

**CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION – DRAFT MINUTES  
DECEMBER 11, 2013**

**I. CALL TO ORDER AND ROLL CALL FOR TOUR OF INSPECTION**

**PRESENT:** Commission Members: Dallas, Goodhue, LePage, Reimers and Paterson.

**STAFF PRESENT:** Rob Mullane, AICP, Community Planning & Building Director  
Marc Wiener, Senior Planner  
Daryl Betancur, Acting Commission Secretary

**II. TOUR OF INSPECTION**

The Commission toured the following sites:

1. (DR 13-15) Old Mill Properties LLC: Mission 4 southwest of 7<sup>th</sup>, Block 90, Lot(s) 11
2. (DS 13-53/UP 13-16) Edward & Josie Ybarro: Casanova 5 northeast of Ocean Avenue. Block EE, lot(s) 10
3. (DS 13-82) Joseph Pasqua/Mary Kenney: Santa Rita 2 southeast of 4<sup>th</sup>, Block 45, Lot(s) 4
4. (UP 13-17) Firok Shield: San Carlos 3 southeast of 5<sup>th</sup>, Block 57, Lot(s) 10
5. ((DS 13-17) Martin & Holly Wolff: W/s Casanova 4 S 13<sup>th</sup>, Block BB, Lot(s) 9
6. (DR 13-39) Mary Hubert: Dolores Street 2 southeast of Ocean Avenue, Block 76, Lot(s) 6, 7 & 8.
7. (AD 13-02) Madalynn Aliotti: Junipero Avenue 2 southwest of 3<sup>rd</sup>, Block 36, Lot(s) 1-15
8. (AD 13-03) Bill & Adriana Hayward: SE corner of Ocean & Carmelo, Block M, Lot(s) 2 & 4

**III. ROLL CALL**

Chairman Paterson called the meeting to order at **4:06 p.m.**

**PRESENT:** Commission Members: Dallas, Goodhue, LePage, Reimers and Paterson.

**IV. PLEDGE OF ALLEGIANCE**

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

**V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS**

Commissioner Reimers expressed her condolences to the family of Pat Sippel.

Commissioner Dallas noted that the Wine Tasting Subcommittee will be meeting on December 18, 2013 at 9:00 am at City Hall.

There were no other announcements.

**VI. APPEARANCES**

There were no speakers.

**VII. CONSENT AGENDA**

Items placed on the Consent Agenda are considered to be routine and are acted upon by the Commission in one motion. There is no discussion of these items prior to the Commission action unless a member of the Commission, staff, or public requests specific items be discussed and 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 the minutes from October 9, 2013 Regular Meeting
2. Consideration of the minutes from October 23, 2013 Special Meeting
3. Consideration of the minutes from November 13, 2013 Regular Meeting

Prior to roll call, Commissioner Reimers stated that a correction on page 3 of the minutes of the October 9, 2013 meeting is in order relative to Case No. DS 13-101 since the minutes reflect she was absent but yet she was the one who made the motion on the item and voted yes. Mr. Betancur noted that for the record the minutes can be approved with this amendment.

Vice Chair **LEPAGE** moved to approve the minutes with the noted amendment to the **minutes of October 9, 2013. Motion seconded by Commissioner REIMERS** and carried by the following roll call vote:

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

**VIII. CONSENT AGENDA (PULLED ITEMS)**

None

**IX. PUBLIC HEARINGS**

Mr. Mullane indicated that Item 1, DR 13-15, is to be continued due to the plans not addressing the requested changes from the last Planning Commission review and that for

Item 5, DS 13-121, the applicant had revised the proposed to a like for like reroof, and hence there is no need to discuss.

1. **DR 13-15**                      Applicant: Old Mill Properties, LLC  
Location: Mission 4 southwest of 7<sup>th</sup>, Block 90, Lot(s) 11  
Consideration of Final Design Review (DR 13-15) and Coastal Development permit applications for the substantial alteration of an existing building located in the Residential and Limited Commercial (RC) Zoning District (*Continued to 1/8/14*)
  
2. **DS 13-53/UP 13-16**        Applicant: Edward & Josie Ybarro  
Location: Casanova 5 northeast of Ocean Avenue, Block EE, Lot(s) 10  
Request for the Re-Consideration of Final Design Study (DS 13-53), Use Permit (UP 13-16) and Coastal Development Permit applications for the substantial alteration of an existing residence located in the Residential and Limited Commercial (RC) Zoning District

Mr. Wiener presented the staff report indicating that staff had received a request to reconsider this item's approval from the last meeting because some of the information presented at the last hearing was unclear. Mr. Wiener stated that the applicant submitted a new set of drawings and landscape plan; and spoke about the changes in the plans that are more reflective of the proposal.

Mr. Mullane stated that the question before the Commission is whether or not the Commission desires to reconsider this item.

Chair Paterson indicated that the consensus is to reconsider and thus asked the applicant to come forward.

Mr. Eric Miller the architect of record was present and answered the Commission's questions relative to what the changes are in the plan and further clarified his proposal. He stated that he had provided a better rendering of the proposed site elevation.

Chairman Paterson opened the public hearing at **4:19 p.m.**

Barbara Brooks expressed concerns relative to the height of the wall.

Barbara Livingston urged the Commission to reconsider this item. Seeing no other speakers Chairman Paterson closed the public comment at **4:23p.m.**

Vice Chair LEPAGE **moved to reconsider this item; seconded by Commissioner REIMERS** and carried by the following roll call vote:



4. UP 13-17

Applicant: Firok Shield

Location: San Carlos 3 southeast of 5<sup>th</sup>, Block 57, Lot(s) 10  
Consideration of a Use Permit (UP 13-17) to establish a retail wine shop with wine tasting as an ancillary use in an existing commercial space located in the Central Commercial (CC) Zoning District.

Mr. Wiener presented the staff report and spoke relative to the requirements for wine tasting rooms. He indicated that this application meets the requirements of what the City would like to see in terms of distribution of tasting rooms in the City.

Mr. Mullane stated that he had received an email from a Commissioner regarding the wineries represented which are mostly outside of Monterey County; and that the Guidelines encourage Monterey County-based wineries or Monterey County-sourced grapes.

Mr. Shield, the applicant, was not present when the item was considered.

Chairman Paterson opened the public hearing at **4:45 p.m.**

Brian Andrews of the Hat Shop spoke to inform the Commission that Mr. Shield was unable to attend the meeting at this time, but that he was here to listen to the discussion and report to Mr. Shield.

Roberta Miller spoke about the chosen of location and stated that she is concerned about the configuration presented. Further she stated that the lines are being blurred between wine tasting rooms and wine bars. Spoke about the 9:00 p.m. closing time that this is something that needs to be addressed; that there needs to be some parameters.

Barbara Livingston stated that it is premature to discuss this today because there are still a lot of questions; that this discussion should take place after the City's wine policy has been reconsidered and set.

Chairman Paterson commented that we are very close to having a wine-tasting policy but that it may need minor modifications.

Mike Grecos, property owner, spoke in favor of the proposal.

Barbara Livingston offered condolences to Mr. Grecos whose sister, Pat Sippel, passed away this week.

Seeing no other speakers, Chairman Paterson closed the public hearing at **4:50 pm**

Commissioner Goodhue commented that there is a larger policy question here but noted the applicant is not in the audience.

Commissioner Reimers stated that this application has been on the docket since September and it is time to move forward.

Chairman Paterson offered that this looks more like a wine bar as opposed to a wine tasting room because there are too many seats and the sitting configuration is troublesome.

Vice Chairman LePage noted that the seats are too spread out and that the retail element is all the way to the back of the room as opposed to a more prominent space.

A lengthy discussion took place including whether the sales of Bernadus wines would include a transfer of their O2 ABC license to this location. Commissioner Dallas indicated that he would have difficulty supporting the proposed project unless it included a transfer of Bernadus' O2 license. Commissioner Reimers noted that she would like to table the discussion of this item to the end of the meeting to allow time for the applicant to be present before the Commission.

**Commissioner REIMERS moved to table this item to allow the applicant to be present. Motion seconded by Vice Chairman LePAGE and carried by the following roll call vote:**

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

**(Applicant Firok Shield arrived at 6:01 p.m. to address the Commission)**

Chairman Paterson reopened to public comment at **6:01 p.m.** and asked the applicant to come forward.

Mr. Shield addressed the Commission and stated that he was unable to come by earlier and answered questions relative to this application.

Mr. Mullane provided a brief recap about what had been discussed earlier for the benefit of Mr. Shield.

There was an extensive discussion about a number of issues: 1) source of the grapes; 2) where the wines are produced; 3) space configuration and seating arrangement; 4) retail element, which should be the primary focus and that the wine aspect should be subservient to the retail sales; 5) who will be the primary wine presence with Commissioners wanting to know if it was Bernardus or someone else; and 5) O2 license.

Chairman Paterson stated that in accordance with the wine tasting policy, sitting at the bar in wine tasting rooms is highly discouraged.

Commissioners all formed consensus that their main concern was the configuration of the space because it appears to be more of a wine bar as opposed to wine tasting establishment.

Mr. Wiener indicated that because of the large size of the space then more seating is configured to fit into such large space.

Commissioner LePage noted that he would favor removing four tables, particularly the two adjacent to the bar; and the two in front of the window. Other Commissioners asked whether or not the applicant want to reconfigure and come back.

Mr. Mullane noted that another concern that came up during public comment was the hours of operation until 9:00 p.m.

Chairman Paterson opened to public comment at **6:19 p.m.**

Barbara Livingston reminded the Commissioners that the focus should be on wine tasting.

Seeing no other speakers, Chair Paterson closed to public comment at **6:20 p.m.**

Vice Chair **LEPAGE moved to continue the application to allow the applicant to address Commission concerns regarding the seating, retail display, and how the application fits with the City's wine tasting room guidelines with respect to Monterey County vineyards and wineries. Motion seconded by Commissioner GOODHUE and carried by the following roll call vote:**

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

**5. DS 13-121**                      Applicant: Martin & Holly Wolff  
Location: W/s Casanova 4 S 13<sup>th</sup>, Block BB, Lot(s) 9  
Consideration of a Design Study (DS 13-121) for the replacement of a wood-shake roof with composition shingles on a residence located in the Single-Family Residential (R-1) District

No discussion. Applicants withdrew application.

**(ITEM 6 WAS HEARD BEFORE ITEM 4 (UP 13-17 WINE TASTING PROPOSAL)**

**6. DS 13-39**                      Applicant: Mary Hubert  
Location: Dolores Street 2 southeast of Ocean Avenue, Block 76, Lot(s) 6, 7 & 8

Consideration of Design Review (DR 13-39) application to display art work in an outdoor restaurant seating area (St. Tropez)

Prior to beginning the discussion, Commissioner Reimers recused herself from this item because she owns property near the site and left the dais accordingly at **4:56 p.m.**

Mr. Wiener presented the Staff Report indicated that this is for approval of display of art work along eastern wall.

Mary Hubert, Co-owner of the restaurant and applicant, addressed the Commission relative to her proposal and answered the Commission's questions relative to: 1) the size of the photographs; 2) how these fit into the space; 3) aesthetics in relation to surrounding architectural elements; 4) possible alternatives to the size of the art work; and 4) nature of the materials used.

There was a substantive discussion relative to this application with Commissioners stating that while they support what is proposed here, the large size of the photographs make it feel more of a commercial space and the artwork will be disruptive of the character of the space.

Chair Paterson opened the public hearing at **5:08 p.m.** Seeing no public comment; he closed the public hearing at **5:08 p.m.**

Vice Chair LePage stated that the place has a Mediterranean feel and modern pictures seem not to fit the aesthetics of the space. He further asked how the photographs will interact with the space; that there are strong guidelines about art; that he is concerned about the size and the treatment of photographs in the space.

Commissioner Goodhue indicated that large photographs will spoil the space; and that such photographs will give it more of a commercial look to the space as opposed to the Carmel feel; that he would like to see a more Carmel-appropriate solution.

Commissioner Dallas stated that this is a good project though he would advise to put two more half pots between the light fixtures. Chairman Paterson commented that the pictures are too large and that this needs more thought. Commissioner LePage stated that he would like to be presented with actual rendering of what is proposed and that art is based on objectivity.

After a lengthy discussion, **Vice Chairman LEPAGE moved to continue to date uncertain and allow the applicant opportunity to bring back a rendering of what the actual artwork is going to look like and that this be done to scale. Motion seconded by Commissioner GOODHUE** and carried by the following roll call vote:

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

Following the vote Commissioner Reimers came back to the dais at **5:21 p.m.**

**7. AD 13-02**

Applicant: Madalynn Aliotti

Location: Junipero Avenue 2 southwest of 3<sup>rd</sup>, Block 36, Lot(s) 1-15

Consideration of an Administrative Determination (Zoning Code Interpretation) for a property located in the Residential and Limited Commercial (RC) Zoning District

Prior to beginning the discussion, Commissioner Dallas and Chairman Paterson recused themselves and accordingly left the dais and room. Vice Chair LePage conducted this item.

Mr. Mullane presented staff report indicating that the applicant is Madalynn Aliotti and that the property owners are Jim and Pamela Sheppard.

Mr. Mullane spoke relative to the proposal for a pilates studio and about the specific uses that are allowed in the area zoned Residential and Limited Commercial (R-C).

There was a brief discussion about two things: 1) whether or not this is consistent with the R-C Zone; and 2) whether or not ancilliary retail uses are allowed in the R-C Zoning District.

Mr. Mullane stated that staff has received several letters in support of this application.

There were questions from Commissioners to staff relative to the R-C zoning District and what this entails for the surrounding area. Mr. Mullane provided answers to these questions.

Ms. Madalynn Aliotti, applicant, addressed the Commission and presented a brief report on the project, what it will do for the community, and how the proposal fits well within the space.

Chairman Paterson opened the public hearing at **5:33 p.m.**

Jim Sheppard, property owner, spoke in support of the application and regarding the former uses and zoning configurations of this District.

Barbara Livingston spoke in support of the application.

Seeing no other public comments, Vice Chairman Le Page closed the public hearing at **5:36 p.m.**

Commissioner **GOODHUE moved to approve as presented with Commissioner REIMERS seconding.** Motion carried by the following roll call vote:

AYES:	COMMISSIONERS:	GOODHUE, REIMERS & VICE CHAIRMAN LEPAGE
NOES:	COMMISSINOERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

ABSTAIN: COMMISSIONERS: DALLAS AND CHAIR PATERSON

**Following the vote, Commissioner Dallas and Chairman Paterson came back to the dais at 5:42 p.m.**

8. AD 13-03

Applicants: Bill and Adriana Hayward  
Location: SE Corner of Ocean and Carmelo, Block M, Lot(s) 2 & 4  
Consideration of an Administrative Determination (Zoning Code Interpretation) for an underground cistern in the front-yard setback for a property located in the Single-Family Residential (R-1) Zoning District

Mr. Mullane presented the staff report indicating that this is also an Administrative Determination and more simple related to an underground cistern designed to trap and collect roof-top moisture and dew. This is a gravity-fed system, and with the slope of the lot towards the street, the preferred location for the tank is in the front-yard setback.

He noted that buildings and structures are not allowed in the front-yard setback.

Mr. Boqua, the construction Project Manager spoke on behalf of the Haywards and explained how the system is to work and how is designed to work; he made further comments about the location for the cistern.

A discussion ensued relative to the location of the tank with Mr. Bouquet answering Commissioner’s questions.

Mr. Mullane also indicated that more than likely this is something we will see more of so this is more or less an amendment to the code, which will be codified later.

There were no questions.

Chair Paterson opened the public hearing at **5:55 p.m.**

Barbara Livingston and Dale Burn spoke in support of the location of the tank.

Chair Paterson seeing no other speakers, closed the public hearing at **5:58 p.m.**

Vice Chair **LePAGE moved to approve the Administrative Determination with Commissioner DALLAS seconding.** Motion carried by the following roll call vote:

AYES:	COMMISSIONERS:	DALLAS, GOODHUE, REIMERS, LEPAGE & CHAIRMAN PATERSON
NOES:	COMMISSINOERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

## 9. City-Wide

### Review of the Shoreline Management Plan

Location: Casanova Street 5 parcels SE of 13<sup>th</sup> Avenue. Block EE, Lot(s) 10

Consideration of Final Design Study (DS 13-53), Use Permit (UP 13-16), and associated Coastal Development Permit for the alteration of an existing multi-family residence located in the Residential and Limited Commercial (RC) Zoning District.

Sharon Friedrichsen, Public Services Director, presented the report and explained in detail the elements of the plan as presented; she made comments relative to when the plan was created; an overview of the plan making reference to Appendix A; the purpose of the plan and the FBC review, speaking specifically about the elements of review (beach assessments, beach fire management, dunes habitat restoration, scenic pathway and trash management); made comments also about the scorecards.

Ms. Friedrichsen made reference to the score cards attached to the report and the meaning of the color coding.

Mr. Mullane stated that he had received communications from Niels Reimers relative to the Dunes Restoration and a brief history of North Dunes and restoration Plan that was adopted earlier.

There were several questions from Commissioners to Ms. Friedrichsen with Mr. LePage seeking clarification as to what is the Commission asked to do with this item.

A lengthy discussion took place relative to various reports and changes to the report relative to the North Dunes restoration with Mr. LePage indicating that without reading these reports, it is hard to provide any kind of substantive feedback or recommendations relative to the policy considerations and recommendations that the Commission is being asked to provide.

Mr. Mullane spoke about specific future actions set forth in the Shoreline Management Plan, including: 1) an engineering evaluation of the integrity of the coastal armoring protecting certain infrastructure like Scenic Road; 2) monitoring the changes to the beach along the 2.8-mile long bay with either beach profiling or newer technology. He further stated that the Commission can revisit the North Dunes Habitat Restoration Plan as part of the implementation of the larger plan.

Mike Branson, City Forester, answered Commissioners questions on a variety of topics related to trees.

Chair Paterson opened the public hearing at **7:34 p.m.**

Barbara Livingston commented that this is a wonderful document but that it needs to be implemented.

Neils Reimers spoke about the restoration of the North Dunes. Seeing no other speakers, Chair Paterson closed to public comment at **7:39 p.m.**

The Commission discussed the issue of the revisions to the botanist's dune restoration report with Commissioners indicating that they would like more information regarding the changes to the report that were directed by staff. All were in agreement that the City should move forward with implementation of the Shoreline Management Plan and dedicate the financial resources needed to do so.

Vice Chair **LePAGE moved to approve the Shoreline Management Plan as presented and requested that periodic reports be presented to the Planning Commission moving forward as part of future agendas. Motion seconded by Commissioner REIMERS** and carried by the following roll call vote:

AYES:	COMMISSIONERS:	DALLAS, GOODHUE, REIMERS, LEPAGE & CHAIRMAN PATERSON
NOES:	COMMISSINOERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

**10. City-Wide**                      Review of the Forest Management Plan

Ms. Friedrichsen presented the staff report and spoke relative to the elements of the Forest Management Plan including objectives and policies.

She spoke about the intention to provide a State of the Forest report once a year to the City Council.

There were a number of comments from Commissioners to staff relative to the elements of the plan.

Mike Branson, City Forester answered specific questions related to tree density, density guidelines, and forest preservation.

Chair Paterson opened the public comment at **8:15 p.m.**

Barbara Livingston spoke about dedicating more resources to open spaces.

Seeing no other speakers, Chair Paterson closed to public comment at **8:20 p.m.**

Mike Branson answered additional questions from Commissioners about the conditions of the trees and their current state whether or not we are losing trees.

Vice Chair **LePAGE moved to accept plan as presented. Motion seconded by Chair PATERSON** and carried by the following roll call vote:

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

**X. DIRECTOR'S REPORT**

Mr. Mullane made brief comments and announcements about past and upcoming events, focusing on actions taken by the City Council. There was a discussion relative to when the next meeting should be held.

**XI. ADJOURNMENT:**

There being no further business to come before the Commission, the meeting was adjourned by Chair Paterson at **8:42 p.m.**

The next meeting of the Planning Commission will be:

Regular Meeting – Wednesday, January 8, 2014, at 4:00 p.m.

Special Meeting --- Wednesday, January 22, 2014, at 4:00 pm. (If necessary)

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Daryl A. Betancur, CMC  
Acting Planning Commission Secretary

ATTEST:

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Keith Paterson, Chairman

**NO STAFF REPORT**

**THIS ITEM HAS REQUESTED A CONTINUANCE**



recommendation that staff provide more information. The staff report from the August meeting is included as Attachment C.

At the August 14, 2013 meeting, the Planning Commission requested more information on the driveway/road easement, and directed staff to further research on whether the City had previously deducted the road out of the buildable area of the four neighboring lots that also have access provided by the driveway/road easement. The Planning Commission also requested that staff provide more information on the public pedestrian access easement.

**Staff Analysis:**

Below is an analysis of the allowed floor area of the two neighboring lots to the east of the subject property: Lots 2 and 3, and the two neighboring lots to the west of the subject property: Lots 6 and 7. The subject lot is Lot 4. Staff has included an aerial map and photographs (Attachment A) of the subject property and the neighboring lots.

**Lot #2:** This property is located at the southwest corner of San Antonio and Fourth Avenues and is 6,527 square feet in size. The site is developed with a two-level residence that was built in 1941 and is approximately 1,842 square feet in size.

The allowed floor area for a 6,257-square foot lot is 2,607 square feet. The residence is below the allowed floor area by 765 square feet. There is no indication in the record that the road easement has been deducted out of the buildable area of this site. However, this is likely the case, because no additions or major projects have occurred to the residence since its original construction in 1941.

**Lot #3:** This property is located on San Antonio Avenue, two parcels southwest of Fourth Avenue, and is 7,732 square feet in size. The site is developed with a one-story residence that was built in 1941 and is approximately 1,520 square feet in size.

The allowed floor area for a 7,732-square foot lot is 2,902 square feet. The residence is below the allowed floor area by 1,382 square feet. There is no indication in the record that the road easement has been deducted out of the buildable area of this site. However, this is likely the case, given that no additions or major projects have occurred to the residence since its original construction in 1941.

**Lot #6:** This property is located on San Antonio Avenue, four parcels southwest of Fourth Avenue, and is 10,100 square feet in size. The site is developed with a one-story residence that

was built in 1990 and is approximately 3,066 square feet in size.

The project plans indicate that the 1,520 square feet was deduced out of the buildable area for the road and pedestrian pathway easement. The buildable area was identified as 8,580 square feet; hence, the allowed floor area was identified as 3,072 square feet. The residence constructed in 1990 is slightly below the allowed floor area.

**Lot #7:** This property is located on San Antonio Avenue, five parcels southwest of Fourth Avenue, and is 9,775 square feet in size. The site is developed with a one-story residence that was built in 1989 and is approximately 3,042 square feet in size.

The allowed floor area for a 9,775-square foot lot is 3,269 square feet if the road area was included in the buildable area calculation. The residence is below the allowed floor area by 227 square feet. It appears from the record that the road/pedestrian access easement was not deducted out of the buildable area in this case. There is nothing in the record that indicates the rationale for this decision and its more permissive interpretation of the Municipal Code, and more recent addition approvals: for Lot #6 in 1990, and for the subject property in 2008, have utilized a more restrictive approach.

***Pedestrian Access Easement:*** There is a pedestrian pathway located on the north side of the road that provides access to Carmel beach. The pathway leads to a boardwalk that was approved through the Del Mar Master Plan and was built in 2010.

The pathway is approximately 4 feet wide and runs the length of the shared driveway. Staff notes that a public access easement was established in the late 1980s, when new homes were being constructed at the end of the road easement.

***Determination of Buildable Area:*** In 2008, the Planning Commission, and upon appeal the City Council, determined that the road at the front of the subject property should be deducted out of the buildable area, and in making this determination denied the proposed addition. There were also view impact and neighborhood compatibility issues associated with the project, and these contributed to the denial.

In reviewing the City's records, the primary basis for the Commission's, and Council's, decision to exclude the road in the buildable area was that the area could not support structural development.

As indicated in the staff report presented to the Planning Commission on August 14, 2013, the applicant still wishes to expand their residence and is requesting that the Planning Commission reconsider the decisions rendered in 2008. Pursuant to CMC Section 17.52.170, if a project or aspect of a project has been denied, the applicant can reapply one year after receiving the denial.

**Buildable Area:** CMC 17.06.020.D states the following: *For the purposes of calculating allowable building volume and floor area, the buildable area of a lot shall be the lot area, minus the following:*

- 1. Continuous portions of the site, occupying at least 10 percent of the site area, with a slope greater than 30 percent (e.g., see steep slope areas in Figure I-2).*
- 2. The "pole" of a flag lot;*
- 3. Private access roads;*
- 4. Those portions of a site qualifying as Environmentally Sensitive Habitat Areas (ESHA) as provided for in Article V of Chapter 17.20 CMC, Environmentally Sensitive Habitat Area Overlay District; and*
- 5. Scenic, habitat, coastal access or conservation easements.*

The above code section is clear that a "private access road" is required to be deducted out of the buildable area. However, the code does not provide a definition for private access roads. When the project was evaluated in 2008, staff recommended that the road easement be defined as a "shared driveway." Staff supported the inclusion of the road easement into the buildable area and noted that shared residential driveways are not typically excluded from the buildable area of a site. However, shared driveways in the City would typically be shared between two adjacent properties.

**Definition of Road Easement:** In order to deduct the road easement from the buildable area, the Planning Commission should evaluate the intent of the code and determine whether access easement serving the 8 lots in the development should be treated as a "private access road." If the road easement is determined to be a "private access road," then it should be deducted out of the buildable area. Staff notes that the 4-foot wide pedestrian path would be considered a "coastal access easement" and should be deducted out of the buildable area regardless of the determination of the road easement.

