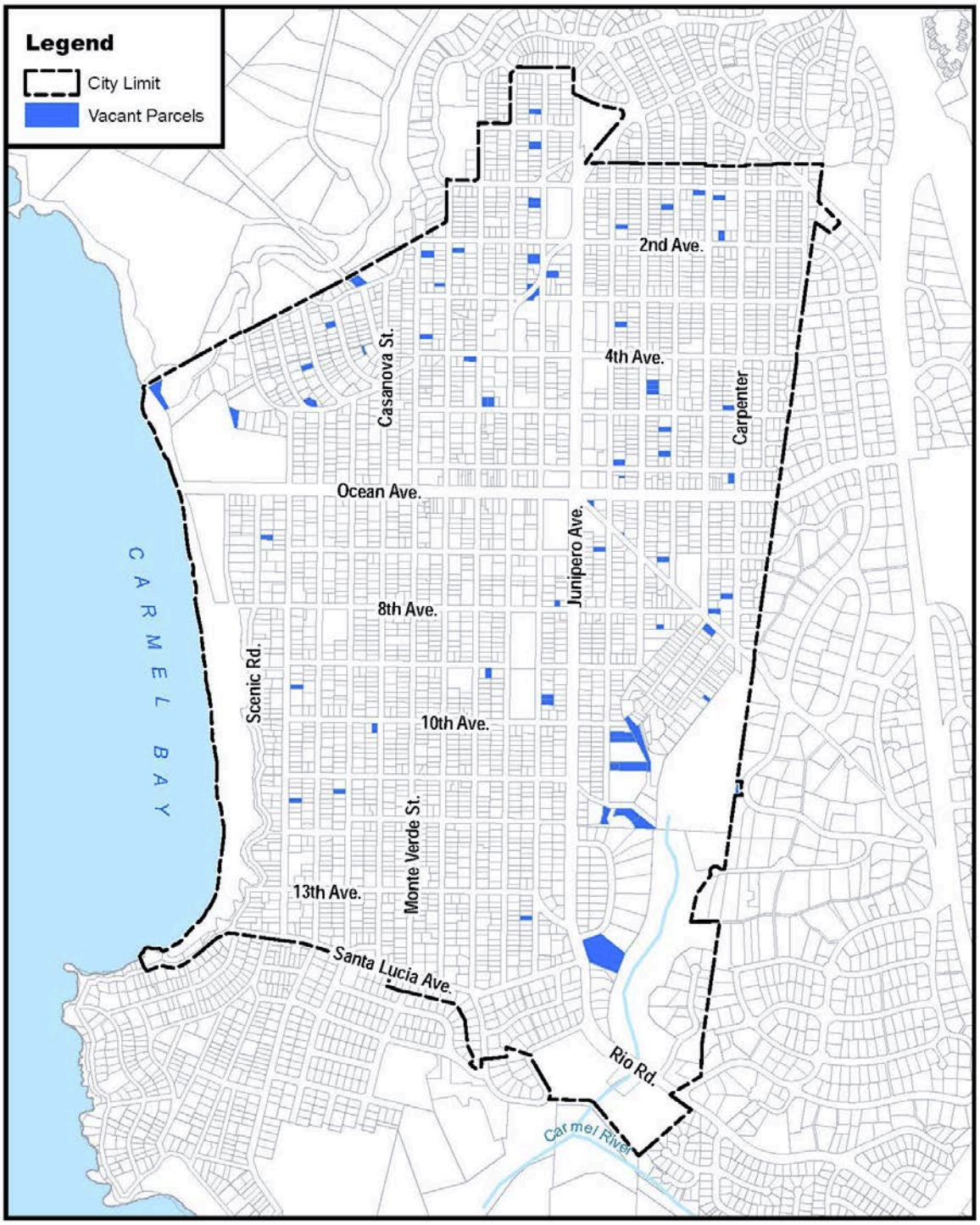
Table 2-2: Vacant Land Permitting Residential Development summarizes the vacant parcels permitting residential development while Exhibit 2-1: Vacant Residential Parcels shows the locations of these properties.

Table 2-2: Vacant Land Permitting Residential Development

APN	Zoning	General Plan	Acreage	Permitted Density	Estimated Units	Notes
010115016000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010114002000	R-1	SFR	0.15	1 du/4,000 sq. ft.	1	
010121021000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010121017000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010122020000	R-1	SFR	0.03	1 du/4,000 sq. ft.	1	
010122003000	R-1	SFR	0.18	1 du/4,000 sq. ft.	1	
010128013000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010221008000	R-1	SFR	0.05	1 du/4,000 sq. ft.	1	
010221015000	R-1	SFR	0.14	1 du/4,000 sq. ft.	1	
010222007000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010232046000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010241027000	R-1	SFR	0.12	1 du/4,000 sq. ft.	1	
010241008000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010137020000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010108020000	R-1	SFR	0.12	1 du/4,000 sq. ft.	1	
010101012000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010027004000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010026001000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010021022000	R-1	SFR	0.10	1 du/4,000 sq. ft.	1	
010021013000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010038006000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010038002000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010033005000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010037010000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010037011000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010037012000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010092017000	R-1	SFR	0.11	1 du/4,000 sq. ft.	1	
010103012000	R-1	SFR	0.10	1 du/4,000 sq. ft.	1	
010045009000	R-1	SFR	0.10	1 du/4,000 sq. ft.	1	
010042027000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010042025000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010055004000	R-1	SFR	0.06	1 du/4,000 sq. ft.	1	
010076014000	R-1	SFR	0.11	1 du/4,000 sq. ft.	1	
010076015000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010052021000	R-1	SFR	0.13	1 du/4,000 sq. ft.	1	
010331032000	R-1	SFR	0.10	1 du/4,000 sq. ft.	1	
010331005000	R-1	SFR	0.39	1 du/4,000 sq. ft.	4	Subdivision required.
010331003000	R-1	SFR	0.19	1 du/4,000 sq. ft.	2	Subdivision required.
010331002000	R-1	SFR	0.17	1 du/4,000 sq. ft.	1	
010331010000	R-1	SFR	0.49	1 du/4,000 sq. ft.	5	Subdivision required.
010156020000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010073011000	R-1	SFR	0.26	1 du/4,000 sq. ft.	2	Subdivision required.
010073010000	R-1	SFR	0.29	1 du/4,000 sq. ft.	3	Subdivision required.
010073008000	R-1	SFR	0.16	1 du/4,000 sq. ft.	1	

APN	Zoning	General Plan	Acreage	Permitted Density	Estimated Units	Notes
010162004000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010272017000	R-1	SFR	0.08	1 du/4,000 sq. ft.	1	
010274002000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010279012000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010277017000	R-1	SFR	0.08	1 du/4,000 sq. ft.	1	
010311017000	R-1	SFR	0.09	1 du/4,000 sq. ft.	1	
010321042000	R-1	OS/R	0.17	1 du/4,000 sq. ft.	1	
010233003000	R-1	SFR	0.20	1 du/4,000 sq. ft.	2	Subdivision required.
010123015000	R-1	SFR	0.10	1 du/4,000 sq. ft.	1	
010031021000	R-1		0.09	1 du/4,000 sq. ft.	1	
010084034000	R-1		0.09	1 du/4,000 sq. ft.	1	
009361001000	R-1-C-20	SFR	1.47	1 du/ 20,000 sq. ft.	3	Subdivision required.
010136019000	SC	C	0.10	22 du/ac	2	
010136020000	SC	C	0.09	22 du/ac	1	
010087020000	RC		0.05	22 du/ac	1	
				Total	**74 dwelling units**	

Exhibit 2-1: Vacant Residential Parcels



Underutilized Mixed Use Sites

The City permits by-right multifamily development with densities up to 22 du/ac in the commercial (CC, SC and RC) zoning districts. The units may be in stand-alone multifamily projects or within mixed use developments. The City's zoning code does not establish a minimum density requirement for these zones. Densities up to 44 du/ac are permitted, subject to a conditional use permit, when the development includes affordable housing. The development standards in the CC, SC and RC zoning districts are designed to provide maximum flexibility for development to achieve the maximum density standards. There are setback requirements only when the property faces the RC or a residential zone. The maximum lot coverage is designed to allow projects to achieve and exceed densities of 22 du/ac. Only one parking space per unit is required in the SC and CC zones and 1.5 spaces per unit in the RC zone regardless of the unit size.

To prevent the loss of existing residential units within the commercial zoning districts and to encourage the construction of new residential units, the City prohibits the conversion of existing second-floor residential floor space to commercial use and requires newly constructed floor space on the second floor to be used as residential units.

There a number of opportunities for redevelopment of existing commercial uses to mixed use projects in the CC, SC and RC zoning districts. Redevelopment may occur through demolition and construction of new buildings or through conversion of upper floor commercial uses to residential uses.

Table 2-3: Underutilized Mixed-Use Parcels provides a comprehensive list of the parcels in the commercial districts that have capacity for residential development either through construction of additional building space for residential use or conversion of upper floor commercial uses to residential. The locations of these parcels are shown in Exhibit 2-2: Underutilized Parcels. Parcels unlikely to redevelop due to existing hotel/motel uses (which are protected under the City's Local Coastal Program) or that are too small to accommodate additional residential units were excluded from the list. Parcels with existing historic resources or in areas where an increase in floor area or height would be incompatible with surrounding buildings were also excluded. For these reasons, the City has identified the parcels on this list as having the greatest potential to redevelop during the planning period. The parcels within the SC, CC and RC zoning districts have a redevelopment capacity for approximately 78 additional dwelling units. Based on the density permitted by-right in these districts, these opportunities would provide for housing for lower- and moderate-income households.

Table 2-3: Underutilized Mixed-Use Parcels

APN	General Plan/ Zoning*	Acreage	Permitted Density	Estimated Units	Existing Use
010142006000	RC/RC	0.19	22 du/ac	4	Commercial-Shell
010191004000	RC/RC	0.07	22 du/ac	1	Commercial-Shell
010146004000	CC/CC	0.09	22 du/ac	1	Commercial-Shell
010141003000	CC/CC	0.37	22 du/ac	8	Commercial-Restaurant
010146003000	CC/CC	0.18	22 du/ac	3	Commercial-Shell
010147003000	CC/CC	0.09	22 du/ac	1	Commercial-Shell
010141006000	CC/CC	0.27	22 du/ac	5	Commercial-Bank/Financial
010146002000	CC/CC	0.18	22 du/ac	3	Commercial-Shell
010141009000	CC/CC	0.07	22 du/ac	1	Commercial-Shell
010141007000	CC/CC	0.28	22 du/ac	6	Commercial-Shell
010146001000	CC/CC	0.15	22 du/ac	3	Commercial-Shell
010147018000	CC/CC	0.31	22 du/ac	6	Commercial-Shell
010134005000	CC/CC	0.08	22 du/ac	1	Commercial-Shell
010138019000	CC/SC	0.19	22 du/ac	4	Commercial-Shell
010145008000	RC/RC	0.19	22 du/ac	4	1-Story Office Buildings
010142004000	RC/RC	0.09	22 du/ac	1	Mixed-Use Building
010142003000	RC/RC	0.09	22 du/ac	1	Vacant
010142012000	CC/SC	0.12	22 du/ac	2	Suburban Stores
010141011000	CC/CC	0.09	22 du/ac	1	Parking Lot
010147010000	CC/CC	0.09	22 du/ac	1	Commercial-Shell
010147015000	CC/CC	0.06	22 du/ac	1	Commercial-Shell
010147013000	CC/CC	0.08	22 du/ac	1	Commercial-Shell
010133004000	CC/CC	0.15	22 du/ac	3	Commercial-Shell
010213002000	CC/CC	0.06	22 du/ac	1	Commercial-Bank/Financial
010139001000	CC/CC	0.09	22 du/ac	1	Commercial-Shell
010138006000	CC/CC	0.13	22 du/ac	2	Mixed-Use Building
010132009000	CC/CC	0.09	22 du/ac	1	Parking Lot
010098004000	CC/SC	0.11	22 du/ac	2	Parking Lot
010097007000	CC/SC	0.18	22 du/ac	3	Stores and Apartments
010142013000	CC/SC	0.07	22 du/ac	2	Commercial
010148011000	RC/RC	0.11	22 du/ac	2	Single-family Residential
010142010000	RC/RC	0.08	22 du/ac	2	Commercial- Offices
			Total	**78**	

* Please refer to Section B.1 for a description of General Plan and zoning designations.

Staff analysis of the sites with capacity for residential units in the CC, SC and RC zones identified the following sites that have the greatest potential to redevelop with residential uses within the planning period. While the estimated units shown in Table 2-3 are based on the by-right permitted density of 22 du/ac, all of the sites have the potential to be developed up to a density of 44 du/ac if affordable housing is provided.

- APN 010-191-004. The property is currently significantly underdeveloped. The building was originally constructed in 1950 (approximately 60 years old) and

has a floor area ratio of approximately 47 percent, compared to the maximum allowed of 80 percent. Much of the site is developed with a surface parking lot. The building is currently used as an office space, but as there is little demand for commercial space in Carmel, it is likely that the site will be redeveloped with stand-alone housing as opposed to mixed-use.

- APN 010-145-008. The property is currently significantly underdeveloped. The building was constructed in 1938 as a drive-in market. The use was discontinued and currently operates as office space. The existing floor area ratio is approximately 44 percent, compared to the maximum allowed of 80 percent. Much of the site is developed with a surface parking lot.

- APN 010-142-003. The property is currently vacant and has water credits, making it highly likely that the property will be purchased and developed within the near future.

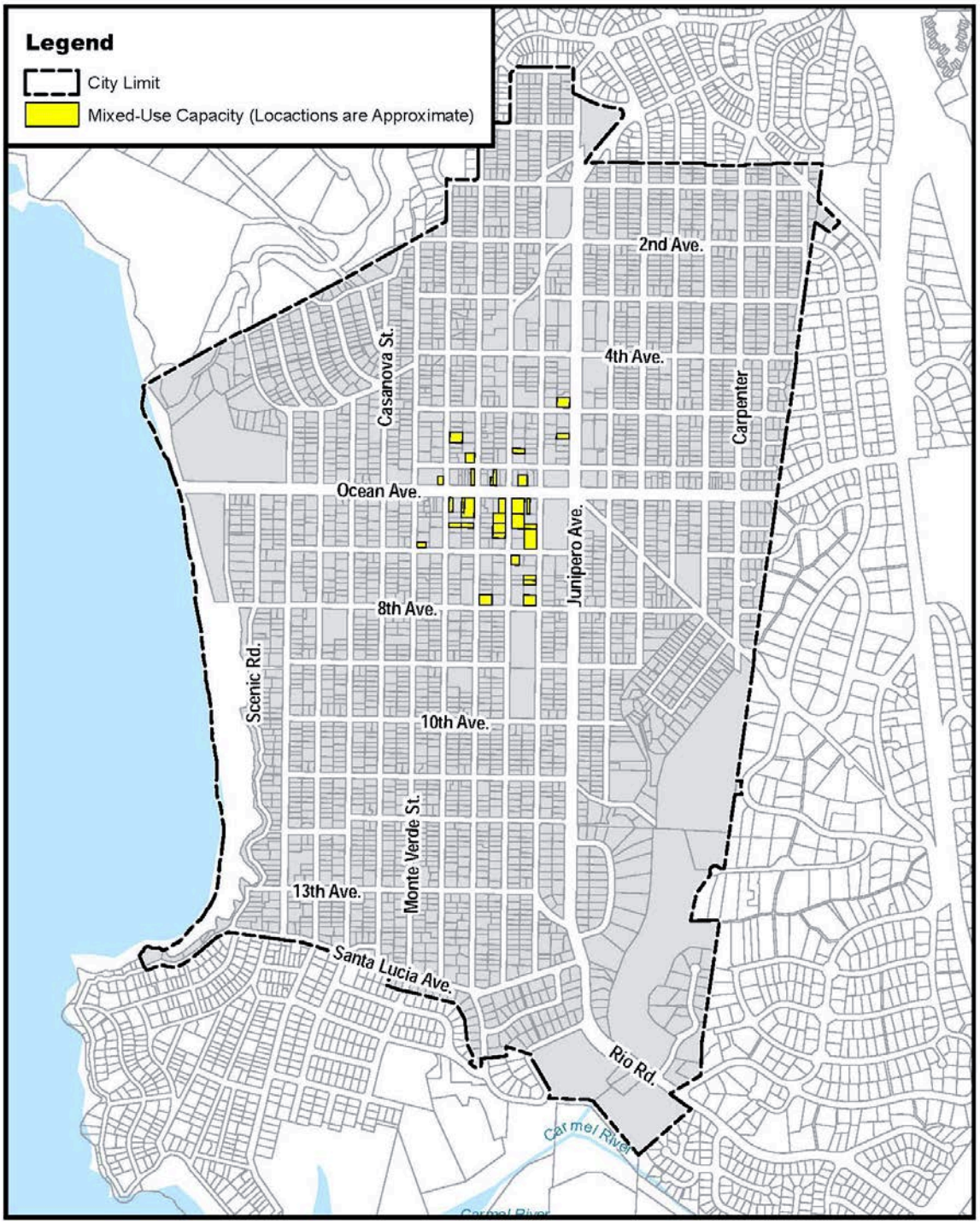
- APN 010-141-003. The property is a 16,000-square-foot site developed with one-story retail spaces. The property owner has expressed interest to add second-story residential uses to the site. At 22 units per acres, 8 units could be constructed. At 44 units per acre, 16 units could be constructed.

- APN 010-142-013. Property is currently underdeveloped and contains a building originally constructed in 1937. The property owner has had discussions with the City about adding at least two apartments on the second-story.

- APN 010-148-011. The site is currently developed with a small one-story single-family residence. The property is surrounded by multi-family units and commercial space. The highest and best use would be multi-family residential on the site.

- APN 010-142-010. The site is currently contains a small office building and is underdeveloped. The building has a floor area ratio of approximately 40 percent compared to the maximum allowed of 80 percent. The building was constructed in 1927 and is need of rehabilitation. Residential would be the highest and best use at this location.

Exhibit 2-2: Underutilized Mixed-Use Parcels



Underutilized R-4 Sites

The R-4 zone permits multi-family development by-right up to 33 du/ac. Projects providing affordable housing may be allowed to develop up to 44 du/ac through the City's Density Bonus Ordinance. The R-4 zone encompasses 5.81 acres. The City has identified three opportunity sites for residential development within the R-4 zone. City staff has identified these sites as having the greatest potential to redevelop with housing units during the planning period. The location of these sites is shown in Exhibit 2-3: R-4 Opportunity Sites. These sites total approximately 0.44 acres. Detailed information on these sites is provided in Table 2-4: R-4 Opportunity Sites.

Table 2-4: R-4 Opportunity Sites

APN	Block	Lot(s)	Acreage	Existing Use	Capacity[1]
010097003000	49	9 and 11	0.12	Office	3
010104003000	37	21, 22, 24, 26	0.23	Gas Station/Auto Repair	7
010109007000	36	14	0.09	Commercial/Residential	2

Notes:
1. Capacity is calculated based on the permitted density of 33 du/ac.
2. The General Plan Land Use designation for these sites is *Multi-Family Residential*
Source: City of Carmel-by-the-Sea Planning Department

All three sites are developed with non-conforming commercial uses with potential to be redeveloped with housing units. The sites are within a residential neighborhood and do not have any known environmental constraints that would render residential development unfeasible.

The City is nearly built-out and there is a limited opportunities to provide for new residential construction. As demand for housing in the City will continue, sites in residential neighborhoods with commercial uses such as those listed in Table 2-4 have been determined to have the greatest potential of being redeveloped with housing. The limited availability of vacant land, current market conditions for residential and commercial development and current development trends provide conditions that favor redevelopment of commercial uses with residential units in Carmel. The limited availability of raw land for residential development has increased the demand and feasibility of infill development. These conditions are attractive to investors interested in redeveloping existing properties with for-sale or rental multifamily buildings. Long-time property owners are provided additional opportunities to increase the value of their property through developing new or additional residential units.

The first site in Table 2-4 (Block 49, Lots 9 and 11) contains one building constructed in 1948. The building in good condition, but is exclusively used as office space (a non-conforming use) in a multi-family residential district. The development trend has been to increase residential uses instead of commercial uses in Carmel. No new office buildings have been proposed in within the area in approximately 10 years, while numerous housing developments have been

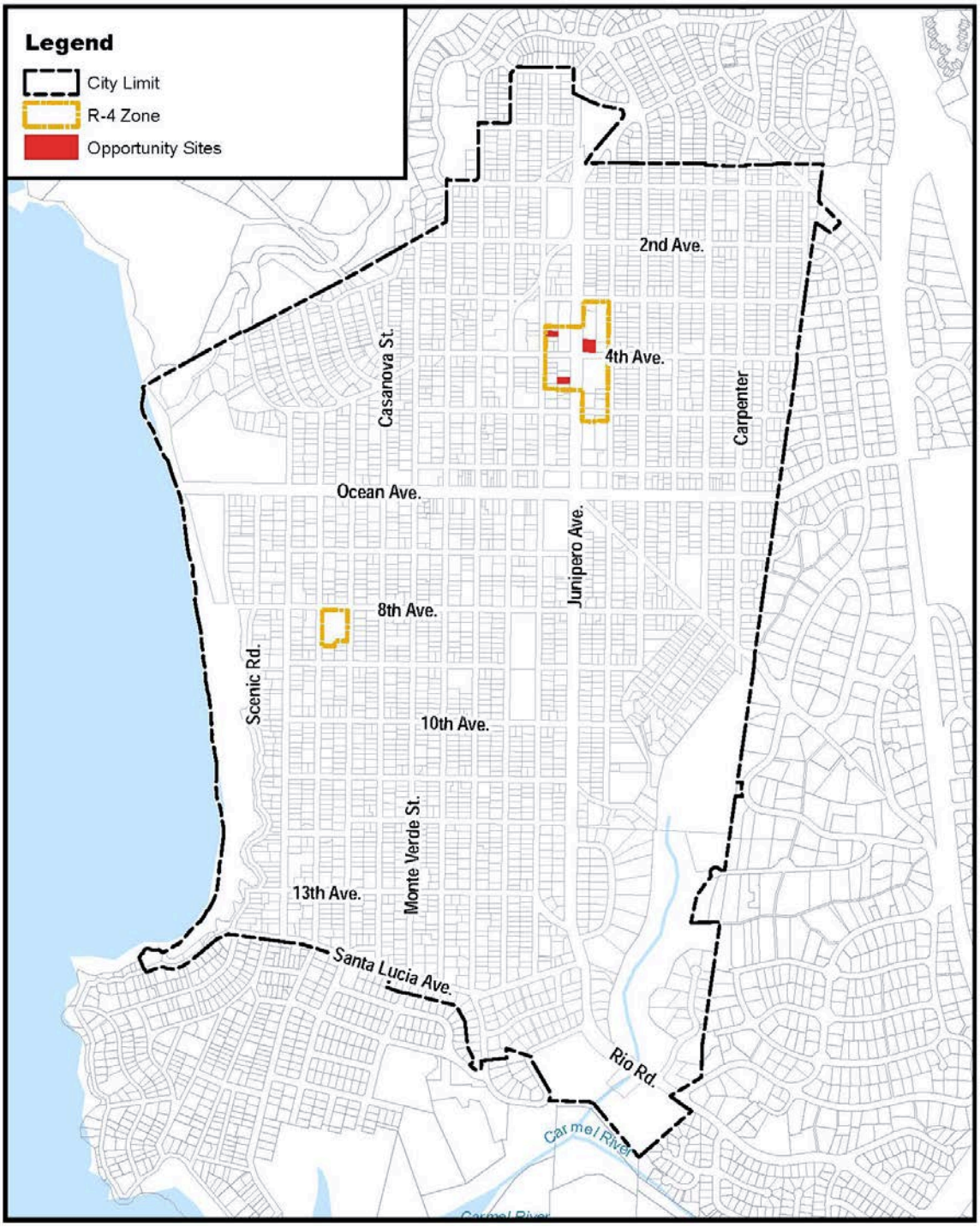
proposed. Non-conforming uses within residential neighborhoods such as this provide opportunities for redevelopment by property owners to maximize their improvement value.

