

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
REGULAR MEETING AGENDA**

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

August 13, 2014
Wednesday
Tour – 2:00 p.m.
Meeting – 4:00 p.m.

I. CALL TO ORDER AND ROLL CALL

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

II. TOUR OF INSPECTION

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

III. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

VI. APPEARANCES

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

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 draft minutes from July 9, 2014 Regular Meeting
2. DS 14-39 (Alexander) Consideration of Final Design Study (DS 14-39) and associated Coastal Development Permit application for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District
Matt Alexander
Torres St. 2 NE of 3rd Ave.
Blk: 25, Lot: 18
APN: 010-102-011

VIII. CONSENT AGENDA (PULLED ITEMS)

(This is a placeholder to be used only in the event that one or more items are pulled from the consent agenda.)

IX. PUBLIC HEARINGS

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

1. MP 14-01 (Carmel-by-the-Sea) Consideration of Municipal Project (MP 14-01) and associated Coastal Development Permit application for a revised style of sidewalk pavers located at the foot of Ocean Avenue in the Del Mar Parking Lot
City of Carmel-by-the-Sea
Del Mar Parking Lot
2. DS 14-29 (Darley) Consideration of Final Design Study (DS 14-29) and associated Coastal Development Permit applications for the demolition of an existing residence and construction of a new residence located in the Single-Family Residential (R-1) Zoning District
Robert Darley
Santa Rita 2 Southwest of 2nd Ave.
Blk 24; West ½ of Lots 1 & 3
APN: 010-028-002

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| <p>3. DS 14-40 (Perry)
 Frank and Renate Perry
 Lobos 5 NW of 2nd Ave.
 Blk: 18, Lot: 11
 APN: 010-016-005</p> | <p>Consideration of Final Design Study (DS 14-40) and associated Coastal Development Permit application for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District</p> |
| <p>4. DS 14-33 & UP 14-14 (Porteous)
 John and Jennifer Porteous
 San Antonio 3 NE of 7th Ave.
 Blk: S, Lots: 14 & 16
 APN: 010-267-008</p> | <p>Consideration of Concept and Final Design Study (DS 14-33) and Use Permit (UP 14-14) applications for exterior alterations to a structure located in the Single-Family Residential (R-1) Zoning District. The structure was previously an inn and is being reverted to a single-family residence with a guesthouse.</p> |
| <p>5. DS 14-32 (Makler)
 Mary and Stuart Makler
 Santa Lucia 2 NE of Casanova
 Blk: 146, Lots: 26 & 28
 APN: 010-176-025</p> | <p>Consideration of Concept Design Study (DS 14-32) and associated Coastal Development Permit application for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District</p> |
| <p>6. CR 14-03 (Grasing's Restaurant)
 Kurt Grasing
 NW Cor. of Mission & 6th Ave.
 Blk: 57, Lots: 17 & 19
 APN: 010-132-016</p> | <p>Consideration of a Concept Review (CR 14-03) for the establishment of an outdoor dining area and new rain-shelter canopies on the rooftop of a restaurant located in the Central Commercial (CC) Zoning District</p> |
| <p>7. DS 14-61 (Hardy)
 Patricia Hardy
 25904 Ridgewood Road
 Blk: 2, Lot: 1
 APN: 009-352-019</p> | <p>Consideration of Design Study (DS 14-61) for the replacement of a wood-shake roof with composition shingles on a residence located in the Single-Family Residential (R-1-C-10) District</p> |
| <p>8. DS 14-69 (Frank)
 Margaret Frank
 NW Corner of Santa Fe St. and
 Mountain View Ave.
 Blk: 80, Lot 14
 APN: 010-081-005</p> | <p>Consideration of Design Study (DS 14-69) for the replacement of a wood-shake roof with composition shingles on a residence located in the Single-Family Residential (R-1) District</p> |
| <p>9. DS 14-82 (Ohm)
 Ronald Ohm
 Lobos 3 NW of 4th Ave.
 Blk: 1A, Lot 3
 APN: 010-014-007</p> | <p>Consideration of Design Study (DS 14-82) for the replacement of a wood-shake roof with composition shingles on a residence located in the Single-Family Residential (R-1) District</p> |

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| <p>10. DS 14-78 (McWilliams)
 McWilliams Peter Trust
 26151 Ladera Drive
 Blk: MA, Lot: 4
 APN: 009-331-004</p> | <p>Consideration of Design Study (DS 14-78) for the replacement of a wood-shake roof with composition shingles on a residence located in the Single-Family Residential (R-1) District</p> |
| <p>11. DS 14-68 (Lewis)
 Tim Lewis
 San Carlos 4 SW of 11th Ave.
 Blk: 131, Lot: 9
 APN: 010-154-003</p> | <p>Consideration of Design Study (DS 14-68) for the replacement of a wood-shingle roof with composition shingles on a residence located in the Single-Family Residential (R-1) District</p> |
| <p>12. DS 14-83 (Ungaretti)
 Elisabeth Ungaretti
 Torres St. 2 SE of 10th Ave.
 Blk: 120 Lot: 1B
 APN:010-331-002</p> | <p>Consideration of a Design Study (DS 14-83) for the replacement of a cap sheet, tar, and gravel roofs on flat roof areas with DuroLast plastic roof on a residence located in the Single-Family Residential (R-1) District</p> |
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X. DIRECTOR'S REPORT

1. Update from the Director

XI. SUB-COMMITTEE REPORTS

1. Report from Sub-Committees

XII. ADJOURNMENT

The next meeting of the Planning Commission will be:

Regular Meeting – Wednesday, September 10, 2014, at 4:00 p.m.

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

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

NO AGENDA ITEM WILL BE CONSIDERED AFTER 8:00 P.M. UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE PLANNING COMMISSION. ANY

AGENDA ITEMS NOT CONSIDERED AT THE MEETING WILL BE CONTINUED TO A FUTURE DATE DETERMINED BY THE COMMISSION.

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

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION – MINUTES
REGULAR MEETING OF JULY 09, 2014**

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

PRESENT: Commission Members: LePage, Paterson, Goodhue, Martin, and Reimers

ABSENT: Commissioners Members: None

STAFF PRESENT: Rob Mullane, AICP, Community Planning & Building Director
Marc Wiener, Senior Planner
Christy Sabdo, Contract Planner
Roxanne Ellis, Commission Secretary

II. TOUR OF INSPECTION

The Commission Convened at 2:30 p.m. and toured the following sites:

1. DS 13-77 RV 01 (Overett): San Antonio 2 NW of 4th, Block SD; Lot 10
2. DS 14-26 (Bengard): NE Corner of Monte Verde & 11th, Block: 114; Lots 18 & 20
3. DS 14-21 (Gordon): NE Corner of Dolores & 2nd, Block 10; Lot(s) West ½ of 18 & 20
4. DS 14-39 (Alexander): Torres 2 NE of 3rd, Block 25; Lot(s) 18
5. DR 14-40 (Perry): Lobos 5 NW of 2nd, Block 18; Lot(s) 11
6. UP 14-02 (Tudor Wines): NW Corner of Mission & 7th, Block 77; Lot(s) 15,17,19 & 21
7. SI 14-31 (Preferred Properties): SW Corner of Lincoln & 6th, Block 73; Lot(s) 1

III. ROLL CALL

Chair Reimers called the meeting to order at 4:05 p.m.

IV. PLEDGE OF ALLEGIANCE

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

V. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

Chair Reimers announced that Public Hearing Item #8: CR 14-02 (Panattoni) has been withdrawn and will not be on the agenda.

VI. APPEARANCES

Chair Reimers opened this item to public comment.

Speaker #1: Cindy Lloyd, spoke in favor of less lighting along the median on Ocean.

Speaker #2: Barbra Livingston stated her support for no lighting along the median

Speaker #3: Vincenzo D'Amico began to speak about an item on the agenda and was asked to comment on the item when the item comes up on the agenda.

Seeing no other speakers, Chair Reimers closed the public comment portion of the agenda.

VII. CONSENT AGENDA

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1. Consideration of draft minutes from June 11, 2014 Regular Meeting.

Chair Reimers asked if any member of the public wished to pull any items. No members of the public requested to pull any items.

Motion: Vice-Chair Paterson made a motion to approve the consent agenda. The motion was seconded by Commissioner Goodhue and approved on the following vote:

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

VIII. CONSENT AGENDA (PULLED ITEMS)

There were no items pulled.

IX. PUBLIC HEARING

1. SI 14-31 (Preferred Properties)
Carol Crandall, Preferred Properties
Southwest corner of Lincoln and 6th
Blk: 73, Lot: 1
APN: 010-213-003

Consideration of a Sign Permit (SI 14-31) for
multiple temporary signs for an existing
building located in the Central Commercial
(CC) Zoning District

Christy Sabdo, Contract Planner, presented the staff report and spoke relative to the applicants request to display listings on a sheet of plywood at the exterior of property until the building, which was recently damaged by errant automobile, is repaired.

Carol Crandall, applicant, addressed the Planning Commission and spoke of her need to have the temporary signage in order for her business to continue to operate while the repairs to her business frontage are being made.

Chair Reimers opened the public hearing at 4:17 p.m., seeing no other speakers, Chair Reimers closed the public hearing at 4:17 p.m.

The Commission had questions for the applicant on the number of postings she needed, and Ms. Crandall addressed the questions from the Commission.

Motion: Vice-Chair Paterson made a motion to approve the project as conditioned by staff but to paint the plywood white within one week of the approval and to allow the temporary signs to only be displayed 18 weeks from application approval. The motion was seconded by Commissioner Goodhue and approved on the following vote:

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

2. UP 14-02 (Tudor Wines) Christian and Dan Tudor NW Cor. of Mission Street and 7 th Ave. Block: 77, Lots: 15, 17, 19 & 21 APN: 010-141-003	Consideration of a Use Permit (UP 14-02) 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 (Tudor Wines)
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Chair Reimers recused herself due to owning property within 500 feet of the site and left the dais.

Mr. Wiener presented the staff report with an overview of the project's history.

Mr. Mullane added that the applicant plans to store the wine in temperature-controlled units underneath the tasting counter and that a tap dispenser will be used for the wines.

Vice Chair Paterson opened the public hearing.

Speaker #1: Tom Nash, applicant representative, addressed the Planning Commission on behalf of the owners. Mr. Nash stated the applicant is in the process of moving his production facility from San Luis Obispo to Monterey County. He noted that the wine dispenser will have a stainless steel back.

Speaker #2: Jonathan Sapp, provided information on the ABC licensing process.

The Commission asked the applicant team several questions about the sequence of getting the Use Permit for a tasting room and getting the winery space in Monterey County and how this relates to the associated Duplicate 02 License by State ABC.

Speaker #3: Jim Griffin, stated that he had prepared a revised floor plan.

Speaker #4: Vincenzo D'Amico, voiced his disapproval for this project as well as the proliferation of wine tasting rooms in the City in general.

Speaker #5: Doug Kale, resident and distribution representative for Tudor Wines, noted his support for the applicant and what the project would bring to the tourism in the area.

Speaker #6: Jason Stutz, with Ray Franscioni Wines, stated that the lease agreement is in process of being finalized and once finalized a copy will be provided to the City.

Speaker #7: Randy Rogers, stated his support for the application.

Speaker #8: Marie Johnston, Resident, clarified the difference between producing and bottling wine in Monterey County and spoke in favor of the project.

Speaker #9: Roberta Miller, Resident, commented on the need for the item to be continued until all documentation is present and clear.

Speaker #10: Jonathan Sapp, read a letter in support of the applicant from the property owner, Andy Schwartz.

Speaker #11: Charles Farrell, commented that he is in favor of the applicant's tasting room.

Speaker #12: Barbara Livingston, expressed her support for staff to come to a well thought-out decision.

Speaker #1: Tom Nash, application representative, reappeared before the Commission to clarify that the plans included with the staff report are the current ones.

Seeing no other speakers, Vice-Chair Paterson closed the public hearing.

Motion: Commissioner LePage made a motion to continue item until applicant obtains their 02 license in Monterey County. The motion was seconded by Commissioner Goodhue and approved on the following vote:

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

3. DS 14-21 (Gordon)
Kathleen Gordon
NE Corner of Dolores and 2nd Ave.
Blk: 10, Lots: west 1/2 of 18 & 20
APN: 010-126-021

Consideration of Final Design Study (DS 14-21) and associated Coastal Development Permit application for the construction of a new residence located in the Single-Family Residential (R-1) Zoning District

Chair Reimers rejoined the meeting.

Mr. Wiener presented the staff report noting the revisions to the project since it was last reviewed by the Commission. He noted that the neighbors to the east of the project still have some concerns with the project.

Chair Reimers opened the public hearing.

Speaker #1: Safwat Malek, project architect, addressed the Commission and gave a brief summary of the revisions to the project. He noted the revised elevation, windows in rear, balcony, stainless steel living wall, and a proposed composition shingle roof with solar panels on top.

Speaker #2: James Faye, eastern neighbor, expressed his concerns with the balcony impacting privacy, color of house, stainless steel living wall, and lack of progress in preserving his ocean view.

Speaker #3: Barbra Livingston, noted that the project should have a wood shake roof, should add upper canopy trees, and that the proposed spacing of the grapestake fence was too tight.

Speaker #4: Karen Nelson, project interior designer, spoke briefly on the building's proposed color, the living wall, roof material, and the 5'6" planter box.

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

Motion: Commissioner LePage made a motion to continue item until the applicant mitigates view impact to the eastside neighbor, present alternate elevations, living wall specifications, rendering showing wood or tile roof, and a sample of stucco finish on exterior. The motion was seconded by Commissioner Paterson and approved on the following vote:

AYES: GOODHUE, LEPAGE, MARTIN, PATERSON, and REIMERS.

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

4. DS 13-77 RV 01 (Overett)
2011 Carmel Property Trust
San Antonio 2 parcels NW of 4th

Consideration of a Plan Revision (DS 13-77 RV-01) to an approved Design Study for alterations to a historic residence located in

Block: SD, Lot: 10
APN: 010-321-047

the Single-Family Residential (R-1), Beach and Riparian (BR), and Archaeological Zoning Districts

Mr. Wiener presented the staff report in regards to the following items being proposed 1) a third chimney; 2) pitched skylight above the hyphen connecting the addition to the historic residence; 3) the encroachment of the front fence approximately one foot into the City Right-of-Way (ROW); 4) and the history of the project review by the HRB.

Chair Reimers opened the public hearing.

Speaker #1: Laura Overett, property owner, thanked the Commission for reviewing her application. Ms. Overett briefly discussed the history of the project's proposed design and spoke in favor of the third chimney and skylight on the hyphen.

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

There was a brief discussion on this item with the Commission being in favor of the third chimney because of how large the property is and the skylight because it does not have a substantial visual impact on any neighbors.

Motion: Commissioner LePage made a motion to accept the application with revisions to the conditions as follows: Special Condition #24 should note that staff should review the property line and allow the applicant to apply for an encroachment permit for the 20-foot long portion of the fence that encroaches into the public ROW. The motion was seconded by Vice-Chair Goodhue and approved on the following vote:

AYES: GOODHUE, LEPAGE, MARTIN, PATERSON, & REIMERS.

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

The Planning Commission took a 10 minute recess and reconvened at 7:00 p.m.

5. DS 14-40 (Perry)
Frank and Renate Perry
Lobos 5 NW of 2nd Ave.
Blk: 18, Lot: 11
APN: 010-016-005

Consideration of Concept Design Study (DS 14-40) and associated Coastal Development Permit application for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District Single-Family Residential (R-1) Zoning District

Commissioner LePage recused himself from the item due to the fact that he owns property within 500 feet of the project site and left the dais.

Mr. Wiener presented the staff report and summarized staff concerns with the proposal of 3 bay windows along the north elevation that give a busy appearance and a proposed detached garage that will allow the applicant to abandoned existing shared garage with neighbor.

Chair Reimers opened the public hearing.

Speaker #1, Alan Lehman, project designer, went over the project and responded to the concerns that had been raised by staff and neighbors.

Speaker #2: Barbra Livingston, stated her support for the house being one story and made the following suggestions 1) the garage should be located out of the front-yard setback; 2) the stone veneer should wrap all the way around the building; 3) the planting of additional upper canopy trees; 4) redesign of proposed fence; 4) excessive skylights and bay windows; 5) and a wood shake roof.

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

The Commission discussed the project and provided comments and questions related to the stone fence looking busy, the detached garage, the appearance of a lot of concrete with new garage.

Speaker #1, Alan Lehman, reappeared before the Commission to address questions from the Commission on solar-tube skylight, the driveway and distance between houses, and amount of concrete on driveway.

Motion: Vice-Chair Paterson made a motion to accept the application with all of staff-recommended conditions of approval and with the addition of Condition #7: to have applicant reconsider garage at front of house with an option for a carport and Condition #8: to redesign the fence and remove stone from around the entry. The motion was seconded by Commissioner Goodhue and approved on the following vote:

AYES: GOODHUE, MARTIN, PATERSON, & REIMERS.

NOES: NONE

ABSENT: NONE

ABSTAIN: LEPAGE

6. DS 14-39 (Alexander)
Matt Alexander
Torres St. 2 NE of 3rd Ave.
Blk: 25, Lot: 18
APN: 010-102-011

Consideration of Concept Design Study (DS 14-39) and associated Coastal Development Permit application for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District

Commissioner LePage rejoined the meeting. Vice-Chair Paterson recused himself from from the item due to the fact that he owns property within 500 feet of the project site and left the dais.

Christy Sabdo, Contract Planner, presented the staff report and summarized the applicant's proposal for the remodeling a 455-square foot addition, new wood-shake roof, repair to brick porch and steps, new decomposed granite driveway, re-building an existing detached garage, and new landscape.

Chair Reimers opened the public hearing.

Speaker #1, Safwat Malek, representing project architect Adam Jeselneck, went over the project and addressed the recommendation to move the garage out of the side-yard setback.

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

The Commission discussed the project and provided comments and questions related to the design of the garage and setbacks.

Motion: Commissioner LePage made a motion to accept the application with all of staff's recommended conditions but with an addition to Condition #3 that the garage have a pitched roof to match the residence. The motion was seconded by Commissioner Goodhue and approved on the following vote:

AYES: GOODHUE, LEPAGE, MARTIN & REIMERS.

NOES: NONE

ABSENT: NONE

ABSTAIN: PATERSON

7. DS 14-26 (Bengard) Tom and Terry Bengard NE Cor. of Monte Verde and 11 th Blk: 114, Lots: west portions of 18 & 20 APN: 010-182-009	Consideration of Concept Design Study (DS 14-26) and associated Coastal Development Permit application for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District
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Commissioner LePage rejoined the meeting.

Ms. Sabdo presented the staff report and summarized the scope of the project.

Chair Reimers opened the public hearing.

Speaker #1, Jeff Crockett, project architect, went over the project and addressed questions from the Commission.

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

The Commission commented on the concerns of neighbors to the east, the second-story plate height, and suggested that the design of project be simplified.

Motion: Commissioner LePage made a motion to accept the application with all of staff's recommended conditions and the following comments: lower the second-story plate height to 7 feet, change the stone columns at the entry to wood, have windows be more consistent in design, eliminate the copula, eliminate some of the stone, and eliminate the east-facing bedroom window. The motion was seconded by Commissioner Goodhue and approved on the following vote:

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

X. DIRECTOR'S REPORT:

The Director's report addressed the following:

- The City Council's action on several permanent encroachment permit requests at the July 1, 2014 Council meeting.
- Resolving banner conflicts
- Building Official has implemented several process improvements for Building Permit plan check, issuance, and inspection components
- Discussion on and possible revisions to Planning Commission Rules of Procedure process for appointing Chair and Vice Chair

The Commission was supportive of going to an annual election of Chair and Vice Chair, and staff will be bringing specific changes to the Rules of Procedures at a future Planning Commission meeting.

XI. SUB-COMMITTEE REPORTS:

No reports, as there were not any recent subcommittee meetings.

XII. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned by Chair Reimers at 8:44 pm.

The next meeting of the Planning Commission will be:

Regular Meeting – Wednesday, August 13, 2014, at 4:00 pm, with a tour of inspection to begin at approximately 2:00 p.m.

SIGNED:

Janet Reimers, Chair

ATTEST:

Roxanne Ellis
Planning Commission Secretary



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

August 13, 2014

To: Chair Reimers and Planning Commissioners

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

Submitted by: Christy Sabdo, Contract Planner

Subject: Consideration of Final Design Study (DS 14-39) and associated Coastal Development Permit for the construction of a new addition to an existing residence and replacement of the existing detached garage located in the Single-Family Residential (R-1) Zoning District

Recommendation:

Approve the Design Study (DS 14-39) and the associated Coastal Development Permit subject to the attached findings and conditions

Application:	DS 14-39	APN:	010-102-011
Location:	Torres St. 2 NE of 3 rd Avenue		
Block:	25	Lots:	18
Applicant:	Adam Jeselnick	Property Owner:	Matt Alexander

Background and Project Description:

The project site is located on Torres Street two northeast of Third Avenue. The property is developed with a 1,138-sq ft, one-story residence with horizontal-wood siding. The adjoining City Right-of-Way (ROW) along Torres Street maintains an informal forested appearance with pine trees, rolled curbs, and no sidewalks.

The applicant's proposal includes:

- 1) The remodeling of and a 455-square foot addition to an existing single-family residence,
- 2) A new wood-shake roof,
- 3) A repair of the exiting brick porch and steps,
- 4) A new decomposed granite (DG) driveway,
- 5) A re-building of and slight relocation of the existing detached garage, and
- 6) New landscaping

The existing residence and addition to the residence would include a new exterior, a combination of stucco and horizontal wood-siding with a new taper-sawn wood shake roof. All exterior doors and windows will be unclad wood that is painted white. The new garage will include horizontal wood-siding, a wood garage door, and a taper-sawn wood shake roof.

The Planning Commission reviewed this project on July 9, 2014, and expressed general support for the design, but continued the project with a request for certain changes. The applicant has revised the design to address the recommendations made by the Planning Commission.

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 sf (45%)	1,370 sf (34.2%)	1,796 sf (44.9%)
Site Coverage	556 sf (13.9%)	913 sf (22.8%)	515 sf (12.9%)
Trees (upper/lower)	3/1 (recommended)	2/6	2/3
Ridge Height (1 st /garage)	18 ft/15ft	14 ft. to 14 ft. 6in.(elevation change)/ 9 ft. to 9ft 6 in. (slanted roof)	14 ft./ 8 ft 9 in.
Plate Height (1 st /garage)	12 ft	10 ft./9 ft. to 9 ft. 6 in.	8 ft 9 in.
Setbacks	Minimum Required	Existing	Proposed
Front (house/brick porch)	15 ft.	16 ft 3 in./ 9 ft. 7½in.	No change/No change
Composite Side Yard (house/garage)	10ft (25%)	12 ft. (30%)/ 6 ft 4½ in. (15.9%)	8 ft. 10½ in. (22.2%)/ No change
Minimum Side Yard	3 ft.	3 ft.	No change
Rear	3 ft./15ft.	24 ft (from house)	8 ft. (new 455 sf addition)

Staff analysis:

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

1. *The applicant shall remove the non-significant buckthorn due to high risk of fail at the soil line and shall remove ivy from the site and City ROW. These changes shall be noted*

on the proposed site plan and landscape plan as part of the submittal of Final Design Study plans.

Analysis: The proposed site plan and landscape plan include a note stating “The non-significant Italian buckthorn shall be removed, due to high risk of fail at the soil line and all ivy shall be removed from the site and City ROW.”

2. *The applicant shall provide a note on the proposed site plan and building plans that identifies the following materials for the driveway. The driveway within the City ROW and the short return shall be decomposed granite with a resin binder. The driveway within the property boundaries shall be loose decomposed granite to maintain permeability.*

Analysis: The proposed site plan calls out the driveway materials as recommended and the proposed site plan includes a note stating, “Within the City R.O.W. and the short return, the driveway shall be decomposed granite with a resin binder. The driveway within the property boundaries shall be loose decomposed granite to maintain permeability.” In addition, when the applicant submits the building plans, planning staff have another opportunity to review the plans to ensure the conditions have been transferred to the building plan set.

3. *As part of the submittal of the Final Design Review plans, the applicant shall revise plans showing that the new garage has been shifted out of the 3-foot minimum southern side-yard setback. The garage shall have a pitched roof to match the original character of the residence.*

Analysis: The new garage was originally proposed to be setback approximately 1-ft from the south property line, deviating from the standard 3-foot setbacks and composite side yard setback requirements. Following the recommendation by the Planning Commission, the applicant has relocated the new garage out of the side yard setback, and it is now located 3 ft from the south property line.

In addition, the proposed new garage was originally proposed with a flat roof. The applicant is now proposing a 5:12 pitched roof for the new garage, which better matches the roof pitch of the existing residence and proposed new additions. Staff notes that the front building element of the existing residence would maintain its existing 8:12 pitch.

4. *Prior to final building inspection, the applicant shall remove all existing gravel and the rock wall located in the City ROW as indicated on the project plans. The existing gravel and rock wall shall be noted as proposed for removal on the site and landscape plans submitted for final Planning Commission review.*

Analysis: The proposed site plan and landscape plan identifies all existing gravel and the rock wall in the City ROW and includes a note that these encroachments will be removed. In addition, during building plan check, planning staff will visit the site to make sure that all gravel and the rock wall have been removed from the City ROW.

Other Project Components:

Neighbor Concerns: There have been no neighbor concerns regarding the proposed project.

Landscape Plan: With regard to landscaping, Residential Design Guideline 10.3 recommends *“locating plans in relaxed, informal arrangements that are consistent with the urban forest character”* and *“avoid formal, unnatural arrangement of plants and paving except in areas out of public view.”*

The applicant has included a landscape plan which includes new drought-tolerant landscaping on the property, and in the City ROW on the north side of the property adjacent to Torres Street.

Exterior Lighting: With regard to exterior lighting, the Carmel Municipal Code Section 15.36.070.B. pertains to exterior lighting for residential buildings and zones. This section requires exterior lighting that is attached to the main building or any accessory building to be no higher than 10 feet above the ground and not to exceed 25-watts incandescent equivalent (i.e., approximately 375 lumens) per fixture. Staff notes that the requirement is based on the typical output of a 25-W incandescent bulb, which is approximately 375 lumens. In comparison, a 6.25-W compact fluorescent lamp (CFL) produces 375 lumens.

The applicant is proposing 13-W CFL exterior lights. This wattage generates a lighting intensity roughly equivalent to a 60-W incandescent bulb, which exceeds the City’s exterior lighting standards. A condition of approval has been drafted for the applicant to revise the lighting fixtures on the plan set to comply with City exterior lighting requirements.

Environmental Review:

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

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Project Plans

Attachment A – Site Photographs

Project site facing north along Torres St.



Front of residence along Torres St.



Existing garage



Rear of subject property



Attachment B – Findings for Approval

DS 14-39 (Alexander)
 August 13, 2014
 Findings for Approval
 Page 1

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

<p>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.</p>	<p>✓</p>	
<p>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.</p>	<p>✓</p>	
<p>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.</p>	<p>✓</p>	
<p>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.</p>	<p>✓</p>	
<p>12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.</p>	<p>✓</p>	
<p>Coastal Development Findings (CMC 17.64.B.1):</p>		
<p>13. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.</p>	<p>✓</p>	

Attachment C – Conditions of Approval

DS 14-39 (Alexander)
 August 13, 2014
 Conditions of Approval
 Page 1

Conditions of Approval		
No.	Standard Conditions	
1.	Authorization: This approval of Design Study (DS 14-39) authorizes a 455-square foot addition to an existing single-family residence, a new wood-shake roof, a repair of the existing brick porch and steps, a new decomposed granite (DG) driveway, a replacement of the existing 232-sq ft detached garage with a new 203-sq ft garage, and new landscaping on the property and in the City ROW as shown on the August 13, 2014 approved plans. The existing residence and addition includes a combination of stucco and horizontal wood-siding and a new taper-sawn wood shake roof. All exterior doors and windows will be unclad wood, painted white. The new garage includes horizontal wood-siding, a wood garage door, and a taper-sawn wood shake roof. The project also includes a new fence with 1 x 3 horizontal redwood slats on the north, east, and south property line.	✓
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	All new landscaping shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be	✓

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

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

19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	N/A
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	N/A
	Special Conditions	
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
22.	The applicant shall provide a note on the building plans that identifies the following materials for the driveway. The driveway within the City ROW and the short return shall be decomposed granite with a resin binder. The driveway within the property boundaries shall be loose decomposed granite to maintain permeability.	✓
23.	The applicant shall include the final landscape plans in the building plans. The final landscape plans shall include a note to remove the non-significant Italian Buckthorn due to high risk of fail at the soil line and shall remove ivy from the site and City ROW.	✓
24.	Prior to final building inspection, the applicant shall remove all existing gravel and the rock wall located in the City ROW as indicated on the project plans.	✓

25.	Prior to the approval of the Building Permit, the applicant shall revise the proposed elevations and landscape plan sheets to indicate exterior lighting fixtures that comply with Standard Condition #9.	✓
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*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

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

GENERAL NOTES

PROJECT DATA

SCOPE OF WORK:
 REMODEL OF AND ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE.
 RE-BUILD EXISTING DETACHED GARAGE, RE-BUILD FRONT PORCH. ALL EXT.
 MATERIALS TO MATCH EXISTING, UNLESS NOTED. NEW WOOD SHAKE ROOF.
 NEW DECOMPOSED GRANITE DRIVEWAY AND LANDSCAPING.

CONSTRUCTION TYPE: V-B
 OCCUPANCY: R-3
 FIRE SPRINKLERS: NO
 WATER: CAL-AM (E)
 SEWER: CARMEL AREA WASTE WATER DISTRICT (E)

TREE REMOVAL: FIVE (5) NOT SIGNIFICANT

1-12" BLACK ACACIA
 1-6" OAK
 2-10" PITTOSPORUM
 1-6" RHAMNUS

GRADING: NONE

SITE COVERAGE CALCULATIONS:

(E) CONC. DRIVEWAY: 388 SF
 (E) PATIOS, WALKWAYS: 525 SF

TOTAL (E) COVERAGE: 913 SF
 *ALL (E) COVERAGE IS IMPERMEABLE
 *ALL (E) COVERAGE WILL BE REMOVED EXCEPT (E) BRICK PORCH AND STEPS
 (= 42 SF)
 *MAX. ALLOWABLE COVERAGE = 556 SF

(N) DECOMP. GRANITE DRIVEWAY: 368 SF (PERMEABLE)
 (E) BRICK PORCH AND STEPS 42 SF (IMPERMEABLE)
 (N) COURTYARD PATIO 105 SF (IMPERMEABLE CONCRETE)

TOTAL (N) COVERAGE: 515 SF
 *REDUCED BY 398 SF

FLOOR AREA CALCULATIONS:

(E) HOUSE: 1,138 SF
 (E) GARAGE: 232 SF

TOTAL (E) SF: 1,370 SF

(E) HOUSE, REMODEL 1,138 SF
 (N) HOUSE, ADDITION 455 SF
 (N) GARAGE: 203 SF

TOTAL PROPOSED SF: 1,796 SF

*NOTE: MAX. ALLOWABLE 1800 SF

SHEET INDEX

- A1 PROJECT DATA AND SITE LOCATION
- A2 NOTES AND SPECIFICATIONS
- SITE SURVEY
- A3 SITE PLAN, EXISTING + PROPOSED
- A4 FLOOR PLAN, EXISTING + DEMOLITION
- A5 PROPOSED FLOOR PLAN
- A6 PROPOSED ROOF PLAN
- A7 EXISTING BUILDING ELEVATIONS
- A8 PROPOSED BUILDING ELEVATIONS
- L.1 PROPOSED LANDSCAPE PLAN

PROJECT DATA

PROPERTY ADDRESS: TORRES STREET 2 NORTH/EAST OF 3RD AVENUE
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

A.P.N. 010-102-011-000

ZONING: R-1 SINGLE FAMILY RESIDENTIAL

OWNER: MATTHEW ALEXANDER
 C/O MASTERWORK BUILDING AND DEVELOPMENT
 P.O. BOX 23
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

ARCHITECT: ADAM JESELNICK ARCHITECT
 3069 LORCA LANE
 CARMEL, CA 93923
 PHONE: (831) 620.5164 m
 CONTACT: ADAM JESELNICK AIA
 EMAIL: aejarch@gmail.com

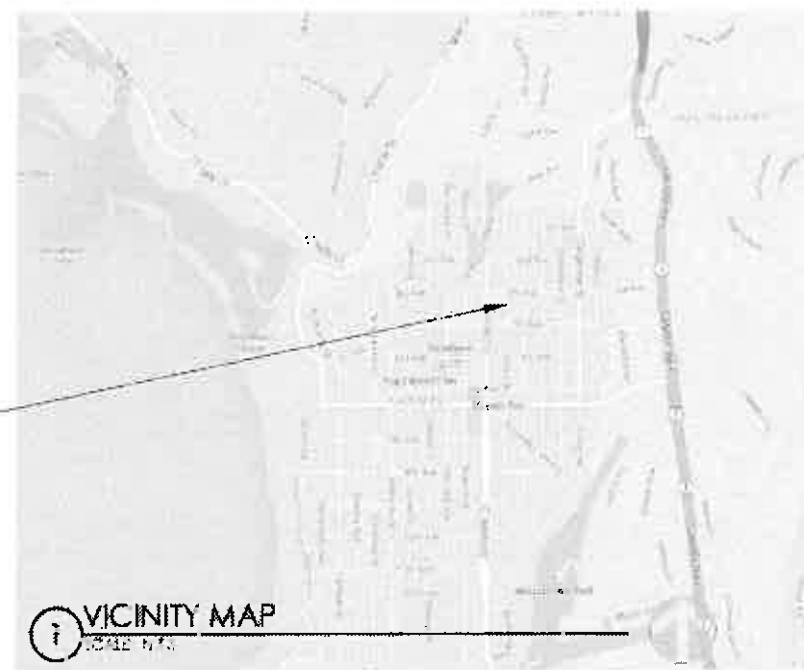
CONTRACTOR: MASTERWORK BUILDING AND DEVELOPMENT
 P.O. BOX 23
 CARMEL, CA 93921
 PHONE: (831) 229.8002 office
 CONTACT: HARLAN BRADLEY, PRESIDENT
 EMAIL: harlan@masterworkbuilders.com

△△

TOTAL (E) COVERAGE: 913 SF
 *ALL (E) COVERAGE IS IMPERMEABLE
 *ALL (E) COVERAGE WILL BE REMOVED EXCEPT (E) BRICK PORCH AND STEPS
 (= 42 SF)
 *MAX. ALLOWABLE COVERAGE = 556 SF

(N) DECOMP. GRANITE DRIVEWAY: 368 SF (PERMEABLE)
 (E) BRICK PORCH AND STEPS 42 SF (IMPERMEABLE)
 (N) COURTYARD PATIO 105 SF (IMPERMEABLE CONCRETE)

TOTAL (N) COVERAGE: 515 SF
 *REDUCED BY 398 SF



ADAM JESELNICK
 ARCHITECT

TORRES 2 N/E 3RD AVENUE
 RESIDENTIAL REMODEL
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

TITLE SHEET

04-18-2014

AS NOTED

A1

REVISION #	DATE	DESCRIPTION
△	05/01/2014	PLANNING RE-SUBMITTAL
△	06/02/2014	CORRECTIONS
△	07/17/2014	PLAN CHECK CORRECTIONS
△	07/30/2014	P.C. FINAL DETAILS REVIEW

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE 2013 CALIFORNIA RESIDENTIAL BUILDING CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY CITY ORDINANCE.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

SPECIFICATIONS

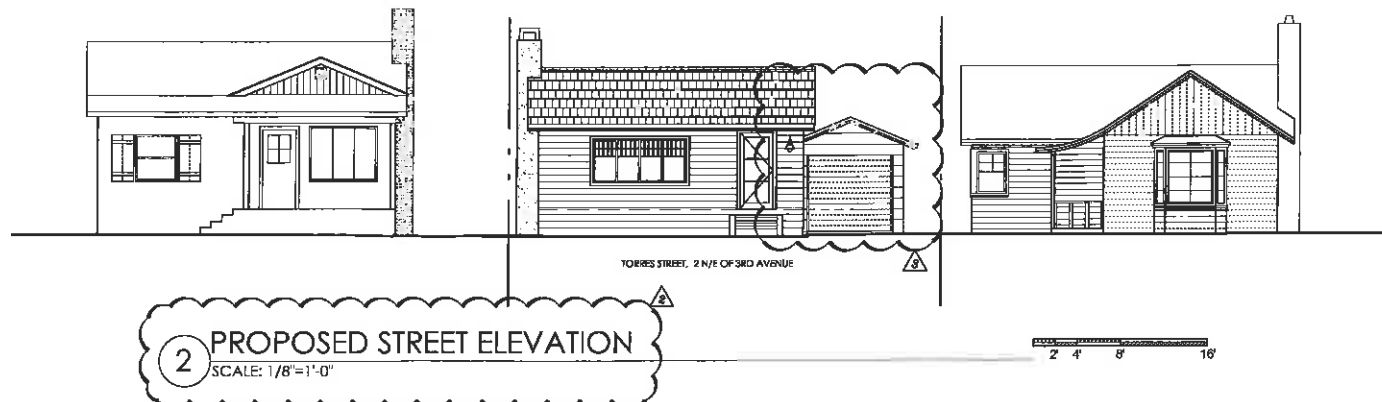
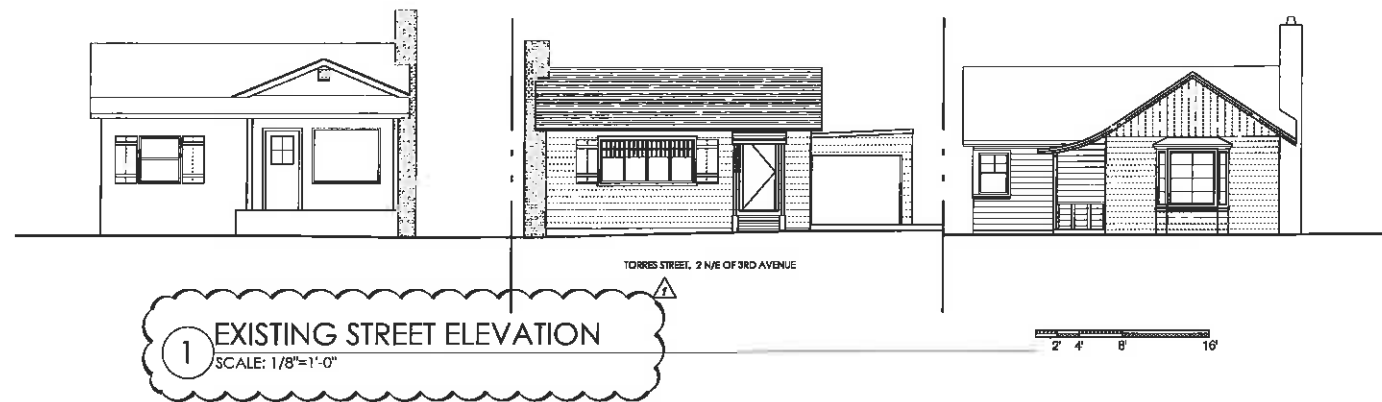
SPECIFICATIONS AS NOTED ON THE ARCHITECTURAL AND ENGINEERING PLANS.

GRADING / DRAINAGE NOTES

NO GRADING PROPOSED. EXISTING DRAINAGE TO REMAIN.

**CITY OF CARMEL-BY-THE-SEA
CONDITIONS of APPROVAL**

1. THE NON-SIGNIFICANT ITALIAN BUCKTHORN SHALL BE REMOVED, DUE TO HIGH RISK OF FAIL AT THE SOIL LINE AND ALL IVY SHALL BE REMOVED FROM THE SITE AND CITY R.O.W. THESE CHANGES SHALL BE SHOWN ON THE PROPOSED SITE AND LANDSCAPE PLANS AS PART OF THE FINAL DESIGN STUDY PLANS.
2. THE APPLICANT SHALL IDENTIFY ON THE SITE PLAN AND BUILDING PLANS THE NEW MATERIALS FOR THE DRIVEWAY. WITHIN THE CITY R.O.W. AND THE SHORT RETURN, THE DRIVEWAY SHALL BE DECOMPOSED GRANITE WITH A RESIN BINDER. THE DRIVEWAY WITHIN THE PROPERTY BOUNDARIES SHALL BE LOOSE DECOMPOSED GRANITE TO MAINTAIN PERMEABILITY.
3. THE NEW GARAGE SHALL BE SHIFTED OUT OF THE 3-FOOT MINIMUM SOUTH SIDE YARD SETBACK. THE NEW GARAGE SHALL ALSO HAVE A PITCHED ROOF TO MATCH THE ORIGINAL CHARACTER OF THE RESIDENCE.
4. PRIOR TO FINAL BUILDING INSPECTION, THE APPLICANT SHALL REMOVE ALL EXISTING GRAVEL AND ROCK WALL LOCATED IN THE CITY R.O.W. AS INDICATED. THE EXISTING GRAVEL AND ROCK WALL SHALL BE NOTED AS PROPOSED FOR REMOVAL ON THE LANDSCAPE PLANS SUBMITTED TO THE PLANNING COMMISSION FOR FINAL REVIEW.



REVISION #	DATE	DESCRIPTION
△	05/01/2014	PLANNING RE-SUBMITTAL
△	06/02/2014	CORRECTIONS
△	07/17/2014	PLAN CHECK CORRECTIONS
△	07/30/2014	PC FINAL DETAILS REVIEW

ADAM JESELNICK
ARCHITECT

TORRES 2 N/E 3RD AVENUE
RESIDENTIAL REMODEL
CARMEL-BY-THE-SEA, CALIFORNIA 93921

NOTES & SPECIFICATIONS

04-18-2014

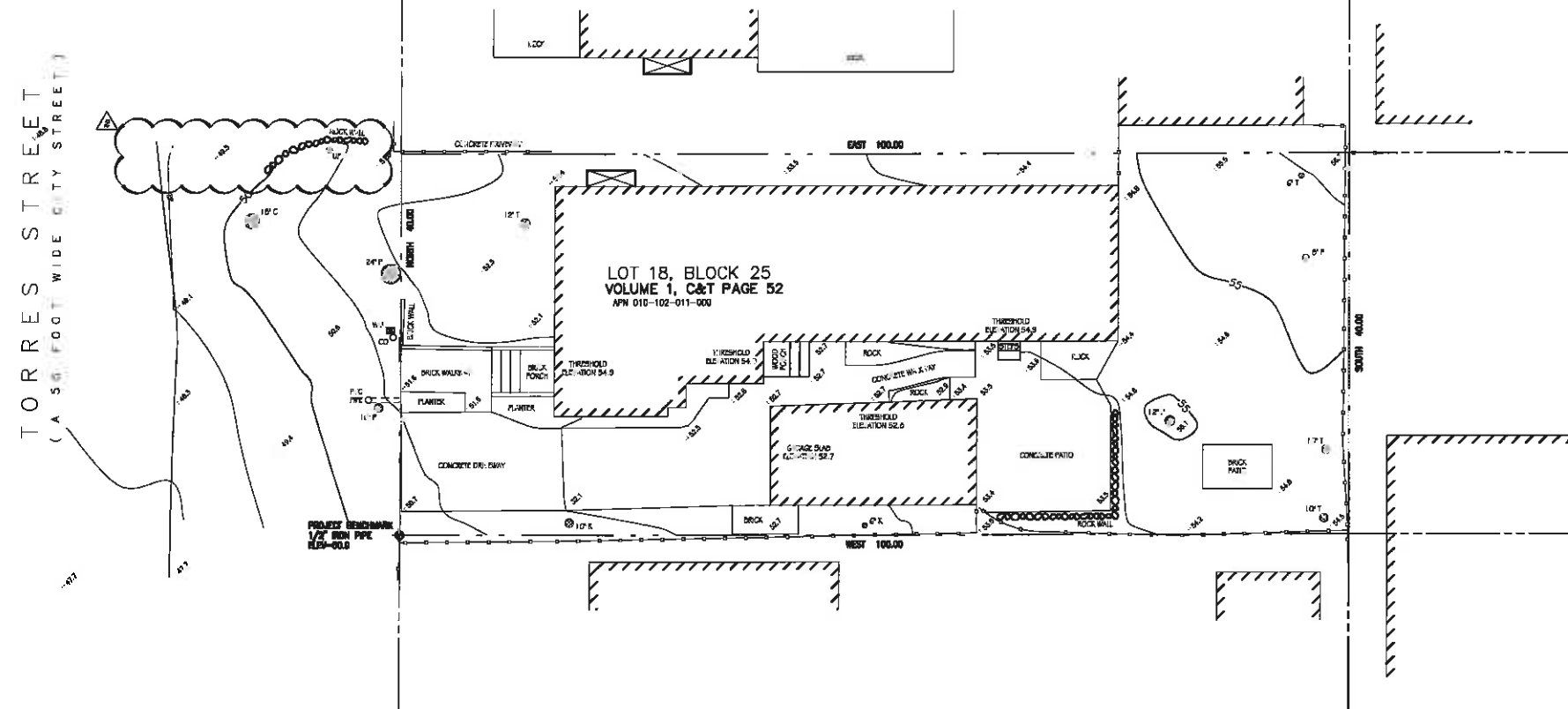
AS NOTED

A2

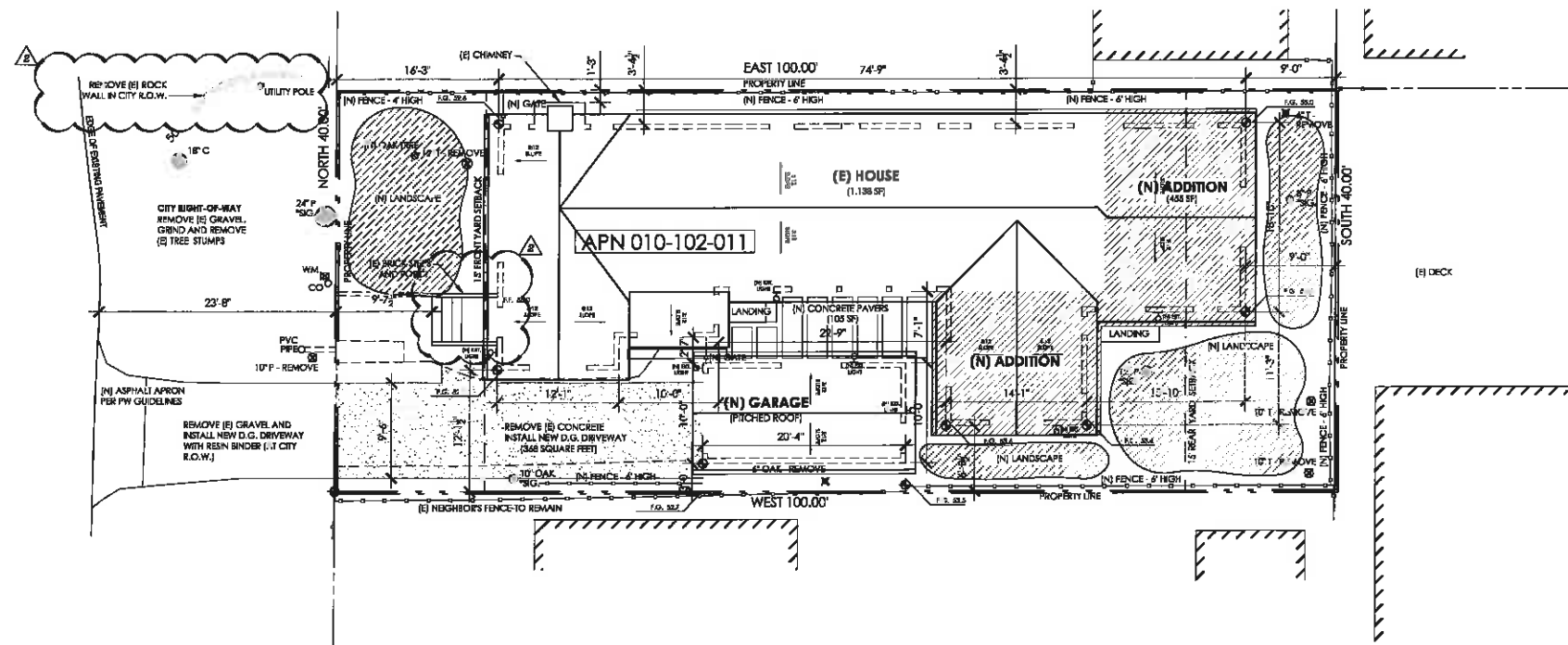
SITE PLAN NOTES:

1. TREE REMOVAL AS NOTED ON PLAN AND APPLICATION. NO CONSTRUCTION IMPACTS TO SIGNIFICANT TREES.
2. NO CHANGE TO EXISTING SITE DRAINAGE.
3. COORDINATE UTILITIES WITH PG&E, CAWD, CAL-A&A.
4. DEMOLITION LIMITED TO AREAS NOTED ON PLAN. ALL EXISTING IMPERMEABLE SITE COVERAGE TO BE REMOVED EXCEPT THE EXISTING BRICK PORCH AND STEPS.
5. THE NON-SIGNIFICANT ITALIAN BUCKTHORN SHALL BE REMOVED. DUE TO HIGH RISK OF FAIL AT THE SOIL LINE AND ALL IVY SHALL BE REMOVED FROM THE SITE AND CITY R.O.W.
6. WITHIN THE CITY R.O.W. AND THE SHORT RETURN, THE DRIVEWAY SHALL BE DECOMPOSED GRANITE WITH A RESIN BINDER. THE DRIVEWAY WITHIN THE PROPERTY BOUNDARIES SHALL BE LOOSE DECOMPOSED GRANITE TO MAINTAIN PERMEABILITY.