At the August 2013 meeting, it was unclear to the Planning Commission whether the road at the front of the property should be considered a "private access road" or "shared driveway".

Staff notes that the access easement at the front of the property serves 8 properties, and as such, is more prominent than a typical shared driveway in Carmel. In staff's opinion, the access easement is more characteristic of a "private access road" when compared to typical shared driveways in Carmel.

**Summary:** The Planning Commission requested information on the neighboring properties to determine how the other properties have been evaluated by the City. The residences on Lots 2 and 3 have not been expanded since they were first constructed in 1941, and therefore have not been evaluated. Both of these residences are below the allowed floor area for their respective sites.

Staff notes that the residence on Lot 6 was built in 1990 and the road easement was deducted out of the buildable area. The residence on Lot 7 was built in 1989 and the road easement was not deducted out of the buildable area. Again, there is nothing in the record that indicates the rationale for this decision, and more recent decisions have taken a more restrictive approach with respect to buildable area calculations. Because the buildable area was deducted out of the subject lot (Lot 4) in 2008, and out of Lot 6 in 1990, a precedent has been set of deducting out the road easement from the buildable area for properties in this neighborhood.

The August 14, 2013 staff report recommended that the road easement be included in the buildable area. However, upon further review of the Municipal Code and the previous decision for similar projects in this development, it is staff's opinion that the road easement should be considered a "private access road" and therefore deducted out of the buildable area.

The Planning Commission can reach a different conclusion regarding the buildable area, or can reverse the determination based on the information that has been presented. Upon a decision of the Commission, staff will record this Administrative Determination for the benefit of future decisions.

**Environmental Review:** The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. This is a change in use within an existing building with no exterior alterations or other unusual circumstances that would present a significant environmental impact.

**ATTACHMENTS:**

- Attachment A – Aerial Map and Site Photographs
- Attachment B – Easement Agreement and Subdivision Map
- Attachment C – Planning Commission Staff Report (dated 8/14/13)

**Attachment A – Aerial Map and Site Photographs**



**Lot 2 – San Antonio facing south**



**Attachment A – Aerial Map and Site Photographs**

**Lot 3 – San Antonio facing south**



**Lot 4 – San Antonio facing south (Subject Property)**



**Attachment A – Aerial Map and Site Photographs**

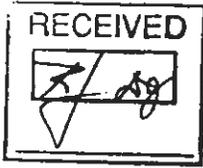
**Lot 6 – San Antonio facing south**



**Lot 7 – San Antonio facing south**



04 11 1972



DRIVEWAY AND UTILITIES EASEMENT

MAINTENANCE AGREEMENT

This is an Agreement made this 24<sup>th</sup> day of <sup>March</sup>~~February~~, 1972, by and between the undersigned owners of Lots 2, 3, 4, 5, 6, 7, 8 and 9 of Tract No. 644, Sand & Sea, a Sub-division Adjoining Addition No. 3, City of Carmel-By-The-Sea, Monterey County, California.

WHEREAS, a 20' driveway and utilities easement has been provided in said subdivision for the benefit of Lots 2, 3, 4, 5, 6, 7, 8 and 9 and is set out on the final map recorded on October 13, 1971, in Volume 11 of Cities and Towns at Page 20, Records of Monterey County, California, and, thereafter, enlarged by deed and,

WHEREAS, the owners of all of said lots wish to provide for the future maintenance of said driveway and utilities easement, including the planting and shrubbery therein and the payment of water used therein,

NOW, THEREFORE, in consideration of the mutual agreements herein contained, it is agreed as follows:

1. The owners of said lots shall, from time to time, determine what maintenance and repairs are necessary to said driveway and arrange that it be performed.

2. All expenses of maintenance and repair of the

driveway area and the planting and shrubbery therein when due shall be paid one-eighth (1/8) each by the owners of Lots 2, 3, 4, 5, 6, 7, 8 and 9.

3. Any water used on said area for the maintenance of plantings thereon will be paid one-eighth (1/8) each by the owners of Lots 2, 3, 4, 5, 6, 7, 8 and 9 and the owner or owners of the applicable lot which supplies said water will be reimbursed at times and in amounts to be mutually agreed upon.

4. This instrument contains the entire agreement between the parties relating to the obligations herein assumed and any modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing, signed by all of the parties or their heirs, personal representatives, successors, and assigns.

5. Any dispute hereunder shall be submitted to arbitration under the rules of the American Arbitration Association.

6. This Agreement shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have

executed this Driveway and Utilities Maintenance Agreement  
the day and year first above written.

OWNER OF LOT 2

*E. Patterson*  
Edna C. Patterson

OWNER OF LOT 3

*Joseph A. Brown*  
*Edna C. Patterson*

OWNER OF LOT 4

*E. Patterson*  
Edna C. Patterson

OWNER OF LOT 5

*E. Patterson*  
Edna C. Patterson

OWNER OF LOT 6

*E. Patterson*  
Edna C. Patterson

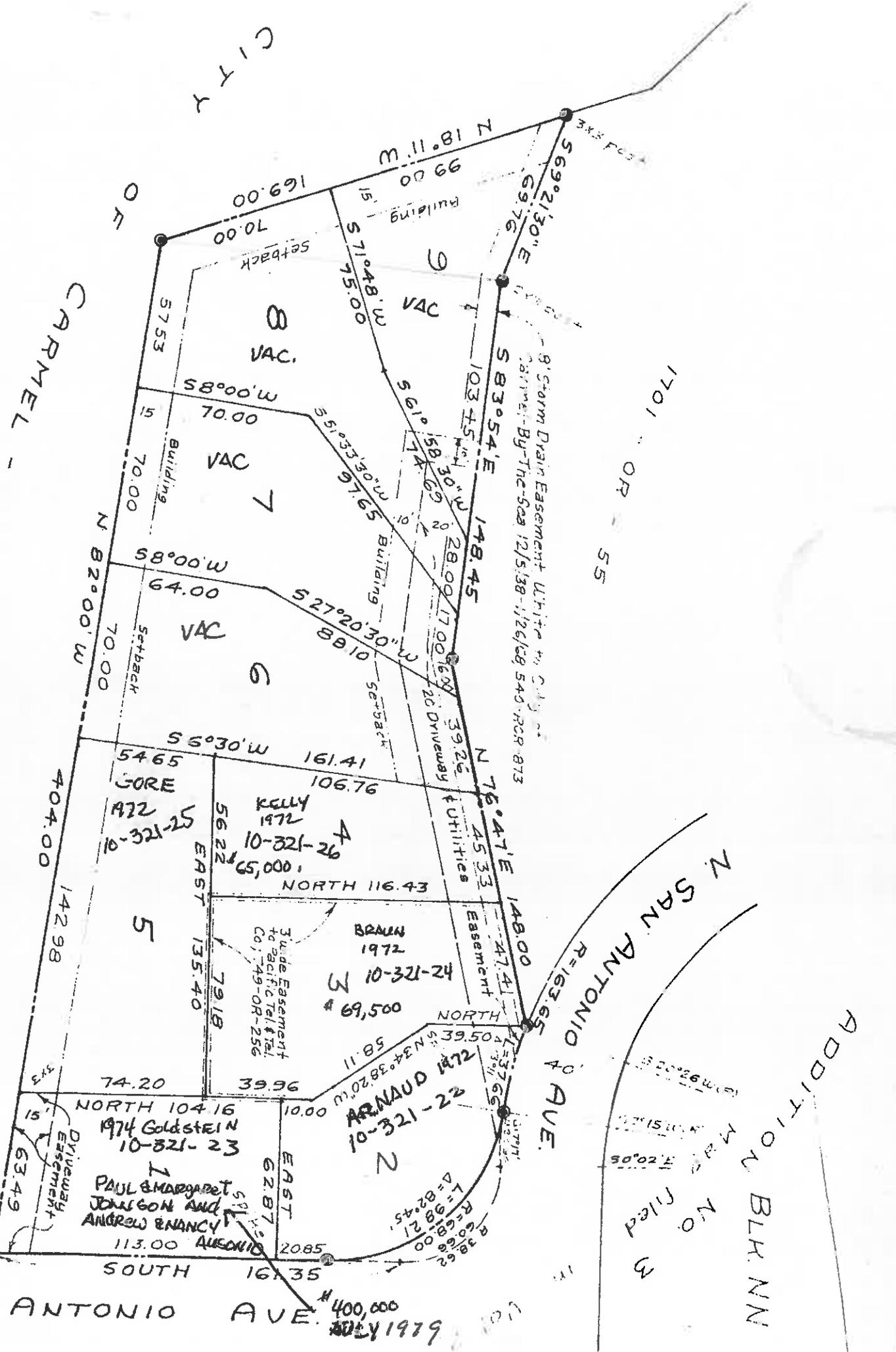
OWNER OF LOT 7

*E. Patterson*  
Edna C. Patterson

OWNER OF LOT 8

*E. Patterson*  
Edna C. Patterson

VOL. 11 CITIES & TOWNS PA



CITY

CARMEL

1701 OR 55

8' Storm Drain Easement Utilite to City of Carmel - By The Sca 12/5/38-1/26/69 543-PCR 873

N SAN ANTONIO AVE  
R=163.65

ADDITION BLK NN  
No. 3  
filed

ANTONIO AVE. \$400,000  
1972

**Attachment C – PC Report (08/14/13)**

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

MEETING DATE: 14 August 2013

BLOCK: SS LOT: 4

FIRST HEARING: X

CONTINUED FROM: N/A

ITEM NO: AD 13-1

OWNER: Robb & Dale Johnson

STREAMLINING DEADLINE: N/A

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**SUBJECT:**

Consideration of a Zoning Code Interpretation for a property located in the Single Family Residential (R-1), Archaeological Significance Overlay (AS) and Beach and Riparian Overlay (BR) Districts.

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**ENVIRONMENTAL REVIEW:**

Exempt (Class 3 – New Construction)

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**LOCATION:**

W/s San Antonio bet. Ocean & 4<sup>th</sup>

---

**ZONING:**

R-1, AS, BR

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**ISSUES:**

1. Should the shared driveway be deducted out of the buildable area?

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**OPTIONS:**

1. Determine that the shared driveway be deducted out of the buildable area.
2. Determine that the shared driveway be included in the buildable area.

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**RECOMMENDATION:**

Option #2

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**ATTACHMENTS:**

1. Staff Report dated 14 August 2013.

STAFF CONTACT: Marc Wiener, Senior Planner

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

**APPLICATION:** AD 13-1

**APPLICANT:** Robb & Dale Johnson

**BLOCK:** SS

**LOT:** 4

**LOCATION:** W/s San Antonio bet. Ocean & 4<sup>th</sup>

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**REQUEST:**

Consideration of a Zoning Code Interpretation for a property located in the Single Family Residential (R-1), Archaeological Significance Overlay (AS) and Beach and Riparian Overlay (BR) Districts.

**BACKGROUND:**

The subject residence is part of the Sand and Sea development and was constructed in 1941. In 2004 the Planning Commission approved the substantial alteration of the existing residence. In 2005 the plans were amended to include the demolition of an existing detached garage and the construction of a new two-car detached garage. The project was completed several years ago.

In 2008 the applicant submitted a Design Study application for further alterations to the residence including the addition of 348 square feet. The project was denied by the Planning Commission on 14 May 2008. The applicant appealed the decision to the City Council and the appeal was denied on 1 July 2008. According to the denial findings the project was denied for the following reasons:

1. It was determined that the driveway easement should be considered 'unbuildable' for the purposes of calculating the allowed floor area for the site. The project therefore exceeded the allowed floor area for the site by approximately 297 square feet.
2. The additions created significant impacts on the views enjoyed by neighboring properties. Complaints were filed from five different property owners.
3. The design was inconsistent with the simple architectural designs of the neighboring structures.

The applicant is considering submitting an application for a new design, but would like to the City to further consider whether the driveway is required to be deducted out of the buildable area as determined in 2008. If a project, or an aspect of the project, has been denied the applicant can reapply one year after receiving the denial (CMC 17.52.170). The decision regarding the floor area will dictate the proposed project and will determine whether the applicant chooses to go forward with submitting a Design Study application.

## **EVALUATION:**

**Buildable Area:** CMC 17.06.020.D states the following: *For the purposes of calculating allowable building volume and floor area, the buildable area of a lot shall be the lot area, minus the following:*

- 1. Continuous portions of the site, occupying at least 10 percent of the site area, with a slope greater than 30 percent (e.g., see steep slope areas in Figure I-2).*
- 2. The “pole” of a flag lot;*
- 3. Private access roads;*
- 4. Those portions of a site qualifying as Environmentally Sensitive Habitat Areas (ESHA) as provided for in Article V of Chapter 17.20 CMC, Environmentally Sensitive Habitat Area Overlay District; and*
- 5. Scenic, habitat, coastal access or conservation easements.*

Number three indicates that private access roads located on a site shall be subtracted from the buildable area of the site when calculating the allowed floor area. There is no definition in the Municipal Code for a ‘private access road’. The Code does include a definition (CMC 17.70) for ‘driveway’ which is defined as *“a paved or unpaved accessway used by vehicles and pedestrians for common access to a parking space, garage, dwelling, or other structure.”*

There is a twenty-foot wide driveway access easement that runs along the north portion of this, and two other lots. As previously stated, in 2008 the City determined that the driveway should be deducted out of the buildable area. The area of the driveway easement on the subject property is 907 square feet and would reduce the allowed floor area by 297 square feet. The total allowed floor area of the site would be reduced from 2,325 square feet to 2,028 square feet.

In the 2008 review staff supported including the driveway into the buildable area and noted that shared driveways are not typically excluded from the buildable area of a site. In fact, the Residential Design Guidelines encourage the use of shared driveways as a way to help minimize site coverage.

In reviewing City records the primary basis for the Commission’s decision to exclude the driveway is that the area literally cannot be built on. However, staff notes that the driveway is located in the front 20 feet of the property, the majority of which would be unbuildable anyway due to the 15 foot setback restrictions. With this information in mind the decision should not be based on whether the front of the property is buildable, but should be based on whether the driveway should be considered a ‘private access road’.

The Commission may want to evaluate whether the area in question meets the criteria or characteristics of a “road”. Typically the term “road” is used to indicate a thoroughfare that would be used for circulation and access to properties. A good example of a private access road in Carmel is Ladera Drive. This road is 800 feet long, 30 feet wide, provides access to approximately 16 properties, and has a dead-end. All of the homes and garage in this area are set back from the road.

The road/shared driveway in question at San Antonio and Fourth is approximately 150 long, 20 feet wide, and dead ends at a private property with a gate. It is located directly in front of four garages, where the driveways would be located. Unlike Ladera Drive it does not have a street name.

In 2011 a project was approved by the Planning Commission at the northeast corner of Scenic and Santa Lucia. The project included a shared driveway easement that was used by the applicant and a neighboring property owner. The driveway was of similar size to the one in question with the only difference being that it provided access to two properties as opposed to five. With this project the driveway was not deducted out of the buildable area.

There is also a circular road/shared driveway on Santa Fe Street located off of Ocean Avenue that provides access to four properties. A project was approved at that location in 2012 in which buildable area was not deducted out of the floor area calculations. Similar to the subject proposal the driveway is located in the front setback and is not buildable anyway.

**Summary:** CMC 17.52.060 states that one of the duties of the Planning Commission is “to interpret the meaning and intent of the City’s land use code.” This review represents a new hearing and the Planning Commission is not bound by previous determinations regarding this property.

The code does not contain a definition for a ‘private access road’. Staff concludes that the area should be defined as a shared driveway and not a road. This conclusion is based on the fact that the road area is located directly in front of the homes, and is contiguous with the area that the driveways would be located. Staff also concludes that it does not rise to the level of being defined as a “road”.

Staff recommends that the driveway portion of the property be included in the buildable area with a recommendation that the future proposed design is considerate of neighboring views and compatible with the neighborhood, which were two of the main concerns with the previous proposal.

**RECOMMENDATION:**

Determine that the shared driveway should be included in the buildable area.

**NO STAFF REPORT**

**THIS ITEM HAS REQUESTED A CONTINUANCE**



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

January 8, 2014

**To:** Chair Dallas and Planning Commissioners

**From:** Rob Mullane, AICP, Community Planning and Building Director *RM*

**Submitted by:** Marc Wiener, Senior Planner

**Subject:** Consideration of Concept Design Study (DS 13-112) and Coastal Development Permit applications for the construction of a new residence located in the Single-Family Residential (R-1) Zoning District

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**Recommendation:**

Accept the Conceptual Design Study (DS 13-112) and the associated Coastal Development Permit subject to the attached findings and recommendations/draft conditions

<b>Application:</b>	DS 13-112	<b>APN:</b>	010-252-020
<b>Location:</b>	Carmelo Street, 3 parcels southeast of 4 <sup>th</sup> Ave.		
<b>Block:</b>	GG	<b>Lots:</b>	22 & portion of 20
<b>Applicant:</b>	Craig Holdren	<b>Property Owner:</b>	ADOI, LLC

**Background and Project Description:**

The project site is located on Carmelo Street, 3 parcels southeast of Fourth Avenue. The property is developed with two residences, one of which is 607 square feet in size and the other is 558 square feet in size. A Determination of Historic Ineligibility for the subject property was issued by the Community Planning and Building Department on May 24, 2013, based on a review by the City's Historic Preservation Consultant: Kent Seavey.

The applicant is proposing to demolish the existing residence and guesthouse in order to construct a new two-story residence. The proposed residence would be 2,720 square feet in size, which includes a 1,883-square foot upper level, a 585-square foot lower level, and an

attached 1-car, 252-square foot garage. Proposed finish materials include stucco, Carmel stone, a wood shake roof, and wood windows.

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 such as siding materials, architectural detailing, and the adequacy of a 1-car garage for a residence of this size.

<b>PROJECT DATA FOR A 7,000 SQUARE FOOT SITE:</b>			
<b>Site Considerations</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>
Floor Area	2,730 sf (39%)	1,195 sf (17%)	2,720 sf (38.8%)
Site Coverage	881 sf (12.6%)*	1,188 sf (16.9%)	881 sf (12.6%)
Trees (upper/lower)	5/4 trees	0/5 trees	0/5 trees
Ridge Height (1 <sup>st</sup> /2 <sup>nd</sup> )	18 ft./24 ft.	N/A	15 ft./23 ft.
Plate Height (1 <sup>st</sup> /2 <sup>nd</sup> )	12 ft./18 ft.	N/A	8 ft.6 in./18 ft.
<b>Setbacks</b>	<b>Minimum Required</b>	<b>Existing</b>	<b>Proposed</b>
Front	15 ft.	20 ft.	20 ft.
Composite Side Yard	17 ft. 6 in. (25%)	N/A	17 ft. 6 in. (25%)
Minimum Side Yard	3 ft./5 ft. (street side)	3 ft.	8 ft. 9 in.
Rear	3 ft.	16 ft.	8 ft.
**Includes a 4% bonus if 50% of all coverage is permeable or semi-permeable			

**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 five trees, four of which are classified as significant. The applicant is not proposing to remove any trees and proposed residence would not encroach into the 6-foot setback of the significant trees on the property. The City Forester recommends that one new

upper-canopy tree be planted on the site. A condition has been drafted requiring that the proposal for one new upper-canopy tree be included on the landscape plan submitted for final review.

**Privacy & Views:** Design Guidelines 5.1 through 5.3 state to *“maintain privacy of indoor and outdoor spaces in a neighborhood”* and *“organize functions on a site to preserve reasonable privacy for adjacent properties”* and to *“maintain view opportunities.”*

Staff has not identified any significant view or privacy impacts that would be created by this project. With regard to privacy, the applicant is proposing a 209-square foot roof-top deck above the garage, near the north side of the property. The proposed deck does not appear to create a privacy impact to neighboring properties, including the adjacent residence to the north.

**Mass & Bulk:** 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.”*

The project site slopes up from the street at approximately 12%. The applicant is proposing a two-story residence, which includes a 1,883-square foot upper level and an 837-square foot, partial sub-grade, lower level and garage. Staff notes that over one-half of the upper level qualifies as one-story. In staff’s opinion, the proposed residence does not present excessive mass to the public way or neighboring properties.

The majority of the homes in the subject neighborhood contain two levels. A two-story residence would not present substantial compatibility impacts based on the existing neighborhood context. Staff notes that the proposed residence is also compatible with the architectural style of the neighboring residences.

**Building & Roof Form:** Design Guidelines 8.1 through 8.3 states that *“building forms should be simple. Basic rectangles, L or U-shapes are typical”* and *“basic gable and hip roofs are traditional and their use is encouraged”* and *“in general, moderately pitched roofs (4:12 to 6:12) are preferred.”*

Staff notes that the footprint of the residence was designed to accommodate the five trees on the property. The applicant is proposing gabled and hipped roof forms with a 7:12 pitch. Staff

supports the overall design and style of the residence as the building forms appear traditional and uncomplicated.

**Parking:** CMC 17.10.030.F requires a minimum of one parking space per primary dwelling on sites of 8,000 square feet or less in area. A minimum of two parking spaces per primary dwelling is required on sites larger than 8,000 square feet, and guest houses have additional off-street parking requirements.

As part of the Design Study review, the Planning Commission should consider the adequacy of parking (both on- and off-street) on a site-specific basis, and may require that additional off-street parking be required. Staff notes that if a second garage space is deemed necessary, this would reduce the amount of habitable floor area allowed in order to meet maximum floor area requirements. The addition of a space provided by a carport, however, would not result in a reduction in the habitable floor area.

The subject lot is 7,000 square feet in size, and hence, one parking space would meet the City's minimum parking requirements. The proposal is for a new 4-bedroom, 2,720 -square foot residence, including the 252-square foot garage. The adequacy of a 1-car garage for a residence of this size should be considered by the Planning Commission. Staff notes that the proposed driveway is approximately 40 feet long and could provide capacity to park an additional two cars on the property in a tandem parking arrangement.

**ROW Encroachment:** The public ROW at the front of the property lacks excessive pavement and appears relatively natural. However, there are several small boulders in the public ROW as well as an existing 1-foot high retaining wall on the south side of the driveway that the applicant proposes to retain. Staff notes that Design Guideline 1.7 states that "*only the City is authorized to add paving or boulders in the public right-of-way.*" Finally, there is an existing landscape light in the ROW near the center of the property's frontage.

A condition has been drafted requiring that the small boulders be removed. Another draft condition requires that the applicant remove the retaining wall and relocate the light or secure an encroachment permit for these existing components.

**Environmental Review:** The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – Construction or remodification of a limited number of new or existing small structures.

DS 13-112 (ADOI LLC)

January 8, 2014

Staff Report

Page 5

**ATTACHMENTS:**

- Attachment A – Site Photograph
- Attachment B – Findings for Concept Acceptance
- Attachment C – Recommendations/Draft Conditions
- Attachment D – Project Plans

**Attachment A – Site Photograph**

Project site facing east on Carmelo Street



**Attachment B - Findings**

DS 13-112 (ADOI LLC)  
 January 8, 2014  
 Concept Findings  
 Page 1

**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.

<b>Municipal Code Finding</b>	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):**

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 13-112 (ADOI LLC)

January 8, 2014

Recommendations/Draft Conditions

Page 1

<b>Recommendations/Draft Conditions</b>		
<b>No.</b>		
1.	The applicant shall provide a revised set of plans with specifics of the existing and proposed walls and lighting.	
2.	The applicant shall provide a landscape plan for final review that includes a provision for one new upper-canopy tree.	
3.	The applicant shall remove the existing retaining wall in the public ROW and relocate the light out of the ROW or shall obtain an encroachment permit for these features prior to the issuance of the building permit.	
4.	The applicant shall remove all rocks from the public ROW at the front of the property prior to the issuance of the building permit.	