The second site (Block 37, Lots 21, 22, 24 and 26) contains one building constructed in 1961. The building is in good condition, but is significantly smaller than what is presently allowed in the R-4 District. Redevelopment with residential units would maximize the use of the property. The property owner has informally approached the City with interest in redeveloping the property with residential uses.

The third site in Table 2-4 (Block 36, Lot 14) contains structures built in the 1920s that have exceeded the useful lifespan of the building materials and are prime candidates for replacement. The City has demonstrated a successful track record of working with housing providers such as those listed in Section 2.2: Financial and Administrative Resources to provide affordable housing on sites of similar size and with similar characteristics. These projects include the recently completed Trevett Court which provides 14 affordable units on 0.18 acres and the Oliver White building which includes a moderate income unit on a small site (4,000 square feet). Carmel is a built-out city and all of the residential lots in the city are small in size. The City utilizes partnerships with housing providers to develop affordable housing on these small sites. The City has not found small lot size to constrain the ability to provide for affordable housing as all of the affordable housing projects listed in Table A-22 are projects with less than 25 units.

The City recognizes the physical limitations of small sites in providing for affordable housing. The City's current development standards are consistent with small lot development standards and address this potential constraint by allowing the parcels to be developed to maximize the number of units on the site. For example, affordable housing projects are required to have only 0.5 parking spaces per unit, allowing for less space to be dedicated to parking and more space to be dedicated to the living spaces. The maximum base density within the R-4 zone is 33 du/ac and the City's Density Bonus allows for development up to 88 du/ac. The required setbacks are flexible and in some cases there are no required setbacks.

Exhibit 2-3: R-4 Opportunity Sites



Sites Summary

Table 2-5: Development Capacity vs. RHNA shows that the development capacity of vacant sites and underutilized sites can accommodate the City's RHNA allocation in all income categories.

Table 2-5: Development Capacity vs. RHNA

	Extremely-Low Income[1]	Very-Low Income	Low Income	Moderate Income[2]	Above-Moderate Income	Total Units
2014-2023 RHNA Need	***4***	**7**	**5**	**6**	**13**	**31**
Vacant Sites					74	74
Underutilized Mixed Use Sites		78				78
R-4 Opportunity Sites		12				12
Total Capacity		**90**			**74**	**164**

Notes:
1. The extremely-low-income need is a subset of the very-low-income allocation.
2. The moderate-income need is accommodated through excess lower-income sites.
Source: City of Carmel-by-the-Sea Planning Department, 2015

2.2 Financial and Administrative Resources

Due to the City's relatively high per capita income and lack of blighted conditions, the City is not generally competitive in applying and receiving state and federal housing funds. Instead, the City uses other methods of financing to provide housing programs and services in the community.

The City cooperates with non-profit organizations to encourage and facilitate assisted housing and housing services to the community. Public and non-profit agencies that serve as resources in the implementation of housing activities in Carmel are described below. These agencies play an important role in meeting the housing needs of the City. In particular, they are critical in the provision of affordable housing and the preservation of at-risk housing units in Carmel.

- **Carmel Foundation** – The Carmel Foundation is a non-profit organization for seniors located in Carmel-by-the-Sea. Through a long-term (30-year) lease of City-owned land at $1 per year and private donations, the Carmel Foundation constructed and operates the 24-unit Norton Court Apartments, which provide affordable housing for seniors. The City has waived all application fees for the Carmel Foundation's recently-completed Trevett Court Project, which expanded an existing affordable senior housing development from 9 units to 14 units.

- **Alliance on Aging** - The Alliance on Aging is a multi-service, nonprofit, community-based organization that has been serving the needs of seniors and their families since 1970. The following describe

some of the services the Alliance provides to Carmel-by-the-Sea residents:

- Information and Referral – provides a “one-stop shopping” experience for senior services, matching seniors and caregivers to appropriate services and public benefit programs and providing assistance with form/application completion.

- Senior Homesharing - Brings unrelated adults together in shared living arrangements to solve a variety of housing-related problems faced by seniors in Monterey County. The program serves as a registry for both "home seekers" and "home providers." Staff provides guidance and assistance to potential housemates as they go through the process of identifying, screening and negotiating the terms of shared living arrangements with potential "housemates." Seniors who need affordable housing and seniors who want to provide free or reduced-cost housing in exchange for various kinds of assistance are the program's target clientele, but single parents, students, disabled adults and others in need of affordable housing or in-home services are also eligible.

- Friendly Visitor Program – links volunteers with seniors, providing telephone reassurance, respite for caregivers, grocery shopping, and limited escort services to medical appointments.

- **Habitat for Humanity** - Habitat for Humanity is a community service organization that renovates and builds homes with the goal of eliminating poverty and providing decent shelter for all. Through volunteer labor and tax-deductible donations of money and materials, Habitat for Humanity constructs or rehabilitates homes in partnership with the families that will become the owners of the properties. Rehabilitated or newly constructed homes are sold to the families for the cost of materials through a mortgage that does not include interest or profit. Since 1976, Habitat for Humanity has built, rehabilitated or conserved more than 800,000 houses around the world. Habitat for Humanity, Monterey County is located in Seaside and actively continues to work with jurisdictions to find and acquire appropriate properties for residential development and redevelopment.

- **Seniors Helping Seniors** - This volunteer program establishes daily contact with seniors living alone. Seniors volunteer to phone other seniors on a daily basis to check in on how they are doing and identify any concerns.

Due to developers’ ability to earn a high profit margin on projects built in Carmel-by-the-Sea, City staff is also able to negotiate with for-profit developers to provide affordable units as a component of and/or in addition to the primary project the developer is proposing. The City may offer incentives, such as reduced fees or parking standards, and/or a density bonus in order to facilitate development of

affordable units. Table A-22: Inventory of Assisted Rental Housing, in Appendix A of this Housing Element identifies affordable projects built by both for-profit and non-profit developers with the assistance of the City.

2.3 Opportunities for Energy Conservation

In recent years, California has experienced significant price escalation for energy use. In recognition, Title 24 of the California Administrative Code sets forth mandatory energy standards and an "energy budget" that developers must prepare for new residential developments. The City continues to require and enforce compliance with Title 24 in construction activities requiring a building permit. The City has adopted energy conservation standards in new developments, and local utilities also offer energy conservation programs for Carmel-by-the-Sea residents.

Carmel-by-the-Sea residents receive electric and gas service through the Pacific Gas and Electric Company (PG&E). PG&E offers a number of programs to financially assist lower-income and special needs customers. These programs are outlined below.

- CARE (California Alternate Rates for Energy) provides discounted rates for low-income households and housing facilities by providing an ongoing 20 percent discount on monthly energy bills. The CARE program is available for single-family households, multi-family and mobile home park residents, group quarter facilities, and employee and farm worker housing.

- REACH (Relief for Energy Assistance through Community Help) is a one-time energy assistance program sponsored by PG&E and administered through the Salvation Army. REACH helps low-income customers, who have experienced severe, uncontrollable, or unplanned hardship and need assistance with their energy bills. In general, recipients receive REACH assistance only once per year, but exceptions are made for seniors, persons with disabilities and the terminally ill.

- Energy Partners Program provides free assistance for home insulation and energy efficiency improvements for low-income individuals. Assistance includes window weather stripping, insulation, and furnace improvements.

- LIHEAP – Low Income Home Energy Assistance Program provides financial assistance for low-income individuals to offset the costs of heating and/or cooling residences and to have dwellings weatherized to make them more energy efficient. The LIHEAP Block Grant fund is provided by the State Department of Health and Human Services. Assistance is provided through the following three programs: 1) free weatherization service assistance; 2) financial assistance for energy

bills; and 3) payments for weather-related or energy-related emergencies.

PG&E also offers additional quantities of electricity at the lowest price to residential customers with certain severe medical conditions such as those requiring life support equipment, person with special heating needs, and those with life-threatening diseases.

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3 GOALS, POLICIES AND PROGRAMS

The City of Carmel-by-the-Sea has always been proud of its residential character and heritage. All of the General Plan Elements and the Housing Element in particular, strive to preserve, promote, and strengthen this unique residential character. This section of the Housing Element contains goals, objectives, polices and programs intended to meet the following objectives: 1) Conserve and improve existing housing and maintain the character and stability of Carmel's residential neighborhoods; 2) Identify adequate sites for a range of housing opportunities; 3) Assist in the development of affordable housing; 4) Promote housing opportunities for all persons and provide housing and services for special needs groups; and 5) Address constraints to meeting the City's housing needs.

3.1 Goals, Policies and Programs

Goal G3-1: Preserve the existing housing stock.

Policy P3-1.1: Continue and expand programs to assist homeowners in maintaining and improving existing housing units.

Program 3-1.1.a: Housing Rehabilitation Information. To increase awareness and use of housing rehabilitation programs and funds and City Residential Inspection Services, the City will continue to distribute information on the Inspection Services and Housing Rehabilitation programs available through Monterey County, and alternative ways of financing home repairs. Information will be provided to housing providers, community groups, homeowners and the building trades. The City will continue to disseminate housing assistance informational materials in public buildings (City Hall, Libraries, Post Office) and on the City's website. Information may also be disseminated through workshops and public service announcements.

Objective: Provide information on rehabilitation programs, inspection services and home repair financing on a

	continuous basis in City Hall and other public offices
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Throughout the planning period.

Program 3-1.1.b: Residential Inspection Services. The City's Building Official will continue to inspect residences in the community for structural deficiencies and repair needs at the request of the property owner. This program assists the property owner in deciding if structural repairs are needed and what repairs should be prioritized.

In conjunction with this program, the City will provide information on housing rehabilitation as described in Program 3-1.1.a.

Objective:	Provide residential inspection services to residents to facilitate preservation of 5 units.
Responsible Party:	Department of Community Planning and Building (Building Official)
Implementation Timeline:	Throughout the planning period.

Program 3-1.1.c: Housing Maintenance Information. The high quality of life in Carmel-by-the-Sea and the elevated standards for housing design have resulted in few violations that threaten the health and safety in the community. Since the City's housing stock is aging, however, code violations will likely increase without an active program informing the community of property maintenance techniques and rehabilitation assistance for homeowners who do not have the means to update their residences.

To encourage maintenance of the housing stock and reduce the likelihood of code violations and substandard units, the City will disseminate informational materials identifying techniques used to upgrade property consistent with health and safety standards. The informational materials will continue to be disseminated at public buildings, through the City's website, and in conjunction with Program 3-1.1.a.

Objective:	Provide housing maintenance information to facilitate preservation of 5 units.
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Throughout the planning period.

Goal G3-2: Preserve existing residential units and encourage the development of new multi-family housing in the Commercial and R-4 Districts.

Policy P3-2.1: Continue to encourage mixed-use developments (second-floor housing over first-floor commercial uses) as a preferred development form contributing to the village character in all Commercial Districts.

Program 3-2.1.a: Incentives for Mixed-Use Development. The City's Zoning Code allows for the development of new residential units on the second floor of all development in the commercial district. As an incentive, the Code will continue to provide floor area bonuses of up to 15 percent for projects that include housing for moderate-, low- and very-low-income households (see Table B-5).

To promote awareness of the incentives and further encourage affordable housing in mixed-use development, the City will distribute informational materials outlining the floor area and other applicable incentives. The information will be provided to developers and property owners in the commercial district on a continuous basis at City Hall.

Objective:	Encourage affordable housing in mixed-use development.
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Throughout the planning period.

Program 3-2.1.b: Preserve and Increase Second Floor Residential Uses. To prevent the loss of existing residential units in mixed-use buildings, the City will continue to prohibit the conversion of existing second-floor residential floor space to commercial use. The City will also continue to require newly constructed floor space at the second floor to be used as residential units.

Objective:	Preserve and increase second floor residential uses (5 units)
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Ongoing, project based

Program 3-2.1.c: Incentives for Mixed Use Affordable Housing. Explore options to further incentivize upper-story housing opportunities, such as the potential of allowing a third story when devoted to affordable housing subject to appropriate design standards, including the City's 30-foot height limit.

Objective:	Increase affordable housing opportunities
Responsible Party:	Department of Community Planning and Building

Implementation Timeline:	Review options and if additional incentives are necessary, initiate a Zoning Code amendment in 2016-17

Program 3-2.1.d: Multi-Family Residential Development Review. The City requires a conditional use permit for all multi-family residential development with densities exceeding 22 du/ac, consistent with the adopted Local Coastal Program. To ensure the provisions of the Municipal Code do not have an undue negative impact on the supply and cost of multi-family housing, the City will continue to monitor multi-family residential development applications to assess whether the CUP requirement is posing an unreasonable development constraint. If it is determined that the CUP requirement is negatively affecting the cost and supply of housing, the City will initiate Zoning Code and LCP amendments to revise permit requirements for residential projects with densities greater than 22 du/ac to ensure permits are granted based on objective criteria.

Objective:	Continue to monitor the review process for multi-family residential development projects to ensure that the CUP requirement is not acting as an unreasonable constraint to development.
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Throughout the planning period. If the multi-family development review process is found to be acting as an unreasonable constraint, initiate an amendment to the Zoning Code and LCP.

Goal G3-3: Provide adequate sites for the development of a wide range of housing types for all citizens.

Policy P3-3.1: Ensure adequate sites are available to meet the City's projected housing growth needs.

Program 3-3.1.a: Adequate Sites. The City has a remaining RHNA or growth need of 7 units affordable to Extremely Low- and Very Low-Income households. The City's General Plan and Zoning Ordinance continue to provide for a variety of housing types at appropriate densities to accommodate the remaining RHNA need.

The City will encourage and facilitate the development of new dwelling units consistent with the remaining RHNA need by continuing to work with housing providers such as the Carmel Foundation. The City will also encourage development of new affordable units through incentives and concessions outlined in Programs 3-5.4.a, 3-5.4.b, 3-5.5.a, 3-5.5.b, and 3-5.5.c of this Housing Element.

Objective:	Encourage and facilitate construction of new dwelling

	units to meet the City's remaining RHNA need
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Ongoing through 2023

Program 3-3.1.b: Surplus Sites. City-owned surplus land may provide additional sites for new affordable and senior housing, exclusively or in combination with another public use. The City shall investigate the feasibility of utilizing surplus sites for housing development and partnering with housing providers to develop housing for lower-income households and/or senior housing on appropriate surplus sites.

Objective:	Identify surplus sites that may be suitable for residential development
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Ongoing

Program 3-3.1.c: Development on Small Sites

The City will continue incentives and provisions in the City's Municipal Code that facilitate development on small sites including reduced parking requirements for affordable housing projects (0.5 parking spaces per unit), density bonuses that allow for development up to 88 du/ac and flexible or in some cases no required setbacks in the R-4 zone.

The Lot Merger Program currently provides for two types of owner-initiated lot mergers. First, a property owner may request a merger to consolidate lots and/or lot fragments as defined by this code to create a single parcel that meets the requirements for a legal building site in the district where the property is located. The Director may approve a request for merger without public notice or a hearing.

The City also currently encourages the merger of small R-1 lots into larger lots to promote diversity in design and housing size and to preserve open space. Two or more contiguous lots, each of which would individually meet the standards for development as a building site, may be merged through the filing of a voluntary merger request by the owner(s). Upon approval of such a merger by the Department of Community Planning and Building, and recording of merger documents or maps with the County Recorder, certain incentives become available to the property owner.

The City will review its Lot Merger Program to determine if any refinements should be made, including a requirement that mergers be approved by the Planning Commission rather than the Director. The City may also consider incentives for commercial lot mergers when lower-income units are provided, and eliminating any

provisions of this program that have the unintended effect of restricting housing opportunities.

Objective:	Encourage and facilitate development on small sites
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Continue to offer lot merger incentives on an on-going basis; review lot consolidation incentives in 2016 and if changes are determined to be necessary, initiate a Zoning Code amendment.

Policy P3-3.2: Continue to monitor and work cooperatively with regional agencies to augment infrastructure in a manner that provides adequate capacity for existing and new housing needs while preserving and improving the unique visual character of the City.

Program 3-3.2: **Address Infrastructure Constraints.** The primary constraint to housing production in Carmel is the lack of water. Few sites have available water credits sufficient to accommodate construction of additional residential units. The City will continue work cooperatively with the Monterey Peninsula Water Management District (MPWMD) and other regional agencies to address infrastructure limitations (e.g. sewer, water, roads) that affect the ability to serve new housing development.

The City will also continue to grant water allocation priority to those projects that assist the City in meeting its share of the regional housing need for lower- and moderate-income households.

Objectives:	Address regional and local infrastructure constraints to housing development Priority water allocation for housing affordable to lower- and moderate-income households
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Ongoing

Goal G3-4: **Protect the stability of residential neighborhoods by promoting year-round occupancy and neighborhood enhancement.**

Policy P3-4.1: Maintain and encourage expansion of permanent residential housing stock in the R-1 District.

Program 3-4.1.a: Permanent Housing. A substantial percentage of the City's housing stock lies vacant much of the year as second homes occupied for weekends, vacations or on a seasonable basis. This has the effect of reducing the number of permanent, year-round residents in the City.

To encourage an increase in full-time residential occupancy and use of the housing stock for permanent housing, the City will continue to

implement the ordinance adopted in 1988 prohibiting short-term, transient rentals and timeshares of residential dwellings in the R-1 District. No additional motel units are permitted in the R-1 District.

Objective:	Continue to implement City ordinances on the prohibition of short-term, transient rentals and timeshares of residential dwellings in the R-1 District
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Ongoing

Program 3-4.1.b: Conversion of R-1 Motels. Pursuant to coastal zone requirements, the City has recognized existing R-1 motels as an important coastal visitor asset and economic base in the community. However, conversion or redevelopment of these units as permanent residential dwellings provides additional housing and can improve the integrity of residential neighborhoods. The City will continue to allow conversion of R-1 motel units into permanent residences with the transfer of vacated rooms to the commercial district.

Objective:	Continue to allow conversion of R-1 motel units to permanent residences
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Ongoing, project based

Policy P3-4.2: Preserve and protect the scale and character of established neighborhoods while encouraging property improvement.

Program 3-4.2.a: Neighborhood Compatibility. The City will continue to enforce height, coverage and floor area standards to ensure that new construction and remodels do not present excess visual mass or bulk to public view or to adjoining properties. The City will continue to enforce design standards which ensure that buildings relate to a human scale and that they avoid use of oversize design elements that make them appear dominating or monumental.

The City will continue to require that projects not meeting adopted design guidelines be reviewed by the Planning Commission. Diversity in architecture is encouraged as long as proposed designs perpetuate the broader elements of community design that characterize the streetscape within each neighborhood.

Objective:	New construction compatible with existing neighborhood
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Ongoing, project based

Program 3-4.2.b: Support Neighborhood Organizations. The City will continue to support neighborhood organizations that promote neighborhood involvement, safety and improvement. When appropriate, the City will develop partnerships with these organizations to promote neighborhood enhancement programs, conduct outreach, and solicit community input.

Objective:	Support and partner with neighborhood organizations
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Ongoing

Policy P3-4.3: Promote public awareness and foster pride in the history and culture of the village through historic preservation programs.

Program 3-4.3.a: Neighborhood Preservation Educational Programs. The City will continue to use education programs to improve public understanding of the City's rich cultural and design heritage as a means of encouraging compatible housing design within existing neighborhoods, and provide zoning flexibility and incentives to facilitate rehabilitation of historic resources.

Objective:	Community education and preservation of historic resources
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Ongoing

Goal G3-5: Preserve and increase the supply of housing for lower- and moderate-income households, senior citizens and other special needs groups. Prohibit discrimination in the sale or rental of housing.

Policy P3-5.1: Recognize the special needs of persons with disabilities and the need to retain flexibility in the design review process to accommodate these needs.

Program 3-5.1: Reasonable Accommodation Procedures. The City understands that building and development standards may constrain the ability of persons with disabilities to live in a housing unit suited to their needs. To provide relief from building and development standards without impacting the public health, safety and welfare, the City shall continue to implement Policy C11-01, which describes procedures to provide reasonable accommodation for persons with disabilities in compliance with the provisions of SB 520. Information on reasonable accommodation procedures shall be provided at City Hall and on the City's website.

Objective:	Continue to implement the City's reasonable accommodation procedures

Responsible Party: Department of Community Planning and Building

Implementation Timeline: Throughout the planning period

Policy P3-5.2: Promote housing opportunities for senior citizens.

Program 3-5.2: Shared Housing Information. Both the Alliance on Aging and Monterey County Housing Authority administer shared housing programs for seniors in Monterey County that assist seniors in locating roommates to share existing housing. This program often enables seniors to live independently for a longer time period. To expand participation in both of the available programs the City shall distribute informational materials to the Carmel Foundation and display information at City Hall and other public buildings and posted on the City's website.

Objective: Promote use of shared housing programs

Responsible Party: Department of Community Planning and Building

Implementation Timeline: Throughout the planning period

Policy P3-5.3: Preserve and expand affordable and rental housing opportunities to enable local employees such as teachers, police, fire fighters and other City personnel to live in the community where they work.

Program 3.5.3.a: Condominium Conversions. The City will continue to implement its condominium conversion policy, which restricts the conversion of apartments to condominiums to preserve the lower-cost rental housing options, typical of apartments, within the City. Apartments cannot be converted to condominiums unless a new apartment is being created to offset the conversion.