TORRES STREET
(A 50 FOOT WIDE CITY STREET)



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



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

REVISION #	DATE	DESCRIPTION
1	05/01/2014	PLANNING RE-SUBMITTAL
2	06/02/2014	CORRECTIONS
3	07/17/2014	PLAN CHECK CORRECTIONS
4	07/30/2014	PC FINAL DETAILS REVIEW

ADAM JESELNICK
ARCHITECT

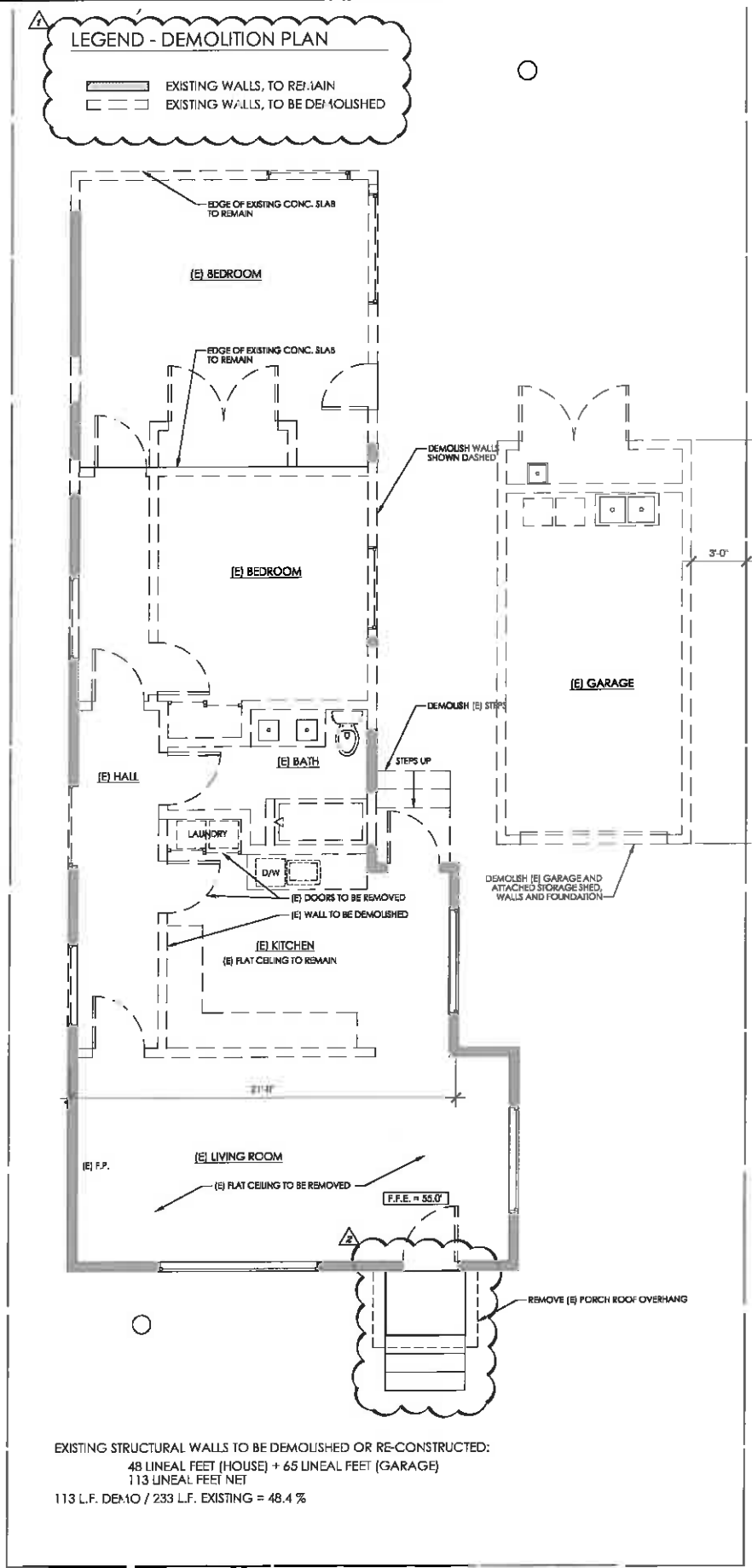
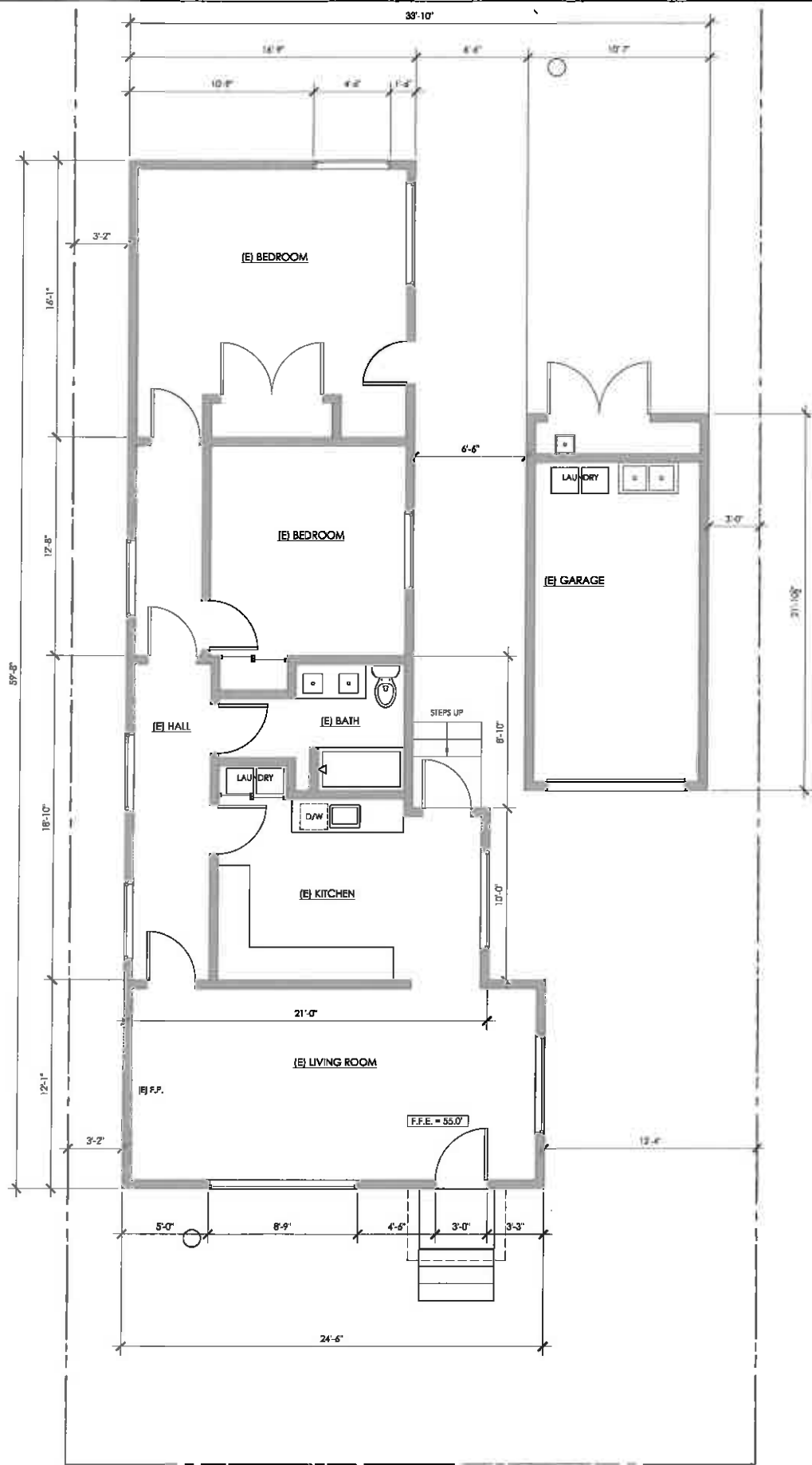
TORRES 2 N/E 3RD AVENUE
RESIDENTIAL REMODEL
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING +
PROPOSED
SITE PLAN

04-18-2014

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

A3



REVISION #	DATE	DESCRIPTION
1	05/01/2014	PLANNING RE-SUBMITTAL
2	06/02/2014	CORRECTIONS
3	07/17/2014	PLAN CHECK CORRECTIONS
4	07/30/2014	PC FINAL DETAILS REVIEW

ADAM JESELNICK
ARCHITECT

TORRES 2 N/E 3RD AVENUE
RESIDENTIAL REMODEL
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING + DEMO
FLOOR PLAN

04-18-2014

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

A4

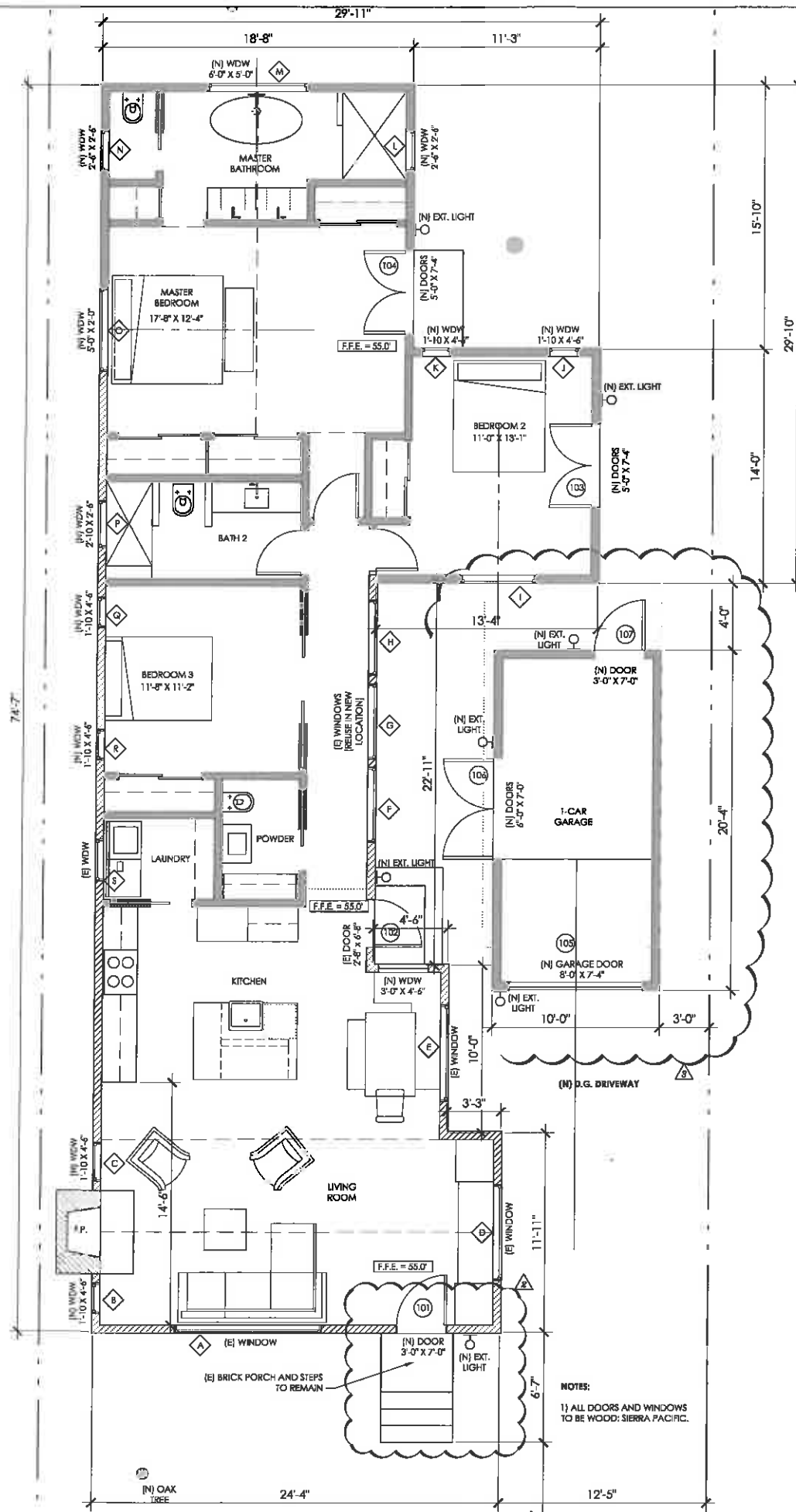
TORRES 2 N/E 3RD AVENUE
RESIDENTIAL REMODEL
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED
PLAN + SCHEDULES

04-18-2014

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

A5



FLOOR PLAN NOTES:

1. NEW VAULTED CEILING AT LIVING ROOM.

REVISION #	DATE	DESCRIPTION
1	05/01/2014	PLANNING RE-SUBMITTAL
2	06/02/2014	CORRECTIONS
3	07/17/2014	PLAN CHECK CORRECTIONS
4	07/30/2014	PC FINAL DETAILS REVIEW

REVISION	TYPE / NUMBER	SIZE (WIDTH X HEIGHT)	EXIST.	NE.	MATERIAL	TYPE	NUM. REQ. / NOTE / COMMENTS
	WIPERS (FIXED)				WOOD	FIXED	SINGLE GLAZ.
	A	11'-0" X 4'-0"	X		WOOD	CMNT	DUAL GLAZED
	B	11'-0" X 4'-0"	X		WOOD	CMNT	DUAL GLAZED
	C	11'-0" X 4'-0"	X		WOOD	CMNT	DUAL GLAZED
	D	11'-0" X 4'-0"	X		WOOD	CMNT	SINGLE GLAZ.
	E	15'-0" X 4'-0"			WOOD	DOOR	SINGLE GLAZ.
	F	14'-0" X 4'-0"	X		WOOD	SLIDER	SINGLE GLAZ. / RELOCATE E. CL. W.D.W.
	G	14'-0" X 4'-0"	X		WOOD	SLIDER	SINGLE GLAZ. / RELOCATE E. CL. W.D.W.
	H	14'-0" X 4'-0"	X		WOOD	SLIDER	SINGLE GLAZ. / RELOCATE E. CL. W.D.W.
	I	14'-0" X 4'-0"			WOOD	SLIDER	SINGLE GLAZ. / RELOC. TEE. ST. W.D.W.
	J	11'-0" X 4'-0"	X		WOOD	FIXED	DUAL GLAZED
	K	11'-0" X 4'-0"	X		WOOD	FIXED	DUAL GLAZED
	L	12'-0" X 2'-0"	X		WOOD	FIXED	DUAL GLAZED
	M	12'-0" X 2'-0"	X		WOOD	FIXED	DUAL GLAZED
	N	12'-0" X 2'-0"	X		WOOD	CMNT	DUAL GLAZED
	O	15'-0" X 4'-0"	X		WOOD	SLIDER	DUAL GLAZED
	P	12'-0" X 4'-0"	X		WOOD	SLIDER	DUAL GLAZED
	Q	11'-0" X 4'-0"	X		WOOD	CMNT	DUAL GLAZED
	R	11'-0" X 4'-0"	X		WOOD	CMNT	DUAL GLAZED
	S	10'-0" X 2'-0"	X		WOOD	SLIDER	SINGLE GLAZ.

	DOOR TYPE	THICKNESS	HAND	R.W. TYPE
101	3'-0" X 7'-0"	1 1/2"	PH	1
102	3'-0" X 7'-0"	1 1/2"	PH	1
103	14'-0" X 7'-0" (2 PANELS)	3 1/2"	LH/RH	1
104	15'-0" X 7'-0" (2 PANELS)	3 1/2"	LH/RH	1
105	8'-0" X 7'-0" OH	4"	OH	1
106	11'-0" X 7'-0"	5"	PH	1
107	15'-0" X 7'-0" (2 PANELS)	3 1/2"	LH/RH	1

DOOR TYPE LEGEND:
 TYPE 1: ENTRY DOOR, FULL LITE GLAZ., WOOD
 TYPE 2: BATHING DOOR, FULL LITE GLAZ., WOOD
 TYPE 3: FRENCH DOORS, FULL LITE GLAZ., WOOD
 TYPE 4: OVERHEAD GARAGE DOOR
 TYPE 5: EXT. WOOD PRE-FABRATED DOOR
 TYPE 6:

HARDWARE TYPE LEGEND:
 TYPE 1: PH
 TYPE 2: LH/RH
 TYPE 3: OH

ADDITIONAL NOTES:

1) ALL DOORS AND WINDOWS TO BE WOOD: SIERRA PACIFIC.

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

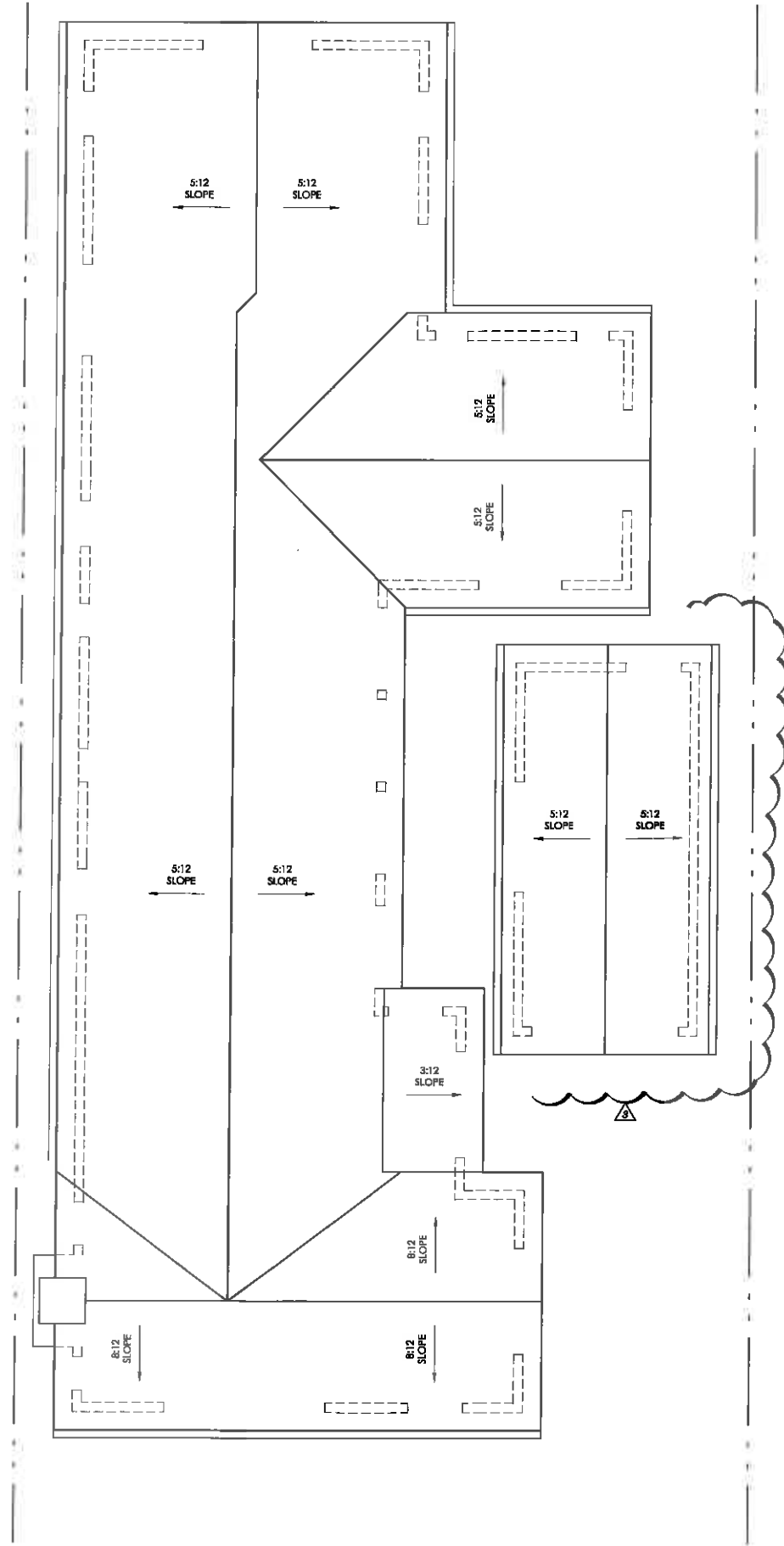
TORRES 2 N/E 3RD AVENUE
RESIDENTIAL REMODEL
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED
ROOF PLAN

04-18-2014

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

A6

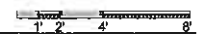


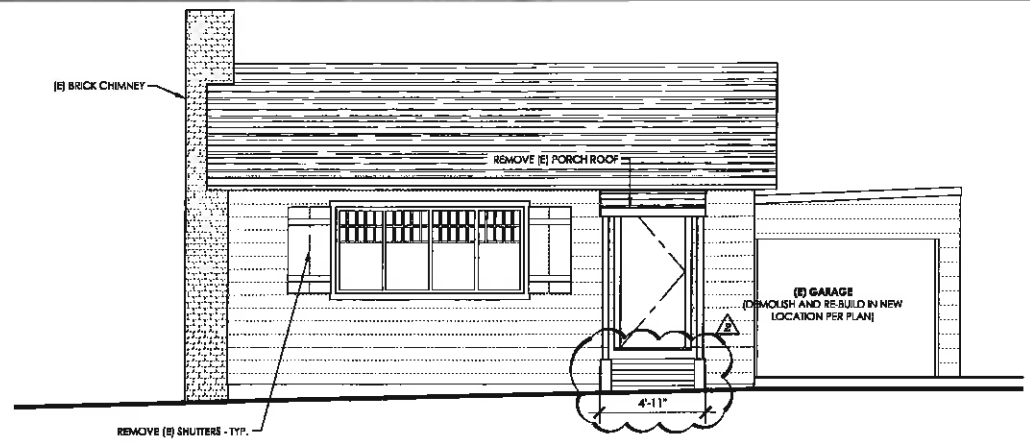
REVISION #



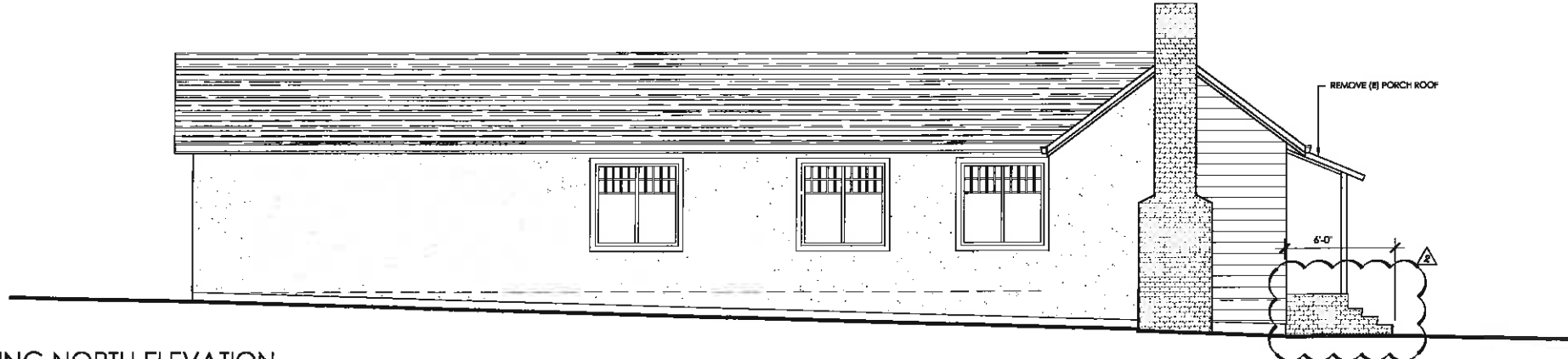
05/01/2014 PLANNING RE-SUBMITTAL
06/02/2014 CORRECTIONS
07/17/2014 PLAN CHECK CORRECTIONS
07/30/2014 PC FINAL DETAILS REVIEW

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

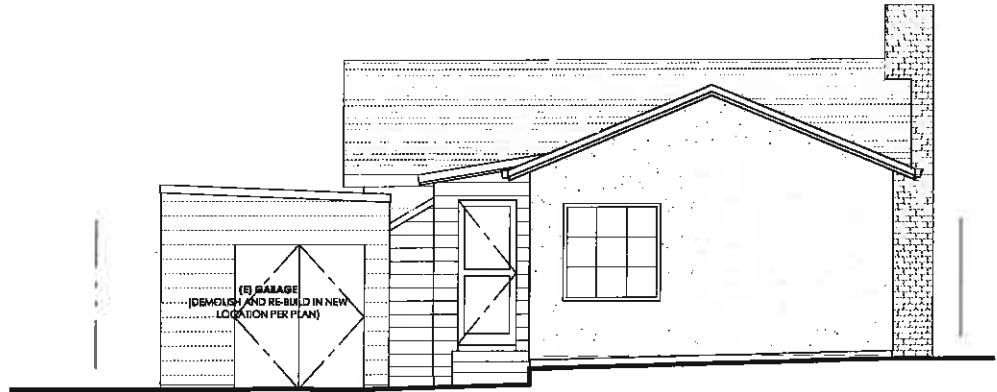




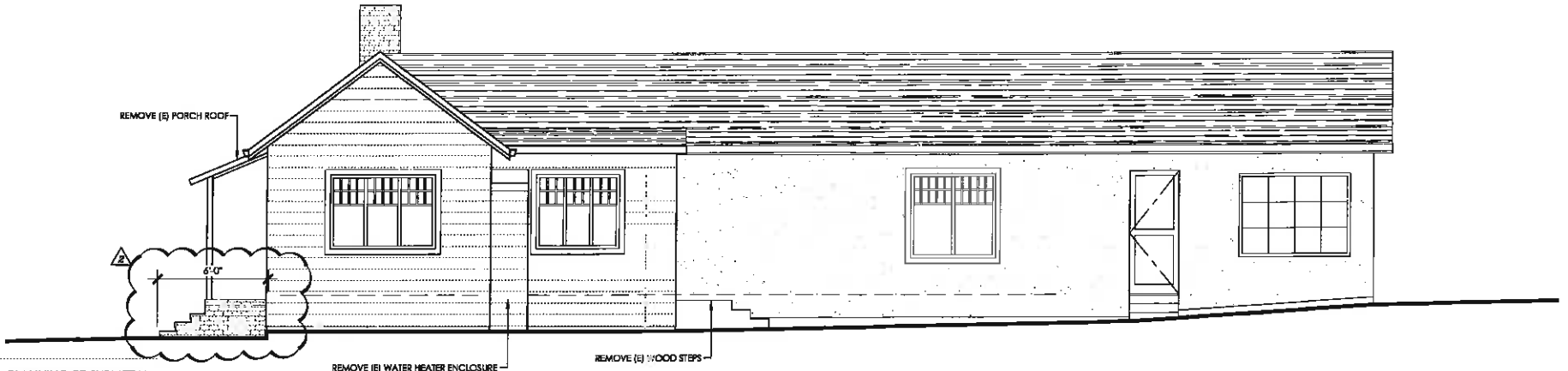
1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

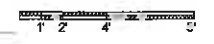


3 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

REVISION #	DATE	DESCRIPTION
1	05/01/2014	PLANNING RE-SUBMITTAL
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4	07/30/2014	PC FINAL DETAILS REVIEW



TORRES 2 N/E 3RD AVENUE
RESIDENTIAL REMODEL
CARMEL-BY-THE-SEA, CALIFORNIA 93921

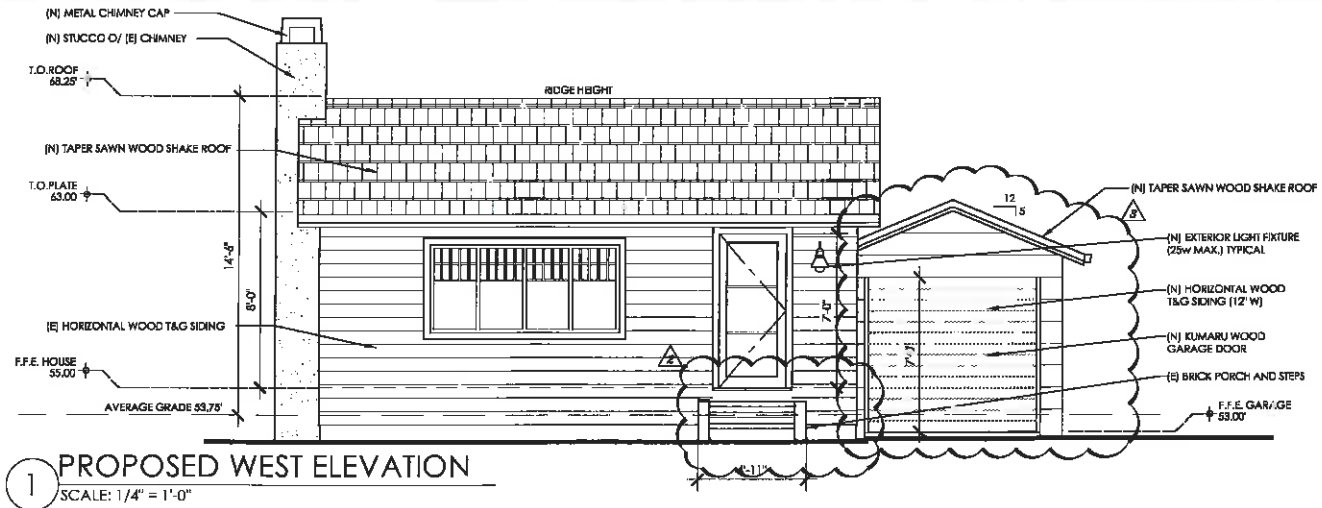
PROPOSED BUILDING ELEVATIONS

04-18-2014

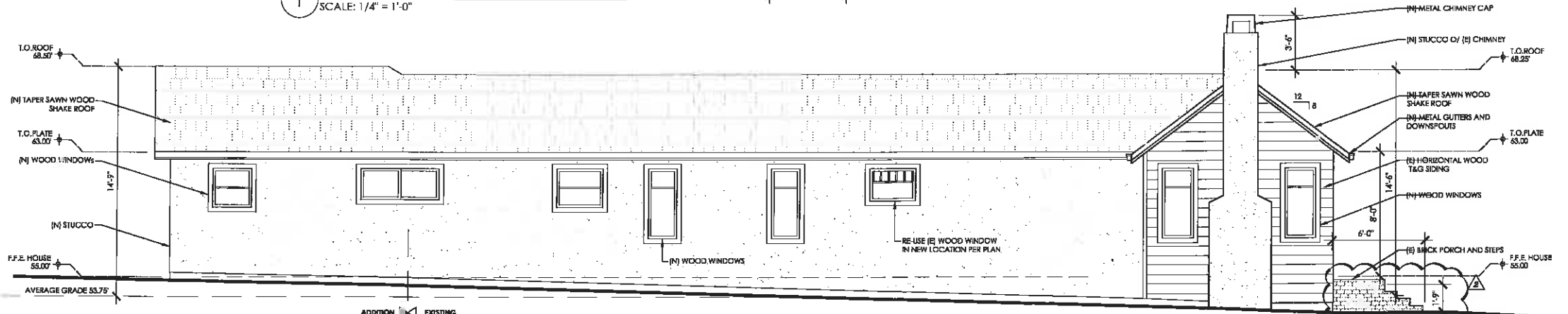
SCALE: 1/4" = 1'-0"

A8

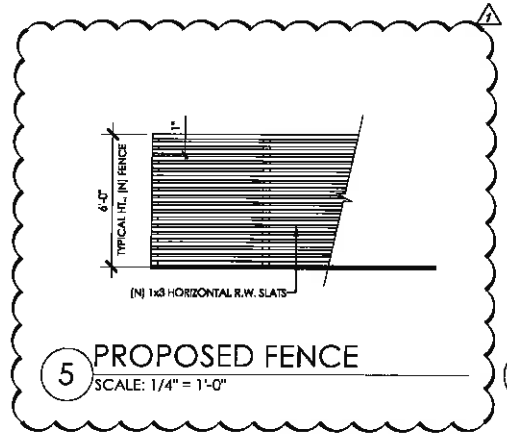
ELEVATION NOTES:
1. ALL EXTERIOR DOORS AND WINDOWS TO BE UNCLAD WOOD, PAINTED WHITE.



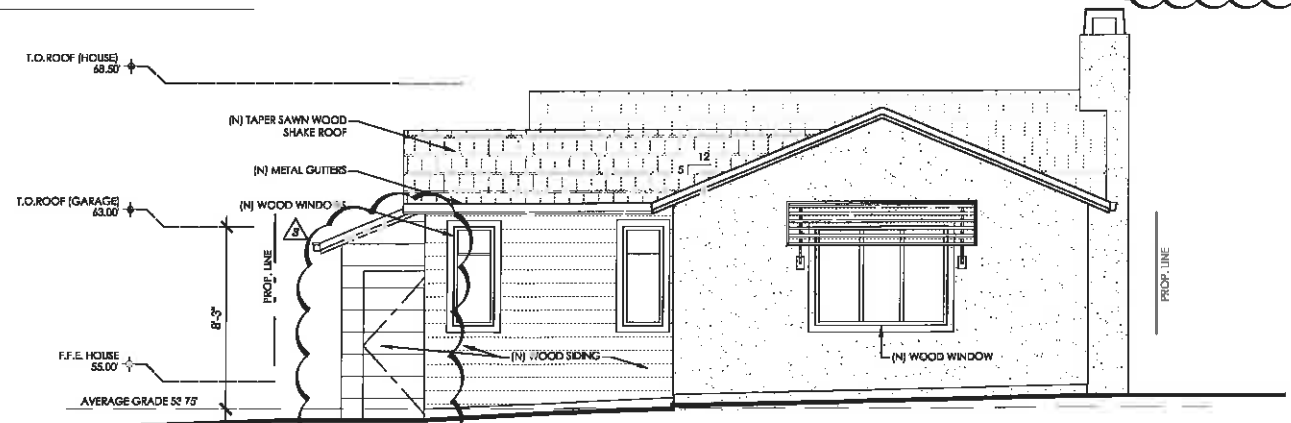
1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



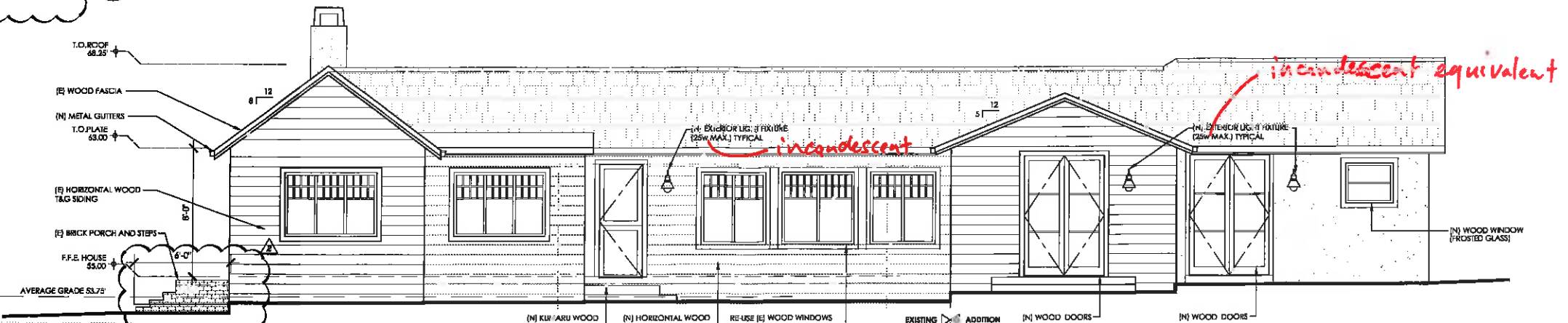
2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



5 PROPOSED FENCE
SCALE: 1/4" = 1'-0"

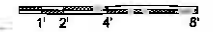


3 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

REVISION #	DATE	DESCRIPTION
1	05/01/2014	PLANNING RE-SUBMITTAL
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LANDSCAPE PLAN NOTES:

1. TREE REMOVAL AS NOTED ON PLAN AND PERMIT APPLICATION. NO CONSTRUCTION IMPACTS TO SIGNIFICANT TREES. (E) TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION PER CITY FORESTER'S RECOMMENDATIONS.
2. REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION REGARDING SITE FENCING, FINISH GRADES.
3. ALL NEW PLANTINGS TO BE NATIVE AND/OR DROUGHT-RESISTANT SPECIES. PLANTS TO BE INSTALLED IN AN INFORMAL ARRANGEMENT IN CONFORMANCE WITH THE CITY OF CARMEL RESIDENTIAL DESIGN GUIDELINES.
5. THE NON-SIGNIFICANT ITALIAN BUCKTHORN SHALL BE REMOVED, DUE TO HIGH RISK OF FAILURE AT THE SOIL LINE AND ALL IVY SHALL BE REMOVED FROM THE SITE AND CITY RECORDS.

PLANT SPECIES LIST:

1. COAST LIVE OAK / *Quercus agrifolia*
2. CALIFORNIA OAT GRASS / *Danthonia californica*
3. CREEPING RED FESCUE / *Festuca rubra*
4. COMMON LAVENDER / *Lavandula angustifolia*
5. PINK BREATH OF HEAVEN / *Coleonema pinnellum*
6. HEAVENLY BAMBOO / *Nandina*

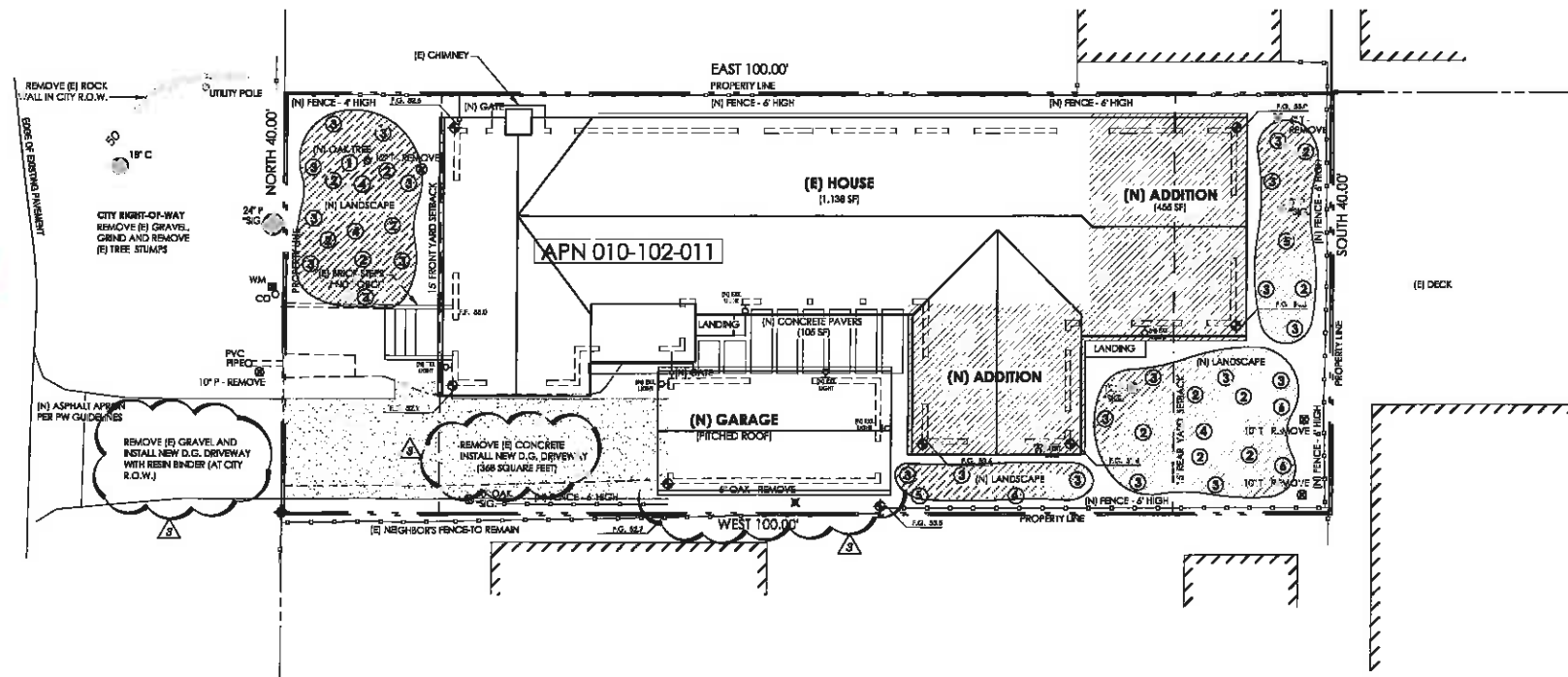
EXTERIOR LIGHTING SPECIFICATIONS:

KICHLER



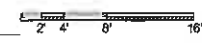
Specify Details
 Outdoor (112) Pendant
 100-152 (112) Pendant
 Product Description
 This light fixture is designed for outdoor use and features a weather-resistant finish. It is suitable for use in areas with high humidity and salt air. The fixture is made of die-cast aluminum and has a classic, timeless design. It is available in several finishes, including brushed nickel, chrome, and black. The fixture is easy to install and is a great choice for those looking for a durable and stylish outdoor light fixture.

13W CFL exceeds city standards; needs to be reduced



REVISION #	DATE	DESCRIPTION
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PROPOSED LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"



ADAM JESELNICK
 ARCHITECT

TORRES 2 N/E 3RD AVENUE
 RESIDENTIAL REMODEL
 CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED LANDSCAPE PLAN

04-18-2014

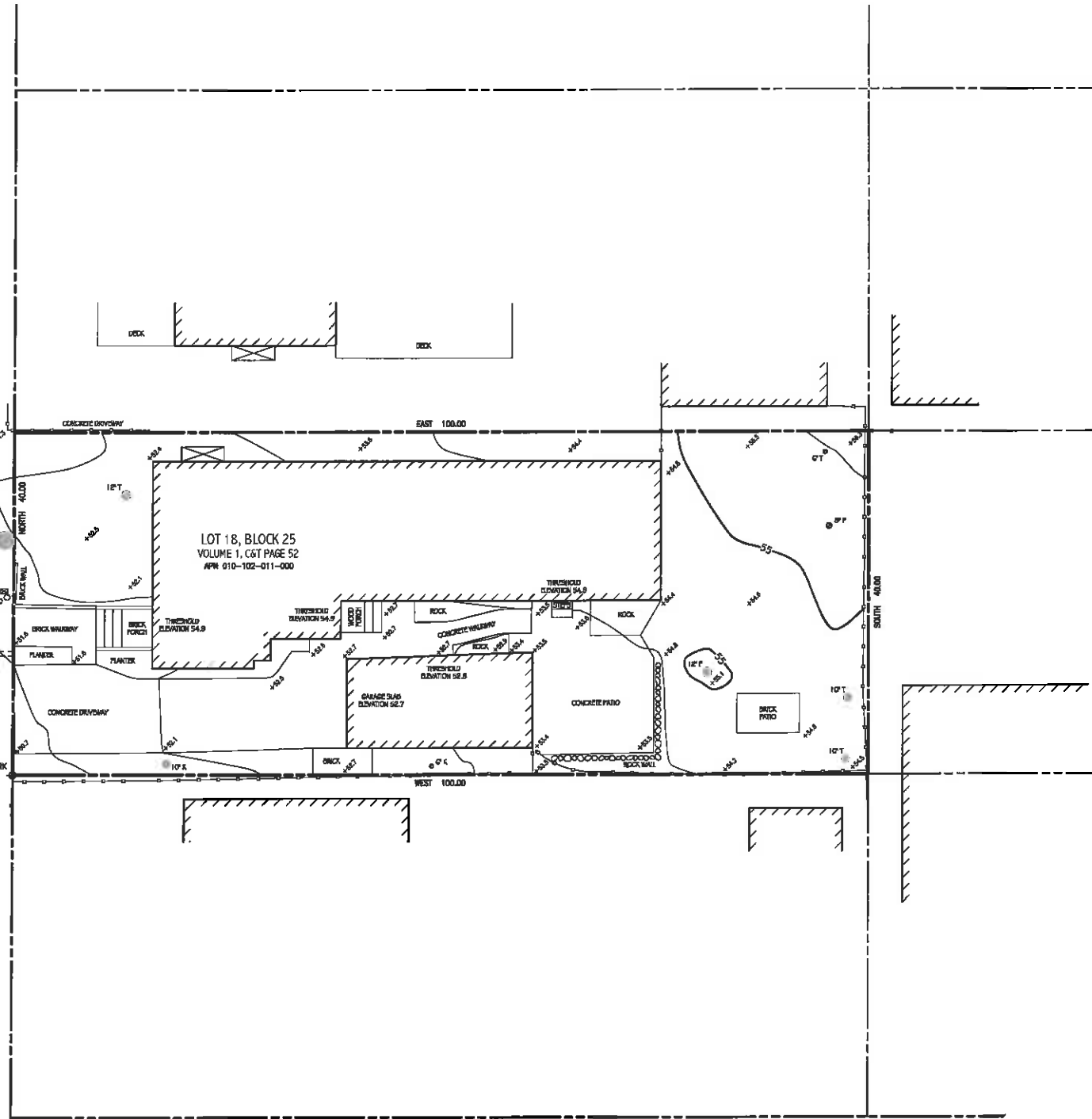
SCALE: 1/8" = 1'-0"



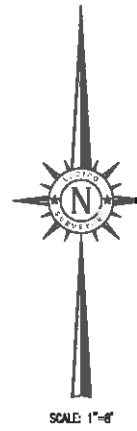
LEGEND:

- RECORD BOUNDARY
- - - RECORD RIGHT OF WAY
- - - RECORD LOT LINE
- - - OLD RECORD LINE
- ⊕ PROJECT BENCHMARK
- 50 — CONTOUR (MAJOR)
- 10 — CONTOUR (MINOR)
- 17 — EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURED AND GUTTER — BACK OF CURB
- SIDEWALK — BACK OF SIDEWALK
- DRIVEWAY — EDGE OF DRIVEWAY
- FLOWLINE — FLOWLINE
- BUILDING — BUILDING OUTLINE
- CHIMNEY
- STEP
- PLANTER
- WATER LINE
- ⊕ WV WATER VALVE
- ⊕ WM WATER METER
- ⊕ FH FIRE HYDRANT
- ⊕ HB HOSE BIB
- ⊕ ICV IRRIGATION CONTROL VALVE
- SS — SANITARY SEWER LINE
- SMH — SANITARY SEWER MANHOLE
- SSCO — SANITARY SEWER CLEAN-OUT
- SD — STORM DRAIN
- SDMH — STORM DRAIN MANHOLE
- AD — AREA DRAIN
- SDCB — STORM DRAIN CATCH BASIN
- ELECTRIC LINE
- ⊕ UP UTILITY POLE
- GW GUY WIRE
- ⊕ EV ELECTRIC VAULT
- ⊕ UV UTILITY VAULT
- SL STREET LIGHT
- GAS LINE
- ⊕ GM GAS METER
- TEL TELEPHONE LINE
- ⊕ TS TELEPHONE STANDARD
- CLV CABLE TELEVISION LINE
- ⊕ CTB CABLE TELEVISION BOX
- WF WOOD FENCE
- RW ROCK RETAINING WALL
- ⊕ TPK TREE WITH SIZE AND TYPE
- c CYPRESS
- P PINE
- o OAK
- T TREE
- ⊕ SE SPOT ELEVATION

TORRES STREET
(A 50 FOOT WIDE CITY STREET)



THIRD AVENUE
(A 50 FOOT WIDE CITY STREET)



RECORD DESCRIPTION:

PER OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT:
Order Number 0723010774.

The land referred to is situated in the County of Monterey, City of Carmel, State of California, and is described as follows:

Lot Numbered 18 in Block Numbered 25, as said Lot and Block are shown on that certain Map entitled, "Map of Carmel City, Monterey County, Cal. Surveyed by W. C. Little, April 1886, File J for record May 1, 1888 in the Office of the County Recorder of the County of Monterey, State of California, in Volume 1 of Maps, "Cities and Towns", at Page 52.

APN: 010-102-011

BENCHMARK:

ELEVATION: FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.00 HAS BEEN ASSIGNED TO A 1/2" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROPRIATE ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS ARE SHOWN HEREON AS PER DIMENSIONS ONLY DUE TO IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULLNOC CORNERS, ETC.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN FEBRUARY OF 2014.

TOPOGRAPHIC SURVEY

FOR
TORRES STREET 2 NE OF THIRD AVENUE
LOT 18 IN BLOCK 25
PER
VOLUME 1 OF CITIES & TOWNS AT PAGE 52
RECORDS OF MONTEREY COUNTY

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Harlan Bradley

by LUCIDO SURVEYORS Del Rey Oaks, California

SCALE: 1" = 8' PROJECT No. 1247 MARCH 2014

APN 010-102-011-000



Avenue between Scenic Road and the parking lot. It was noted that only this portion of the sidewalk could be resurfaced with pavers because of limited funding, and that the associated Coastal Conservancy grant was about to expire. The paver type presented at that meeting was brick-shaped and light red in color.

The Commission was concerned with the proposal to repave only a small portion of the sidewalk and also had concerns that the proposed red-colored pavers would present a commercial-looking appearance. Nevertheless, the Planning Commission approved the permit with a condition that both sidewalks on the north and south sides of Ocean Avenue be repaved with pavers.

The City has received a time extension from the Coastal Conservancy on the associated grant for this work, and through the recent adoption of the City budget, has allocated additional funding to resurface all the sidewalks in the parking area, as originally approved. Based on the concerns that were raised at the last meeting, staff is presenting new paver options for the Planning Commission's consideration.

Staff Analysis:

Paver Design: Staff is providing two paver design options. One of the proposed pavers is square-shaped with dimensions of 6" x 6". The other paver is brick-shaped with dimensions of 8" x 4". Staff recommends that the brick-shaped pavers be installed with a runningbond pattern if selected. Staff notes that the pavers are permeable in construction and would also be set in sand to allow for additional water infiltration. There will be a demonstration of the paver's permeability at the meeting.

Staff-recommended colors are Natural Grey or Charcoal as depicted in Attachment A. There is an additional dark-colored gray paver that will be presented at the meeting. In staff's opinion, any of the proposed options would be appropriate for the location and would address the concerns raised at the last meeting regarding the commercial appearance of the pavers.

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

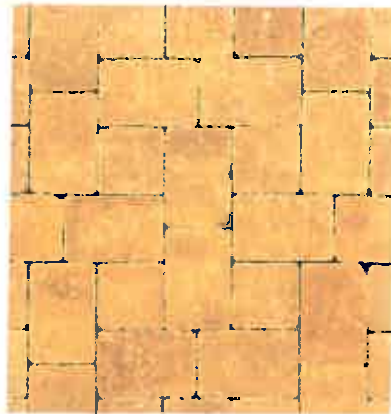
ATTACHMENTS:

- Attachment A – Pertinent Brochure Pages

Colors represented herein are depicted as accurately as possible. However, due to the nature of our product and the variables in printing reproduction, exact color matching cannot be guaranteed. Custom colors are available upon request.



B8 Sierra Moss
(Green/Charcoal)



B11 Sahara Sand
(Cream/Tan)



Brown



B9 Island Ember
(Red/Charcoal)



Red



Charcoal



B10 Country Loam
(Brown/Charcoal)



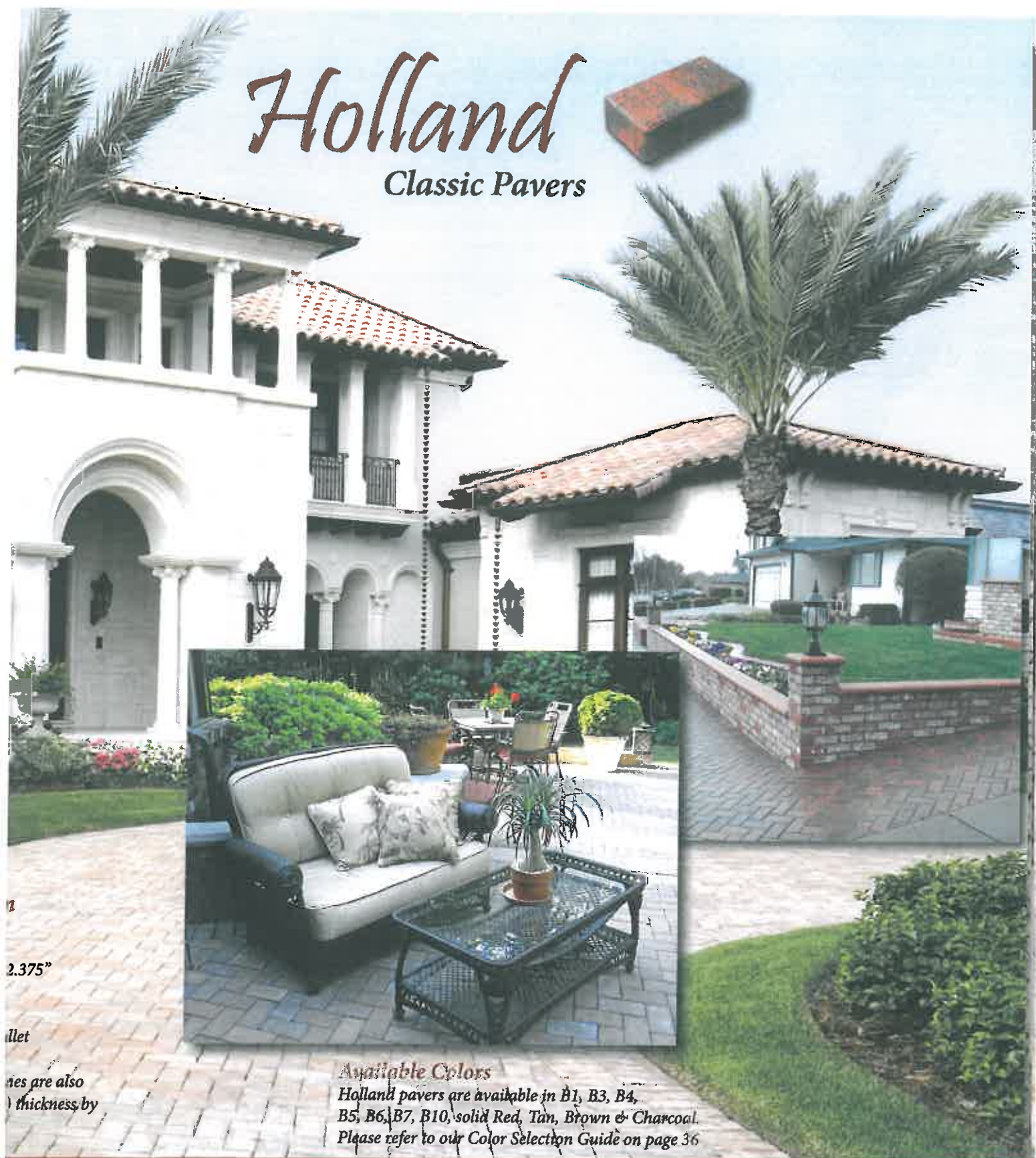
Tan



Natural Grey

Holland

Classic Pavers



1

2.375"

illet

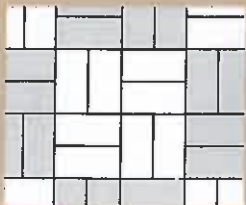
ies are also
thickness by

Available Colors

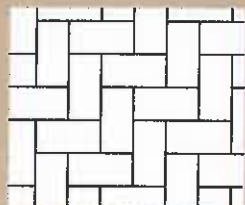
Holland pavers are available in B1, B3, B4, B5, B6, B7, B10, solid Red, Tan, Brown & Charcoal. Please refer to our Color Selection Guide on page 36

Pattern Styles

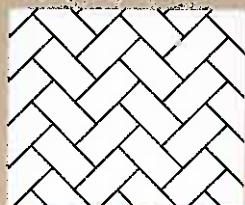
Staff recommendation →



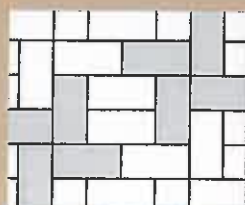
Basketweave



Herringbone



Herringbone 45°



Parquet



Runningbond

23

Celebration . . .

The Grand Estate patio stone by Pacific Interlock is breathtaking in its appearance. The Grand Estate creates the ultimate balance between beauty and function. Envision your home and create a magnificent outdoor living and entertaining area using the Grand Estate patio stones by Pacific Interlock Pavingstones.

Product Information

Grand Estate

Specifics: Grand Estate stones come 2.75" (70mm) thick. They are sold in half pallets and whole pallets only and are not available separately.

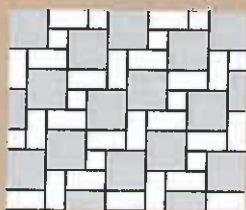
Stones per Pallet: 28 Stones: 15.6 x 15.6 x 2.75"
42 Stones: 15.6 x 7.8 x 2.75"
14 Stones: 7.8 x 7.8 x 2.75"

Coverage: Approximately 90 sq. ft. per pallet

Grand Estate

Patio Stones

Pattern Styles



Grand Estate Standard



Grand Estate Free Form

Available Colors

Grand Estate patio stones are available in B3, B5, B6, B7, & B10. Please refer to our Color Selection Guide on page 36

Proposed finish materials include plaster siding, wood half-timbers, a brick wainscot, a flat clay tile roof, and wood windows and doors. The design includes a proposal for a 3-foot high brick wall at the front of the property and the replacement of the 6-foot high wood fence along the side and rear property lines.

The Planning Commission reviewed this project on May 15, 2014, and continued it with a request for certain changes. The Commission's primary concern was with the similarity in style between the proposed residence and the adjacent residence to the west. Staff notes that the adjacent residence to the west was designed and built in 2008 by the project applicant, Mr. Robert Darley. The applicant has revised the design to address the recommendations made by the Planning Commission.

PROJECT DATA FOR THE RECONFIGURED 4,000-SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 (45%)	1,221 sf (30%)	1,700* sf residence, 200 sf garage
Site Coverage	556 sf (13.9%)	1,388 sf (34.7%)	296 sf (7.4%)
Trees (upper/lower)	5/4 trees	4/0 trees	4/1 trees
Ridge Height (1 st /2 nd)	18 ft./24 ft.	14.2 ft.	13.5 ft./20 ft. 9 in.
Plate Height (1 st /2 nd)	12 ft./18 ft.	10.8 ft.	8 ft./12 ft.
Setbacks	Minimum Required	Existing	Proposed
Front	10 ft.	24 ft.	10 ft. (garage)
Composite Side Yard	12.5 ft. (25%)	14.8 ft. (29.6%)	18.5 ft. (37%)
Minimum Side Yard	3 ft.	3 ft. (garage)	6.5 ft. (residence) 3 ft. (garage)
Rear	15 ft.	3 ft. (garage)	18 ft.
* Includes a bonus of 225 sf for basement floor area			

Staff analysis:

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

1. *The applicant shall revise the design to minimize the prominence of the roof and provide differentiation from the neighboring residence to the west.*

Analysis: At the May 2014 Planning Commission meeting, there was an in-depth deliberation on the proposed design. The Commission concluded that the proposed new residence needed more differentiation from the adjacent residence to the west (western residence), but there was a difference in opinion among the three Commissioners as to how the residence should be differentiated. The Planning Commission directed the applicant to: 1) revise the building profile to differentiate the proposed residence from the neighboring residence, 2) reduce the roof pitch, 3) lower the building height, and 4) provide more differentiation in finish materials. The applicant spoke at the meeting and agreed to comply with the recommendations, but indicated the intent to retain the original proposed French-Normandy style. Staff notes that the Commission supported the location and configuration of the garage, even though it is similar to the garage on the western residence.

The applicant has made certain revisions to the design to differentiate the building profiles of the two neighboring residences. The original design included two gabled dormer windows on the front (north) elevation that were similar in style and pitch to the two front elevation gables on the western residence. The gables have been removed and replaced with a single shed-dormer window on the front elevation. The applicant has also added an asymmetrical gable element on the front elevation that differentiates the roof design from the western residence.

In addition to the above revisions, the applicant has also reduced the roof pitch from 12:16 to 12:12 and has lowered the height of the building from 23 feet 6 inches to 20 feet 9 inches. Staff notes that the western residence has a 12:16 roof pitch and is 19 feet 10 inches high.

With regard to material differentiation, staff notes that the proposed residence would include stucco siding and is differentiated from the western residence, which contains brick siding. The proposed residence would include a brick wainscot at the base of the building. The applicant has indicated that using a Carmel Stone veneer would also be an option, but is requesting to use brick because it is more compatible with the architectural style of the building. The proposed roofing would be a flat ceramic tile, similar to what was used on the western residence. Staff recommends that the applicant use a different type of roofing material, such as wood shingles, to further differentiate the materials of the two neighboring residences. A condition has been drafted to address this recommendation.

The two neighboring residences still have similar styles, but in staff's opinion, the revised design is an improvement over the original proposal. The Commission should consider whether the

proposed design is adequately differentiated. If the Commission has concerns it could continue the application with recommendations.

Other Project Components:

Landscape Plan/Fence: The applicant has included a landscape plan which includes new drought-tolerant landscaping on the property. The City Forester has recommended that the applicant plant one new lower canopy tree. A condition has been drafted regarding the planting and maintenance of the tree.

The applicant is proposing a 3-foot high brick wall with 4-foot high columns along the front property line with a 10-foot return along the east and west side-yard property lines. The existing 6-foot high solid wood fence along the side-yard property lines and the south rear-yard property line will be replaced with a mostly-solid 6-foot high wood fence. Staff notes that the proposed brick wall and columns are very similar in style to the brick wall on the adjacent property to the west. Staff recommends that the applicant propose a wood fence or possibly stucco wall instead of a brick wall to provide more differentiation between the two neighboring properties. A condition has been drafted to address this recommendation.

Alternatives: Staff has prepared draft findings and conditions of approval for Commission consideration. The Planning Commission may approve the design as proposed or may continue the Design Study application to a future meeting with direction on revisions necessary to address the issues identified in this staff report and discussed at the meeting.

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

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Applicant Letter
- Attachment E – Original Elevations (5/15/14)
- Attachment F – Project Plans

Attachment A – Site Photographs



Front of project site – Facing south on 2nd Ave



Adjacent Lot to west with similar style residence – Facing southwest on 2nd Ave

Attachment B – Findings for Approval

DS 14-29 (Darley)
 August 13, 2014
 Findings for Approval
 Page 1

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

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

Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City’s design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project’s use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City’s objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	

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

Attachment C – Conditions of Approval

DS 14-29 (Darley)
 August 13, 2014
 Conditions of Approval
 Page 1

Conditions of Approval		
No.	Standard Conditions	
1.	Authorization: This approval of Design Study (DS 14-29) as conditioned authorizes the construction of a new two-story 1,900-square foot residence including: a 945-square foot main level, a 530-square foot upper level, a 225-square foot basement, and a 200-square foot detached garage as shown on the August 13, 2014 approved plans. Finish materials include plaster siding, wood half-timbers, a brick wainscot, a wood shake or shingle roof, and wood windows and doors.	✓
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	All new landscaping shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester	✓

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

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

19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
Special Conditions		
22.	The applicant shall plant and maintain one new upper-canopy tree of substantial size and caliber and of a species approved by the City Forester. The location, size, and species of this tree shall be noted on a revised landscape plan, and this plan shall be submitted with the Building Permit application plan set. Prior to issuance of the Certificate of Occupancy the trees shall be planted on site located approximately 10 feet from any building.	✓
23.	The applicant shall withdraw the proposal for a clay-tile roof and shall use wood shingles or shakes to provide additional differentiation in finish materials from the adjacent residence west of the project site. The change shall be reflected on the working drawings submitted with the Building Permit application.	✓
24.	The applicant shall withdraw the proposal for a 3-foot high brick wall at the front of the property and shall work with staff on a revised design that includes either a wood fence or stucco wall to provide additional differentiation from the adjacent residence west of the project site. The change shall be reflected on the working drawings submitted with the Building Permit application.	