# ADOLLC RESIDENCE

ABBREVIATIONS			
AB	ANCHOR BOLT	HDR	HEADER
ALT	ALTERNATE	HGR	HANGER
APPROX	APPROXIMATE	HORIZ	HORIZONTAL
ARCH	ARCHITECT	INT	INTERIOR
BD	BOARD	JST	JOIST
Bldr	BUILDING	MAX	MAXIMUM
BL	BELT	M. B.	MACHINE BOLT
BOT	BOTTOM	M. I. P.	MALLEABLE IRON PIGS
BTH	BATH	MR.	MEMBER
CL	CLEAR	N. E. C.	NOT IN CONTRACT
COL	COLUMN	N. T. S.	NOT TO SCALE
CONC	CONCRETE	O	OVER
CONC. BLK	CONCRETE BLOCK	O. G.	ON CENTER
CONJ.	CONNECTION	O. H.	OVER HANG/OVER HEAD
CONSTR.	CONSTRUCTION	PL	PLATE
CONT.	CONTIGUOUS	P. I.	PANEL INDEX
CTR	CENTER	P. T. D. F.	PRESSURE TREATED D.F.
CTR. SINK	COUNTERSINK	PLYD	PLYWOOD
DBL	DOUBLE	REINF.	REINFORCING
D. F.	DOUGLAS FIR	REQ. D.	REQUIRED
DIAM	DIAMETER	REDWOOD	REDWOOD
DRNG	DRAINING	R. B.	SOLID BLOCK: NO
ED	EDGE FINISH	S. C. S.	SLAB ON GRADE
EA	EDGE FINISH	SCHD.	SCHEDULE
E. N.	EQUAL	SHT	SHEET
EQ	EQUAL	SHTS	SHEATHING
EXP	EXPANSION	SHK	SHIMLAR
EXT.	EXTERIOR	SPCA	SPECIFICATIONS
F. F.	FIRST FLOOR	SG	SQUARE
F. G.	FINISH GRADE	STD	STANDARD
F. N.	FIELD NAILING	SYM	SYMMETRICAL
FNDR.	FOUNDATION	T. & S.	TONGUE & GROOVE
FLR	FLOOR	T. O. C.	TOP OF CONCRETE
F. O. C.	FACE OF CONCRETE	T. O. PL	TOP OF PALL
F. O. H.	FACE OF MASONRY	T. S.	TUBE STEEL
F. O. S.	FACE OF STUD	TYP.	TYPICAL
FTG.	FOOTING	U. O. N.	UNLESS OTHERWISE NOTED
GA	GAUGE	VERT.	VERTICAL
SA	SALVAGED	W.	WITH
S. L.	SALVAGED LUMBER	W/O	WITHOUT
SLU-LAM	SLUE LAMINATED	W. P. H.	WELDED WIRE MESH
STYBRD.	STYRENE BOARD		

**OWNERSHIP NOTES**

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

- TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN+LIETZKE ARCHITECTURE. HEREINAFTER REFERRED TO AS "DESIGNER" WITHOUT PREJUDICE. VISUAL CONTRACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE CONDITIONS AND THE FOLLOWING RELATED RESTRICTIONS.
- THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE DESIGNER HEREBY STATE THAT THEY ARE NOT INTENDED FOR REUSE OR REPRODUCTION FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IS THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
- THE DESIGNER DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.
- IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR THESE DRAWINGS HEREBY AGREES TO HOLD HOLDREN+LIETZKE ARCHITECTURE, HEREINAFTER REFERRED TO AS "DESIGNER", FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

**PLUMBING & ELECTRICAL NOTES**

FOR ALL NEW PLUMBING AND ELECTRICAL ITEMS:

- SEE SHEET E01 FOR FLOOR RATE AND PLUMBING CAPACITY REQUIREMENTS.
- HOLDREN+LIETZKE ARCHITECTURE SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF ANY OTHER PROJECT.
- ALL REFRIGERATION AND BATHROOM ELECTRICAL OUTLETS SHALL HAVE SPFC PROTECTION.
- ALL BEDROOM ELECTRICAL OUTLETS SHALL HAVE AFCI PROTECTION.
- ALL ELECTRICAL ITEMS SHOWN ARE NEW UNLESS OTHERWISE NOTED.
- PROVIDE TWO SMALL-APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN LIMITED TO SUPPLYING PULL AND COFFER SPACE OUTLETS.
- PROVIDE SEPARATE BRANCH CIRCUITS AT EACH BEDROOM WITH THE REQUIRED AIR-FAULT CIRCUIT INTERRUPTER.
- PROVIDE SMOKE/HEAT DETECTORS WITH BATTERY BACK-UP IN EACH BEDROOM, HALLWAY & PORCH ENCLOSURE.
- SMOKE DETECTORS SHALL BE INTER-CONNECTED TO SOUND AN ALARM AUDIBLE IN ALL BEDROOMS.
- USE WATER RESISTANT GYPSUM WALL BOARD BEHIND NEW TILE SHOWER AND SINKS.
- NON-RECESSED LIGHTING FIXTURES RECESSED INTO INSULATED CEILING SHALL BE I.C. RATED BY UL OR OTHER APPROVED AGENCY.
- UNRECESSED ALL PLUMBING AND POWER LINES TO THE (N) RESIDENCE. ANY EXTERIOR LIGHTING SHALL BE BURIED IN CONDUIT.

**GENERAL NOTES**

- CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT BE PERMITTED TO WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
- SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MAGNIFYING TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
- QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE INSPECTION AND APPROVAL OF THE EXECUTION OF THE CONSTRUCTION PROCESS AND PROGRESS. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE DESIGNER SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION THE IF FEEL NECESSARY.
- PERMITS: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM DEFECTS AND DEFICIENCIES, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMITS INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
- LEGAL/REGULATORY COMPLIANCE: THE CONTRACTOR SHALL OBEY ALL LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY AGENCIES ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNER IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS, CODES OR LAWS.
- RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
- SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING, MAINTAINING AND PROBABLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & OSHA SAFETY REGULATIONS.
- LIABILITY: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER POLICY LAWS COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS WORK IS SUBJECT TO THE LIABILITY LIMITS EXISTING TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRE CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OPERATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- INDemnIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THE WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNER FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS / DAMAGES / LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
- CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS REMOVAL SHALL BE TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS APPLICABLE TO THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
- ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
- NO LAND CLEARING OR OF ANY KIND SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING DEPARTMENT.
- SHOW DIMENSIONS PRIOR TO FABRICATING. THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, SLUE LAMINATED BEAMS AND PREPARED TRUSSES, WINDOWS & DOORS, FINISH CARPENTRY. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO ELUCIDATE TO THE ENGINEER AND/OR DESIGNER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.
- CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL, AND ENDS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACINGS AND BRACKETS REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
- SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.
- DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.
- TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THE REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.

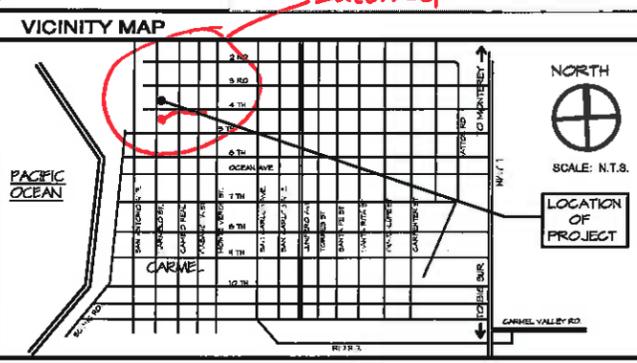
**SPECIAL INSPECTIONS**

SEE STRUCTURAL SHEETS FOR SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT.

CONTRACTOR SHALL COORDINATE PERMS AND PROCEDURES WITH THE BUILDING DEPARTMENT.



REVISIONS BY ADDI LLC  
 1. 11/20/13  
 2. 11/20/13



**NOTES**

- BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2010 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, PLUMBING, MECHANICAL, ELECTRICAL, FIRE, COMPACT ENERGY CODES, CARMEL GREEN BUILDING PROGRAM, AND ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.
- PROTECT ALL TREES DURING CONSTRUCTION PER THE TREE PROTECTION STANDARDS OF THE CITY OF CARMEL.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2,500 PSI.
- ALL REINFORCING STEEL SHALL CONFORM TO THE A.S.T.M. A-605 GRADE 60 UNLESS OTHERWISE NOTED ON PLANS. DEFORMATIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. A-605. WELDED WIRE FABRIC: WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A-185.
- LUMBER SPECIES AND GRADES SHALL CONFORM TO THE FOLLOWING U.O.N.: MAXIMUM MOISTURE CONTENT OF LUMBER SHALL BE 19%. ALL DOUGLAS FIR LUMBER WHICH IS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL GRADING SHALL CONFORM TO THE RULES AND REGULATIONS OF THE PUBLIC, R.A.I.A.P.A. PLYWOOD SHALL BE OF CONFORMING TO U.S. PRODUCT STANDARDS PS-136 WITH EXTERIOR SLUE, GRADE STANDED P.F.A. SEE FRAMING PLANS FOR ADDITIONAL REQUIREMENTS.
- WALL CONSTRUCTION SHALL COMPLY WITH CBC TABLE 2308.9.1 FOR CONCRETE CONSTRUCTION.
- NAILING TO BE IN COMPLIANCE WITH CBC TABLE 2304.4.1
- ALL MANUFACTURER'S INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.
- THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE CITY OF CARMEL WITH A COPY OF THE GR-8R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.

**FIRE SAFETY REQUIREMENTS**

- DEFENDIBLE SPACE REQUIREMENTS - MANAGE COMBUSTIBLE VEGETATION WITHIN A MIN. OF 100 FEET OF STRUCTURES (OR THE PROPERTY LINE). LIMB TREES & FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS.
- FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - THE BUILDING AND ATTACHED GARAGE SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARDS.
- SMOKE ALARMS - (SINGLE FAMILY DWELLING) - WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/SURFULAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UBC THE ALARM PANEL SHALL BE REQUIRED TO BE PLACED AS PERMANENT BUILDING EQUIPMENT.
- ROOF CONSTRUCTION - I-CB0 CLASS A ROOF CONSTRUCTION.

**PROJECT DATA**

LOT 22 AND A PORTION OF LOT 20, BLOCK 66, CARMEL CITY, MONTEREY COUNTY, CALIFORNIA  
 LOT SIZE: 1,000 S.F.  
 GRADE AT HIGHEST RIDGE: 112'  
 TREE INFORMATION: NO EXISTING TREES TO BE REMOVED

**SETBACKS**

REQUIRED FRONT SETBACK = 15'-0"  
 PROPOSED FRONT SETBACK = 20'-5" TO GARAGE, 31'-4" TO HOUSE  
 REQUIRED SIDE SETBACKS = TOTAL OF 25 % OF SITE WIDTH = 17'-8"  
 PROPOSED SIDE SETBACKS = 8'-4" + 8'-4" = 17'-8"  
 REQUIRED REAR SETBACK = 5'-0"  
 PROPOSED REAR SETBACK = 8'-0"

	EXISTING	PROPOSED
<b>FLOOR AREA</b>		
<b>BUILDINGS</b>		
MAIN FLOOR(S)	585 SQ. FT.	1,885 SQ. FT.
LOWER FLOOR	601 SQ. FT.	585 SQ. FT.
GARAGE	-	252 SQ. FT.
<b>TOTAL FLOOR AREA</b>	1,185 SQ. FT.	2,720 SQ. FT.
<b>TOTAL ALLOWABLE FLOOR AREA = 2,720 SQ. FT.</b>		
<b>SITE COVERAGE</b>		
<b>ENTRY PORCH &amp; STEPS</b>	IMPERMIABLE: 104 SQ. FT.	IMPERMIABLE: 126 SQ. FT.
<b>PATIO</b>	328 SQ. FT.	242 SQ. FT.
<b>DRIVEWAY</b>	555 SQ. FT.	-
<b>WALKWAYS</b>	297 SQ. FT.	95 SQ. FT.
<b>DRIVEWAY</b>	SEMI PERMIABLE: -	SEMI PERMIABLE: 476 SQ. FT.
<b>SUBTOTALS</b>		
SEMI PERMIABLE:	-	494 SQ. FT.
IMPERMIABLE:	1,188 SQ. FT.	422 SQ. FT.
<b>TOTAL SITE COVERAGE</b>	1,188 SQ. FT.	891 SQ. FT.
<b>TOTAL ALLOWABLE IMPERMIABLE SITE COVERAGE = 601 SQ. FT. + (4% FOR DRIVEWAY) 280 SQ. FT. = TOTAL ALLOWABLE SITE COVERAGE: 881 SQ. FT.</b>		

**PROJECT TEAM**

OWNER:  
 ADOLLC  
 3296 COMPER ST  
 PALO ALTO, CA 94306  
 PH: 650-260-4082

SITE ADDRESS:  
 CARMELO, 3 SE OF 4TH  
 CARMEL-BY-THE-SEA, CA 95021

ARCHITECT:  
 HOLDREN+LIETZKE ARCHITECTURE  
 225 CANNERY ROW, SUITE A  
 MONTEREY, CA 93940  
 PH: 831-649-6001

SURVEYOR:  
 POLY-RS CONSULTING  
 P.O. BOX 1378  
 CARMEL VALLEY, CA 95024  
 PH: 831-654-9564

**SHEET INDEX**

ARCHITECTURAL	
A1.0	COVER SHEET, PROJECT DATA
1 of 1	SITE PLAN SURVEY
A1.1	SITE / DRAINAGE PLAN
A1.2	WALL REMOVAL PLN., FLR. LEVEL MAP, STREET ELEV.
A2.1	LOWER FLOOR PLAN
A2.2	MAIN FLOOR PLAN
A2.5	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS

**COVER SHEET, PROJECT DATA**

ADOLLC RESIDENCE  
 CARMELO, 3 SE OF 4TH  
 CARMEL, CA 95021  
 A.P.N. 010-252-020

**RECEIVED**  
 DEC 19 2013  
 City of Carmel-by-the-Sea  
 Planning & Building Dept.

**A1.0**

**HOLDREN+LIETZKE ARCHITECTURE**

225 CANNERY ROW - SUITE A  
 MONTEREY, CA 93940

PH: 831-649-6001  
 FAX: 831-649-6003  
 www.hl-arc.com

DATE: 11/20/13

SCALE:

DRAWN: LL

JOB NUMBER: 13.08

REVISION:

DATE: 11/20/13

SCALE:

DRAWN: LL

JOB NUMBER: 13.08

REVISION:

**COVER SHEET, PROJECT DATA**

ADOLLC RESIDENCE  
 CARMELO, 3 SE OF 4TH  
 CARMEL, CA 95021  
 A.P.N. 010-252-020

**A1.0**

SITE PLAN  
OF  
LANDS OF OHANA  
BEING LOT 22 AND A PORTION OF L.20, BLOCK GG,  
ADDITION NO. 3 TO CARMEL-BY-THE-SEA,  
PN 010-252-020  
CITY OF CARMEL-BY-THE-SEA  
MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: **Isoscher Ohana**  
SURVEYED BY: **POLARS CONSULTING**  
P.O. BOX 1578  
CARMEL VALLEY, CA 93924

SCALE: 1" = 5' VIEW: SITE DATE: AUGUST 19, 2019  
FILE NAME: OHANA PL. 02.22.DWG

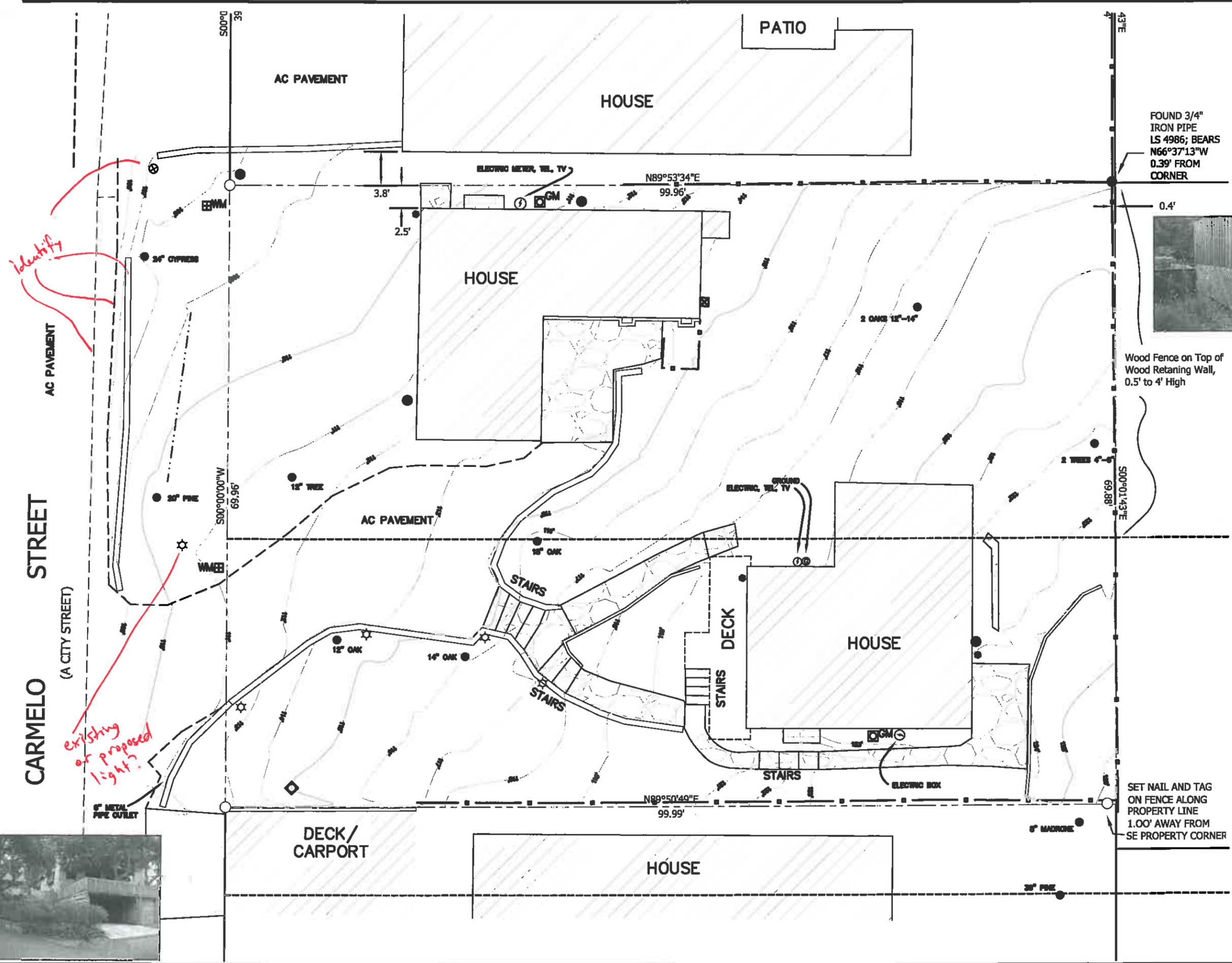
FOUND 3/4"  
IRON PIPE  
LS 4986; BEARS  
N66°37'13"W  
0.39' FROM  
CORNER



Wood Fence on Top of  
Wood Retaining Wall,  
0.5' to 4' High

LEGEND

- SET 5/8" IRON ROD TAGGED L.S.5321, UNLESS NOTED OTHERWISE
- F.D. MONUMENT, AS NOTED
- TREE, TYPE, DRIP AND DIAMETER SPECIFIED
- AREA DRAIN
- WM WATER METER
- ⊕ WATER FAUCET
- ⊙ LIGHT FIXTURE
- SEWER SYSTEM CLEAN OUT
- ⊕ SEWER SYSTEM SAFETY RELIEF VALVE
- ⊕ JOINT UTILITY POLE
- GM GAS METER
- ORIGINAL LOT LINES
- FENCE LINE
- PROPERTY LINE
- LOT LINE
- EDGE OF PAVEMENT
- STONE WALL
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- BUILDING
- CONCRETE
- BRICK CHIMNEY
- FLAGSTONE AND MORTAR



*Identify*

*existing or proposed light?*





HOLDREN+LIETZKE  
ARCHITECTURE

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PH: 831.649.6001  
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www.H-L-arc.com

DATE: 11/20/13

SCALE: 1"=5'-0"

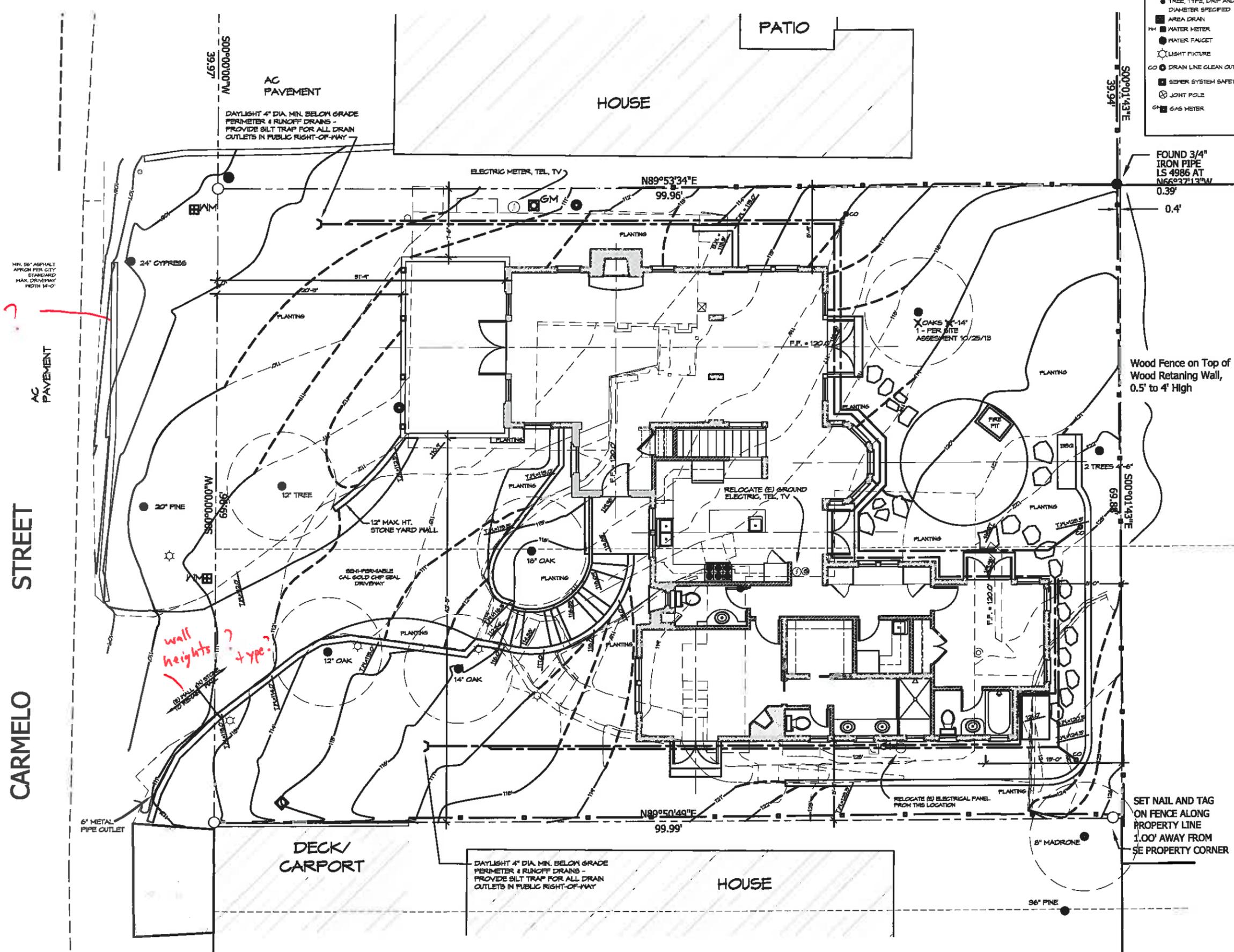
DRAWN: LL

JOB NUMBER: 13.08

REVISION

**LEGEND**

○ SET 5/8" IRON ROD TAGGED L.S. 5921, UNLESS NOTED OTHERWISE	--- ORIGINAL LOT LINES
● FD. MONUMENT, AS NOTED	- - - FENCE LINE
⊕ UTILITY POLE	▬ PROPERTY LINE
● TREE, TYPE, DRIP AND DIAMETER SPECIFIED	▬ LOT LINE
■ AREA DRAIN	▬ EDGE OF PAVEMENT
⊕ WATER METER	▬ STONE WALL
⊕ WATER FAUCET	▬ GAS
⊕ LIGHT FIXTURE	▬ WATER
⊕ DRAIN LINE CLEAN OUT	▬ DRAIN LINE
⊕ SEWER SYSTEM SAFETY RELIEF VALVE	□ (B) BUILDING
⊕ JOINT POLE	■ CONCRETE
⊕ GAS METER	■ FLAGSTONE AND MORTAR



FOUND 3/4" IRON PIPE LS 4986 AT N66°37'13"W 0.39'

Wood Fence on Top of Wood Retaining Wall, 0.5' to 4' High

SET NAIL AND TAG ON FENCE ALONG PROPERTY LINE 1.00' AWAY FROM SE PROPERTY CORNER

**SITE / DRAINAGE PLAN**  
SCALE: 1"=5'-0"



NOTES:

- ELEVATIONS SHOWN ARE BASED ON THE SURVEY BY PLANNING CONSULTING FOR BRENCHER GROUP, DATED AUGUST 9, 2012.
- COURTAIN INTERVAL = ONE FOOT.
- TREE TYPES ARE INDICATED WHEN KNOWN. DIMENSIONS OF TREES ARE SHOWN IN DIMENSIONS. TREES SMALLER THAN 2" ARE NOT SHOWN.