Objective: Continue policies on the restriction of apartment to condominium conversions

Responsible Party: Department of Community Planning and Building

Implementation Timeline: Ongoing, project based

Program 3-5.3.b: Section 8 Rental Assistance. The Section 8 Rental Assistance program extends federal rent subsidies to low-income households that spend more than 30 percent of their income on rent. The Monterey County Housing Authority administers the Section 8 Rental Assistance Program in Carmel.

The City will continue to facilitate use of the Section 8 program in the community by distributing information for the program at City Hall and the Library.

Objective:	Facilitate use of Section 8 rental assistance for lower-income families
Responsible Party:	Department of Community Planning and Building, Monterey County Housing Authority
Implementation Timeline:	Provide information on an ongoing basis

Program 3-5.3.c: Subordinate Units. The City's Municipal Code allows construction of new subordinate units as a permitted use on lots of 8,000 square feet or greater to provide additional rental housing in the R-1 District to lower-income households.

To further encourage the creation of subordinate units, the City will investigate potential amendments such as permitting subordinate units on smaller lots. In addition, the City will implement incentives which may include waiver/reduction of certain fees, priority processing, and reduced parking and setback requirements.

The City will provide informational materials on incentives and technical assistance to property owners. The informational materials will be available at City Hall and on the City's website.

Objective:	Development of 5 subordinate units
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Review subordinate unit regulations during 2016-17 and if changes are determined to be necessary, initiate a Zoning Code amendment.

Program 3-5.3.d: Monitor Affordable Housing Stock. The City does not currently have any housing stock at-risk of converting to market rate. A number of housing developments within the City provide affordable housing, but are not deed-restricted. The City shall continue to monitor the affordable housing projects and work with the owners to preserve affordability through identification of funding sources and/or opportunities for partnerships with other housing providers should the property owners decide to convert the developments to market-rate housing.

The City will also annually monitor the affordable housing stock in the coastal zone to ensure the affordable housing with the coastal zone is being protected and provided as required by Government Code Section 65590. The City will track data on the new construction, demolition, conversion and replacements housing units for low- and moderate-income households within the coastal zone including the following:

- The number of new housing units approved for construction within the coastal zone;
- The number of housing units for persons and families of low- and moderate-income required to be provided in new housing developments either within or within three miles of the coastal zone;
- The number of existing residential dwelling units occupied by low- and moderate-income households required either within or three miles of the coastal zone that have been authorized to be demolished or converted; and,
- The number of residential dwelling units for low- and moderate-income persons and families that have been required for replacement (of those units being demolished or converted) within or three miles of the coastal zone

Objective:	Monitor and facilitate preservation of 59 affordable housing units
Responsible Party:	Department of Community Planning and Building, Monterey County Housing Authority
Implementation Timeline:	Continue to monitor affordable housing throughout the planning period

Policy P3-5.4: Encourage the private sector to produce affordable housing.

Program 3-5.4.a: Density Bonus. The City of Carmel currently provides for a density bonus, incentives and concessions to facilitate and encourage the development of lower-income housing units. To further the effectiveness of the City's Density Bonus Ordinance, the City shall review and revise applicable ordinances to comply with State law.

Objective:	Revised density bonus to comply with State requirements
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Concurrent with Housing Element adoption

Program 3-5.4.b: Housing for Extremely-Low Income Households. The City shall encourage the development of housing units for households earning 30 percent or less of the Median Family Income (MFI) for Monterey County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room-occupancy units and transitional housing. The City will encourage development of housing for extremely-low-income households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers on at least an annual basis, providing in-kind technical assistance, fee deferrals, expedited/priority processing, identifying grant and funding

opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding for developments that include housing for ELI households and/or offering additional incentives to supplement the density bonus provisions in State law. In addition, a Zoning Code amendment will be processed to identify appropriate locations and standards for group residential facilities, which could serve ELI residents.

Objective:	Encourage and facilitate development of 4 housing units affordable to Extremely-Low Income households consistent with the remaining RHNA need.
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Outreach to developers on at least an annual basis; Apply for or support applications for funding on an ongoing basis; Review and prioritize developments that include housing targeted to ELI households Initiate a Zoning Code amendment in 2015-16.

Policy P3-5.5: Reduce or eliminate governmental constraints on the provision of affordable housing.

Program 3-5.5.a: Reduced Entitlement and Development Fees. Entitlement and development fees paid by project applicants assist in the City's ability to recover administrative and operating costs. These fees may have the unintended consequence of increasing the cost of housing. To encourage the development of affordable housing, the City will continue to reduce the amount of fees required for projects that provide affordable housing to the extent feasible.

Objective:	Continue to offer reduced planning fees as an incentive to facilitate affordable housing development, if feasible.
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Ongoing, project based

Program 3-5.5.b: Reduced Parking Requirements. The City will continue to offer reduced parking requirements for affordable housing developments. In addition, the City will investigate the feasibility and effectiveness of further reducing existing in-lieu fees and amending the existing shared parking program to include housing units in affordable housing projects.

Objective:	Reduced parking requirements for affordable housing
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Review parking requirements in 2016-17 if revisions are determined to be appropriate, initiate a Code

amendment.

Program 3-5.5.c: Expedited Processing Procedures. Permit and approval processes have the potential to increase the cost of development. To help mitigate the cost of development, the City will continue to offer expedited review procedures for residential projects that include affordable housing units. This program is helpful in reducing holding costs incurred by project applicants while processing entitlements, plan check and building permits. The specific procedures for fast-track processing of affordable housing projects are included in the City's Municipal Code.

Objective:	Expedited review and processing for projects with an affordable housing component
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Ongoing, project based

Policy P3-5.6: Support energy and water conservation programs to reduce the consumption of these resources in housing and to reduce housing costs.

Program 3-5.6.a: Energy Conservation and Green Building. Energy conservation in the home has the potential to bring about considerable savings in the overall cost of housing. The City will continue to review applications for new construction and substantial alterations taking into consideration solar orientation and access to sunlight. Additionally, the City will continue to require compliance with current state building standards for energy efficiency in all new homes.

Objective:	Promote energy conservation
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Ongoing

Program 3-5.6.b: Water Conservation. The City recognizes a need to conserve and manage its water resources to accommodate the regional housing need. The City has adopted a Water Management Program, which in part seeks to reduce unnecessary water consumption in existing and new development. The Program requires the use of water-conserving plumbing fixtures in all new construction, replacement of non-compliant fixtures in remodeling projects with substantial construction and water-conserving landscaping. The City shall continue to enforce the Water Management Program and provide information to the community on water conservation retrofits and best practices. In addition, the City will provide information on and

promote water conservation education and retrofit rebates provided by the Monterey Peninsula Water Management District.

Objective:	Promote water conservation
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Ongoing

Policy P3-5.7: Support and enforce fair housing laws and expand fair housing choice by promoting housing opportunities and removing impediments to fair housing.

Program 3-5.7: Fair Housing Services. The California Department of Fair Employment and Housing and the Conflict Resolution and Mediation Center of Monterey County provide fair housing services and information. These agencies advise persons in need of information on housing and employment, mediate landlord/tenant disputes and research complaints about discriminatory housing practices. The City shall coordinate with these agencies to provide printed information about fair housing services at City Hall, on the City's website, and in other public buildings. The City shall also refer inquiries related to fair housing to these agencies.

Objective:	Provide fair housing information and service referrals in City Hall, on the City website and at other public buildings
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Throughout the planning period

Policy P3-5.8: Facilitate the provision of transitional and supportive housing in appropriate districts in the community.

Program 3-5.8: Zoning for Transitional and Supportive Housing. In compliance with SB 2, the City will continue to allow transitional/supportive housing as a residential use, subject only to those requirements of other residential dwellings of the same type in the same zone.

Objective:	Facilitate the provision of transitional and supportive housing
Responsible Party:	Department of Community Planning and Building
Implementation Timeline:	Throughout the planning period

3.2 Quantified Objectives

Table 3-1 summarizes the City's quantified objectives for the 2015-2023 planning period.

Table 3-1: Quantified Objectives

Program/ Income Category	Quantified Objective (Number of Units)
New Construction	
Extremely Low Income (subset of the Very Low Income objective)	4
Very Low Income	7
Low Income	5
Moderate Income	6
Above Moderate Income	13
Total	31
Rehabilitation*	
Extremely Low Income	0**
Very Low Income	5
Low Income	5
Moderate Income	6
Above Moderate Income	784
Total	800
Conservation***	
Extremely Low Income	59
Very Low Income	
Low Income	
Moderate Income	
Above Moderate Income	--
Total	59

Notes:

* The City has approximately 3,400 residential units, 55 (or about two percent) of which are affordable units. Each year the City process approximately 100 building permits for remodels, additions, and other construction, which rehabilitates the existing housing stock. For the lower-income categories rehabilitation goals, the City assumes that two percent of the total permits processed will be for affordable units. Under these assumptions, the City would rehabilitate two units of affordable housing a year or approximately 16 units throughout the 2015-2023 planning cycle. This represents approximately 30 percent of the City's existing affordable housing inventory. While the Above Moderate Income level rehabilitation goal is fairly large, it is consistent with the historic data on rehabilitation work for market-rate housing in Carmel.

** The City does not have any existing units that would qualify as an extremely low income category units.

*** The City has no units at risk of converting to market rate during this planning cycle.

Source: City of Carmel-by-the-Sea, 2015.

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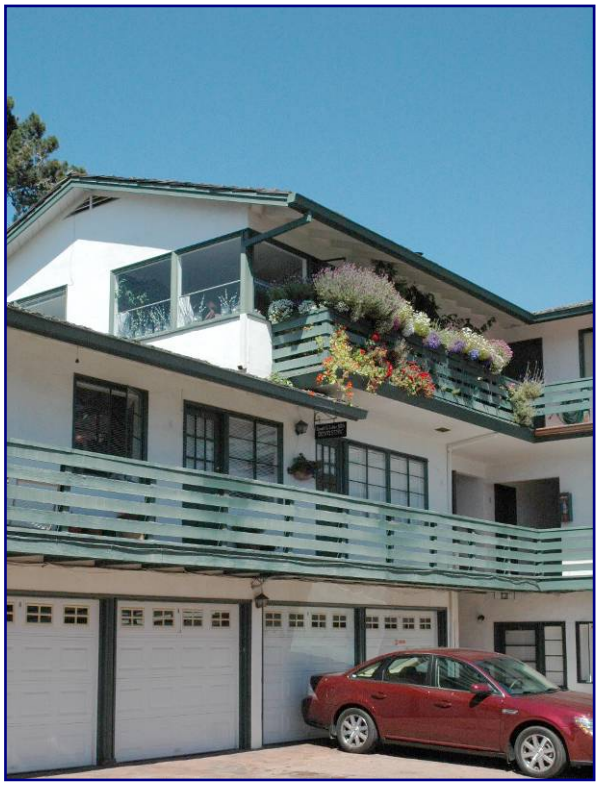
A HOUSING NEEDS ASSESSMENT



When preparing the Housing Element, jurisdictions must evaluate both existing and future housing needs for all income groups.

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form a foundation for establishing programs and policies that seek to address identified housing needs. Housing needs are identified according to income, tenure and special needs groups.

Primary data sources include the U.S. Census Bureau, the U.S. Department of Housing and Urban Development (HUD), the California Department of Finance (DOF) and the Association of Monterey Bay Area Governments (AMBAG). These data sources are the most reliable for assessing existing conditions and provide a basis for consistent comparison with historical data and the basis for forecasts.

A.1 Population Characteristics and Employment Trends

Housing needs in a community are largely determined by population growth and various demographic variables such as age distribution. This section provides a summary of the changes to the population size and age and racial/ethnic composition of Carmel-by-the-Sea.

A.1.1 Population Growth Trends

The City of Carmel-by-the-Sea (City) was incorporated in 1916 and by 1940 had a population of 2,837. Today, the City, which is one square mile in area, has one of the smallest populations in the Monterey Peninsula. According to the U.S. Census, the City had a population of 4,239 in 1990. From 1990 to 2015, the population has declined by 11.6 percent compared to an increase of nearly 20 percent for the county as a whole (Table A-1: Population Trends – Carmel-by-the-Sea and Monterey County).

Table A-1: Population Trends - Carmel-by-the-Sea and Monterey County

Jurisdiction	1990	2000	2010	2015	Percent Change (1990-2015)
Carmel-by-the-Sea	4,239	4,081	3,722	3,747	-11.6%
Monterey County	355,660	401,762	415,057	425,413	19.6%
Sources: U.S. Census; California Department of Finance.					

A.1.2 Age Characteristics

A community's age characteristics can help identify its housing needs and project the distribution of demand for future housing types. According to the 2010 U.S. Census, about two-thirds of the City's population was age 50+ and the median age in the City was 59 years. By comparison, in Monterey County, the population median age was about 33 years.

Table A-2: Age Distribution - Carmel-by-the-Sea and Monterey County

Age Group	Carmel		Monterey County	
	Persons	%	Persons	%
Under 5 years	84	2%	32,547	8%
5 to 9 years	126	3%	30,577	7%
10 to 14 years	100	3%	29,037	7%
15 to 19 years	109	3%	32,624	8%
20 to 24 years	76	2%	32,481	8%
25 to 34 years	216	6%	62,077	15%
35 to 49 years	560	15%	81,498	20%
50 to 64 years	1,123	30%	69,794	17%
65 to 74 years	680	18%	22,921	6%
75 to 84 years	433	12%	14,744	4%
85 years and over	215	6%	6,757	2%
Total	3,722	100%	415,057	100%
Median age	59.2		32.9	
Source: 2010 Census, Table DP-1				

A.1.3 Race/Ethnicity Characteristics

As shown in Table A-3: Race and Ethnicity, 90 percent of the City's population was non-Hispanic white, as compared to only 33 percent of the County population as reported in the 2010 Census.

Table A-3: Race and Ethnicity

Racial/Ethnic Group	Carmel		Monterey County	
	Persons	%	Persons	%
Not Hispanic or Latino	3,548	95.3%	185,054	44.6%
-White	3,350	90.0%	136,435	32.9%
-Black or African American	10	0.3%	11,300	2.7%
-American Indian/Alaska Native	6	0.2%	1,361	0.3%
-Asian	105	2.8%	23,777	5.7%
-Native Hawaiian/Pacific Islander	6	0.2%	1,868	0.5%
-Other races or 2+ races	71	1.9%	10,313	2.5%
Hispanic or Latino (any race)	174	4.7%	230,003	55.4%
Total	3,722	100%	415,057	100%
Source: 2010 Census, Table DP-1				

A.1.4 Employment Characteristics

Table A-4: Occupations for Carmel-by-the-Sea and Monterey County shows that the largest occupational categories for City residents was management/business/science and arts. These categories accounted for about 57 percent of employed residents.

Table A-4: Occupations for Carmel-by-the-Sea and Monterey County

Occupation	Carmel		Monterey County	
	Employees	% of All Jobs	Employees	% of All Jobs
Management, business, science, and arts	828	56.8%	48,201	27.6%
Service	207	14.2%	35,996	20.6%
Sales and office	308	21.1%	37,637	21.6%
Natural resources, construction, and maintenance	79	5.4%	33,086	19.0%
Production, transportation, and material moving	35	2.4%	19,533	11.2%
Total Employed Persons	1,457	100%	174,453	100%
Source: U.S. Census, 2009-2013 ACS				

A.2 Household Characteristics

The U.S. Census defines a household as all persons who occupy a housing unit. This may include families related through marriage or blood, unrelated individuals living together, or individuals living alone. The U.S. Census defines a family as related persons living within a single housing unit.

Household type and size, income levels, the presence of special needs populations, and other household characteristics influence the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

A.2.1 Household Composition and Size

As shown in Table A-5: Household Size Distribution, one-person households made up the largest segment of the City's renter-occupied households and two-person households made up the largest segment of owner-occupied households.

Table A-5: Household Size Distribution

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	252	23.8%	279	43.9%
2 persons	646	61.0%	78	12.3%
3 persons	86	8.1%	98	15.4%
4 persons	32	3.0%	180	28.3%
5 persons	14	1.3%	0	0.0%
6 persons	29	2.7%	0	0.0%
7+ persons	0	0.0%	0	0.0%
Total households	1,059	100%	635	100%
Source: 2009-2013 ACS Table B25009				

With a majority of one- or two-person households, smaller sized units (1 to 2 bedrooms) would meet a significant portion of the City's housing needs. However, some households may desire larger living spaces.

A.2.2 Household Income

Household income relates directly to the household's ability to acquire adequate housing. While above-moderate-income households have more disposable income to spend on housing, low- and moderate-income households are more limited in the range of housing that they can afford. Typically, as the income of households decreases the incidence of overpayment and overcrowding increases.

The Department of Housing and Community Development (HCD) establishes housing affordability criteria for five income categories based on the 2015 Monterey County median income of $68,700 (see Table A-6: Income Range by Affordability Category, 2015).

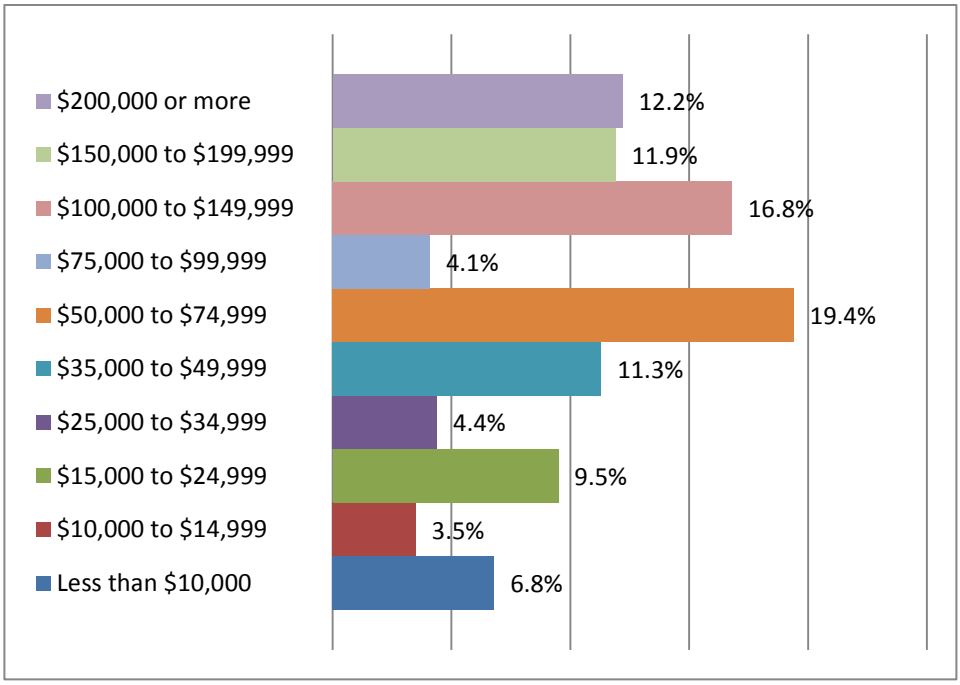
Table A-6: Income Range by Affordability Category, 2015

Affordability Category	Percent of County Median	Income Limit ($)[1]
Extremely Low Income	≤30%	$24,250
Very-Low Income	31%-50%	$43,650
Low Income	51%-80%	$58,000
Moderate Income	81%-120%	$82,450
Above-moderate Income	>120%	> $82,450

Notes:
[1] Based on 2015 MFI of $68,700 for 4-person households in Monterey County.

According to recent Census estimates, the median household income in Carmel-by-the-Sea was approximately $72,000 per year. As seen in Figure A-1, about 40 percent of households had annual incomes over $100,000.

Figure A-1: Household Income Distribution



Source: U.S. Census 2009-2013 ACS

As shown in Table A-7: Household Income by Tenure, approximately 44 percent of renter-occupied households and 23 percent of owner-occupied households in Carmel-by-the-Sea were within the extremely-low-, very-low- and low-income categories. Approximately 17 percent of renter-occupied households and three percent of owner-occupied households were within the extremely-low-income category.

Table A-7: Household Income by Tenure

Income Category	Carmel		Monterey County	
	Owners	Renters	Owners	Renters
30% AMI or less	3.3%	16.5%	5.1%	16.2%
31-50% AMI	6.7%	19.5%	7.6%	17.1%
51-80% AMI	13.0%	7.5%	13.2%	21.1%
81-100% AMI	2.5%	5.3%	9.1%	10.9%
>100% AMI	74.5%	51.1%	65.1%	34.7%
Source: HUD CHAS data based on 2008-2012 ACS				

A.3 Housing Stock Characteristics

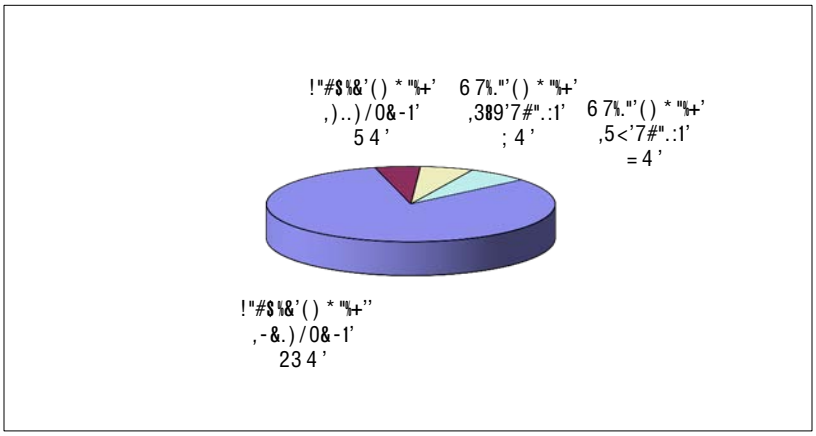
This section evaluates housing stock characteristics including tenure and vacancy rates, housing age and conditions, and housing costs and affordability.

A.3.1 Housing Stock

According to the U.S. Census and the DOF, housing stock in Carmel-by-the Sea showed a net increase of only 83 units from 2000 to 2015. The City is nearly built out and is also constrained by the lack of water to serve new development. Residential construction in recent years involved mostly demolition and replacement of older units with new, larger units. With very few vacant lots in the City and limited water available to new projects, infill is the primary method of residential construction.

Eighty-two percent of the housing stock is comprised of single-family detached homes, while multi-family developments of five or more units represent the second largest segment of the housing stock (see Figure A-2: Housing Stock Composition).

Figure A-2: Housing Stock Composition



Source: DOF, 2015

The City's average household size is 1.79, which suggests that units with three-bedrooms or less could adequately house most of the City's population. As shown in Table A-8: Unit Size by Tenure, about 85 percent of owner-occupied housing units and about 75 percent of rental units had three bedrooms or less.