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

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

Attachment D - Applicant Letter

Revision and Changes in response to Planning Commission comments on May 8, 2014

Building Profile:

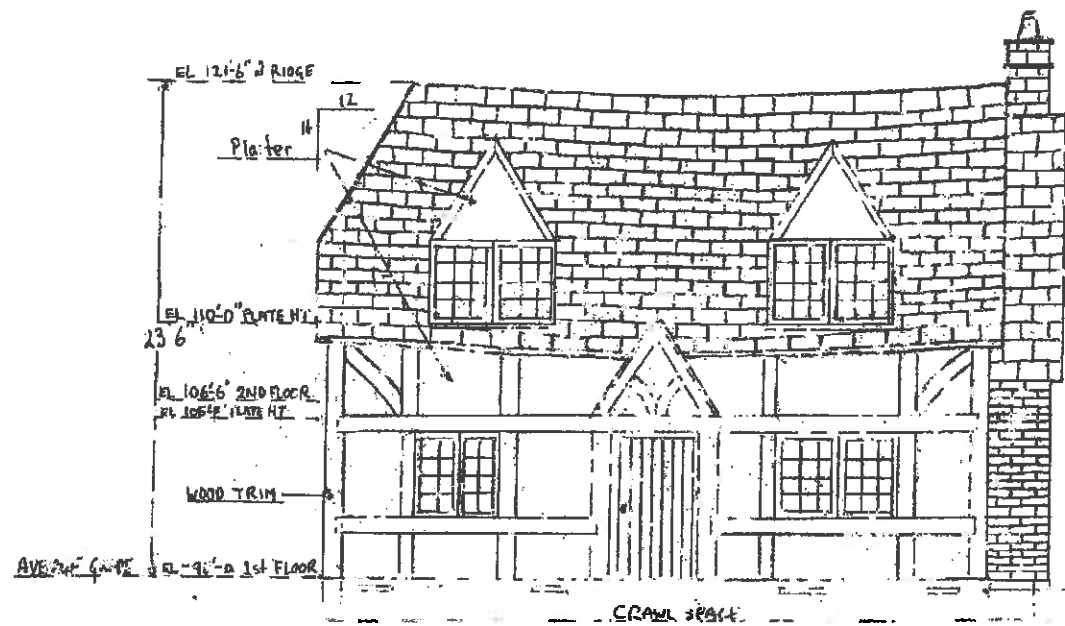
1. **Footprint** – maintained the simple form and small building footprint.
2. **Roof configuration** - improved design to simplify roof lines.
3. **Roof Pitch** - Reduced from 12:16 to 12:12
4. **Ridge Height** - Maximum building height changed from 23'-6" to 20'-9" (2'-9" Ht. reduction).
5. **Front (North) Elevation** - Cross gable addition integrating a small front covered porch. Revised dormer windows.
6. **Privacy & Views** - revised upper deck (south elevation) to preserve neighbor's privacy.
7. **Finish Materials** - removed brick veneer from the west elevation.

RECEIVED

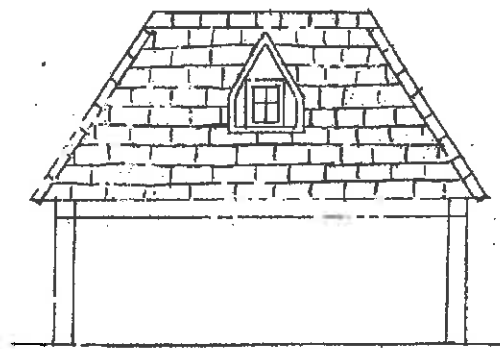
JUL 18 2014

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

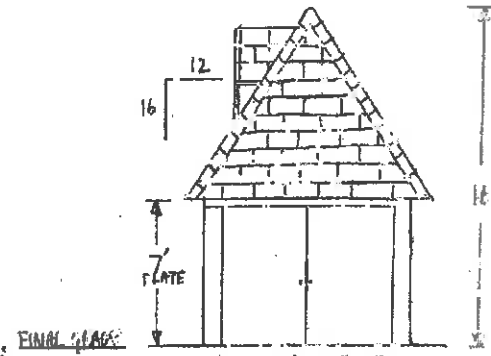
Attachment E - Original Elevations (5/15/14)



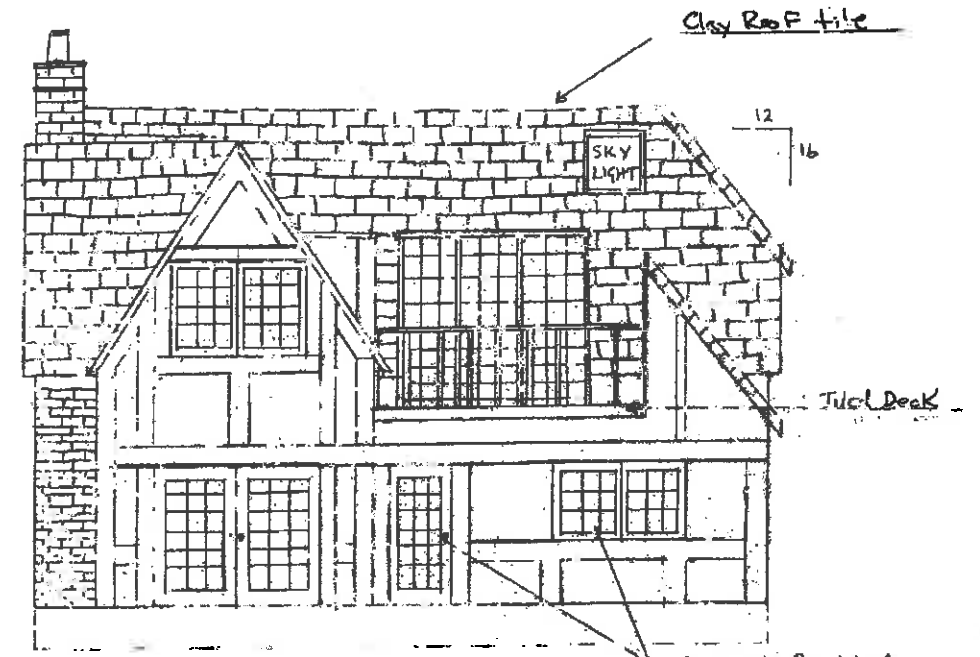
NORTH ELEVATION



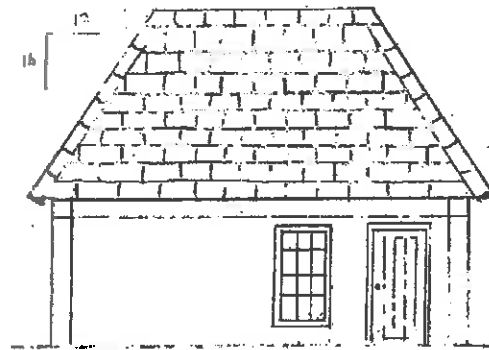
GARAGE NORTH



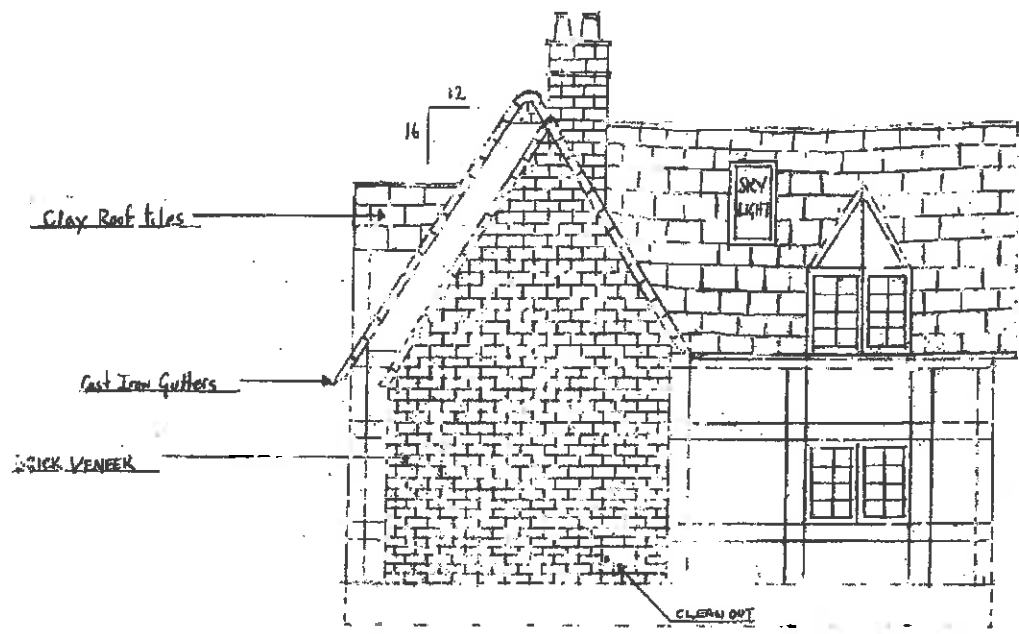
GARAGE WEST



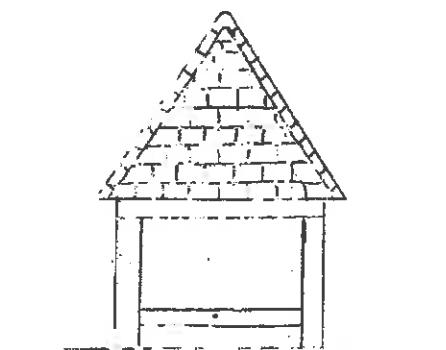
SOUTH ELEVATION



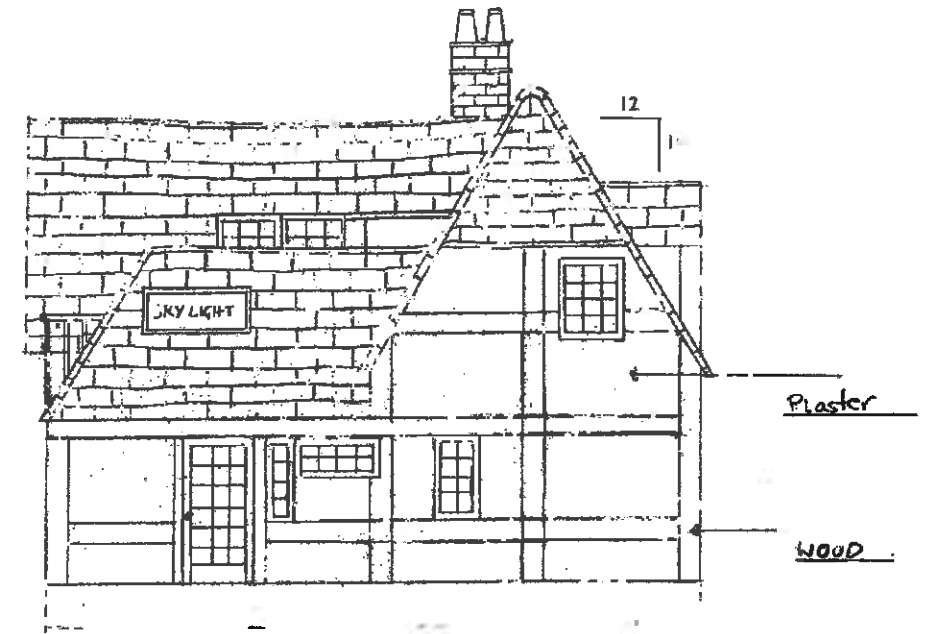
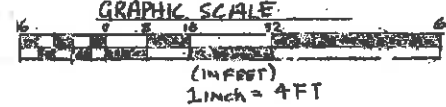
GARAGE SOUTH



WEST ELEVATION



GARAGE EAST



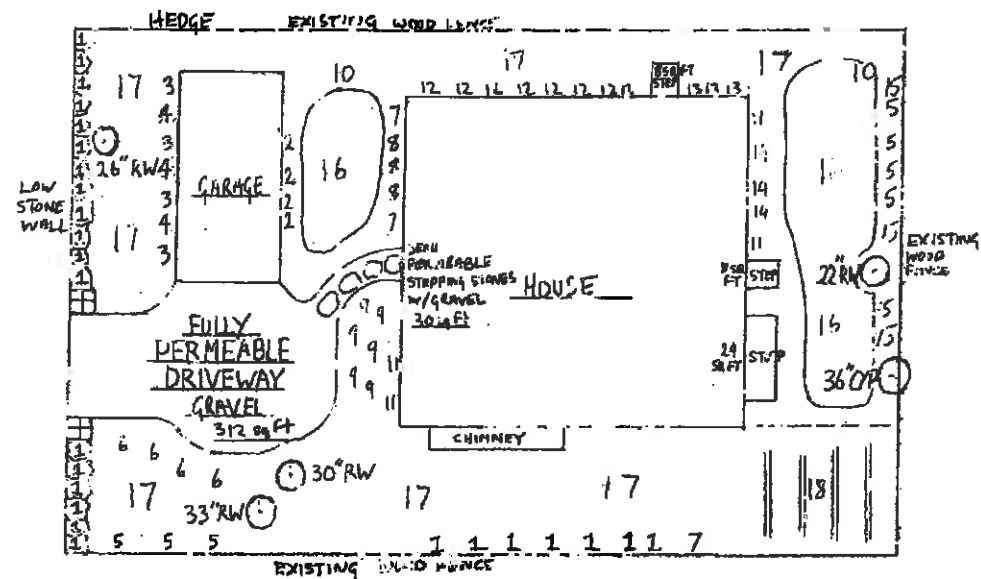
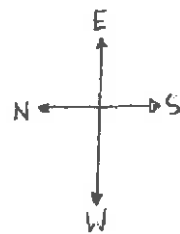
EAST ELEVATION

2ND AVE. 2' SOUTH WEST OF SANTA RITE
ROBERT H. DARLEY AYN 010-028-002

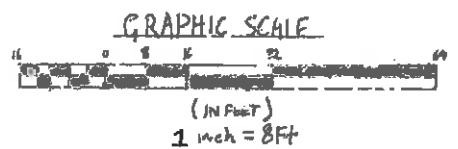
PROPOSED ELEVATIONS

1/4" = 1 FT

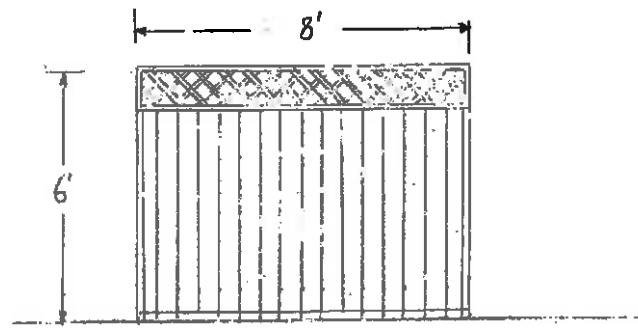
4.



LANDSCAPE PLAN 1/8" = 1 FT

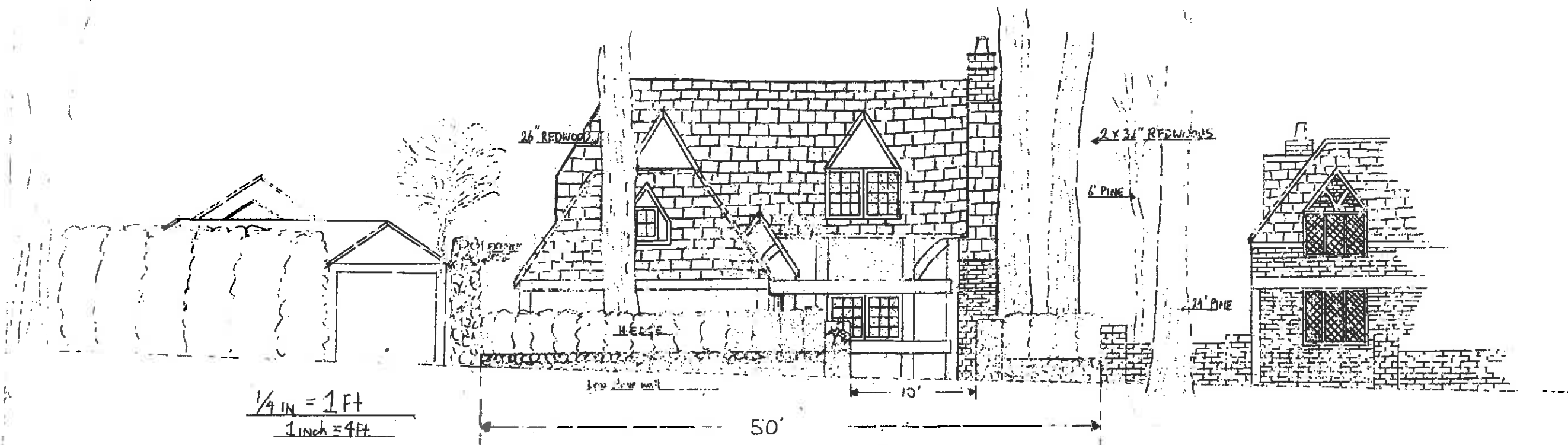


- PLANT MATERIAL**
- Trees:**
 10. Acer "King Leaf Maple"
- VINES:**
 7. Bougainvillea
 11. Jasminum Vine
 5. Cecil Brunner Rose
- Plants / Shrubs:**
 1. Boxwood Hedge
 2. Holyhawk
 3. Lavender
 4. Hydrangea
 8. Delphinium
 9. Spring Bulbs
 12. Foxglove
 13. Ostrich Impatiens
 14. Lupin
- Ground Cover:**
 6. Creeping Thyme
 15. Myoporum "Utah Creeper"
 16. Lawn
 17. Cedar Chips
 18. Vegetable Garden



EXISTING STANDARD
6' X 8' FENCE PANEL

2ND AVE ELEVATION



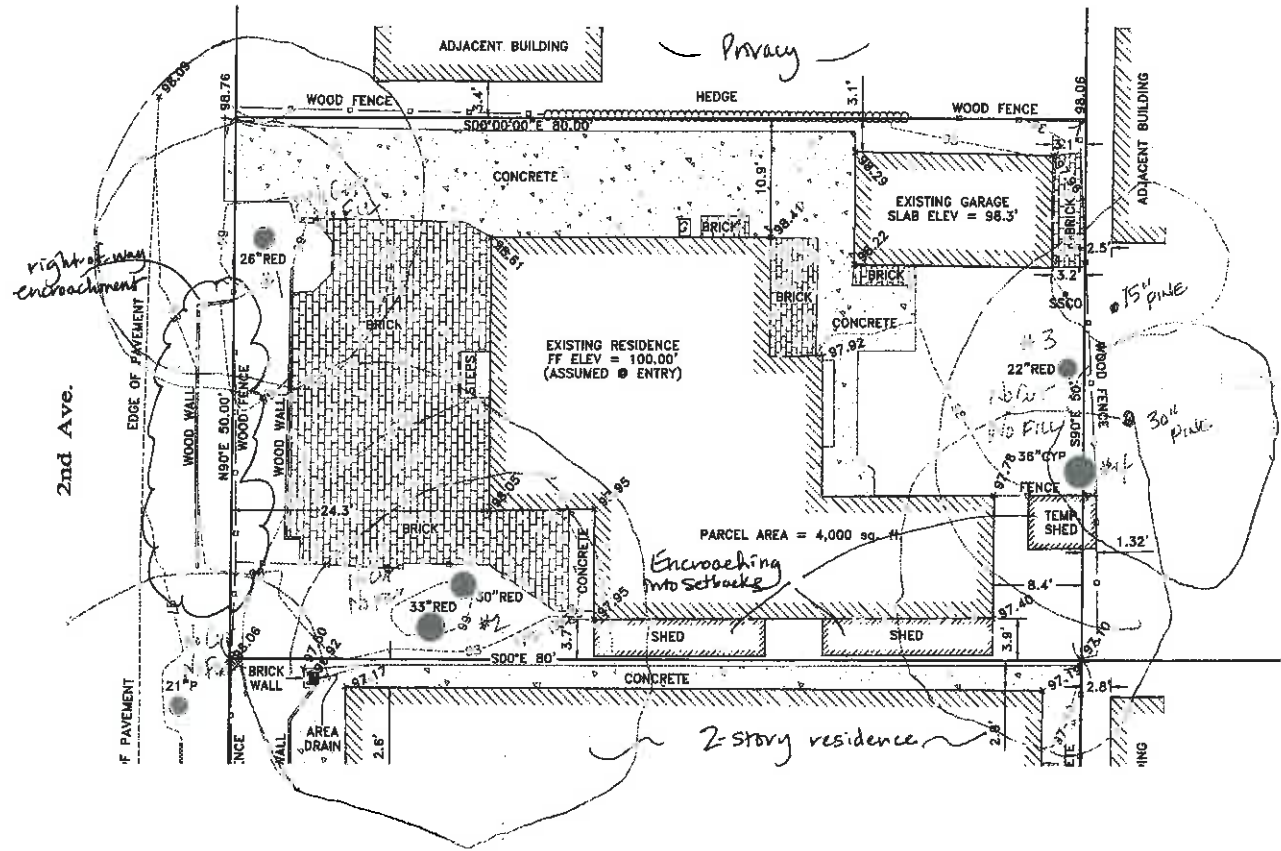
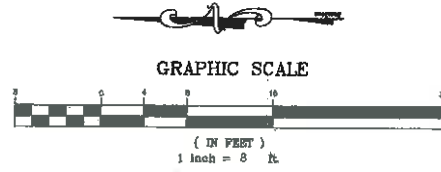
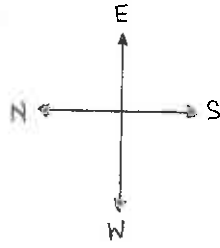
1/4" = 1 FT
1 inch = 4 FT

LANDSCAPE PLAN AND 2ND AVE ELEVATION

LANDSCAPE PLAN AND 2ND AVE ELEVATION

KATH

57



2/1/14
14-1
Darley
Pali

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TOPOGRAPHIC SURVEYS
ALTA SURVEYS
CONSTRUCTION STAKING
LAND DEVELOPMENT
BaseLine
Land Surveyors
Inc.
831-373-3293 PH.
201 HOFFMAN AVENUE, SUITE 8
MONTEREY, CALIFORNIA 93940
FAX 831-375-3294

DRAWN BY: RMH
APPROVED BY: M. DOOLITTLE
L.S. 6332
REVISION:
SCALE: 1" = 8'
DATE: 09-26-05

SITE PLAN
APN 010-028-002
2SW 2nd Ave. & Santa Rita St., Carmel, CA
prepared for:
Robert Darley
SHEET 1
OF
1 SHEETS

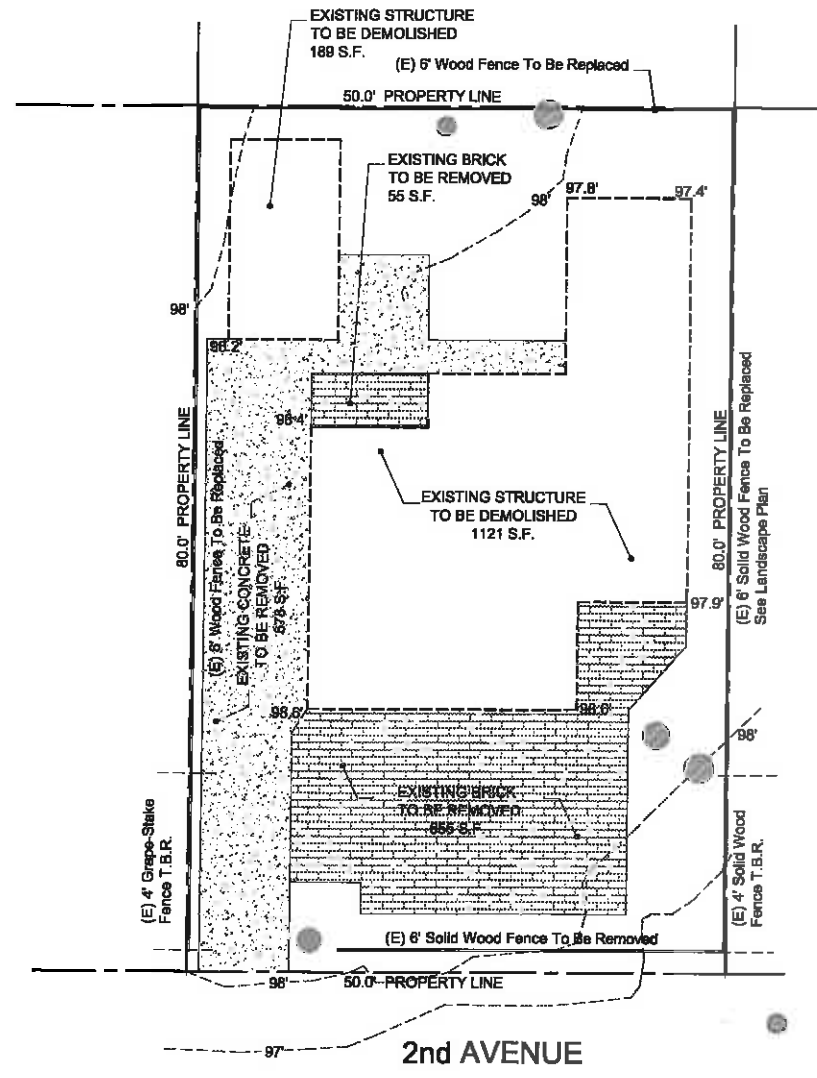
DATE	REVISION



P.O. Box 2584 Carmel, CA 93821
 Ph 831.921.8824 Fx 270.682.9803
 Mail: FormaStudio@comcast.net

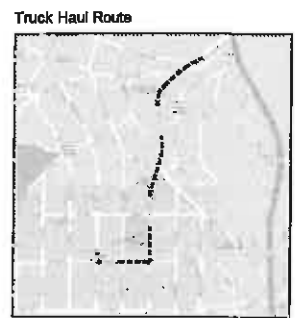
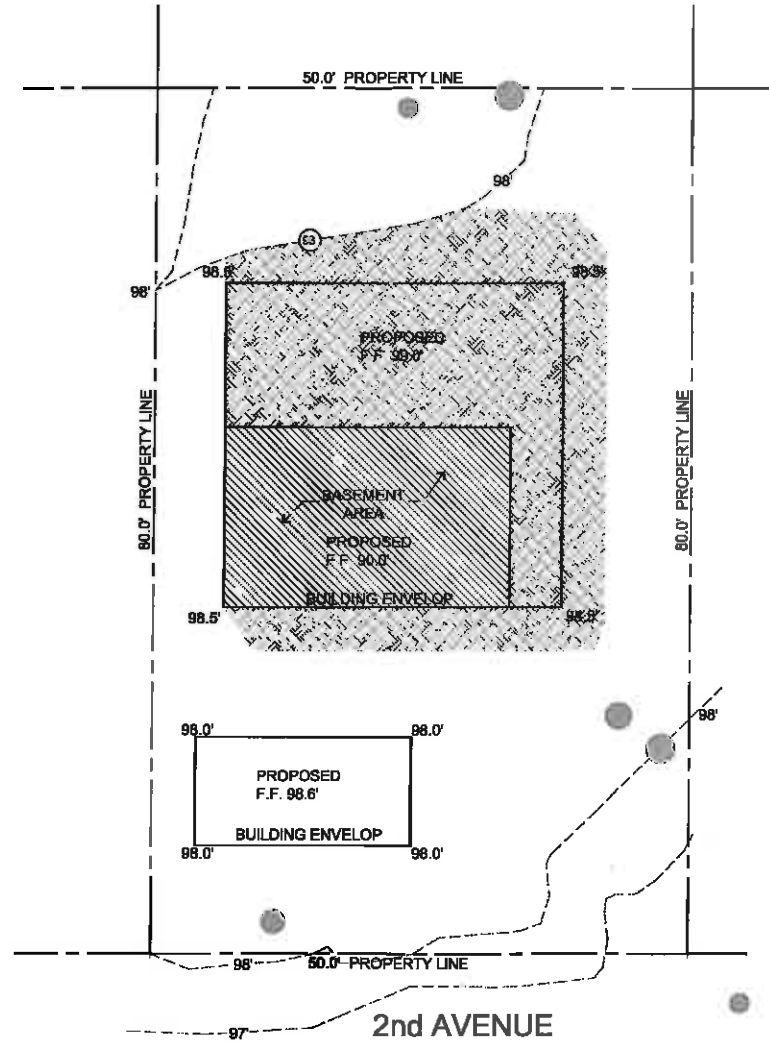
DARLEY RESIDENCE

2nd AVENUE, 2 SW of SANTA RITA STREET
 CARMEL BY THE SEA, CALIFORNIA



(E) STRUCTURE TO BE REMOVED

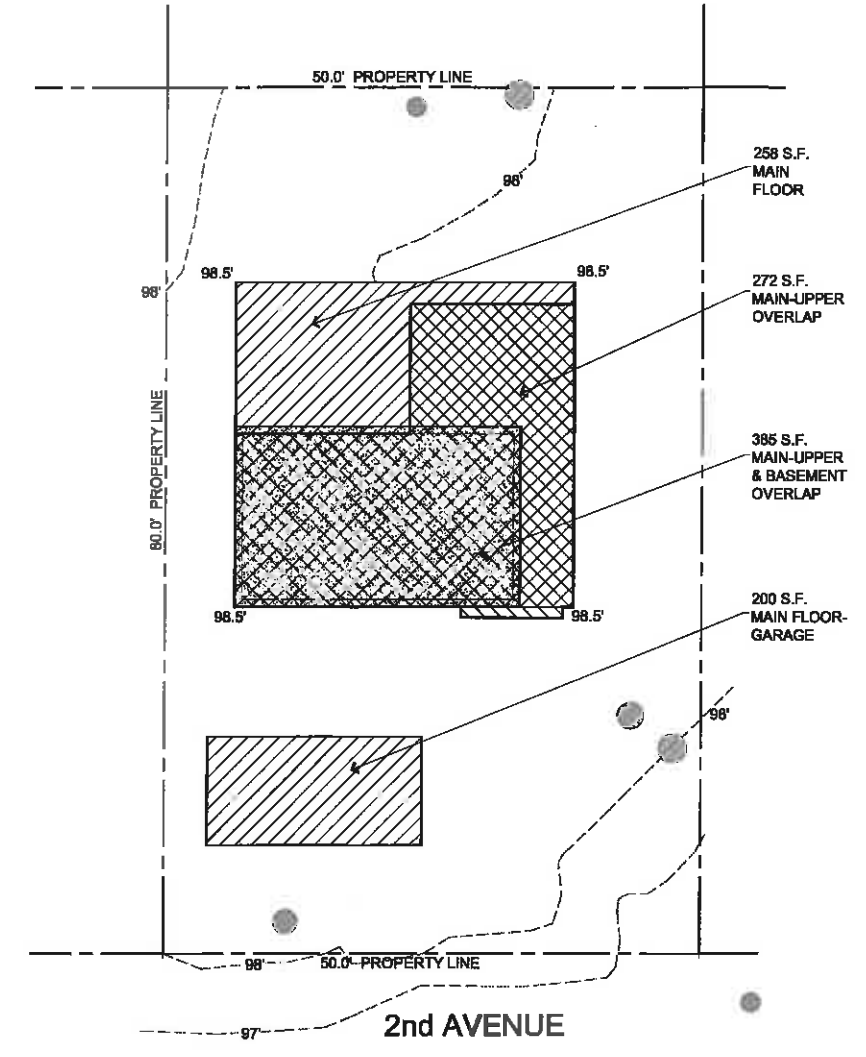
PROPOSED DEMOLITION PLAN Scale 1/8"=1'-0" **1**



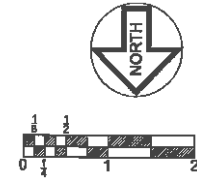
Cut: 114 Cu.Yd. Approx. (Basement)
 Fill: 18 Cu.Yd. Approx.
 Approximately export grading volume 96 Cu.Yd.
 Truck Load = 18 Cu.Yd.
 Total Trips = 6

- INDICATES AREA OF CUT
- INDICATES AREA OF FILL

PROPOSED GRADING PLAN Scale 1/8"=1'-0" **2**



- INDICATES UPPER FLOOR AREA
- INDICATES MAIN FLOOR AREA
- INDICATES BASEMENT FLOOR AREA



PROPOSED SITE MAP PLAN Scale 1/8"=1'-0" **3**

Job Number	2014-11
Date	07-18-14
Revision	
Drawn By	AA

Sheet Number
C-1.2
 of: Sheets
 SITE DEVELOPMENT

DATE	REVISION



P.O. Box 2094 Carmel, CA 93921
 Ph 831.421.5924 Fx 270.682.9903
 Mail: FormaStudio@aol.com cbsl.net

DARLEY RESIDENCE
 2nd AVENUE, 2 SW of SANTA RITA STREET
 CARMEL BY THE SEA, CALIFORNIA

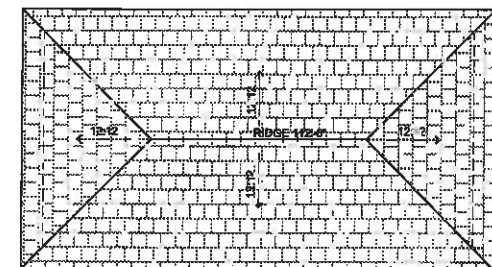
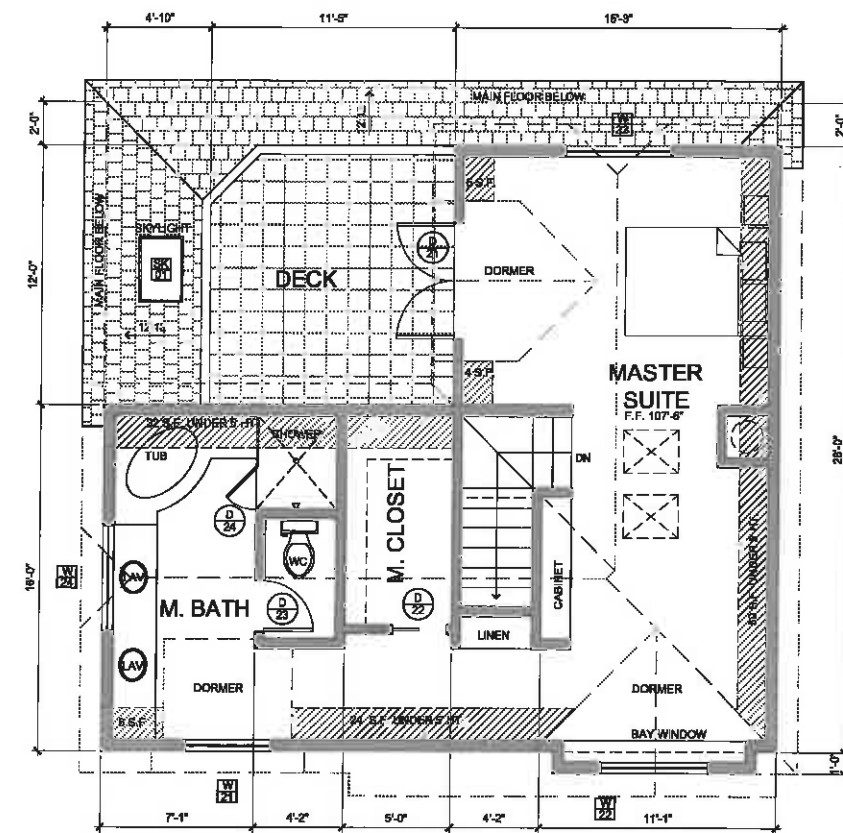
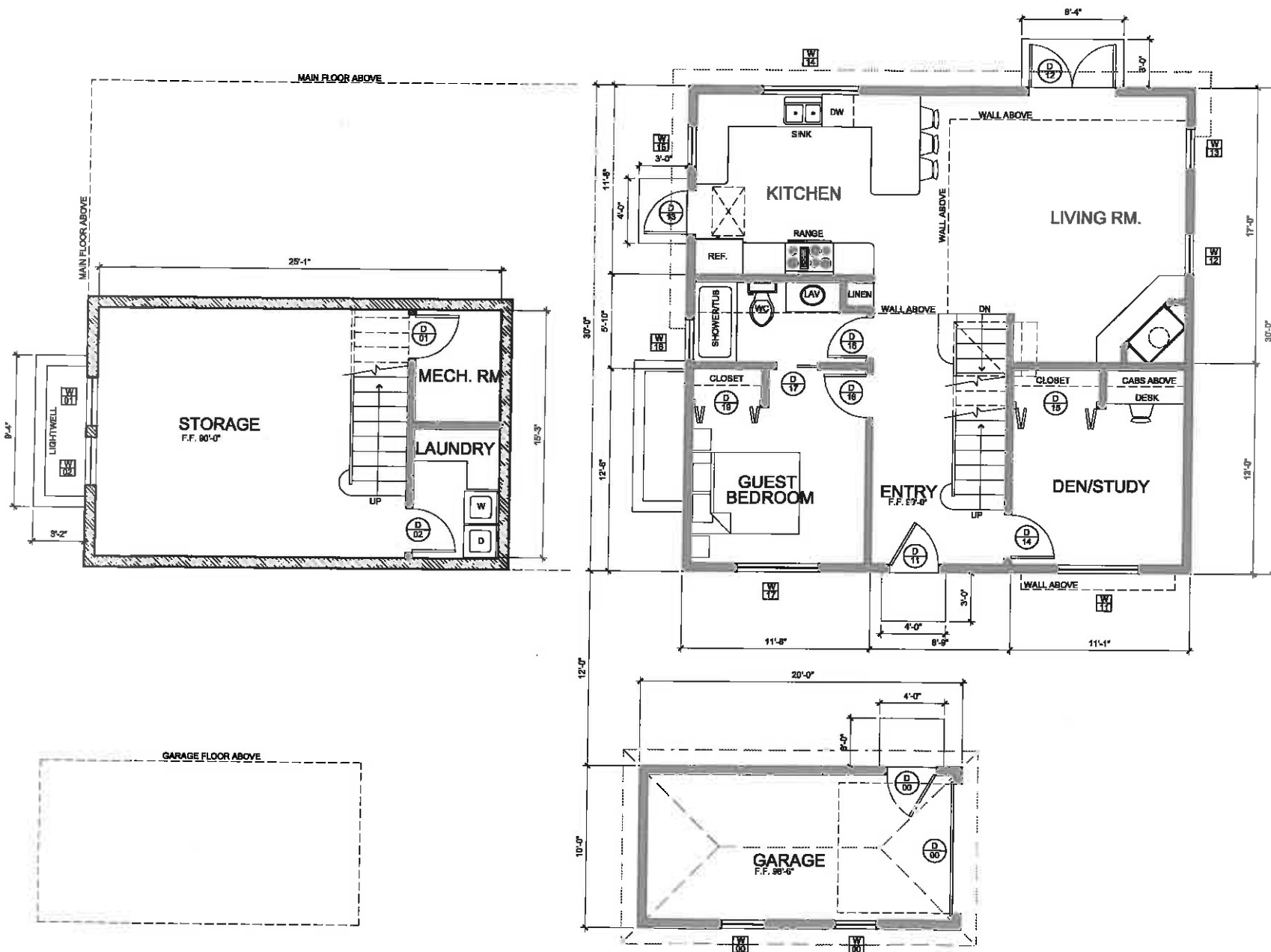
Job Number 2014-11
 Date 07-18-14
 Revision
 Drawn By AA

Sheet Number

A-1.1

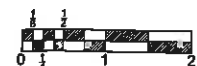
of Sheets

FLOOR PLANS



WALL LEGEND

- (N) 2x FRAMED WALL
- (E) FRAMED WALL TO REMAIN
- (E) TO BE REMOVED



PROPOSED BASEMENT FLOOR PLAN
 Scale 1/4"=1'-0" 3

PROPOSED MAIN FLOOR PLAN
 Scale 1/4"=1'-0" 2

PROPOSED UPPER FLOOR PLAN
 Scale 1/4"=1'-0" 1

THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CONTRACTOR IN OBTAINING SUCH PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CONTRACTOR IN OBTAINING SUCH PERMITS AND APPROVALS.

DATE	REVISION

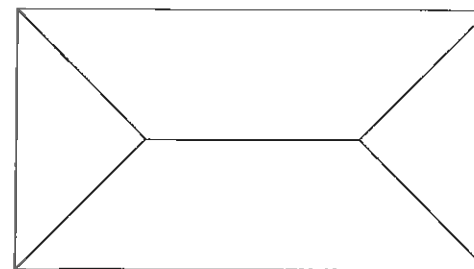
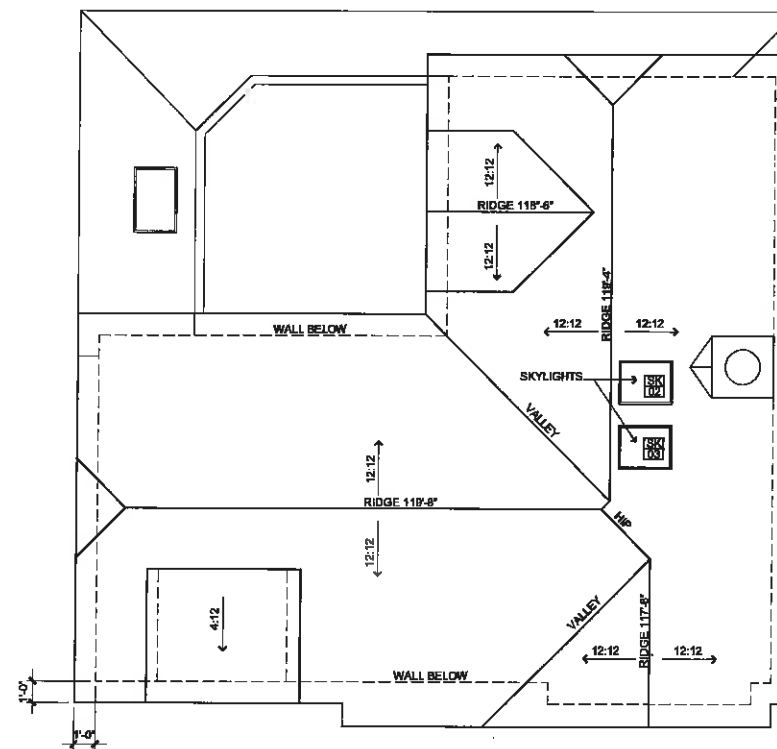
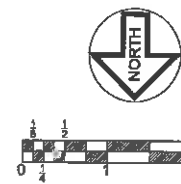


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 Ph 831.921.8924 Fx 276.882.9803
 Mail: FormaStudio @ comcast.net

DARLEY RESIDENCE
 2nd AVENUE, 2 SW of SANTA RITA STREET
 CARMEL BY THE SEA, CALIFORNIA

Job Number **2014-11**
 Date **07-18-14**
 Revision
 Drawn By **AA**

Sheet Number
A-1.2
 of Sheets
1
 ROOF PLAN - SCHEDULE



DOOR & WINDOW NOTES:

- ALL WINDOW/DOOR SPECIFICATIONS TO COMPLY WITH CURRENT STATE AND COUNTY BUILDING CODES. REFER TO GENERAL NOTES FOR MORE INFORMATION.
- SHOP DRAWINGS TO BE SUBMITTED TO DESIGNER PRIOR TO ORDERING OF MATERIALS FOR DESIGN APPROVAL.
- DOOR AND WINDOW SIZE: 28-70= 2'-8" x 7'-0"
- (T) = TEMPERED GLASS
- GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIALS CONFORMING TO U.B.C. CHAPTER 24. SUCH AREAS SHALL INCLUDE BUT ARE NOT LIMITED TO SLIDING GLASS DOORS, TUB & SHOWER ENCLOSURES, STEAM ROOMS, PROVIDE SAFETY GLAZING AT THE FOLLOWING LOCATIONS (U.B.C. 2401.3 AND 2406.4): a) GLAZING WITHIN A 24" RADIUS OF THE VERTICAL JAMB OF ANY DOOR AND LESS THAN 60" ABOVE THE WALKING SURFACE, b) GLAZING IN WALLS ENCLOSING A SHOWER OR BATHTUB WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 80" ABOVE A STANDING SURFACE AND DRAIN INLET, c) GLAZING WITH AN AREA MORE THAN 950 S.F., LESS THAN 18" ABOVE THE FLOOR AND WITH ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF GLAZING, d) GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 80" ABOVE A WALKING SURFACE.
- ALL HEAD HEIGHTS (HD. HT.) INDICATED ARE FROM FINISH FLOOR.
- COMBUSTION AIR VENT OPENINGS WITHIN DOOR SHALL BE WITHIN 12" FROM THE TOP AND 12" FROM THE BOTTOM ENCLOSURE.
- WINDOWS FOR NATURAL LIGHT & VENTILATION SHALL BE SIZED IN COMPLIANCE WITH CBC 1205.
- EMERGENCY ESCAPE AND RESCUE: BEDROOM WINDOWS SHALL HAVE OPERABLE AREAS OF MIN. 5.7 S.F. (5.0 S.F. FOR GRADE-FLOOR OPENINGS) WITH MIN. DIMENSIONS OF 20" WIDTH AND 24" HEIGHT WITH SILL HEIGHTS NOT MORE THAN 44" AFF. CBC 1026.
- SKYLIGHTS TO HAVE AN ICC RESEARCH REPORT OR OTHER APPROVED LISTING INFORMATION.
- ALL GLAZING AT CONDITIONED SPACES SHALL BE DUAL-PANE.

WINDOW SCHEDULE
 WINDOW MATERIAL : UNCLAD WOOD

NUMBER	ROOM NUMBER	1ST FLOOR	SIZE	CONF.	TYPE	GLAZING	REMARKS
W-01	-	STORAGE	30-20	X	-	DBL-LE	AWNING
W-02	-	STORAGE	30-20	X	-	DBL-LE	AWNING
W-11	-	DEW/STUDY	60-40	XX	-	DBL-LE	CSMNT-EGRESS
W-12	-	LIVING ROOM	28-40	X	-	DBL-LE	CSMNT
W-13	-	LIVING ROOM	28-40	X	-	DBL-LE	CSMNT
W-14	-	KITCHEN	60-40	XDX	-	DBL-LE	CSMNT-TEMP. GLASS
W-15	-	KITCHEN	28-40	X	-	DBL-LE	CSMNT-TEMP. GLASS
W-16	-	BATHROOM	25-40	X	-	DBL-LE	CSMNT-TEMP. GLASS
W-17	-	BEDROOM	50-40	XX	-	DBL-LE	CSMNT-EGRESS
W-21	-	MASTER BATH	40-28	-	-	DBL-LE	CSMNT-TEMP. GLASS
W-22	-	MASTER SUITE	50-40	-	-	DBL-LE	CSMNT
W-23	-	MASTER SUITE	50-30	-	-	DBL-LE	CSMNT
W-24	-	MASTER BATH	50-40	-	-	DBL-LE	CSMNT-TEMP. GLASS
SK-01	-	KITCHEN	20-30	O	-	DBL-LE	FIXED-TEMP. GLASS
SK-02	-	MASTER SUITE	20-28	O	-	DBL-LE	FIXED-TEMP. GLASS
SK-03	-	MASTER SUITE	20-28	O	-	DBL-LE	FIXED-TEMP. GLASS

DOOR SCHEDULE
 DOOR MATERIAL : UNCLAD WOOD

NUMBER	ROOM NUMBER	1ST FLOOR	SIZE	TYPE	HDW.	REMARKS
D-11	-	ENTRY	80-70	-	-	PLANK - TEMP. GLASS
D-12	-	LIVING ROOM	PR 54-63	-	-	FRENCH - TEMP. GLASS
D-33	-	KITCHEN	28-63	-	-	PLANK - TEMP. GLASS
D-21	-	MASTER SUITE	PR 54-63	-	-	FRENCH - TEMP. GLASS

DOOR & WINDOW SCHEDULE

Scale **2**

PROPOSED UPPER ROOF PLAN

Scale **1**
 1/4"=1'-0"

DATE	REVISION

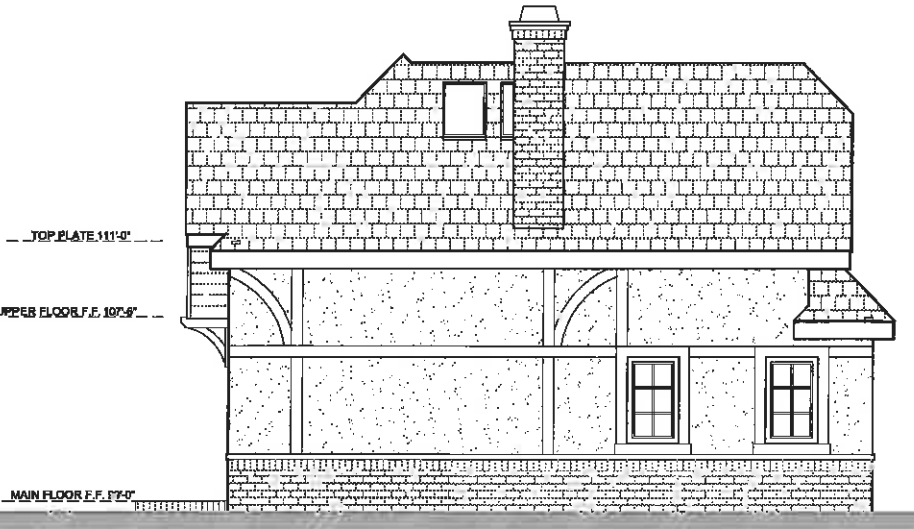
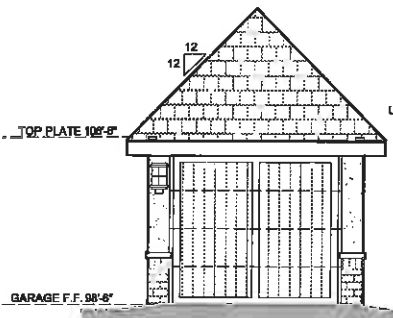


P.O. Box 2094 Carmel, CA 95021
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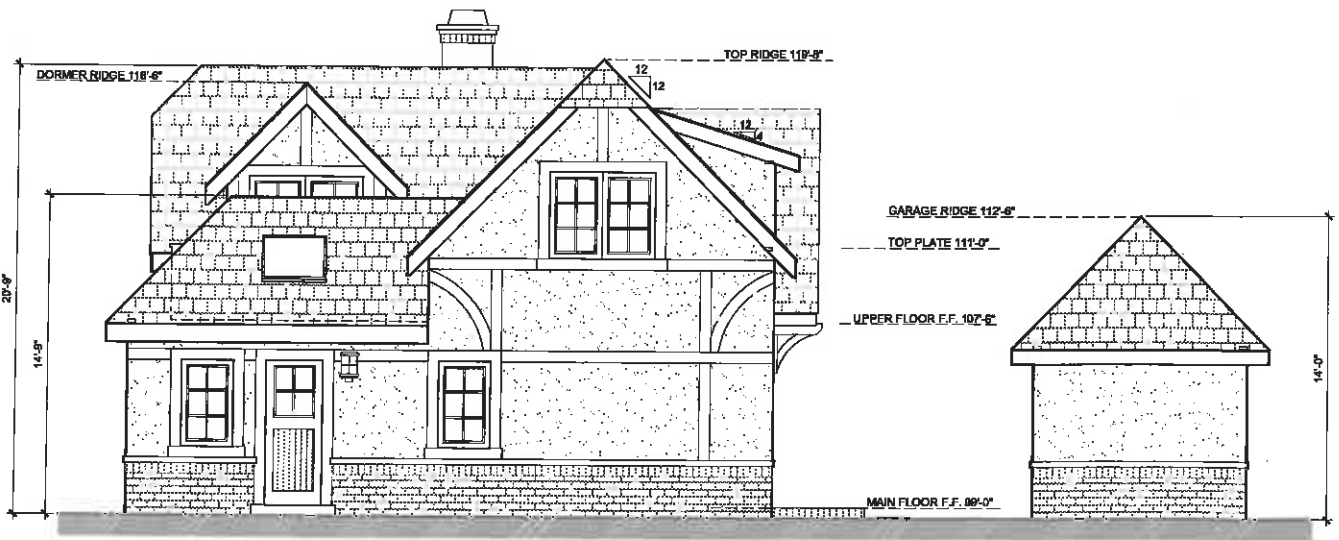
DARLEY RESIDENCE
 2nd AVENUE, 2 SW of SANTA RITA STREET
 CARMEL BY THE SEA, CALIFORNIA



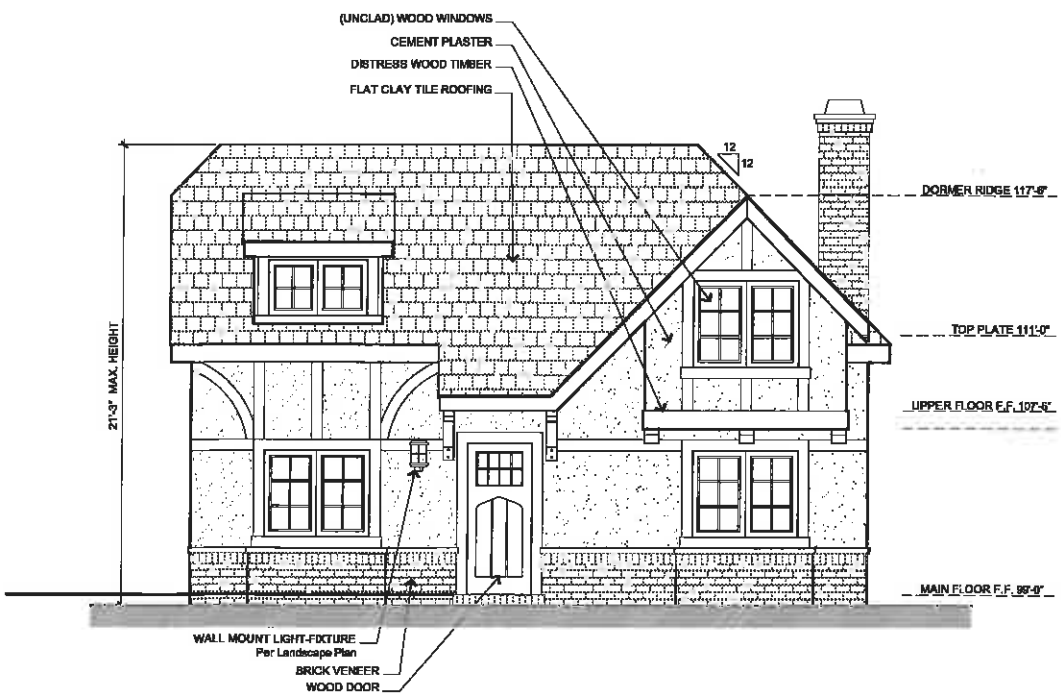
PROPOSED SOUTH ELEVATION Scale 1/4"=1'-0" S



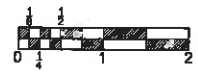
PROPOSED WEST ELEVATION Scale 1/4"=1'-0" W



PROPOSED EAST ELEVATION Scale 1/4"=1'-0" E



PROPOSED NORTH ELEVATION Scale 1/4"=1'-0" N



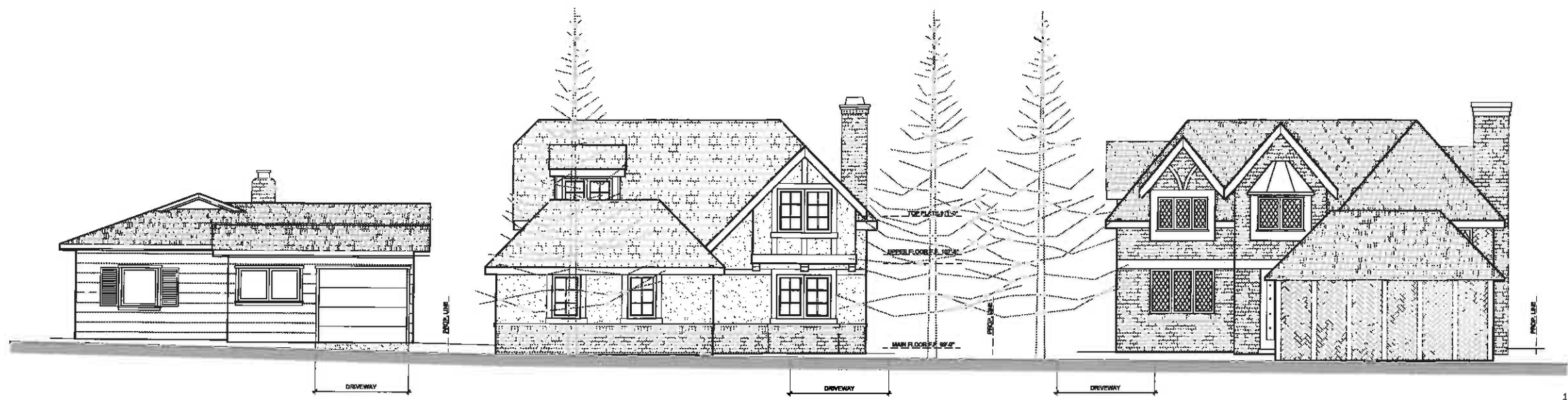
Job Number	2014-11
Date	07-18-14
Revision	
Drawn By	AA

Sheet Number
A-2.1
 of Sheets
 EXTERIOR ELEVATIONS

DATE	REVISION

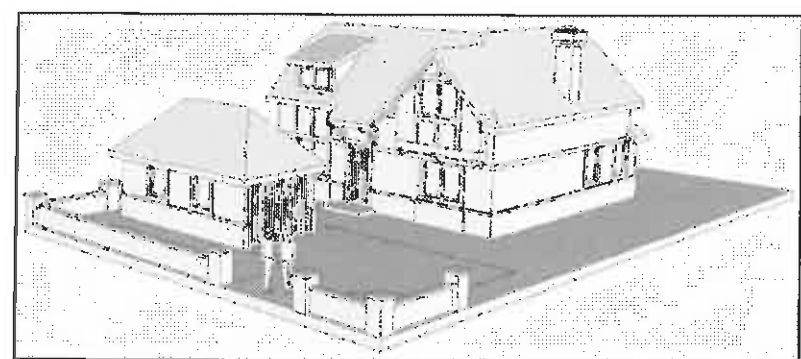


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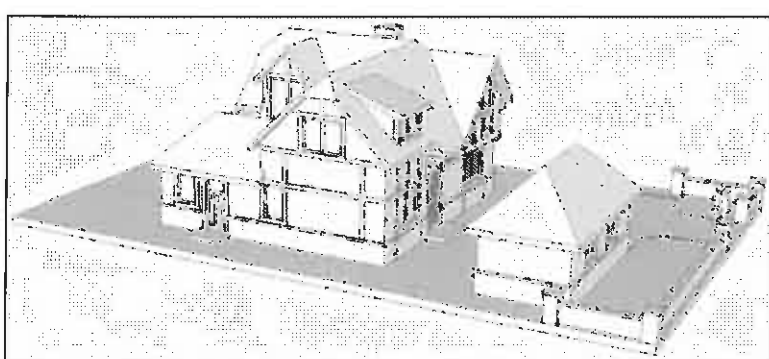


STREET PROFILE ELEVATION

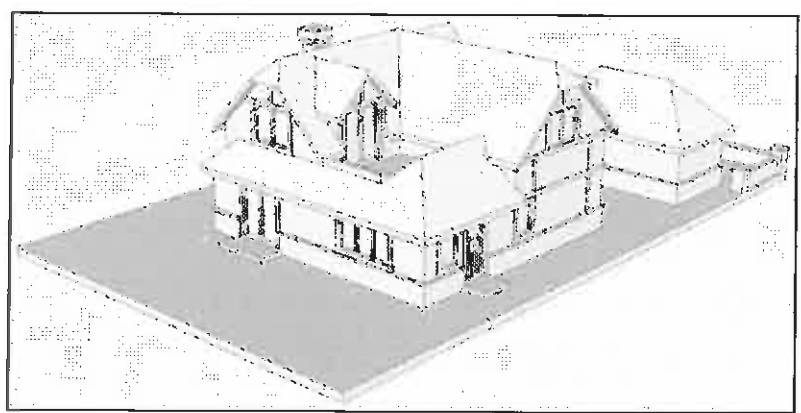
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3/16"=1'0"	



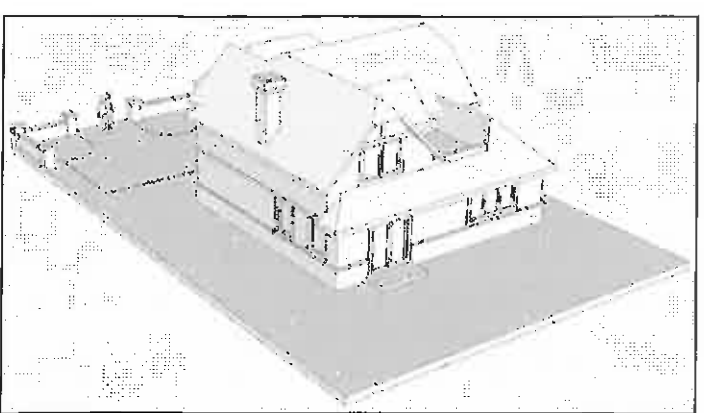
NW VIEW



NE VIEW



SE VIEW



SW VIEW

DARLEY RESIDENCE
 2nd AVENUE, 2 SW of SANTA RITA STREET
 CARMEL BY THE SEA, CALIFORNIA

Job Number	2014-11
Date	07-18-14
Revision	
Drawn By	AA

Sheet Number
A-2.2

of: Sheets

RENDERINGS	Scale	2
	N.T.S	

STREET PROFILE-RENDERS

DATE	REVISION



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DARLEY RESIDENCE
 2nd AVENUE, 2 SW of SANTA RITA STREET
 CARMEL BY THE SEA, CALIFORNIA

EXTERIOR LIGHTING NOTES:

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING AND OR ACCESSORY BUILDING SHALL NOT BE HIGHER THAN 10 FEET ABOVE THE GROUND AND NOT EXCEED 25 WATTS (APPROX. 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (APPROX. 225 LUMENS) PER FIXTURE AND SHALL NOT BE SPACED CLOSER THAN 10 FEET APART. LANDSCAPE LIGHTING SHALL NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE.
3. ALL EXTERIOR LIGHTING SHALL BE DIRECTED DOWNWARD. LUMINAIRES SHALL BE SCREENED FOR VIEW.
4. ALL EXTERIOR LIGHTING SHALL BE ON PHOTO-SENSOR CIRCUITS WITH TIMER OVERRIDE.