CARMELO STREET

SITE / DRAINAGE PLAN

ADOI LLC RESIDENCE

CARMELO, 3 SE OF 4TH  
CARMEL, CA 93921  
A.P.N. 010-252-020

A1.1



HOLDREN+LIETZKE  
ARCHITECTURE

225 CANNERY ROW - SUITE A  
MONTEREY, CA 93940

Ph: 831.649.6001  
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www.H-arc.com

DATE: 11/20/13

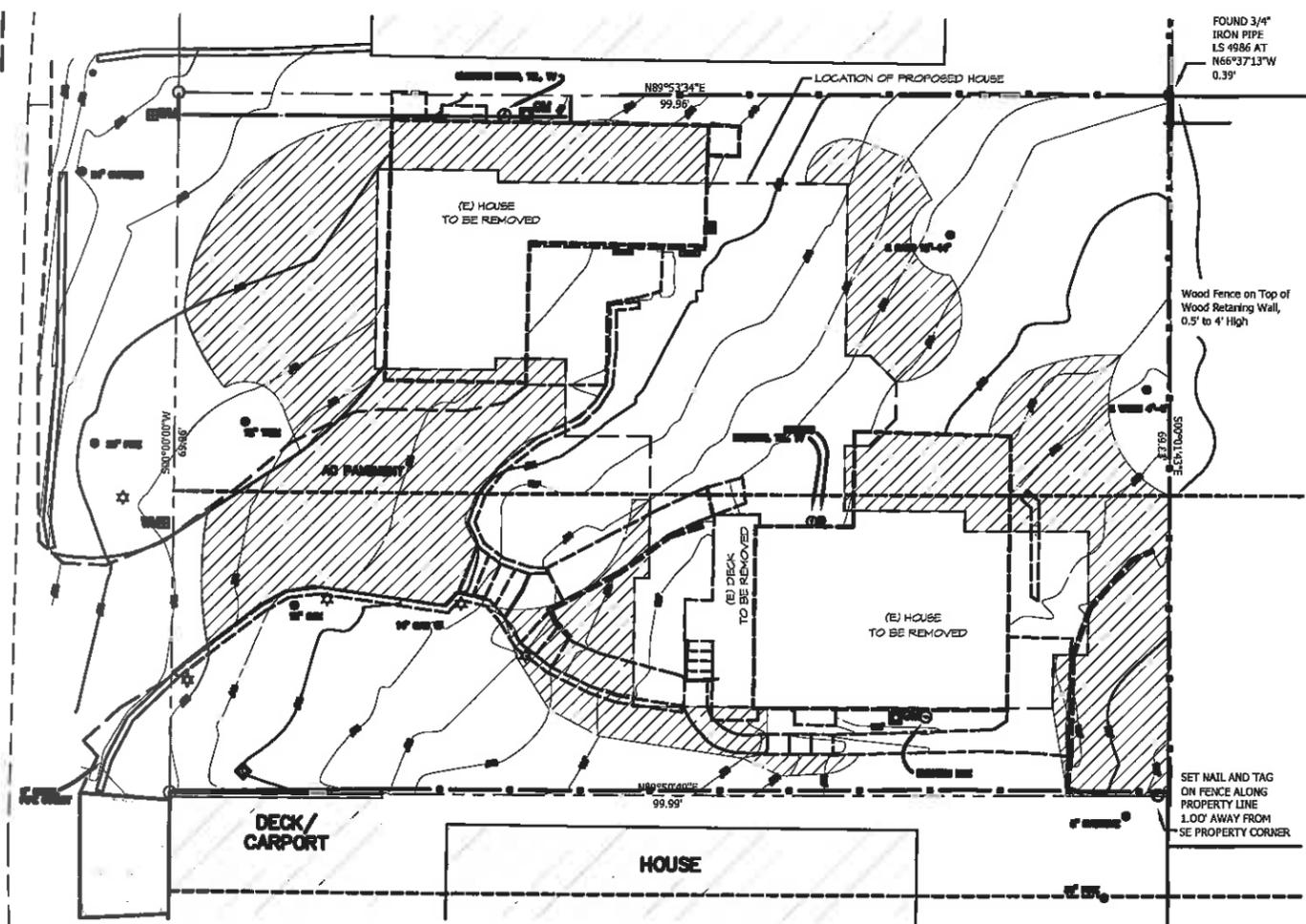
SCALE: AS NOTED

DRAWN: LL

JOB NUMBER: 13.02B

REVISION

CARMELO STREET  
(A CITY STREET)



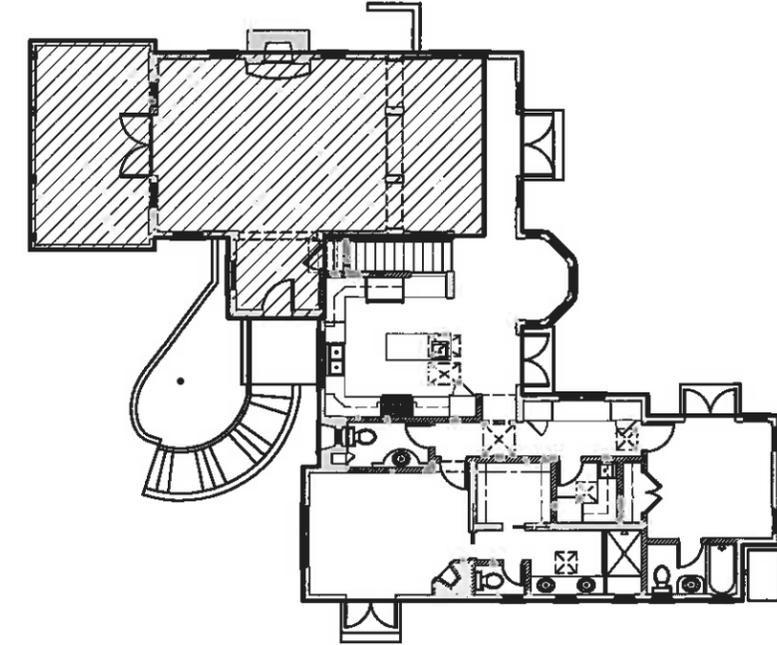
NORTH  
  
**WALL REMOVAL / TAKE DOWN  
AND SITE GRADING PLAN**  
SCALE: 1/8" = 1'-0"

LEGEND	
	EXISTING STRUCTURE TO BE REMOVED
	EXISTING PAVING/DECK TO BE REMOVED
	EXISTING FENCE/STEPS TO BE REMOVED
	AREA OF GRADING OUTSIDE FOOTINGS (LESS THAN 15 C.Y. CUT, 15 C.Y. FILL)

**NOTES:**  
 1. ALL ADDL. GRADING CUT & FILL OCCURS IN LOCATION OF NEA FOOTINGS.  
 2. NO GRADING OFF SITE OR IN PUBLIC RIGHT OF WAY.

EXISTING EXTERIOR STRUCTURAL WALLS PROPOSED FOR DEMOLITION,  
 REMOVAL OR RECONSTRUCTION = 100%

MAIN FLOOR:        EXISTING/DEMO - 210 LINEAR FEET



NORTH  
  
**FLOOR LEVEL MAP**  
SCALE: 1/8" = 1'-0"

LEGEND	
	AREA OF MAIN LEVEL
	AREA OF LOWER LEVEL THAT IS COMPLETELY OVERLAPPED BY MAIN LEVEL (NOTE: 100% OF LOWER LEVEL IS OVERLAPPED BY FIRST LEVEL)

FLOOR AREA TABLE	
MAIN FLOOR:	1,885 S.F.
LOWER FLOOR (INCLUDING GARAGE):	851 S.F.
AREA OF LOWER FLOOR THAT IS OVERLAPPED BY FIRST FLOOR:	851 S.F.



**CARMELO STREET PROFILE - WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

WALL REMOVAL PLN., FLR. LEVEL MAP, STREET ELEV.

**ADOI LLC RESIDENCE**  
CARMELO, 3 SE OF 4TH  
CARMELO, CA 93921  
A.P.N. 010-252-020

**A1.2**

**LEGEND**

 (N) 2x4 STUDS @ 16" O.C. U.O.N.  
 1/4" TYPE 'X' G.P.B. - TAPE  
 TEXTURE & PAINT

 (N) 2x6 STUDS @ 16" O.C. U.O.N.  
 1/4" TYPE 'X' G.P.B. - TAPE  
 TEXTURE & PAINT

 (N) 2x6 STUDS @ 16" O.C. U.O.N.  
 1/4" TYPE 'X' G.P.B. - TAPE  
 TEXTURE & PAINT

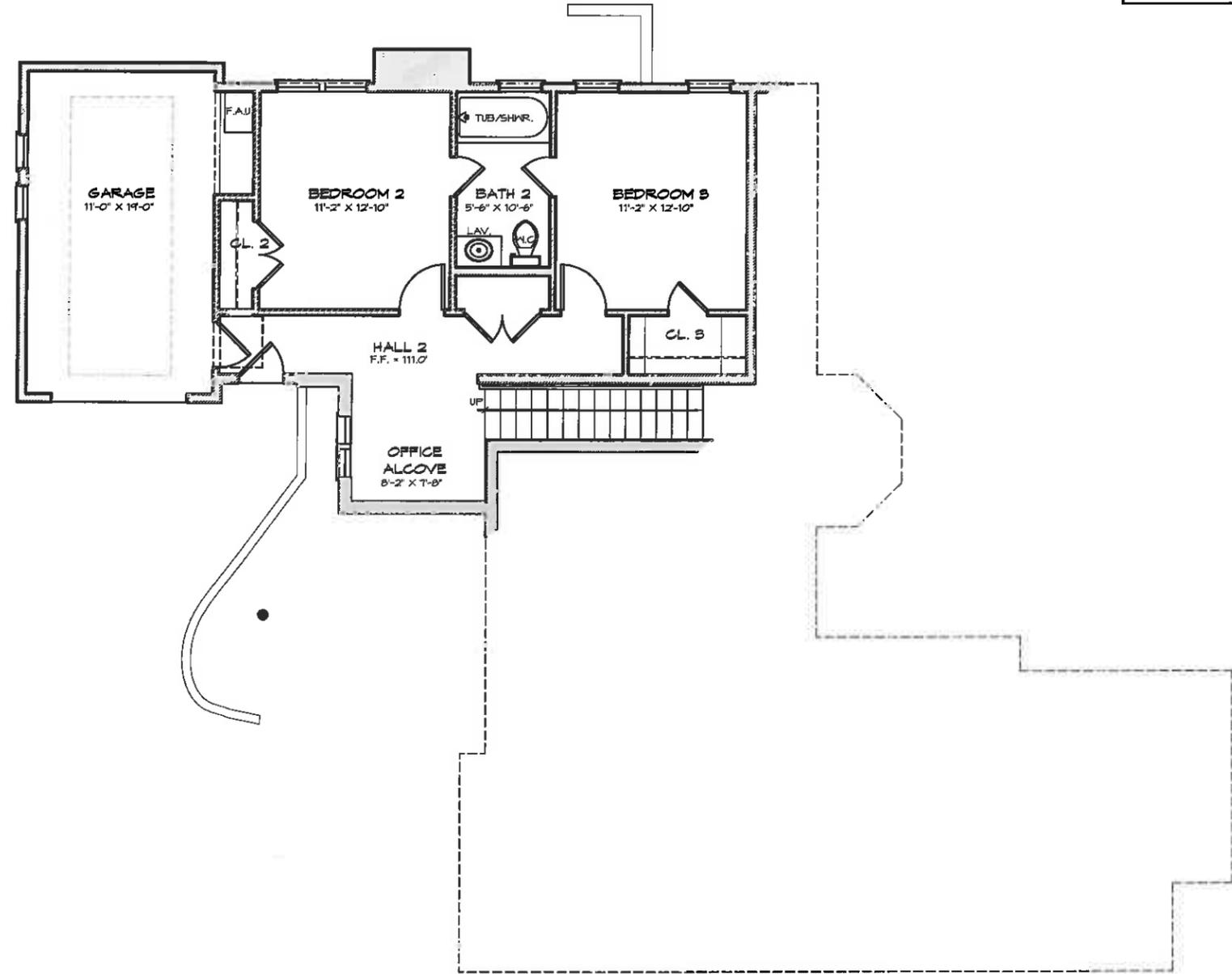
USE LOW-VOC INTERIOR WALL/CEILING PAINTS (<50 GPL  
 VOCs (FLAT) & <150 GPL VOCs (NON-FLAT))  
 USE LOW-VOC CAULK & CONST. ADHESIVES (<10 GPL  
 VOCs) FOR ALL ADHESIVES  
 AFTER INSTALLATION OF FINISHES, TEST OF INDOOR AIR  
 SHOWS FORMALDEHYDE LEVEL <21PPB



**HOLDREN+LIETZKE  
ARCHITECTURE**

225 CANNERY ROW - SUITE A  
 MONTEREY, CA 93940  
 Ph: 831.649.6001  
 Fax: 831.649.6003  
 www.H-arc.com

DATE: 11/20/13  
 SCALE: 1/4"=1'-0"  
 DRAWN: LL  
 JOB NUMBER: 13.02  
 REVISION



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


LOWER FLOOR PLAN  
**ADOI LLC RESIDENCE**  
 CARMELO, 3 SE OF 4TH  
 CARMEL, CA 93921  
 A.P.N. 010-252-020

**LEGEND**

 (N) 2x4 STUDS @ 16" O.C. U.O.N. 1/4" TYPE X 5/16" - TAPE TEXTURE & PAINT  
 (N) 2x6 STUDS @ 16" O.C. U.O.N. 1/4" TYPE X 5/16" - TAPE TEXTURE & PAINT  
 (N) 2x8 STUDS @ 16" O.C. U.O.N. 1/4" TYPE X 5/16" - TAPE TEXTURE & PAINT

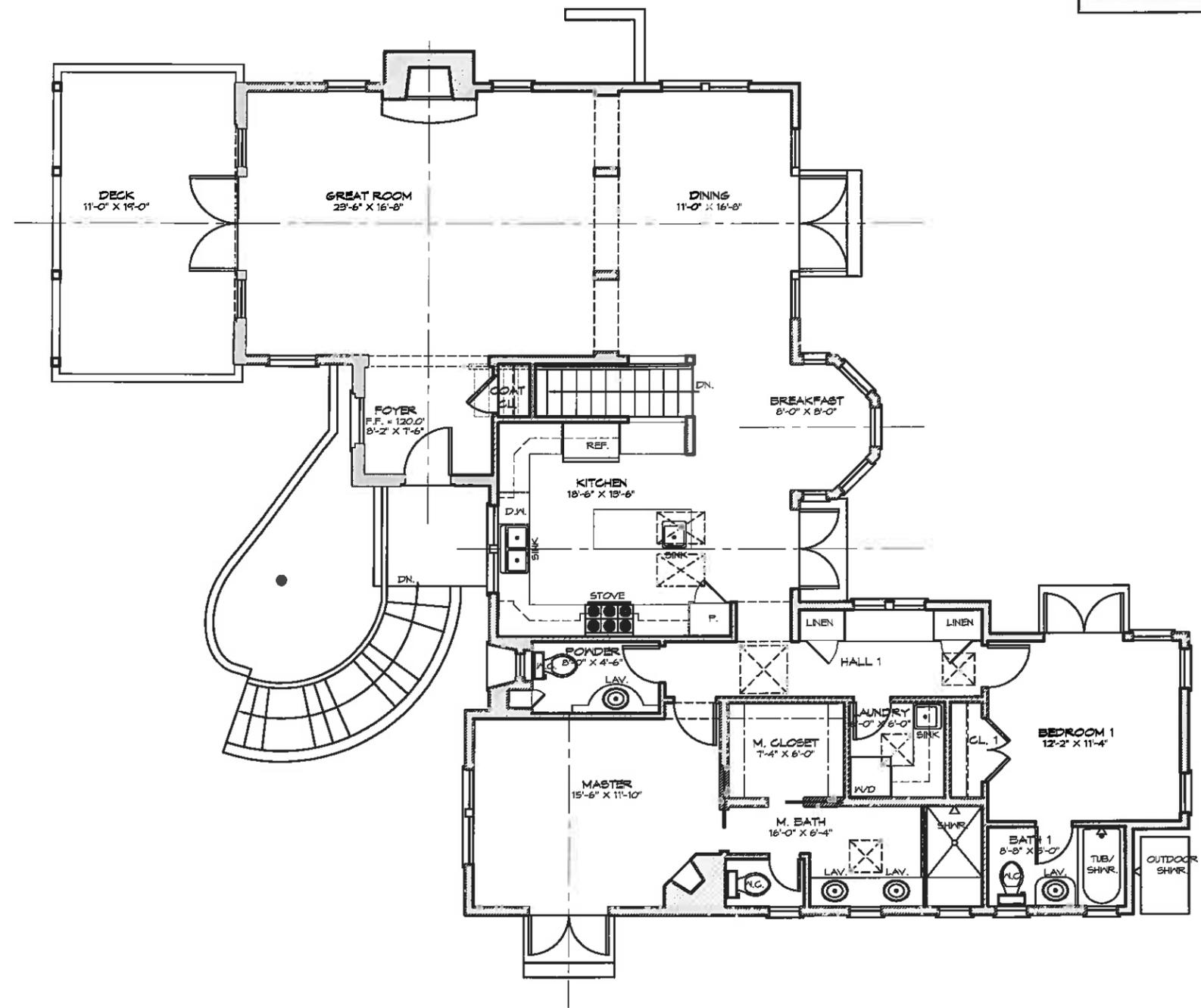
USE LOW-VOC INTERIOR WALL/CEILING PAINTS (60 GPL VOCs (FLAT) & 150 GPL VOCs (NON-FLAT))  
 USE LOW-VOC CAULK & CONST. ADHESIVES (110 GPL VOCs) FOR ALL ADHESIVES  
 AFTER INSTALLATION OF FINISHES, TEST OF INDOOR AIR SHOWS FORMALDEHYDE LEVEL GTPPB



**HOLDREN+LIETZKE  
ARCHITECTURE**

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www.h-l-arc.com

DATE: 11/20/13  
SCALE: 1/4"=1'-0"  
DRAWN: LL  
JOB NUMBER: 13.06  
REVISION:



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

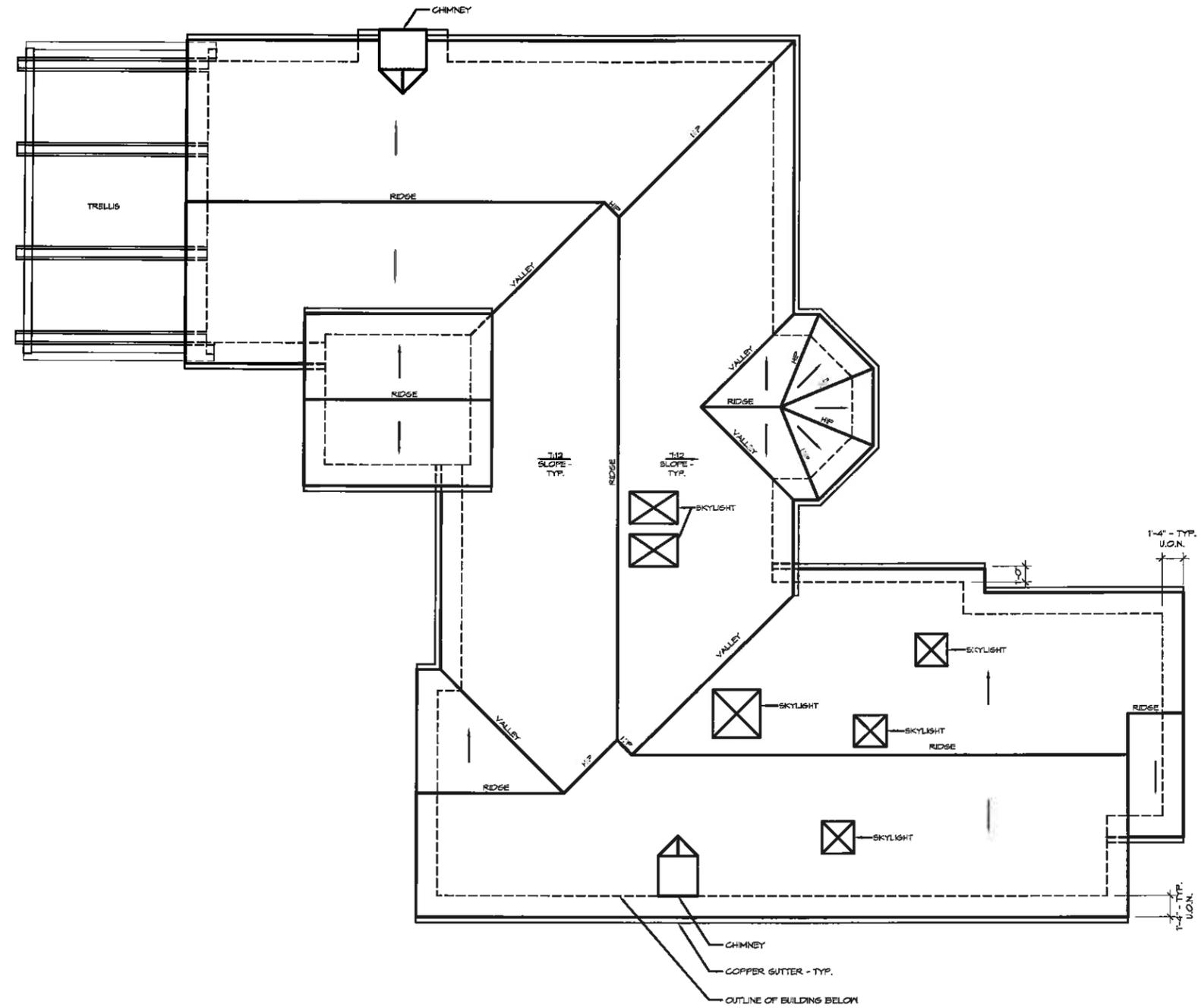

MAIN FLOOR PLAN  
**ADOI LLC RESIDENCE**  
 CARMELO, 3 SE OF 4TH  
 CARMEL, CA 93921  
 A.P.N. 010-252-020



**HOLDREN+LIETZKE  
ARCHITECTURE**

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Ph: 831.649.6001  
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www.hl-arc.com

DATE:	11/20/13
SCALE:	1/4"=1'-0"
DRAWN:	LL
JOB NUMBER:	13,06
REVISION	



**ROOF PLAN**

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



ROOF PLAN

**ADOI LLC RESIDENCE**

CARMELO, 3 SE OF 4TH  
CARMELO, CA 93921

A.P.N. 010-252-020

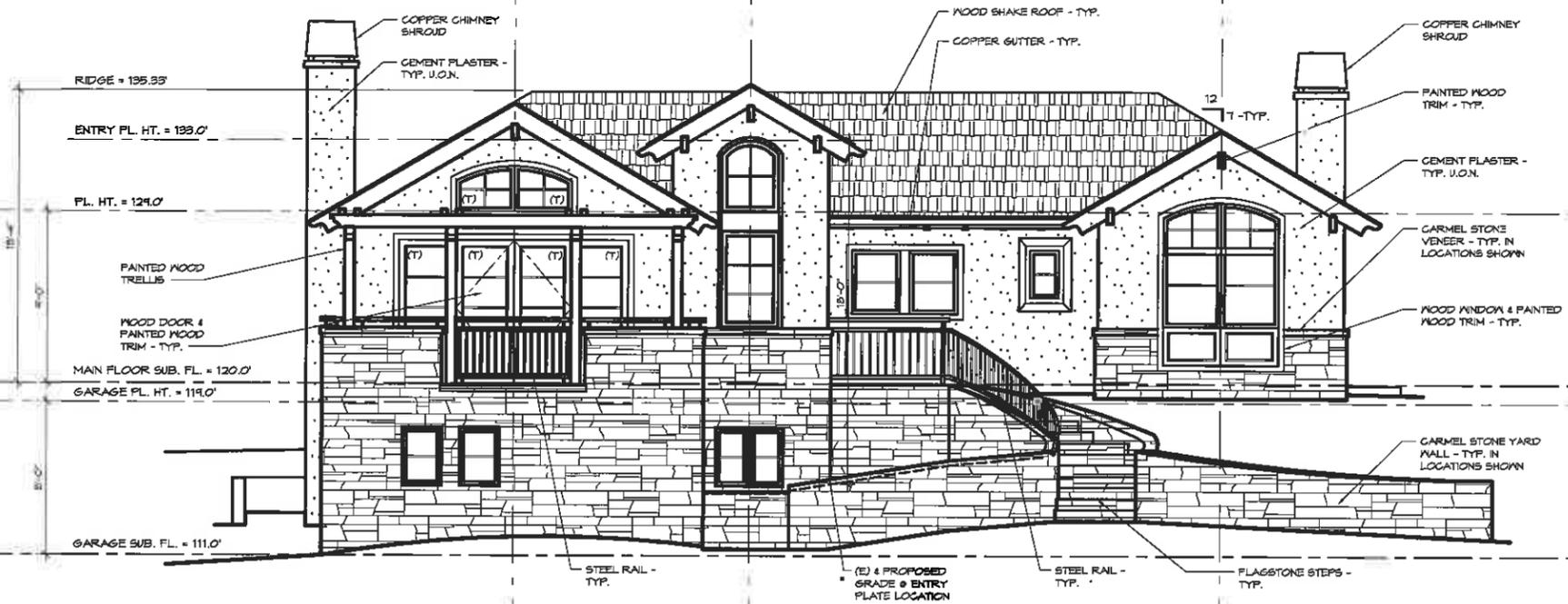
**A2.5**



HOLDREN+LIETZKE  
ARCHITECTURE

225 CANNERY ROW - SUITE A  
MONTEFEE, CA 93940  
Ph: 831.649.6001  
Fax: 831.649.6003  
www.hl-arc.com

DATE:	11/20/13
SCALE:	1/4" = 1'-0"
DRAWN:	LL
JOB NUMBER:	13.06
REVISION:	



### WEST ELEVATION

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



### NORTH ELEVATION

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



EXTERIOR ELEVATIONS

ADOI LLC RESIDENCE

CARMELO, 3 SE OF 4TH  
CARMELO, CA 93921

A.P.N. 010-252-020



HOLDREN+LIETZKE  
ARCHITECTURE

225 CANNERY ROW - SUITE A  
MONTEREY, CA 93940  
Ph: 831.646.6001  
Fax: 831.649.6003  
www.hl-arc.com

DATE:	11/20/13
SCALE:	1/4"=1'-0"
DRAWN:	LL
JOB NUMBER:	13.08
REVISION:	



### EAST ELEVATION

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



### SOUTH ELEVATION

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



EXTERIOR ELEVATIONS

ADOI LLC RESIDENCE

CARMELO, 3 SE OF 4TH  
CARMELO, CA 93921

A.P.N. 010-252-020

A3.2



The applicant is proposing to remodel and expand the existing residence. The project includes the following features:

- Expansion of the second story from 370 to 718 square feet and a rooftop deck at the rear of the second-story addition
- Addition of a 100-square foot basement below the existing residence
- Proposal to demolish the existing 2-car garage and replace it with a new 1-car garage in approximately the same location
- New windows/doors and relocation of windows/doors throughout the residence
- New stone veneer on the front elevation of the residence
- Proposal to bring the site coverage into compliance by reducing it from 1,462 to 848 square feet

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 such as siding materials, architectural detailing, and the proposed reduction in garage parking.