Table A-8: Unit Size by Tenure

Unit Size	Owner-Occupied		Renter- Occupied	
	Units	%	Units	%
Studio/1 bedroom	3	0.3%	192	30.2%
2 bedrooms	431	40.7%	287	45.2%
3 bedrooms	463	43.7%	120	18.9%
4 bedrooms	111	10.5%	36	5.7%
5 or more bedrooms	51	4.8%	0	0.0%
Total	1,059	**100%**	635	**100%**
Source: 2009-2013 ACS Table B25042				

A.3.2 Housing Tenure and Vacancy

Housing tenure refers to whether a unit is owned or rented. Vacancies can also be an important housing market indicator in that the vacancy rate influences the cost of housing and may reflect the match between housing demand and availability.

Tenure

Recent Census estimates showed that 62.5 percent of Carmel-by-the-Sea residents owned the units they occupied, while 37.5 percent rented. This ownership rate is significantly higher than for Monterey County as a whole, which had just under 50 percent owner-occupied units (Table A-9: Occupied Units by Tenure).

Table A-9: Occupied Units by Tenure

	Owner-Occupied		Renter- Occupied		Total	
	Units	%[1]	Units	%[1]	Units	%[1]
Carmel-by-the-Sea	1,059	62.5%	635	37.5%	1,694	100%
Monterey County	62,398	49.7%	63,030	50.3%	125,428	100%
Source: 2009-2013 ACS Table B25042						

Vacancy

A vacancy rate of 5 to 6 percent is generally considered optimal to balance the demand for and supply of housing. A certain level of vacancy is needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair.

As shown in Table A-10: Vacancy Rates, over 31 percent of Carmel-by-the-Sea's housing stock was vacant due to seasonal, recreational, or occasional use. This high percentage is not unusual for scenic coastal communities due to the popularity of second homes in such areas.

Table A-10: Vacancy Rates

Occupancy Status	Units	Percent of Total
Total Units	3,417	100%
Occupied Units	2,095	61.3%
Vacant Units	1,322	38.7%
For rent	89	2.6%
For sale only	67	2.0%
Rented or sold, not occupied	23	0.7%
For seasonal, recreational, or occasional use	1,063	31.1%
Other vacant	80	2.3%
Source: U.S. Census 2010, Table DP1		

In 2010, 2.6 percent of units were vacant and for rent while 2.0 percent of units were vacant and for-sale.

A.3.3 Housing Stock Age and Conditions

Age of Housing Stock

The age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years or older may need repairs based on the useful life of materials. Housing over 50 years old is more likely to need major repairs. According to recent Census estimates, 79 percent of housing units in the City were built before 1980 and 64 percent were built before 1960 (Table A-11: Age of Housing Stock).

Table A-11: Age of Housing Stock

Year Built	Carmel		Monterey County	
	Units	%	Units	%
Built 2010 or later	0	0%	350	0.3%
Built 2000 to 2009	221	6%	13,234	9%
Built 1990 to 1999	172	5%	16,974	12%
Built 1980 to 1989	351	10%	18,987	14%
Built 1970 to 1979	196	6%	27,982	20%
Built 1960 to 1969	317	9%	22,037	16%
Built 1950 to 1959	740	21%	19,775	14%
Built 1940 to 1949	530	15%	9,633	7%
Built 1939 or earlier	993	28%	10,354	7%
Total units	3,520	100%	139,326	100%
Source: Census 2009-2013 ACS, Table DP-4				

Housing Conditions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to threat to health and safety.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. According to recent Census estimates, none of the housing units in the City lacked kitchen or plumbing facilities.

In 2008, a City-wide windshield survey was conducted as part of the Housing Element update to evaluate general housing conditions. The survey focused on identifying housing units in need of substantial repair or rehabilitation. Properties were evaluated from the public right-of-way and the surveyors did not enter onto private property.

Approximately 3,000 properties in the residential and commercial districts were visually inspected, although a survey form was not completed for every property. The exterior condition (siding, roofing, windows and doors, foundation, electrical) of the properties was visually evaluated to determine if moderate or substantial improvements were needed or if the property was in a dilapidated condition. The vast majority of units in the City are in good condition with either no or moderate repairs needed. According to the windshield survey, approximately 77 units were determined to need substantial repairs and approximately 16 were determined to be in a dilapidated condition. Due to high property values and strong housing demand, it is unlikely that housing conditions have declined significantly since the 2008 survey was completed.

A.3.4 Housing Costs and Rent

Home Prices

Recent Census estimates reported a median value for all owner-occupied units in Carmel-by-the-Sea of over $1 million (Table A-12: Value of Owner-Occupied Housing Units). Only about 5 percent of homes were valued at less than $500,000.

Table A-12: Value of Owner-Occupied Housing Units

Price Range	Number of Units	Percent of Total
$49,999 or less	0	-
$50,000 to $99,999	0	-
$100,000 to $149,999	0	-
$150,000 to $199,999	0	-
$200,000 to $299,999	37	3.5%
$300,000 to $499,999	19	1.8%
$500,000 to $999,999	271	25.6%
$1,000,000 or more	732	69.1%
Total	**1,059**	**100%**
Median value	**$1,000,000+**	
Source: Census 2009-2013 ACS, Table DP-4		

These statistics show that for-sale housing in Carmel-by-the-Sea is only available to above-moderate income households.

Rental Rates

As shown in Table A-13: Gross Monthly Rent, the median monthly rent in Carmel-by-the-Sea was reported by the Census Bureau to be $1,559.

Table A-13: Gross Monthly Rent

Gross Rent	Units	Percentage
Less than $200	0	-
$200 to $299	0	-
$300 to $499	22	4.0%
$500 to $749	0	-
$750 to $999	86	15.7%
$1,000 to $1,499	157	28.6%
$1,500 or more	284	51.7%
Median	$1,559	
Source: Census 2009-2013 ACS, Table DP-4		

According to recent Census estimates, about two-thirds of renter households in Carmel-by-the-Sea spent 30 percent or more of their household income on rent (Table A-14: Gross Rent as a Percentage of Household Income).

Table A-14: Gross Rent as a Percentage of Household Income

Percent of Household Income	Number of Households	Percent of Households
Less than 15 percent	32	6.1%
15 to 19.9 percent	49	9.3%
20 to 24.9 percent	68	12.9%
25 to 29.9 percent	29	5.5%
30 to 34.9 percent	71	13.5%
35 percent or more	277	52.7%
Total	**526**	**100%**
Source: Census 2009-2013 ACS, Table DP-4		

A.3.5 Housing Affordability

Housing affordability can be determined by comparing the sales prices and rents for housing in Carmel-by-the-Sea to the affordable payment for households at each income level.

Housing affordability is defined as paying no more than 30 percent of household income on housing expenses. Table A-15: Affordable Rent and Purchase Price by Income Category summarizes affordable rents and purchase prices by income categories based on the 2015 median family income of $68,700 for Monterey County.

Table A-15: Affordable Rent and Purchase Price by Income Category

Income Category	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	$24,250	$606	$85,000
Very Low (31-50%)	$36,250	$906	$145,000
Low (51-80%)	$58,000	$1,450	$230,000
Moderate (81-120%)	$82,450	$2,061	$350,000
Above moderate (120%+)	>$82,450	> $2,061	> $350,000
Assumptions: -Based on the 2015 Monterey County median income of $68,700 -Based on a family of 4 (income limits and affordable prices or rents are adjusted for family size) -30% of gross income for rent or principal/interest/taxes/insurance (PITI) -10% down payment, 4% interest, 1.2% taxes & insurance, $250 HOA dues Source: Cal. HCD; J.H. Douglas & Associates			

Based on the very high market prices and rents in the City, it is clear that low- and moderate-income households have a very difficult time finding suitable affordable housing without subsidies.

A.3.6 Overpayment and Overcrowding

Overpayment

Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in repayment problems, deferred maintenance or overcrowding.

Lower-income households with a disproportionate housing cost burden are more likely to have difficulty finding suitable housing. In general, a larger proportion of renter-households have disproportionate housing cost burdens than owner-households because of their typically lower incomes.

Comprehensive Housing Affordability Strategy (CHAS) estimates published by HUD (Table A-16: Overpayment by Tenure and Income) showed that 77 percent of renters and 75 percent of homeowners in the extremely-low-income category spent more than 30 percent of their income on housing. All renters and about 38 percent of homeowners in the very low-income category were overpaying, while all renters and about two-thirds of homeowners in the low-income category experienced overpayment. Even in the above-moderate-income category, overpayment was experienced by about 31 percent or renters and 25 percent of homeowners.

Table A-16: Overpayment by Tenure and Income

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	40		110	
Households overpaying	30	75.0%	85	77.3%
Very low households	80		130	
Households overpaying	30	37.5%	130	100%
Low households	155		50	
Households overpaying	105	67.7%	50	100%
Moderate households	30		35	
Households overpaying	0	-	0	-
Above moderate households	890		340	
Households overpaying	220	24.7%	105	30.9%
Source: U.S. Department of Housing and Urban Development, CHAS based on the 2008-2012 ACS				

Overcrowding

An overcrowded housing unit is defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. A severely overcrowded housing unit is defined as one with more than 1.5 persons per room. Overcrowding can result from either a lack of affordable housing (which can force

more people to live together) and/or lack of available housing units of adequate size.

Table A-17: Overcrowding by Tenure

Occupants per Room	Carmel		Monterey County	
	Units	%	Units	%
Owner occupied units	1,059	100%	62,398	100%
1.01 to 1.50	0	0.0%	2,881	4.6%
1.51 to 2.00	0	0.0%	776	1.2%
2.01 or more	0	0.0%	209	0.3%
Renter occupied units	635	100%	63,030	100%
1.01 to 1.50	10	1.6%	7,581	12.0%
1.51 to 2.00	0	0.0%	2,892	4.6%
2.01 or more	0	0.0%	917	1.5%
Source: Census 2009-2013 ACS, Table B25014				

Recent Census estimates reported that no owner-occupied units and only 1.6 percent of rental units in Carmel-by-the-Sea were overcrowded, while no units were severely overcrowded (Table A-17: Overcrowding by Tenure).

A.4 Special Needs Populations

Certain population groups may have a more difficult time finding decent affordable housing due to their special circumstances or needs. These "special needs" populations include elderly persons, large households, female-headed households, persons with disabilities, homeless, agricultural/farm workers, extremely-low income households, and students.

A.4.1 Elderly Persons

Elderly persons are considered a special needs group because they are more likely to have fixed incomes. Elderly persons often have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need access to facilities and services (e.g., medical and shopping) and public transit. In terms of housing construction, elderly persons may need ramps, handrails, elevators, lower cabinets and counters and special security devices to allow for their reduced mobility.

Carmel-by-the-Sea has a large proportion of senior households. According to recent Census estimates, approximately 55 percent of the City's owner households were headed by persons age 65+, with over 30 percent headed by persons 75 or over. On average, renters tended to be younger than owners, with about 27 percent of renter households headed by persons age 65 or over (Table A-18: Elderly Households by Tenure).

Table A-18: Elderly Households by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	480	45.3%	461	72.6%
65 to 74 years	259	24.5%	127	20.0%
75 to 84 years	250	23.6%	34	5.4%
85 years and over	70	6.6%	13	2.0%
Total Households	1,059	100%	635	100%
Source: U.S. Census 2009-2013 ACS, Table B25007				

The Zoning Ordinance gives some incentives for providing Senior Housing: 1) A density bonus of up to 25 percent if 50 percent or more of all units in a development are reserved for Senior Citizens; and 2) Reduced on-site parking requirements. 1/3 space is required per senior unit.

A.4.2 Large Households

Large households, defined as those with five or more persons, are considered a group with special housing needs due to the limited availability of adequately sized affordable housing units. Unavailability of housing units with larger bedroom counts can result in overcrowding and accelerated unit deterioration. As shown in Table A-19: Large Households by Tenure, large households represent only 4 percent of the City's owner households and no renter households.

Table A-19: Large Households by Tenure

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	252	23.8%	279	43.9%
2 persons	646	61.0%	78	12.3%
3 persons	86	8.1%	98	15.4%
4 persons	32	3.0%	180	28.3%
5 persons	**14**	**1.3%**	**0**	**0.0%**
6 persons	**29**	**2.7%**	**0**	**0.0%**
7+ persons	**0**	**0.0%**	**0**	**0.0%**
Total households	1,059	100%	635	100%
Source: 2009-2013 ACS Table B25009				

A.4.3 Female-Headed Households

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes and high poverty rates experienced by this group. According to recent Census estimates, about 16 percent of owner households and 8 percent of renter households were female-headed households in Carmel-by-the-Sea.

Table A-20: Female-Headed Households by Tenure

Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	599	56.6%	263	41.4%
Male householder, no wife present	0	0.0%	18	2.8%
Female householder, no husband present	**168**	**15.9%**	**53**	**8.3%**
Non-family households	292	27.6%	301	47.4%
Total households	1,059	100%	635	100%
Source: 2009-2013 ACS Table B11012				

A.4.4 Persons with Disabilities

According to recent Census estimates, approximately 7 percent of non-institutionalized City residents reported some type of disability (see Table A-21: Disabilities by Age Group). As might be expected, those aged 65 and over generally reported the highest disability rates, although a high percentage of young children also reported disabilities. Approximately 15 percent of seniors reported some type of disability, compared to only 2 percent for persons between age 18 and 64. The most frequently reported disability for seniors was an ambulatory difficulty (10 percent of the senior population). Housing opportunities for those with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

Developmental Disabilities

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

Table A-21: Disabilities by Age Group

Disability by Age	Persons	Percent
Total civilian noninstitutionalized population	3,760	-
With any disability	248	6.6%
Under Age 5 - total persons	193	--
With a hearing difficulty	26	13.5%
With a vision difficulty	26	13.5%
Age 5 to 17 - total persons	506	
With a hearing difficulty	0	0.0%
With a vision difficulty	0	0.0%
With a cognitive difficulty	0	0.0%
With an ambulatory difficulty	0	0.0%
With a self-care difficulty	0	0.0%
Age 18 to 64 - total persons	1,886	
With a hearing difficulty	0	0.0%
With a vision difficulty	0	0.0%
With a cognitive difficulty	0	0.0%
With an ambulatory difficulty	44	2.3%
With a self-care difficulty	21	1.1%
With an independent living difficulty	21	1.1%
Age 65 and over* - total persons	1,175	
With a hearing difficulty	73	6.2%
With a vision difficulty	16	1.4%
With a cognitive difficulty	21	1.8%
With an ambulatory difficulty	114	9.7%
With a self-care difficulty	16	1.4%
With an independent living difficulty	23	2.0%
Source: U.S. Census, 2009-2013 ACS		
Note: Totals may exceed 100% due to multiple disabilities per person		

The Census does not record developmental disabilities as a separate category of disability. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Andreas Regional Center (SARC) located in Campbell (http://www.sarc.org/) provides

services for people with developmental disabilities in Monterey, San Benito, Santa Clara, and Santa Cruz counties. The SARC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. As of 2014, SARC served a small number of clients[1] living in Carmel-by-the-Sea (zip code 93921).

There is no charge for diagnosis and assessment for eligibility. Once eligibility is determined, most services are free regardless of age or income. There is a requirement for parents to share the cost of 24-hour out-of-home placements for children under age 18. This share depends on the parents' ability to pay. There may also be a co-payment requirement for other selected services.

Regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the general public and receives public funds for providing those services. Some generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation and others. Other resources may include natural supports. This is help that disabled persons may get from family, friends or others at little or no cost.

A.4.5 Homeless

An accurate assessment of the homeless population is difficult because of the transient nature of the population. Many individuals are not visibly homeless, but move around in temporary living conditions.

The County conducted a point-in-time count and prepared a series of independent homeless peer interviews as part of the 2015 Monterey County Homeless Census and Survey. This survey used two methods for data collection: a point-in-time count on January 28, 2015 and a series of independent homeless peer interviews, as recommended by HUD. The 2015 Monterey County Homeless Point-in-Time Census and Survey[2] counted 1,630 unsheltered homeless people and an additional 678 people living in emergency shelters, transitional housing, and domestic violence shelters. The final estimate of the 2015 Monterey County Homeless Census and Survey is 2,308 persons. Of those, 6 unsheltered persons were identified as living in the City of Carmel-by-the-Sea.

While no homeless shelter is located in Carmel, the Police Department refers homeless persons found within the City to Peninsula area shelters, including the Salvation Army/Monterey Peninsula Corps in Sand City and I-HELP, located in Seaside. Officers have a list of resources for the unsheltered homeless persons including referral numbers for emergency medical services, mental health services, food services, shelter facilities, and services for veterans. The City of Carmel does not have an official contractual agreement with these facilities. The

[1] The California Department of Developmental Services reported the number of City residents receiving services as “less than 10” but the exact number is not available due to confidentiality requirements.

[2] http://www.appliedsurveyresearch.org/homelessness-reports/2014/8/13/i632hx7w90yp8vkihc9y2m4iqfpgad

Police Department and these shelters operate under common understanding that the existing shelters will accept homeless persons if there is capacity.

A.4.6 Agricultural/Farm Workers

Agricultural workers are defined as persons whose primary incomes are earned through seasonal agricultural work. Agricultural workers have special housing needs because they typically earn lower incomes than other types of workers and move throughout the season from one harvest to another. According to recent Census estimates[3], 12 persons, comprising less than one percent of Carmel-by-the-Sea's labor force, were employed in the agriculture, forestry, fishing and hunting, and mining industries. It is assumed that only a small percentage of persons employed in this industry are involved in active agricultural production and harvest. Therefore, there is no apparent or recognized need for farmworker housing in the City.

A.4.7 Students

The college student population in the area is another significant factor affecting housing demand. Recent Census estimates reported that 249 residents of Carmel-by-the-Sea were college students, representing about seven percent of the City's population.[4] Near Carmel, the Middlebury Institute of International Studies at Monterey (MIIS) is located in the City of Monterey and the California State University, Monterey Bay (CSUMB) is located in the cities of Marina and Seaside.

According to the CSUMB website, the student population has grown from 654 in 1995 to over 6,600 in 2015. Forty-five percent of the CSUMB students live in on-campus apartments, residence halls, and family housing.

According to the MIIS website, the student population consists of approximately 725 students. The MIIS does not have dormitories or on-campus housing. However, the school's student services provide exclusive short-term & long-term rental databases to help students find housing.

It is anticipated that some of Carmel's college students attend CSUMB and MIIS, while others may commute to UC Santa Cruz or attend other universities or colleges located in the region.

A.5 Affordable Housing

A.5.1 Affordable Housing Inventory

As of 2015, a total of 59 units provided affordable housing through a variety of local programs (Table A-22: Inventory of Assisted Rental Housing). Each of these projects serves as an example of the methods and incentives used by the City to achieve production of affordable housing units.

[3] 2009-2013 Census ACS, Table DP-03

[4] 2009-2013 Census ACS, Table DP-02

Oliver White Building and Viejo Carmel

In 1987, the City granted a use permit to the private property owner of a small site (4,000 sq. ft.) known as the Oliver White Building (Dolores northeast of Eighth). This permit authorized the construction of a mixed-use development with four residential units in the Residential and Limited Commercial (RC) District. Originally this site was developed with a single-story commercial building. The owner and the City worked together through the permit process to achieve a second story of residential apartments at a density of 44 units per acre. Since the project exceeded the base density of 33 units per acre, the applicant was required to provide one moderate-cost rental unit. As part of the conditions of approval, the City did not permit the affordable unit to be converted to above-market-rate housing.

The Viejo Carmel project (northwest corner of Junipero and Fourth Avenues) is a large example of infill development that provides affordable housing. This 20,000-square-foot site was occupied by semi-industrial uses and offices (welding shop, repair services, contractor's office, etc.). The City approved permits authorizing the site to be razed and redeveloped with ten condominiums and ten apartments at a density of 44 units per acre. Without density bonuses, the site could only achieve 15 residential units. With density bonuses, the developer gained three additional market rate units in exchange for providing 2 apartments reserved for low-income households. In addition to the density bonus, the City reduced the parking requirement for the low-income housing units. The applicant was required to preserve in perpetuity two rental units for low-income households

Norton Court Apartments

In 1986, the City adopted a Specific Plan for Norton Court and granted a use permit to the Carmel Foundation (a key non-profit community organization for seniors) to construct Norton Court Apartments for seniors. As part of this development, the City entered into a 50-year agreement to lease the property for one dollar per year to the Carmel Foundation. This amounts to a substantial land subsidy provided by the City that offsets part of the cost of developing housing. While the Specific Plan does require all the units to be occupied by seniors it did not specify that the units be restricted as low- and moderate-income housing. Rents are maintained as affordable to lower-income seniors strictly through private donations raised by the Carmel Foundation. No direct public funding is involved.

Trevett and Hazeltine Courts

Trevett and Hazeltine Courts were developed with funding from the Carmel Foundation. Rents are maintained as affordable to lower-income seniors with private donations raised by the Carmel Foundation. No public funding is involved.

San Carlos Lodge

This site, located on San Carlos Street north of Fifth Avenue, was granted a use permit for a major addition and allowing the conversion of some existing apartments to transient motel units. As a condition of permit approval, the applicant retained two of the existing apartments as affordable housing for

moderate-income households on the property. Use permit conditions do not allow these units to be converted to market-rate housing.

Table A-22: Inventory of Assisted Rental Housing

Development Name	Total Units	Household Type	Provided By	Expiration of Affordability
Oliver White Building	1	Moderate	Density Bonus	In perpetuity
Viejo Carmel	2	Low	Density Bonus	In perpetuity
Norton Court	24	Senior Low	Lease Subsidy and Specific Plan	Not applicable
San Carlos Lodge	2	Any	As part of motel conversion, the City required two affordable apartments	In perpetuity.
Trevett Court	9	Senior	Private non-profit	Not applicable
Hazeltine Court	12	Senior	Private non-profit	Not applicable
Hasegawa	1	Low	Inclusionary	In perpetuity
Carl	1	Senior	Inclusionary	2027
Mandurrago	2	Senior	Inclusionary	In perpetuity
Mandurrago	2	Senior	Inclusionary	2020
Gonzales	1	Low	Inclusionary	In perpetuity
Ravel Corporation	1	Low	Inclusionary	In perpetuity
Trini Iye	1	Moderate	Inclusionary	In perpetuity
Total	55			
Source: City of Carmel-by-the-Sea Community Planning and Building Department, 2015.				

The City is required by the California Coastal Act to track information regarding affordable housing units within the coastal zone. This analysis must include:

- The number of housing units approved for construction after January 1, 1982;
- The number of units for persons and families of low and moderate income that have been required to be included in new housing developments within three miles of the coastal zone;
- The number of existing units occupied by low- or moderate-income residents; and
- The number of low- and moderate-income residential units that have been replaced, demolished or converted.

The City's housing stock is entirely located within three miles of the coastal zone. As shown in Table A-22: Inventory of Assisted Rental Housing, the City has a total of 59 affordable housing units, all constructed after 1982. No affordable housing units have been replaced, demolished or converted.