SITE SYMBOLS:

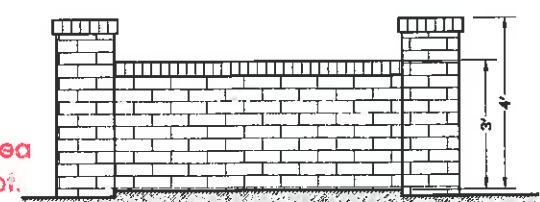
- BRONZE RECESSED DOWN LIGHT, SEE FIXTURE SPECS.
- PEDESTAL DOWNLIGHT, SEE FIXTURE SPECS.
- WALL MOUNTED LIGHT, SEE FIXTURE SPECS.
- EQUIPMENT REFERENCE SYMBOL FOR SPECIFICATIONS DETAILS
- LIGHTING REFERENCE SYMBOL FOR SPECIFICATIONS FOR DETAILS



L 01 FX Mollusque Splendeur or Similar
L 02 FX Job Soldier or Similar
L 03 Hubbardton Forge Lighting Beacon Hall Medium or Similar

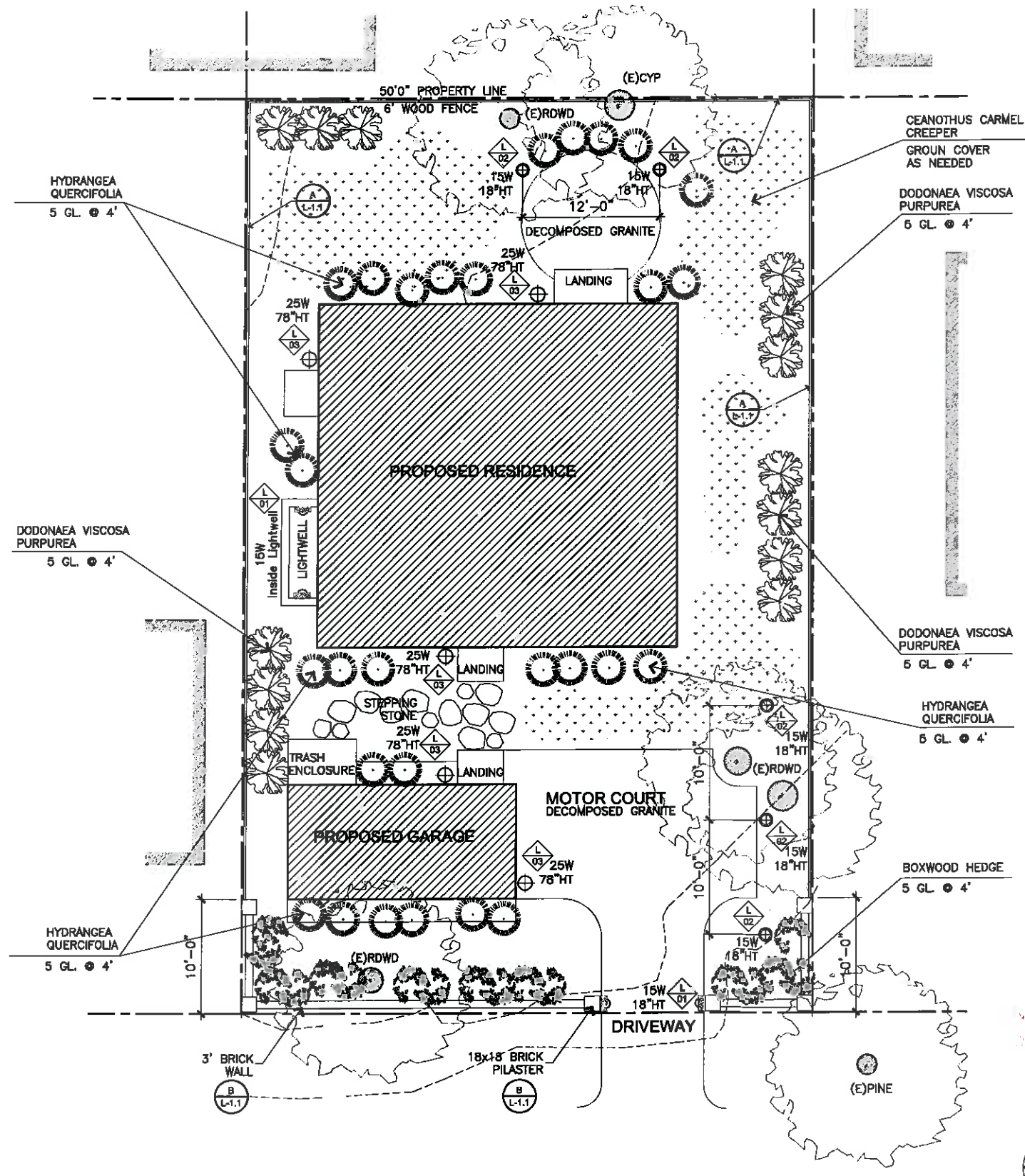


6' x 8' WOOD FENCE PANEL, TYP. **A**



FRONT BRICK FENCE **B**

RECEIVED
 JUL 22 2014
 Carmel-by-the-Sea
 Planning Dept.



INDICATES NEW CONSTRUCTION AREA



PROPOSED LANDSCAPE & LIGHTING PLAN

Scale 3/16"=1'-0" **1**

Job Number	2014-11
Date	07-22-14
Revision	
Drawn By	AA

Sheet Number

L-1.1

of Sheets
LANDSCAPE-LIGHTING PLAN

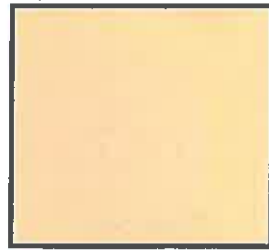
BRICK VENEER



FLAT CERAMIC TILE
Grey & Brown Blend



CEMENT PLASTER
Mayan Maize-Kelly Moore



WOOD TIMBER
Light Grey Stain



WOOD WINDOWS
Light Grey Stain



DARLEY RESIDENCE
2nd Av, 2SW of Santa Rita St.
Carmel By The Sea, California



Job Number	2012-11
Date	06-20-14
APN	010-028-002



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

August 13, 2014

To: Chair Reimers and Planning Commissioners

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

Submitted by: Marc Wiener, Senior Planner

Subject: Consideration of a Final Design Study (DS 14-40) and associated Coastal Development Permit applications for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) District

Recommendation:

Approve the Design Study (DS 14-40) and the associated Coastal Development Permit subject to the attached findings and conditions

Application:	DS 14-40	APN:	010-016-005
Block:	18	Lot:	11
Location:	Lobos 5 northwest of 2 nd Avenue		
Applicant:	Alan Lehman	Property Owners:	Frank & Renate Perry

Background and Project Description:

The project site is located on Lobos Street, five parcels northwest of Second Avenue. The property is developed with a one-story stucco-clad residence and detached garage at the rear of the property that total 1,287 square feet in size. There is an 80-foot long shared driveway on the north side of the property that is currently used by the project applicant and the adjacent property owner to the north. A Determination of Historic Ineligibility for the subject residence was issued by the Community Planning and Building Department on May 2, 2014.

The applicant is proposing to expand the residence from 1,287 to 1,899 square feet. Staff notes that the majority of the residence would be demolished and replaced. The project includes the following components: 1) the net addition of 612 square feet of floor area, including a 100-square foot basement space, 2) new exterior finish materials including plaster siding with a

stone wainscot, new unclad wood windows, and asphalt composition shingle roofing, 3) a new gabled roof design that includes a proposal for nine new skylights, 4) demolition of the garage at the rear of the property and proposal to construct a new detached carport in the front-yard setback, and 5) the installation of roof-top solar panels which are not subject to design review.

The Planning Commission reviewed this project on July 9, 2014, and continued it with a request for certain changes. The applicant has revised the design to address the recommendations made by the Planning Commission.

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1, 800 sf (45%)	1,287 sf (29.4%)*	1,899 sf (32.8%)*
Site Coverage	556 sf (13%)	831 sf (26%)	542 sf (13%)
Trees (upper/lower)	3/1 (recommended)	1/0	0/0
Ridge Height (1 st /2 nd)	18 ft.	13 ft.	16 ft.
Plate Height (1 st /2 nd)	12 ft./18 ft.	8 ft	10 ft.
Setbacks	Minimum Required	Existing	Proposed
Front	15 ft.	20 ft.	20 ft. 8 in. (residence) 0 ft. (garage)**
Composite Side Yard	10 ft. (25%)	12 ft. 6 in. (31%)	10 ft. 6 in. (26%)
Minimum Side Yard	3 ft.	2 ft. 6 in.	No Change
Rear	3 ft.	3 ft.	No Change
* Includes 100-square foot basement bonus			
**Detached garages are permitted in the front setback with Planning Commission approval			

Staff Analysis:

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

1. *The applicant shall submit a landscape plan for final Planning Commission review that includes one new lower-canopy and one new upper-canopy tree on the site.*

Analysis: The applicant has provided a landscape plan that includes a proposal for two new lower-canopy oak trees. A condition has been drafted requiring the applicant to submit a revised landscape plan that also includes one new upper-canopy tree on the project site.

2. *The applicant shall work with staff to simplify the design of the north elevation prior to final Planning Commission review.*

Analysis: The applicant has simplified the north elevation by eliminating one of the three bay windows and has also eliminated two north-facing gabled roof elements. The original proposed elevation drawings are included as Attachment C for comparison.

3. *The applicant shall revise the proposal so that the southern wall of the building meets the 3-foot side-yard setback requirement.*

Analysis: The project qualifies as a demolition which requires that all nonconformities on the property be corrected. A portion of an existing wall along the south side of the residence encroaches into the minimum 3-foot side-yard setback. The applicant had originally proposed to maintain this wall in the setback, but at the direction of staff has since revised the design to demolish the existing wall and construct a new wall that is at the minimum 3-foot setback.

4. *The applicant shall consider revising the design of the garage to be a carport or shall consider maintaining the garage at the rear of the property.*

Analysis: Parking is currently provided by a garage at the rear of the property that is accessed through a shared driveway. The applicant had proposed to abandon the shared driveway and construct a detached garage located in the 15-foot front-yard setback, at the front property line. At the July 2014 Planning Commission meeting, concerns were raised with the prominence of the garage in the front-yard setback and with the potential safety issues of backing out onto the street. It was also noted that Residential Design Guideline 6.3 states an objective to “*consider using a shared driveway to minimize the amount of paving area.*” The Commission directed the applicant to consider maintaining parking at the rear of the property and/or revise the design of the garage to be a carport.

The applicant has revised the design is now proposing a detached carport in the front-yard setback, at the same location as the original proposed garage. In staff’s opinion the carport is a improvement over the original proposal and addresses some of the concerns that were raised

at the last meeting. However, if the Commission still has concerns it could direct the applicant to revise the design to maintain parking at the rear of the property.

5. *The applicant shall re-design the front fence to address the concerns raised at the meeting and eliminate the stone around the front entry.*

Analysis: The original design included a proposal for a stone front entry-porch and a wrought-iron fence with stone columns at the front of the property. Staff was concerned with the design and noted that the proposed stone entry and fence appeared formal and not in scale with size of the residence.

The applicant has eliminated stone from the front entry, but is proposing a stone wainscot at the base of the building and at the bottoms of the carport posts. The fence design has been revised and the applicant is also now proposing a 2-foot 8-inch high split-railing wood fence on top of a 1-foot 4-inch high stone wall. A 7-foot high wood arbor is also proposed at the entry gage. Staff supports the above noted design revisions.

6. *The applicant shall submit a revised plan depicting the existing concrete pathway encroachment in the City ROW and including a note that the encroachment will be removed.*

Analysis: The Demolition Plan on Sheet A-6 of the plan set depicts the existing concrete pathway in the City ROW at the front of the property and includes a note that it will be removed. A condition has been drafted requiring that the encroachment be removed prior to the issuance of the building permit. Staff notes that the applicant may replace the concrete pathway with a decomposed granite pathway of no more than 4 feet in width.

Other Project Components:

Finish Details: Residential Design Guidelines 9.5 through 9.7 indicate that if stucco is to be used it should be *“in conjunction with some natural materials such as wood and/or stone...but should not be repeated to excess within a block.”* With regard to roofing materials, Residential Design Guideline 9.8 states that *“composition shingles that convey a color and texture similar to that of wood shingles may be considered on some architectural styles.”*

The applicant is proposing stucco siding in conjunction with natural materials such as unclad wood windows and doors as well as a stone wainscot at the base of the building. The applicant will present a sample of the proposed stone at the hearing.

The applicant is proposing to use composition-shingle roofing. The Commission should consider whether wood shakes or shingles would be more appropriate for the proposed residence based on Design Guideline 9.8. The applicant will bring a sample of the roofing material to the hearing for review.

Skylights: Residential Design Guidelines 9.13 through 9.14 state that “*when a skylight is to be used, it should blend with the overall building design and its visual impacts should be minimized*” and “*skylights should not be visually prominent from the street or from neighboring windows.*”

A total of nine skylights are proposed including: six skylights as a single panel above the living/dining room area, and three skylights located above the two restrooms at the northwest corner of the residence. The proposed skylights would not create any visual impacts and are consistent with the above guidelines.

Alternatives: Staff has prepared draft findings and conditions of approval for Commission consideration. The Planning Commission may approve the design as proposed or may continue the Design Study application to a future meeting with direction on revisions necessary to address the issues identified in this staff report and discussed at the meeting.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes a 612-square foot addition an existing 1,287-square foot residence, and therefore qualifies for a Class 1 exemption. The project presents no significant environmental impacts.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Original Proposed Elevations (dated 7/9/14)
- Attachment E – Project Plans

Attachment A – Site Photographs



Project site front of property – Facing west on Lobos Street



ROW at front of the property – Facing south on Lobos Street



Project site shared driveway – Facing west on Lobo Streets



Project site front of existing residence – facing northwest on

Attachment B – Findings for Approval

DS 14-40 (Perry)
 August 13, 2014
 Findings for Approval
 Page 1

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

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

Attachment C – Conditions of Approval

DS 14-40 (Perry)
 August 13, 2014
 Conditions of Approval
 Page 1

Conditions of Approval		
No.	Standard Conditions	
1.	Authorization: This approval of Design Study (DS 14-40) authorizes: 1) the net addition of 612 square feet of floor area, including a 100-square foot basement space, 2) new exterior finish materials including plaster siding with a stone wainscot, new unclad wood windows, and asphalt composition shingle roofing, 3) a new gabled roof design that includes a proposal for nine new skylights, 4) and the demolition of the garage at the rear of the property and proposal to construct a new detached carport in the front-yard setback as shown on the August 13, 2014 approved plans.	✓
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	All new landscaping shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction,	✓

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

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

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

*Acknowledgement and acceptance of conditions of approval.

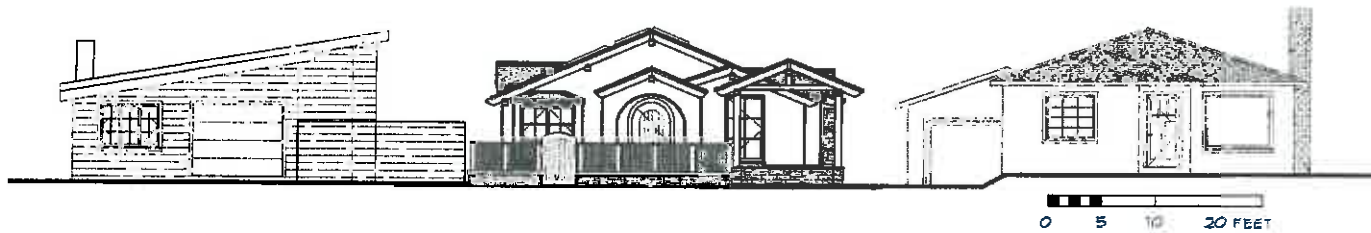
 Property Owner Signature

 Printed Name

 Date

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

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STREET ELEVATION

SCALE 1/8" = 1'-0"



GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION, BUT ARE NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATION OF BURIED ITEMS. NO RELIABLE CONSTRUCTION DOCUMENTS FOR THE EXISTING STRUCTURE WERE AVAILABLE. THESE DRAWINGS ARE INTENDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERIFY DIMENSIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DESIGNER BEFORE PROCEEDING WITH WORK REGARDING CHANGES, DISCREPANCIES OR ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF PRE-EXISTING CONDITIONS WHICH PROHIBIT EXECUTION OF WORK AS DESCRIBED HEREIN.
3. NEW CONSTRUCTION TO MATCH EXISTING DETAILS AND FINISHES. WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION, PATCH AND MATCH SURFACES AND FINISHES TO ALIGN CONSISTENTLY SO NO VISUAL EVIDENCE OF CORRECTED WORK REMAINS UPON COMPLETION.
4. FLOOR ELEVATIONS = TOP OF PLYWOOD SUB-FLOOR OR TOP OF SLAB.
5. ALL WALLS DIMENSIONED TO FACE OF STUD (UNLESS OTHERWISE NOTED).
6. ALL BEAMS HELD UP AND CONCEALED IN CEILING (UNLESS OTHERWISE NOTED).
7. ALL FLASHING AND SHEET METAL TO COMPLY WITH S.M.A.C.N.A. STANDARDS.
8. ALL OPENINGS SHALL BE CAULKED, SEALED OR WEATHERSTRIPPED.

CODE COMPLIANCE NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ANY OTHER APPLICABLE CODES.

SCOPE OF WORK

Remodel and addition to single family residence. 646 s.f. of new building area and (-134 s.f.) of garage area. New basement area of 100 s.f., New detached garage moved from rear of site to front of site. Remove (1) 16" Cypress tree. (1) New skylights.

REVISION INFORMATION

1. DRAFTING UPDATES TO ADDRESS COMMENTS FROM PLANNING STAFF FOR COMPLETENESS OF APPLICATION
2. CHANGES BASED ON PLANNING COMMISSION MEETING (JULY 9TH, 2014) INCLUDING GARAGE CHANGING TO CARPORT, REMOVING STONE AND METAL FENCE, REDUCING STONE FACING ON ENTRY AREA AND REDUCTION OF COMPLEXITY ON NORTH ELEVATION

CONTACT INFORMATION

OWNER - RENATE AND FRANK PERRY 425.898.7654
 DESIGNER - ALAN LEHMAN 831.747.4718

PROJECT LOCATION

VICINITY MAP

NO SCALE

PROJECT INFORMATION

OWNER - Renate and Frank Perry
 SITE ADDRESS - 1010 S 2nd St, Carmel by the Sea, CA
 APN 010-016-005
 LOT 11, BLOCK 16
 YEAR BUILT - 1946
 CONSTRUCTION TYPE - U
 OCCUPANCY - U
 FIRE SINKERS - YES
 LEGAL DESCRIPTION: MAP OF CARMEL CITY LOT 11 BLK 16 R4Y & D2C R4Y

LOT SIZE	4020 S.F.
EXISTING BUILDING AREA	949 S.F.
EXISTING GARAGE	338 S.F.
EXISTING TOTAL BUILDING AREA	1287 S.F.
PROPOSED BUILDING AREA (+652)	1599
PROPOSED GARAGE AREA (-138)	200
PROPOSED BONUS BASEMENT	100
PROPOSED TOTAL BUILDING AREA	1899 S.F.
BUILDING COVERAGE	45%
F.A.R.	47%

SITE COVERAGE	
FRONT WALK, LANDING	118 S.F.
DRIVEWAY	352 S.F.
REAR EXTERIOR LANDINGS	54 S.F.
SIDE DOOR LANDING	18
SITE COVERAGE TOTAL	542 S.F.

RECEIVED

JUL 23 2014

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

DRAWING INDEX

- A1 PROJECT DATA, STREET ELEVATION
- A2 SITE PLAN
- A3 FLOOR PLANS - PROPOSED, SCHEDULES
- A4 ELEVATIONS - PROPOSED
- A5 LANDSCAPE PLAN - PROPOSED
- A6 WALL REMOVAL / TAKE DOWN PLAN
- A7 EXISTING PLAN AND ELEVATIONS
- S1 SURVEY

REVISIONS	
1	6/10/14
2	7/13/14

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 info@lehmandesignstudio.com

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 ALAN LEHMAN

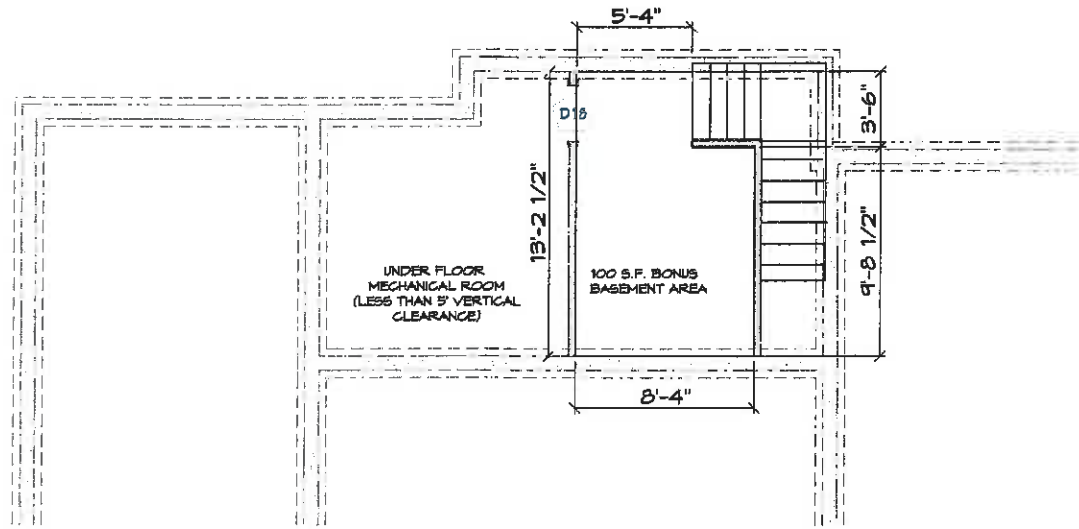
STREET ELEVATION
 PROJECT INFORMATION

PERRY RESIDENCE BATH REMODEL
 1010 S 2ND, CARMEL BY THE SEA, CA
 APN 010-016-005

5/13/2014

SHEET
A1

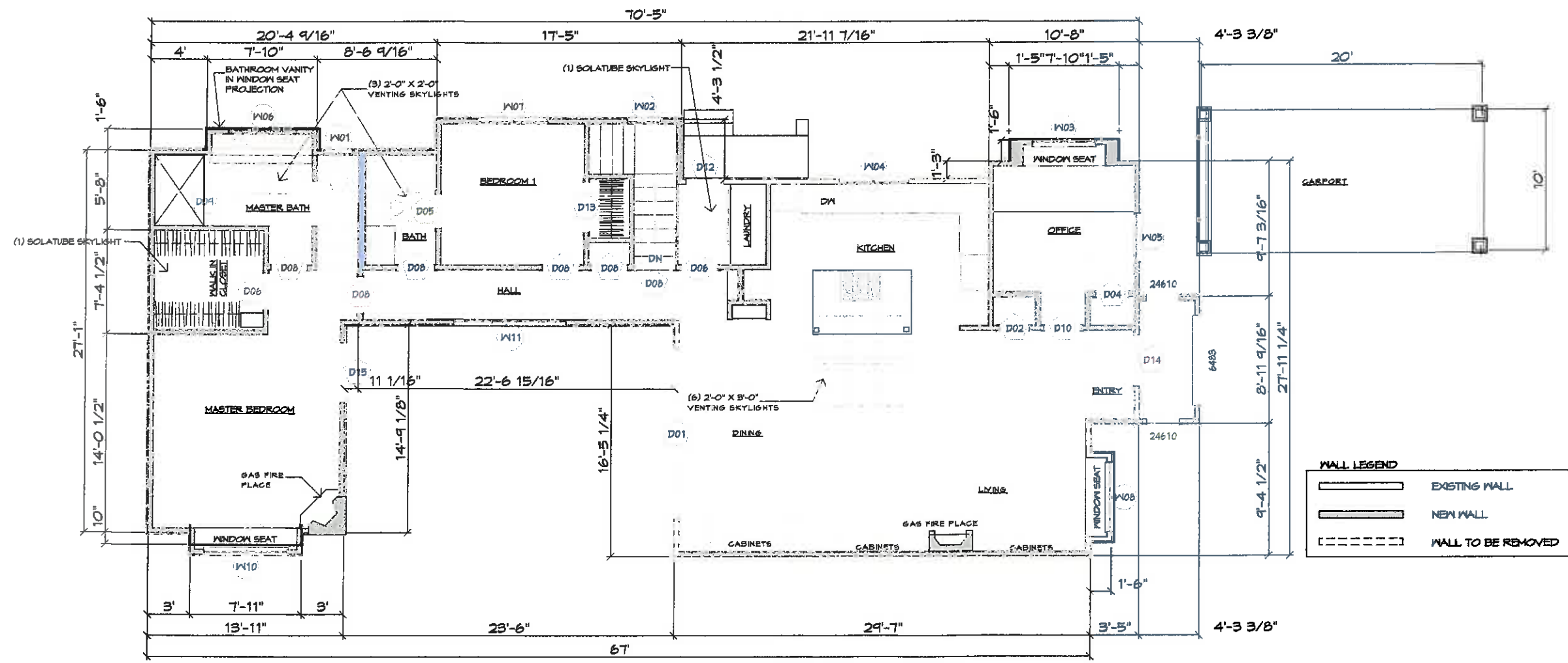
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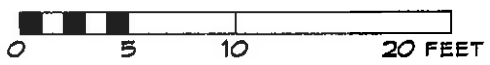
BASEMENT FLOOR PLAN - PROPOSED
SCALE 1/4" = 1'-0"

WINDOW SCHEDULE						
NUMBER	QTY	SIZE	TEMPERED	EGRESS	DESCRIPTION	COMMENTS
W01	1	2126SC	YES		SNGL CASEMENT-HR	
W02	1	2636SC			SNGL CASEMENT-HR	
W03	1	4740DC	YES		DBL CASEMENT-LHL/RHR	
W04	1	5040DC		YES	DBL CASEMENT-LHL/RHR	
W05	1	3662SC		YES	SNGL CASEMENT-HR	
W06	1	41118AW			AWNING	
W07	1	5036DC		YES	DBL CASEMENT-LHL/RHR	
W08	1	5050DC	YES		DBL CASEMENT-LHL/RHR	
W10	1	6059DC	YES		DBL CASEMENT-LHL/RHR-AT	
W11	1	8039TC	YES		TRIPLE CASEMENT-LHL/RHR	

DOOR SCHEDULE						
NUMBER	QTY	SIZE	DESCRIPTION	THICKNESS	COMMENTS	
D01	1	12076 L EX	EXT. TRIPLE SLIDER-GLASS	1 3/8"		
D02	1	2068 R IN	HINGED-DOOR P04	1 3/8"		
D04	1	2268 R IN	HINGED-DOOR P04	1 3/8"		
D05	1	2468 R	POCKET-DOOR P04	1 3/8"		
D06	2	2668 L	POCKET-DOOR P04	1 3/8"		
D08	6	2668 R IN	HINGED-DOOR P04	1 3/8"		
D09	1	2668 R IN	HINGED-GLASS DOOR SC02	1 3/8"		
D10	1	2670 L IN	HINGED-DOOR P04	1 3/8"		
D12	1	2868 L EX	EXT. HINGED-SIDE DOOR PERRY 2	1 3/4"		
D13	1	3668 L/R	DOUBLE POCKET-DOOR P04	1 3/8"		
D14	1	3678 R EX	EXT. HINGED-DOOR S01	1 3/4"		
D15	1	4274 L/R EX	EXT. DOUBLE HINGED-GLASS	1 3/4"		
D18	1	26210 L IN	HINGED-DOOR P04	1 3/8"		



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



REVISIONS
 1 6/10/14
 2 7/10/14

LEHMAN DESIGN STUDIO
 DRAWN BY ALAN LEHMAN

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FLOOR PLANS, SCHEDULES

PERRY RESIDENCE BATH REMODEL
 LOBOS 5 SW OF 2ND, CARMEL BY THE SEA, CA
 APN 010-016-005

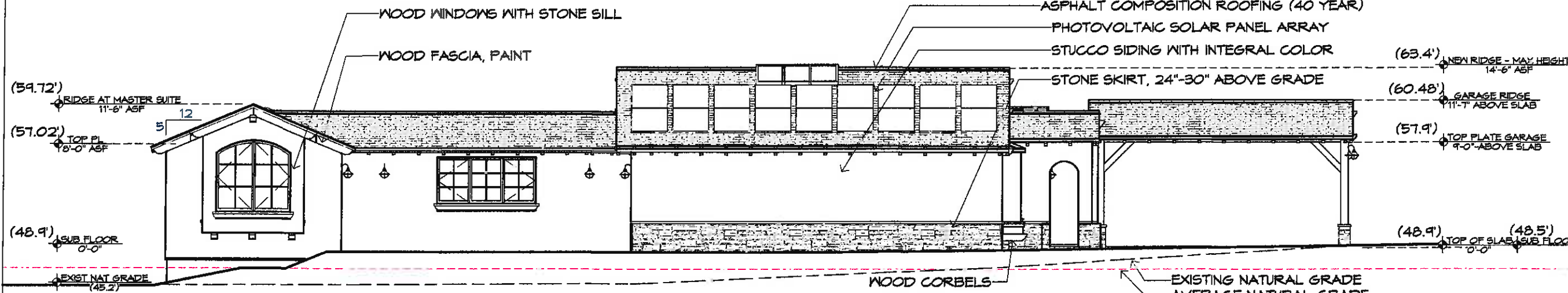
5/13/2014

SHEET
A3

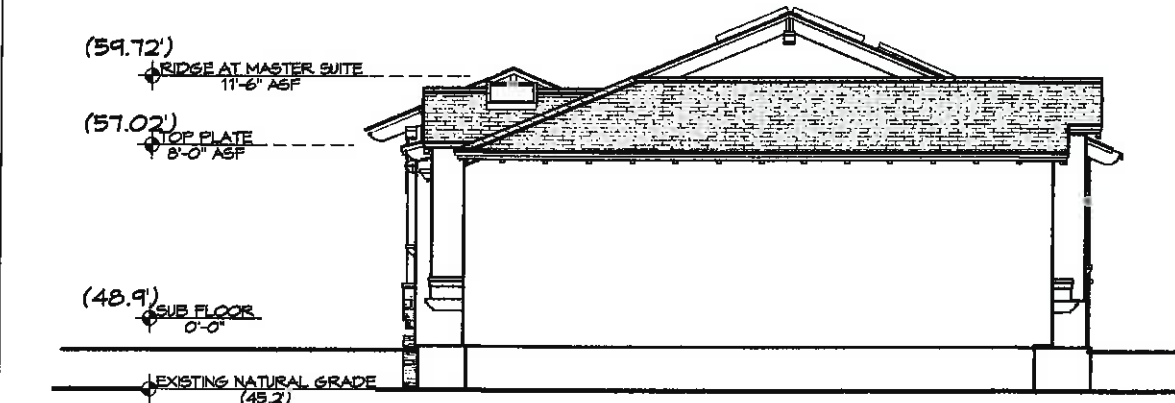
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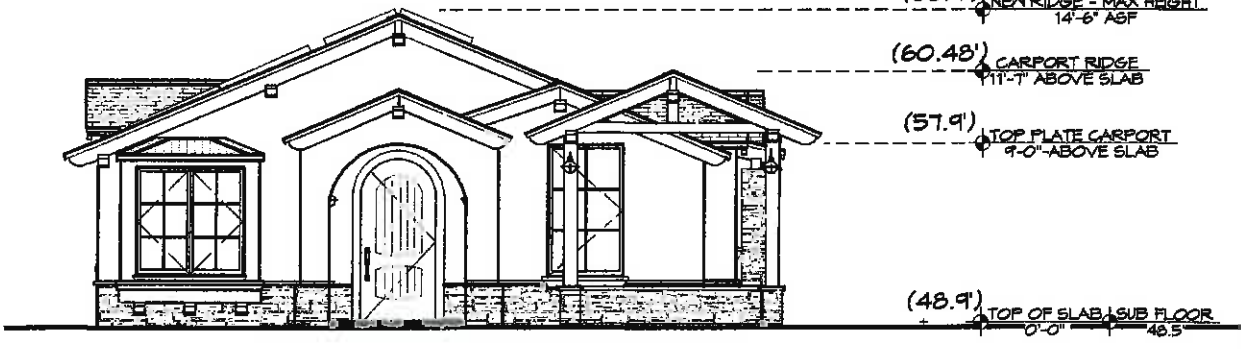
NORTH ELEVATION - PROPOSED
SCALE 1/4" = 1'-0"



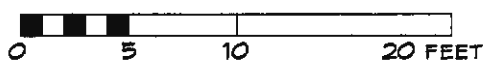
SOUTH ELEVATION - PROPOSED
SCALE 1/4" = 1'-0"



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



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



REVISIONS	
1	6/10/14
2	7/10/14

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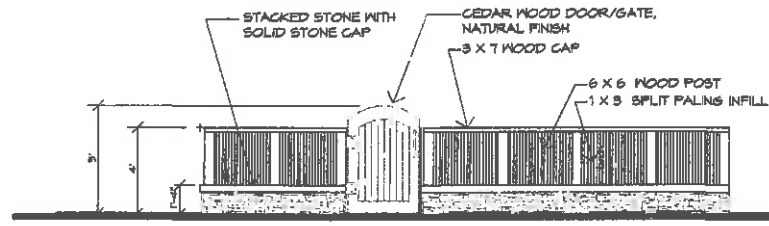
PROPOSED ELEVATIONS

PERRY RESIDENCE BATH REMODEL
LOBOS 5 SW OF 2ND, CARMEL BY THE SEA, CA
APN 010-016-005

5/13/2014

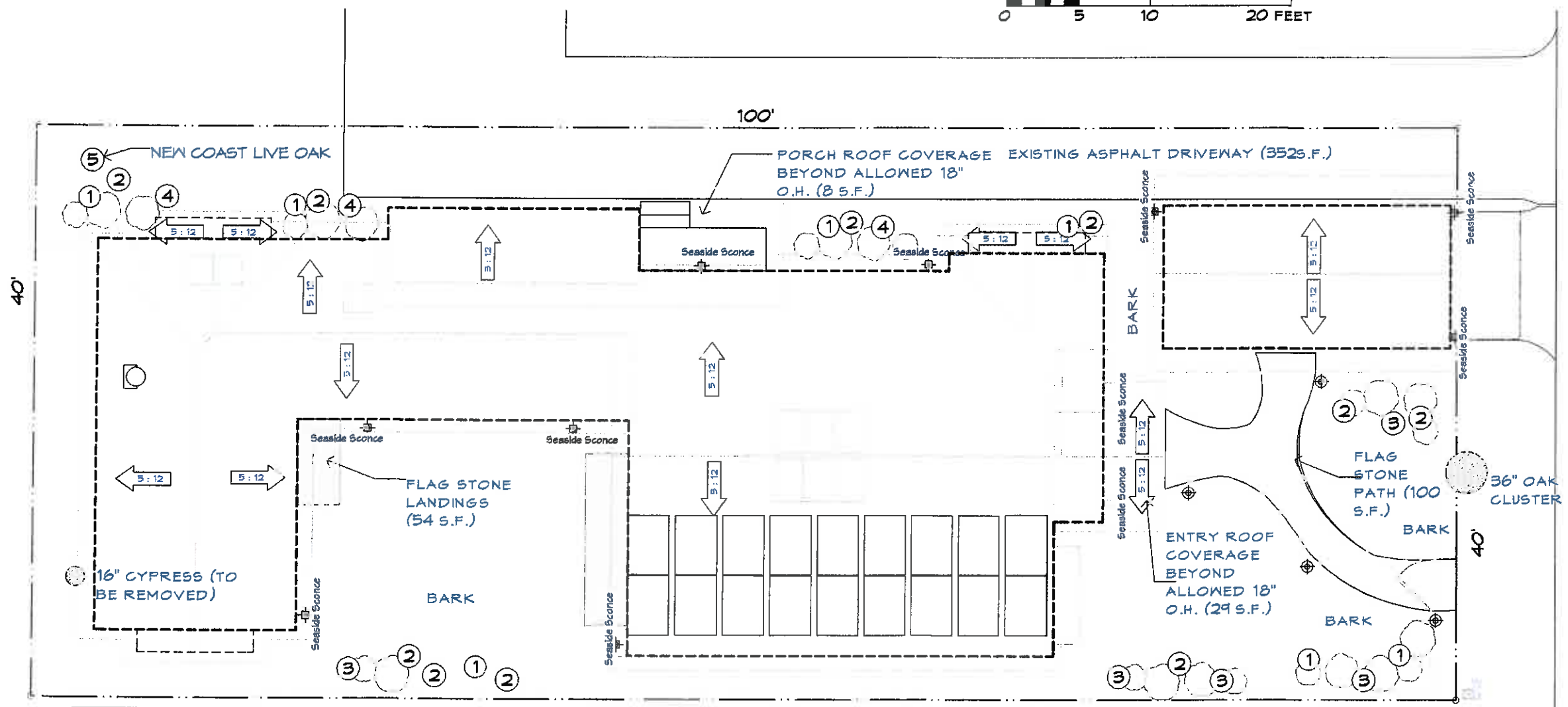
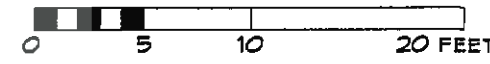
SHEET
A4

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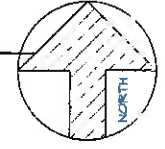
FENCE ELEVATION

SCALE 1/4" = 1'-0"



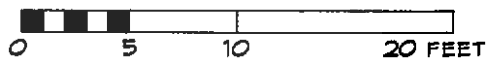
- PLANTING LEGEND**
- ① BOXUS SEMPERVIRENS
 - ② ATHYRIUM NIPPONICUM
 - ③ CAYATHEA COOPERI
 - ④ OPHIOPOGON JAPONICUS
 - ⑤ QUERCUS AGRIFOLIA

- LIGHTING LEGEND**
- ① PATH LIGHT NEAR GRADE ⌀20 WATT
 - ② WALL MOUNTED SCENCE ⌀25 WATT



LANDSCAPE PLAN / ROOF PLAN

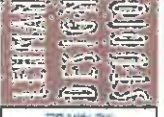
SCALE 1/4" = 1'-0"



1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND AND NOT EXCEED 25 WATTS (INCANDESCENT EQUIVALENT; I.E., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; I.E., APPROXIMATELY 225 LUMENS) PER FIXTURE AND SHALL BE SPACED NO CLOSER THAN 10 FEET APART. LANDSCAPE LIGHTING SHALL NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFELY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

REVISIONS	
1	6/10/14
2	7/10/14

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LANDSCAPE AND ROOF PLAN
FENCE ELEVATION

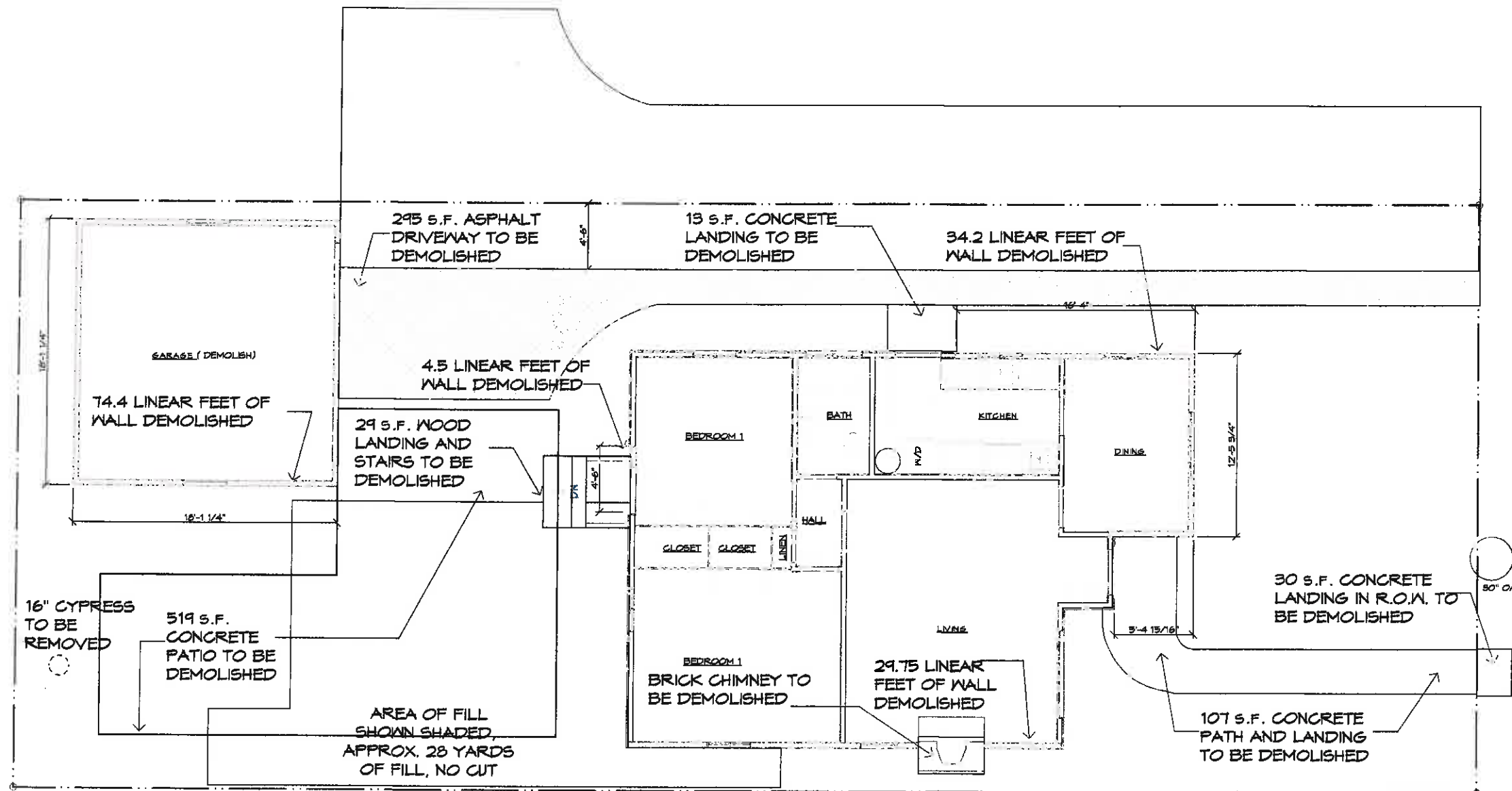
PERRY RESIDENCE BATH REMODEL

LOBOS 5 SW OF 2ND, CARMEL BY THE SEA, CA
APN 010-016-005

5/13/2014

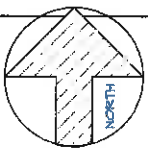
SHEET
A5

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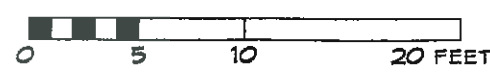
TOTAL LINEAR FOOTAGE OF EXISTING WALLS = 206.4
 TOTAL LINEAR FOOTAGE OF DEMOLISHED WALLS = 142.85
 (OVER 50%)

WALL LEGEND
 ———— EXISTING WALL
 - - - - - WALL TO BE REMOVED



WALL REMOVAL TAKE DOWN AND GRADING PLAN

SCALE 1/4" = 1'-0"



LOBOS STREET

REVISIONS	
1	6/10/14
2	7/0/14

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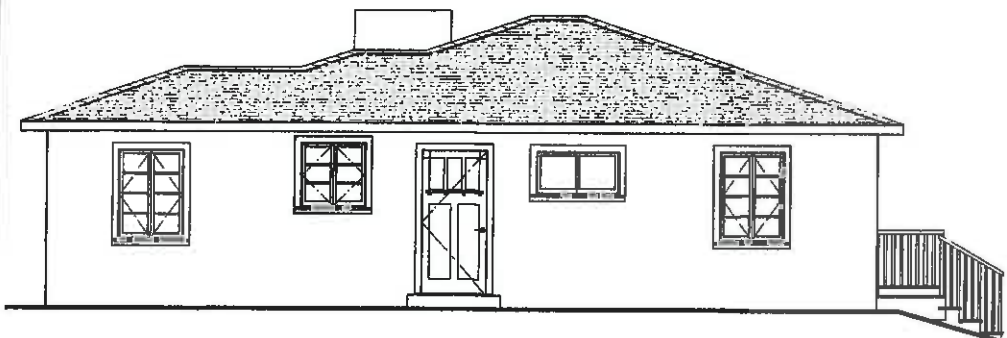
DEMOLITION / GRADING PLAN

PERRY RESIDENCE BATH REMODEL
 LOBOS 5 SW OF 2ND, CARMEL BY THE SEA, CA
 APN 010-016-005

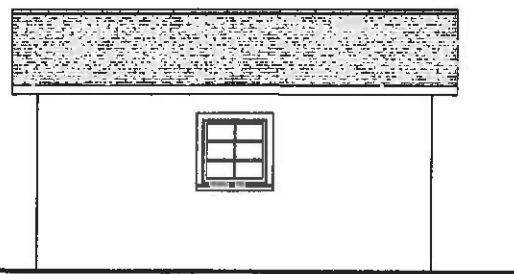
5/13/2014

SHEET
A6

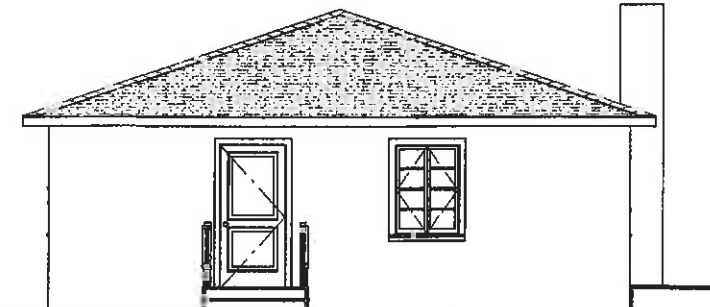
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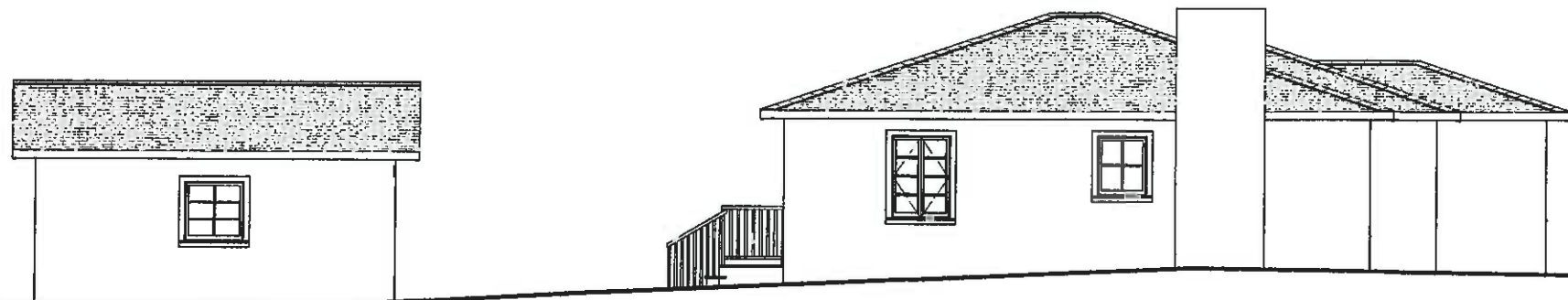
NORTH ELEVATION - EXISTING
SCALE 1/4" = 1'-0"



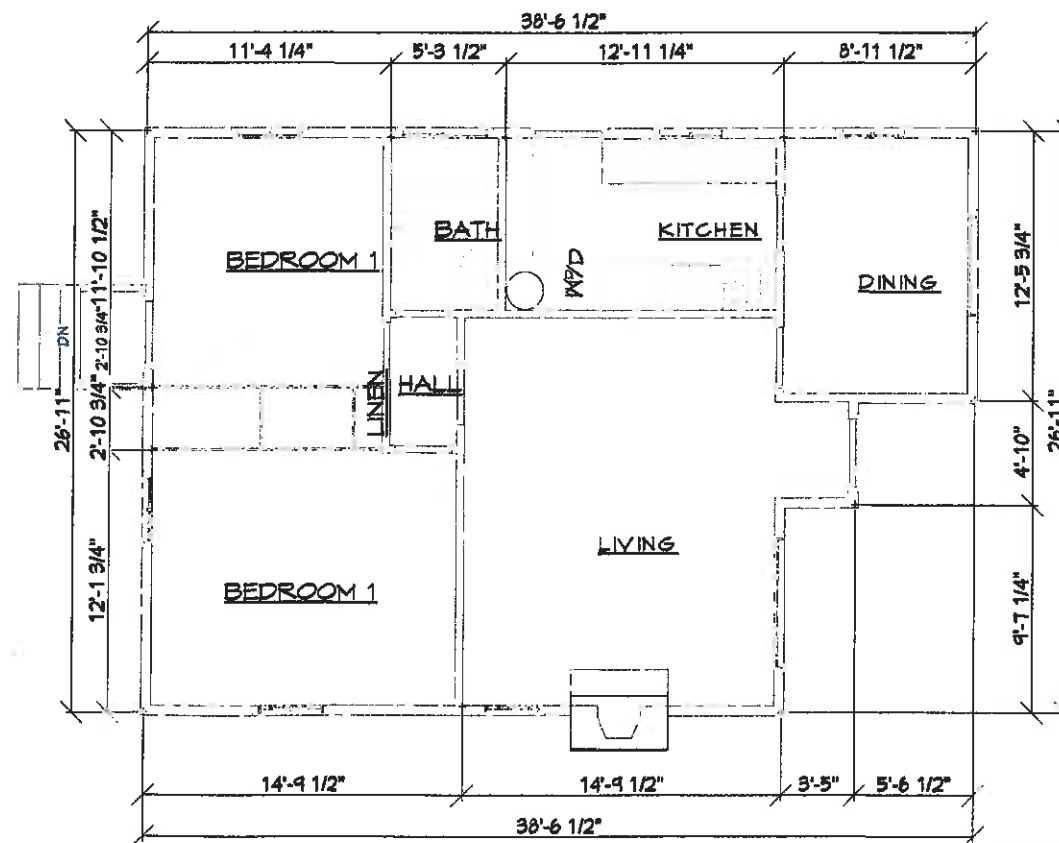
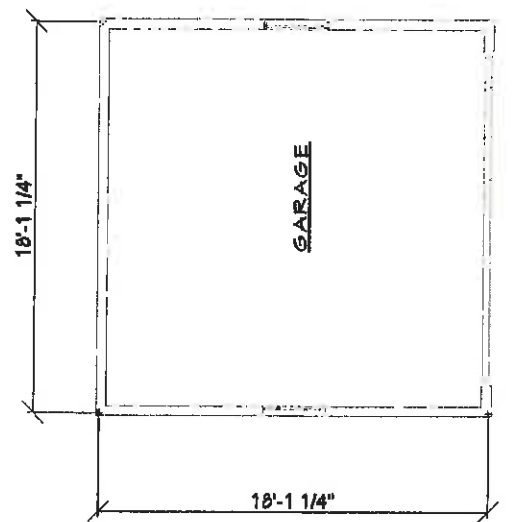
WEST ELEVATION - EXISTING
SCALE 1/4" = 1'-0"



EAST ELEVATION - EXISTING
SCALE 1/4" = 1'-0"



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



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

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2	7/10/14

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ALAN LEHMAN

EXISTING PLAN
EXISTING ELEVATIONS

PERRY RESIDENCE BATH REMODEL

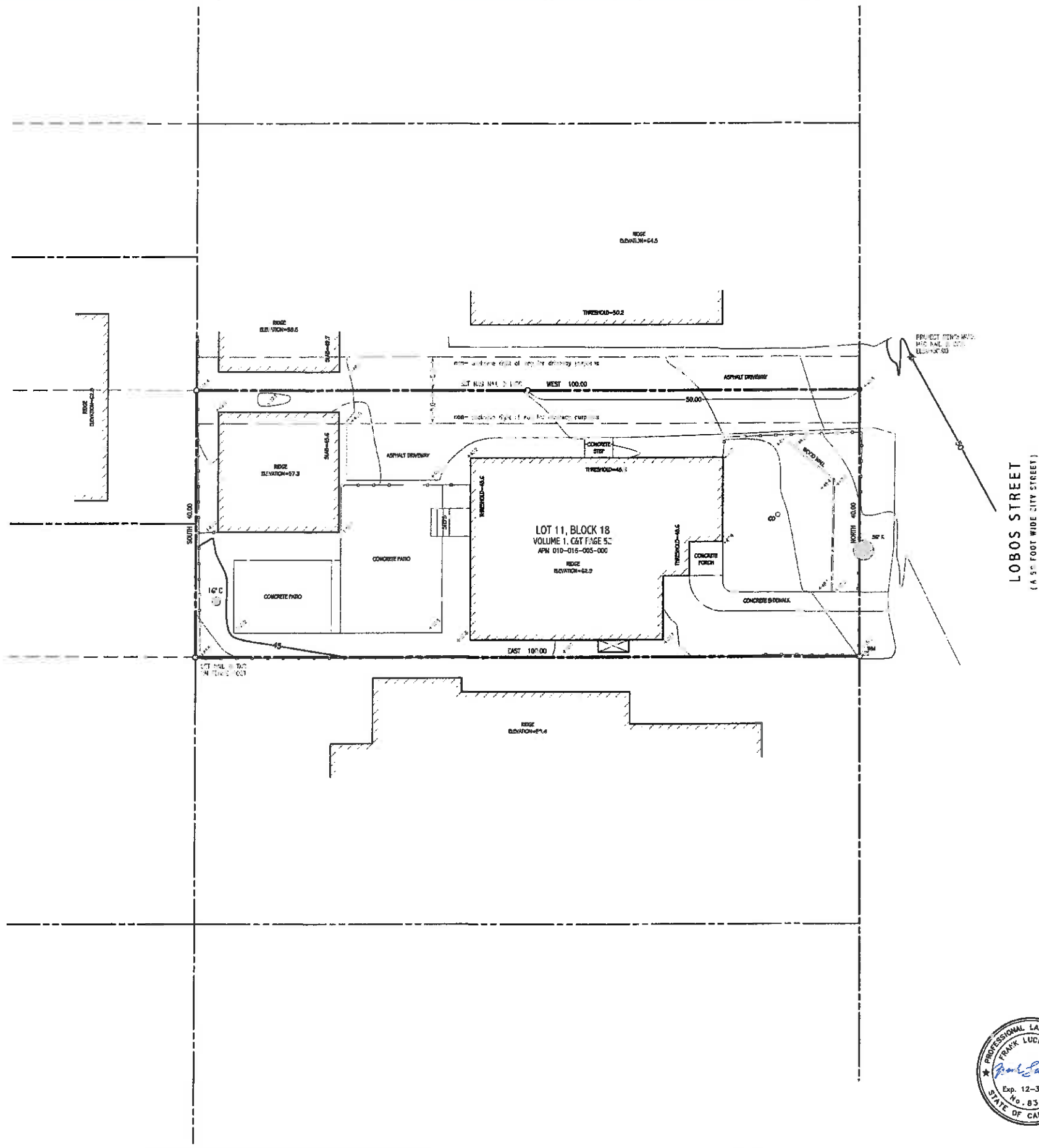
LOBS 5 SW OF 2ND, CARMEL BY THE SEA, CA
APN 010-016-005

5/13/2014

SHEET
A7

LEGEND:

- FOUND NAIL REPLACED WITH NAIL AND DISC, PLS 8010
- SET NAIL AND DISC, PLS 8760 (UNLESS NOTED OTHERWISE)
- FLOOD BOUNDARY
- RECORD RIGHT OF WAY
- UNIMPROVED LOT LINE
- ✚ PROJECT BOUNDARY
- COUNTY CONTROL POINT
- 125 CONTOUR (ELEVATION)
- CONTOUR (ELEVATION)
- CRACK/BREAK
- EDGE OF PAVEMENT
- UP OF CURB
- FACE OF CURB
- CURB AND GUTTER
- BACK OF CURB
- SIDEWALK
- BENCH OF SIDEWALK
- DRIVEWAY
- EDGE OF DRIVEWAY
- ☒ CHIMNEY
- BUILDING OUTLINE
- CONCRETE FIN
- CONCRETE
- ASPHALT
- WATER LINE
- WV WATER VALVE
- WM WATER METER
- FM FIRE HYDRANT
- HB HOSE BOX
- ED ELECTRICAL EQUIPMENT
- ES ELECTRICAL SERVICE
- FR FUEL ROAD TO WELL
- HW BRICK WALL
- OW CONCRETE WALL
- STORM DRAIN MANHOLE
- AERIAL DRAIN
- STORM DRAIN CATCH BARN
- EXHAUST LINE
- UTILITY SHALE
- DRIVEWAY
- ELECTRIC VAULT
- UTILITY VAULT
- LAND POLE
- GAS LINE
- GAS METER
- TELEPHONE LINE
- TELEPHONE STATION
- CABLE TELEVISION LINE
- CABLE TELEVISION BOX
- WOOD FENCE
- WIRE FENCE
- FENCE WITH SIZE AND TYPE
- K OAK
- CYPRUS CYPRESS
- T TREE
- SPOT ELEVATION



SCALE: 1" = 8'

RECORD DESCRIPTION:

The land referred to is situated in the County of Monterey, City of Carmel, State of California, and is described as follows:

Parcel 1:
 Lot Numbered 11 in Block Numbered 18, as said Lot and Block are shown on that certain Map entitled, "Map of Carmel City", filed in Volume 1 of Maps, "Cities and Towns", at Page 52, Monterey County Records.