<b>PROJECT DATA FOR A 6,155 SQUARE FOOT SITE:</b>			
<b>Site Considerations</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>
Floor Area	2, 504 sf (40%)	2,298 sf (37%)	2,602 sf (42%)*
Site Coverage	854 sf (13.8%)	1,462 sf (23.7)	848 sf (13.7%)
Trees (upper/lower)	1/7	1/7	1/7
Ridge Height (1 <sup>st</sup> /2 <sup>nd</sup> )	18 ft./24 ft.	17 ft./24 ft.	No Change**
Plate Height (1 <sup>st</sup> /2 <sup>nd</sup> )	12 ft./18 ft.	12 ft./21 ft. 6 in.	No Change**
<b>Setbacks</b>	<b>Minimum Required</b>	<b>Existing</b>	<b>Proposed</b>
Front	15 ft.	20 ft.	21 ft.
Composite Side Yard	15 ft. (25%)	11 ft. (18%)	No Change
Minimum Side Yard	3 ft.	5 ft. 10 in.	No Change
Rear	15 ft.	20 ft.	No Change
* Includes 100 square foot bonus basement space			
**New second-story addition: Ridge Height - 21 ft. 6 in.; Plate Height – 17 ft. 3 in.			

**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 eight trees, four of which are classified as significant. The proposed project would not impact any of the trees on site. The City Forester does not recommend that any new trees be planted on the property.

**Privacy & Views:** Design Guidelines 5.1 through 5.3 state to “maintain privacy of indoor and outdoor spaces in a neighborhood” and “organize functions on a site to preserve reasonable privacy for adjacent properties” and to “maintain view opportunities.”

Staff has not identified any new privacy impacts would be created by this project. The applicant is proposing a 180-square foot rooftop deck at the rear of the second-story addition. The proposed deck would be located near the center of the building and would be set back 26 feet from the adjacent residence to the west, and would be screened from the adjacent property to the east by the existing second story.

Staff notes that the neighboring properties on the north side of Santa Lucia may have a partial ocean views that overlook the subject property. However, there are currently several trees on the property that would likely already screen any views over the property. At this time it does not appear that the proposed second-story addition would impact neighboring views. However, staff will further evaluate the potential for view impacts prior to the final meeting.

**Mass & Bulk:** Design Guidelines 7.1 through 7.5 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.” Design Guideline 7.6 states to “avoid design treatments that produce a top-heavy appearance such as large cantilevered building elements.”

The applicant is proposing to increase the floor area of the second story from 370 to 718 square feet. At 718 square feet, the second story would constitute 29% of the total floor area of the residence. Staff notes that the first level would be 1,784 square feet in size, which would still constitute the majority of the floor area.

In staff's opinion the proposal to expand the residence would not present excessive building mass to the public way or neighboring properties. The second story would be set back 45 feet from the front property line and 70 feet from Santa Lucia Avenue. Staff notes that there are also several trees at the front the property that would screen the residence.

Staff supports the proposal to expand the second story; however, one issue with the design is that the applicant is proposing to cantilever the second story approximately 5 feet beyond the front elevation of the lower level. The Commission should discuss whether the proposal creates a top-heavy appearance, as discouraged by Design Guideline 7.6, and should be revised. Staff notes that the applicant is proposing a stone veneer on the front elevation, below the cantilevered building element.

***Building & Roof Form:*** Design Guidelines 8.1 through 8.3 states that *“building forms should be simple. Basic rectangles, L or U-shapes are typical”* and *“basic gable and hip roofs are traditional and their use is encouraged”* and *“in general, moderately pitched roofs (4:12 to 6:12) are preferred.”*

The proposed remodel integrates the second-story addition into the existing residence without creating a “busy” or complicated appearance. The applicant is proposing gabled roof forms with a moderate 5:12 pitch to match the existing residence.

***Parking:*** CMC 17.10.030.F requires a minimum of one parking space per primary dwelling on sites of 8,000 square feet or less in area. A minimum of two parking spaces per primary dwelling is required on sites larger than 8,000 square feet, and guest houses have additional off-street parking requirements.

As part of the Design Study review, the Planning Commission should consider the adequacy of parking (both on- and off-street) on a site-specific basis, and may require that additional off-street parking be required. Staff notes that if a second garage space is deemed necessary, this would reduce the amount of habitable floor area allowed in order to meet maximum floor area requirements. The addition of a space provided by a carport, however, would not result in a reduction in the habitable floor area.

The subject lot is 6,155 square feet in size, and hence, one parking space would meet the City's minimum parking requirements. The proposal is to expand the residence from 2,298 to 2,602 square feet in size. The applicant is proposing to demolish the existing 2-car garage and replace

it with a new 1-car garage in approximately the same location. Staff notes that the residence would contain three bedrooms.

The adequacy of a 1-car garage for a residence of this size should be considered by the Planning Commission. Staff notes that the proposed driveway is approximately 20 feet long and could provide capacity to park an additional car on the property in a tandem parking arrangement with the garage.

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

**ATTACHMENTS:**

- Attachment A – Site Photograph
- Attachment B – Findings for Concept Acceptance
- Attachment C – Recommendations/Draft Conditions
- Attachment D – Project Plans

**Attachment A – Site Photograph**

Project site facing south on Santa Lucia Ave



## Attachment B – Findings for Concept Approval

DS 13-105 (Coffman)  
 January 8, 2014  
 Concept Findings  
 Page 1

### **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.

<b>Municipal Code Finding</b>	<b>YES</b>	<b>NO</b>
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):**

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 13-105(Coffman)

January 8, 2014

Recommendations/Draft Conditions

Page 1

<b>Recommendations/Draft Conditions</b>		
<b>No.</b>		
1.	The applicant shall remove 614 square feet of site coverage as indicated on the plans.	
2.	The applicant shall revise the cantilevered portion of the second story as determined by the Planning Commission.	

# COFFMAN RESIDENCE

2742 SANTA LUCIA

CARMEL-BY-THE SEA, CA.



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

JOHN E. MATTHAMS

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STAMPS:

PROJECT/CLIENT:

THE COFFMAN  
RESIDENCE

PROJECT ADDRESS:

2742 SANTA  
LUCIA AVE.  
CARMEL, CA.

APN: 009-391-013

DATE: 09-05-13

DESIGN APPROVAL

REVISIONS:

- ▲ 11-19-13  
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DEC 18 2013

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

COVER SHEET  
STREET ELEV.

SHEET NO.

A0.0

**PLANNING INFO.**

**PROPERTY OWNER:**  
 MR. VANCE COFFMAN  
 2742 SANTA LUCIA AVE.  
 CARMEL, CA, 93923  
 PH. (831) 624-5811  
**PROJECT ADDRESS:**  
 2742 SANTA LUCIA AVE.  
 CARMEL, CA, 93923  
**PROJECT SCOPE:**  
 REMODEL OF EXISTING 2-STORY SINGLE FAMILY RESIDENCE WITH SECOND STORY ADDITION AND 100 S.F. OF BASEMENT ENTIRELY BELOW GROUND. DEMOLITION OF EXISTING 18' WIDE GARAGE AND CONSTRUCTION OF A NEW 12' WIDE GARAGE. GARAGE SLAB RAISED BY 12" TO IMPROVE THE DRIVEWAY SLOPE. OVERALL 304 S.F. OF FLOOR AREA (INCLUDING 100 S.F. OF BASEMENT) ADDED TO EXISTING RESIDENCE

**OCCUPANCY:** R-3, U  
**CONST. TYPE:** V-B  
**A.P.N.:** 009-391-013  
**LEGAL DESC.:** LOT: BLOCK:  
**ZONE:** R-6  
**STORIES:** 2  
**MAX. BLDG. HT:** 24 FT  
**GRADING:** EXCAVATION FOR BASEMENT 3 CY  
**TREE REMOVAL:** NONE  
**TOPOGRAPHY:** SLOPE  
**PROJECT CODE COMPLIANCE:**  
 2010 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE, & CALIFORNIA ENERGY CODE

**ENERGY METHOD:** MICROPAS VB.1, ENERGY PRO 5.0  
**LOT AREA:** 6,155 S.F.  
**F.A.R. CALCULATIONS (S.F.):**

HOUSE	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
BASEMENT	0	N/A	100	100
MAIN FLOOR	1,507	19	25	1,513
UPPER FLOOR	370	0	348	718
GARAGE	421	150	0	271
<b>TOTAL</b>	<b>2,298</b>	<b>169</b>	<b>473</b>	<b>2,602</b>

**F.A.R. ALLOWED:** 2,604 S.F.  
 2,504 - BASE FLOOR AREA  
 100 - BONUS FLOOR AREA - BASEMENT INCENTIVE  
**F.A.R. PROPOSED:** 2,602 S.F.  
 304 S.F. ADDED TO EXISTING AREA

**LOT COVERAGE CALCULATIONS:**  
 EXCESS SITE COVERAGE (1,462 S.F.) WILL BE REDUCED AT A RATE EQUAL TO TWO TIMES THE AMOUNT OF FLOOR AREA ADDED TO THE SITE (304 X 2 = 608) TO MAXIMUM ALLOWED 854 S.F.

SEMI-PERMEABLE	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL	PROPOSED MATERIAL
DRIVEWAY	345	103	0	242	STONE IN SAND
BRICK PATIO	679	679	0	0	
MAIN PATHWAY	0	0	134	134	STONE IN SAND
SIDE PATHWAY	100	100	52	52	STONE IN SAND
SIDE STAIR	32	32	32	32	REDWOOD
WOOD DECK	287	0	101	388	REDWOOD
SHED	19	19	0	0	
<b>TOTAL SEMI-PERMEABLE</b>	<b>1,462</b>	<b>933</b>	<b>319</b>	<b>848</b>	

**LOT COVERAGE ALLOWED:** 854 SF  
**LOT COVERAGE PROPOSED:** 848 SF

**VICINITY MAP**



**JUN A. SILLAND, AIA**



ARCHITECTURE • PLANNING • INTERIOR DESIGN

**JOHN E. MATTHAMS**

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PACIFIC GROVE CA  
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**STAMPS:**

**PROJECT/CLIENT:**

**THE COFFMAN RESIDENCE**

**PROJECT ADDRESS:**

**2742 SANTA LUCIA AVE.  
CARMEL, CA.**

APN: 009-391-013

**DATE:** 09-05-13

**DESIGN APPROVAL**

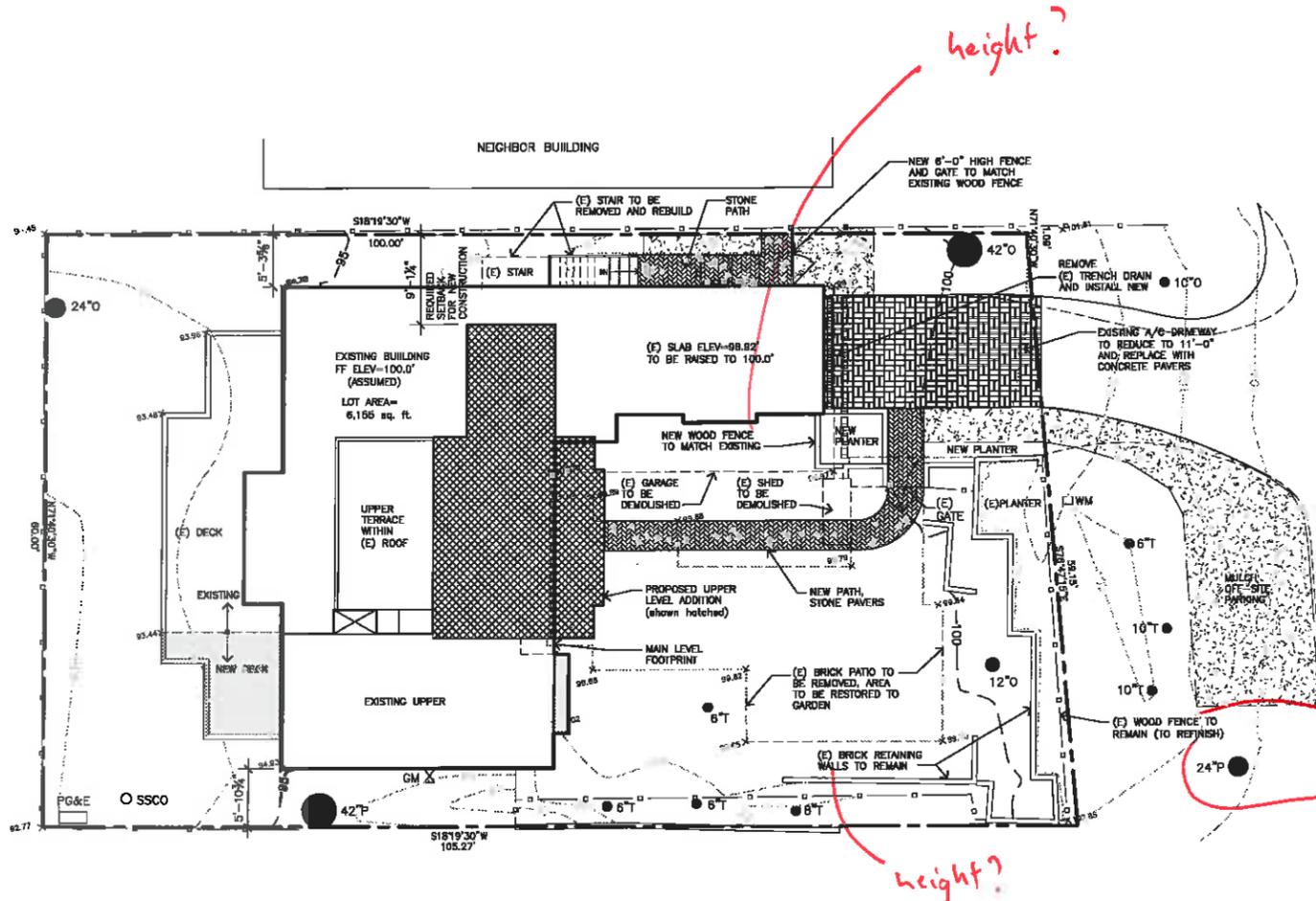
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**SITE PLAN**

**SHEET NO.**

**A1.0**



**SITE PLAN**

1/8" = 1'-0"



Scale bar

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STAMPS:

PROJECT/CLIENT:  
**THE COFFMAN RESIDENCE**

PROJECT ADDRESS:  
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CARMEL, CA.**

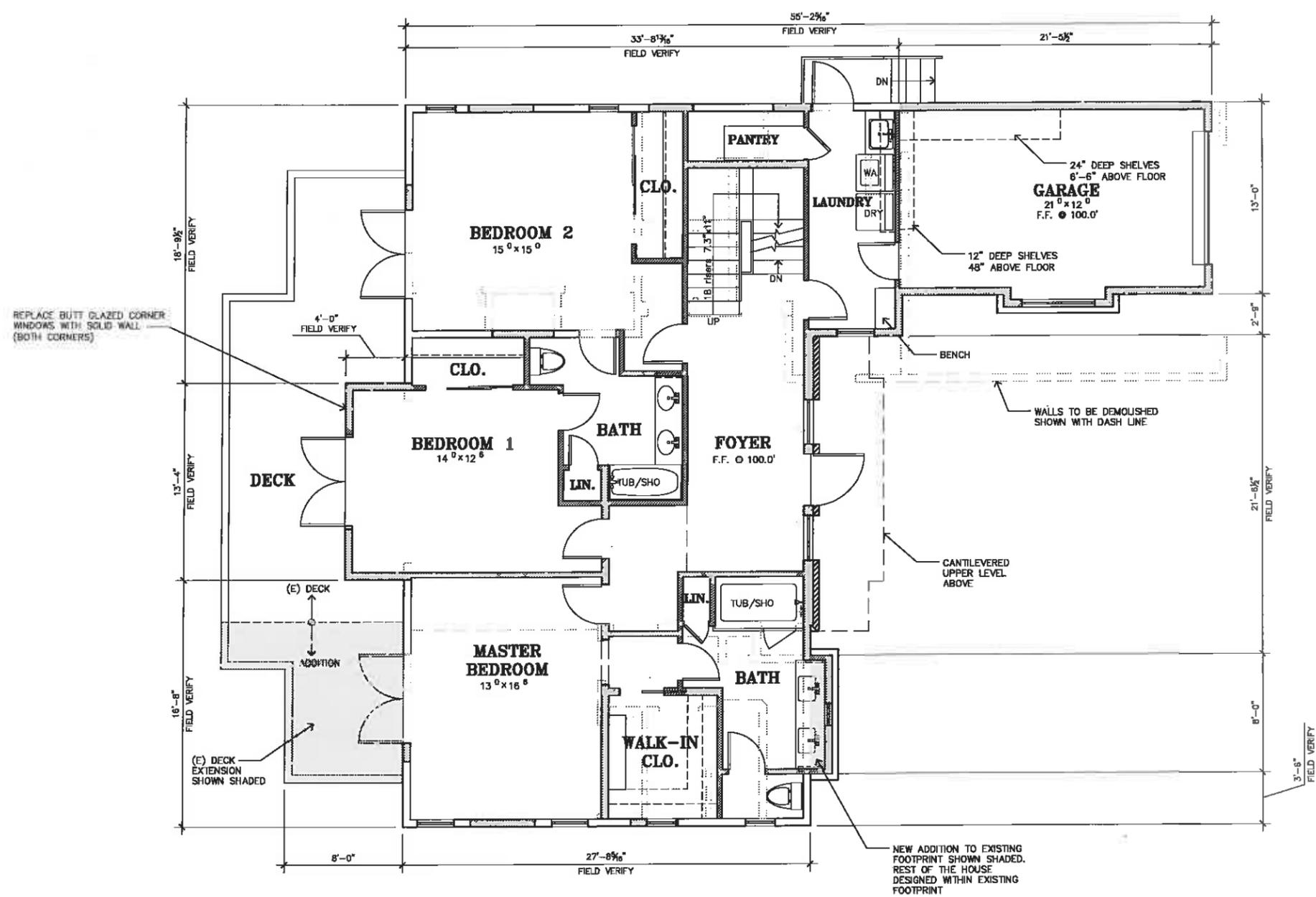
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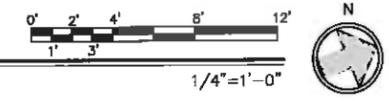
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**MAIN LEVEL PLAN**

SHEET NO.  
**A2.0**



MAIN LEVEL PLAN



**WALL LEGEND**

	2X EXISTING WALL TO REMAIN
	2X6 EXTERIOR STUD FRAMED WALL
	2X4 INTERIOR STUD FRAMED WALL, U.O.N.
	5" STONE VENEER WALL
	2X WALL TO BE DEMOLISHED

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PROJECT/CLIENT:

**THE COFFMAN  
RESIDENCE**

PROJECT ADDRESS:

**2742 SANTA  
LUCIA AVE.  
CARMEL, CA.**

APN: 079-391-013

DATE: 08-05-13

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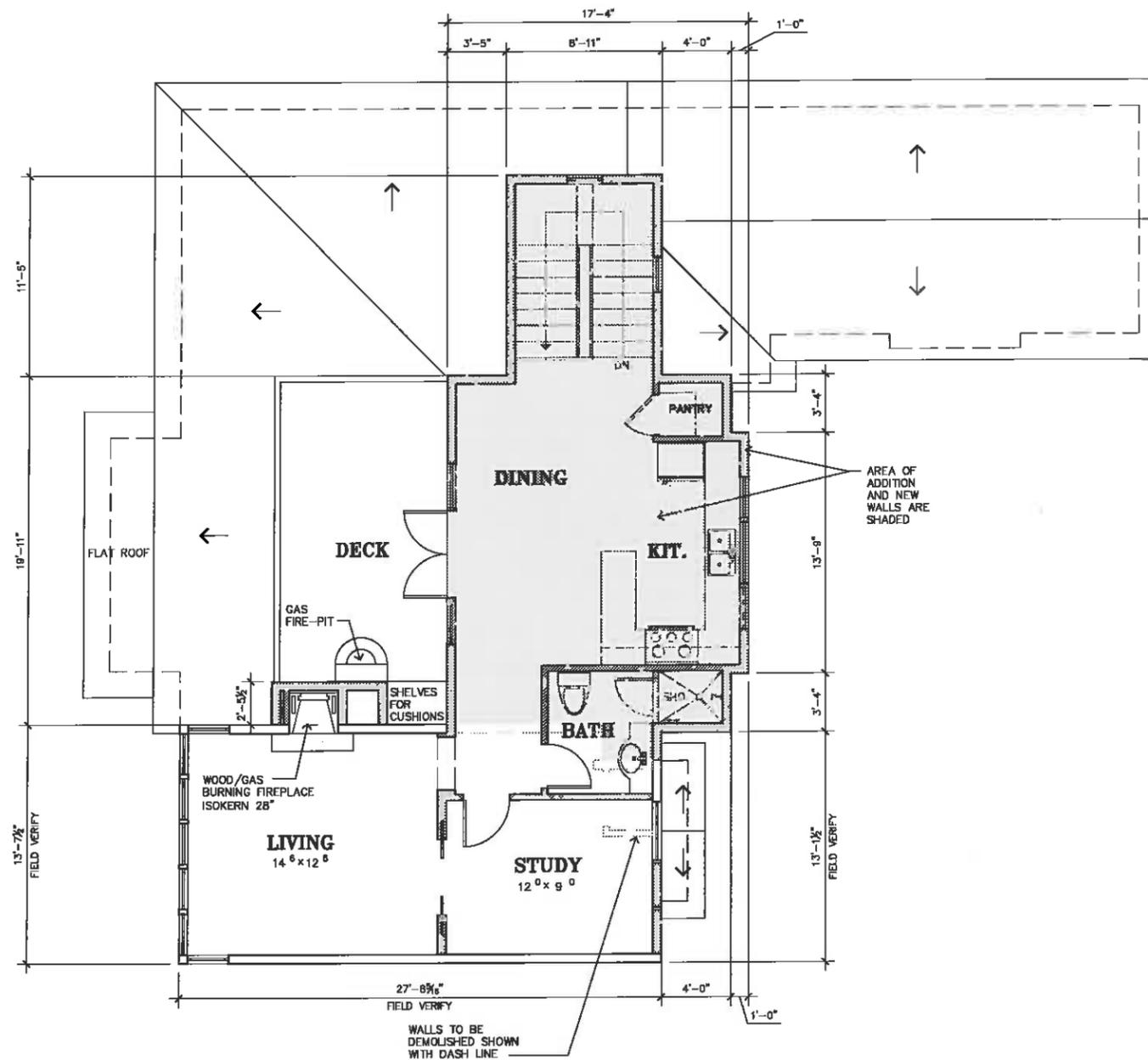
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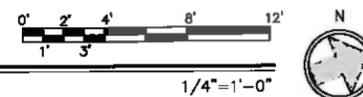
**UPPER LEVEL  
PLAN**

SHEET NO.

**A3.0**



**UPPER LEVEL PLAN**



**WALL LEGEND**

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 5" STONE VENEER WALL
- 2X WALL TO BE DEMOLISHED



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STAMPS:

PROJECT/CLIENT:

**THE COFFMAN  
RESIDENCE**

PROJECT ADDRESS:

2742 SANTA  
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CARMEL, CA.

APN: C09-391-013

DATE: 09-05-13

DESIGN APPROVAL

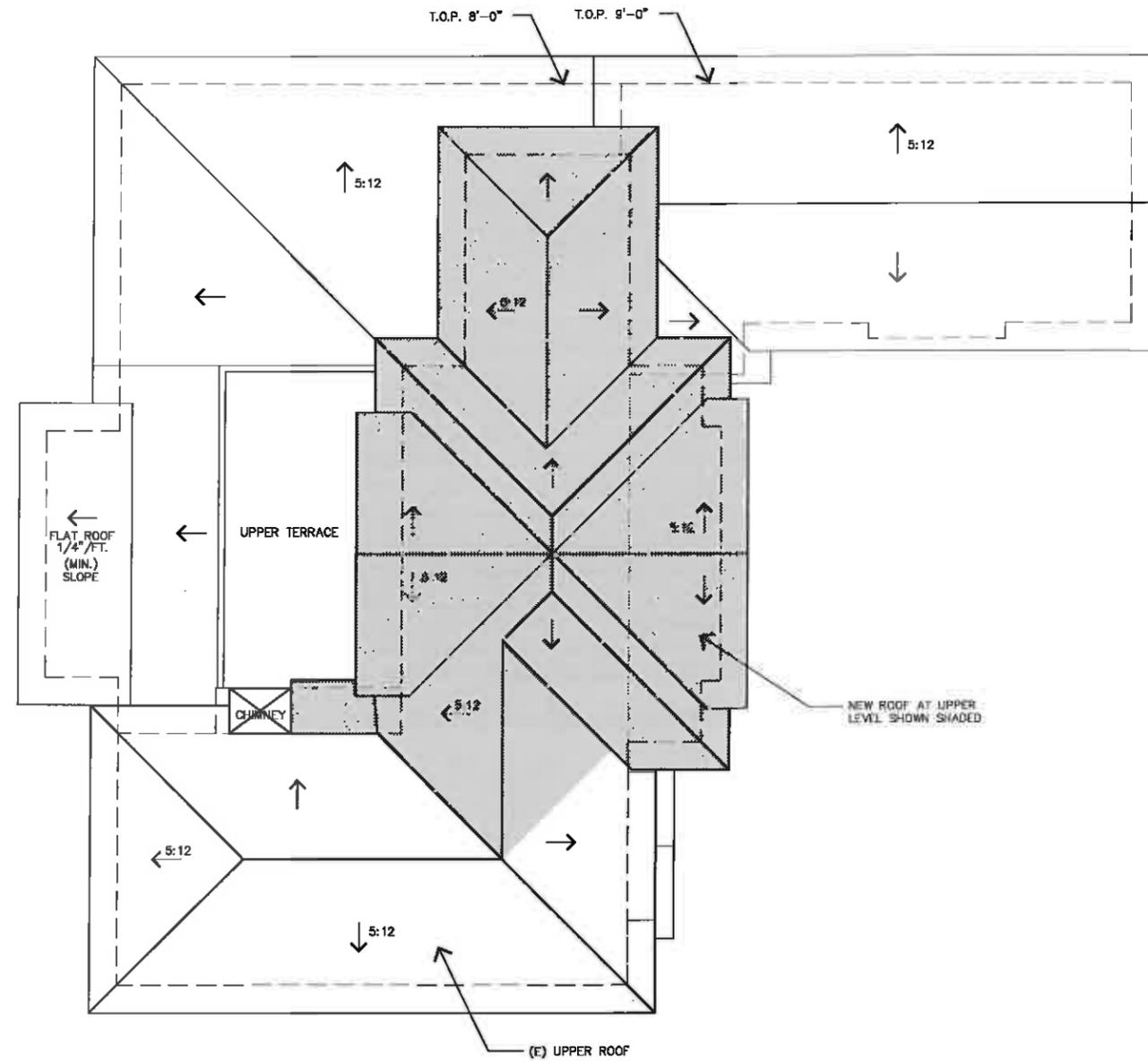
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**ROOF  
PLAN**

SHEET NO.