A.5.2 Potential Loss of Assisted Housing Units

Housing units developed with public subsidies are an important source of affordable housing to lower-income households. Preserving the long-term affordability of such housing units is the most cost-effective means for providing decent and affordable housing to lower-income households in a community. Recognizing this important resource, State Housing Element law requires that a jurisdiction examine the potential loss of publicly subsidized multi-family rental housing for lower-income households due to expiration of deed restrictions, affordability covenants, and/or subsidy contracts.

Norton Court, Trevett Court, and Hazeltine Court are owned and operated by the Carmel Foundation, a non-profit organization which does not intend to convert the units to market rate housing within this Housing Element cycle. Trevett Court and Hazeltine Court did not receive any public assistance and have no deed restrictions or affordability covenants. While Norton Court receives a subsidized property lease, no use restriction was ever placed on the property to maintain the units as affordable housing. Units in the Oliver White Building, Viejo Carmel, and San Carlos Lodge are restricted as affordable housing in perpetuity. Therefore, no housing in Carmel-by-the-Sea that meets the State's definitions of affordable housing are at-risk of losing affordability controls over the next ten years.

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B CONSTRAINTS ON HOUSING PRODUCTION

Market, governmental, infrastructure, and environmental factors may constrain the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to lower- and moderate-income households, or may render residential construction economically infeasible for developers.

B.1 Governmental Constraints

Local policies and regulations can impact the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, and permit processing procedures may present constraints to the maintenance, development and improvement of housing. This section discusses potential governmental constraints in Carmel-by-the-Sea.

B.1.1 Land Use Controls

The Land Use Element of the Carmel-by-the-Sea General Plan sets forth policies for development Citywide, including residential development. These land use policies, coupled with zoning regulations, establish the amount and distribution of land for different uses. Housing supply and costs are affected by the amount of land designated for residential use, the density at which residential development is permitted, and the standards that govern the character of development.

General Plan

Every city in California is required to have a General Plan, which establishes its goals and policies for land use and development. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution and density of the land uses within the City. Residential densities are expressed in dwelling units per acre (du/ac). The Carmel-by-the-Sea General Plan identifies two residential land use designations and two designations that include both commercial and residential uses. Table B-1: General Plan Residential Land Use Designations summarizes Carmel-by-the-Sea's residential land use designations and their associated acreages and density ranges.

Table B-1: General Plan Residential Land Use Designations

Designation	Description	Existing Acreage	Permitted Density
Single-Family Residential	Intended to provide for single-family residential development at low densities.	344.85	2 – 11 du/ac
Multi-Family Residential	Intended to provide for multiple family residences at a high density.	5.81	≤33 du/ac ≤44 du/ac with affordable housing component
Core Commercial	Intended to provide for a wide range of retail and service uses in scale with the overall residential character of the community.	11.71	≤33 du/ac
Residential/ Commercial	Intended to provide for a mix of residential dwellings and a limited range of office and service uses in scale with the character of the community.	18.06	≤33 du/ac
Source: City of Carmel-by-the-Sea General Plan.			

Depending on land costs, certain densities are needed to make a housing project economically feasible for people at various income levels.

In 2004, Assembly Bill (AB) 2348 established "default" density standards. If a local government has adopted density standards consistent with the established population criteria, sites with those density standards are accepted as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. For jurisdictions such as Carmel-by-the-Sea in suburban counties, the "default" density is 20 dwelling units per acre.

Zoning Code

The Zoning Code is the primary tool for implementing the General Plan. It is designed to protect and promote public health, safety and welfare, as well as to promote quality design and quality of life. The City of Carmel-by-the-Sea's residential zoning designations control both the use and development standards of each residential parcel, thereby influencing the development of housing.

The Carmel-by-the-Sea Zoning Code provides for a variety of residential development types. Table B-2: Residential Land Use Controls summarizes the zoning districts that permit by-right residential development or residential development subject to a conditional use permit.

Table B-2: Residential Land Use Controls

Zoning Code Designation	Zoning District(s)	Primary Residential Types
Residential Low Density	R-1	Single-family residential dwellings.
Residential Low, Medium, and High Density Residential	R-4	Low to Medium density single-family detached dwellings are permitted. High-density multi-family residential dwellings including duplexes, apartments and condominiums are permitted via Conditional Use Permit.
Commercial Low, Medium and High Density Residential	CC, SC, RC	Residential uses above commercial or on ground floor.
Source: Carmel-by-the-Sea Zoning Code.		

The City has adopted a Subordinate Unit Ordinance that allows second units to be built in the R-1 district. Two classes of new subordinate units can be constructed. Class 3 subordinate units are designed to facilitate the housing needs of persons with disabilities who find it necessary to live with or near a companion, but where separate, self-contained facilities are important to both parties. Class 4 subordinate units are established to provide affordable housing to low- or very-low-income households as defined by California statutes. (Class 1 and Class 2 subordinate units apply to 271 existing units that pre-dated adoption of the ordinance).

B.1.2 Residential Development Standards

The largest zoning district in the City is the Single-Family Residential (R-1) District. Approximately half of the parcels in this zone are 4,000-square-foot lots. The remaining lots reflect a wide diversity of larger sizes. The Zoning Code establishes the maximum amount of residential floor area that can be developed on a single-family lot. For the typical 4,000 square foot lot, the maximum above-ground floor area with garage is 1,800 square feet with maximum site coverage of 2,400 square feet. Additional floor space is allowed in basements through an incentive program. For parcels over 4,000 square feet in area, the City uses a sliding scale to determine maximum floor area and site coverage. Housing units within this district may contain up to two stories, plus a basement. The maximum roof height of buildings is 18 feet for a single-story unit and 24 feet for a two-story unit. Front and rear yard setbacks are generally established at 15 feet. A variety of side yard setback combinations can be used to ensure that at no point will any structure occupy more than 75 percent of the lot width.

Carmel's Zoning Code also allows for development of multi-family dwelling units. The R-4 District allows apartments and attached housing at a base density of up to 33 units per acre, and up to 44 units per acre when affordable housing is provided.

Residential uses are also allowed within each of the City's commercial land use districts at a maximum density of 33 units per acre, with a bonus density of up to 44 units per acre when a development includes affordable housing. Buildings within this district may have up to two stories plus an underground garage.

Floor area bonuses of five to ten percent may be granted to projects that include permanent apartments reserved for senior citizens and/or low- or very-low-income households. Sites abutting or across the street from an R-4 or RC district require at least a five-foot front yard setback, while sites abutting or across from the R-1 district require a front yard setback of 7.5 feet. Sites abutting an R-1 or R-4 district require a rear setback of 10 feet. Sites in other locations do not require a rear setback. Buildings within this district may have up to two stories plus an underground garage.

Table B-3: Summary of Zoning Requirements

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Lot Coverage	Maximum Floor Area (Sq. Ft.)	Maximum Building Height	Minimum Front Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum Street Side Yard (Ft.)	Minimum Rear Yard (Ft.)
Residential Districts								
R-1	2,500 [i] 4,000	22% of the base floor area	Less than 45 percent of the area of the building site [ii] 2,400 [iii]	24 feet 2 stories	15	3	5	15
R-4	4,000	33 units/acre 44 units/acre with density bonus	N/A	26 feet 2 stories	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback [iv]	N/A	No setback 10 – if abutting R-1 or R-4
					Buildings shall not be less than six feet from any other building on the same site.			
Commercial Districts								
CC	N/A	One story – 95% of the site area Two story – 135% of the site area 150% with 15% bonus	N/A	30 feet 2 stories	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback [iv]	N/A	No setback 10 – if abutting R-1 or R-4
SC	N/A	One story – 95% of the site area Two story – 135% of the site area 150% with 15% bonus	N/A	30 feet 2 stories	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback [iv]	N/A	No setback 10 – if abutting R-1 or R-4
RC	N/A	One story – 70% of the site area Two story – 80% of the site area 95% with 15% bonus	N/A	26 feet 2 stories	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback [iv]	N/A	No setback 10 – if abutting R-1 or R-4

[i] Lots of record in existence on February 4, 1948.
[ii] Applies to sites less than 4,000 square feet.
[iii] The maximum potential floor area on a site is the sum of the base floor area plus any bonus floor area. The City uses a sliding scale to determine maximum floor area and site coverage.
[iv] If abutting R-4 or RC district a side yard setback of at least 5 feet along at least 50% of each side property line. The remaining 50% requires no setback unless the faces a public street. Any site abutting R-1 district requires a setback of five feet along entire sideyard.

Source: City of Carmel-by-the-Sea Municipal Code, Chapter 17.

B.1.3 Parking Standards

The Zoning Code also establishes parking requirements for each zoning district. In the R-1 District, one parking space per dwelling must be provided on sites of 8,000 square feet or less in area and two parking spaces per dwelling on sites larger than 8,000 square feet in area. One parking space must also be provided for each guesthouse. Requirements for other districts are listed below in Table B-3: Parking Standards.

Table B-3: Parking Standards

Land Use	Basis for Requirement	R4	CC	SC	RC
Permanent Residential Use	Spaces per Unit	1.5	1.0	1.0	1.5
Affordable Housing for Moderate, Low, or Very Low Income	Spaces per Unit	0.5	0.5	0.5	0.5
Senior Housing, Cooperative Housing or Group Care Facilities	Spaces per Unit	0.33	0.33	0.33	0.33
Nursing Home or Other Residential Care Facilities	Spaces per Patient or Resident	0.33	N/A	0.33	0.33
Transient Residential	Spaces per Rental Unit	1.0	1.0	1.0	1.0
Source: City of Carmel-by-the-Sea Zoning Code, 2015.					

B.2 Provisions for a Variety of Housing

Housing Element law specifies that jurisdictions must identify sites to be made available through appropriate zoning and implement development standards to encourage and facilitate the development of housing for all economic segments of the community. This includes single-family homes, multi-family housing, manufactured housing, transitional and supportive housing, farm worker housing, and emergency shelters.

Table B-4: Residential Uses Permitted in Major Zones summarizes the housing types permitted by-right, conditionally permitted or prohibited in the City by zone. In addition to single-family and multifamily houses, the City also permits or conditionally permits subordinate units, senior citizen housing, community care facilities, community social service facilities, residential care facilities, and transitional and supportive housing in many of the residential and non-residential zones. The City permits mobile homes as a single-family residential use, subject only to the design review requirements as any other single-family residential use in the same zone.

A conditional use permit is required for multi-family projects with densities greater than 22 du/ac. The conditional use permit review process is concurrent with the City's design review process so no additional time is needed. The following standard findings are required for all conditional use permits:

- That the proposed use will not be in conflict with the City's General Plan.
- That the proposed use will comply with all zoning standards applicable to the use and zoning district.
- That granting 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.
- That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
- That the proposed use will not be injurious to public health, safety or welfare.
- That 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.
- That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.

Based on the number of projects that have been approved with densities above 22 du/ac (see Section A.5.1. Affordable Housing Inventory), the City has not found the conditional use requirement to negatively impact the cost or supply of multi-family housing. The conditional use permit allows the City to permit development of higher-density multi-family projects while ensuring negative impacts to the surrounding neighborhood are minimized or eliminated.

Table B-4: Residential Uses Permitted In Major Zones

Zone	Single Family	Multiple Family		Subordinate Units				Senior Citizen Housing	Community Care Facilities	Community Social Service Facilities	Residential Care Facilities			Transitional & Supportive Housing
		0-22 du/ac	>22 du/ac	I	II	III	IV				General	Limited	Senior	
Residential Districts														
R-1	P	---	---	P	P	C	P	L-3	---	C-1	---	L-3	---	*
R-4	P	P	C	---	---	---	---	P	L-2	L-2	---	P	C	*
Commercial Districts														
CC	P	P	C	---	---	---	---	P	P	P	---	P	---	*
SC	P	P	C	---	---	---	---	P	P	P	C	P	C	*
RC	P	P	C	---	---	---	---	P	P	P	C	P	C	*

P = Permitted by Right;
C = Conditional Use Permit Required;
"—" = Not listed for the zone;
* = Permitted subject to the same requirements as apply to other residential dwellings of the same type in the same zone
L# = Limited #
1. Allowed only on existing quasi-public use sites established prior to December 1, 1980, or added as an accessory use to such existing uses.
2. Limited to existing commercial spaces established prior to 1993 and occupied by commercial uses continuously since that time.
3. Limited to occupancy within a single-family residence.

Source: City of Carmel-by-the-Sea Municipal Code Chapter 17, 2015

B.2.1 Facilitating Special Needs Housing

Carmel-by-the-Sea has adopted policies to proactively facilitate and encourage special needs housing throughout the community. These policies are designed to ensure that all persons have the opportunity to find suitable housing. The following details provisions of the Zoning Code allowing for special needs housing.

Agricultural/Farm Workers Housing

The City does not have any land zoned for agriculture or housing exclusively for farmworkers. However, recent Census data estimated that only 12 residents of Carmel-by-the-Sea were employed in farming, fishing, and forestry occupations. Therefore, no specific policy or program is currently needed to address farm worker housing.

Emergency Shelters and Transitional/Supportive Housing

Emergency shelters for the homeless is defined as a residential facility, lodging house, or dwelling, where no rent is paid, that provides temporary accommodation to homeless persons and/or families. Pursuant to State law (SB 2), jurisdictions with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As described in Appendix A - Needs Assessment, the Police Department estimates there are three transient residents in the City. There are no emergency shelters located in the City. However, the Zoning Code allows siting of emergency shelters as community social service facilities, which are defined as *"Any noncommercial housing facility, such as homeless shelters or emergency shelters, which may also provide meals, showers, and/or laundry facilities. Specialized programs and services related to the needs of the residents may also be provided. This classification excludes transitional housing facilities that provide long-term living accommodations."* Community social service facilities are permitted by-right in the CC, SC, and RC districts as well as with a CUP in the R-1 and R-4 districts. In addition, shelters for families and single women with children are permitted at all churches in the community as a part of their social outreach functions. Religious facilities are conditionally permitted in the R-1 district (only on existing quasi-public use sites established prior to December 1, 1980, or added as an accessory use to such existing uses) and allowed with a conditional use permit (CUP) in the RC district.

The Zoning Code allows supportive and transitional housing subject only to the same standards and procedures as apply to other dwellings of the same type in the same zone consistent with the provisions of SB 2.

Senior Housing

Senior Housing refers to housing provided for senior citizens as defined by the State of California. Senior housing is permitted in the CC, SC, RC and R4 districts and permitted by CUP in the R-1 district.

Community Care Facilities

Community care facilities refers to facilities providing non-medical care and supervision under license from the California Department of Social Services. This classification excludes hospitals, residential care facilities, family day care homes, day care centers, and transitional housing. Community care facilities are permitted in the CC, SC, and RC districts as well as by CUP in the R-4 district.

Residential Care Facilities

Residential care facilities include facilities that are licensed by the State of California to provide living accommodations and 24-hour, primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance. Living accommodations are shared living quarters with or without separate kitchens or bathrooms for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or nonprofit institutions.

Residential care facilities include three subgroups discussed below.

General

"General" refers to a residential care facility providing 24-hour non-medical care for more than six persons in need of personal services, supervision, protection, or assistance. This classification includes hospices, board and care homes, and similar establishments that are licensed by the State of California. General residential care facilities are permitted with a CUP in the CC and RC districts.

Limited

"Limited" refers to a residential care facility providing 24-hour non-medical care for six or fewer persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed for residential care by the State of California. Limited residential care facilities are permitted subject to the same standards as apply to other dwellings of the same type in the same zone.

Senior

"Senior" refers to a residential care facility providing 24-hour medical or non-medical care for more than six persons 60 years of age or older in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. This classification includes nursing homes for the elderly, life care or continuing care homes, and similar facilities licensed for residential care by the State of California. Senior residential care facilities are permitted with a CUP in the SC, RC, and R-4 districts.

Single-Room Occupancy

The City's Zoning Code does not explicitly define *single room occupancy* housing, although section 17.8.5(E) allows multifamily units as small as 400 square feet. The Code also requires that all multifamily projects of three or more units include a mix of unit sizes, and at least 25 percent of all units are required to be 400 to 650 square feet in size.

Group Homes

The Zoning Code defines *group residential* as "Shared living quarters without separate kitchens or bathrooms for each room or unit, including boardinghouses, dormitories, and private residential clubs, but excluding guesthouses." As described above, state-licensed group homes are permitted under the regulations for Community Care Facilities and Residential Care Facilities. Unlicensed group homes are not currently identified as a permitted use in any zoning district. Program 3-5.4.b includes a commitment to process a Zoning Code amendment to identify appropriate locations and standards for unlicensed group homes.

Manufactured Housing

Pursuant to State law, the City allows manufactured housing on a permanent foundation in all residential zones. Such housing is subject to the same development standards and design review criteria as wood-frame housing.

Housing for Persons with Disabilities

The U.S. Census Bureau defines persons with disabilities as those with a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to perform certain activities such as seeing, hearing, talking, walking, climbing stairs, lifting or carrying, or difficulty with certain social functions. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

Reasonable Accommodation Procedures

Council Policy C11-01 establishes procedures for providing reasonable accommodation in the application of zoning and building regulations for persons with disabilities in conformance with state law.

Zoning Regulations

The City has not identified any zoning or other land-use regulations that could discriminate against persons with disabilities or impede the availability of such housing for these individuals.

Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting procedures are:

- As discussed above, the City Zoning Code allows residential care facilities for six or fewer persons subject to the same standards and procedures as apply to other residential dwellings of the same type in the same zone.

- The City has also adopted reduced parking requirements (0.33-space per unit or bed) for Senior Housing, Cooperative Housing, Group Care Facilities, Nursing Homes and Other Residential Care Facilities. Retrofitting of dwellings to meet the needs of persons with disabilities is also an eligible activity under the City's Housing Rehabilitation Program. Construction and rehabilitation activities are also subject to the Federal Americans with Disabilities Act requirements and the City is active in promoting ADA compliance.
- The City defines family as "an individual or two or more persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities," which is consistent with State law.

B.2.2 Flexible Development Standards

Carmel-by-the-Sea's Zoning Code includes provisions for flexible development standards. This flexibility can be an important means to address important goals and objectives of the City, such as providing affordable housing for all income groups.

Mixed-Use Development

The R-4, CC, SC, and RC zoning districts allow for residential development in conjunction with office and/or commercial uses; otherwise known as mixed-use development. This form of development has been used successfully to combine apartments with retail and offices throughout Carmel's downtown area.

Subordinate Units

The Zoning Ordinance implements State law by providing guidelines for provision of second units on single-family lots as a source of affordable housing while preserving the existing residential character of the neighborhood. Subordinate units are allowed on lots of 8,000 square feet and larger. Owners of lots developed with both a primary dwelling and a subordinate unit can live in either unit or can rent both units. Program 3-5.3.c includes the review of current subordinate unit regulations to evaluate whether changes are needed to better facilitate the production of additional units.

Reduced Parking Requirements

The City provides five options for meeting parking requirements: (1) on-site surface parking; (2) on-site underground parking; (3) off-site parking if surplus parking on some nearby site is dedicated to a development project; (4) payment of fees in-lieu of parking if site conditions make on-site parking difficult; and (5) shared parking for mixed-use projects. In addition, the City requires 0.5 spaces per unit for affordable housing compared with 1 to 1.5 spaces per unit for market-rate units.

In summary, the City of Carmel-by-the-Sea provides flexible tools in its Zoning Code to facilitate and encourage infill development and housing opportunities in single-family, multi-family, and commercial zones. These tools can be used to help reduce the cost of housing.

B.2.3 Programs to Achieve Housing Affordability

Carmel-by the Sea provides several tools to encourage the production of affordable housing. These programs help achieve diversity and balance of housing types that are affordable to all economic segments of the community. The primary tools Carmel uses to ensure affordable housing are:

Density Bonus Program

The City has adopted a 33 percent density bonus for projects that include affordable housing units.

For residential projects at densities between 33 and 44 units the Zoning Code requires that at least one of the following three standards be met:

- At least 20 percent of all units on the site will be used as housing for "lower-income households;" or
- At least 10 percent of all units on the site will be used as housing for "very low-income households;" or
- At least 50 percent of all dwellings units on the site will be used as housing for "senior citizens" as established in California Housing Statutes.

Due to lack of water, the City has processed very few multi-family projects over the past five years. However, most of the projects the City has approved in recent years have included affordable units to qualify for a density bonus. While there have been no significant problems in implementation, certain aspects of the program may not encourage the development of very low-income units as well as low-income units, which may conflict with the intent of State law. The last update to the Housing Element provided a program that would reflect the provisions and intent of State law by altering the way that density bonus units are calculated. However, this program was not implemented. Therefore, the fractions of units continue to be rounded down, creating disparities between lots of different sizes. A Zoning Code amendment is being processed concurrently with adoption of this Housing Element to revise the City's density bonus regulations consistent with state law.

Mixed-Use Development Floor Area Bonuses

The Zoning Code provides for floor area bonuses for mixed-use projects in all commercial districts and the R-4 district that include housing for lower-income households. Table B-5: Affordable Housing Bonuses summarizes the requirements and bonuses awarded to projects based on affordability level.

Table B-5: Affordable Housing Bonuses

Affordability / Income Level [1]	Unit Requirement	Floor Area Bonus
Moderate Income	At least 25 percent of units reserved for moderate income	Up to 5 percent
Low Income	At least 20 percent of units reserved for low income	Up to 10 percent
Very Low Income	At least 10 percent of units reserved for very low income	Up to 15 percent

Notes:
[1] The Zoning Code uses AMBAG's definitions of the income levels.

Source: City of Carmel-by-the-Sea Zoning Code, 2015.

Reduced Development Fees

The City's fee schedule discounts planning and building fees proportional to the percentage of the development devoted to affordable units. For example, a project including ten percent affordable units, receives a ten percent discount on development fees.

Expedited Permit Processing

Little backlog exists in the City's development review process. However, the City moves projects with affordable housing ahead of other projects in the development processing queue when setting development review agendas. Due to Permit Streamlining law, this incentive is less powerful than it once was. However, it may reduce review time by as much as a month. Even this minor benefit attracts developer attention during pre-application meetings. Projects that include affordable housing are also expedited through the plan check process.

Reduced Parking Requirements for Affordable Housing

The City has adopted a reduced parking requirement for developments that include affordable housing (refer to Table B-3: Parking Standards). Parking costs contribute significantly to the cost of development in Carmel-by-the-Sea and this flexibility often makes affordable housing more feasible.

The combined effect of programs in the Carmel-by-the-Sea Zoning Code facilitates the production of affordable housing and encourages developers to include affordable units in new development projects.

B.3 Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

B.3.1 Building Codes

Carmel-by-the-Sea has adopted the 2013 California Building Codes, which establish construction standards for all residential buildings. The Building Codes are designed to protect the public health, safety and welfare. The City amends the Building Codes as needed to further define requirements based on unique local conditions.