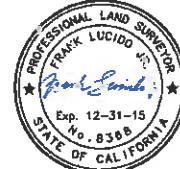
Parcel 2:
 A non-exclusive right of way driveway purposes over, upon and across a strip of Land 5.0 feet in width lying along, adjacent to and North of the Southern line of Lot 9 in Block 18, as said Lot and Block are shown and designated on that certain Map entitled, "Carmel City", said Volume 1 of Maps, "Cities and Towns", at Page 52, Monterey County Records.

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.00 HAS BEEN ASSIGNED TO A NAIL & DISC SET IN THE PAVEMENT OPPOSITE THE NORTH-EASTERLY BOUNDARY OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY. TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DWP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS SHOWN HEREON APPROXIMATE ONLY DUE TO IRREGULAR SHAPE OF BLOCK FACING, PORCHES, BULL NOSE CORNERS, ETC.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JANUARY OF 2014.



TOPOGRAPHIC SURVEY
 FOR
LOBOS 5 NW OF SECOND AVENUE
LOT 11 IN BLOCK 18
 PER
VOLUME 1 OF CITIES & TOWNS AT PAGE 52
RECORDS OF MONTEREY COUNTY

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Renate & Frank A. Perry

by **LUCIDO SURVEYORS** Del Rey Oaks, California

SCALE: 1" = 8' PROJECT No. 1234 FEBRUARY 2014

APN 010-016-005-000



RECEIVED

JUL 28 2014

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

Perry Residence

Lobos 5 NW of 2nd Carmel by the Sea



Perry Residence

Lobos 5 NW of 2nd Carmel by the Sea



Perry Residence

Lobos 5 NW of 2nd Carmel by the Sea



WOOD CORBELS, PAINT DARK GRAY

METAL FLASHING, PAINT DARK GRAY

WOOD ROOF FRAMING, PAINT WHITE

STUCCO SIDING, UNPAINTED WITH TAN COLOR

WOOD WINDOWS, PAINT DARK GRAY

LIMESTONE WINDOW SILL

LIMESTONE CAP

TAN STACKED STONE

Perry Residence

Lobos 5 NW of 2nd Carmel by the Sea



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

August 13, 2014

To: Chair Reimers and Planning Commissioners

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

Submitted by: Marc Wiener, Senior Planner

Subject: Consideration of Concept and Final Design Study (DS 14-33) and Use Permit (UP 14-14) applications for exterior alterations to a structure located in the Single-Family Residential (R-1) Zoning District. The structure was previously an inn and is being reverted to a single-family residence with a guesthouse

Recommendation:

Approve the Design Study (DS 14-33) and associated Use Permit (UP 14-14) subject to the attached findings and conditions

Application: DS 14-33/UP 14-14 **APN:** 010-267-008
Location: San Antonio 3 northeast of 7th Avenue
Block: S **Lots:** 14 & 16
Applicant: Eric Miller Architect **Property Owner:** John and Jennifer Porteous

Background and Project Description:

The project site is an 8,000-square foot property located on San Antonio Avenue three properties northeast of 7th Avenue. The site is developed with a structure that was previously used as a 4-unit bed and breakfast inn: the San Antonio Inn. The property is currently developed with a 2,130-square foot main building, a 670-square foot accessory structure that includes a garage, and a 200-square foot parking pad located within the 15-foot front-yard setback. A Determination of Historic Ineligibility was issued by the City on December 29, 2008, based on a professional review. The determination was re-issued by staff on August 6, 2014.

The property was recently purchased, and the new owners, John and Jennifer Porteous, have abandoned the inn use and intent to convert the main structure into a single-family residence and the accessory structure into a detached guesthouse. The project includes the following

alterations to the main residence: 1) an addition of 83 square feet, 2) exterior alterations to the roof, windows, doors, and finish materials including the use of stone on the exterior of the lower level, 3) the construction of a 238-square foot deck on the west elevation, and 4) the construction of four new stone chimneys. Other project components that do not pertain to the main residence include: 5) the establishment of the accessory building as a guesthouse, 6) the establishment of a 200-square foot parking pad behind the 15-foot front-yard setback, 7) the installation of a new 4-foot high solid wood fence on the front property line with two new 6-foot high stone columns, 8) the construction of a new 117-square foot trellis near the southwest corner of the property, 9) the removal of 489 square feet of site coverage, 10) the installation of new drought tolerant landscaping, 11) and a voluntary lot merger of the two 4,000-square foot lots that comprise the property, which permits a 3% (site area) floor area bonus and a 2.5% (site area) site coverage bonus.

Staff notes that this project was taken in as a Track-1 Design Study because the project would not increase floor area by more than 10%. Nevertheless, staff has scheduled this application for Concept and Final Review by the Planning Commission due to the scope of the proposed alterations and because of the requirement for a guesthouse Use Permit. The Commission may continue this application if it has concerns that cannot be addressed in a single meeting.

PROJECT DATA FOR THE RECONFIGURED 8,000-SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	3,200 sf (40%)*	3,000 sf (37.5%)	3,083 sf (38.5%) 2,213 sf residence 670 sf guesthouse/garage 200 sf parking pad
Site Coverage	1,171 sf (14.6%)*	1,660 sf (20.7%)	1,171 sf (14.6%)
Trees (upper/lower)	5/4 trees	12/1 trees	12/1 trees
Ridge Height (1 st /2 nd)	18 ft./24 ft.	10 ft./24 ft.	14 ft./24 ft.
Plate Height (1 st /2 nd)	12 ft./18 ft.	8 ft./21 ft.	10.5 ft./21 ft.
Setbacks	Minimum Required	Existing	Proposed
Front	15 ft.	37 ft.	30 ft.
Composite Side Yard	20 ft. (25%)	38 ft. 4 in. (47.8%)	33 ft. 4 in. (41.6%)
Minimum Side Yard	3 ft.	11 ft. 4 in. (main) 2 ft. 3 in. (guest)	No Change No Change
Rear	3 ft. (1st-story) 15 ft. (2nd-story)	34 ft. (main) 2 ft. 8 in. (guest)	31 ft. (main) No Change (guest)

***Floor Area - Includes a 3% (240 sf) site bonus for lot merger; Site Coverage - Includes 4% (320 sf) site bonus for 50% permeable materials and 2.5% (200 sf) site bonus for lot merger.**

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 property owner recently planted several new upper canopy trees, including six Monterey cypress trees and five golden cypress trees at the front of the property, as depicted on the landscape plan on Sheet L-2 of the plan set. Staff supports new upper-canopy trees being planted on the property, but notes that the trees were planted without approval of a landscape plan by the City. A condition has been drafted requiring the applicant to work with Planning staff and the City Forester on obtaining an approved landscape plan prior to the issuance of the Building Permit. The City Forester may recommend that some of the trees be removed or relocated to ensure the future health of the trees.

Privacy & Views: Residential Design Guidelines 5.1 through 5.3 set forth objectives 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 “maintain view opportunities.”

Staff has not identified any new privacy or view impacts that would be created by the proposed project. The neighboring properties to the east potentially have ocean views that overlook the property; however, the height of the residence is not being increased and with the net addition of 83 square feet, the footprint of the building will not be substantially expanded. Staff notes that the applicant is proposing a new 238-square foot deck on the west (front) elevation of the residence. The proposed deck would not impact the privacy of neighboring properties.

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

The size of the main residence will be increased with the net addition of 83 square feet and with the addition of a 238-square foot deck on the west (front) elevation. However, the general size and appearance of the building will be maintained and there will not be a substantial increase in building mass with the proposed project.

Building & Roof Form: Residential Design Guidelines 8.1 through 8.3 emphasize using “*restraint*” and “*simplicity*” in building forms, which should not be complicated, and roof lines, which should “*avoid complex forms.*”

The most prominent exterior alterations to the residence are: 1) the new addition on the east (rear) elevation or the residence that includes a new gabled roof element with a north-south ridge orientation, 2) the addition of a 238-square foot deck on the west (front) elevation, and 3) the addition of a new bay window on the south elevation. The proposed alterations will add to the complexity of the building, but are well integrated and generally maintain the appearance of the existing residence, which was originally constructed in 1923 and which has had several alterations over the years.

Finish Materials: Residential Design Guidelines 9.5 through 9.10 state that the use of “*painted wood clapboard, stained or painted board and batten siding and shingles are preferred primary materials for exterior wall*” and that “*establishing a stone foundation and then wrapping the remainder of the building with wood are appropriate applications of stone and wood.*”

The applicant is proposing to maintain the existing wood-shingle siding and wood-shake roof. New unclad wood windows and doors are also proposed throughout the residence. Staff notes that the applicant is also proposing to replace the horizontal-wood siding on the lower level with a new Carmel stone veneer that is shown on Sheet A-3.2 of the plan set. The Commission should consider whether the use of stone would be appropriate on this building or whether the lower level should be maintained as horizontal wood siding.

Chimney Design: With regard to chimneys, Residential Design Guideline 9.15 states that “*in general a building should have no more than two chimneys, especially on a small lot*” and “*Avoid projecting a tall, freestanding chimney at the lower the point of the roof. Doing so emphasizes the mass of the chimney and can appear awkward.*”

The existing main structure has four chimneys that provide venting for the fireplaces used by the four motel units. The applicant is proposing to replace the chimneys with four new stone chimneys. Two of the chimneys would be approximately 8 feet high as measured from the roof and would appear prominent on the front (west) elevation.

The number of chimneys and prominence of the two 8-foot high chimneys on the front elevation is inconsistent with the above guidelines. A condition has been drafted requiring the applicant to reduce the number of chimneys to two, and to work with staff on reducing the

prominence of the two front elevation chimneys, either by relocating the chimneys or proposing gas fireplaces.

Fence Plan: Residential Design Guideline 11.2 states that *“fences and gates should have open, transparent qualities, such as open pickets, that permit filtered view into the front garden.”*

The project includes a proposal for a new 4-foot high solid wood fence at the front property line as depicted on Sheet A-1.2 of the plan set. The Commission should consider whether the proposed fence should have spacing between the pickets to be consistent with the above guideline.

In addition to the new fence, the applicant is also proposing two new 6-foot high stone columns that would match the two existing stone columns located near the driveway entrance. Staff supports the proposal for new columns, but notes that the applicant is proposing to retain the light fixtures on top of the two existing columns.

The Municipal Code discourages the installation of light fixtures on top of columns, as these are considered landscape lighting. Landscaping lighting is permitted to be a maximum of 18-inches high and pursuant to CMC 15.36.070: *“Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property.”*

The proposed lighting would exceed the landscaping lighting height requirements and is inconsistent with the requirement that it not be used as wall or fence lighting. A condition has been drafted requiring the light fixtures to be removed.

Guesthouse Use Permit: Pursuant to CMC 17.08.050.C, guesthouses are permitted on sites of 6,000 square feet or greater and are not allowed to have any cooking facilities. The approval of a residential Use Permit is required for the authorization of a guesthouse. Pursuant to CMC 17.68.030, a guesthouse is defined as, *“An attached or detached residential dwelling unit without kitchen or cooking facilities...Guesthouses that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling.”*

There is currently a 670-square foot accessory structure on the property that includes a garage on the lower level and dwelling unit on the upper level. The applicant is proposing to establish the dwelling unit as a guesthouse through the approval of a Use Permit. The proposed guesthouse includes a bedroom, full bathroom, and a fireplace. Parking for the guesthouse is provided by a garage space below the guesthouse and parking for the main residence is

provided a 20' x 10' parking pad located on the driveway. Staff notes that the Municipal Code allows tandem parking arrangements in the Residential Zoning District (CMC 17.10.030.F)

Use Permit findings have been prepared for the Planning Commission's consideration. A special condition has been drafted that the guesthouse not be used as a subordinate unit as defined by Municipal Code Section 17.68.030.

Public ROW: The City Right-of-Way at the front of the property is unpaved and is 8 feet wide between the front property line and the edge of San Antonio Avenue. The Demolition Plan on Sheet A-1.0 of the project plans notes that an existing rock wall in the City ROW near the northwest corner of the property will be removed. A condition has been drafted to ensure that this encroachment is removed.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes minor additions and alterations (primarily 83 square feet of new floor area and a new 238-square foot deck) to an existing 1,287-square foot residence, and therefore qualifies for a Class 1 exemption. The project presents no significant environmental impacts.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Project Plans

Attachment A – Site Photographs



Project site front of property – Facing east on San Antonio Avenue

Attachment B – Findings for Approval

DS 14-33/UP 14-14 (Porteous)
 August 13, 2014
 Findings for Approval
 Page 1

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

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

Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	

8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials and the overall design will as to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	
Use Permit - General Findings (Guesthouse)		
13. The proposed use is not in conflict with the General Plan.	✓	
14. The proposed use will comply with all applicable zoning standards.	✓	
15. The granting of the Use Permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.	✓	
16. The proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, street capacity and fire protection.	✓	
17. The proposed use will not be injurious to public health, safety or welfare and provides adequate ingress and egress.	✓	
18. The proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
19. The proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.	✓	
Coastal Development Findings (CMC 17.64.B.1):		
20. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the-Sea.	✓	
21. 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.		
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Attachment C – Conditions of Approval

DS 14-33/UP 14-14 (Porteous)

August 13, 2014

Conditions of Approval

Page 1

Conditions of Approval		
No.	Standard Conditions	
1.	<p>Authorization: This approval of Design Study (DS 14-33) and Use Permit (UP 14-14) authorizes: 1) the addition of 83 square feet, 2) exterior alterations to the roof, windows, doors, and finish materials including the use of stone on the exterior of the lower level, 3) the construction of a 238-square foot deck on the west elevation, 4) the construction of a maximum of two new stone chimneys, 5) the establishment of the accessory building as a guesthouse through the approval of Use Permit (UP 14-14), 6) the establishment of a 200-square foot parking pad behind the 15-foot front-yard setback, 7) the installation of a new 4-foot high solid wood fence on the front property line with two new 6-foot high stone columns, 8) the construction of a new 117-square foot trellis near the southwest corner of the property, 9) the removal of 489 square feet of site coverage, and 10) the installation of new drought tolerant landscaping as shown on the August 13, 2014 approved plans.</p>	✓
2.	<p>The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.</p>	✓
3.	<p>This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.</p>	✓
4.	<p>All new landscaping shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.</p>	✓

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

	shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✓
13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✓
15.	This project is subject to a volume study.	✓
16.	Approval of this Design Study shall be valid only with approval of a Variance.	N/A
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✓

19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	N/A
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
	Special Conditions	
22.	A lot merger form, prepared by the City, shall be recorded with the Monterey County Recorder's Office prior to the issuance of a Building Permit.	✓
23.	The applicant shall work with Planning staff and the City Forester on the proposed landscape plan, and shall revise the plan if necessary, prior to the issuance of the building permit.	✓
24.	The applicant shall eliminate two of the four proposed chimneys and shall work with staff on reducing the prominence of the two front (west) elevation chimneys. The applicant shall submit a revised set of plans to the City to address the chimneys revisions prior to submitting for a Building Permit.	✓
25.	The applicant shall eliminate the two light fixtures on the stone columns. The revision shall be made on the working drawings submitted with the Building	✓

	Permit application.	
26.	The guesthouse shall not be used as a subordinate unit as defined in Municipal Code Section 17.68.030.	✓
27.	Prior to final building inspection, the applicant shall remove the stone wall located in the City Right-of-Way as indicated on the project plans.	✓

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

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

PORTEOUS RESIDENCE

3 NE of San Antonio & 7th Street
CARMEL, CA 93923

REVISION	No.
REVISION 5/20/14	
REVISION 6/13/14	
REVISION 7/14/14	

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.
157 GRAND suite 106 PACIFIC GROVE, CA 93950
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ARCHITECT

COVER SHEET
JOB NAME: Porteous Residence
5 NE of San Antonio & 7th Street
Carmel, California 93923
A.P.N. 010-267-008

DATE: 5/21/14

SCALE: N.T.S.

DRAWN: CCR

JOB NUMBER: 1924

A-0.1
SHEET OF

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED.

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4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

PROJECT DATA

PROJECT DESCRIPTION:
ADDITION AND RENOVATION OF INN TO 3 BEDROOM, 3-1/2 BATH SINGLE FAMILY RESIDENCE WITH 1 BEDROOM, 1 BATH GUEST HOUSE OVER GARAGE. REMOVAL OF 69 S.F. IN THE SECOND FLOOR BEDROOM SUITE AND ADDITION OF 117 S.F. ON THE FIRST FLOOR AND 34 S.F. ON THE LOWER LEVEL.

ADDRESS: 3 NE OF SAN ANTONIO & 7th STREET
CARMEL, CA 93923

LOT SIZE: 8,000 S.F.
ZONING: R-1 DISTRICT
A.P.N.: 010-267-008-000
OCCUPANCY GROUP: (R) FOR HOUSE AND GUEST HOUSE
TYPE OF CONSTRUCTION: (V-B)

SETBACKS

FRONT: 15.0'
SIDES: 25% OF SITE WIDTH (MIN. 5 FEET)
REAR: 15.0'
MAX. BUILDING HEIGHT: 24'-0"
MAXIMUM ALLOWED F.A.R.: 5,200 S.F. (40%)
MAXIMUM ALLOWED SITE COVERAGE: 1,171.0 S.F.

EXISTING FLOOR AREA

LOWER LEVEL: 371.0 S.F.
FIRST FLOOR: 1389.0 S.F.
SECOND FLOOR: 615.0 S.F.
GUEST HOUSE FIRST FLOOR: 355.0 S.F.
GUEST HOUSE SECOND FLOOR: 355.0 S.F.
PARKING PAD: 200.0 S.F.

TOTAL EXISTING FLOOR AREA: 3,000.0 S.F.
EXISTING FLOOR AREA RATIO: 37.5%

ADDITIONAL FLOOR AREA

LOWER LEVEL: 34.0 S.F.
FIRST FLOOR: 117.0 S.F.
SECOND FLOOR: (69.0) S.F.
GUEST HOUSE: 0.0 S.F.

TOTAL ADDITIONAL FLOOR AREA: 88.0 S.F.

PROPOSED FLOOR AREA

LOWER LEVEL: 411.0 S.F.
FIRST FLOOR: 1,255.0 S.F.
SECOND FLOOR: 547.0 S.F.
GUEST HOUSE FIRST FLOOR: 355.0 S.F.
GUEST HOUSE SECOND FLOOR: 355.0 S.F.
PARKING PAD: 200.0 S.F.

TOTAL PROPOSED FLOOR AREA: 3,068.0 S.F.

PROPOSED FLOOR AREA RATIO: 38.5%

PROPOSED 1ST FLOOR WOOD DECK: 155 S.F. / 651 CU. FT.

SITE COVERAGE

EXISTING SITE COVERAGE:

DRIVENWAY: 197.0 S.F.
PATHWAYS: 1,329.0 S.F.
BRICK PATIO: 200.0 S.F.
TOTAL EXISTING SITE COVERAGE: 1,660.0 S.F.

PROPOSED REVISED SITE COVERAGE:

DRIVENWAY (PERVIOUS): 64.0 S.F.
STONE PAVING (IMPERVIOUS): 291.0 S.F.
WOOD DECKS & STAIRS (PERVIOUS): 286.0 S.F.
COVERED PATIO (IMPERVIOUS): 117.0 S.F.
STEPPING STONES (PERVIOUS): 567.0 S.F.
SITE WALLS / FENCES: 124.0 S.F.
TOTAL PROPOSED SITE COVERAGE: 1,171.0 S.F.

PROPOSED SITE COVERAGE REDUCTION: 489.0 S.F.

PROJECT INFORMATION

OWNER: JOHN BARRY & JENNIFER SHAFER PORTEOUS
3 NE OF SAN ANTONIO & 7TH STREET
CARMEL, CA 93923

ADDRESS: 3 NE OF SAN ANTONIO & 7th STREET
CARMEL, CA 93923

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
157 GRAND AVE. SUITE 106
PACIFIC GROVE, CA 93950
PH: 831-372-0410

LANDSCAPE: MICHELLE COMEAU
LANDSCAPE DESIGN & INSTALLATION
P.O. BOX 6427
CARMEL, CA 93921
PH: 831-620-0111

SHEET INDEX

ARCHITECTURAL

- A-0.1 TITLE SHEET
- I-0.1 TOPOGRAPHIC MAP
- A-1.0 DEMOLITION SITE PLAN
- A-1.1 PROPOSED SITE PLAN
- A-1.2 TRELIS AND FENCE ELEVATIONS
- A-2.0 (E) GUEST HOUSE FIRST AND SECOND FLOOR PLANS / ROOF PLAN
- A-2.1 (E) MAIN HOUSE LOWER AND FIRST FLOOR PLANS
- A-2.2 (E) SECOND FLOOR AND ROOF PLANS
- A-2.3 GUEST HOUSE LOWER & UPPER DEMO. FLOOR PLANS
- A-2.4 MAIN HOUSE LOWER & FIRST DEMO. FLOOR PLANS
- A-2.5 DEMOLITION SECOND FLOOR PLAN
- A-2.6 PROPOSED MAIN HOUSE LOWER & FIRST FLOOR PLANS
- A-2.7 PROPOSED SECOND FLOOR AND ROOF PLANS
- A-2.8 PROPOSED GUEST HOUSE PLANS
- A-3.0 EXISTING EXTERIOR ELEVATIONS-GUEST HOUSE
- A-3.1 EXISTING EXTERIOR ELEVATIONS-MAIN HOUSE
- A-3.2 PROPOSED EXTERIOR ELEVATIONS-MAIN HOUSE
- A-3.3 PROPOSED EXTERIOR ELEVATIONS-MAIN HOUSE
- A-3.4 PROPOSED EXTERIOR ELEVATIONS-GUEST HOUSE

ELECTRICAL

- EL-1 PROPOSED LOWER FLOOR & FIRST FLOOR LIGHTING PLANS
- EL-2 PROPOSED SECOND FLOOR & GUEST HOUSE LIGHTING PLANS

LANDSCAPE

- 1 OF 2 PLANTING PLAN
- 2 OF 2 LANDSCAPE LIGHTING PLAN > Not in plan set

NOTES & SPECIFICATIONS

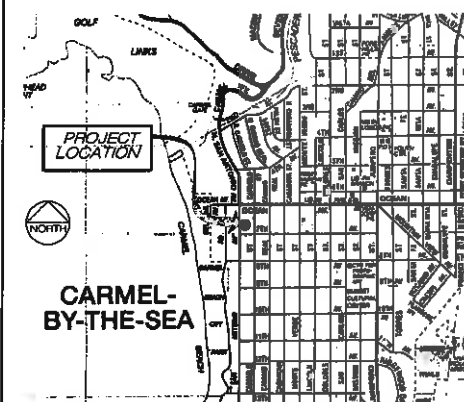
TREE REMOVAL

NO TREES ARE PROPOSED FOR REMOVAL AND/OR TRIMMING.

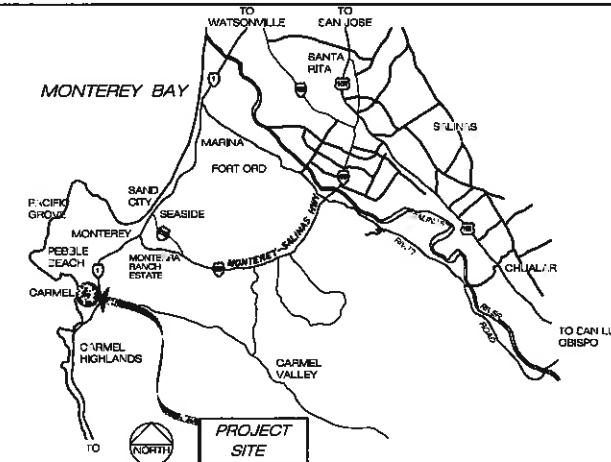
SPECIFICATIONS

1. NEW WINDOWS SHALL BE UNGLAZED WOOD WINDOWS.
2. NEW FENCES SHALL BE GRAPE STAKE, 4 FEET ABOVE GRADE, NATURAL WEATHERED TO MATCH EXISTING.
3. MATERIALS AND COLORS TO MATCH EXISTING.
4. NEW STONE VENEER TO MATCH CARMEL STONE.

LOCATION MAP



VICINITY MAP



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APPROVED BY:
 GUY R. GERARDO F.L.S. No. 9703

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

TOPOGRAPHIC MAP
 LOTS 14 & 16 IN BLOCK "S"
 VOL. 1 OF "CITIES AND TOWNS" AT PAGE 45 1/2
 CARMEL - BY - THE - SEA, CALIFORNIA
 FOR
 JOHN BARRY & JENNIFER SHAFFER PORTEOUS

APN 010-267-008

SITE LOCATION:
 SAN ANTONIO ST 2ND OF 7TH AVE
 CARMEL - BY - THE - SEA, CA

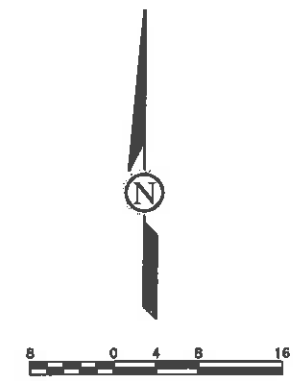
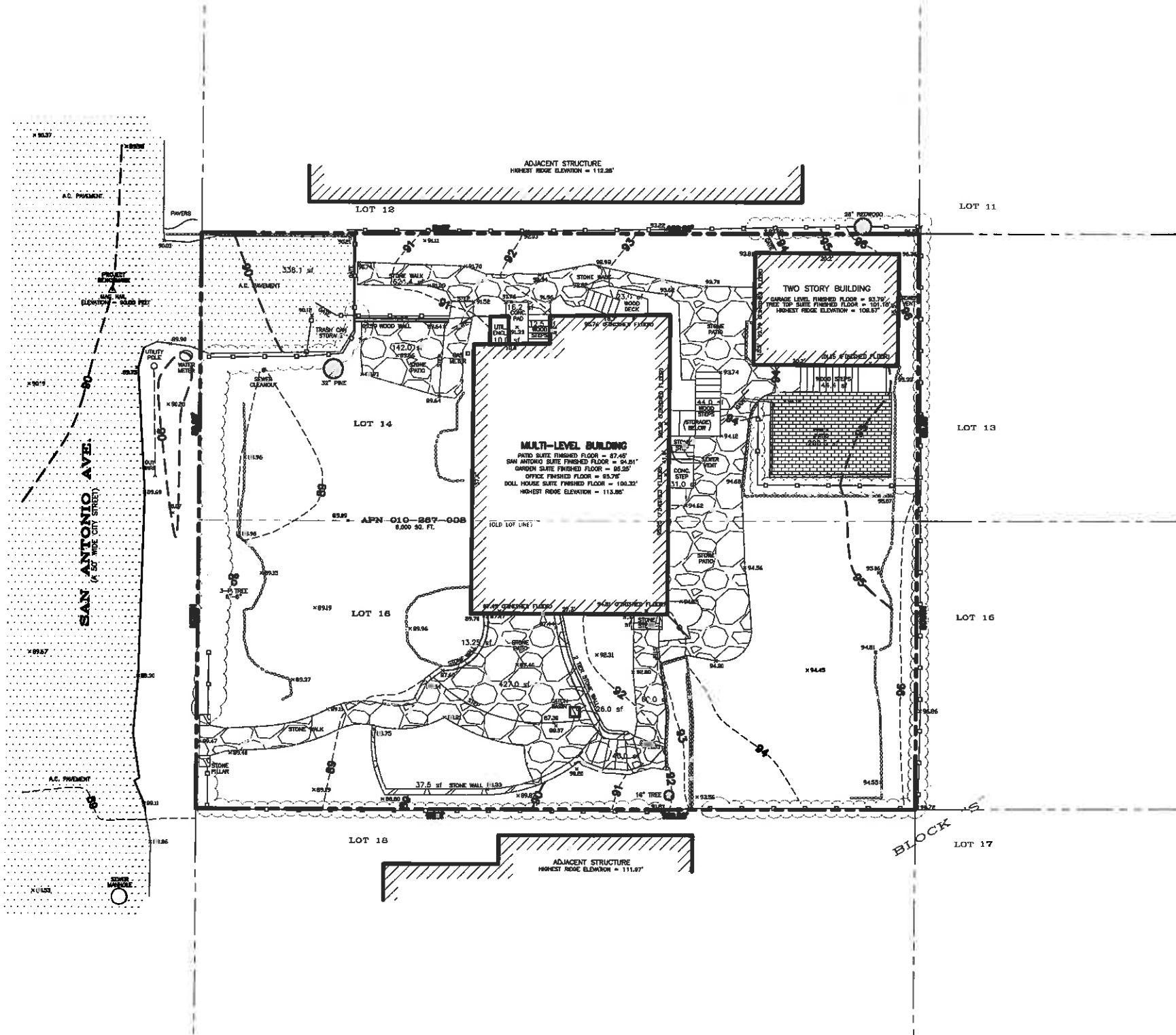
OWNER:
 JOHN BARRY & JENNIFER PORTEOUS
 1278 GALAXY
 NEWPORT BEACH, CA 92660

SCALE: 1" = 8'
 DATE: NOVEMBER 2013
 JOB NO. 1287-01

SHEET 1

No.	DATE	BY	RELEASED TO CLIENT	REVISION
	11/19/13	ZJK		

OF 1 SHEETS



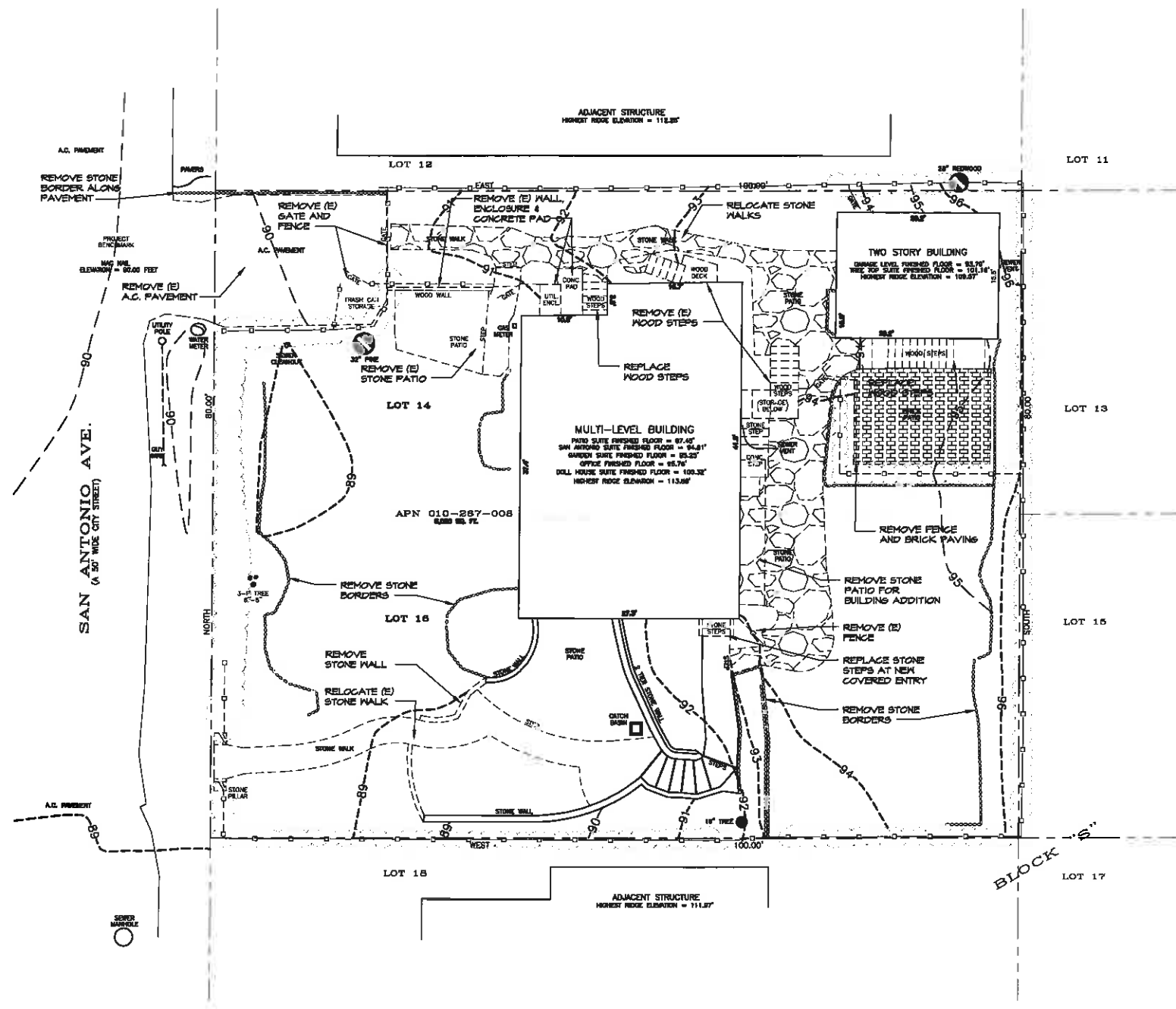
LEGEND:

- PROPERTY BOUNDARY LINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- WOOD FENCE
- STACKED ROCK LANDSCAPE WALL/ BORDER
- HEDGE / BUSH
- SPOT ELEVATION
- TREE. TYPE AND SIZE AS SHOWN
- ASPHALT CONCRETE SURFACE
- PORTLAND CEMENT CONCRETE SURFACE
- BRICK SURFACE

GENERAL NOTES

- 1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS A MAG NAIL LOCATED ALONG THE EASTERLY EDGE OF A.C. PAVEMENT OF SAN ANTONIO STREET AT THE DRIVEWAY ACCESS, ELEVATION = 90.00', AS SHOWN.
- 2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- 3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (11/19/13) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- 4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

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DEMOLITION SITE PLAN

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



NOTES

1. EXISTING LANDSCAPE PLANTING TO REMAIN.
2. EXISTING FENCES TO BE REPAIRED AS NEEDED.
3. EXISTING PAVING TO REMAIN UNLESS OTHERWISE NOTED.

REVISION	No.
REVISION 5/20/14	
REVISION 6/19/14	

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

157 GRAND suite 106 PACIFIC GROVE, CA 93950
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

SITE PLAN-DEMOLITION

JOB NAME: **Porteous Residence**
 5 NE of San Antonio & 7th Street
 Carmel, California 93942
 A.P.N. 010-267-008

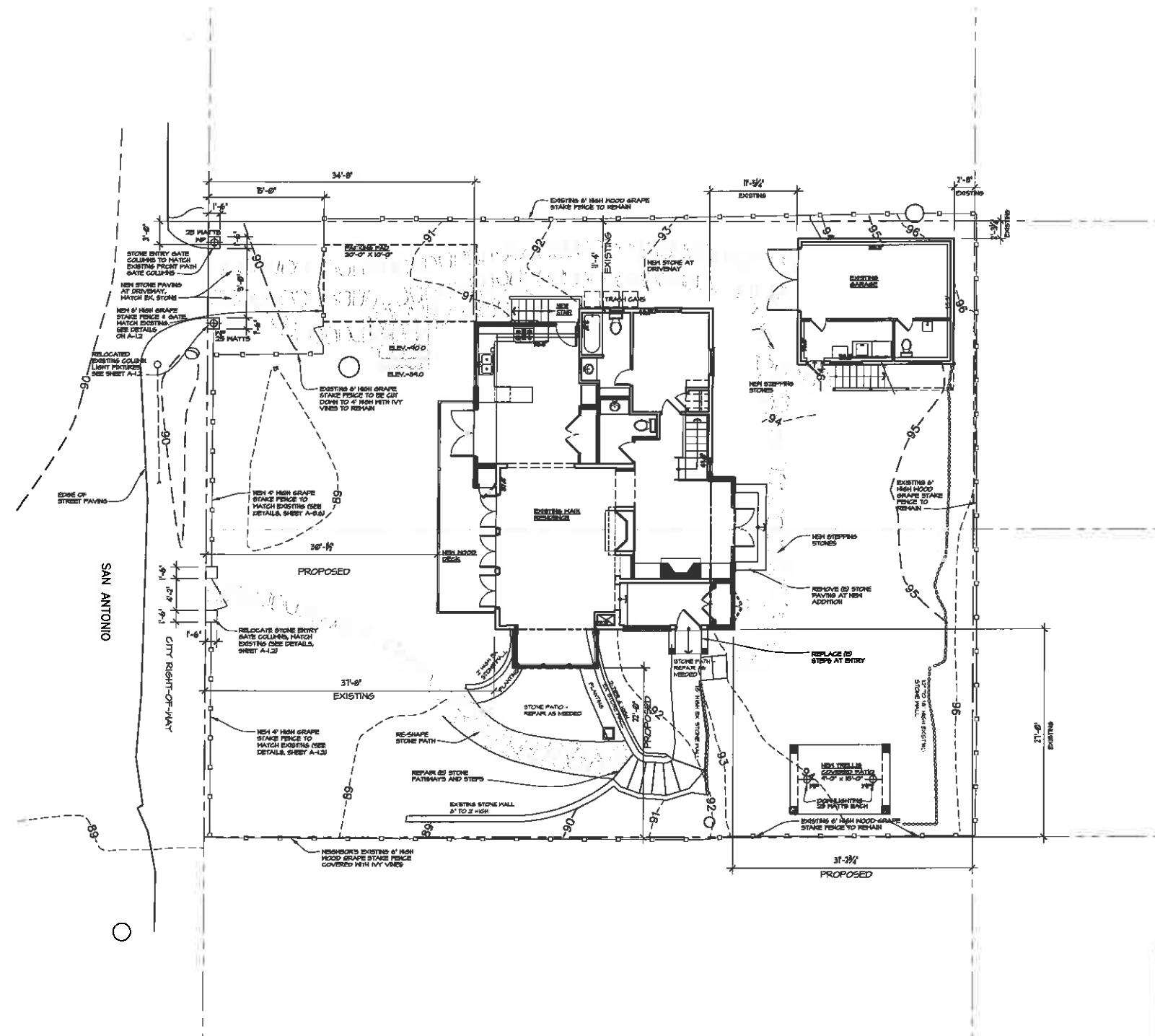
DATE: 4/2/14
 SCALE: 1/8" = 1'-0"
 DRAWN: C.H.
 JOB NUMBER: 19.24

A-1.0
 SHEET OF

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LIGHT FIXTURES	
	RECESSED CAN, WATERPROOF
	WATERPROOF WALL MOUNT FIXTURE
	WATERPROOF CEILING LIGHT
	WATERPROOF POST MOUNT FIXTURE

- TITLE 24 ENERGY REQUIREMENTS:**
- KITCHENS, AT LEAST 50% OF INSTALLED WATTAGE MUST BE HIGH EFFICACY INCLUDING NOOK AREA.
 - ALL HARDWIRED LIGHTING MUST BE HIGH EFFICACY OR CONTROLLED BY A MANUAL OR MOTION ON / SENSOR IN BATHROOMS, UTILITY ROOMS, GARAGES, LAUNDRY ROOMS, HALLWAYS, STAIRS, CLOSETS (GREATER THAN 10 S.F.).
 - LIGHTING IN ALL OTHER ROOMS SHALL BE HIGH EFFICACY LUMINARIES OR ARE CONTROLLED BY A DIMMER SWITCH OR ARE CONTROLLED BY AN OCCUPANCY SENSOR THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS AN OPTION.
 - EXTERIOR LIGHTING, HIGH EFFICACY OR MOTION SENSOR/PHOTO SENSOR.
 - EXTERIOR LIGHTING ON BUILDINGS SHALL NOT BE HIGHER THAN 10 FEET ABOVE THE GROUND AND SHALL NOT EXCEED 25 WATTS (INCANDESCENT EQUIVALENT; I.E., APPROXIMATELY 875 LUMENS) IN POWER PER FIXTURE.
 - ALL FIXTURES INSTALLED IN WET LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS." ALL FIXTURES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET OR DAMP LOCATIONS." PER 2019 CEC.



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

LEGEND	
	PROPOSED ADDITIONS

- NOTES**
- EXISTING LANDSCAPE PLANTING TO REMAIN.
 - EXISTING FENCES TO BE REPAIRED AS NEEDED.

REVISION	No.
SITE COVERAGE REV. 3/20/14	
REVISION 6/13/14	
REVISION 7/14/14	
REVISION 7/22/14	

CONSULTANT:

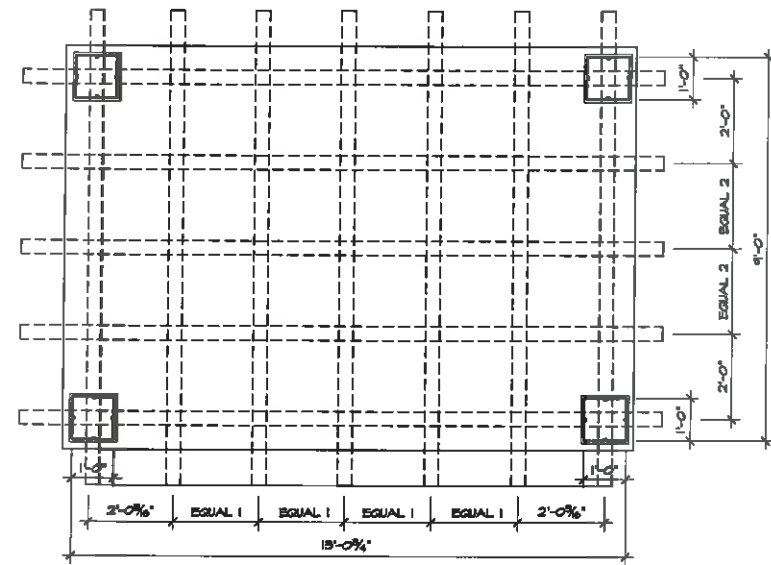
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 157 GRAND 106 PACIFIC GROVE, CA 93950
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

SITE PLAN-NEW
 JOB NAME: **Porteous Residence**
 5 NE of San Antonio & 7th Street
 Carmel, California 93921
 A.P.N. 010-267-008

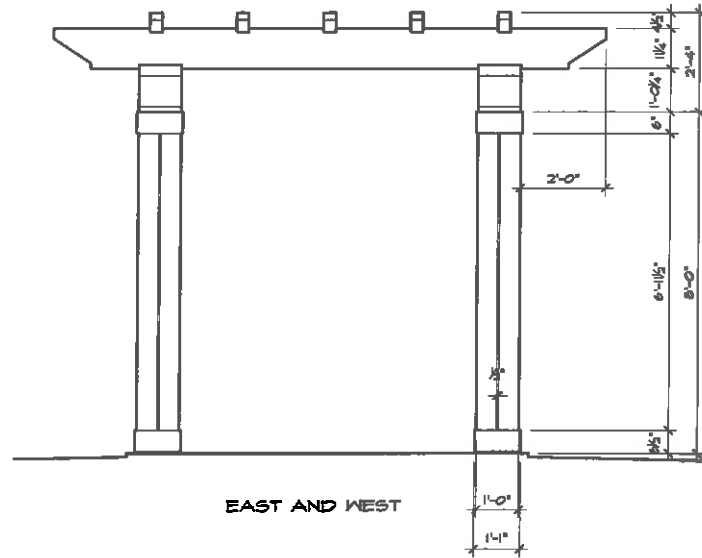
DATE: 2/14/14
 SCALE: 1/8" = 1'-0"
 DRAWN: CJH
 JOB NUMBER: 19.24

A-1.1
 SHEET OF

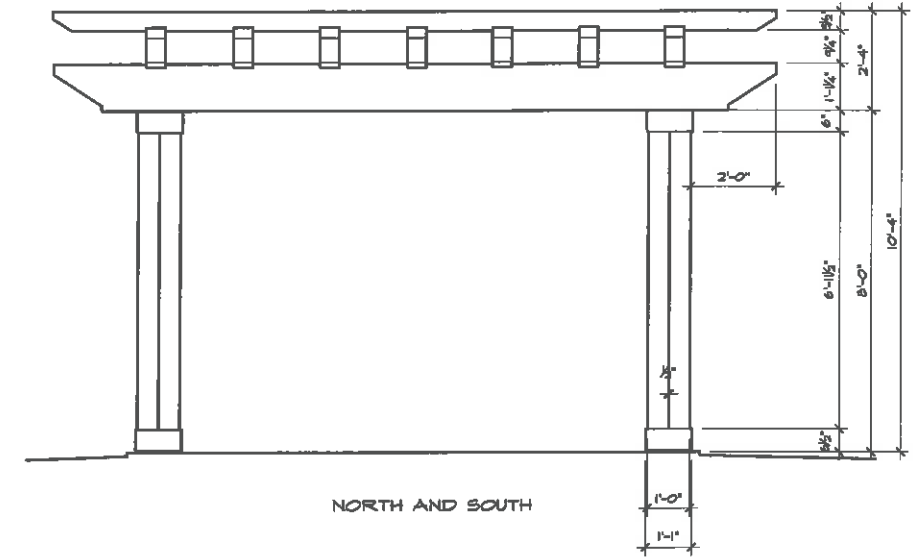
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY INTENDED TO BE LIMITED TO THE ORIGINAL SET FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION BY ANY MEANS IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. CONSULT WITH THESE DRAWINGS AND SPECIFICATIONS BEFORE CONDUCTING ANY WORK. ANY CHANGES OR MODIFICATIONS MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE ORIGINAL SET FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION BY ANY MEANS IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. CONSULT WITH THESE DRAWINGS AND SPECIFICATIONS BEFORE CONDUCTING ANY WORK. ANY CHANGES OR MODIFICATIONS MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE ORIGINAL SET FOR WHICH THEY WERE PREPARED.



TRELLIS PLAN
SCALE: 1/2" = 1'-0"

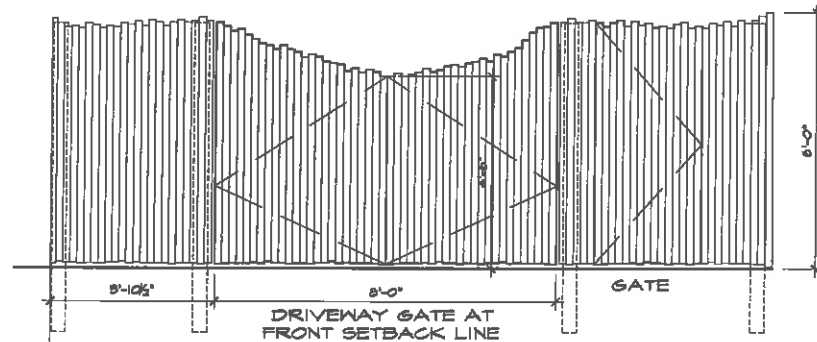


EAST AND WEST

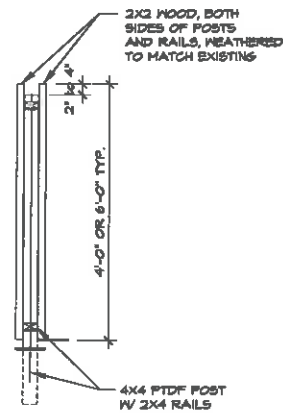


NORTH AND SOUTH

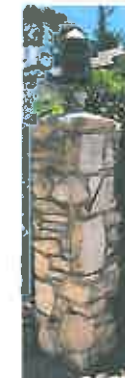
TRELLIS ELEVATIONS
SCALE: 1/2" = 1'-0"



DRIVEWAY GATE AND FENCE
SCALE: 1/2" = 1'-0"

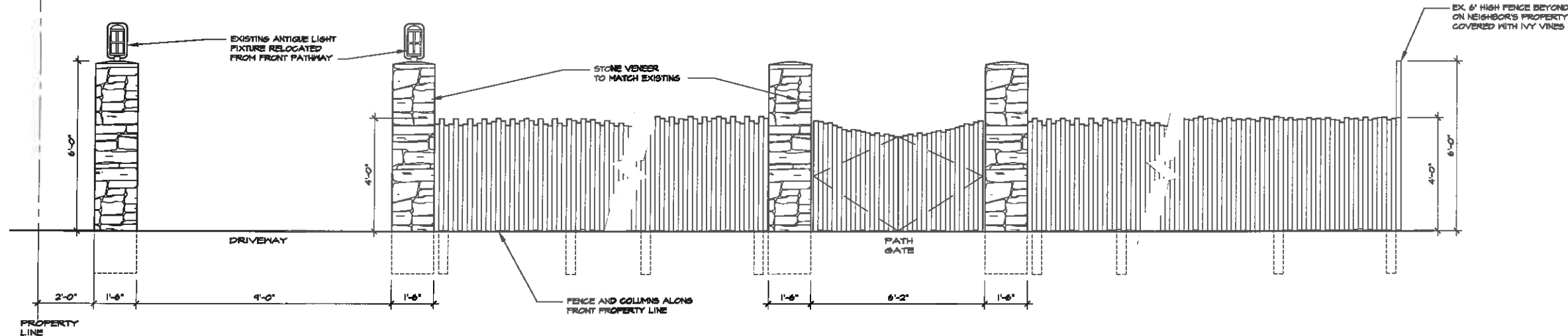


FENCE DETAIL
SCALE: 1/2" = 1'-0"



EX. COLUMN
SCALE: N.T.S.