**A5.0**



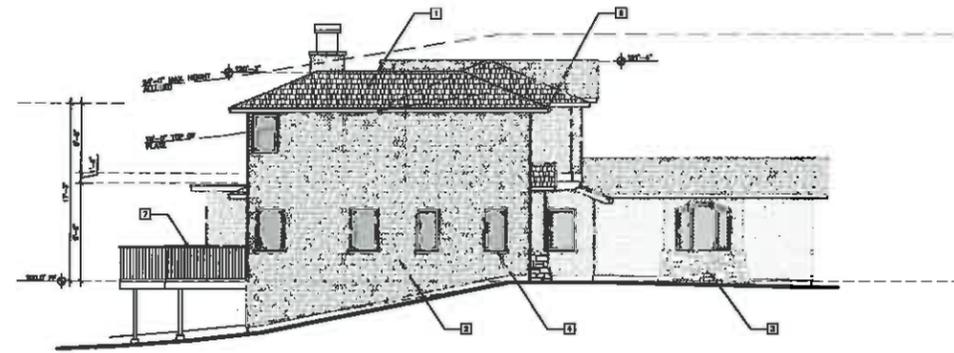
**ROOF PLAN**



1/4"=1'-0"

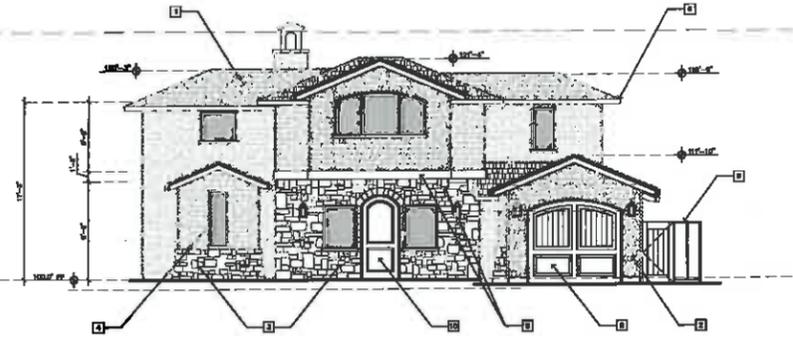
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STAMPS:



PROPOSED EAST ELEVATION

1/8"=1'-0"



PROPOSED NORTH ELEVATION

1/8"=1'-0"

Scale bar

EXTERIOR FINISH LEGEND	
1	CLASS 'A' WOOD SHAKES ROOF
2	REDWOOD SHINGLES TO MATCH EXISTING
3	CARMEL STONE
4	WOOD WINDOWS & DOORS
5	REDWOOD BEAMS & CORBELS
6	COPPER GUTTERS & DOWNSPOUTS
7	REDWOOD GUARDRAIL TO MATCH EXISTING
8	SOLID WOOD GARAGE DOOR
9	WOOD FENCE & GATE TO MATCH EXISTING
10	WOOD KNOTTY ALDER FRONT DOOR

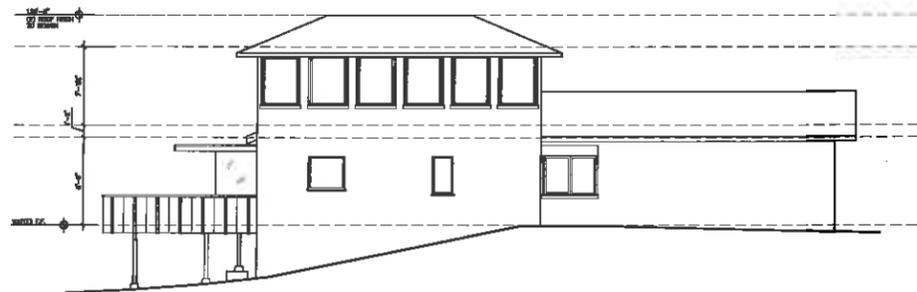
PROJECT/CLIENT:

THE COFFMAN  
RESIDENCE

PROJECT ADDRESS:

2742 SANTA  
LUCIA AVE.  
CARMEL, CA.

APN: 000-391-013



EXISTING EAST ELEVATION

1/8"=1'-0"



EXISTING NORTH ELEVATION

1/8"=1'-0"

DATE: 09-05-13

DESIGN APPROVAL

REVISIONS:

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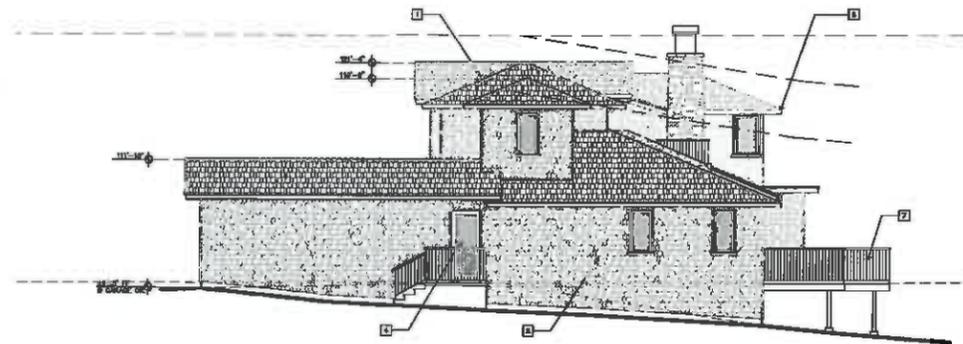
ELEVATIONS

SHEET NO.

A6.0

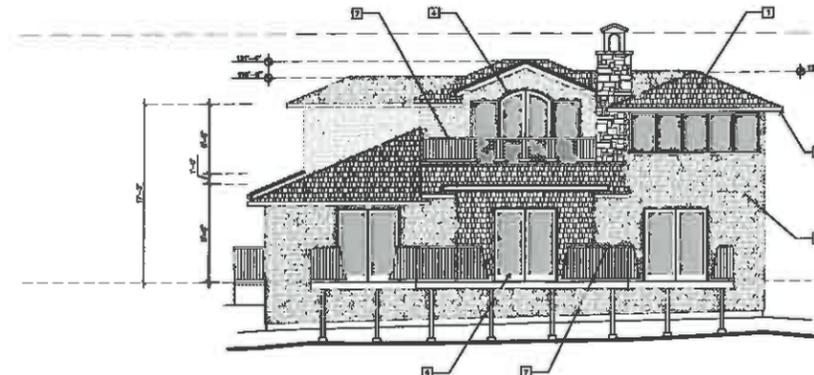
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STAMPS:



PROPOSED WEST ELEVATION

1/8"=1'-0"



PROPOSED SOUTH ELEVATION

1/8"=1'-0"

*Scale bar*

EXTERIOR FINISH LEGEND	
1	CLASS 'A' WOOD SHAKES ROOF
2	REDWOOD SHINGLES TO MATCH EXISTING
3	CARMEL STONE
4	WOOD WINDOWS & DOORS
5	REDWOOD BEAMS & CORBELS
6	COPPER GUTTERS & DOWNSPOUTS
7	REDWOOD GUARDRAIL TO MATCH EXISTING
8	SOLID WOOD GARAGE DOOR
9	WOOD FENCE & GATE TO MATCH EXISTING
10	WOOD KNOTTY ALDER FRONT DOOR

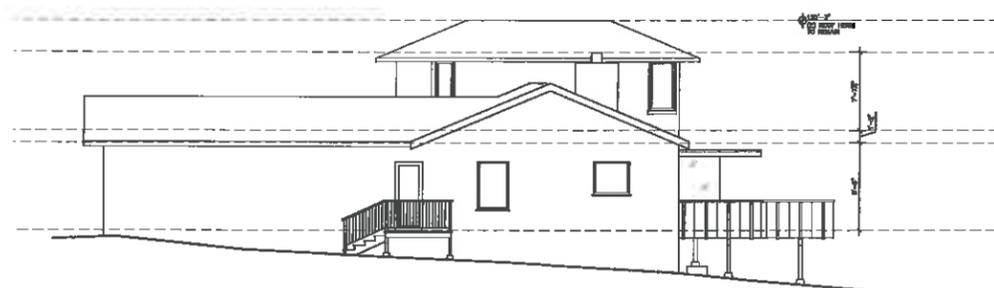
PROJECT/CLIENT:

**THE COFFMAN  
RESIDENCE**

PROJECT ADDRESS:

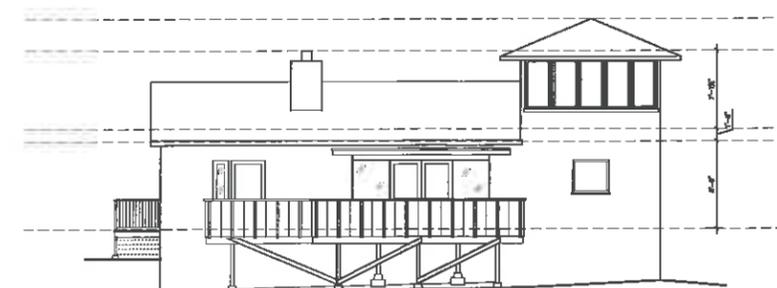
**2742 SANTA  
LUCIA AVE.  
CARMEL, CA.**

APN: 0C3-391-013



EXISTING WEST ELEVATION

1/8"=1'-0"



EXISTING SOUTH ELEVATION

1/8"=1'-0"

DATE: 09-05-13

DESIGN APPROVAL

REVISIONS:

- ▲ 11-19-13  
CITY'S LETTER
- ▲
- ▲
- ▲
- ▲

EXISTING  
ELEVATIONS

SHEET NO.

**A6.1**



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STAMPS:

PROJECT/CLIENT:

**THE COFFMAN  
RESIDENCE**

PROJECT ADDRESS:

**2742 SANTA  
LUCIA AVE.  
CARMEL, CA.**

APN: 009-391-013

DATE: 09-05-13

DESIGN APPROVAL

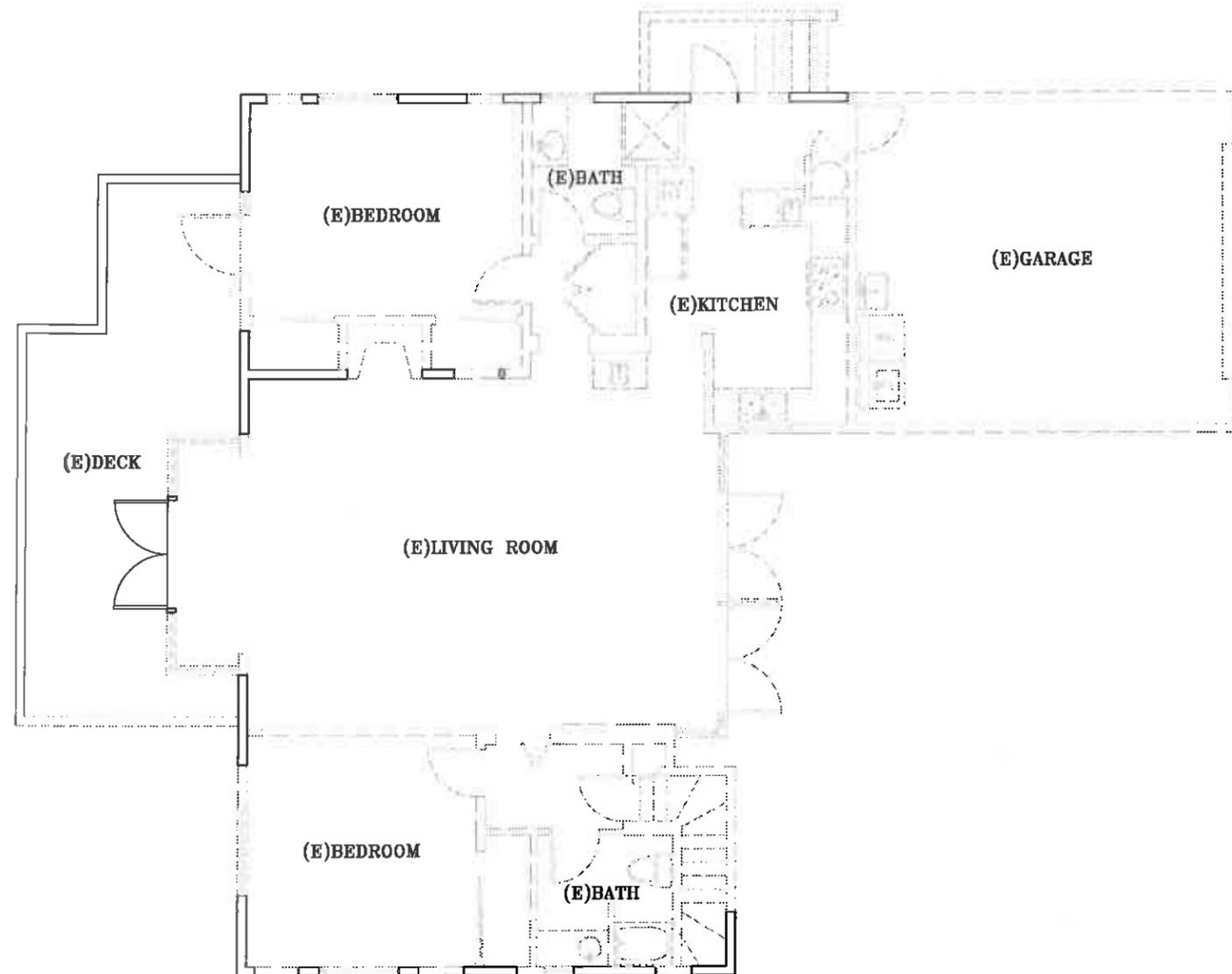
REVISIONS:

▲ 11-19-13	CITY'S LETTER
▲	
▲	
▲	
▲	
▲	

**MAIN LEVEL  
DEMOLITION PLAN**

SHEET NO.

**D1.0**



**MAIN LEVEL EXISTING/ DEMOLITION PLAN**

1/4"=1'-0"



**WALL LEGEND**

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



**DISCLAIMER:**  
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE THE PROPERTY OF THE OFFICE AND HAVE BEEN CREATED, DEVELOPED AND DELIVERED FOR USE ON AND IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR FOR ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

STAMPS:

PROJECT/CLIENT:

THE COFFMAN  
RESIDENCE

PROJECT ADDRESS:

2742 SANTA  
LUCIA AVE.  
CARMEL, CA.

APN: 009-391-013

DATE: 08-05-13

DESIGN APPROVAL

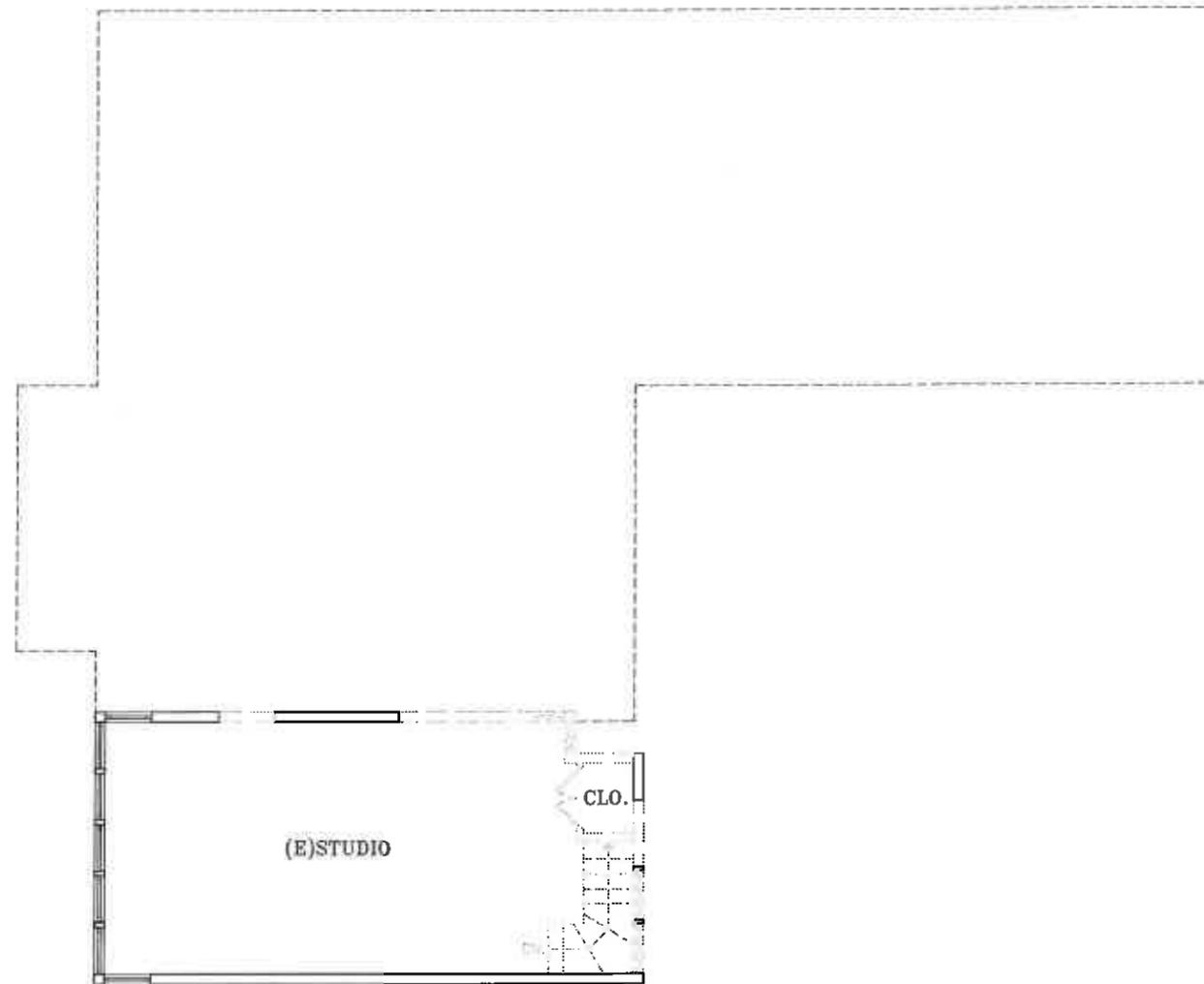
REVISIONS:

11-19-13	CITY'S LETTER

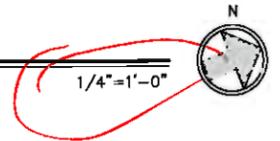
UPPER LEVEL  
DEMOLITION PLAN

SHEET NO.

D2.0



UPPER LEVEL EXISTING/ DEMOLITION PLAN



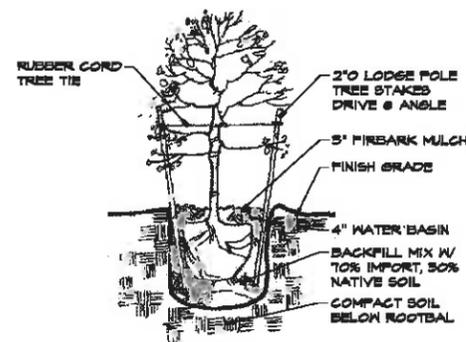
WALL LEGEND

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

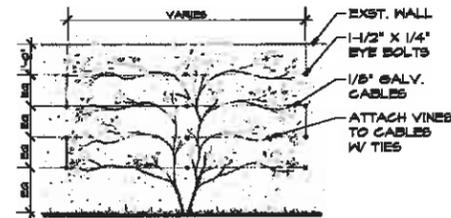
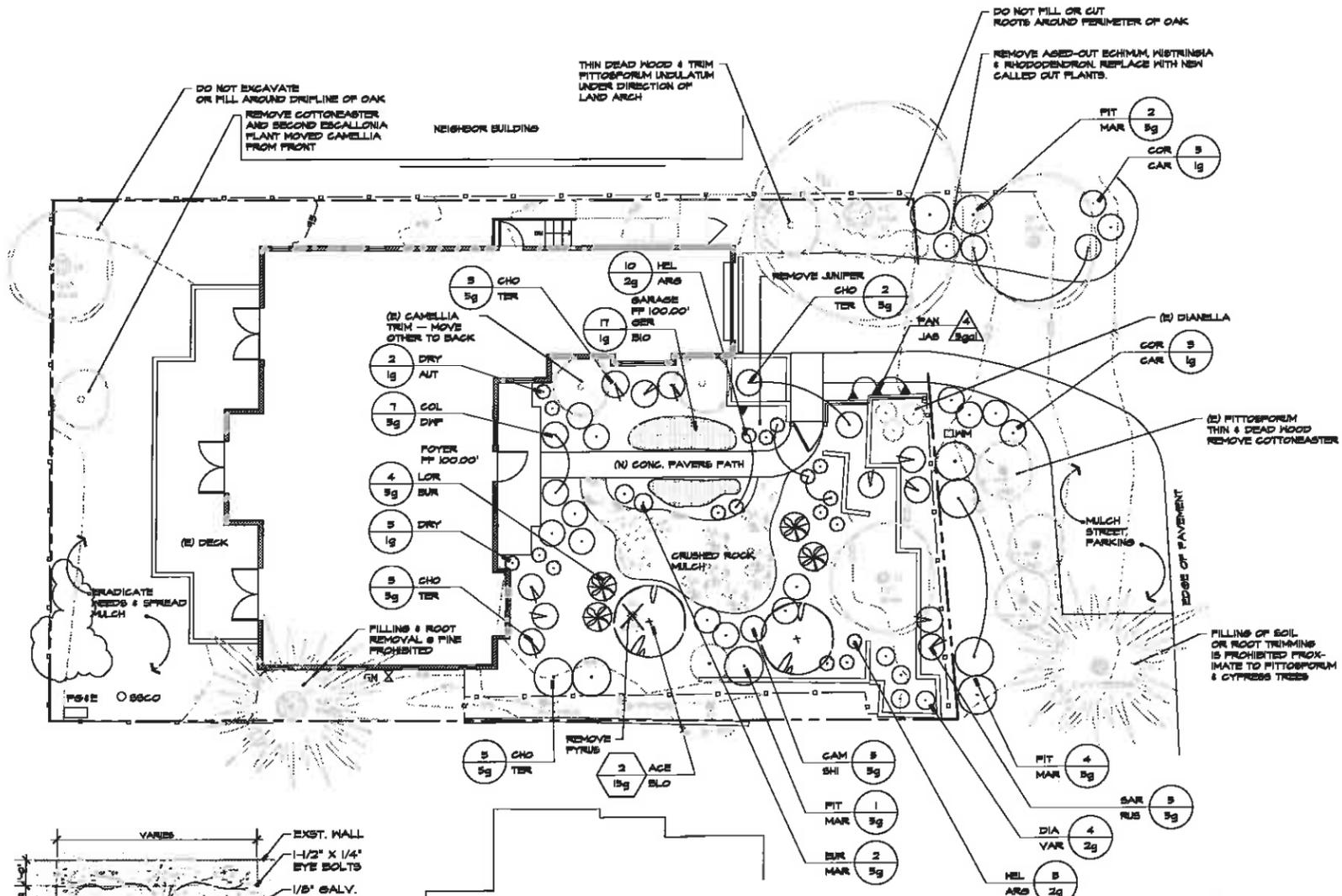
Symbol	Botanical Name	Common Name	Plant Type	QTY.	Size
ACE RED	Acer palmatum 'Bloodgood'	Red Maple	Tree	5	18 gallon
CAM SHI	Camellia s. 'Shi shi Shohara'	Ground cover Camellia	Shrub	5	5 gallon
CHO TEN	Choysia tenax Alt. Sarcococca ruscifolia	Choysia	Flx Shrub	11	5 gallon
COL DWF	Coleonema 'Sunset Gold'	Gold chf. Coleonema	Shrub	7	1 gallon
COR CAR	Correa 'Carmine Belle' Alt. Dravillea longiana Mt. Tamboritha	Australian Fuchsia Alt. Dravillea	Shrub	5	1 gallon
DIA VAR	Dianella variegata	Variogated Dianella	Perennial	4	2 gallon
DRY ERY	Dryopteris erythrosora	African Fern	Fern	5	1 gallon
ELP MAR	Euphorbia characias X martinii	Euphorbia	Shrub	2	5 gallon
GER BIO	Geranium X cantabrigiae 'Biotekvo'	Mt. Geranium	Perennial	11	1 gallon
HEL ARS	Helianthus foenicifolius 'Argifolius'	Lenten Rose	Perennial	15	2 gallon
LOR BUR	Loropetalum chinense 'Burgundy'	Loropetalum	Shrub	4	5 gallon
PAN JAS	Pandorea jasminoides 'Rose Superba'	Bower Vine	Vine	4	5 gallon
PIT MAR	Pittosporum 'Margaret Channing'	Pittosporum	Shrub	7	5 gallon
Bark	Bark around Plants 4 open areas proximate to planting & Pathways FRONT - 4 cids BACK - 4 cids STREET - 4 cids	2" THICKNESS	1/4" Pitbark	14	Cubic Yds



○ SHRUB & GROUND COVER PLANTING  
NTS



○ TREE PLANTING & STAKING  
NTS



○ VINE ATTACHMENT  
NTS

**Landscape Design Statement:**

I, Scott Hall, a registered California Landscape Architect (#3405), certify that these landscape Planting and Irrigation Plans comply with the City of Carmel-by-the-Sea and Local Coastal Plan conditions for approval and the intent thereof.