The City's adopted amendments to the 2013 California Building Code provide for the following:

- In cases where structures are abandoned, they will be abated in the interests of public health, safety and welfare. A building or structure is deemed abandoned if such damaged building or structure is unusable for any permitted use as it existed prior to damage, for four consecutive months.
- Buildings or structures relocated or moved within the City limits do not need to comply with the requirements of a new building.
- A certification of occupancy cannot be issued until the driveway, approach, planning, zoning and Fire Department requirements have been completed and approved.
- Openings in Exterior Walls located opposite the following groups and commercial zones are not permitted if there is less than 3 feet from the property boundary (Group A, E, I, B, M, and R) and protected (Group A, E, I, B, and M) if that distance is less than 6 feet. ("Protected" openings mean wire glass non-operable windows and solid core one and three-quarter-inch rated self-closing fire doors.
- When there is a change in ownership of any Group R, Division 3 occupancy (dwellings and lodging houses), a smoke detector installation is required.
- For all buildings in the City, any new roof covering, or any roof covering in the event of re-roofing of 25 percent or more of any existing roof, is required to be of a fire-retardant material.
- All sites where grading and/or excavation are conducted are required to adhere to the latest edition of the California Building Code. In addition, the following requirements have to be met:
    - When the fill or excavation exceeds 50 cubic yards a bond of $1,000 has to be obtained to ensure the public way and property is maintained clear and in a clean manner.
    - Tree protection, drainage and erosion controls are required to be in place prior to, and during, all work, until completion of the project.

Code compliance is a division of the Community Planning and Building Department and is managed by the Planning Director. The City employs two part-time code compliance officers who make a proactive effort to educate property owners and local contractors on the City's regulations. In addition, code compliance officers operate on a reactive basis. When a violation on a property is either reported or discovered, a violation notice is sent to the property owner. The property owner is given the option to apply for a permit, if applicable, to correct the violation or to remove the violation.

Based on its analysis, the City finds that the adopted Building Code and Zoning Code enforcement activities are not constraints to the development, maintenance or preservation of housing.

B.3.2 Americans with Disabilities Act

The Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are federal laws intended to assist in providing safe and accessible housing. ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible for persons with physical disabilities. Compliance with these regulations may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

B.4 Planning and Development Fees

B.4.1 Planning Fees

The City charges fees and assessments to cover the costs of processing permits. Table B-6: Typical Residential Planning Fees summarizes these costs. The City does not charge any development impact fees.

Table B-6: Typical Residential Planning Fees

Development Process	Fee	
	Single Family	Multi-Family
Administrative Permits	$140 - $370	$155 - $408
Preliminary Site Assessment	$300	$335
Residential Design Study	$1,425	$1,650
Demolition	$200	$200
Conditional Use Permits	$595 - $760	$614 - $785
Environmental Review	$2,800	$2,893
Planning Studies (noise, traffic, etc.)	$2,800	$2,893
Building Permits	Varies by construction value	Varies by construction value
Source: City of Carmel-by-the-Sea Planning Department, 2015.		

Table B-7: Typical Total Planning, Development and Impact Fees summarizes the costs for a typical single-family project, small multi-family project and large multi-family project. The single-family and small multi-family project fees are based on recent projects that are typical examples of the size and scale of projects in Carmel. The single-family fees assume demolition of an existing unit and construction of a 1,800-square-foot house. The small multi-family fees assume conversion of a second floor commercial space to two residential condos. The large multi-family project is based on demolition of a 9-unit building and replacement with a 14-unit building with a total of 8,700 square feet and a underground garage. This larger project is less common in Carmel.

Table B-7: Typical Total Planning, Development and Impact Fees

Development Process/Fee	Single Family[1]	Small Multi-Family[2]	Large Multi-Family[3]
Design Review/Coastal Permit	$1,425	$825	$118
Use Permit	--	--	$54
Demo Permit	$200	--	$14
Plan Check Fee	$1,738	$850	$436
Building Permit Fee	$2,673	$1,335	$671
School Fees	$882	$735	$490
Strong Motion Fee	$47	$39	$20
Building Standards Fee	$20	$16	$8
Road Impact Fee	$3,719	$3,099	$1,550
Total (per unit)	**$10,704**	**$6,899**	**$3,361**
Est. % of Total Development Code	**1%**	**1%**	**1%**

Notes:
1. Assumes an 1,800-sf house with a valuation of $360,000
2. Assumes 2 condos averaging 1,500 sf with a valuation of $300,000 each
3. Assumes a 14-unit apartment building averaging 620 sf with a valuation of $100,000 each
Source: City of Carmel-by-the-Sea Planning Department, 2015.

B.5 Local Processing and Permit Procedures

Given the water constraints and lack of vacant land, proposals for development in the City, particularly for residential development, have been limited. Therefore, the local processing time is not delayed by backlog. Typically, the City's processing time is approximately three to four months for the development of a single-family home and six to eight months for a multi-family or mixed-use development, which includes projects requiring design studies, use permits, or coastal development permits. Table B-8: Review/Approval Requirements and Processing Times summarizes the types of permits the City requires for various types of projects and the typical time required for permit review and approval.

Table B-8: Review/Approval Requirements and Processing Times

Zoning District	Design Study	Use Permit	CDP*	Typical Processing Time**
R-1				
Single family residence	√		√	6-7 months
Subordinate unit	√		√	4-6 months
Guest house	√	√	√	4-6 months
Building sites exceeding 30 percent slope	√	√	√	6-7 months
R-4				
Single family residences	√		√	6-7 months
Multifamily residences 0-22 units/acre	√		√	8-10 months
Multifamily residents residences 23-44 units/acre	√	√	√	8-10 months
Commercial Districts				
Multifamily residences 0-22 units/acre	√		√	8-10 months
Multifamily residents residences 23-44 units/acre	√	√	√	8-10 months
Note: * CDP – Coastal Development Permit – Required for all projects that increase the height and/or floor area on an existing structure by 10 percent or more. ** Includes building plan check				
Source: City of Carmel-by-the-Sea Community Planning and Building Department, 2015.				

A preliminary site assessment (PSA) for the property on which the project will occur is required prior to application submittal. The PSA is prepared by the City Forester and Planning staff and identifies the opportunities and constraints of the site. By designing a project that responds to the PSA, the applicant has the opportunity to expedite the application process by mitigating potential project impacts prior to submitting an application.

New residential development requires approval of a Design Study. A Use Permit and Coastal Development Permit (CDP) may also be required and are processed concurrently with the Design Study.

Design Study applications are required to achieve consistency with residential zoning standards and are evaluated using the City's Residential Design Guidelines. Early in the development review process, the City makes available to applicants the Residential Design Guidelines as codified in the Zoning Code, a list of required application materials, applicable zoning standards, and a list of required findings for approval. These materials clearly delineate the standards and guidelines by which each project is measured. As explained in the Design Guidelines, the primary purpose of the design review process is to ensure that

projects enhance and maintain the City's residential village character. The following are examples of issues considered during the Design Review process:

- Site and building design with respect to topography, vegetation, public and private views, site drainage and erosion, and solar access;
- Compatibility with adjacent uses in terms of bulk, scale, massing, architecture, and privacy; and
- Landscaping that is drought tolerant, consistent with the neighborhood character, and consistent with the City's Urbanized Forest objectives.

A Track 2 Design Study requires two hearings: Concept Review and Final Review. At Concept Review, the reviewing body analyzes the project in terms of its impact on the urban forest; neighborhood character; topography; open space; privacy, views, light and air; parking and access; and building mass and scale. The Final Review measures the project's consistency with the building and landscape design guidelines. Required findings and standard conditions are attached to each Design Study approval. A volume study is also required, which is completed by one of the City's consulting architects. The study begins after the Concept Review phase and typically takes two weeks to complete. The Track 2 Design Study application requires at least two to three months to process. Track 2 Design Study is a discretionary review process for projects that require a public hearing. Projects that require a Track 2 Design Study, demolition permit, use permit, variance, or other land use permit or environmental review are reviewed by the Planning Commission. All Track 2 projects are subject to the coastal development permit requirements of the certified LCP, and a Track 2 Design Study approval constitutes a coastal development permit. All Track 2 projects require public notice and a hearing.

A Use Permit or CDP requires review by the Planning Commission. These permit applications are processed concurrently with the Design Study and do not add to the total process timeframe. Additional findings are required for approval of a Use Permit and CDP, including consistency with General Plan and Local Coastal Plan policies. These required findings are listed in the Zoning Code and focus on physical design, configuration, bulk, architecture, placement on the lot, impacts on trees, compatibility with the size and scale of surrounding buildings, etc. and do not consider the use itself.

The City has adopted a Local Coastal Program/Land Use Plan (LCP) that sets goals and policies for development within the Coastal Zone. The California Coastal Commission has certified that the LCP meets the coastal zone requirements, which enables the City to issue Coastal Development Permits. This allows the City to process projects more quickly than would occur with Coastal Commission review.

The permit processing and approval process may increase the cost of development. To reduce constraints to the production, maintenance and improvement of housing, the City uses expedited review for projects that include

affordable housing units and offers incentives such as and reduced planning fees to offset costs.

B.5.1 Environmental Review Process

State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods, are also added to the cost of housing and passed on to the consumer. However, the presence of these regulations helps preserve the environment and ensure environmental safety to residents of Carmel-by-the-Sea.

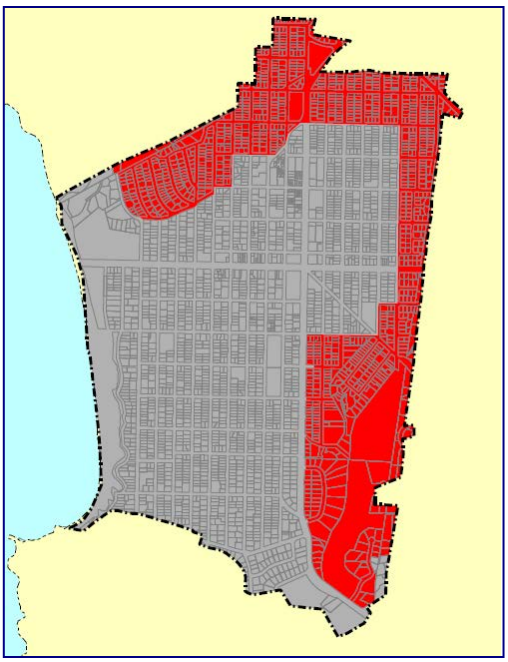
B.6 Environmental and Infrastructure Constraints

B.6.1 Environmental Constraints

Environmental constraints affecting housing include geologic and seismic conditions and fire hazards, which are a threat to the built environment. However, the primary environmental constraint to the development of housing in Carmel-by-the-Sea is the limited water supply. These constraints are discussed in detail below.

Fire Hazard

Carmel-by-the-Sea is often referred to as a "Village in the Forest," due to its extensive urban forest. The high density of structures within the Carmel residential areas and business district among numerous trees increase the fire hazard. In addition, the Pescadero Canyon, Del Monte Forest, and Mission Trails Park located adjacent to the City, introduces the possibility of a wildland fire. The California Department of Forestry and Fire Protection Fire Hazard Severity Zone Local Responsibility Areas (LRA) map for Carmel-by-the-Sea, identifies a large area encompassing northern and eastern portions of the City as a Very High Fire Hazard Severity Zone. In such zones, roofs and exterior walls of new buildings must be made of noncombustible materials.



The City of Carmel-by-the-Sea is part of a regional coordination effort with other Monterey County cities, including Pacific Grove and Monterey. These neighboring agencies provide aid to each other on an as-needed basis.

Geologic and Seismic Hazards

The entire California Coast and Coast Range area is prone to earthquakes. Based on history, the probability of a moderate or high magnitude earthquake occurring in the greater Monterey region in the next few decades is quite likely. Faults that could present hazards to Carmel-by-the-Sea during an earthquake event include the following active or potentially active faults: San Andreas, San Gregorio-Palo Colorado, Chupines, Navy, and Cypress Point. The San Andreas and San Gregorio faults are two dominant faults within the Monterey County region that are considered active with evidence of historic or recent movement.

While the seismic hazards cannot be eliminated, there are a number of regulations that reduce the impact of these hazards. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy, by preventing the construction of buildings used for human occupancy on the surface trace of active faults. The California Building Code includes provisions associated with engineering design and building requirements that address seismic hazards. In addition, the City of Carmel-by-the-Sea General Plan includes policies addressing hazards from seismic activity.

B.6.2 Infrastructure Constraints

Water Supply

The primary infrastructure constraint to the development of housing in Carmel is the lack of water. The lack of an available water supply continues to limit growth in Carmel and throughout the Monterey Peninsula region.

Carmel is under the jurisdiction of the Monterey Peninsula Water Management District (MPWMD) and receives its water from the California-American Water Company (Cal-Am). The MPWMD has permit authority over the production and distribution of all water supplies within the Monterey Peninsula region, and allocates water supplies to cities and County areas within its jurisdiction. Water service by Cal-Am is constrained by State Water Resources Control Board (SWRCB) Order WR 95-10, which determined that approximately 70 percent of Cal-Am supply is based on unlawful diversion from the Carmel River. Order 95-10 requires that any new water supply be used to reduce diversions from the Carmel River prior to allowing new users. Furthermore, SWRCB issued a Cease and Desist order to Cal-Am in 2008 to further restrict water use, up to an additional 50 percent, if upheld.

Since 1993, MPWMD has been given a single, lump-sum supply of Cal-AM water to allocate proportionately to the jurisdictions within its boundaries. As of February 2008, 121 of the 342 acre feet of water remain. Some jurisdictions, like the City of Del Rey Oaks, has used up its allocated amount of water, while Carmel-by-the-Sea is close to expending its respective allocation.

There are five projects currently under discussion as options for providing a new water supply, including desalination, groundwater replenishment, aquifer storage and recovery in the Seaside Basin, and potential expansion of the Los Padres Reservoir to meet the existing and future water needs of North Monterey County. However, though these water projects may be able to accommodate planned

growth, they would not be in place during the current Housing Element planning period due to the required technical studies, environmental review, and concurrent financing issues.

With regard to more immediate water supply, there is currently a project proposed by the Eastwood Trust that would provide Carmel-by-the-Sea with approximately 80 acre-feet annually (AFA) of water for potable use. The Eastwood Trust was approved to amend its Water Right License (License 13868), which originally authorized the diversion up to 0.45 cubic feet per second (cfs) of water from the subterranean stream of the Carmel River, for a maximum of 131.8 AFA of water. Water was diverted under License 13868 from two wells, and authorized to be used for the purpose of irrigation in a place of use consisting of 99 acres of land located within the Carmel River watershed on a property known as the Eastwood/Odello Ranch, part of the original Coast Ranch. In July 2015, the State Water Board split License 13868 into two new licenses: Licenses 13868A and 13868B. License 13868A authorizes the municipal use of 85.6 acre feet per year for existing lots of record within the parts of Cal-Am's service area that are within the Carmel River watershed or the City of Carmel-by-the-Sea. After adjustment for system losses, License 13868A will allow a Water Entitlement of 80 AFA. License 13868B dedicates the remaining portion of the existing water rights to in-stream uses.

On July 3, 2015, the State Water Board certified the final EIR for the project. On August 17, 2015, the Monterey Peninsula Water Management District Board adopted Ordinance No. 165, establishing a Water Entitlement, which would allow Carmel-by-Sea residents to potentially purchase water rights in order to develop legal lots of record that are currently vacant. Table 2-2 of the Housing Element identifies vacant lots that could potentially be developed with 74 new residential dwelling units.

Although water scarcity and provision of new supply is ultimately beyond the control of the City, the City supports efforts by the MPWMD and other agencies to expand the water supply and has a representative on both the Technical Advisory Committee and the Policy Advisory Committee. The City also cooperated with the District in developing projected water demand needs at build-out for use in the planning of future water projects.

In 2009, the City Council passed a resolution which states Carmel-by-the-Sea's support for the Water for Monterey County Coalition and continued collaboration of political and quasi-political entities in Monterey. Based on the understanding that Monterey Peninsula's water supply projects require a focused technical and political effort to be resolved, the Coalition is set to provide regional projects and water management programs that focus on sustainable and cost effective water supply solutions.

State law mandates the prioritizing of water for affordable housing. The City's share of water resources is internally allocated to land use categories based on policies in the Land Use and Community Character and Housing Elements of the General Plan. These policies affirm the City's commitment to housing by establishing residential uses (new homes, apartments, and remodeling) as one of

the highest priorities with the largest water allocation. In particular, existing subdivided lots zoned for housing should always be considered "first in line" for limited water resources except when this would preclude development of essential public services, recreational uses/facilities, or visitor serving uses consistent with the Coastal Act. New subdivisions of land are limited until existing subdivided lots have a secure water supply. The concept of spreading this limited resource across many properties should be retained so that no single project consumes a disproportionate share of this limited resource. This will maximize the number of units that can be built or approved.

The City has approximately 3.251 acre-feet of available water, of which approximately 1.67 acre-feet are in the City's reserves. The remaining 0.589 acre-feet is only available for affordable housing projects. In the past 5 years the City has allocated approximately 0.308 acre-feet to affordable housing projects. This is the only water available until the District supplies increase and new allocations are made to each city in the District. Based on current supplies, sufficient water may not be available to fully accommodate additional development commensurate with the City's total RHNA allocation (31 units). The City will continue to work with local and regional agencies to explore options for additional water supplies (see Program 3-3.2).

In addition, the City's Municipal Code includes specific requirements for water conservation in existing and new developments such as landscaping, plumbing fixtures, irrigation, and the use of free-flowing water conveyances, such as hoses. New development projects and existing structures needing a building permit for substantial proposed construction must meet the City's water conservation requirements.

Section 3: Goals, Policies and Programs of this Housing Element includes policies to continue to prioritize water allocation for affordable housing.

Wastewater

The Carmel Area Wastewater District provides sewer service to the City and outlying areas including the mouth of the Carmel Valley, Carmel Views, a portion of Rancho Rio Vista, Carmel Woods, Mission Fields, Hatton Fields, Quail Meadows and a small portion of the Highlands (Highlands Inn, Tickle Pink Inn and the Highlands Sanitary Assoc.). It also provides wastewater treatment and disposal service, by contract, to the Pebble Beach Community Services District and Point Lobos Reserve.

The District's facilities consist of approximately 80 miles of gravity sewers, interceptors, and force mains, six remote sewage pump stations, and a wastewater treatment plant with secondary treatment for ocean discharge and tertiary (microfiltration and reverse osmosis) treatment to reclaim water for irrigation of golf courses in the Del Monte Forest. The District's permitted capacity is 3.0 million gallons per day (MGD) and their current average daily dry weather flow is 1.8 MGD.

The City is required to plan for additional 31 residential housing units in this planning cycle. Based on discussions with the District and the remaining capacity

of approximately 40 percent, the District has adequate treatment capacity to serve these units.

B.7 On-Site and Off-Site Improvements

Another factor that can add to the cost of new construction is the cost of providing adequate infrastructure (major and local streets; water and sewer lines; and street lighting) required to be installed in new residential development. Since Carmel-by-the-Sea is primarily built-out and future development will primarily occur on in-fill sites, the costs associated with developing raw land and improving infrastructure systems usually do not arise in the City. Typical infrastructure costs in the CC, SC, RC, and R-4 districts are limited to sidewalk, curb, and gutter improvements, undergrounding of utility wires, stormwater drainage improvements, and landscaping.

Off-Site Improvements

The City's Municipal Code does not contain requirements for subdivision off-site improvements. However, the Code includes a chapter on requirements related to streets, sidewalks, and public places.

Sidewalks

Construction of sidewalks is not required in residential areas of the City. If sidewalk construction is proposed, a permit is required. The proposal must show that the construction of the sidewalk or walkway will preserve public safety, health or welfare, resolve a serious drainage problem, or that it would otherwise benefit the general public. The construction of the sidewalk or walkway must follow the natural contours of the land, and no less than 50 percent of the sidewalk area in front of any building site must be retained in planting. There are no specific requirements regarding the width of the sidewalks.

Driveways

Construction of a driveway requires a permit from the Department of Community Planning and Building in conjunction with the Director of Public Works and the Director of Forest, Parks and Beach.

Landscaping

Sidewalk street trees are encouraged by the City, with the City Forester determining number of trees, species, and exact location. Sidewalk street trees should be located near the head of, and adjacent to, parallel parking spaces with the trunk of the tree located 4.5 feet back from the head of the parking space. For trees at the curb line there should be at least four feet between the trunk and the facing building or planters in front of the building. All tree planters are encouraged to be as large as possible so that additional landscaping can be incorporated into the planters.

The City also encourages including "mini-parks", which is a park that protrudes into the street from the curb line or is in the street. The design of mini-parks must be consistent with the standards in the Forest and Beach Management Plan. All new

mini-park installations require a review by the Staff Traffic Committee and approval by the Planning Commission.

Streets

The streets in Carmel are narrow in width, 26 to 34 feet, with no gutters or sidewalks. This lack of formal development of streets throughout Carmel (with the exception of some of the downtown thoroughfares) has been a conscious effort on the part of residents to maintain a "village in a forest" atmosphere. The City has not established standardized street widths requirements. As Carmel is a built-out city and new development will occur as infill or redevelopment on parcels within the established street grid, construction of new streets is not anticipated. Therefore, street standards will have no impact on the cost and supply of housing.

B.8 Non-Governmental Constraints

Land costs, construction costs, and market financing contribute to the cost of housing reinvestment, and can potentially hinder the production of new affordable housing. Although many constraints are driven by market forces beyond the City's control, Carmel retains some leverage in instituting policies and programs to address the constraints.

B.8.1 Land and Construction Costs

Land costs in Carmel-by-the-Sea are elevated due to the high demand for housing, lack of vacant land, and shortage of water for development. The location of a parcel has a significant impact on its value. As a result, land costs in the community vary significantly depending on location, especially proximity to the coast. City policies have no effect on land cost. As of October 2015, a vacant 0.09-acre R-1 lot was listed for sale (Carpenter Street/6th Avenue) at a price of $529,000.

Another major cost associated with building a new house is the cost of building materials and labor, which can comprise up to 50 percent or more of the sales price of a home. Construction costs for a typical wood frame single-family house is at minimum $175 to $200 per square foot, while custom homes and units with extra amenities are higher. Given the high land and construction costs, homes built in Carmel-by-the-Sea have been primarily high-end custom homes.

B.8.2 Availability of Mortgage Financing

The availability of financing affects a person's ability to purchase or improve a home. Interest rates are determined by national policies and economic conditions, and local governments can do little to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population. In addition, government insured loan programs may be available to reduce down payment requirements.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. This information is available for the Salinas Metropolitan Statistical Area (MSA), which encompasses Monterey

County. Carmel-by-the-Sea includes Census Tracts 118.01 and 118.02. According to the latest available HMDA data (2013), the percentage of home loan applications denied in these two tracts combined was 6.7 percent compared to 18.6 percent for the Salinas MSA as a whole, therefore homebuyers in Carmel-by-the-Sea do not appear to experience discrimination in mortgage lending.