- NOTES:**
1. WOOD TRELLIS TO BE DOUGLAS FIR, PAINTED TO MATCH THE HOUSE.
 2. PAVING TO MATCH CARMEL STONE ON EXISTING PAVED PATHWAYS.
 3. COLUMNS TO MATCH CARMEL STONE ON EXISTING COLUMNS.
 4. NEW FENCE TO BE WOOD GRAPE STAKE, WEATHERED TO MATCH EXISTING.



COLUMN AND FENCE ELEVATION
SCALE: 1/2" = 1'-0"



REVISION	No.
REVISION 6/15/14	
REVISION 7/14/14	

CONSULTANT:

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157 GRAND - suite 106 - PACIFIC GROVE, CA 93950
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ARCHITECT

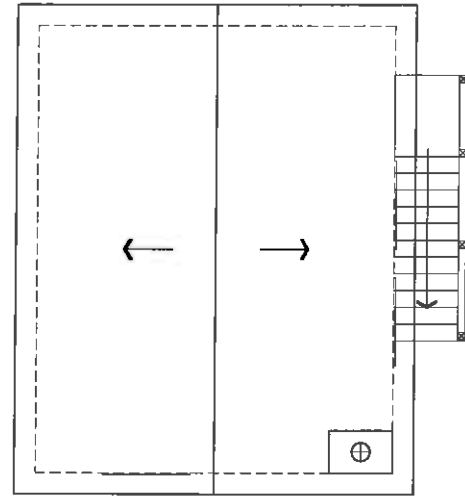
TRELLIS & FENCE ELEV.

JOB NAME:
Porteous Residence
3 NE of San Antonio & 7th Street
Carmel, California 93921
A.P.N. 010-267-008

DATE:	6/15/14
SCALE:	1/2" = 1'-0"
DRAWN:	C.M.
JOB NUMBER:	19.24

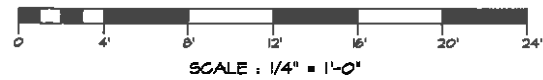
A-1.2
SHEET OF

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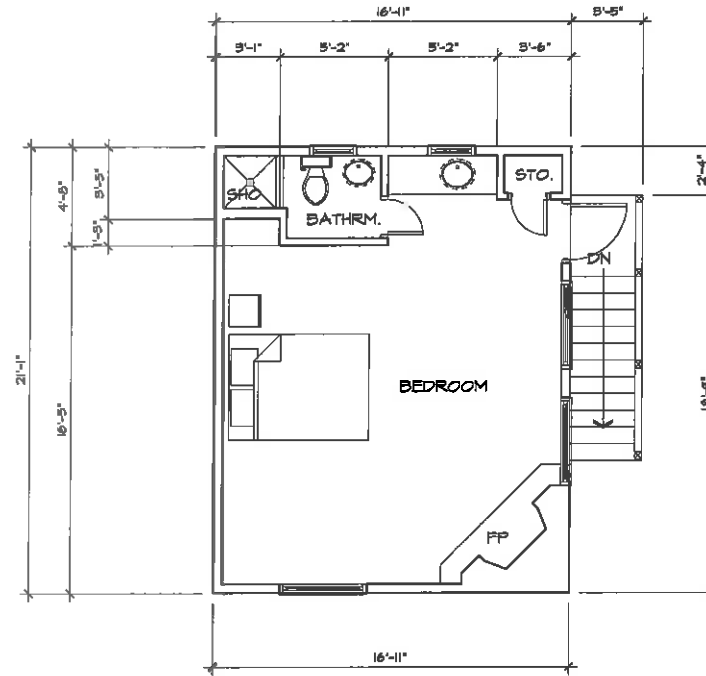


**GUEST HOUSE
EXISTING ROOF PLAN**

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

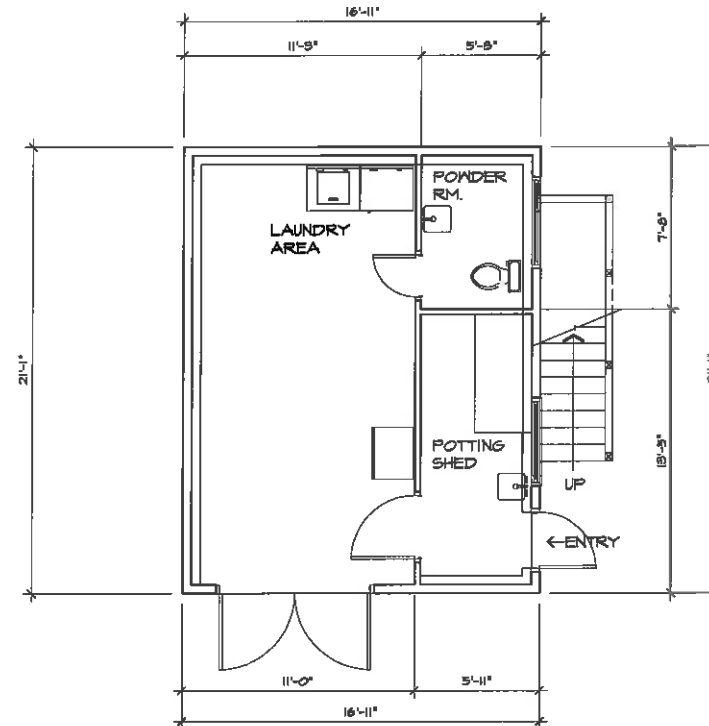


SCALE: 1/4" = 1'-0"



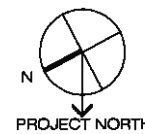
**GUEST HOUSE
EXISTING 2nd FLOOR PLAN**

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



**GUEST HOUSE
EXISTING 1st FLOOR PLAN**

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



REVISION	No.
5/20/14	

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

157 GRAND AVENUE SUITE 106 PACIFIC GROVE, CA 93950
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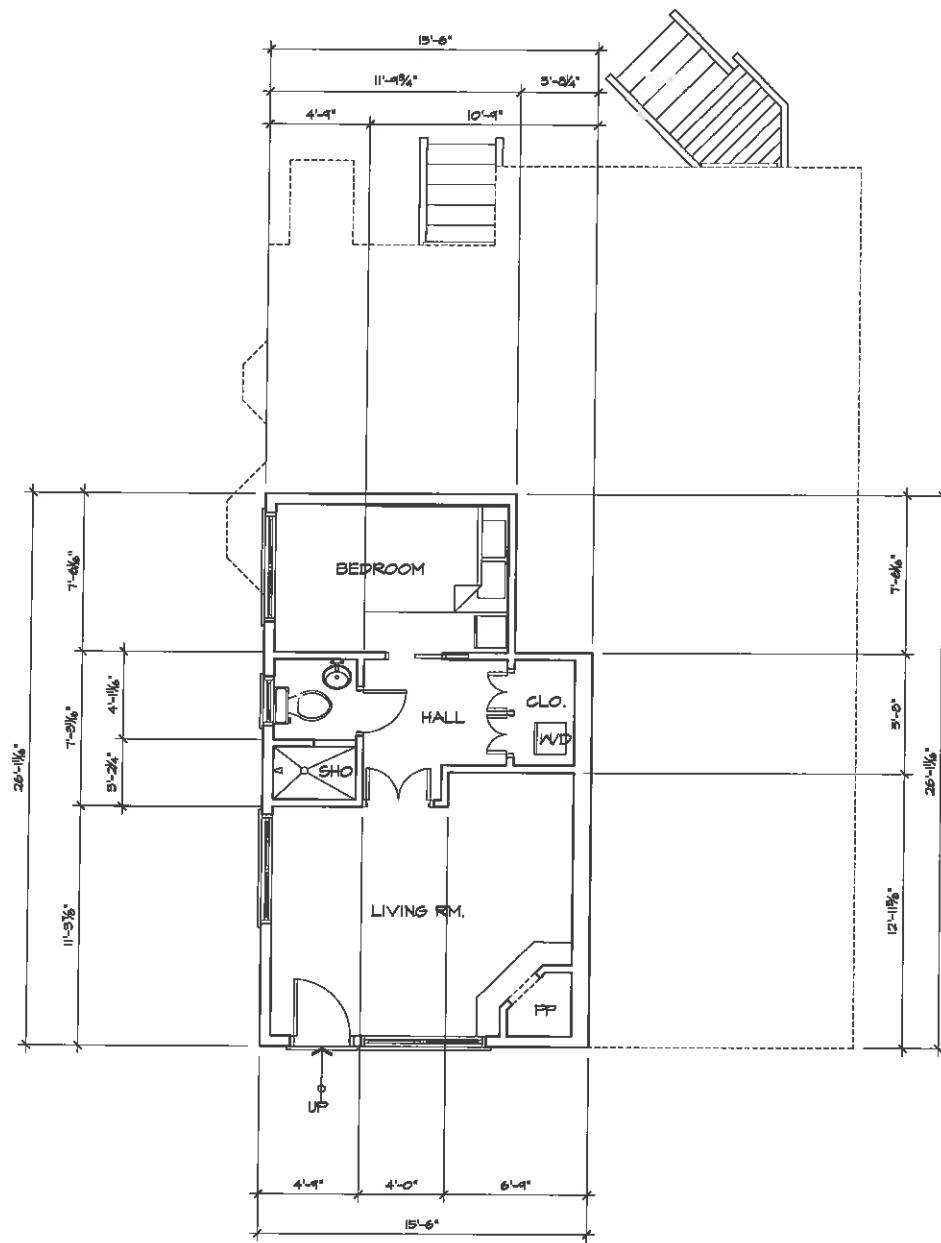
GUEST HOUSE (1) 1st and 2nd FLOOR and ROOF PLANS

JOB NAME:
Porteous Residence
 S NE of San Antonio & 7th Street
 Carmel, California 93921
 A.P.N. 010-267-008

DATE: 03-16-14
 SCALE: 1/4" = 1'-0"
 DRAWN: TB
 JOB NUMBER: 13.24

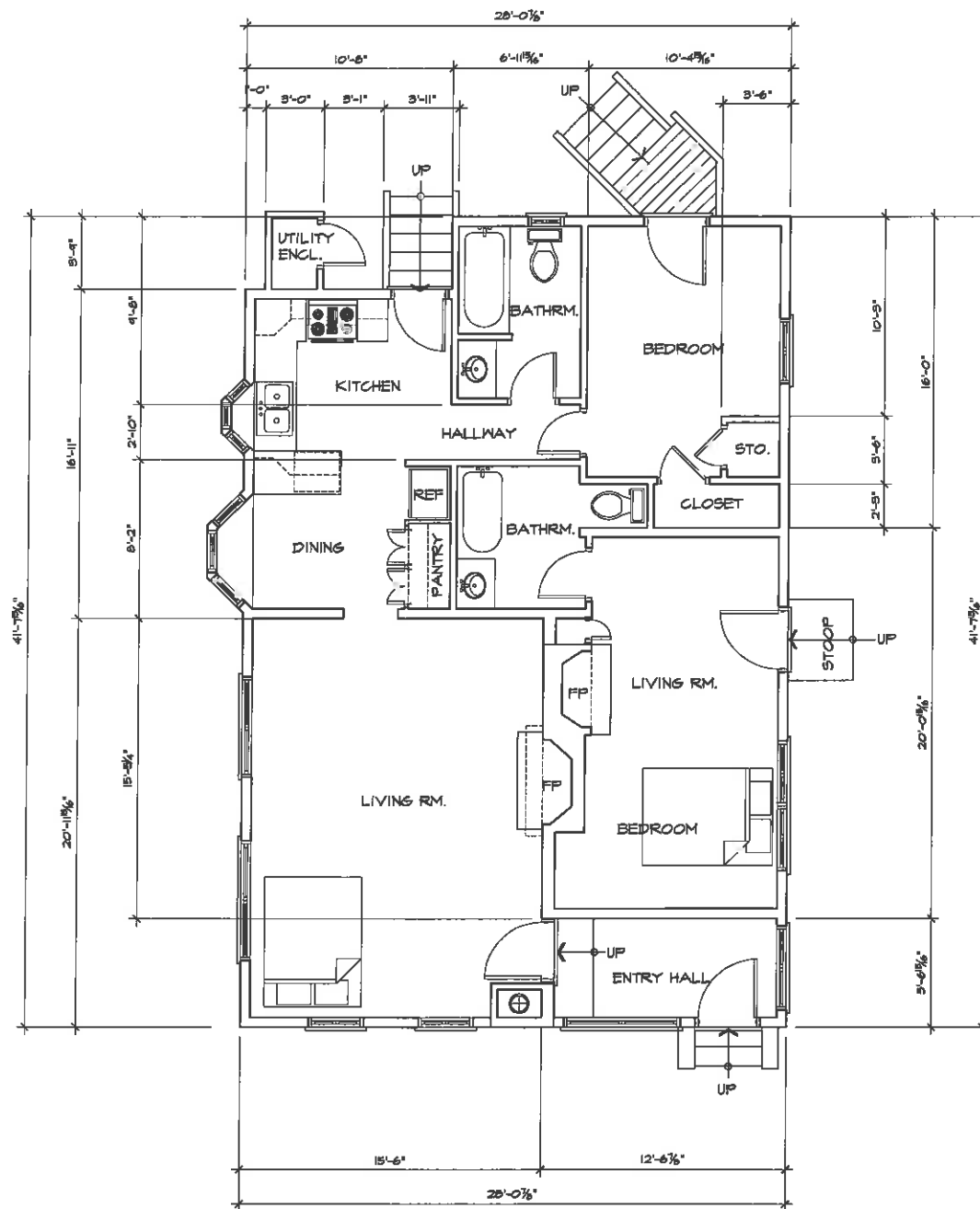
A-2.0
 SHEET OF

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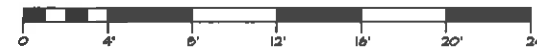
**MAIN HOUSE
EXISTING LOWER FLOOR PLAN**

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



**MAIN HOUSE
EXISTING FIRST FLOOR PLAN**

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



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

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 157 GRAND AVENUE, SUITE 106, PACIFIC GROVE, CA 93950
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

MAIN HOUSE LOWER & FIRST FLOOR PLANS

JOB NAME:
Porteous Residence
 5 NE of San Antonio & 7th Street
 Carmel, California 95421
 A.P.N. 010-267-008

DATE: 09/18/14

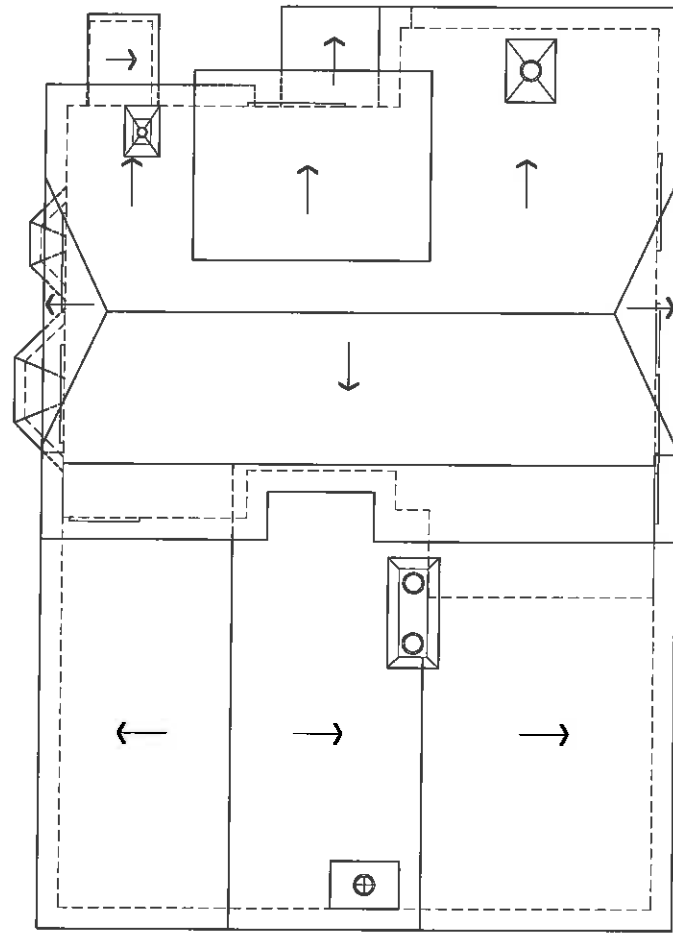
SCALE: 1/4" = 1'-0"

DRAWN: TB

JOB NUMBER: 19.24

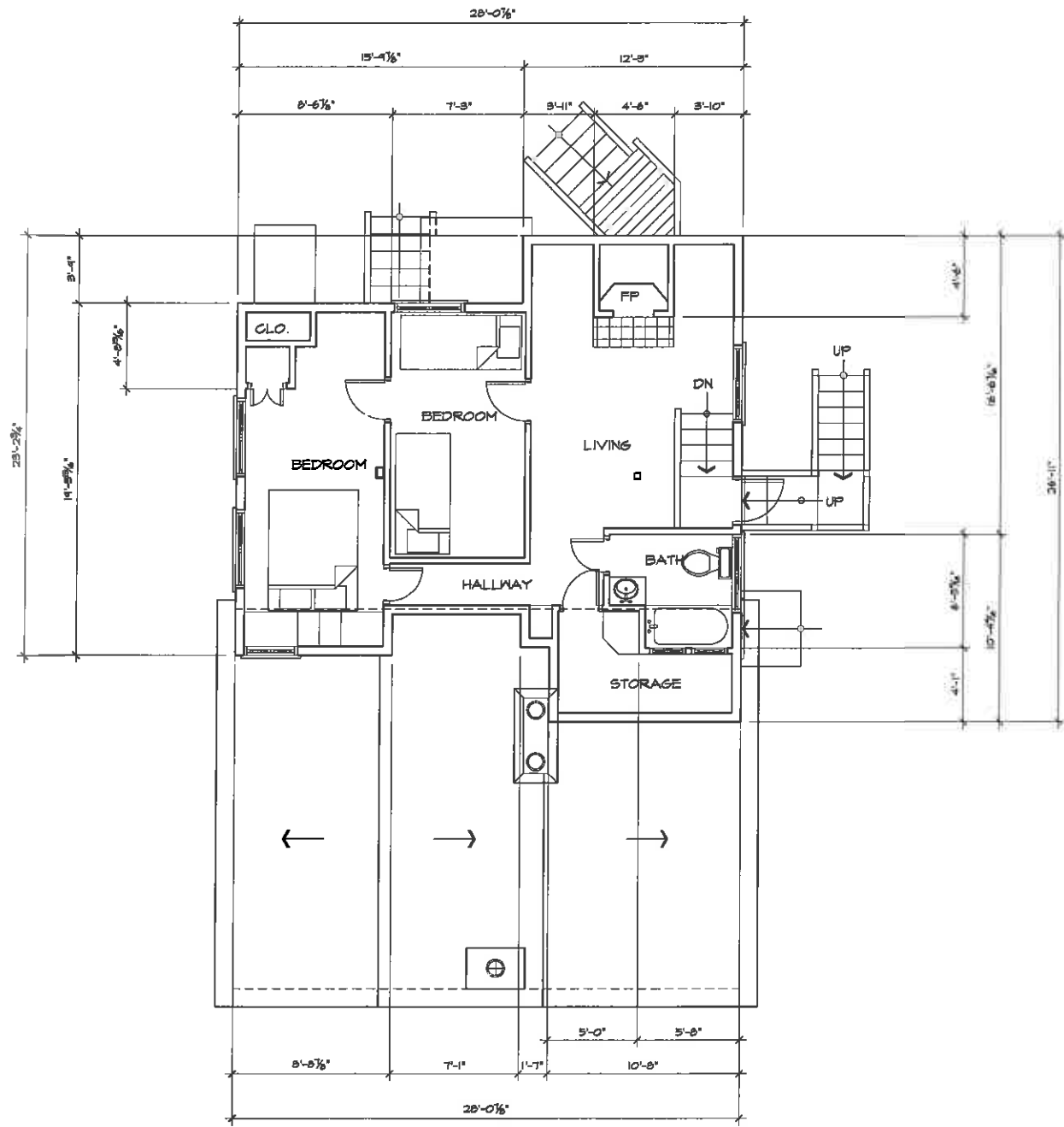
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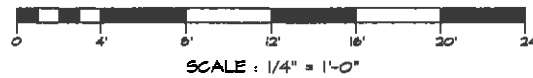
EXISTING ROOF PLAN

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



EXISTING SECOND FLOOR PLAN

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



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

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 157 GRAND AVENUE SUITE 106 PACIFIC GROVE CA 93950
 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

DOLL HOUSE EXISTING FLOOR AND ROOF PLANS

JOB NAME:
Porteous Residence
 5 NE of San Antonio & 7th Street
 Carmel, California 93921
 A.P.N. 010-267-008

DATE: 01/16/14

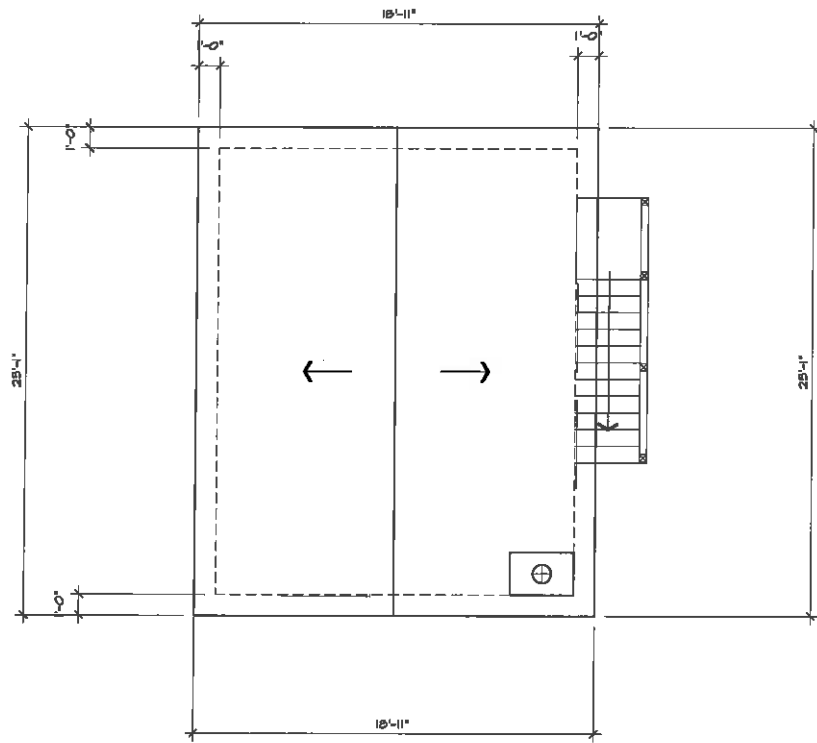
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DRAWN: HS

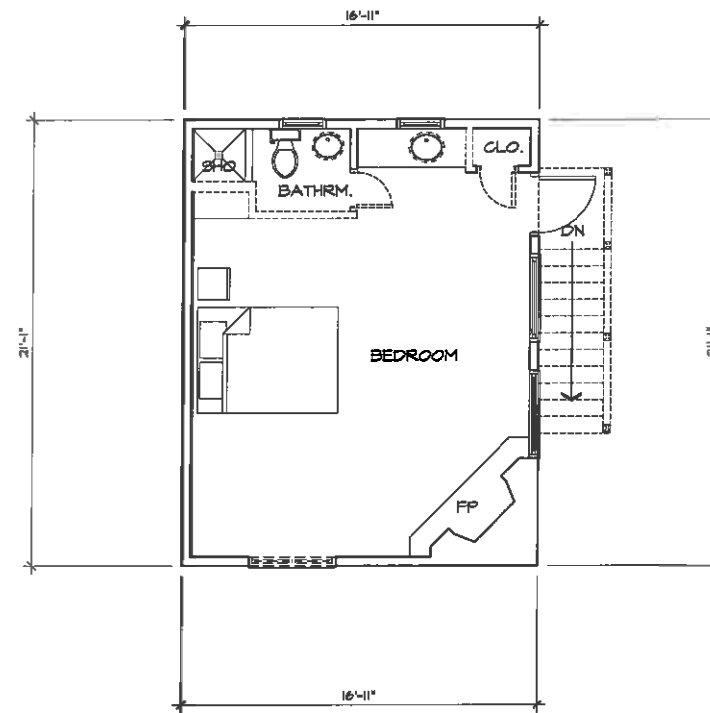
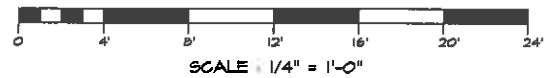
JOB NUMBER: 1324

A-2.2
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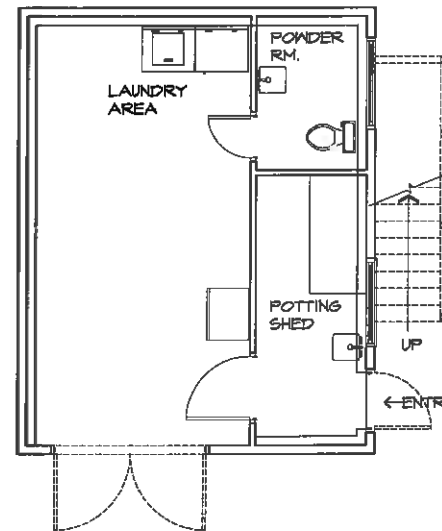
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**GUESTHOUSE
ROOF DEMOLITION PLAN**
 SCALE: 1/4" = 1'-0"
 PROJECT NORTH



**GUESTHOUSE
DEMOLITION UPPER FLOOR PLAN**
 SCALE: 1/4" = 1'-0"
 PROJECT NORTH



**GUESTHOUSE
DEMOLITION LOWER FLOOR PLAN**
 SCALE: 1/4" = 1'-0"
 PROJECT NORTH

LEGEND	
	EXISTING WALL TO REMAIN
	DEMO WALLS DOORS & MISC.

NOTES	
EXTERIOR WALLS :	1520 L.F.
1ST FLOOR DEMOLITION :	0.5 L.F.
2ND FLOOR DEMOLITION :	6.0 L.F.
	2.5%

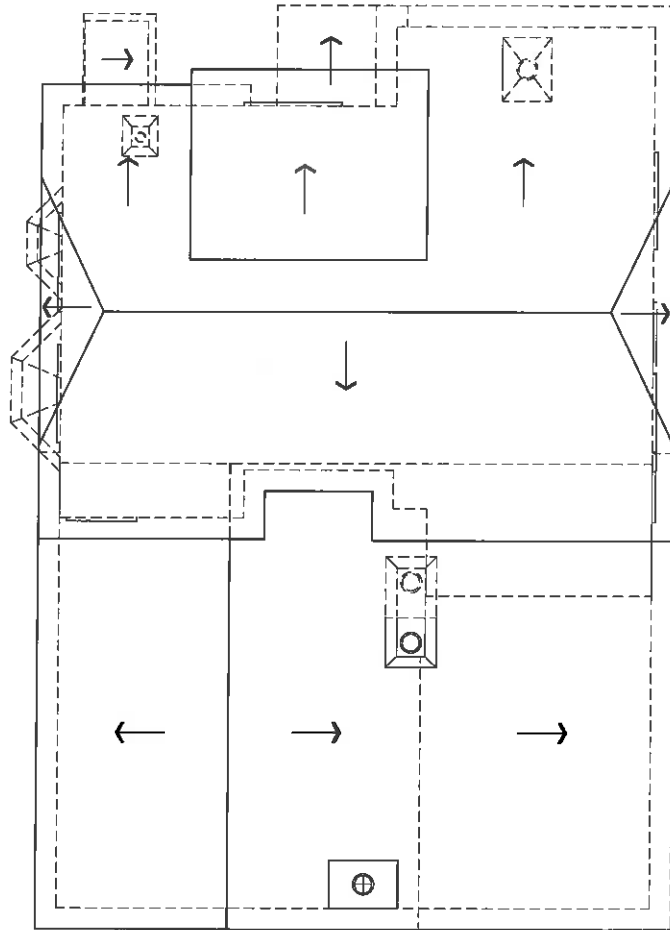
REVISION	No.
5/20/14	

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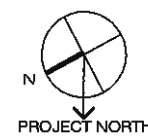
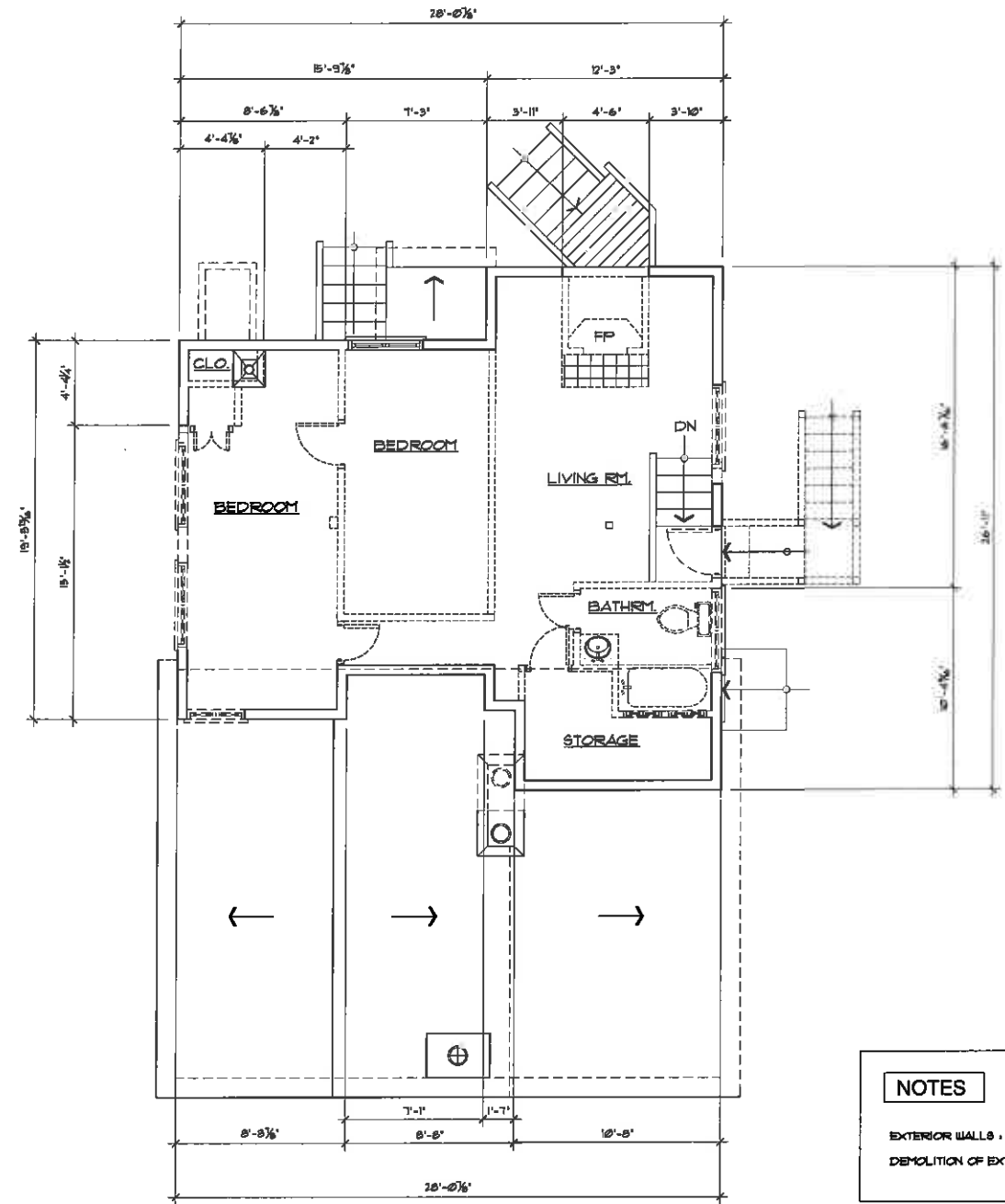
GUESTHOUSE DEMO. FLOOR AND ROOF PLANS JOB NAME:	DATE: 08/16/14
SCALE: 1/4" = 1'-0"	SCALE: 1/4" = 1'-0"
DRAWN: HS	DRAWN: HS
JOB NUMBER: 1324	JOB NUMBER: 1324

A-2.3
SHEET OF

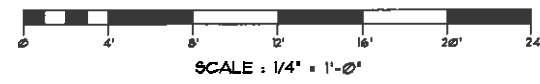
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MAIN HOUSE DEMOLITION ROOF PLAN
SCALE: 1/4" = 1'-0"



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



LEGEND	
	EXISTING WALL TO REMAIN
	DEMO WALLS DOORS & MISC.

NOTES	
EXTERIOR WALLS :	145 L.F.
DEMOLITION OF EXTERIOR WALLS :	12.75 L.F.

REVISION	No.
5/7/07/14	

CONSULTANT:

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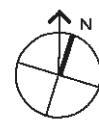
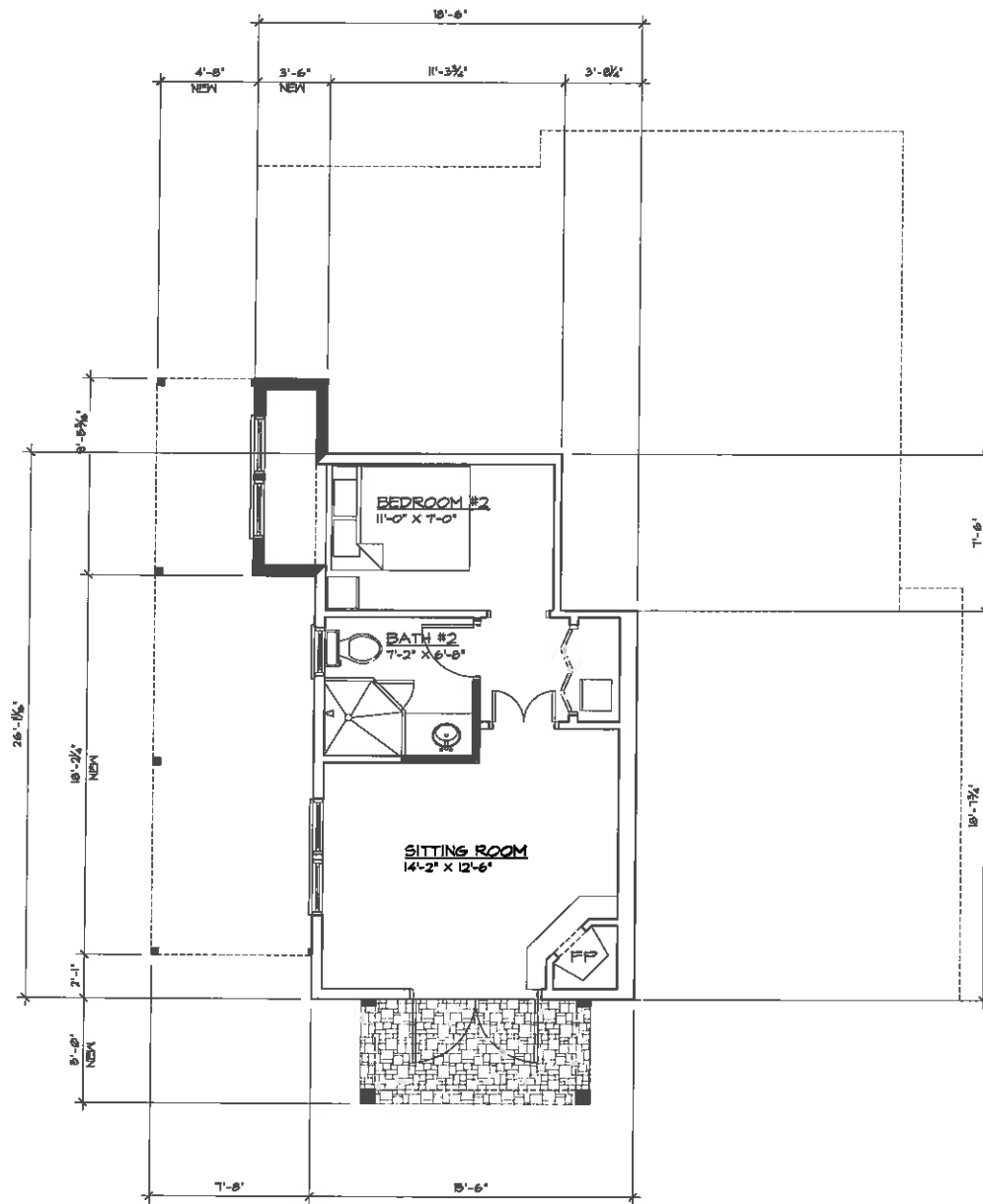
DOLLHOUSE DEMOLITION FLOOR PLAN

JOB NAME: **Porteous Residence**
 3 NE of San Antonio & 7th Street
 Carmel, California 93921
 A.P.N. 010-267-008

DATE:	3/18/14
SCALE:	1/4" = 1'-0"
DRAWN:	CCR
JOB NUMBER:	1324

A-2.5
SHEET OF

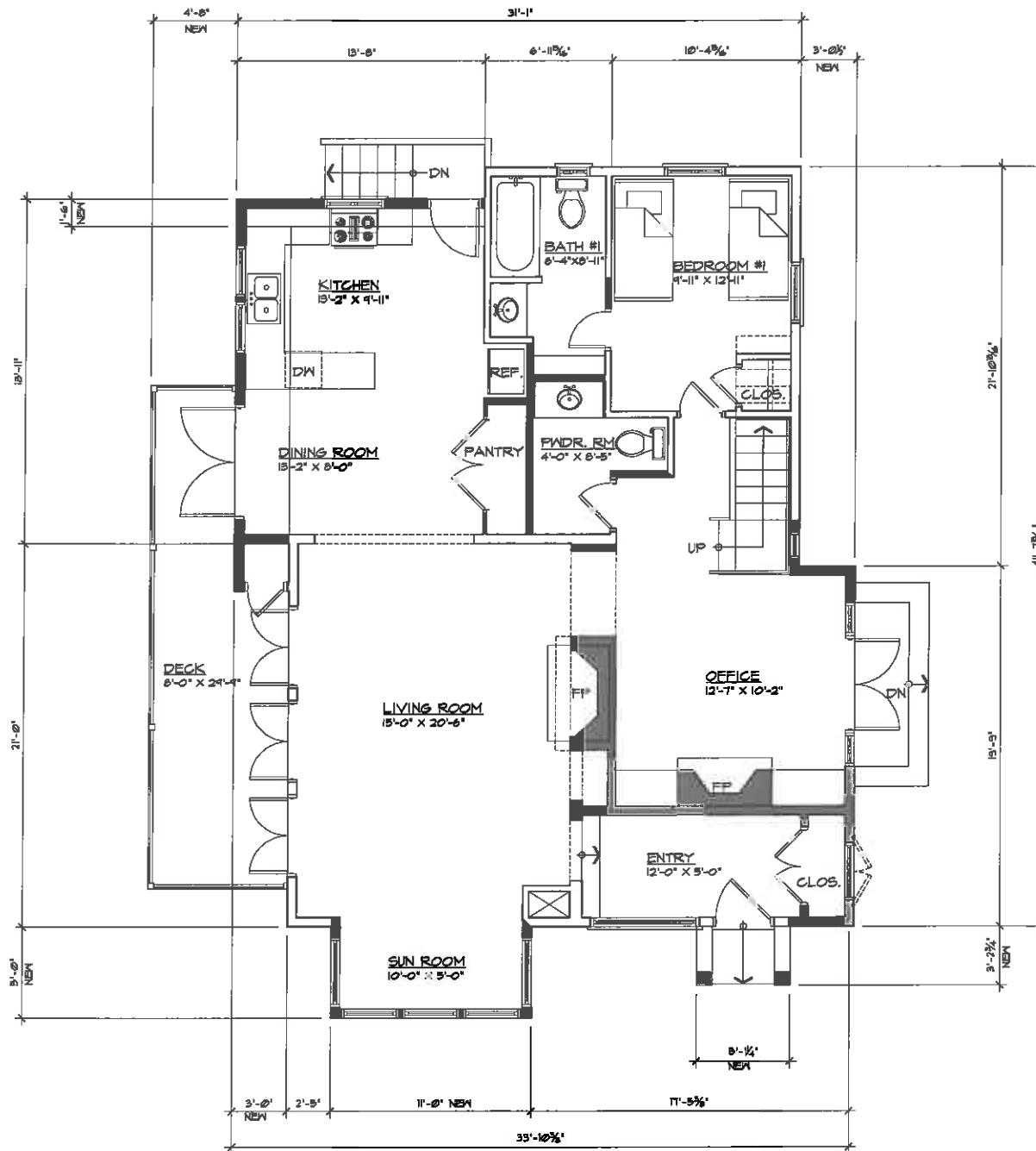
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PROJECT NORTH

PROPOSED LOWER FLOOR PLAN

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



PROJECT NORTH

PROPOSED FIRST FLOOR PLAN

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



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

LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL

REVISION	No.
REVISION 5/20/14	

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PROPOSED FLOOR PLANS

JOB NAME:
Porteous Residence
 3 NE of San Antonio & 7th Street
 Carmel, California 93921
 A.P.N. 010-267-008

DATE: 4/21/14

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

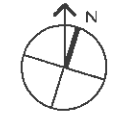
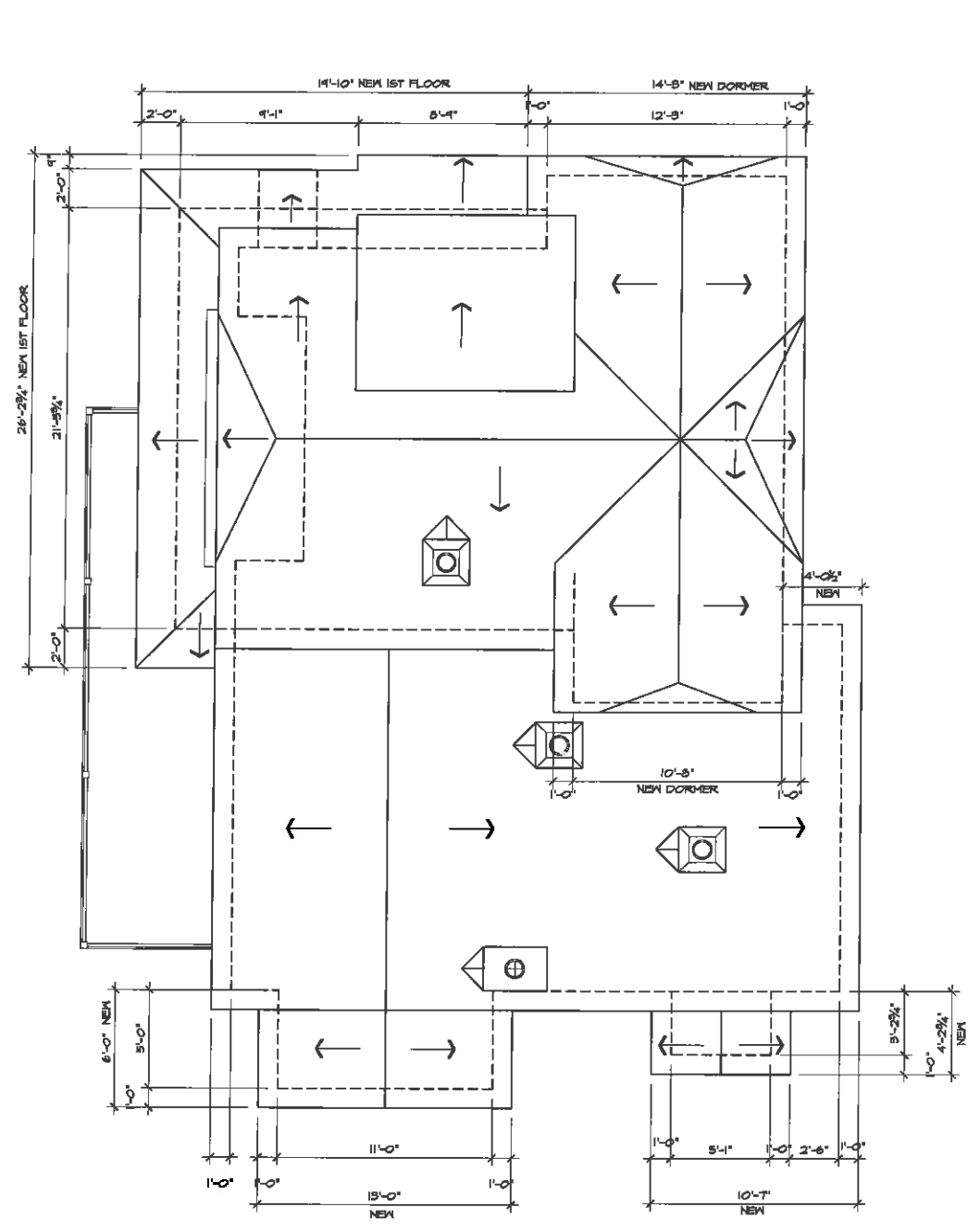
DRAWN: hb

JOB NUMBER: 1324

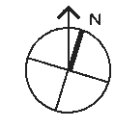
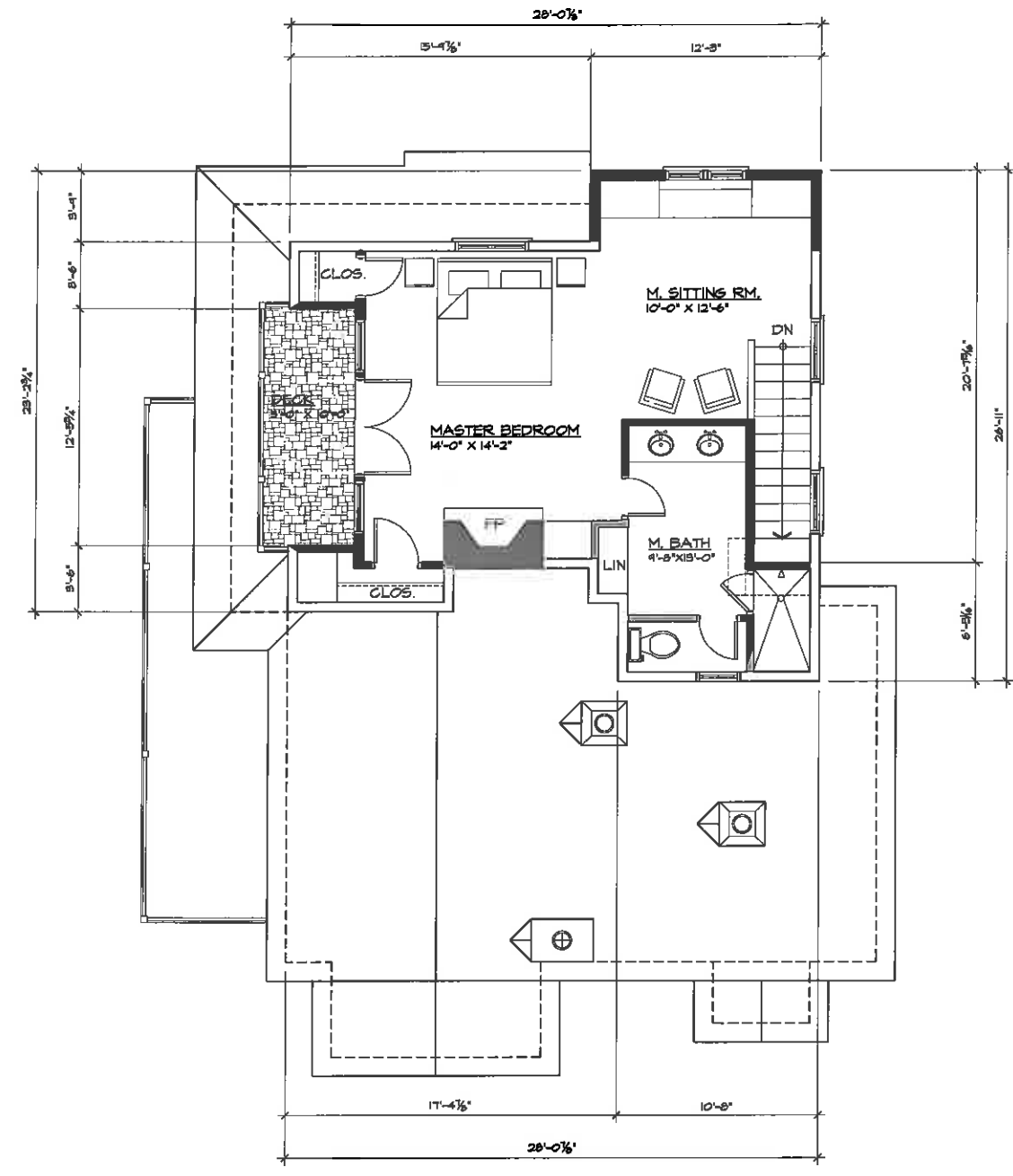
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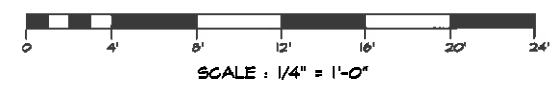
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PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



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



LEGEND	
	EXISTING MALL TO REMAIN
	NEW MALL

REVISION	No.
REVISION 9/20/14	

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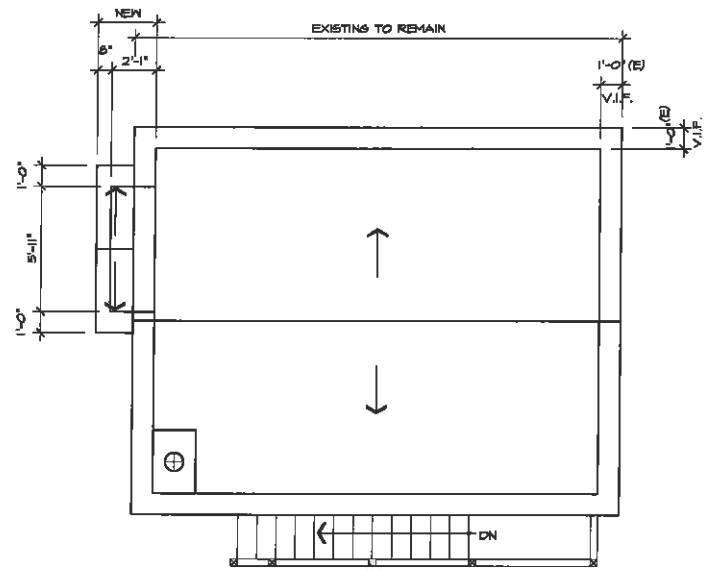
ARCHITECT

PROPOSED FLOOR PLANS
 JOB NAME: **Porteous Residence**
 9 NE of San Antonio & 7th Street
 Carmel, California 95021
 A.P.N. 010-267-008

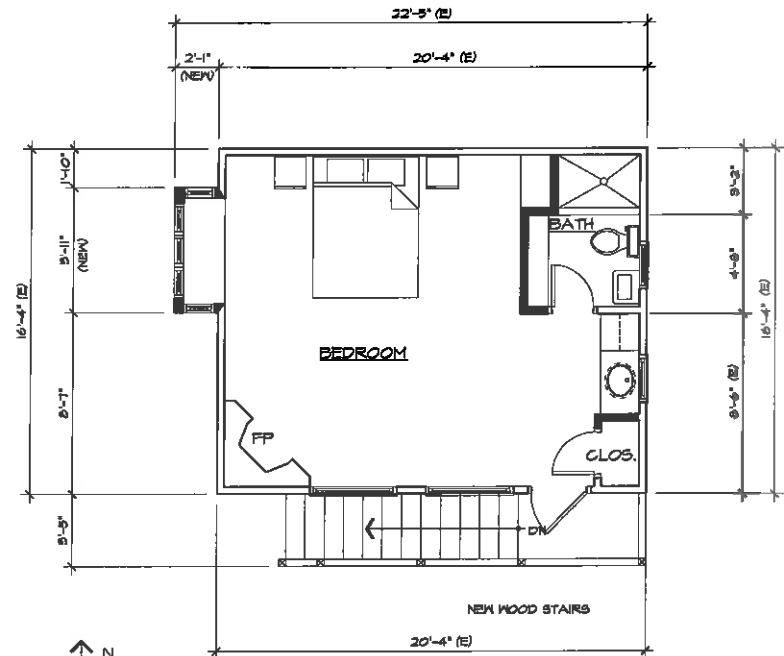
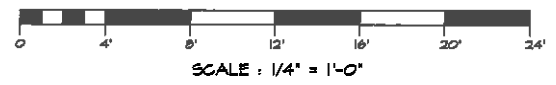
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DRAWN:	HS
JOB NUMBER:	13.24

A-2.7
SHEET OF

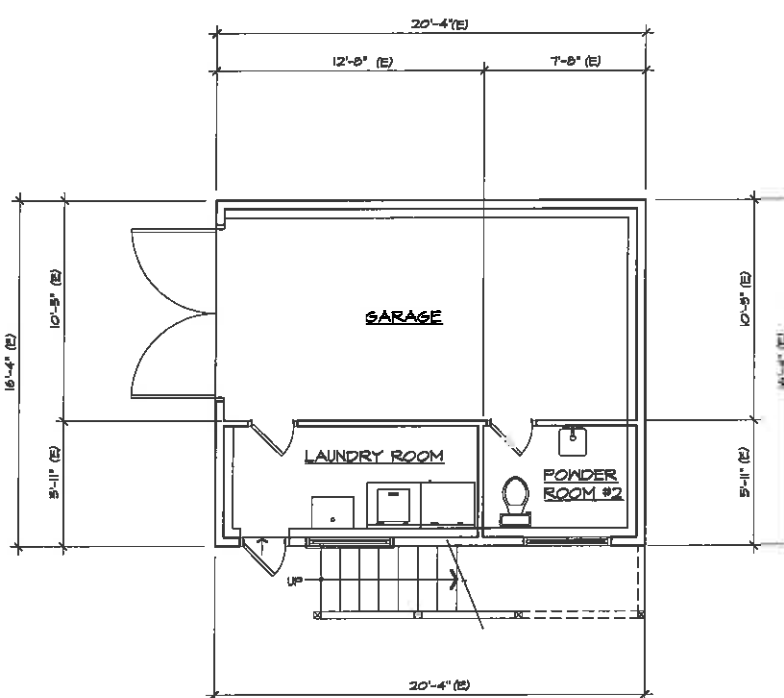
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ROOF FLOOR GUEST HOUSE
SCALE: 1/4" = 1'-0"
PROJECT NORTH



SECOND FLOOR GUEST HOUSE
SCALE: 1/4" = 1'-0"
PROJECT NORTH



FIRST FLOOR GUEST HOUSE
SCALE: 1/4" = 1'-0"
PROJECT NORTH

LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL

REVISION	No.
3/20/14	

CONSULTANT:
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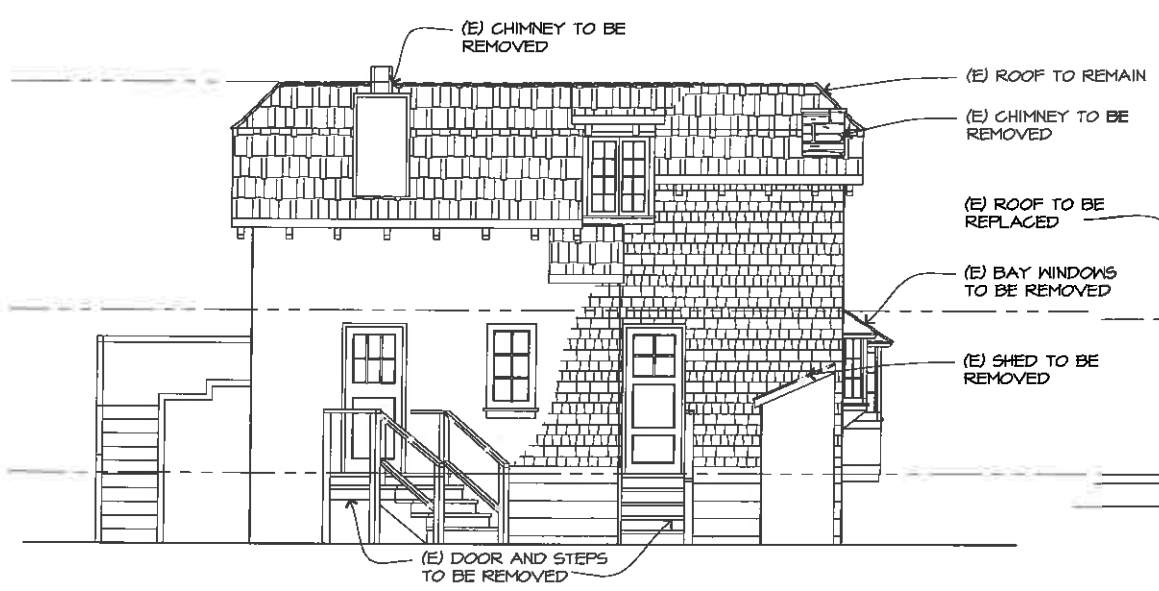
ARCHITECT
Eric Miller Architects, Inc.