The Planting Plans include the use of Water Saving ("drought tolerant") plant species and plants from a Mediterranean Climate suited for this location. Plants on the list do not include invasive plant species. The make-up of Drought Tolerant plant species used exceeds 75%.

The responsible and appropriate Water Saving plant species selected here is reflected in the Irrigation use of a LOW FLOW water saving Irrigation delivery system in the Drip emitters tied to an automatic control clock with a weather gauge attachment. No Irrigation is designed around the existing perimeter Trees.

Concern for the City Right-of-Way (ROW) enhances the informal forested appearance encouraged by the City of Carmel-by-the-Sea Design Guidelines. The primary objective in this area is first to trim and encourage some thinning under the direction of the City Forester. Ground plane planting in this area include the use of native and low water use plant species. Mulch is used to retain soil moisture and discourage invasive weeds. No structures or boulders are used in the ROW.

SANTA LUCIA AVENUE

Revisions

**Hall Landscape Design**  
Landscape Architects #3405  
582 Lighthouse Avenue  
Pacific Grove, Ca 93950  
(931) 655-3808 fax 655-3854  
e-mail: scott@halllandscape.com



**Vance Coffman**  
2742 Santa Lucia Ave.  
Carmel, California APN 009-391-013

**Planting Plan**

Page Title:  
Job # 172013  
Date 12-12-2013  
Revision  
Drawn By MASH  
Sheet



**IRRIGATION MATERIALS LIST**

**RS** RAIN SENSOR / Irritrol Climate Logic  
 Attach rain sensor to roof or fence T.B.D.  
 and interface with Irrigation Controller

**IC** IRRIGATION CONTROLLER  
 TC-6 EX-R #locate controller as shown  
 on plan. Outdoor SP1 plug installed  
 by project licensed Electrician.

**Drip Emitters:**  
 Emitter Model Agratrim PG Plus  
 pressure-compensating Emitters  
 Tubing as needed by Agratrim Company. Use 1  
 gallon per hour model.  
 PVC 3/4" Pipe to designated areas. Fit  
 polyethylene pipe and drip fittings to PVC  
 and connect drip emitters. Distribute emitters  
 around perimeter of plants.  
 Larger trees use concentric circle pipe.

**P.O.C. Point of Connection**  
 1. Verify existing connection as provided  
 adjacent to Water Meter at street edge.

**Remote Valve:**  
 1" Valve Irritrol Century Plus 100 Series  
 Valves to be placed into 10" Round Caisson  
 or Equal Irrigation Boxes (4"). Provide  
 Dip Filter at each valve location.

**Emitter Schedule:**  
 15 gallon Shrubs & Trees 4 / 1 gallon per hour emitters  
 5 gallon Shrubs & Trees 2 / 1 gallon per hour emitters  
 1 gallon Shrubs & Trees 1 / 1 gallon per hour emitters

**Subsurface Drip Tubing (Netafim Technique)**  
 Emitter spacing 6" on center in tube  
 emitters

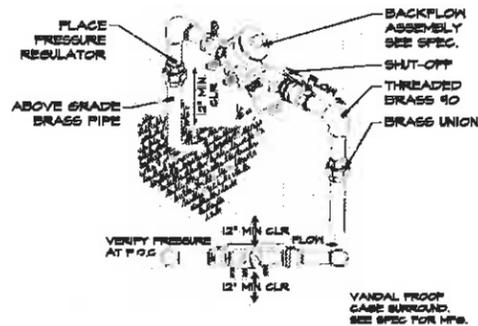
**Mainline:**  
 SCH 40 PVC Pipe (Mfg. Crestline or PWP)

**Lateral Pipe:**  
 SCH 40 PVC Pipe (Mfg. Crestline or PWP)

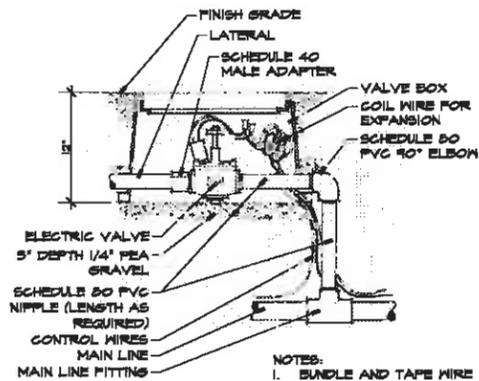
**Sleeve:**  
 Use minimum pipe 2 sizes larger than pipe where  
 it is necessary under walks  
 Sleeves installed under motor court by building  
 contractor

**HB** **Hose Bib:**  
 1" Champion 1" Garden Valve Inlet  
 Alternate Quick Coupler Valves in some locations

**Note:**  
 Substitution of Materials shall be approved in  
 writing by Project Landscape Architect prior  
 to delivery to the site.



BACKFLOW ASSEMBLY  
 NTS



**NOTES:**  
 1. BUNDLE AND TAPE WIRE EVERY 10' FEET  
 2. PROVIDE 24" EXPANSION LOOP AT EACH.

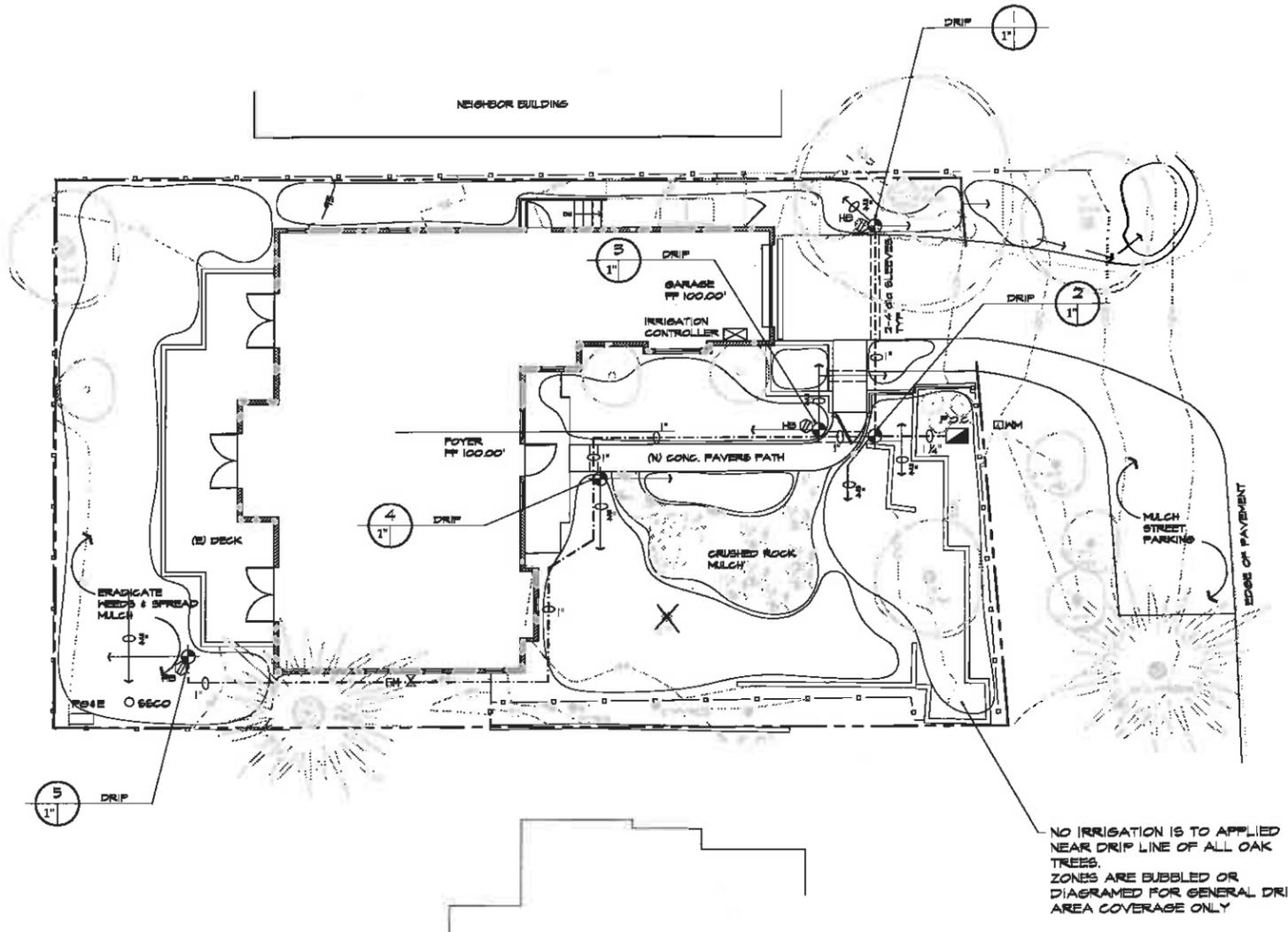
REMOTE IRRIGATION VALVE  
 NTS



**NOTE:** POLYETHYLENE ATTACHED W/ FITTINGS @ WATER DELIVERY POINTS.

**PRESSURE - COMPENSATING FLAPPER-TYPE**

DRIP IRRIGATION DISPERSAL  
 NTS



NO IRRIGATION IS TO APPLIED NEAR DRIP LINE OF ALL OAK TREES. ZONES ARE BUBBLED OR DIAGRAMED FOR GENERAL DRIP AREA COVERAGE ONLY

SANTA LUCIA AVENUE

Revisions

**Hall Landscape Design**  
 Landscape Architects #3405  
 582 Lighthouse Avenue  
 Pacific Grove, Ca 93950  
 (931) 655-3808 fax 655-3854  
 e-mail scott@halllandscape.com



**Vance Coffman**  
 2742 Santa Lucia Ave.  
 Carmel, California APN 009-391-013

**Irrigation Plan**

Page Title:

Job # 172013  
 Date 12-12-2013  
 Revision  
 Drawn By MASH  
 Sheet

2

of 2 Sheets

**LANDSCAPE IRRIGATION PLAN**

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



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

January 8, 2014

**To:** Chair Dallas and Planning Commissioners

**From:** Rob Mullane, AICP, Community Planning and Building Director RM

**Submitted by:** Marc Wiener, Senior Planner

**Subject:** Consideration of a Design Review (DR 13-37) and Sign (SI 13-40) applications for alterations to an existing storefront located in the Central Commercial (CC) Zoning District

---

**Recommendation:**

Approve Design Review (DR 13-37) and Sign (SI 13-40) applications for alterations to an existing storefront

**Applications:** DR 13-37 and SI 13-40                      **APN:** 010-141-003  
**Location:** Mission Street 2 lots northwest of 7th Ave  
**Block:** 77    **Lots:** 15, 17, 19 & 21  
**Applicant:** Nashwan Hamza (Anton & Michel)      **Property Owner:** Tony Salameh

**Background and Project Description:**

The project site is a commercial building located on Mission Street two lots northwest of Seventh Avenue at the Court of the Fountains. The commercial space is occupied by Anton and Michel Restaurant, which operates under Use Permit B.A. 82-19. The restaurant is permitted for 130 interior seats and 32 exterior seats and is located in the Court of the Fountains. Anton and Michel recently remodeled the interior of the restaurant. This remodel was completed in January 2013, and photographs of the interior remodel are included as Attachment C.

The applicant's request is to remodel the front facade of the building to be consistent with the updated look of the interior. The proposed remodel would provide the building facade with an updated Contemporary-style appearance. The proposed remodel includes the following features:

- Replace the existing fabric awning above the entry doors with a new black aluminum entry awning with opal-colored polycarbonate panels.
- Replacement of the existing wood main entry doors with tempered glass doors.
- New plaster keystone around the main entry doors to match the corners of the building.
- Alterations to the menu box windows and light fixtures on both sides of the entry doors.
- New black aluminum signs to replace the existing wood signs.

While this project could qualify for a track one design review permit, staff has referred this proposal to the Planning Commission for a decision given the nature of the proposed changes and the visibility of the site.

**Staff analysis:**

**Facade Design:** Pursuant to CMC Seq. 17.14.010, the basic standard of review in the Commercial District is whether *“the project constitutes an improvement over existing conditions – not whether the project just meets minimum standards.”* In addition to this standard, the Commercial Design Guidelines are also used in evaluating the proposed design. Below is a list of applicable Commercial Guidelines used in evaluating modifications to existing buildings with staff analyses.

**Commercial Design Guideline A.1:** *“Modifications to buildings should respect the history and traditions of architecture of the commercial districts. Basic elements of design integrity and consistency throughout each building should be preserved or restored.”*

**Analysis:** The proposed facade remodel is compatible with the existing architectural style of the building. The remodel would maintain the original proportions of the façade, while providing an updated look. Staff notes that the gray colored plaster keystone currently at the corners of the building would be replicated and applied around the entry doors.

The applicant is proposing to revise the design of the awning, the menu box windows, the two business signs, and the light fixtures on both sides of the entry doors. Staff notes that these features would be maintained at their existing locations to maintain the spatial distribution of components of the existing building facade.

While staff supports the majority of the proposed changes, one concern is the proposed metal awning with the opal-colored polycarbonate panels located above the entry doors. In staff’s

opinion, the awning would be compatible with the architecture of the building, but would not be consistent with other buildings in the Commercial District and may be inappropriate. Further analysis of the proposed awning is in the following section.

**Commercial Design Guideline A.5:** *“Building walls facing public streets and walkways should provide visual interest to pedestrian. Variations such as display windows, changes in building form, and changes in material, texture, or color are appropriate.”*

**Commercial Design Guideline E:** *“Building materials and colors should respect traditions already established in the commercial district. The use of richly detailed wood, tile, molding, corbels, brick and stone are encouraged” and “Muted painted colors, which blend with the natural surroundings, are appropriate. Bright and primary colors should be avoided.”*

Analysis: The appearance and color of the building would be consistent with its existing look and would provide visual interest to pedestrians. Staff notes that the applicant is proposing to remove some of the wood from the front façade. The wood doors would be replaced with tempered glass, the wood signs would be replaced with metal signs, and the wood shutters would be replaced with the plaster keystone. Staff could support these changes as they provide an updated look to the building and are consistent with the Contemporary-style architecture of the building facade.

Staff is, however, concerned with the proposal to replace the fabric awning with a metal awning with opal-colored polycarbonate panels. Polycarbonate would have a “plastic” appearance and is not a traditional material used in the commercial district. The white/opal-colored panels would also appear bright and may not be complimentary to the existing design theme of the complex. The Commission should discuss whether the proposed awning is appropriate. If the Commission has concerns, it could continue the hearing or provide specific direction on required revisions and then condition the approval with a requirement that the applicant work with staff to revise the design of the awning.

**Signage:** CMC 17.40 requires Planning Commission approval for more than one business sign and encourages signs made of natural materials such as wood, glass, wrought iron, ceramic and stone.

The building currently has two wood business signs located on both sides of the entry that were approved by the Design Review Board in 1980 under permit D.R. 80-29. The applicant is proposing to replace the two existing wood signs with two new black-painted metal signs.

The proposed signs would each be 3.6 square feet in size and would match the size and locations of the original signs.

Staff could support the proposal to replace the two business signs as a continuation of the existing conditions. The proposal would maintain the symmetry of the facade that is also provided by the two menu box windows and light fixtures.

With regard to sign material, the applicant is proposing painted metal to be consistent with the updated Contemporary-style appearance of the building. Staff notes that the Planning Commission has previously approved painted metal signs at other locations, such as the GBG clothing store located at the southwest corner of Mission Street and Seventh Avenue. The GBG sign is also made of aluminum and is painted black. A painted metal sign was also approved by the Planning Commission at Vesuvio restaurant.

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

**ATTACHMENTS:**

- Attachment A – Site Photographs
- Attachment B – Applicant Letter/Interior Photographs
- Attachment C – Project Findings
- Attachment D – Project Plans

**Attachment A – Site Photographs**

**Project site facing west on Mission Street**



**Neighboring buildings (Court of the Fountains) facing west on Mission Street**



Neighboring buildings (Court of the Fountains) facing west on Mission Street



Neighboring buildings facing west on Mission Street – North of Project Site



**Attachment B - Applicant Letter/Interior Photographs**

December 3, 2013

City of Carmel-By-The-Sea  
Planning Commission Design Review Board

Adrian Lopez  
Forma Design Studio  
PO Box 2094  
Carmel-By-The-Sea CA 93921  
[www.FormaDesignStudio.com](http://www.FormaDesignStudio.com)

RE: ANTON AND MICHEL RESTAURANT  
EXTERIOR FAÇADE RENOVATION  
DESIGN CONCEPT

**GENERAL**

This proposed exterior façade remodel is a follow up to a large scale interior remodel of the restaurant that was completed in January of 2013. The newly remodeled interior necessitated addressing the design of the front exterior to also update its appearance. The proposed design changes are modest in scope and are focused on removing some existing design elements surrounding the front door that do not blend with the overall architecture of the building, and reintroducing some details that are more true to that style.

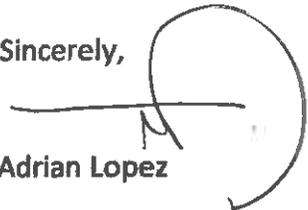
**CURRENT**

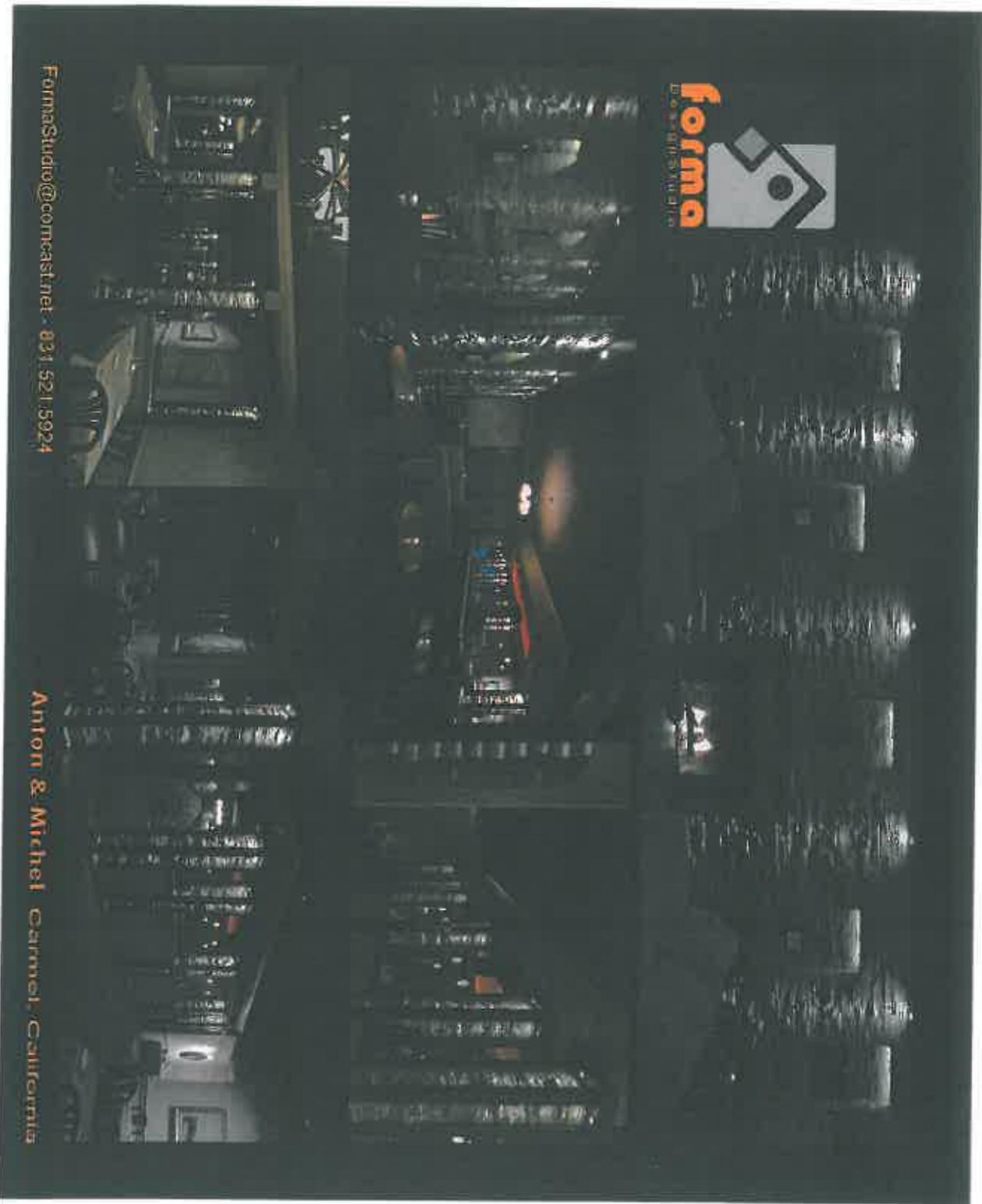
The current building is somewhat neo classic with a red brick exterior with a decorative cement eave detail and cement quoins on the corners. The restaurant is one of several buildings in a complex built around the Courtyard of the Fountains that are all of the same architectural style. The front façade of the restaurant has some architectural details that are at odds with the overall architecture. The two front doors are painted wood and glass with painted wood shutters and a large cloth awning above. The two signs are also made of carved wood.

**PROPOSED CHANGES**

Since there are no wood details on any of the buildings in the complex, we are proposing to replace them with details that are more in keeping with the overall architectural style. The wood elements described before would be replaced with the following: Double tempered glass door to lighten the entry. Replace the wood shutters with a cement quoin surround to match the same cement quoin detail that exists on the corners of the building. We will also be removing the existing cloth covered awning which because of its steep pitch covers much of the detail above the doors, and replace it with a flat black aluminum awning with a frosted polycarbonate roof covering. The flat style of the awning is designed to minimize its appearance and allow more visible exposure of the building details above. The new black metal elements proposed to the front façade would blend well with the existing metal details around the building improving consistency in the design.