Carmel-by-the-Sea is similar to other communities in California with regard to private sector home financing programs. The recent crisis in the mortgage industry has affected the availability of real estate loans, although the long-term effects are uncertain. For buyers with good credit histories, mortgages can be obtained at very favorable interest rates.

C HOUSING PROGRAM ACCOMPLISHMENTS

In order to develop an effective housing strategy for the 2015-2023 planning period, the City must assess the achievements of its existing housing programs. With this assessment the City can determine the effectiveness and continued appropriateness of the existing programs and make necessary adjustments for the next eight years.

C.1 Evaluation of Accomplishments under the Previous Housing Element

State Housing Element law requires cities to assess the achievements under their adopted housing programs as part of the Housing Element update. These results are quantified where possible (e.g. the number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results are compared with projected or planned goals from the previous Housing Element. Where significant shortfalls exist between what was planned and what

was achieved, the reasons for such differences are discussed and appropriate revisions should be made in order to achieve the City's objectives.

Carmel-by-the-Sea has established the following goals to guide future policies and program actions related to housing:

Goal G3-1. Preserve the existing housing stock.

Goal G3-2. Preserve existing residential units and encourage the development of new multi-family housing in the Commercial and R-4 Districts.

Goal G3-3. Provide adequate sites for the development of a wide range of housing types for all citizens.

Goal G3-4. Protect the stability of residential neighborhoods by promoting year-round occupancy and neighborhood enhancement.

Goal G3-5. Preserve and increase the supply of housing for lower- and moderate-income households, senior citizens and other special needs groups. Prohibit discrimination in the sale or rental of housing.

This section reviews the City's progress in implementing the housing programs since 2010, and their continued appropriateness for the 2015-2023 Housing Element. Table C-1: Existing Program Accomplishments summarizes the City's housing accomplishments since 2010 as well as future actions that should be taken.

Table C-1: Existing Program Accomplishments

Policy	Program	Accomplishments & Future Actions
P3-1.1. Housing Preservation and Rehabilitation	3-1.1.a. Housing Rehabilitation Information.	Policy and programs were posted on city website. This program should be continued.
	3-1.1.b. Residential Inspection Services.	Active inspection response time, generally within 2 days of request. This program should be continued.
	3-1.1.c. Housing Maintenance Information.	Maintenance information is available on a walk-in basis provided by staff based on the individual inquiry. This program should be continued.
P3-2.1. Preserve and Encourage Multi-Family Housing in the Commercial and R-4 Districts	3-2.1.a. Incentives for Mixed-Use Development.	City Municipal Code Section 17.14.140.D provides a floor area bonus of up to 15% for projects that include affordable housing units in Commercial and Multi-Family Zoning Districts. In addition, the City provides water credits for projects that include affordable housing units. The Department of Community Planning and Building educates owners of commercial properties and developers on these bonuses. This program should be continued.
	3-2.1.b. Preserve and Increase Second Floor Residential Uses.	With regard to preserving second-floor residential uses in the Commercial Zoning District, City Municipal Code Section 17.14.050. states that: *"No existing residential dwelling unit occupying floor space at any level above the first story in any structure shall be converted to any commercial use"* and *"except as provided for legally established motel units in CMC 17.14.040(M), Hotels and Motels, all newly constructed second story floor area, including area in new buildings, remodeled buildings and replacement, rebuilt or reconstructed buildings, shall be occupied by residential dwellings only and shall not be used for any commercial land use."* The City has enforced these regulations by disapproving proposals to convert second-story residential uses to commercial uses, and by requiring that new and reconstructed buildings only be allowed residential units on the second story. This program should be continued.
	3-2.1.c. Conditional Use Permits for Multi-Family Residential Development	Within all Commercial Zoning Districts multi-family housing is a permitted use at a density of up to 22 dwelling units/acre. A Conditional Use Permit is required for densities of 23 to 44 dwelling units/acre. In 2013, the City

Policy	Program	Accomplishments & Future Actions
		approved a Use Permit (UP 13-6) for the reconstruction of a third unit of a multi-family complex in the Commercial District. In 2014, the City approved a Use Permit (UP 14-6) for the reconstruction of a 2-unit duplex in the Commercial District. As demonstrated by the successful completion of these projects, the CUP requirement is not a constraint to high-density housing development, therefore this program should be revised accordingly.
P3-3.1. Adequate Sites to Accommodate Projected Growth Needs	3-3.1.a. Adequate Sites.	The City's General Plan and Zoning Ordinance provide for a variety of housing types at appropriate densities to accommodate the City's RHNA needs. This program should be continued.
	3-3.1.b. Surplus Sites	No surplus sites were identified. This program should be continued.
	3-3.1.c. Development on Small Sites.	As recommended in Program 3-3.1.c of the City's 2010 Housing Element, the City has continued offer incentives for lot mergers including a floor area bonus, site coverage bonus, and allowance for additional accessory structures. The City has approved approximately 15 lot mergers since 2010. No additional incentives have been identified as necessary to facilitate development of small sites. This program should be continued.
P3-3.2. Work with Regional Agencies to Augment Infrastructure in Support of Projected Housing Growth	3-3.2.a. Prioritize Water Allocation for Affordable Housing.	The City has a total 2.854 acre-feet of water available for municipal purposes and private development projects. In 2013, the City Council updated the City's Water Allocation and maintained 0.507 acre-feet of water in a category reserved for Low Income Housing. Programs 3-3.2.a, 3-3.2.b and 3-3.3.a should be combined and continued.
	3-3.2.b. Regional Infrastructure Constraints.	California American Water (Cal-Am) is the primary purveyor of water from the Monterey Peninsula. The majority of the water served by Cal-Am comes from the Carmel River. 1995, the State Water Resources Control Resources Board (SWRCB) ruled that Cal-Am did not have valid permits for the majority of water it was pumping and limited the amount of water that could be pumped from the river. This ruling put a limit on water credits available for residential and commercial projects, and has limited overall regional development. In 2009, the SWRCB issued a Cease and Desist Order requiring that Cal-Am cease its unauthorized diversions by December 31, 2016. The Monterey Peninsula is currently working on a water supply project to address the water demand for the region.

Policy	Program	Accomplishments & Future Actions
		Programs 3-3.2.a, 3-3.2.b and 3-3.3.a should be combined and continued.
P3-3.3. Development and Improvement of Infrastructure to Accommodate Housing Needs and Preserve Visual Character	3-3.3.a. Local Infrastructure Constraints.	Since 2010, the City has spent several million dollars on infrastructure improvements including the repaving of approximately 20% of the City streets, improvement to the City's storm drain system, and the installation of a dry-weather storm drain diversion system near the coastline. In addition, the City has assisted PG&E with improvements to its gas-line system. These improvements help to facilitate additional housing development. Programs 3-3.2.a, 3-3.2.b and 3-3.3.a should be combined and continued.
P3-4.1. Expansion of Permanent Residential Housing in the R-1 District	3-4.1.a. Permanent Housing.	The City has continued to implement the ordinance adopted in 1988 that prohibits transient rentals and timeshare use of residential dwellings in the R-1 District. In 2012, the City hired a Code Compliance Officer that is responsible for enforcing the prohibition on transient rentals. This program should be continued.
	3-4.1.b. Conversion of R-1 Motels.	The City has continued to allow the conversion of R-1 motel units into permanent residences. In 2014, the City approved a Design Study application to convert a 4-unit motel located in the R-1 Zoning District into a single-family residence. In 2014, the Planning Commission also reviewed a concept proposal to demolish a 25-unit motel located in the R-1 Zoning District, in order to construct 16 new single-family residences. This program should be continued.
P3-4.2. Preserve Scale and Character of Established Neighborhoods While Encouraging Property Improvement	3-4.2.a. Neighborhood Compatibility.	The City has continued to enforce height, coverage and floor area standards to ensure that new construction and remodels do not present excess visual mass or bulk to public view or to adjoining properties. Programs 3-4.2.a and 3-4.2.b should be combined and continued.
	3-4.2.b. Design Review.	The City has continued to implement thorough Design Study review of all projects. Since the Housing Element was last updated 2010, the City has processed approximately 900 Residential Design Study applications and 200 Commercial Design Reviews. Of these applications, approximately 350 were referred to the Planning Commission for a decision. Programs 3-4.2.a and 3-4.2.b should be combined and continued.

Policy	Program	Accomplishments & Future Actions
	3-4.2.c. Support Neighborhood Organizations.	The City has continued to support and work with neighborhood organizations that promote neighborhood safety and improvement. For example, the City has worked with: 1) the Carmel Resident's Association on preserving community character, 2) the Carmel Garden Club on several public landscaping projects, and 3) with the Friends of the Forest on the maintenance and preservation of the City's park trail system. This program should be continued.
P3-4.3. Promote Public Awareness and Pride through Historic Preservation	3-4.3.a. Neighborhood Preservation Education Programs.	The City continually educates the public on its cultural and design heritage as a means of encouraging compatible housing design within existing neighborhoods. There have been several public workshops and meeting with the purpose of discussing historic preservation and the City's Design Guidelines. Programs 3-4.3.a and 3-4.3.b should be combined and continued.
	3-4.3.b. Incentives for Historic Resources.	The City has offered incentives to owners of historic resources. In 2010, the City adopted a Mills Act program, which provides tax benefits to property owners of historic resources. A total of 5 Mills Act contracts have been issued by the City since the program was adopted. Programs 3-4.3.a and 3-4.3.b should be combined and continued.
P3-5.1. Recognize Special Needs of Persons with Disabilities and Retain Flexibility in the Design Review Process	3-5.1.a. Reasonable Accommodation Procedures.	Senate Bill (SB) 520 requires that California jurisdictions adopt policies and procedures to provide reasonable accommodation for persons with disabilities. In 2011 the City Council adopted Policy C11-01, which established procedures for reasonable accommodation. This program should be revised to reflect prior accomplishments.
P3-5.2. Promote Housing for Senior Citizens	3-5.2.a. Shared Housing Information.	The City works with the Carmel Foundation on identifying opportunities for senior housing within the City. The City has also assisted with the distribution of information to the public on organizations such as the Alliance on Aging and Monterey County Housing Authority. This program should be continued.
P3-5.3. Preserve Existing Affordable and Rental Housing	3-5.3.a. Condominium Conversions.	The City has continued to implement its condominium conversion policy, which restricts the conversion of apartments to condominiums to preserve the lower cost rental housing options such as apartments. Apartments are prohibited from being converted to condominiums unless

Policy	Program	Accomplishments & Future Actions
		a new apartment is being created to offset the conversion. This program should be continued.
	3-5.3.b. Section 8 Rental Assistance.	The City continued to facilitate the use of Section 8 through dissemination of information; however, as a federal program the City has no authority to change existing eligibility regulations. This program should be revised and continued.
	3-5.3.c. Subordinate Units.	The City has continued to provide information to the public on the establishment of subordinate units. This program should be continued.
	3-5.3.d. Monitor Affordable Housing Stock.	The City maintains a data base for its affordable housing stock and ensures that compliance is maintained with affordable housing covenants. This program should be continued.
P3-5.4. Encourage Private Sector Affordable Housing	3-5.4.a. Density Bonus	The City currently offers a density bonus for projects that include affordable housing units and is in the process of revising density bonus regulations to comply with State law.
	3-5.4.b. Housing for Extremely-Low-Income Households.	The City continues to encourage development of housing for extremely-low-income households through a variety of activities such as technical assistance, fee deferrals, expedited/priority processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding and offering incentives under the density bonus provisions in State law. This program should be continued.
P3-5.5. Reduce or Eliminate Governmental Constraints on Affordable Housing.	3-5.5.a. Reduced Entitlement and Development Fees.	No reductions of processing fees were approved due to budget constraints. This program should be continued.
	3-5.5.b. Reduced Parking Requirements.	The City has continued to reduce the parking requirement for affordable housing units. Municipal Code Section 17.38.020 requires only 0.5 parking spaces per affordable housing unit in the Commercial and Multi-Family Zoning Districts. The normal requirement is 1 to 1.5 spaces per unit. This program should be continued.
	3-5.5.c. Expedited Processing Procedures.	The City continues to offer expedited permit processing for projects that include affordable units. This program should be continued.

Policy	Program	Accomplishments & Future Actions
P3-5.6. Support Energy and Water Conservation	3-5.6.a. Energy Conservation.	Carmel enforces the latest conservation standard base on the July 1, 2014 of the California Energy Commission publication. This program should be combined with Program 3-5.6.b and continued.
	3-5.6.b. Green Building	Carmel incorporates the latest building code as part of all plan reviews of construction documents. This program should be combined with Program 3-5.6.a and continued. The Green Building Program has been superseded by the CALGreen standards included with the adoption of the 2013 Building Code.
	3-5.6.c. Water Conservation	Ongoing oversight assistance is provided by Monterey Water Management District. The City Council has also formed a conservation committee and has waived permit fees for projects for the purposes of water conservation. This program should be continued.
P3-5.7. Fair Housing	3-5.7.a. Fair Housing Services.	The City works with the California Department of Fair Employment and Housing and the Housing and Conflict Resolution and Mediation Center of Monterey County. The City has referred inquiries regarding fair housing to these agencies. This program should be continued
P3-5.8. Transitional and Supportive Housing	3-5.8.a. Zoning for Transitional and Supportive Housing.	The City adopted revisions to transitional/supportive regulations in 2012 and is reviewing and refining the Code concurrent with the 2015 Housing Element update.

C.2 Share of Regional Growth

The Association of Monterey Bay Area Governments (AMBAG) determined that the City of Carmel-by-the-Sea's share of regional housing need was 32 new units for the 2007-2014 planning period. Table C-2: Share of Regional Housing Need and Accomplishments, shows the progress toward meeting the identified need during the previous housing cycle.

Table C-2: Share of Regional Housing Need and Accomplishments

Income Category	RHNP Allocation	New Units Constructed	Percent of Needs Met
Extremely Low Income (30 or less of the MFI)	4		
Very Low (31-50 percent AMI)	3		
Low (51-80 percent AMI)	5		
Moderate (81-120 percent AMI)	6		
Upper (>120 percent AMI)	14		
Total	32		

Sources: AMBAG. Regional Housing Needs Plan 2014-2023
Department of Community Planning and Building. City of Carmel-by-the-Sea, 2015.

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D PUBLIC PARTICIPATION SUMMARY

This update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers. Public notices of all Housing Element meetings and public hearings were published in the local newspaper in advance of each meeting, as well as by direct mail to interested parties and posting the notices on the City's website. The draft Housing Element was made available for review at City Hall and posted on the City's website.

As part of the public review process, the following public meetings were held to review the draft Housing Element.

August 19, 2015	Planning Commission Public Workshop
August 31, 2015	City Council Public Meeting
November 18, 2015	Planning Commission Public Hearing
_____	City Council Public Hearing

Table D-1 provides a list of persons and organizations that were sent direct mail notice of all public meetings on the Housing Element while Table D-2 summarizes comments received and how those comments were addressed.

Table D-1: Public Notice List

Alliance on Aging – senior services and housing programs
American Red Cross (Carmel Chapter) – emergency shelter services
Apartment Association of Monterey County
Association of Monterey Bay Area Governments (AMBAG)
Carmel Chamber of Commerce
Carmel Foundation – senior housing, activities, education
Carmel Residents Association – local citizens organization
Coalition of Homeless Services Providers
Community Human Services
Habitat for Humanity
Housing Authority of Monterey County (HAMC) – regional housing services and programs
LandWatch Monterey County – environmental advocacy organization
Monterey County Association of Realtors
Monterey County Housing & Redevelopment
Shelter Outreach Plus - homeless services

Table D-2: Public Comments Summary

Comment	Response
Should the City offer incentives for lot mergers?	Lot mergers can create more viable building sites for housing, although incentives would be most effective when used where multi-family or affordable units may be built.
Is there any surplus City property that could be used for affordable housing?	No City property has been determined to be surplus at this time, although staff will continue to monitor this option.
Does the City require "green" building standards?	Yes, the City has adopted the latest state building codes, which include green building techniques for energy and water conservation.
Affordable housing is needed for seniors and tourism service workers.	Many coastal areas face the problem of low-wage jobs and high housing costs. The City has been proactive in providing regulations and incentives to encourage the production of affordable housing to the extent feasible.
Are there other things the City could do to encourage affordable housing production?	Small cities like Carmel don't have the resources many larger cities have, in terms of land, staff and budget. In particular, Carmel has very little vacant land where new housing can be built. Subordinate (second) units can provide affordable units, but small lot sizes, topography and other constraints limit the potential number of units. The City has regulations that encourage housing in commercial zones and could also explore ways to create more housing units within existing neighborhoods.
What about water supply?	Water supply is a major limiting factor on all types of development, and the City is working closely with public and private entities to seek additional sources.
Could the City use rent control to create more affordable units?	Under state law (Costa-Hawkins) there are limitations on the use of rent control, including landlords' ability to set rents at any level when a unit becomes vacant and exemptions for single-family houses and condos.
We should encourage more full-time residents in Carmel – there are a lot of vacant units used as vacation homes.	Desirable coastal and resort communities often have high vacancy rates due to second homes. Cities have limited ability to influence second home ownership and use. In 1988 the City adopted an ordinance prohibiting short-term rental and timeshares in the R1 zone.

E. GLOSSARY OF TERMS

Above-Moderate-Income Household. A household with an annual income greater than 120 percent of the area median family income adjusted by household size, as determined by the California Department of Housing and Community Development.

Apartment. An apartment is one or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one family for sleeping or living purposes and containing one kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs.

Below-Market-Rate (BMR). Any housing unit sold or rented to low- or moderate-income households for an amount less than the fair market value of the unit.

Build-Out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan and zoning regulations.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development activities.

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See “Townhouse.”)

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Deed. A legal document which transfers ownership of real estate.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or residential units beyond the maximum for which the parcel is zoned, in exchange for the provision of affordable housing.

Density, Residential. The number of residential dwelling units per acre of land.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (du). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Extremely-Low-Income Household. A household with an annual income equal to or less than 30 percent of the area median family income adjusted by household size, as determined by the California Department of Housing and Community Development.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Housing Program.

Family. An individual or two or more persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities. .

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income households.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than 51-80 percent of the area median family income adjusted by household size,

as determined by the California Department of Housing and Community Development.

Low Income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in low-income housing.

Manufactured Housing. Residential structures that are constructed entirely in a factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

Mixed-use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate-Income Household. A household with an annual income usually no greater than 81-120 percent of the area median family income adjusted by household size, as determined by the California Department of Housing and Community Development.

Multiple Family Building. A building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding Housing Unit. A housing unit in which the members of the household, or group, are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A legal lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income levels are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification of projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential Land. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See "Dwelling Unit.")

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. A change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Also referred to as a "Granny Flat."

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing housing assistance payments to owners, developers, and public housing agencies to make up the difference between the Fair Market Rent (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual

support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

Single-Family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single-Family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use.

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which may require the occupant to share bathroom, shower, and kitchen facilities.

Subsidized Housing. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms or mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. *Target population* means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Target Areas. Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very-low- and low-income households.

Tenure. The ownership status of a housing unit. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A dwelling unit that is attached to another unit with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Very-Low-Income Household. A household with an annual income usually no greater than 31-50 percent of the area median family income adjusted by household size, as determined by the California Department of Housing and Community Development.

Acronyms Used

ACS:	American Community Survey
AMBAG:	Association of Monterey Bay Area Governments
BMPs:	Best Management Practices
CALTRANS:	California Department of Transportation
CEQA:	California Environmental Quality Act
CHAS:	Comprehensive Housing Affordability Strategy
CIP:	Capital Improvement Program
DIF:	Development Impact Fee
DOF:	Department of Finance
DU/ac:	Dwelling units per acre
EDD:	California Employment Development Department
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
HCD:	California Department of Housing and Community Development
HOA:	Homeowners Association
HUD:	U.S. Department of Housing and Urban Development
LAFCO:	Local Agency Formation Commission
MFI:	Median Family Income
NPDES:	National Pollutant Discharge Elimination System
RHNA:	Regional Housing Needs Assessment
RTP:	Regional Transportation Plan
TOD:	Transit-Oriented Development
TDM:	Transportation Demand Management
TSM:	Transportation Systems Management
WCP:	Water Conservation Plan

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION RESOLUTION NO. 2015-01

A RESOLUTION RECOMMENDING CITY COUNCIL ADOPTION OF AMENDMENTS TO THE ZONING CODE RELATED TO DENSITY BONUS, TRANSITIONAL AND SUPPORTIVE HOUSING, RESIDENTIAL CARE FACILITIES, AND GROUP RESIDENTIAL IN ACCORDANCE WITH STATE LAW AND THE HOUSING ELEMENT OF THE GENERAL PLAN

WHEREAS, the 2015-2023 Housing Element of the General Plan includes programs to ensure consistency between the Zoning Code and state laws related to affordable housing and housing for persons with special needs; and

WHEREAS, on November 18, 2015 the Planning Commission conducted a public hearing at which time all interested persons were provided an opportunity to offer comments on the proposed Code amendments regarding density bonus, transitional and supportive housing, and residential care facilities; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) an Addendum to the previous Negative Declaration for the 2007-2014 Housing Element was prepared to evaluate potential environmental impacts of the proposed Code amendments; and

WHEREAS, the Planning Commission has considered the entire administrative record for the proposed Code amendments, including the staff report, the CEQA Addendum, and all written and oral testimony offered at and prior to the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA AS FOLLOWS:

Section 1. **Recitals.** The Planning Commission hereby finds that the foregoing recitals are true and correct.

Section 2. **CEQA Findings.** The Planning Commission finds that the Addendum to the Negative Declaration prepared for the 2007-2014 Housing Element satisfies the requirements of CEQA for the proposed amendments to the Zoning Code. There is no substantial evidence in the record that the amendments would have a significant effect on the environment. The Addendum reflects the independent judgment of the Planning Commission.