PROPOSED FLOOR PLANS
JOB NAME: **Porteous Residence**
5 NE of San Antonio & 7th Street
Carmel, California 93921
A.P.N. 010-267-008

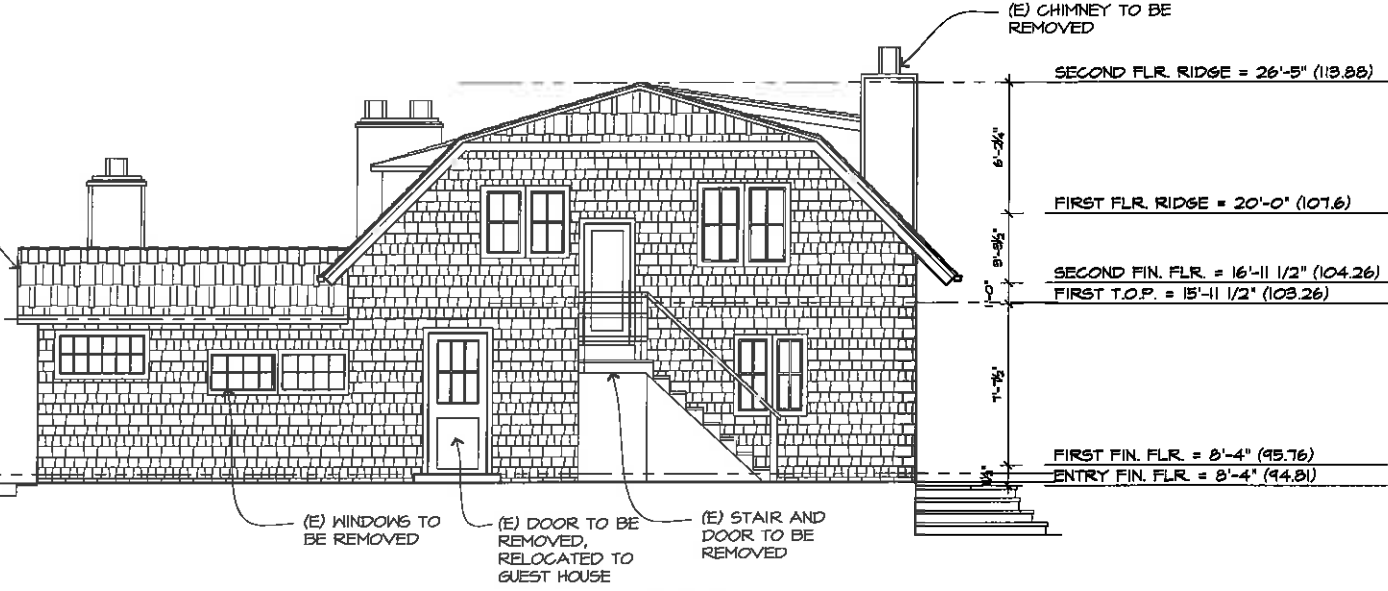
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DRAWN: HS
JOB NUMBER: 1324

A-2.8
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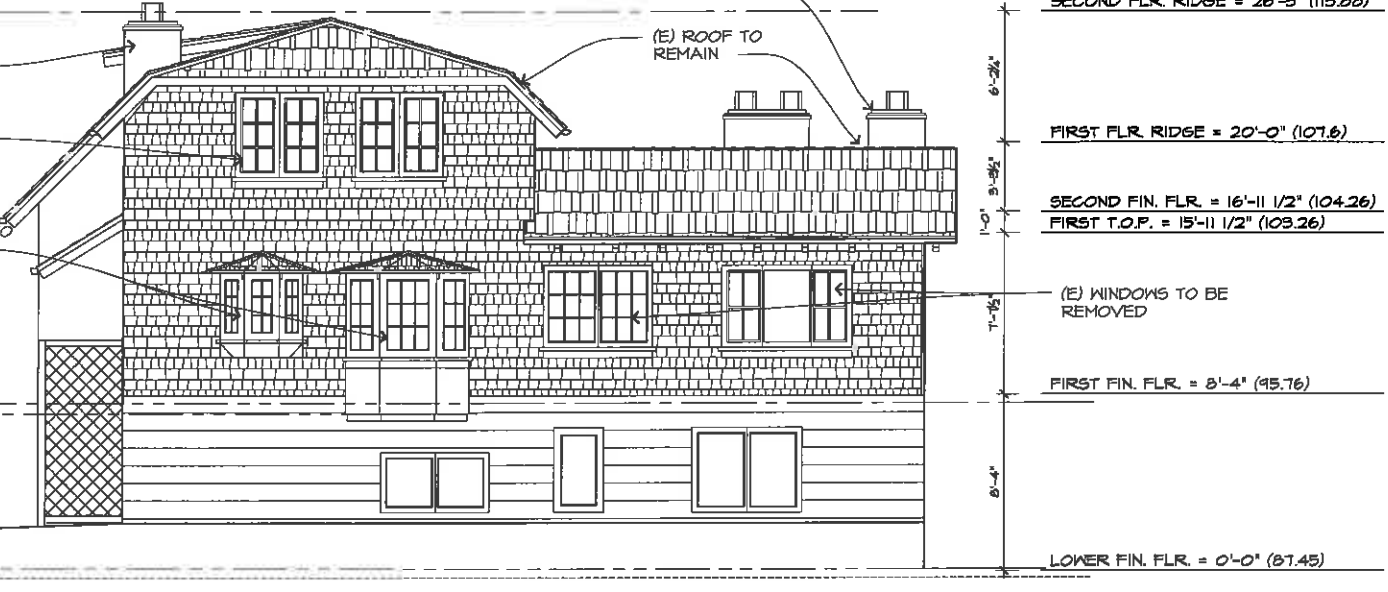
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



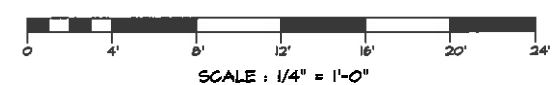
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



EXISTING WEST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



REVISION	No.

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ARCHITECT

EXISTING ELEVATIONS- MAIN HOUSE
 JOB NAME: **Porteous Residence**
 3 NE of San Antonio & 7th Street
 Carmel, California 95021
 A.P.N. 010-267-008

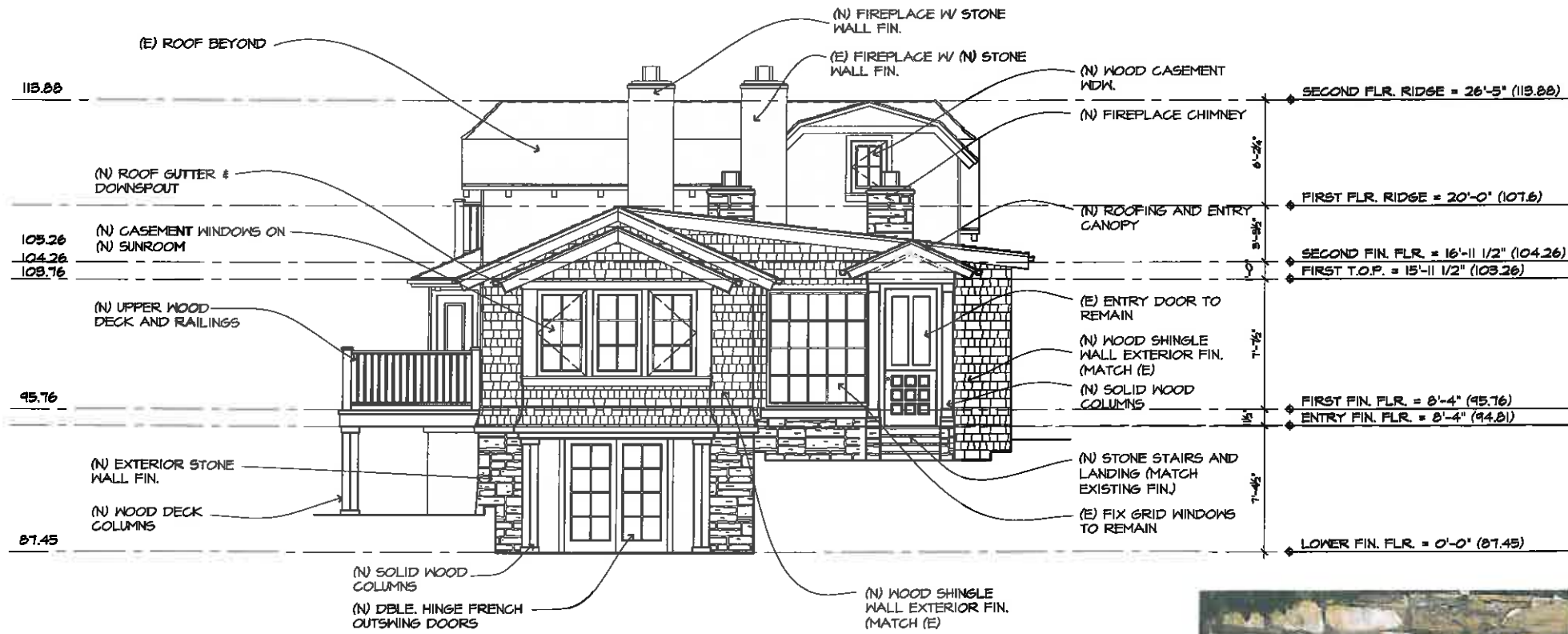
DATE:	3/14/14
SCALE:	1/4" = 1'-0"
DRAWN:	MS
JOB NUMBER:	1324

A-3.1
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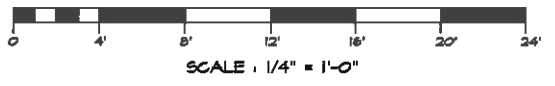
REVISION	No.
REVISION 5/20/14	
REVISION 7/4/14	



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



PROPOSED SOUTH (SIDE) ELEVATION



NEW STONE VENEER ON BASE OF HOUSE TO MATCH EXISTING STONE RETAINING WALL (PHOTO)

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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ARCHITECT

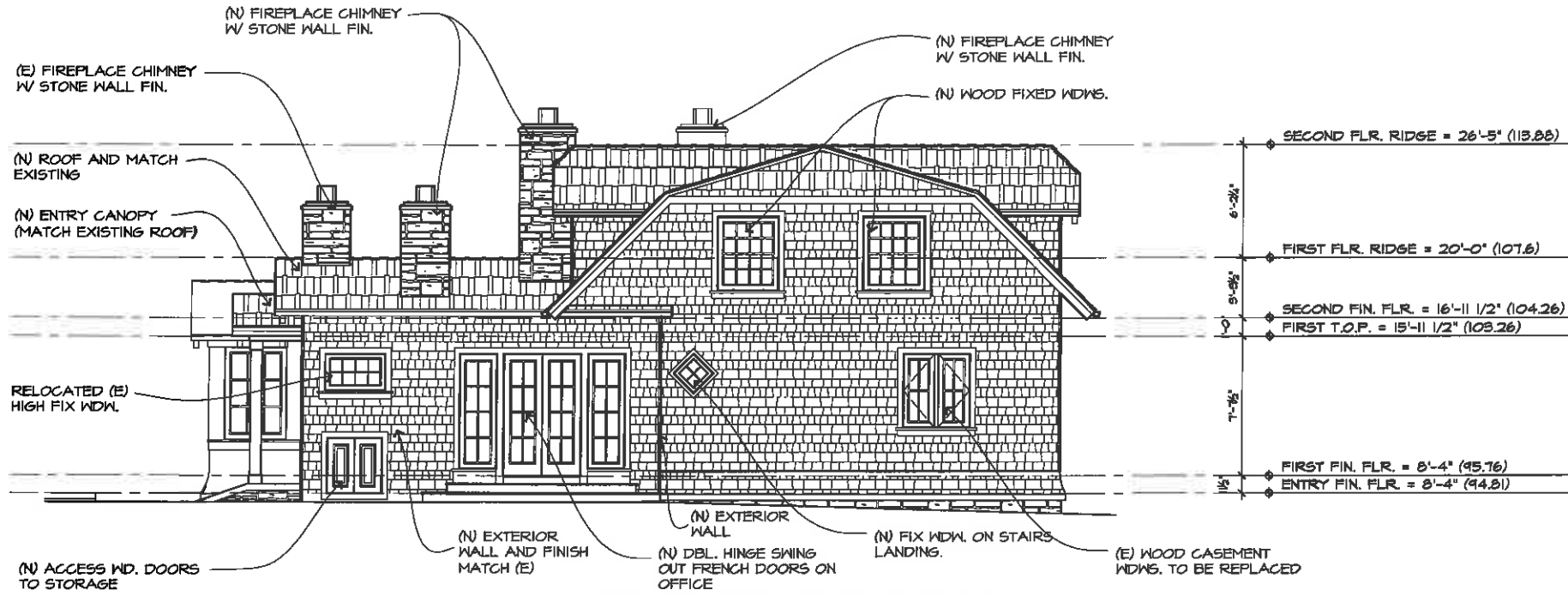
(N) EXTERIOR ELEVATIONS

JOB NAME: **Porteous Residence**
3 NE of San Antonio & 7th Street
Carmel, California 95921
A.P.N. 010-267-008

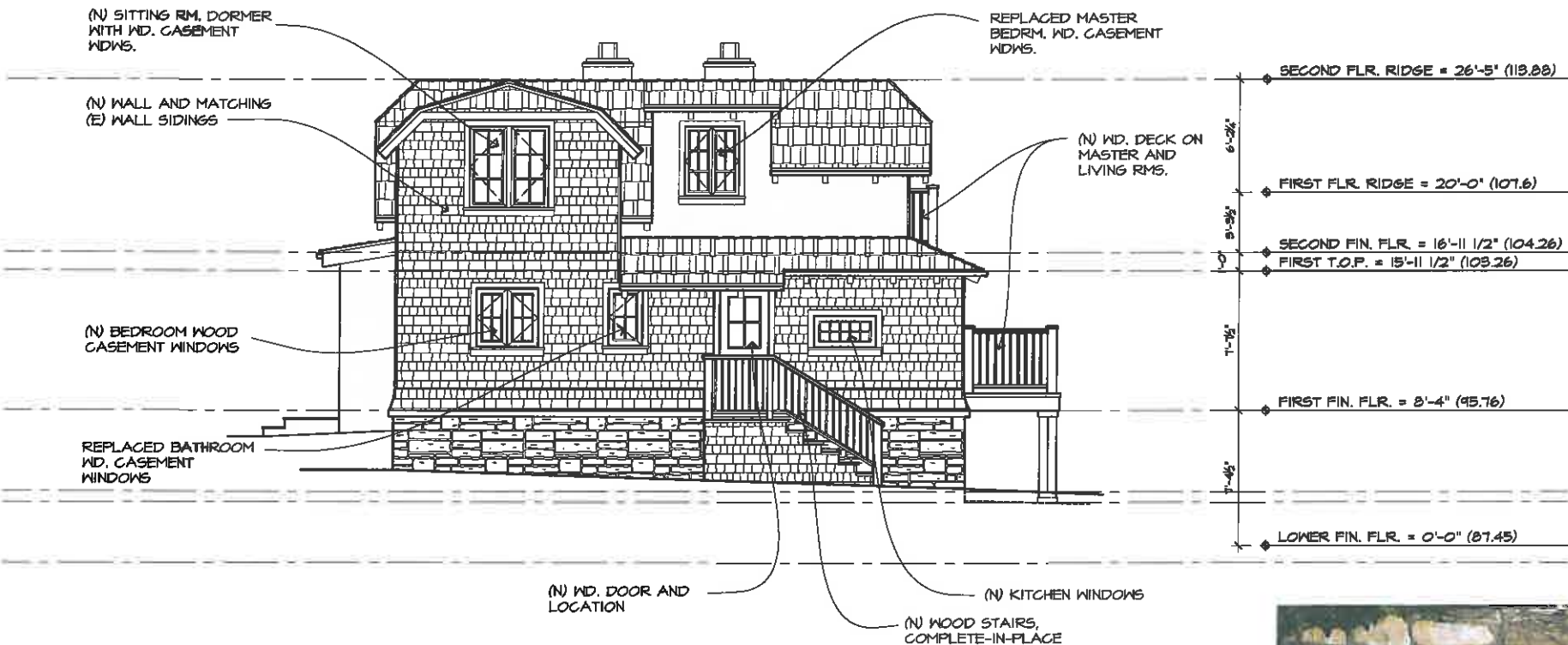
DATE: 2/14/14
SCALE: 1/4" = 1'-0"
DRAWN: C.J.H.
JOB NUMBER: 19.24

A-3.2
SHEET OF

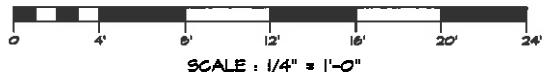
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PROPOSED EAST (BACK) ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH (SIDE) ELEVATION



NEW STONE VENEER ON BASE OF HOUSE TO MATCH EXISTING STONE RETAINING WALL (PHOTO)

SECOND FLR. RIDGE = 26'-5" (113.88)
FIRST FLR. RIDGE = 20'-0" (107.6)
SECOND FIN. FLR. = 16'-11 1/2" (104.26)
FIRST T.O.P. = 15'-11 1/2" (103.26)
FIRST FIN. FLR. = 8'-4" (95.76)
ENTRY FIN. FLR. = 8'-4" (94.81)

SECOND FLR. RIDGE = 26'-5" (113.88)
FIRST FLR. RIDGE = 20'-0" (107.6)
SECOND FIN. FLR. = 16'-11 1/2" (104.26)
FIRST T.O.P. = 15'-11 1/2" (103.26)
FIRST FIN. FLR. = 8'-4" (95.76)
LOWER FIN. FLR. = 0'-0" (87.45)

REVISION	No.
REVISION 5/20/14	
REVISION 7/4/14	

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.
157 GRAND suite 106 PACIFIC GROVE, CA 93950
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ARCHITECT

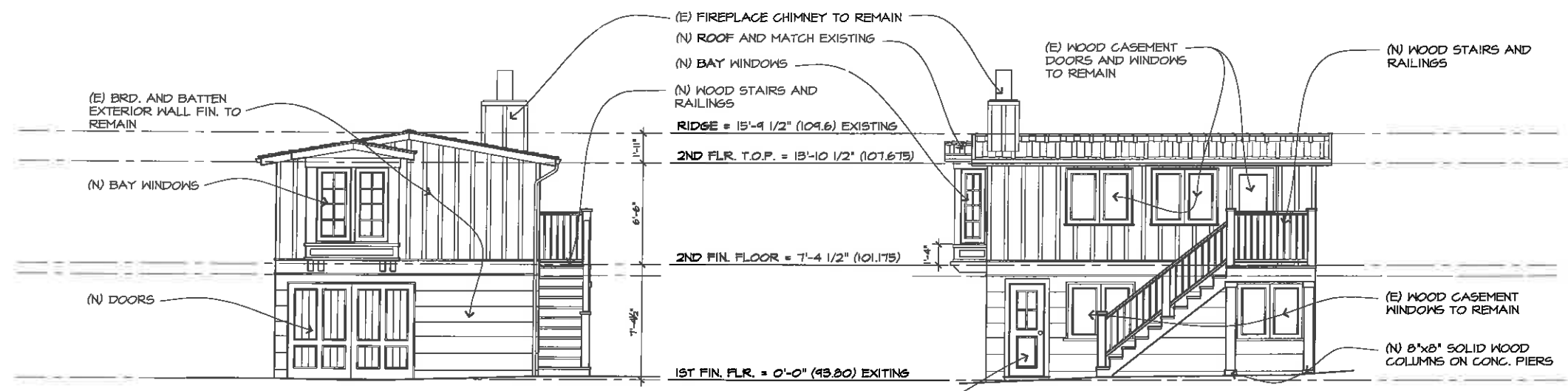
EXTERIOR ELEVATIONS

JOB NAME: **Porteous Residence**
5 NE of San Antonio & 7th Street
Carmel, California 93921
A.P.N. 010-267-008

DATE: 2/14/14
SCALE: 1/4" = 1'-0"
DRAWN: C.J.H.
JOB NUMBER: 19.24

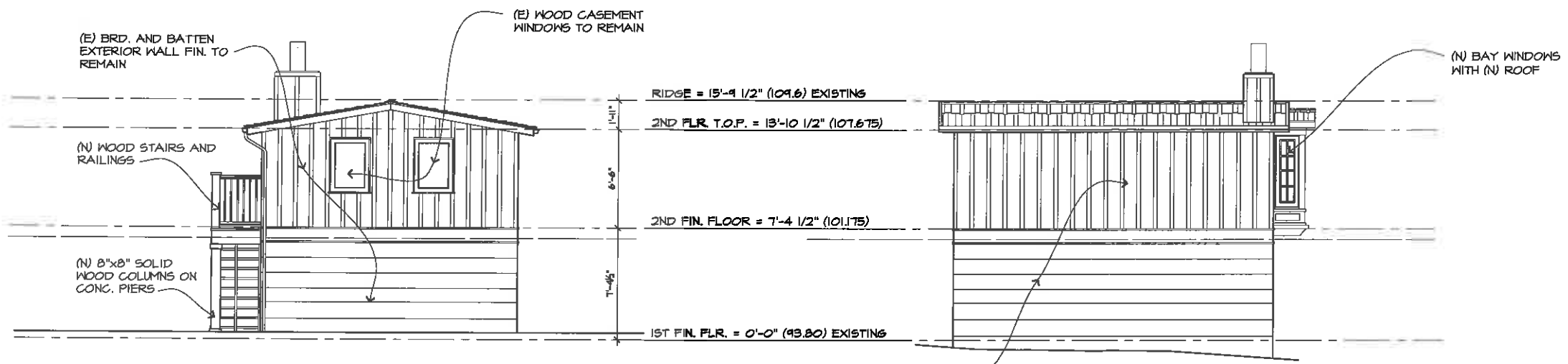
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WEST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

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



EAST (BACK) ELEVATION
SCALE: 1/4" = 1'-0"

NORTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



REVISION	No.

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.
 157 GRAND AVENUE SUITE 106
 PACIFIC GROVE, CA 93950
 PHONE (831) 372-0410 • FAX (831) 372-7660 • WEB: www.ericmillerarchitects.com

ARCHITECT

(N) EXT. ELEV - GUEST HOUSE
 JOB NAME: **Porteous Residence**
 5 NE of San Antonio & 7th Street
 Carmel, California 95021
 A.P.N. 010-267-008

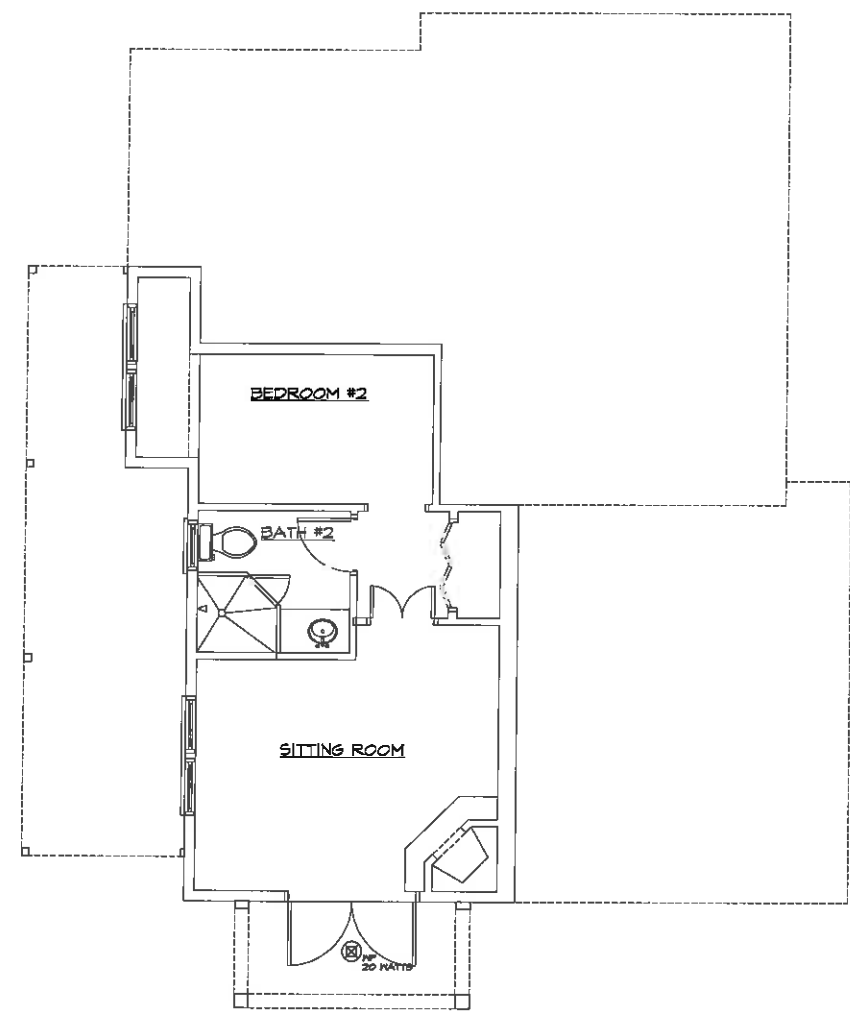
DATE: 2/14/14
 SCALE: 1/4" = 1'-0"
 DRAWN: C.J.H.
 JOB NUMBER: 1B.24

A-3.4
 SHEET OF

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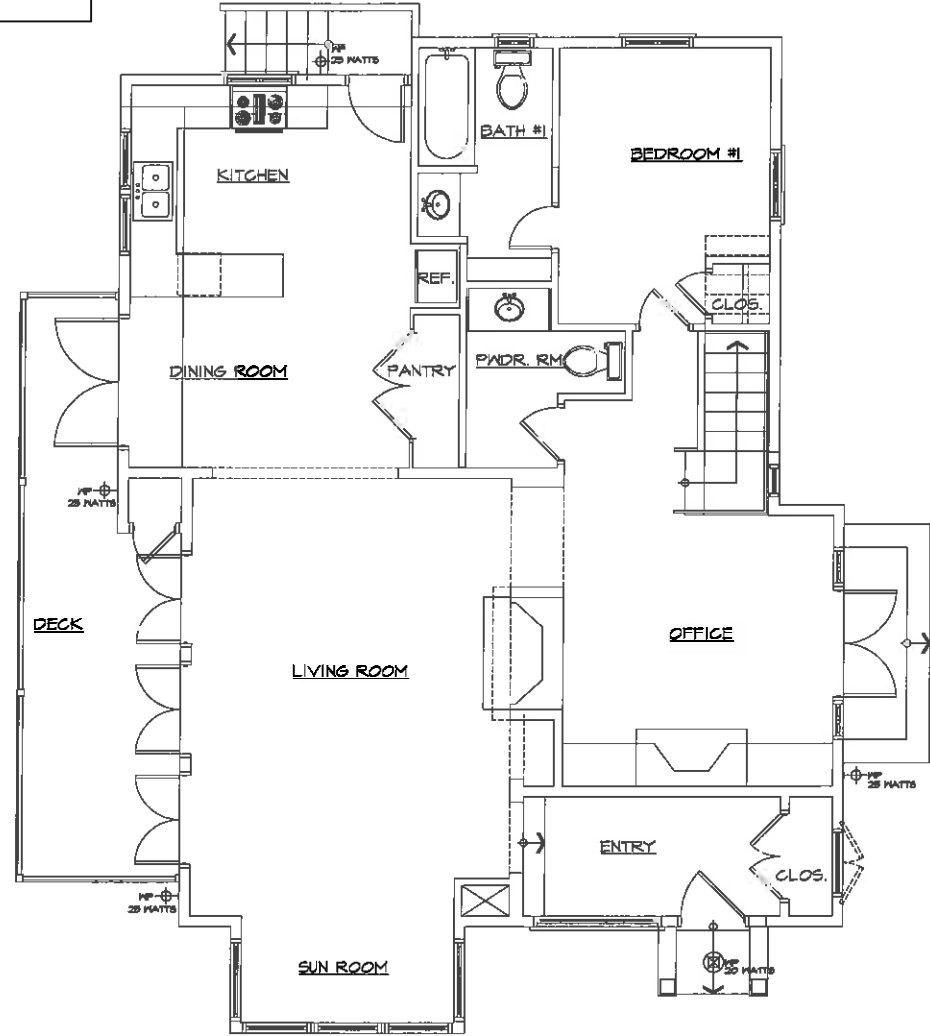
- TITLE 24 ENERGY REQUIREMENTS:**
1. KITCHENS: AT LEAST 80% OF INSTALLED LUMINAIRE MUST BE HIGH EFFICACY INCLUDING NOOK AREA.
 2. ALL HARDWIRED LIGHTING MUST BE HIGH EFFICACY OR CONTROLLED BY A MANUAL OR MOTION ON / SENSOR IN BATHROOMS, UTILITY ROOMS, GARAGES, LAUNDRY ROOMS, HALLWAYS, STAIRS, CLOSETS (GREATER THAN 10 S.F.).
 3. LIGHTING IN ALL OTHER ROOMS SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY A DIMMER SWITCH OR ARE CONTROLLED BY AN OCCUPANCY SENSOR THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS AN OPTION.
 4. EXTERIOR LIGHTING: HIGH EFFICACY OR MOTION SENSOR/PHOTO SENSOR.
 5. EXTERIOR LIGHTING ON BUILDINGS SHALL NOT BE HIGHER THAN 10 FEET ABOVE THE GROUND AND SHALL NOT EXCEED 25 WATTS (INCANDESCENT EQUIVALENT), I.E., APPROXIMATELY 575 LUMENS IN POWER PER FIXTURE.
 6. ALL FIXTURES INSTALLED IN WET LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS." ALL FIXTURES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET OR DAMP LOCATIONS." PER 2019 CEC.

LIGHT FIXTURES	
⊙ WP	RECESSED CAN, WATERPROOF
⊕ WP	WATERPROOF
⊗ WP	WATERPROOF CEILING LIGHT



PROJECT NORTH

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



PROJECT NORTH

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

REVISION	No.
7/22/14	

CONSULTANT:

ARCHITECT:

ERIC MILLER ARCHITECTS, INC.

157 GRAND
SUITE 106
PACIFIC GROVE, CA 93950
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

PROPOSED LIGHTING PLAN

JOB NAME: **Porteous Residence**
5 NE of San Antonio & 7th Street
Carmel, California 93921
A.P.N. 010-267-008

DATE: 7/14/14

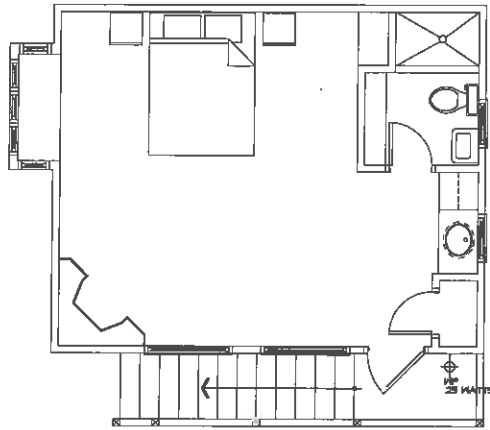
SCALE: 1/4" = 1'-0"

DRAWN: C.H.

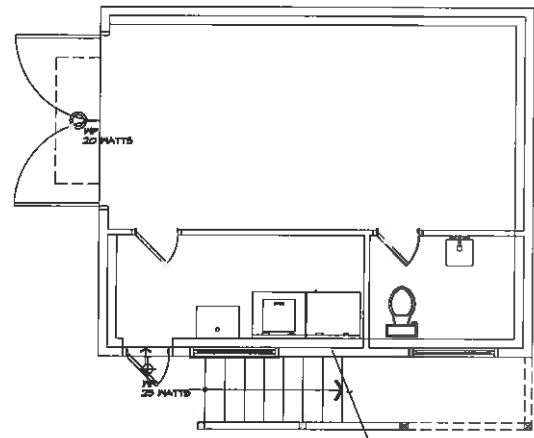
JOB NUMBER: 19.24

EL-1
SHEET OF

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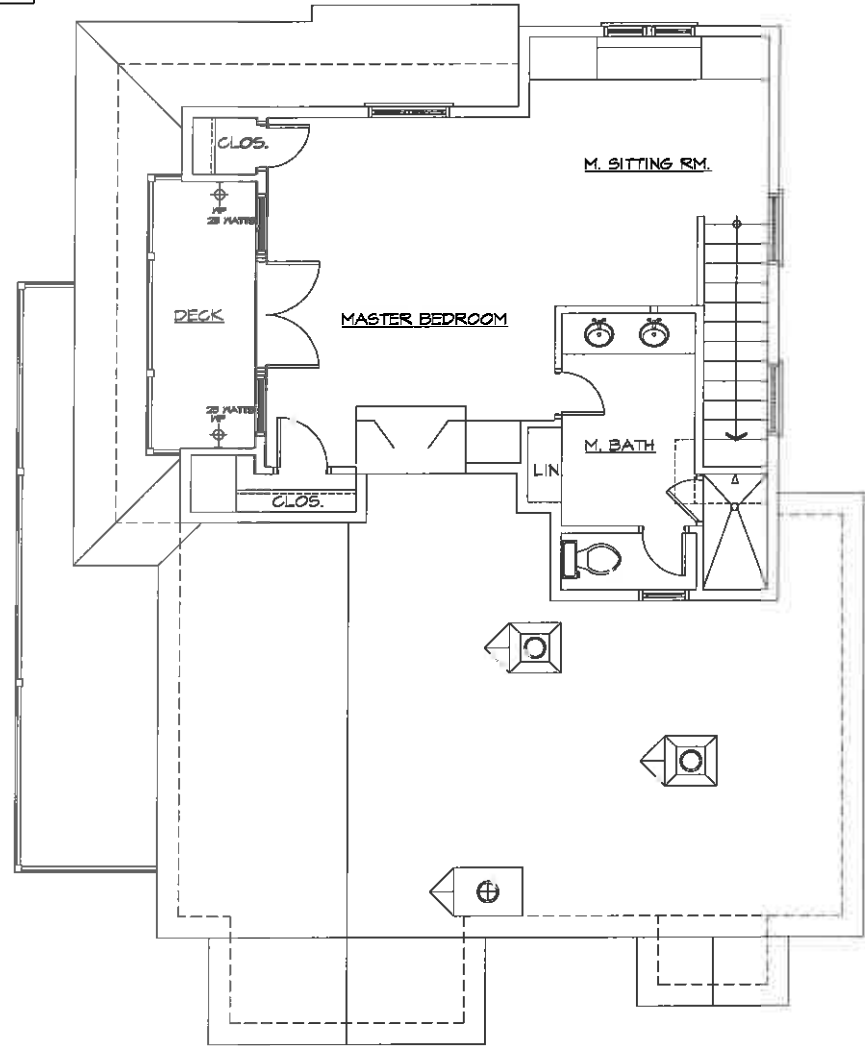
**GUEST HOUSE
SECOND FLOOR LIGHTING PLAN**
SCALE: 1/4" = 1'-0"
PROJECT NORTH



**GUEST HOUSE
FIRST FLOOR LIGHTING PLAN**
SCALE: 1/4" = 1'-0"
PROJECT NORTH

- TITLE 24 ENERGY REQUIREMENTS:**
1. KITCHENS: AT LEAST 50% OF INSTALLED WATTAGE MUST BE HIGH EFFICACY INCLUDING HOOK AREA.
 2. ALL HARDWIRED LIGHTING MUST BE HIGH EFFICACY OR CONTROLLED BY A MANUAL OR MOTION ON / SENSOR IN BATHROOMS, UTILITY ROOMS, GARAGES, LAUNDRY ROOMS, HALLWAYS, STAIRS, CLOSETS (GREATER THAN 70 S.F.).
 3. LIGHTING IN ALL OTHER ROOMS SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY A DIMMER SWITCH OR ARE CONTROLLED BY AN OCCUPANCY SENSOR THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS AN OPTION.
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 5. EXTERIOR LIGHTING ON BUILDINGS SHALL NOT BE HIGHER THAN 10 FEET ABOVE THE GROUND AND SHALL NOT EXCEED 25 WATTS (INCANDESCENT EQUIVALENT; I.E., APPROXIMATELY 875 LUMENS) IN POWER PER FIXTURE.
 6. ALL FIXTURES INSTALLED IN WET LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS." ALL FIXTURES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET OR DAMP LOCATIONS." PER 2015 CEC.

LIGHT FIXTURES	
	WATERPROOF HALL MOUNTED LIGHT
	WATERPROOF CEILING LIGHT
	RECESSED CAN, WATERPROOF



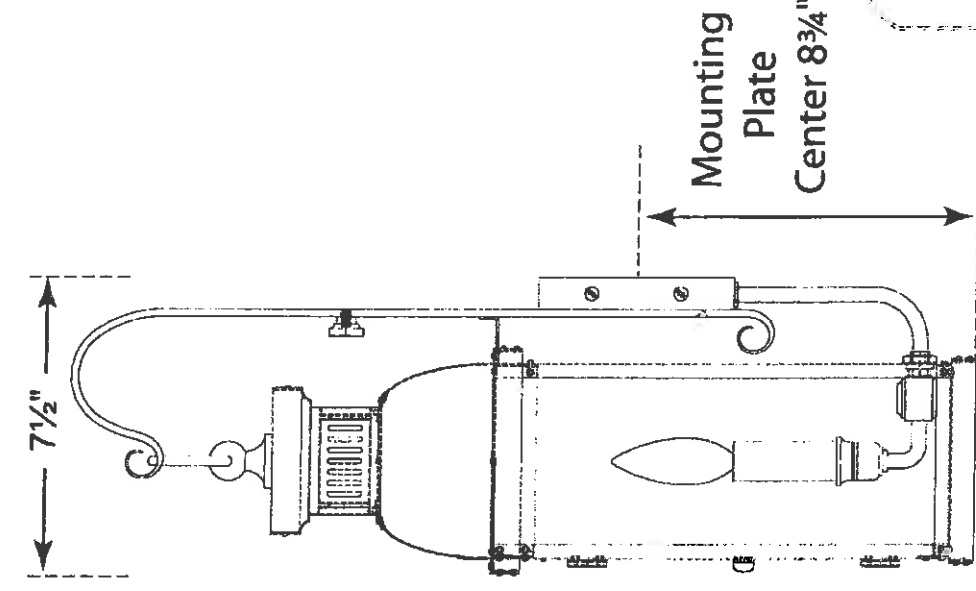
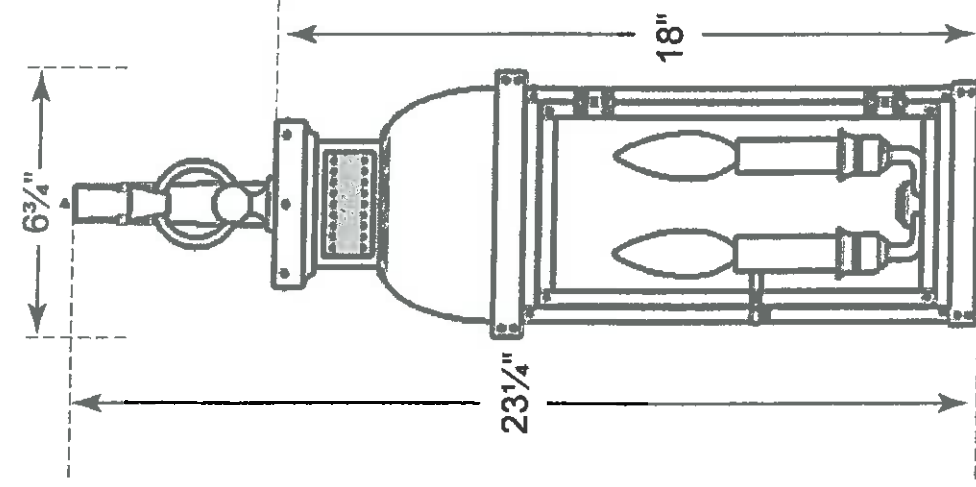
SECOND FLOOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"
PROJECT NORTH

REVISION	No.
1/22/14	
CONSULTANT:	
<p>ARCHITECT</p> <p>ERIC MILLER ARCHITECTS, INC.</p> <p>157 GRAND suite 106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7640 • WEB: www.ericmillerarchitects.com</p>	
<p>PROPOSED LIGHTING PLAN</p> <p>JOB NAME: Porteous Residence 5 NE of San Antonio & 7th Street Carmel, California 93921 A.P.N. 010-267-008</p>	
DATE:	7/14/14
SCALE:	1/4" = 1'-0"
DRAWN:	HS
JOB NUMBER:	19.24
EL-2	
SHEET OF	

CHO2064

suffork medium scroll arm wall lantern

circa LIGHTING® simply **brilliant**®



DESIGNER: CHAPMAN

HEIGHT: 23 1/4"

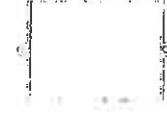
WIDTH: 6 3/4"

EXTENSION: 7 1/2"

BACKPLATE: 4 1/2" SQUARE

SOCKET: 2 - CANDELABRA

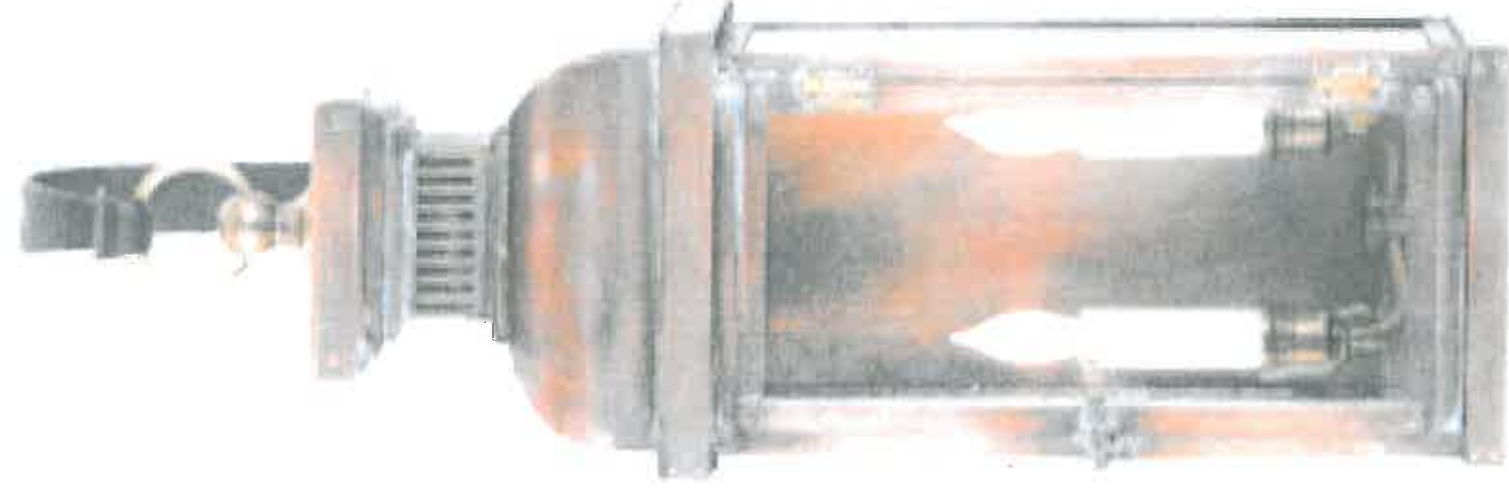
WATTAGE: 2 - 25 WATT



J-Box

Switch Box

www.circaighting.com

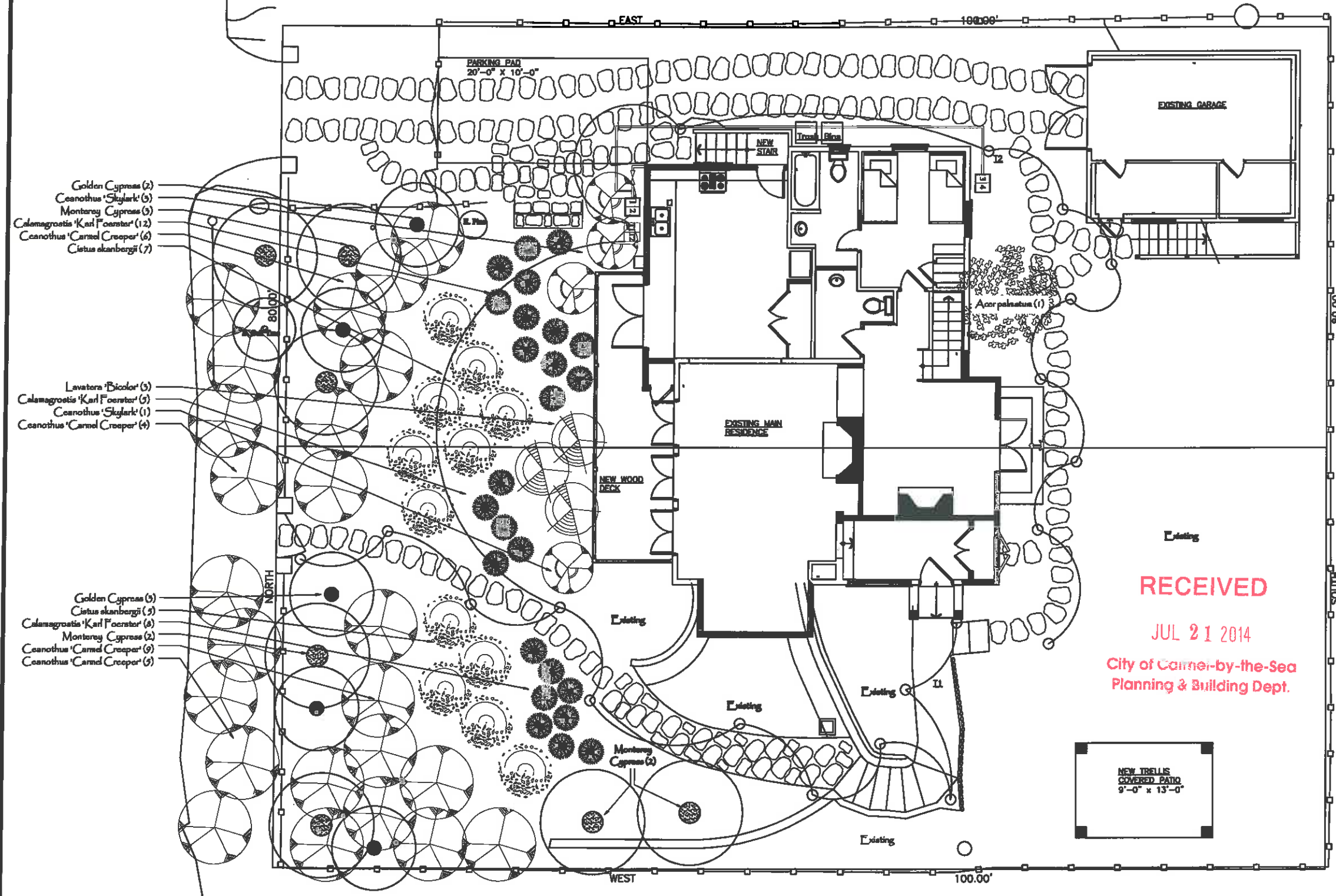


Landscape



PROPOSED SITE PLAN

SCALE: No Scale



- Golden Cypress (2)
- Ceanothus 'Skyline' (3)
- Montrey Cypress (3)
- Calamagrostis 'Karl Foerster' (12)
- Ceanothus 'Carmel Creeper' (6)
- Cistus akanbergii (7)

- Lavatera 'Bicolor' (3)
- Calamagrostis 'Karl Foerster' (3)
- Ceanothus 'Skyline' (1)
- Ceanothus 'Carmel Creeper' (4)

- Golden Cypress (3)
- Cistus akanbergii (3)
- Calamagrostis 'Karl Foerster' (8)
- Montrey Cypress (2)
- Ceanothus 'Carmel Creeper' (9)
- Ceanothus 'Carmel Creeper' (5)

MICHELLE COMEAU
LANDSCAPE DESIGN & INSTALLATION

P.O. BOX 6327 • CARMEL, CA 93921
831.620.0111 • FAX 831.620.0105
www.comdesign.com
LICENSE NO. 582326

Plant List for the Porteous Residence 7/14/2014

QTY	Size	Botanical Name	Common Name
1	24"	Acer Palmatum	Japanese Maple
25	1g	Calamagrostis 'Karl Foerster'	Feather Reed Grass
24	1g	Ceanothus 'Carmel Creeper'	California Lilac
4	3g	Ceanothus 'Skyline'	Blue Mistle' Lilac
12	5g	Cistus akanbergii	Pink Rockrose
3	15g	Lavatera 'Bicolor'	Tree Malow

- PLANTING NOTES:**
- Plant quantities are for contractor convenience only. Contractor is responsible for actual plant quantities and shall be verified from the planting plan. To meet the planting requirements, contractor may need to engage in contact with growers to ensure plant availability.
 - Contractor to notify landscape designer in the event of plant unavailability immediately.
 - Conditions permitting, the retention of water in planting pits for more than 1 hour shall be corrected by the contractor.
 - All plant material shall match specification per species and comply with ANZECC 2001 "Standard for Mercury Stock", and shall be inspected by landscape designer.
 - Plant materials may be adjusted in the field as directed by landscape designer at no extra cost to owner.
 - Contractor shall erect tree protection barriers around existing trees to be saved on site, creating a tree protection zone, contractor shall be responsible for damage to existing trees.
 - Contractor shall provide an allowance of \$2,000 for additional material.
 - Top dress all planter areas with 2" of 1/2" redwood or fir bark during line of all dirt, stiles, dust or debris. Provide a 1 plant sample and source to Landscape Designer prior to ordering.
 - Excavate control Market/grade to be applied to all slope areas according to manufacturer specifications.
 - All trees to be staked with two independent stakes 18" x 2" x 6' with a leather band and cloth ties, or with guy wires as necessary.
 - All plants to be planted with 1/3 top soil, 1/3 organic planting mix, 1/3 harvest response organic amendment.
 - All plants to be planted with organic fertilizer formulated with appropriate mycorrhizae.
 - No plant substitutions unless approved by designer and City of Carmel.
 - All irrigation lines to be SCE 40 PVC main line.
 - All valve wires to be sleeved with 1/2" electrical conduit, SCE 40.
 - All direct burial low voltage wires to be sleeved with 1/2" electrical conduit, SCE 40 PVC.
 - All stepping stones to be set on individual pads of concrete, 2" thick, unweeded to the exact size of the stepping stone.

RECEIVED
JUL 21 2014
City of Carmel-by-the-Sea
Planning & Building Dept.



Michelle Comeau
Landscape Design
& Installation
P.O. Box 6327
Carmel, CA 93921
831.620.0111

Landscape Plan Prepared For

The Porteous Residence
3 NE of San Antonio & 7th
Carmel, Ca. 93921
A.P.N. 010-267-008

Site Title
Planting Plan

Date 5/30/14

Scale No Scale

Drawn By GM

Check 6/3/14
6/10/14 7/14/14
6/16/14 7/21/14

Sheet L-2
2

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

PROJECT DATA FOR THE RECONFIGURED 4,009-SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,803 sf (45%)	1,137 sf (28.4%)	1,507 sf (37.6%) 1,166 sf residence 340 sf garage
Site Coverage	556 sf (13.9%)*	982 sf (28.3%)	528 sf (13.1%)
Trees (upper/lower)	3/1 trees (recommended)	0/7 trees	1/7 trees
Ridge Height (1 st /2 nd)	18 ft./24 ft.	15 ft./19 ft.	No Change
Plate Height (1 st /2 nd)	12 ft./18 ft.	12 ft./17 ft.	No Change
Setbacks	Minimum Required	Existing	Proposed
Front	15 ft.	13 ft. 2 in	No Change
Composite Side Yard	12.5 ft. (25%)	18 ft. 3 in. (60%)	No Change
Minimum Side Yard	3 ft.	3 ft. 7 in.	No Change
Rear	3 ft. (1st-story) 15 ft. (2nd-story)	36 ft.	22 ft. 10 in.
*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 seven lower-canopy trees, one of which is classified as significant. The applicant is proposing one new upper-canopy pine tree as recommended by the City Forester. A condition has been drafted regarding this recommendation.

Privacy & Views: Residential Design Guidelines 5.1 through 5.3 set forth objectives 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 “maintain view opportunities.”

The residence will maintain its existing height, and as such, no new view impacts are anticipated. In addition, staff has not identified any new privacy impacts that would be created by the project. There is an existing 6-foot high fence around the property and vegetation that will help maintain privacy to the neighboring properties.

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

The project is consistent with the above guidelines with regard to building mass. The residence will maintain its existing height of 19 feet and will not be substantially expanded. With the new addition the residence will be 1,507 square feet in size, which is 296 square feet under the maximum allowed floor area.

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

The appearance of the existing residence would be maintained with the proposed design. The proposed addition includes a shallow-pitched gabled roof design and would be integrated into the existing residence without creating a complex appearance.

Public ROW: The City Right-of-Way (ROW) at the front of the property is approximately 14 feet wide between the front property line and Santa Lucia Avenue. It is unpaved and appears natural. However, there are existing encroachments in the ROW such as the front fence and 10-inch high stone wall. Sheet A-1.1 of the plan set includes a note that the encroachments will be removed. A condition has been drafted regarding the encroachments.

Staff also notes that the existing driveway is 13 feet 10 inches wide and provides access to a single-car garage door. The City's maximum allowed driveway width is 14 feet; however, Residential Design Guideline 6.3 encourages a maximum width of 9 feet. The Commission should consider whether the driveway width should be reduced as part of this project.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes a 369-square foot

addition an existing 1,137-square foot residence, and therefore qualifies for a Class 1 exemption. The project presents no significant environmental impacts.

ATTACHMENTS:

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

Attachment A – Site Photographs



Project site – Facing north on Santa Lucia



Project site – Westerly side-yard of property



Project site – Rear of the residence facing west

Attachment B – Findings for Concept Acceptance

DS 14-32 (Makler)
 August 13, 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.		
Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	

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

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.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 14-32 (Makler)

August 13, 2014

Recommendations/Draft Conditions

Page 1

Recommendations/Draft Conditions		
No.		
1.	The applicant shall provide a landscape plan for final review that includes a provision for one new upper-canopy tree.	
2.	Prior to final building inspection, the applicant shall remove the encroachments in the City Right-of-Way as indicated on the project plans.	