Sincerely,

  
Adrian Lopez



FormaStudio@comcast.net 831.521.5924

Anton & Michel Carmel, California

INTERIOR REMODEL 01|15|2013

## Attachment C – Findings for Approval

DR 13-37 (Anton & Michel)  
January 8, 2014  
Findings for Approval  
Page 1

For each of the required 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.		
<b>Municipal Code Findings</b>	YES	NO
1. The project constitutes an improvement over existing site conditions pursuant to CMC 17.14.010.	✓	
2. The building is permitted two business signs with Planning Commission approval pursuant to CMC 17.40.020.B.	✓	
<b>Commercial Design Guideline Findings</b>		
3. The modifications to the building respect the history and traditions of architecture in the commercial districts.	✓	
4. Basic elements of design integrity and consistency throughout each building would be preserved or restored.		
5. The building wall facing the street provides visual interest to pedestrians. Variations such as display windows, changes in building form, and changes in material, texture, or color are appropriate.	✓	
6. The building design is sensitive to the context of the neighborhood in which it is located.	✓	
7. Any deviations from the Commercial Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

DATE	REVISION



P.O. Box 2094 Carmel, CA 95021  
 Ph: 831.921.5924 / Fx: 277.082.9803  
 Mail: Forma@Studio.com or forma@st.com

**DIVISION 1 - GENERAL REQUIREMENTS**

- 1.1 THE WORK TO BE DONE BY EACH CONTRACTOR INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, SERVICES, AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THIS PROJECT, INCLUDING SITEWORK. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL COMPLY WITH THE FOLLOWING:
  - 1.1.1 THESE NOTES AND DRAWINGS.
  - 1.1.2 ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, AND REGULATIONS LISTED IN THESE DOCUMENTS.
  - 1.1.3 WORKMANSHIP SHALL MEET NORMAL PROFESSIONAL STANDARDS OF THE TRADE AND SHALL MEET THE DESIGNER'S AND OWNER'S SATISFACTION WITHIN THE STANDARDS NORMALLY PROVIDED BY VARIOUS TRADES.
  - 1.1.4 INSTALLATION OF EQUIPMENT AND MATERIAL SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR APPLICABLE ASSOCIATION STANDARDS.
  - 1.1.5 ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED, AND SHALL BE EQUAL TO OR SUPERIOR TO THOSE ITEMS SPECIFIED IF A SUBSTITUTION IS APPROVED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE DESIGNER'S PRIOR WRITTEN APPROVAL.
- 1.2 SITE VERIFICATION - EACH CONTRACTOR AND SUB-CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE COMPLETED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, THE CONFORMATION AND CONDITION OF THE EXISTING GROUND SURFACE AND THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING PROSECUTION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL UNUSUAL CONDITIONS ENCOUNTERED ON THE SITE DURING THE COURSE OF CONSTRUCTION EXCEPT THOSE BELOW EXISTING SLABS OR GRADE OF WHICH THE CONTRACTOR MAY NOT HAVE KNOWLEDGE. ALL SUCH EXISTING CONDITIONS SHALL BE INCORPORATED INTO THE CONTRACTOR'S BID PROPOSAL, WHETHER SHOWN ON THE DRAWINGS OR NOT. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE ACTUAL FIELD CONDITIONS AND THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGNER IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK PERFORMED.
- 1.3 CONSTRUCTION DOCUMENTS
  - 1.3.1 THESE DRAWINGS ARE INTENDED AS A GUIDE ONLY FOR CONSTRUCTION. DEVIATIONS FROM THE DRAWINGS MUST BE APPROVED BY THE OWNER.
  - 1.3.2 THE CONTRACTOR IS FULLY RESPONSIBLE FOR OBSERVATION OF CONSTRUCTION AND PROPER EXECUTION OF WORK SHOWN ON THE DRAWINGS, AS WELL AS FOR PERFORMANCE OF WORK ON THIS PROJECT. THE DESIGNER IS NOT RESPONSIBLE FOR METHODS USED, SAFETY ON, IN, OR ABOUT THE JOB SITE, OR FOR TIMELINESS OF PERFORMANCE OF CONSTRUCTION WORK.
  - 1.3.3 THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL MATERIAL TAKE-OFFS FROM THESE DOCUMENTS. HE MUST VERIFY DIMENSIONS OF ALL EXISTING OR BUILT-IN ITEMS.
  - 1.3.4 THE DESIGNER IS NOT RESPONSIBLE FOR ANY DEVIATION FROM OR INTERPRETATION OF CONSTRUCTION DOCUMENTS MADE BY THE CONTRACTOR WITHOUT OBTAINING WRITTEN DIRECTION FROM THE DESIGNER FIRST.
  - 1.3.5 THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNTIL THEY ARE REVIEWED BY A QUALIFIED PLAN CHECK EXAMINER AND STAMPED "APPROVED" BY THE BUILDING DEPARTMENT AND A BUILDING PERMIT IS ISSUED.
- 1.4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR LOCATION AND CONSTRUCTION OF THE WORK AND SHALL CALL THE ARCHITECT'S ATTENTION TO ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- 1.5 ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES.
- 1.6 NEW AND REPAIR WORK IN THIS PROJECT WHICH ENCOMPASSES SIMILAR ITEMS IN EXISTING WORK SUCH AS STUCCO, DRYWALL, EAVES AND FASCIA, TRIM, CUTTERS AND DOWNSPOUTS, ELECTRICAL SWITCHING AND RECEPTACLE PLATES, AND OTHER ITEMS, SHALL MATCH EXISTING MATERIAL, INSTALLATION, FINISH, AND COLOR UNLESS OTHERWISE NOTED.
- 1.7 ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. AT THE COMPLETION OF THE WORK THEY SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING, AND SURPLUS MATERIAL AND LEAVE THE JOB IN A BROOM CLEAN CONDITION. CONTRACTOR SHALL PERFORM FINAL CLEAN UP.
- 1.8 THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL WORK WITH THE APPROVAL OF THE OWNER AND WITH MINIMUM DISRUPTION. THE OWNER SHALL BE CONSULTED BEFORE ANY BUILDING SERVICES ARE TEMPORARILY CUT OFF. TEMPORARILY RE-ROUTE ANY UTILITIES REQUIRED BY THE OWNER FOR CONTINUOUS SERVICE.
- 1.9 THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO ADEQUATELY PROTECT PERSONS, EXISTING CONSTRUCTION, AND ADJACENT PROPERTY, AND TO ENSURE THE SAFETY OF THE STRUCTURE THROUGHOUT THE CONSTRUCTION PERIOD, INCLUDING ANY SHORING DESIGN DRAWINGS WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL PROVIDE, AT HIS OWN EXPENSE, ERECTION BRACING AND DRAWINGS REQUIRED BY LAW, OSHA, OR FOR GENERAL SAFE CONSTRUCTION PRACTICES.
- 1.10 THE DESIGNER RESERVES THE RIGHT TO HAVE ANY WORK NOT DONE CORRECTLY AS PER DRAWINGS, SPECIFICATIONS, CONTRACT, OR ANY OTHER MEANS OF COMMUNICATION CORRECTED AT NO ADDITIONAL COST TO OWNER.
- 1.11 THE CONTRACTOR SHALL CARRY IN FORCE ALL NEEDED INSURANCE, LICENSES, FEES, PERMITS, TAXES AS REQUIRED BY LAW FOR THE DURATION OF THE PROJECT.

**GENERAL NOTES**

1. ALL WORK SHALL CONFORM TO THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND TO ALL CITY AND/OR PLANNING AND BUILDING DEPARTMENT REGULATIONS OF THE LOCAL JURISDICTION. SEE ADDITIONAL CODE REFERENCES ON PROJECT TITLE SHEET.
2. EXTERIOR PLASTER LATH WALL ASSEMBLIES SHALL BE A 3-COAT SYSTEM INCLUDING TWO LAYERS OF GRADE "D" PAPER WHEN APPLIED OVER WOOD BASE SHEATHING. WECP SCREENS ARE REQUIRED.
3. EXTERIOR LIGHTING: ALL EXTERIOR LIGHTING SHALL BE UNOBTUSIVE, DOWN-LIT, COMPATIBLE WITH THE LOCAL AREA AND CONSTRUCTED OR LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS FULLY CONTROLLED. EXTERIOR LIGHTS SHALL HAVE RECESSED LIGHTING ELEMENTS. EXTERIOR LIGHT SOURCES THAT WOULD BE DIRECTLY VISIBLE FROM CRITICAL VIEWED AREAS, AS DEFINED IN SECTION 20.145.020.V, ARE PROHIBITED. LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE SET FORTH IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 6.
4. SAFETY GLASS SHALL BE INSTALLED IN ALL LOCATIONS SUBJECT TO HUMAN IMPACT INCLUDING ALL DOORS AND GLASS WITHIN 24 INCHES OF DOOR EDGES.
5. TREE AND ROOT PROTECTION: TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM IMPROPER DAMAGE FROM CONSTRUCTION EQUIPMENT BY FENCING OFF THE CANOPY DRIFTLINES AND/OR CRITICAL ROOT ZONES (WHICHEVER IS GREATER) WITH PROTECTIVE MATERIALS, WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FULL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES. TREE PROTECTION MEASURES, APPROVED BY A CERTIFIED ARBORIST, SHALL BE INSTALLED PRIOR TO ISSUANCE OF BUILDING PERMITS AND IS SUBJECT TO THE APPROVAL OF THE RMA - DIRECTOR OF PLANNING.
6. EXTERIOR DOOR LANDINGS ARE REQUIRED TO BE AS WIDE AS THE DOORWAY AND EXTEND A MINIMUM OF 36" IN THE DIRECTION OF TRAVEL. CBC 1008.1.5
7. STAIRS AND HANDRAILS SHALL CONFORM TO CBC REQUIREMENTS.
8. GUARDRAILS SHALL BE PROVIDED WHEN STAIRS OR LANDINGS ARE OVER 30" ABOVE GRADE. OPENINGS SHALL NOT PERMIT PENETRATION OF A 4" DIAMETER SPHERE. GUARDRAILS SHALL BE A MINIMUM OF 42" HIGH AT LANDINGS AND 34" HIGH WHEN SERVING AS A HANDRAIL. CBC 1013
9. 1008.4.2 RISER HEIGHT AND TREAD DEPTH: STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
10. 1008.5 STAIRWAY LANDINGS: THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY. SUCH DIMENSION NEED NOT EXCEED 48 INCHES WHERE THE STAIRWAY HAS A STRAIGHT RUN. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH.
11. 1011.4 INTERNALLY ILLUMINATED EXITS SIGNS: ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTOLUMINESCENT EXITS SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
  - 1011.5 EXTERNALLY ILLUMINATED EXITS SIGNS: EXTERNALLY ILLUMINATED EXITS SIGNS SHALL COMPLY WITH SECTIONS 1011.5.1 THROUGH 1011.5.3. 1011.5.1 GRAPHICS: EVERY EXITS SIGN AND DIRECTIONAL EXITS SIGN SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES HIGH WITH THE PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN 1/8 INCH WIDE. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH NOT LESS THAN 2 INCHES WIDE, EXCEPT THE LETTER "I", AND THE MINIMUM SPACING BETWEEN LETTERS SHALL NOT BE LESS THAN 3/8 INCH (9.5 MM). SIGN LARGER THAN THE MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE LETTER WIDTHS, STROKES AND SPACING IN PROPORTION TO THEIR HEIGHT. THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND AND SHALL BE CLEARLY DISCERNIBLE WHEN THE MEANS OF EXITS SIGN ILLUMINATION IS OR IS NOT ENERGIZED. IF A CHEVRON DIRECTIONAL INDICATOR IS PROVIDED AS PART OF THE EXITS SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE DIRECTION OF THE CHEVRON DIRECTIONAL INDICATOR CANNOT BE READILY CHANGED.
  - 1011.5.2 EXIT SIGN ILLUMINATION: THE FACE OF AN EXITS SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDELES (54 LUX).
  - 1011.5.3 POWER SOURCE: EXITS SIGNS SHALL BE ILLUMINATED AT ALL TIMES TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CHAPTER 27.

# ANTON & MICHEL RESTAURANT

## MISSION ST. BETWEEN OCEAN AVE. & 7TH ST. CARMEL BY THE SEA, CALIFORNIA

### -TENANT IMPROVEMENTS-

DESIGN TEAM ASSOCIATED WITH THIS PROJECT

STRUCTURAL ENGINEER:

Christian Lee & Assoc. Inc  
 19 Quail Run Circle, Suite B  
 Salinas, CA. 93907  
 Phone: (831) 424-9000

GENERAL CONTRACTOR:

Hamza Design & Construction, Inc.  
 481 El Dorado Street  
 Monterey, CA. 93940  
 Phone: (831) 856-0634

APPLICABLE CODES FOR THIS PROJECT:

- 2010 California Building Code (CBC)
- 2010 California Residential Code (CRC)
- 2010 California Fire Code (CFC)
- 2010 California Plumbing Code (CPC)
- 2010 California Mechanical Code (CMC)
- 2010 California Electrical Code (CEC)
- 2008 California Energy Code (CenC)
- 2010 Monterey County Code (MCC)



PROPOSED FRONT SIGN TO REPLACE EXISTING

Scale 3"=1'-0" **3**

SCOPE OF WORK:

TENANT IMPROVEMENTS  
 Front Entry Renovation:  
 Replace Existing Entry Door, Entry Awning, and Business Signs. Remove Existing Decorative Door Shutters. Install New Plaster keystones Around Front Door, Replace Exterior Light Fixtures, Renovate Menu Displays.

OWNER: T.R. LEIDIG PROPERTIES  
 1 LOWER RAGDSLE DRIVE BLDG. 1, SUITE 100  
 MONTEREY, CA. 93940  
 Phone:

TENANT: ANTHONY SALAMEH  
 PO BOX 4917  
 CARMEL, CA. 93921  
 Phone:(831) 825-6526

SITE INFORMATION:

MISSION ST. BETWEEN OCEAN AVE. & 7TH ST.  
 CARMEL BY THE SEA, CALIFORNIA  
 A.P.N.: 010-141-003-000 BLK 77, LOT 15,17,19,21  
 Occupancy Group: A-2  
 Constr. Type: V-N  
 Zoning Designation: COMMERCIAL

BUILDING DATA:

EXISTING BUILDING AREA: (NO CHANGE)

Trees To Be Removed: None  
 Water company: CALAM



PROPOSED PLANS

SHEET G-1.1	TITLE SHEET - SITE INFORMATION - NOTES
SHEET A-1.1	FLOOR PLAN - EXT. ELEVATIONS - DETAILS

**RECEIVED**

**DEC 30 2013**

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

SHEET INDEX **2**

**ANTON & MICHEL RESTAURANT**  
 APL 010-141-003 Block 77  
 CARMEL BY THE SEA, CALIFORNIA

Job Number	2012-20
Date	11-25-13
Revision	
Drawn By	AA

Sheet Number

**G-1.1**

of Sheets

INDEX SHEET

DATE	REVISION



P.O. Box 2004 Carmel, CA 93921  
 Phone: 415.1.5924 / Fax: 270.22.9605  
 Mail: FormaStudio @ comcast.net

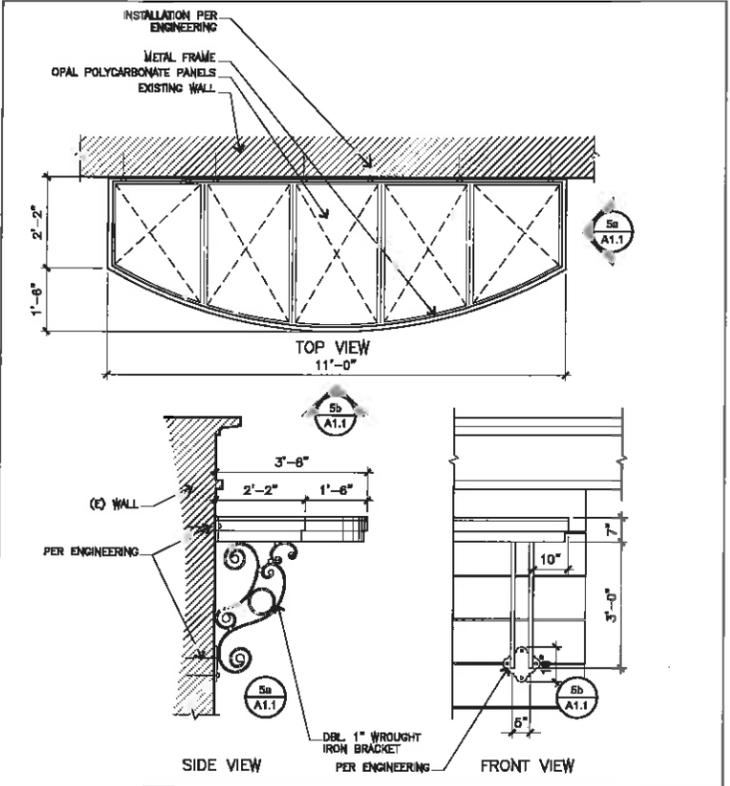
**ANTON & MICHEL RESTAURANT**  
 APN 010-141-003 Block 77  
 CARMEL BY THE SEA, CALIFORNIA

Job Number	2012-20
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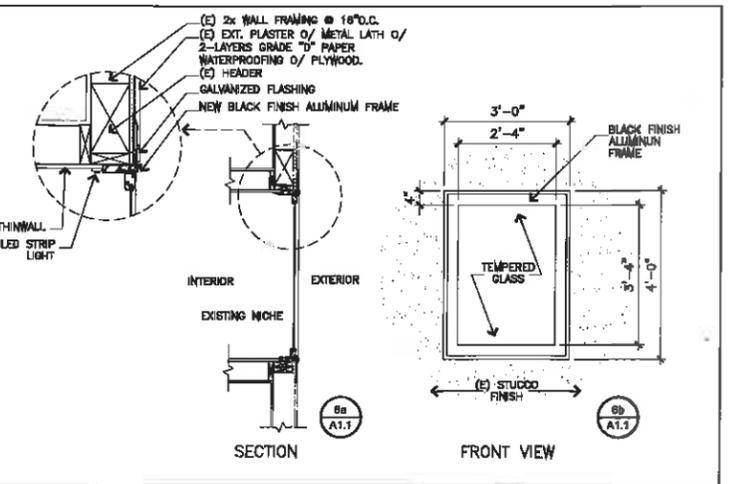
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**A-1.1**  
 of Sheets  
 ELEVATIONS & DETAILS



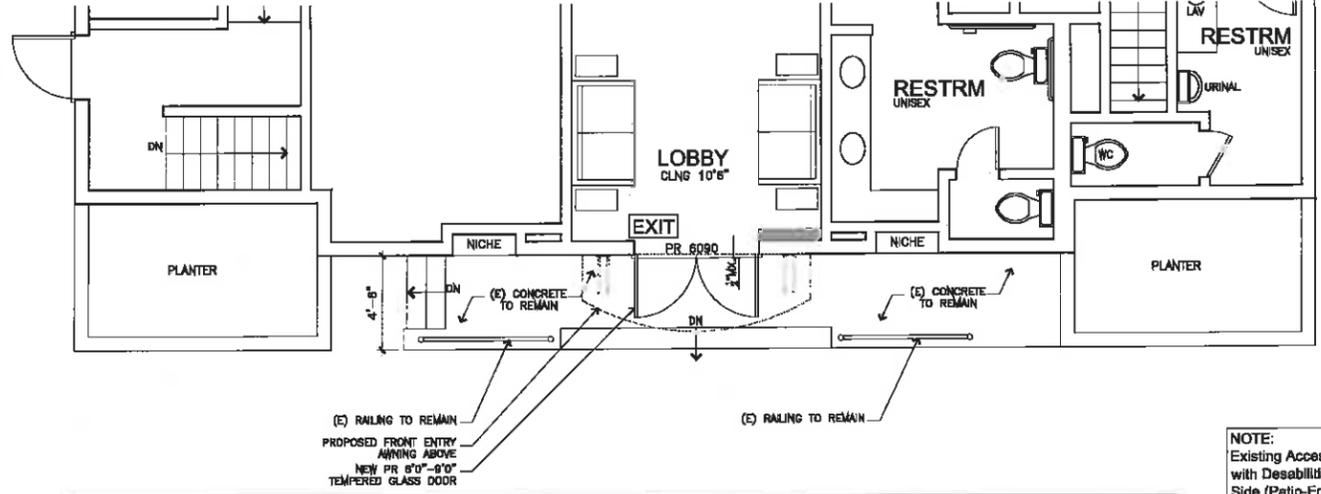
**FRONT ENTRY LIGHT FIXTURE** N.T.S. 4



**FRONT ENTRY AWNING** 1/2"=1'-0" 5



**EXISTING MENU DISPLAY** 1/2"=1'-0" 6

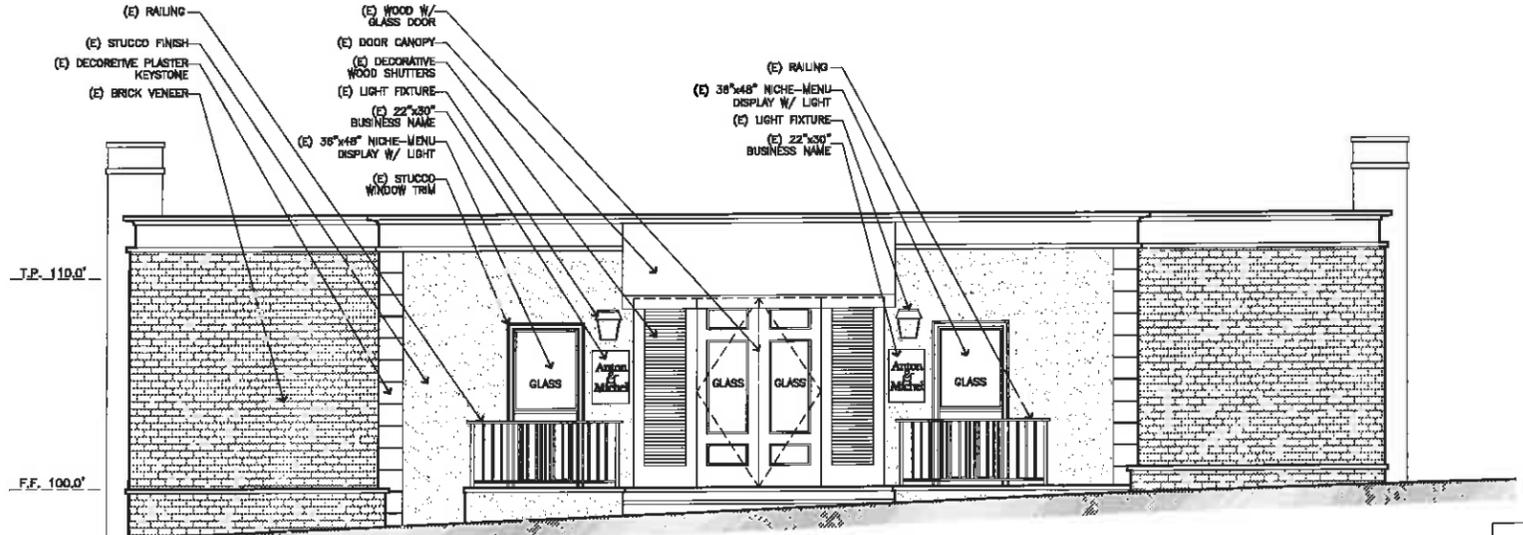


MISSION STREET

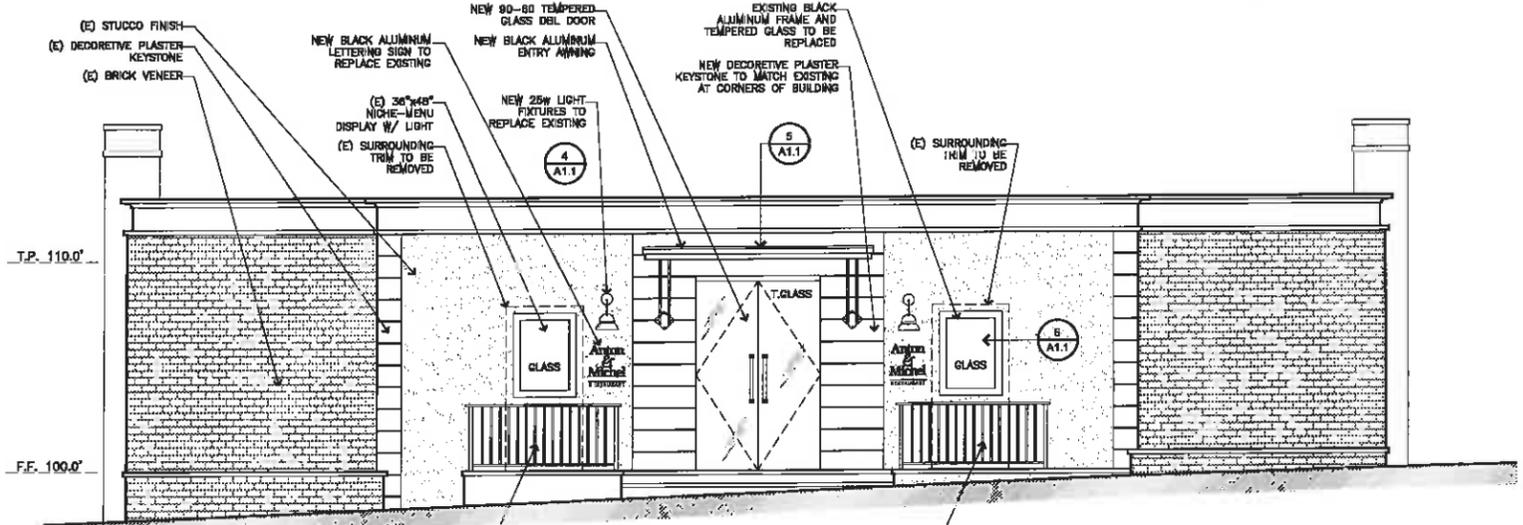
NOTE:  
 Existing Access for People  
 with Disabilities at the SW  
 Side (Patio-Entry) To  
 Remain



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



**EXISTING FRONT ELEVATION** 1/4"=1'-0" 2



**PROPOSED FRONT ELEVATION** 1/4"=1'-0" 3

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS LIMITED TO THE ORIGINAL INTENT FOR WHICH THEY WERE PREPARED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DRAWINGS AND SPECIFICATIONS IN ANY MANNER OR FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED.

REPLACED MENU TRIM  
Color: Black



PLASTER KEYSTONE  
Color: Gray



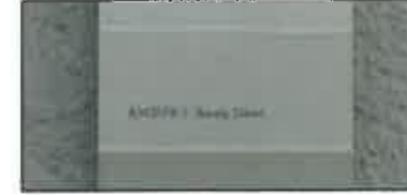
PROPOSED AWNING  
Color: Black



LIGHT FIXTURE  
Color: Black



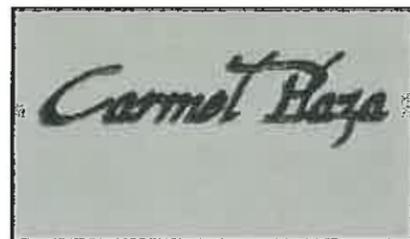
EXISTING PLASTER WALL  
Color: Barely Dawn - Kelly Moore



EXISTING BRICK WALL  
Color:



PROPOSED LETTERING SIGN  
Color: Black



**Anton & Michel Restaurant**  
MISSION ST. BETWEEN OCEAN AVE. & 7TH ST.  
CARMEL BY THE SEA, CALIFORNIA  
A.P.N: 010-141-003-000 - BLK 77