Section 3. **Planning Commission Review and Recommendation.** Pursuant to Zoning Code Chapter 17.62, the Planning Commission has reviewed the proposed Zoning Code amendments set forth in Exhibit A, attached hereto and incorporated by reference. The Planning Commission hereby finds that the amendments would facilitate implementation of the Housing Element of the General Plan in conformance with state law, and recommends their adoption by the City Council.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 18th day of November 2015 by the following roll call vote:

AYES:
NOES:
ABSENT:

ATTEST:

_____
Cortina Whitmore, Admin. Coordinator

SIGNED:

_____
Don Goodhue, Chair

EXHIBIT A

1. Section 17.64.190 is amended as follows:

17.64.190 Density Bonus and Other Incentives for Affordable Housing~~Residential Construction at Densities Between 33 and 44 Units Per Acre~~.
~~The following special findings are required for approval of residential construction at densities between 33 and 44 units per square acre:~~
A. In order to facilitate the provision of affordable housing, the City shall grant a density bonus and other incentives and concessions for residential developments in conformance with state Density Bonus Law (Government Code Sections 65915 et seq.) as it may be amended from time to time.~~That one of the following three standards will be met:~~
~~1. That at least 20 percent of all units on the site will be used as housing for "lower-income households" as defined by the Association of Monterey Bay Area Governments (AMBAG); or~~
~~2. That at least 10 percent of all units on the site will be used as housing for "very low-income households" as defined by AMBAG; or~~
~~3. That at least 50 percent of all dwellings units on the site will be used as housing for "senior citizens" as established in California Housing Statutes.~~
B. ~~That the a~~Affordable housing units produced pursuant to this section shall~~will~~ be administered by a City-approved public or quasi-public agency involved in affordable housing programs, or will be verified by the City based on documentation supplied annually by the property owner, in conformance with state Density Bonus Law.

2. Section 17.64.220 is amended as follows:

17.64.220 Affordable Housing – Residential Construction at Densities Between 45~~44~~ and 88 Units Per Acre.
The following special findings are required for approval of exceptions to zoning standards for projects consisting entirely of affordable housing:
A. That the project consists entirely of affordable housing units for low- and/or very low-income households, as defined in Chapter 17.70 CMC.
B. That the project, and any zoning exceptions requested, will not be detrimental to adjacent properties or injurious to public health, safety or welfare.
C. That the project is consistent with the applicability of provisions found in CMC 17.14.090 and the basic review standard found in CMC 17.14.100 and that new construction represents an improvement over existing conditions.
D. That the project will preserve the community character and will be compatible with the streetscape, mass, bulk and height of the surrounding neighborhood context.
E. That the affordable housing units will be administered by a City-approved public or quasi-public agency involved in affordable housing programs, or will be verified by the City based on documentation supplied annually by the property owner.
F. That the project will not diminish the village character by excessively blocking important public or private views and disturbing natural topography, mature trees, or native growth.

3. Section 17.68.040 is amended as follows:

~~Transitional Housing Facilities. Facilities providing sleeping accommodations, meals, showers, and laundry facilities to assist persons obtaining skills necessary for independent living in~~

~~permanent housing. The term of occupancy is generally not less than two weeks nor more than two years. Specialized programs and services related to the needs of the residents may also be provided. (Ord. 2010-02 (Exh. A), 2010; Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).~~

Transitional housing. Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing. Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. *Target population* means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

4. Section 17.08.040 is amended as follows:

Schedule II-1: Land Use Regulations for Residential Districts is revised to add "Group Residential" under as a conditional use in the R-4 zone.

Schedule II-1 Land Use Regulations for Residential Districts			
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	**R-1**	**R-4**	**Additional Regulations**
Residential			See CMC 17.08.060
Single-Family	P	P	See CMC 17.08.050(D), (G)
Subordinate Units			See CMC 17.08.050(F)
Class I	P	–	
Class II	P	–	
Class III	C	–	
Class IV	P	–	
Guesthouse (Noncommercial)	C	–	See CMC 17.08.050(C)
Multifamily Dwellings			See CMC 17.08.050(E)
0 – 22 dwelling units/acre	–	P	
22 dwelling units/acre	–	C	
Senior Citizen Housing	L-5	P	
Family Day Care			
Small Family	L-5	P	
Large Family	–	C-4	See CMC 17.08.050(B)
Group Residential		C	

Public, Semipublic and Service			
Clubs and Lodges	C-2	C-4	
Colleges and Trade Schools	–	L-4	
Community Care Facility	–	L-4	
Community Social Service Facility	C-2	L-4	
Day Care Centers	C-2	C-4	
Emergency Medical Care	–	L-4	
Government Offices	–	L-4	
Hospitals and Clinics			
Clinics	–	L-4	
Hospice Care, Limited	C-5	L-5	
Libraries, Public	–	L-4	
Park and Recreation Facilities	P	P	
Community Centers	C-2	L-4	
Conference Facility, Small	C-2	L-4	
Parking Facilities, Noncommercial	C-2	C	See Chapter 17.64 CMC, Findings Required for Permits and Approvals
Public Safety Facility	–	P	
Religious Facilities	C-2		
Residential Care Facilities			
Limited	L-5	P	
Senior	–	C	
Schools, Public	C-2	–	
Schools, Private	C-2	P-4	
Commercial			See Chapter 17.56 CMC, Restricted Commercial Uses
Animal Sales and Services			
Animal Grooming	–	L-4	
Business Services	–	L-1	
Hotels and Motels	C-3	C	
Maintenance/Repair Services	–	L-4	
Offices	–	L-4	
Parking Facilities, Commercial	–	C	See Chapter 17.64 CMC, Findings Required for Permits and Approvals
Personal Improvement Services	–	L-4	
Personal Services	–	L-4	
Retail Sales			
Vending Machines	–	C	
Travel Services	–	C	

Theater, Live Performance	C-2	–	
Transportation, Communication and Utilities			
Antennas and Transmission Towers	–	C	
Agricultural			
Nurseries	P	–	
Other			
Accessory Use			See CMC 17.08.050(A)
Nonconforming Use			See Chapter 17.36 CMC, Nonconforming Uses and Buildings
Temporary Use			See CMC 17.52.100(I)

Specific Limitations and Conditions
1. Limited to advertising, consumer credit reporting, secretarial and court reporting, equipment maintenance and repair, personnel supply services, and nonretail computer services and repair.
2. Allowed only on existing quasi-public use sites established prior to December 1, 1980, or added as an accessory use to such existing uses.
3. Limited to existing units established prior to January 1, 1967, and/or authorized by a use permit issued between 1967 and 1990. *Note: These provisions approved by voter referendum.
4. Limited to existing commercial spaces established prior to 1993 and occupied by commercial uses continuously since that time.
5. Limited to occupancy within a single-family residence.

5. Section 17.14.030 is amended as follows:

Schedule II-B is revised to delete "Transitional Housing Facility" and add "Residential Care Facility – Limited" under **Service/Office** as a permitted use in the CC zone.

Schedule II-B: Commercial Districts – Use Regulations				
P = Permitted Use **L = Limitations Apply** **C = Conditional Use Permit Required**	**Commercial Districts**			**Additional Regulations**
	CC	**SC**	**RC**	
Retail				
Animal Sales and Services				
Animal Grooming	P	P	P	See CMC 17.14.040(C)
Animal Hospitals	–	C	–	See CMC 17.14.040(C)
Kennels	–	C	C	See CMC 17.14.040(C)
Automobile Sales and Services				See CMC 17.14.040(D)
Motorcycles, Mopeds and Parts	P	P	–	
Vehicle Repair	–	C	C	
Vehicle Service and Gasoline	–	C	C	See CMC 17.14.040(D)
Building Materials, Hardware and Garden	P	P	C	See CMC 17.14.040(G)

Supplies				
Eating and Drinking Establishments				See Chapter 17.56 CMC
Drinking Places	C	C	–	See CMC 17.14.040(I)
Restaurant, Full Line	C	C	–	See CMC 17.14.040(I)
Restaurant, Specialty	C	–	–	See CMC 17.14.040(I)
Food and Beverage Sales				See Chapter 17.56 CMC
Convenience Market	–	L-2	L-2	See CMC 17.14.040(D)(2) and (J)(2)
Food Store – Full Line	C	C	C	See CMC 17.14.040(J)
Food Store – Specialty	C	C	–	See CMC 17.14.040(J)
Liquor	P	P	C	See CMC 17.14.040(J)
Retail Sales	P	P	–	See Chapter 17.16 CMC; See CMC 17.14.040(T)
Antique Shops	P	–	–	See CMC 17.14.040(T)
Art Galleries	P	–	–	See CMC 17.14.040(T)
Arts and Crafts	P	–	–	See CMC 17.14.040(T)
Jewelry Shops	P	–	–	See CMC 17.14.040(T)
Sales by Public Outcry (Auction)	–	C	C	See CMC 17.14.040(U)
Specialty, Theme	P	P	–	See CMC 17.14.040(T)
Stationery	P	P	P	See CMC 17.14.040(T)
Thrift Shops	P	P	–	See CMC 17.14.040(T)
Vending Machines	C	C	C	See CMC 17.14.040(T)
Service/Office				
Banks and Other Financial Institutions	P	P	P	See CMC 17.14.040(F)
Automatic Teller Machines (ATM)	C	C	C	See CMC 17.14.040(E)
Business Services	P	P	L-1	
Commercial Recreation	P	–	–	See CMC 17.14.040(H)
Community Care Facility	P	P	P	
Computer Services	P	P	P	
Day Care Centers	–	C	C	
Emergency Medical Care	P	P	P	
Government Offices	P	P	P	
Hotels and Motels	C	C	C	See Chapter 17.56 CMC, Restricted Commercial Uses, and CMC 17.14.040(M)
Hospitals and Clinics				
Hospitals		C	–	See CMC 17.14.040(L)
Clinics	P	P	P	See CMC 17.14.040(L)

Hospice Care, Limited	P	P	P	
Maintenance and Repair Services	L-3	L-3	L-3	
Office				
Business and Professional	P	P	P	
Medical and Dental	P	P	P	
Other	P	P	L-4	See CMC 17.14.040(O)
Parking Facilities, Commercial	–	C	C	See CMC 17.14.040(P) and Chapter 17.64 CMC, Findings Required for Permits and Approvals
Personal Improvement Services	C	C	–	See CMC 17.14.040(Q)
Personal Services	P	P	P	
Laundry and Dry Cleaning	C	C	C	See CMC 17.14.040(R)
Video Tape Rental	P	P	–	See CMC 17.14.040(R)
Research and Development Testing Services	P	P	P	See CMC 17.14.040(S)
Residential Care Facilities				
General	–	C	C	
Limited	L-6~~–~~	L-6~~P~~	L-6~~P~~	
Senior	–	C	C	
Travel Services	P	P	P	See CMC 17.14.040(V)
Residential/Public and Semipublic				
Colleges and Trade Schools	P	P	P	
Community Centers	P	P	P	
Conference Facilities, Small	P	P	P	
Community Social Service Facility	P	P	P	
Family Day Care				See CMC 17.08.050(B)
Small Family	–	–	P	
Large Family	–	C	C	
Libraries, Public	P	P	P	
Multifamily Dwellings				See CMC 17.14.040(N)
0 – 22 dwelling units/acre	P	P	P	
23~~22~~ – 33 dwelling units/acre	C	C	C	
34 – 44 dwelling units/acre	C	C	C	Chapter 17.64 CMC, Findings Required for Permits and Approvals
Museums, Galleries, Gardens (noncommercial)	P	P	P	
Park and Recreation Facilities				

Individual Recreation	C	C	–	
Organized Recreation	C	–	–	
Parking Facilities, Noncommercial	–	C	C	See Chapter 17.64 CMC, Findings Required for Permits and Approvals
Public Safety Facility	P	P	P	
Religious Facilities	–	–	C	
Schools, Private	P	P	P	
Senior Citizen Housing	P	P	P	
Single-Family	L-5	C	C	See CMC 17.08.050(G)
Theater, Live Performance	C	C	C	
Theater, Motion Picture	C	C	–	
Transitional Housing Facility	L-6–	L-6–	L-6P	-
Industrial				
Handicraft/Custom Manufacturing	P	P	C	See CMC 17.14.040(K)
Industry, Limited	P	P	–	
Transportation, Communication and Utilities				
Communication Facilities	–	–	–	
Facilities Within Buildings	P	P	C	
Utilities, Major	P	P	C	
Utilities, Minor	P	P	C	
Agricultural				
Nurseries	P	P	P	
Other				
Accessory Use				See CMC 17.08.050(A)
Nonconforming				See Chapter 17.36 CMC, Nonconforming Uses and Buildings
Temporary				See CMC 17.52.100(I)

Specific Limitations and Conditions:
L-1: Limited to advertising, consumer credit reporting, secretarial court reporting, equipment maintenance and repair, personnel supply services, and nonretail computer services and repair.
L-2: Allowed only as accessory use to gasoline stations and limited to a maximum of 300 square feet. No sales of alcohol are permitted. See CMC 17.14.040(D)(2) and (J)(2).
L-3: Any establishments with activities generating noise, odors, deliveries by large vehicles, high traffic by customers, or requiring large storage needs are not permitted.
L-4: Limited to offices for the following categories: operators of nonresidential buildings, apartment buildings, dwellings, real estate agents and managers, and title companies.
L-5: Limited to sites that are already developed with a single-family dwelling, or that were originally developed as, or used as, a single-family dwelling but have since been converted to another use. Existing single-family dwellings can be maintained, altered, repaired and/or redeveloped. R-1 district floor area ratio standards shall apply to these sites.
L-6: Subject to the same regulations as apply to other family residential dwellings in the same zone.

ADDENDUM TO
NEGATIVE DECLARATION

2015-2023 Housing Element and Related Zoning Code Amendments

Lead Agency: City of Carmel-by-the-Sea
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Addendum to
Initial Study/Negative Declaration
City of Carmel-by-the-Sea
2015-2023 Housing Element and Related Zoning Code Amendments
November 18, 2015

Overview

On July 13, 2010 the City Council adopted a Negative Declaration ("ND") for the Carmel-by-the-Sea 2007-2014 Housing Element. The City is now required to adopt an updated Housing Element for the 2015-2023 planning period, as well as amendments to the Zoning Code related to affordable housing and housing for persons with special needs. The purpose of this Addendum is to demonstrate that the 2015-2023 Housing Element update and related Code amendments would not result in any of the conditions under which a subsequent Environmental Impact Report ("EIR") or Negative Declaration would be required pursuant to Public Resources Code Section 21166 or CEQA Guidelines Sections 15162 and 15164.

Purpose of an Addendum

CEQA and the CEQA Guidelines establish the type of environmental documentation that is required when changes to a project occur or new information arises after an EIR is certified or a Negative Declaration adopted for a project. CEQA Guidelines Section 15162 establishes criteria for determining whether more detailed information, such as the preparation of a Subsequent or Supplemental EIR, is needed, and Section 15164 defines the appropriate use of Addendums to previous EIRs and Negative Declarations.

CEQA Guidelines Section 15162(a) states:

> *When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines on the basis of substantial evidence in the light of the whole record, one or more of the following:*
>
> *(1) Substantial changes are proposed in the project, which will require major revisions in the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*
>
> *(2) Substantial changes occur with respect to the circumstances under which the project is to be undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*
>
> *(3) New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:*
>
> > *a. The project will have one or more significant effects not discussed in the EIR.*
> >
> > *b. Significant effects previously examined will be substantially more severe than shown in the previous EIR*
> >
> > *c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure; or*

d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more effects on the environment but the project proponents decline to adopt the mitigation measure.

CEQA Guidelines Section 15164(b) states: *"An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred."*

The following analysis demonstrates that the 2015-2023 Housing Element update and related Code amendments do not raise any new environmental issues and require only minor technical changes or additions to the previous Negative Declaration to satisfy the requirements of CEQA.

Project Description

A. 2015-2023 Housing Element Update

The City's 2007-2014 Housing Element was found to be in full compliance with state law by the California Department of Housing and Community Development ("HCD") in its letter of October 19, 2010. No major changes to conditions, requirements or the statutory framework that raise new potentially significant environmental impacts not previously considered have occurred with respect to the Housing Element, and the proposed 2015-2023 Housing Element update would not make substantial changes to City housing policies or land use regulations. The following discussion summarizes the proposed changes contained in each section of the Draft 2015-2023 Housing Element.

Section 1: Introduction

This chapter provides an overview of the Housing Element and a summary of the public participation process. No policy or regulatory changes are proposed in this section, and none of the changes reflected in this section would result in the potential for significant environmental impacts not previously considered in the 2010 ND.

Section 2: Housing Development Resources

This section describes the City's land resources that could accommodate housing development, as well as financial and administrative resources, and opportunities to foster energy conservation. None of the changes reflected in this section would change development regulations or result in the potential for significant environmental impacts not previously considered in the 2010 ND.

Section 3: Goals, Objectives, Policies and Programs

This section presents the City's goals, objectives, policies and programs for the 2015-2023 planning period. Most of the changes in this chapter reflect the completion of state-mandated Zoning Code amendments related to housing for persons with special needs. Substantive changes to programs are summarized below.

- New Program 3-2.a.c (Incentives for Mixed Use Affordable Housing) contains a commitment to explore options to further incentivize upper-story housing opportunities. Adoption of this program would not change development regulations, and therefore would not result in new significant environmental impacts. Any future changes to development regulations that may be proposed in connection with this program would be subject to CEQA review prior to adoption.

- Proposed revisions to Program 3-3.1.c (Development on Small Sites) include a commitment to review the Lot Merger Program to determine if any refinements should be made, such as a requirement that mergers be approved by the Planning Commission rather than the Director, as well as consideration for eliminating any provisions of this program that have the unintended effect of restricting housing opportunities. Adoption of this program revision would not change development regulations, and therefore would not result in new significant environmental impacts. Any future changes to development regulations that may be proposed in connection with this program would be subject to CEQA review prior to adoption.

- Proposed revisions to Program 3-5.3.c (Subordinate Units) include a commitment to investigate potential amendments such as permitting subordinate units on smaller lots. Adoption of this program would not change development regulations, and therefore would not result in new significant environmental impacts. Any future changes to subordinate unit regulations that may be proposed in connection with this program would be subject to CEQA review prior to adoption.

Other clerical revisions to this section would eliminate redundancy and improve the readability of the Housing Element, and would not change development regulations or result in new potentially significant impacts not previously considered in the 2010 ND.

Appendix A: Housing Needs Assessment

This section has been revised to reflect more recent demographic data, trends and special housing needs. Most of the demographic information is based on the 2010 Census or the American Community Survey. This appendix also describes the new Regional Housing Needs Assessment (RHNA), which identifies housing growth needs for the new planning period as summarized below.

Regional Housing Needs Assessment (RHNA)

The City's assigned share of regional housing need is an important component of the Housing Element. The Association of Monterey Bay Area Governments ("AMBAG") is responsible for allocating a portion of the region's new housing need to each jurisdiction. Carmel-by-the-Sea's share of the regional housing need for the new Housing Element cycle is 31 units, which is nearly identical to the 32 units allocated in the previous cycle. The table below shows the distribution of new housing need by income category that has been allocated to the City in the RHNA. One of the key requirements of the Housing Element is to identify adequate sites with appropriate zoning that could accommodate new housing development commensurate with the assigned need in each income category. It should be emphasized that the RHNA is a planning target, not a development mandate or quota. State law does not require cities to achieve their RHNA targets or build housing.

Regional Housing Need 2014-2023
City of Carmel-by-the-Sea

Very-Low	Low	Moderate	Above-Moderate	Total
7	5	6	13	31

Source: AMBAG, 2014
Notes: 50% of the Very-Low-Income need is assigned to the Extremely-Low-Income category pursuant to Government Code §65583(a)(1)

Section 2 of the Housing Element presents an inventory and analysis of available sites that could accommodate the level of development assigned to Carmel-by-the-Sea through the RHNA process. No substantial changes to land use regulations are proposed in connection with the new RHNA allocation.

This section of the Housing Element also discusses various categories of special needs, including the elderly, persons with disabilities, large families, female-headed households, farmworkers and the homeless. No substantial changes in development regulations are proposed with respect to these special needs that were not previously considered in the 2010 ND.

Appendix B: Constraints on Housing Production

This appendix analyzes the City's plans and regulations that guide housing development. The most noteworthy changes reflect the completion of several state-mandated Code amendments related to housing for persons with special needs during the previous planning period. No changes to land use plans or regulations are proposed in connection with the 2015-2023 Housing Element. This chapter also discusses non-governmental constraints such as infrastructure availability and development costs. None of the changes reflected in this appendix would change development regulations or result in the potential for new significant environmental impacts that were not previously considered in the 2010 ND.

Appendix C: Housing Program Accomplishments

This appendix contains a review of the goals, policies and programs from the previous element and identifies the City's accomplishments as well as changes that are appropriate for the new planning period based on changed circumstances. None of the revisions reflected in this evaluation would change development regulations or result in the potential for significant environmental impacts that were not previously considered in the 2010 ND.

Appendix D: Public Participation Summary

This appendix describes opportunities for public involvement during the 2015-2023 Housing Element update process. None of the changes reflected in this section would change development regulations or result in the potential for significant environmental impacts.

Appendix E: Glossary

This appendix contains definitions of terms commonly used in the Housing Element. None of the changes reflected in this section would change development regulations or result in the potential for significant environmental impacts.

B. Housing-Related Zoning Code Amendments

Revisions to the Municipal Code as described below are also proposed in order to ensure conformance with state housing law. These Code amendments were included in the program actions contained in the 2007-2014 Housing Element and addressed in the previous ND.

Density Bonus Regulations

State law requires cities to grant a density bonus of up to 35 percent when a project provides affordable housing, senior housing, child care facilities, or dedicates land for affordable housing. The Zoning Code allows a density increase up to 44 units per acre when a project provides 20 percent lower-income units, 10 percent very-low-income units or 50 percent of units are provided for senior citizens, and up to 88 units per acre when all units are affordable to low- or very-low-income households.

State law establishes a sliding scale for density bonus ranging from 20 percent to 35 percent above the maximum allowable density depending on the proportion of affordable units provided. In order to achieve the maximum 35 percent density bonus, provision of at least 20 percent low-income units, 11 percent very-low-income units, or 40 percent moderate-income for-sale units is required. The proposed amendment to Zoning Code Sections 17.64.190 and 17.64.220 would ensure consistency with current state law.

Transitional and Supportive Housing

Under state law, transitional housing and supportive housing must be treated as residential uses and permitted subject only to the same standards and procedures as apply to other residential dwellings of the same type in the same zone. The proposed amendment to Sec. 17.68.040 would ensure consistency with state law.

Residential Care Facilities

State-licensed residential care facilities for six or fewer persons must be permitted as residential uses subject only to the same standards and procedures as apply to other residential dwellings of the same type in the same zone. The proposed amendment to Sec. 17.14.030 would ensure consistency with this provision of state law.

Environmental Analysis and Conclusions

Because adoption of the 2015-2023 Housing Element would not substantially change City land use designations or development regulations, no new potentially significant environmental effects would occur that were not previously analyzed in the Negative Declaration prepared for the 2010 Housing Element. In addition, the proposed revisions to the Zoning Code are required by state law and were addressed in the previous Negative Declaration. Therefore, pursuant to CEQA Guidelines Section 15164, an addendum is the appropriate CEQA document for the 2015-2023 Housing Element update. There is no substantial evidence that adoption of the Housing Element update and related Code amendments will result in new significant environmental impacts, or impacts that would be more severe than described in the previous Negative Declaration. Consequently, a subsequent or supplemental EIR or IS/ND is not required.