MAKLER RESIDENCE

SINGLE FAMILY RESIDENCE REMODEL AND ADDITION

2 N.E. of Casanova St. on Santa Lucia Ave., Carmel, Ca 93921

REVISION

JUL 16 2014

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

PLUMBING AND ELECTRICAL NOTES

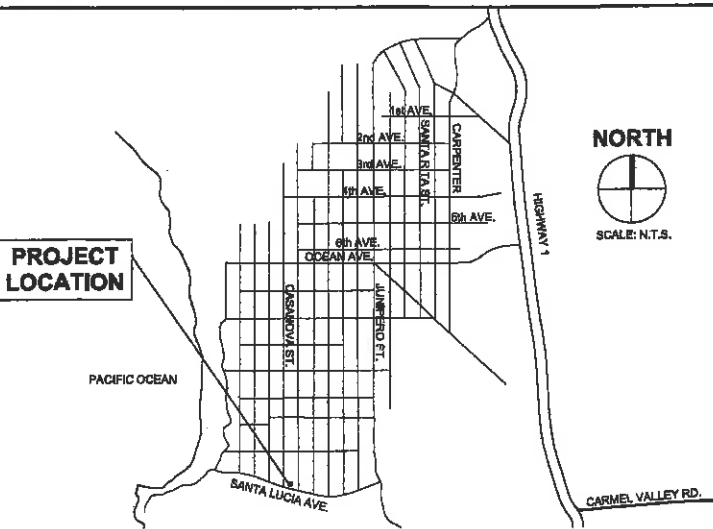
FOR ALL NEW PLUMBING AND ELECTRICAL ITEMS:

- ALL SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 2.0 G.P.M.
- ALL SING FAUCETS SHALL HAVE A MAX FLOW RATE OF 2.2 G.P.M.
- ALL TOILETS SHALL BE ULTRA-LOW FLUSH TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1.8 GAL.
- HOMERUN ALL NEW CIRCUITS TO ELECTRICAL PANEL.
- ALL KITCHEN AND BATHROOM ELECTRICAL OUTLETS SHALL HAVE GFCI PROTECTION.
- ALL ELECTRICAL ITEMS SHOWN ARE NEW UNLESS OTHERWISE NOTED.
- PROVIDE TWO SMALL-APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS.
- PROVIDE SEPARATE BRANCH CIRCUITS AT EACH BEDROOM WITH THE REQUIRED ARC-FAULT INTERRUPTERS.
- PROVIDE HARD WIRED SMOKE DETECTORS WITH BATTERY BACKUP IN EACH BEDROOM, HALLWAY & WHERE INDICATED.
- 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.
- INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE I.C. RATED BY UL OR OTHER APPROVED AGENCY.

FIRE SAFETY REQUIREMENTS

- DEFENSIBLE SPACE REQUIREMENTS - MANAGE COMBUSTIBLE VEGETATION WITHIN A MIN. OF 100 FEET OF STRUCTURES (OR THE PROPERTY LINE), LAMB TREES 6 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 STANDARD.
- SMOKE ALARMS - (SINGLE FAMILY DWELLINGS) - WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/SMOKE ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE USC - THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.
- ROOF CONSTRUCTION - ICBO CLASS A ROOF CONSTRUCTION.

VICINITY MAP



OWNER:
STUART & MARY MAKLER
2 N.E. OF CASANOVA ST. ON SANTA LUCIA AVE.
CARMEL, CA 93921

SITE ADDRESS:
2 N.E. OF CASANOVA ST. ON SANTA LUCIA AVE.
CARMEL, CA 93921

DESIGNER/BUILDER:
CARMEL BUILDING & DESIGN
P.O. BOX 2201
CARMEL, CA 93921
P. 831.626.8606

PROJECT DATA

APR: 010-178-025
ZONING: R-1
LOT: 25
LOT SIZE: 4090.04 SQ. FT.
FRONT / REAR SETBACK = 15'-0" / 15'-0"
SIDE SETBACKS: WEST - 25% OF LOT WIDTH / EAST - 3'-0"
BUILDING HEIGHT: 12'-3" (EXISTING) 20'-2" (PROPOSED)
AVERAGE GRADE: 213.25' GRADE AT HIGHEST RIDGE: 221.5'
TREE INFORMATION: (1) CALLISTEMON TREE TO BE REMOVED, (1) MONTEREY PINE TO BE ADDED.
FLOOR AREA ALLOWED: 1,804.1 SQ. FT. (+MAX. 558 SQ. FT. SITE COVERAGE w/ 50% PERMEABLE)

FLOOR AREA	EXISTING	PROPOSED
MAIN FLOOR:	787.5 SQ. FT.	1,188.3 SQ. FT.
GARAGE (BELOW MAIN FLOOR):	340.1 SQ. FT.	340.1 SQ. FT.
TOTAL:	1,127.6 SQ. FT.	1,528.4 SQ. FT.

SITE COVERAGE:	IMPERMEABLE:	PERMEABLE:
DECK:	0 SQ. FT.	288.5 SQ. FT.
DRIVEWAY:	0 SQ. FT.	230.7 SQ. FT.
BRICK WALKWAY:	0 SQ. FT.	0 SQ. FT.
STEPPING STONES:	11.0 SQ. FT.	0 SQ. FT.
SUB TOTALS:	30.3 SQ. FT.	497.2 SQ. FT.
TOTAL SITE COVERAGE:	527.5 SQ. FT.	

Allowed Volume Worksheet

Project: MAKLER RESIDENCE Site Area: 4090.04 Average Grade: 213.25

- Total Base Floor Area Allowed (from Municipal Code, based on site area and incentive programs): 1,804.1 sq. ft.
- Total Base Floor Area Proposed (count all floor area but do not count bonus or bonus space): 1,528.4 sq. ft.

Room / Area	Area (sq. ft.)	Count	Volume (cu. ft.)
a. One Story Floor Area (pitched roof):	<u>1,146.3</u> sq. ft.	x (12) =	<u>13,755.6</u> cu. ft.
b. One Story Floor Area (flat roof):	_____ sq. ft.	x (11) =	_____ cu. ft.
c. Two Story Floor Area (pitched roof):	_____ sq. ft.	x (11) =	_____ cu. ft.
d. Two Story Floor Area (flat roof):	_____ sq. ft.	x (10) =	_____ cu. ft.
e. Totals	<u>1,146.3</u> sq. ft.		<u>13,755.6</u> cu. ft.
f. Average Volume Factor (Allowed Volume Total divided by Proposed Area Total) = <u>12</u>			

- Total Floor Area in a two story house: _____ sq. ft.
- Base Floor Area in Basement: _____ sq. ft. x (Average Volume Factor) = _____ cu. ft.
- Bonus Basement Floor Area: _____ sq. ft.
- Unused Base Floor Area: _____ sq. ft. x (Average Volume Factor) = _____ cu. ft.
- Allowed Volume before Bonus Basement (Line #1 x Line #f) = _____ cu. ft.
- Allowed Volume with Bonus Basement (Volumes on Lines a+b+c+d+Line #4) = _____ cu. ft.
- Second check on Allowed Volume (Line #1 x Line #f) minus volume in Line #3g) = _____ cu. ft.

* Carmel-by-the-Sea Design Traditions • Submittal Requirements •

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 PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
- SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
- QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE REASONABLE CARE AND COMPETENCE IN THE EXECUTION OF THE CONSTRUCTION PROCESS AND PRODUCT. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE DESIGNERS SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
- WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT, WILL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
- LEGAL NOTICE/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS (2007 C.S.G.)
- 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 INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, STATE, LOCAL & O.S.H.A. SAFETY REGULATIONS.
- INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER THE WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BOOILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRE CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNERS FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS/DAMAGES/LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
- CLEANUP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
- ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
- NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
- SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL, STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES, WINDOWS & DOORS, FINISH CARPENTRY. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE 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 BINDING.
- CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING 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 PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.
- TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.

SHEET INDEX

DESIGN

A0.1 COVER SHEET, PROJECT DATA
A1.1 EXISTING SITE PLAN
A2.2 PROPOSED SITE PLAN
A2.1 EXISTING FLOOR PLANS/DBMO PLAN
A2.2 PROPOSED FLOOR PLAN, BUILDING SECTION & DOOR SCHEDULE
A3.1 EXISTING EXTERIOR ELEVATIONS
A3.2 PROPOSED EXTERIOR ELEVATIONS
A4.1 BUILDING SECTIONS
A4.1 WINDOW & DOOR SCHEDULE

PROJECT DESCRIPTION

REMODEL AND ADDITION OF 368.6 SQ. FT. TO THE MAIN LEVEL OF AN EXISTING 787.5 SQ. FT. SINGLE FAMILY RESIDENCE. EXISTING GARAGE ON GROUND FLOOR TO REMAIN SAME SIZE AND SHALL RECEIVE A NEW WOOD, ROLL UP GARAGE DOOR. ALL EXTERIOR CEDAR SHAKE SHINGLE ON MAIN LEVEL AND BOARD AND BATTEN SIDING AT GARAGE LEVEL TO BE REMOVED AND REPLACE WITH HORIZONTAL LAP SIDING WITH AN 8" REVEAL. BRICK VENEER AT GARAGE DOORS TO BE REMOVED AND REPLACED WITH NEW CARMEL STONE ASHLAR LAY VENEER. EXISTING BRICK FIREPLACE CHIMNEY TO REMAIN. ALL SINGLE PANE ALUMINUM WINDOWS TO BE REPLACED WITH DOUBLE PANE, ENERGY EFFICIENT WOOD WINDOWS. EXISTING ASPHALT SHINGLE ROOF TO BE REPLACED WITH NEW 3/4" BAWN SHINGLE ROOF. EXISTING EXTERIOR 2x4 SQ. FT. FRONT DECK TO BE REMOVED AND REPLACED WITH NEW 288.6 SQ. FT. REDWOOD DECK. REAR SAND SET, BRICK PATIO TO BE REMOVED, RELOCATED AND REPLACED WITH NEW WOOD CHIP PATIO. WALK WAY AT WEST SIDE OF PROPERTY TO BE EXTENDED TO NEW REAR PATIO AND SHALL BE FINISHED WITH WOODCHIPS. PAVERS AT FRONT ENTRY WALKWAY TO BE REMOVED AND REPLACED WITH WOODCHIPS AND 12"x12" STONE PAVERS (11 SQ. FT.).

OWNER NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

- TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY CARMEL BUILDING AND DESIGN HEREAFTER REFERRED TO AS "DESIGNERS" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS 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 DESIGNERS HEREBY STATE THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
- THE DESIGNERS DISCLAIM 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 WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNERS, FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

PROJECT NOTES

- BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2013 EDITION OF THE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE, CURRENT ENERGY CODES AND ANY AMENDMENTS OF THE PRESIDING CITY OR COUNTY.
- PROTECT ALL TREES DURING CONSTRUCTION.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2500 PSL.
- ALL REINFORCING STEEL SHALL CONFORM TO THE A.S.T.M. #616 GRADE 60 UNLESS OTHERWISE NOTED ON PLANS. DEFORMATIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. A-305. WELDED WIRE FABRIC: WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A-185.
- 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 W.W.P., I.A. & A.P.A. PLYWOOD SHALL BE D.F. CONFORMING TO THE U.S. PRODUCT STANDARDS PS 1-74 WITH EXTERIOR GLUE, GRADE STAMPED A.P.A. SEE FRAMING PLANS FOR ADDITIONAL REQUIREMENTS.
- WALL CONSTRUCTION SHALL COMPLY WITH CBC TABLE 2308.9.1 (FOR CONVENTIONAL CONSTRUCTION).
- NAILING TO BE IN COMPLIANCE WITH CBC TABLE 2304.8.1.
- ALL MANUFACTURER'S INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.
- THE BUILDER/CONTRACTOR TO PROVIDE OWNER AND THE CITY OF CARMEL WITH A COPY OF THE CF-SR INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.

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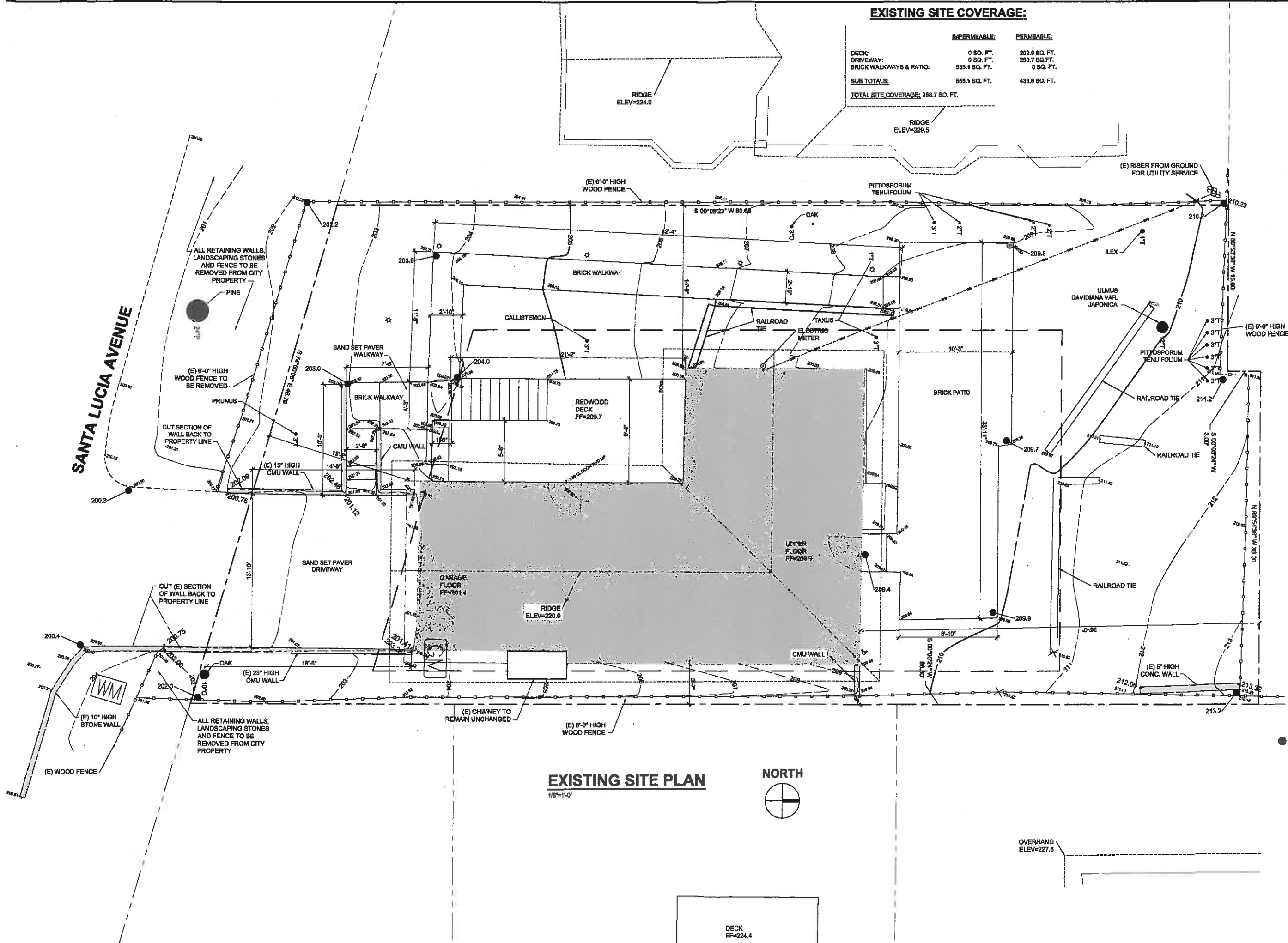
COVER PAGE, PROJECT DATA

MAKLER RESIDENCE
SANTA LUCIA AVE & CASANOVA ST
CARMEL BY THE SEA, CA
APN: 010-176-025

PAGE: **A0.1**

EXISTING SITE COVERAGE:

	IMPERMEABLE:	PERMEABLE:
DECK:	0 SQ. FT.	202.9 SQ. FT.
DRIVEWAY:	0 SQ. FT.	230.7 SQ. FT.
BRICK WALKWAYS & PATIO:	555.1 SQ. FT.	0 SQ. FT.
SUB TOTALS:	555.1 SQ. FT.	433.6 SQ. FT.
TOTAL SITE COVERAGE: 988.7 SQ. FT.		



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EXISTING SITE PLAN
MAKLER RESIDENCE
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CARMEL BY THE SEA, CA
APN: 010-176-025

PROPOSED SITE COVERAGE:

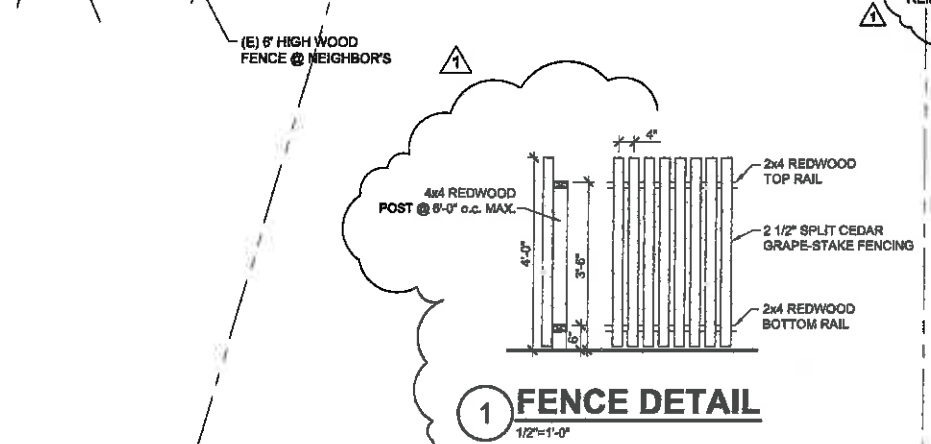
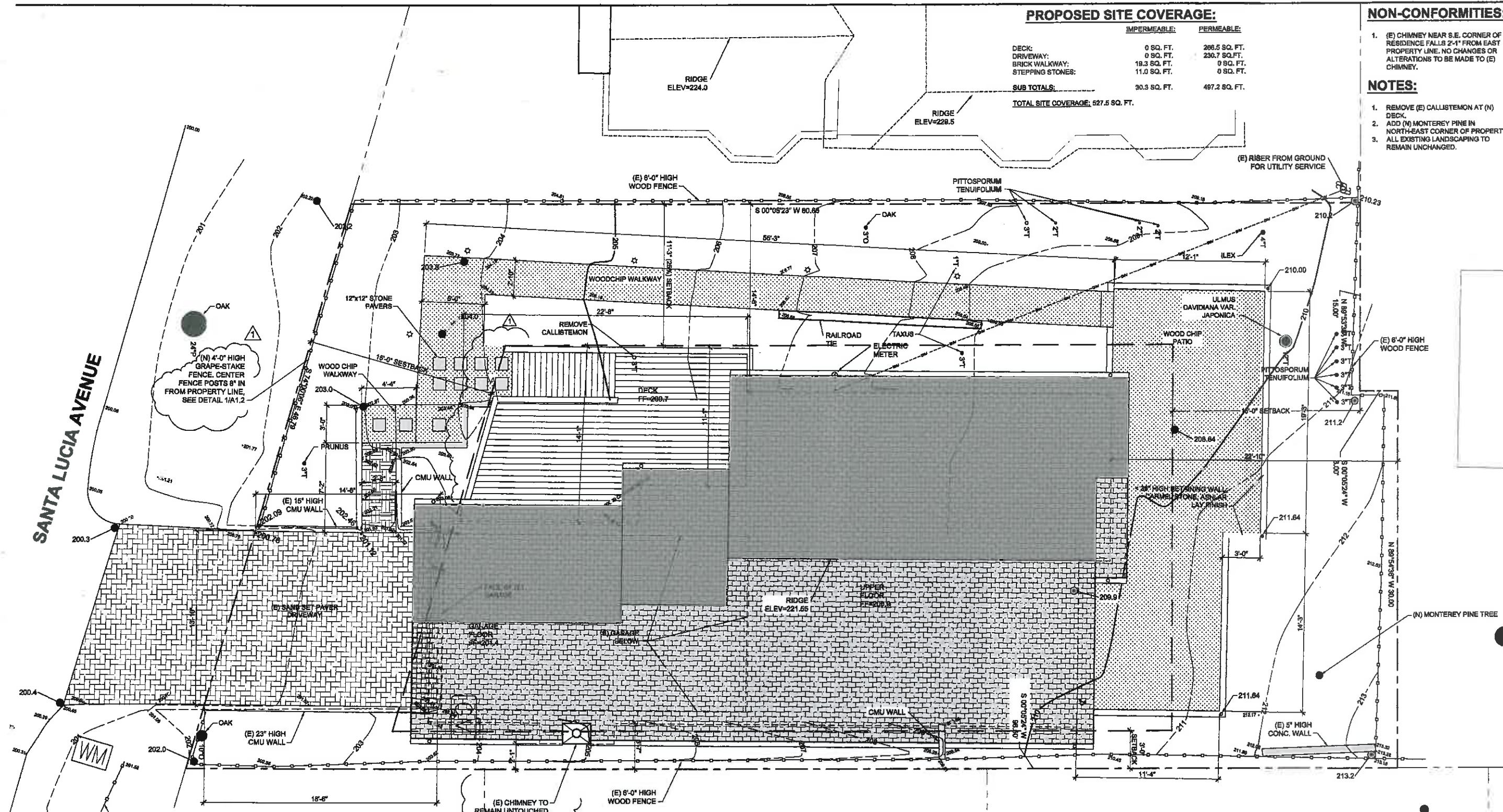
	IMPERMEABLE:	PERMEABLE:
DECK:	0 SQ. FT.	266.5 SQ. FT.
DRIVEWAY:	0 SQ. FT.	230.7 SQ. FT.
BRICK WALKWAY:	19.3 SQ. FT.	0 SQ. FT.
STEPPING STONES:	11.0 SQ. FT.	0 SQ. FT.
SUB TOTALS:	30.3 SQ. FT.	497.2 SQ. FT.
TOTAL SITE COVERAGE: 527.5 SQ. FT.		

NON-CONFORMITIES:

- (E) CHIMNEY NEAR S.E. CORNER OF RESIDENCE FALLS 2'-1" FROM EAST PROPERTY LINE. NO CHANGES OR ALTERATIONS TO BE MADE TO (E) CHIMNEY.

NOTES:

- REMOVE (E) CALLISTEMON AT (N) DECK.
- ADD (N) MONTEREY PINE IN NORTH-EAST CORNER OF PROPERTY
- ALL EXISTING LANDSCAPING TO REMAIN UNCHANGED.



PROPOSED SITE PLAN
1/4"=1'-0"



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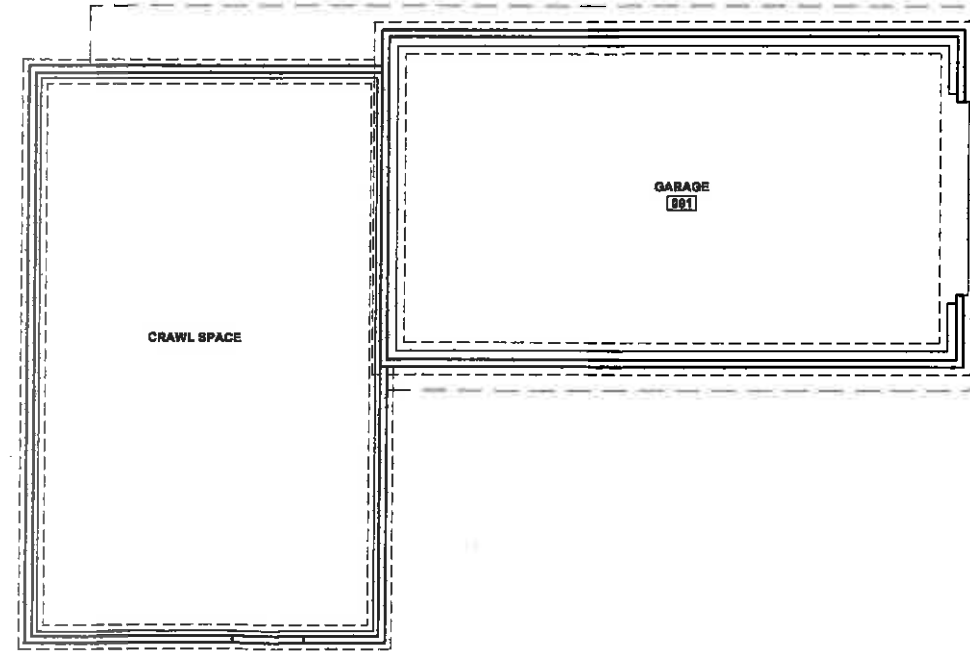
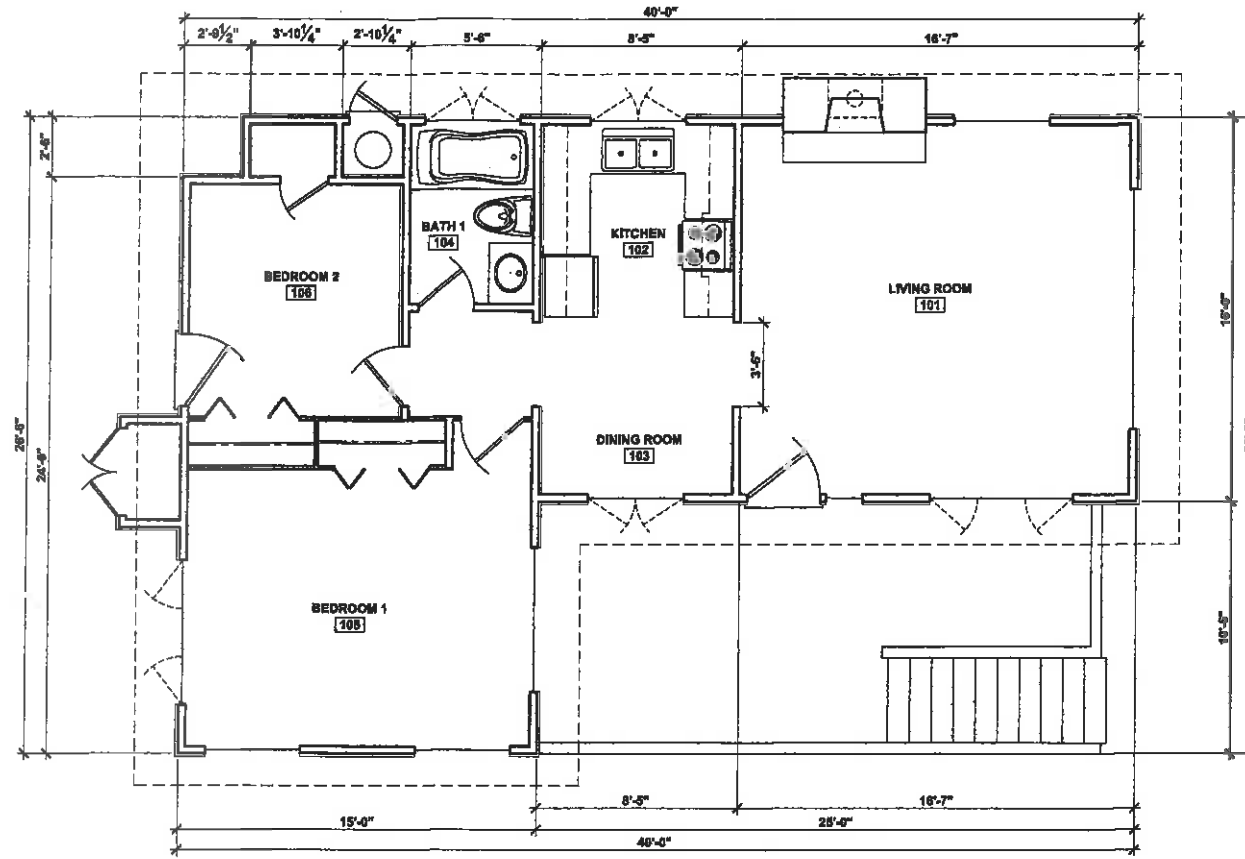
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PROPOSED SITE PLAN

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EXISTING FLOOR PLAN/DEMO
MAKLER RESIDENCE
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APN: 010-176-025

PAGE:
A2.1

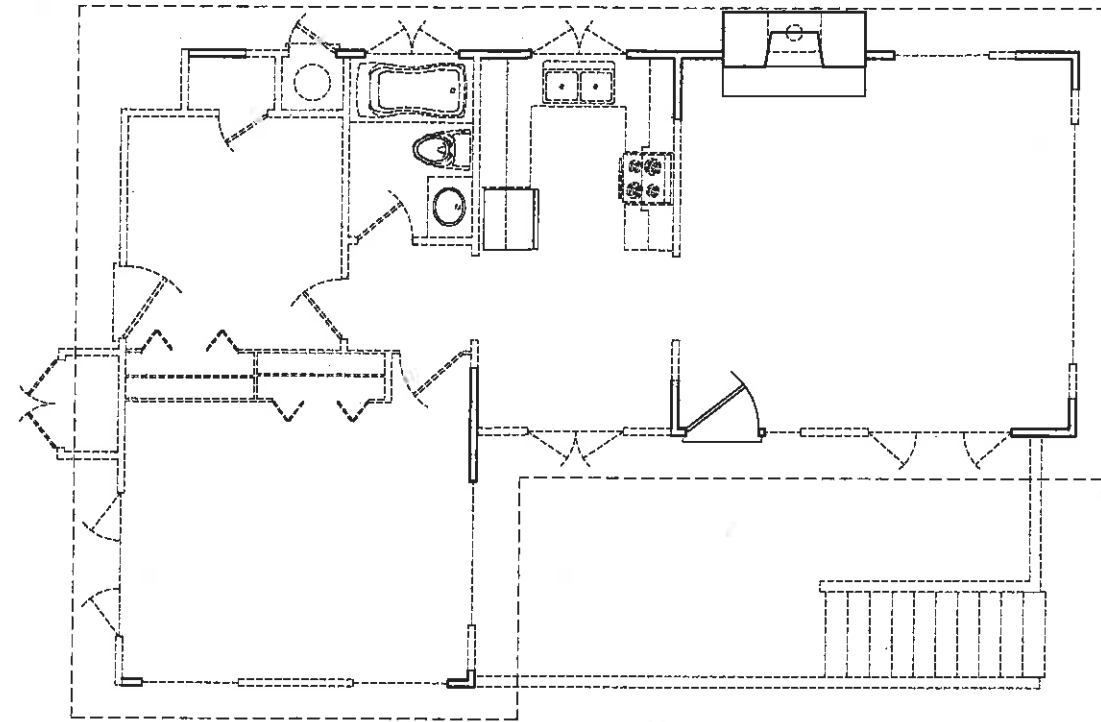
LEGEND:

-  (N) 2x4 FRAMING
-  (E) 2x4 FRAMING
-  (E) 2x4 FRAMING TO BE REMOVED



EXTERIOR WALL RATIO:

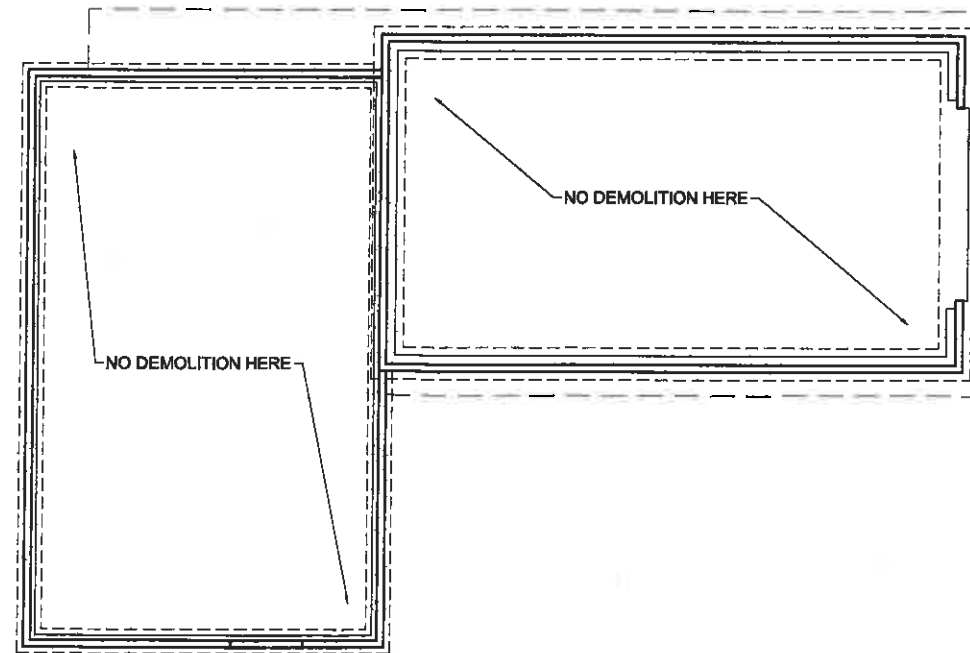
EXISTING LINEAR WALL LENGTH: 125'-3 1/2"
 ALTERED LINEAR WALL LENGTH: 4'-0"
 REMOVED LINEAR WALL LENGTH: 51'-3 1/8"
 TOTAL ALTERED/REMOVED LENGTH: 55'-3 1/8"
 LINEAR WALL RATIO: 44.1%



MAIN FLOOR DEMOLITION PLAN

1/4"=1'-0"

NORTH



BASEMENT DEMOLITION PLAN

1/4"=1'-0"

NORTH



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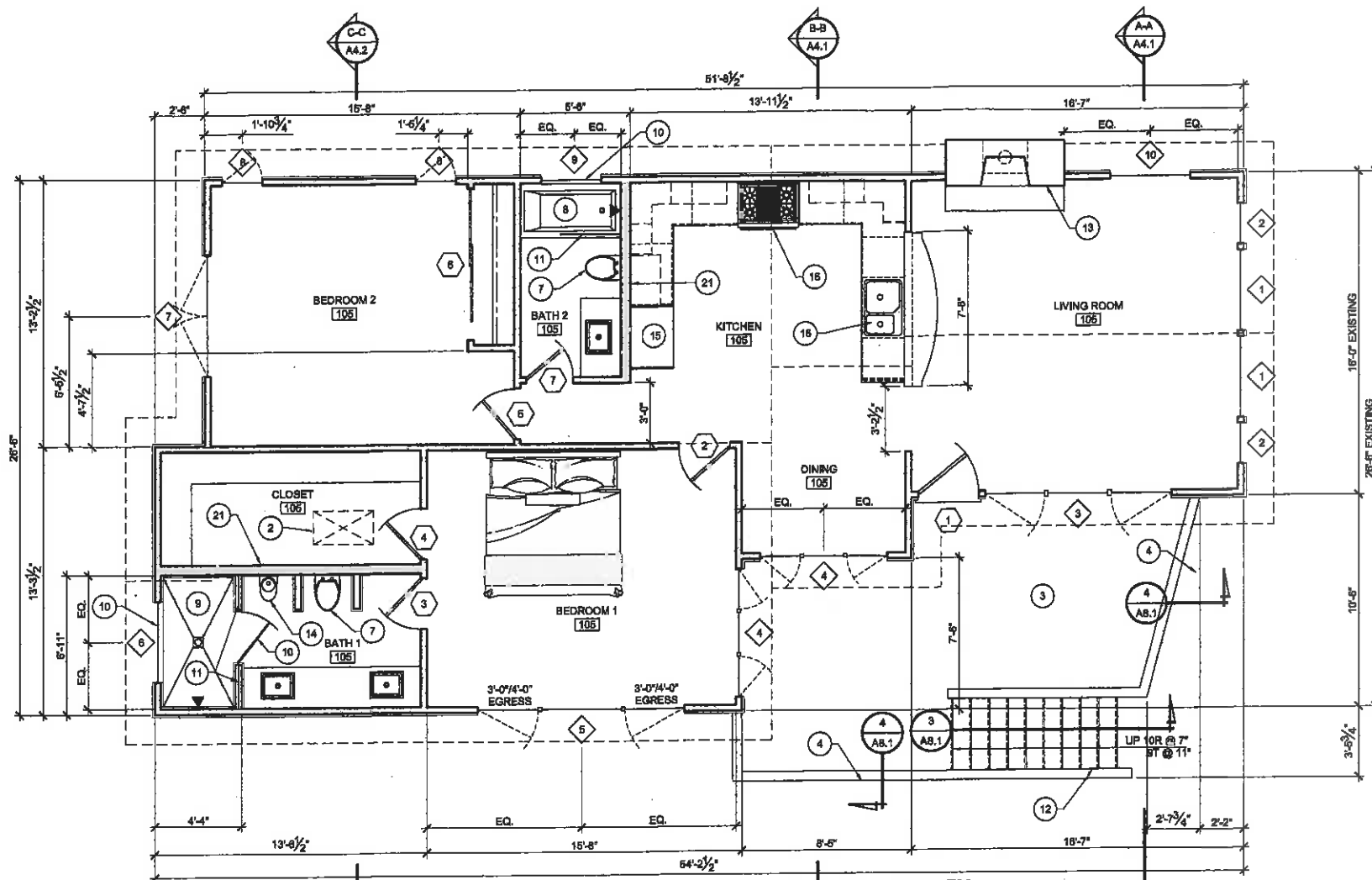
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DEMOLITION PLAN

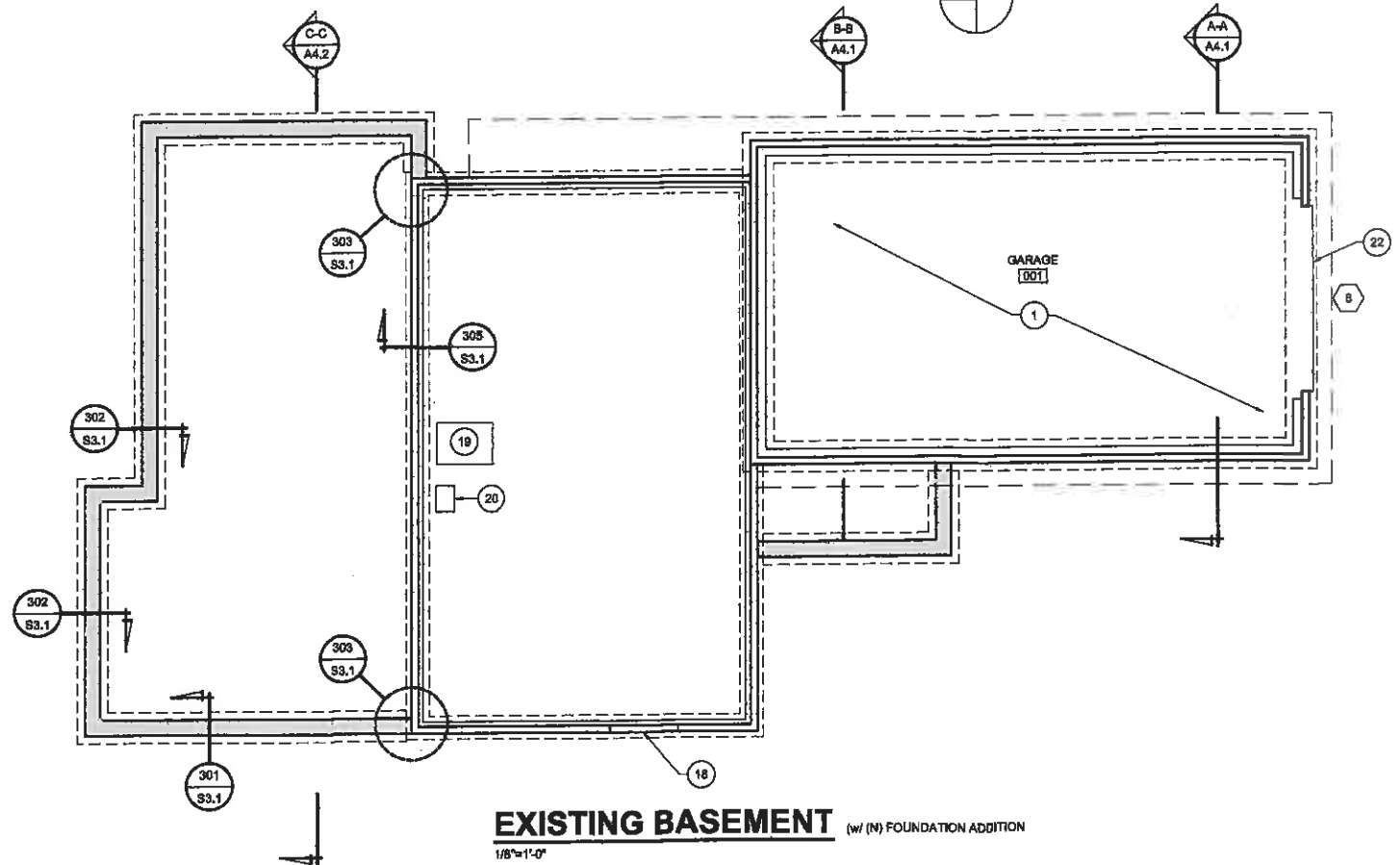
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PROPOSED FLOOR PLAN
1/8"=1'-0"
NORTH



EXISTING BASEMENT (w/ (N) FOUNDATION ADDITION)
1/8"=1'-0"

NOTES:

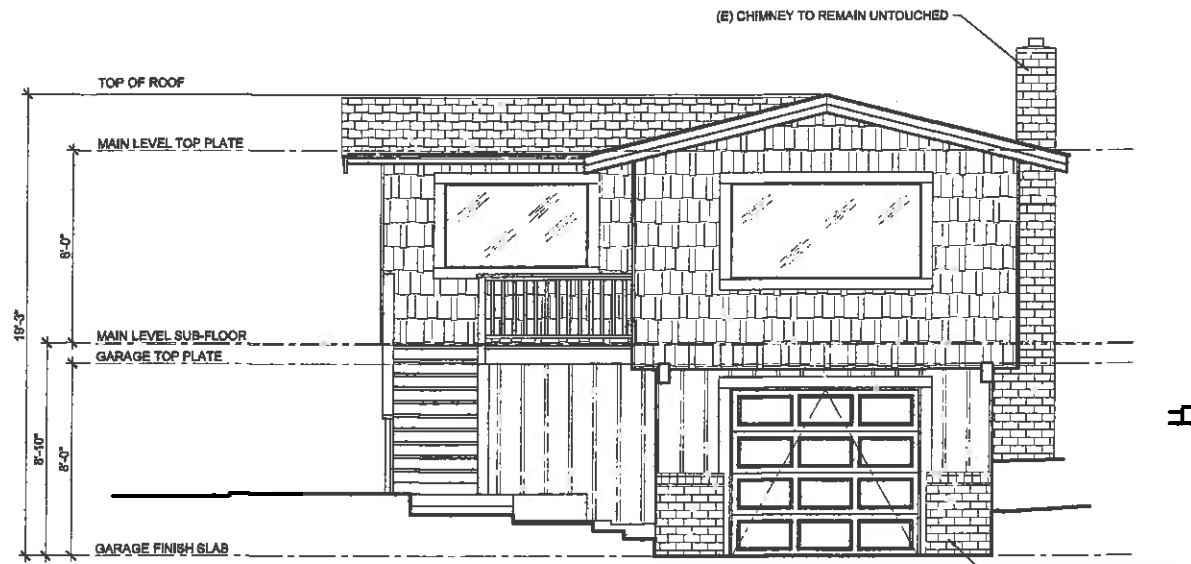
- (N) 2x4 FRAMING
- (E) 2x4 FRAMING
- 1. PROVIDE 1-HOUR FIRE SEPARATION AT GARAGE USE 5/8" F.R.G.M.D. @ WALLS AND CEILING OF GARAGE.
- 2. PROVIDE 2" x 30" MIN. ATTD. ACCESS.
- 3. ENTRY DECK.
- 4. 42" HIGH GUARDRAILS.
- 5. KITCHEN SINK w/ GARBAGE DISPOSAL. PROVIDE 120V GFI OUTLET IN CABINET SPACE.
- 6. 42" HIGH BREAKFAST COUNTER.
- 7. WATER CLOSET: PROVIDE 18x12" CLR. ON EITHER SIDE.
- 8. TUBSHOWER w/ TILE SURROUND AND SCALD GUARD. FINISH HEIGHT TO BE NOT LESS THAN 70" ABOVE THE DRAIN INLET PER UBC 807.1.3. PROVIDE WR GYPSUM BOARD OR CEMENT BACKER BOARD BEHIND TILE OR WALL PANELS PER UBC 2612. WR GYPSUM BOARD SHALL NOT BE USED AT THE CEILING WHERE JOISTS ARE SPACED MORE THAN 24" O.C. PER UBC 2612. WHERE WOOD FRAMED WALLS ARE SUBJECT TO WATER SPLASH, THE FRAMING SHALL BE PROTECTED WITH AN APPROVED MOISTURE BARRIER CONFORMING TO UBC 2606.1.
- 9. SHOWER w/ TILE SURROUND AND SCALD GUARD. SEE NOTE 8 FOR FINISH AND CODE REQUIREMENTS.
- 10. TEMPERED GLAZING, SEE WINDOW/DOOR SCHEDULES ON A4.1.
- 11. PROVIDE TEMPERED GLAZING AT SHOWER SURROUND AND DOOR.
- 12. STAIR RISERS NOT TO EXCEED A RISE OF 7 1/2" AND SHALL NOT EXCEED A MAXIMUM 1/2" DIFFERENCE BETWEEN EACH RISE. STAIR TREADS SHALL NOT BE LESS THAN 10" DEEP AND HAVE A MAXIMUM SLOPE OF 1:48 (2%).
- 13. (E) FIREPLACE TO REMAIN UNTOUCHED.
- 14. WATERLESS WALL MOUNTED URINAL.
- 15. REFRIGERATOR w/ ICE MAKER.
- 16. FREE STANDING OVEN/RANGE COMBO w/ OVERHEAD HOOD FAN. PROVIDE GAS & 220V OUTLET.
- 17. KITCHEN SINK w/ GARBAGE DISPOSAL. PROVIDE SWITCH AT BACKSPLASH & 120V GFI OUTLET IN CABINET BELOW.
- 18. (E) CRAWL SPACE ACCESS.
- 19. LOCATE FURNACE IN CRAWL SPACE. LOCATE FURNACE MAX. DISTANCE OF 20'-0" OF CRAWL SPACE ACCESS. PROVIDE A PERMANENT LIGHT FIXTURE AND DUPLEX OUTLET AT OR NEAR THE APPLIANCE, WITH SWITCH LOCATED AT THE REQUIRED ACCESS OPENING.
- 20. LOCATE ON DEMAND WATER HEATER w/ RECIRCULATION PUMP IN CRAWL SPACE.
- 21. 2x6 FLOORING WALL.
- 22. REPLACE (E) GARAGE DOOR w/ (N) DOOR TO MATCH (E) OPENING.

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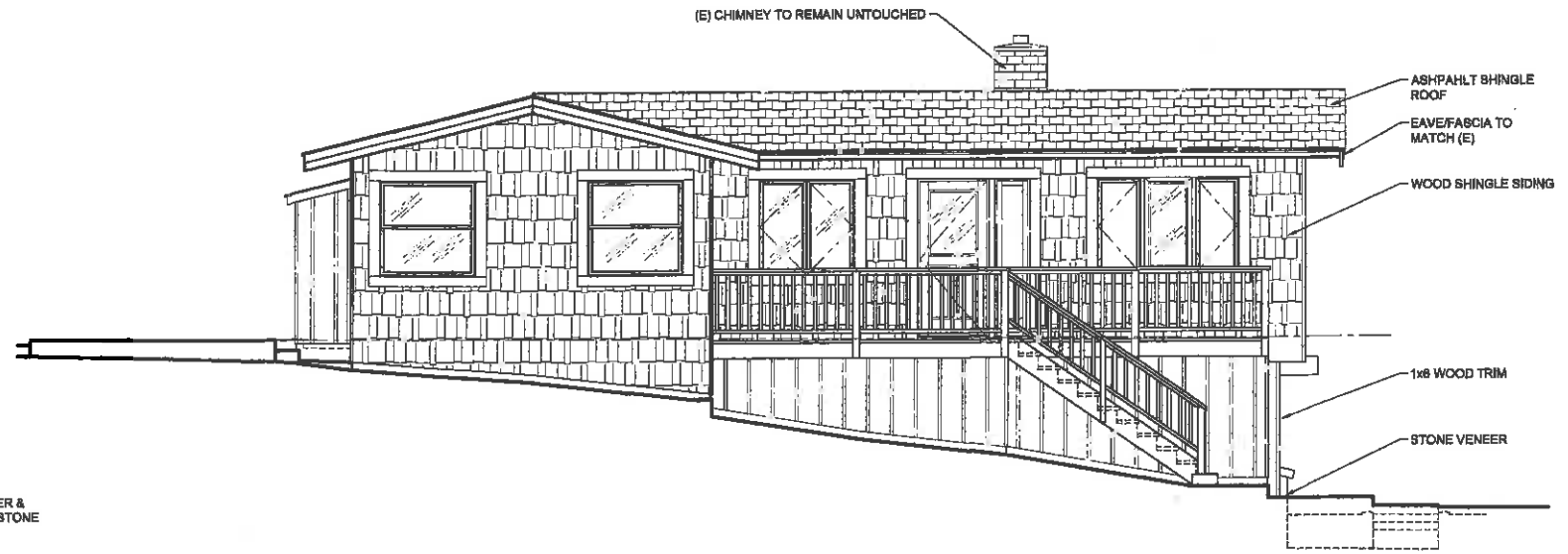
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PROPOSED FLOOR PLAN
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SOUTH ELEVATION

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



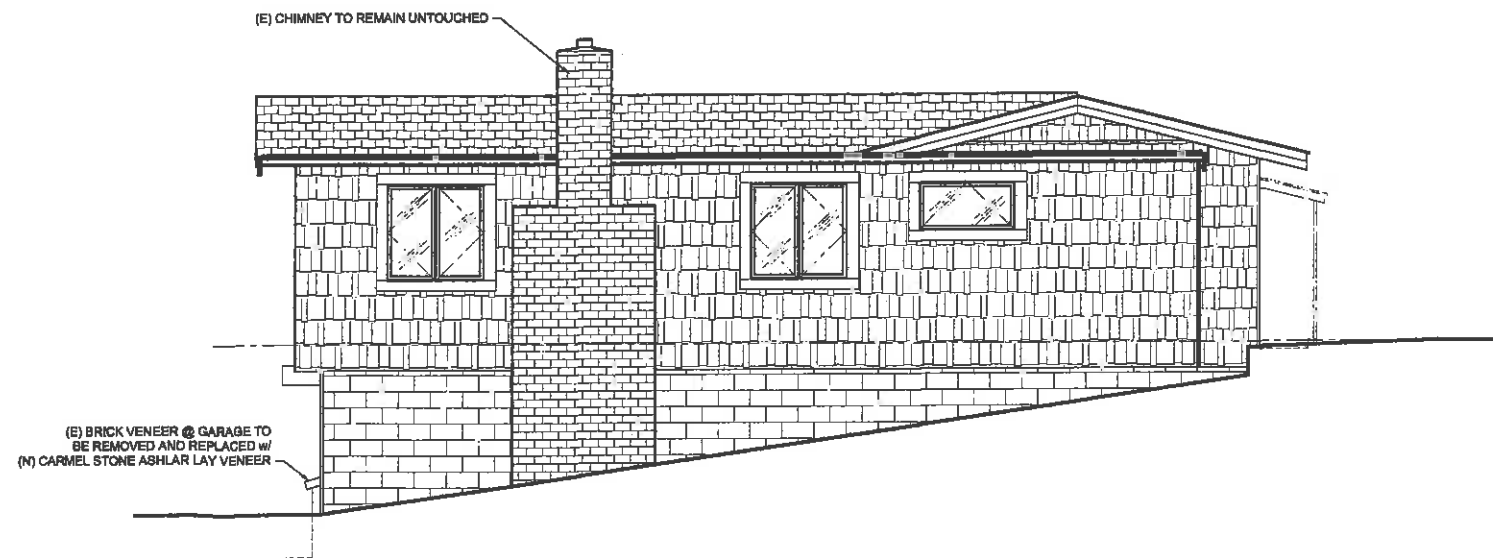
WEST ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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

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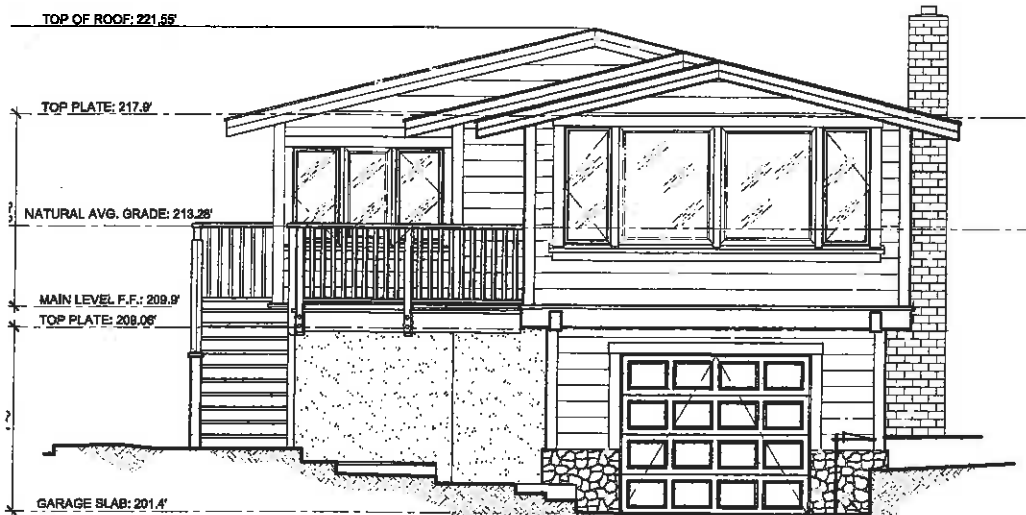
EXISTING EXT. ELEVATIONS

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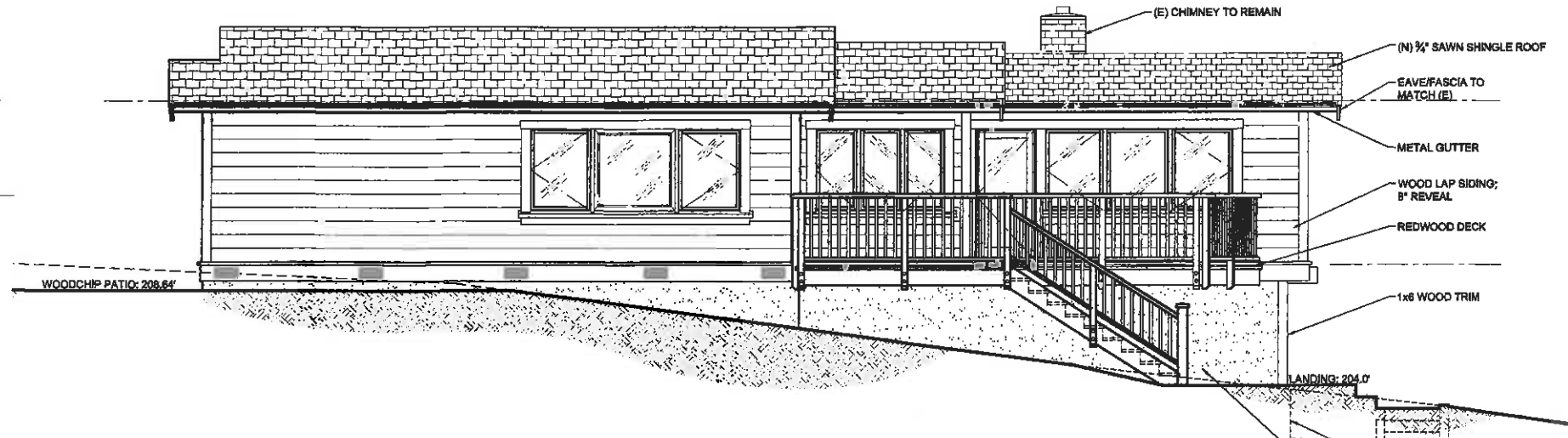
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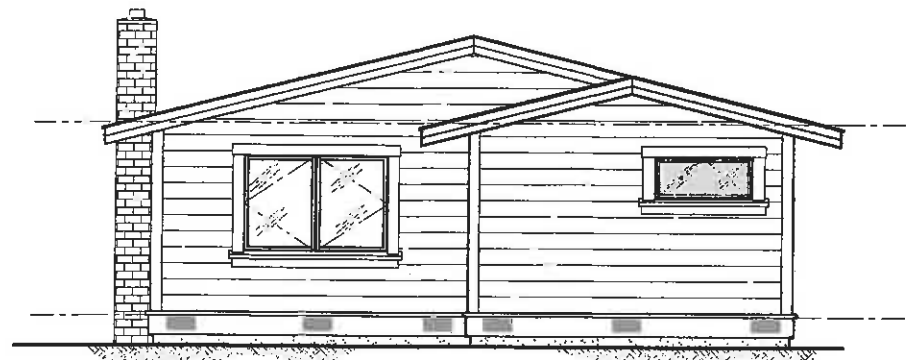
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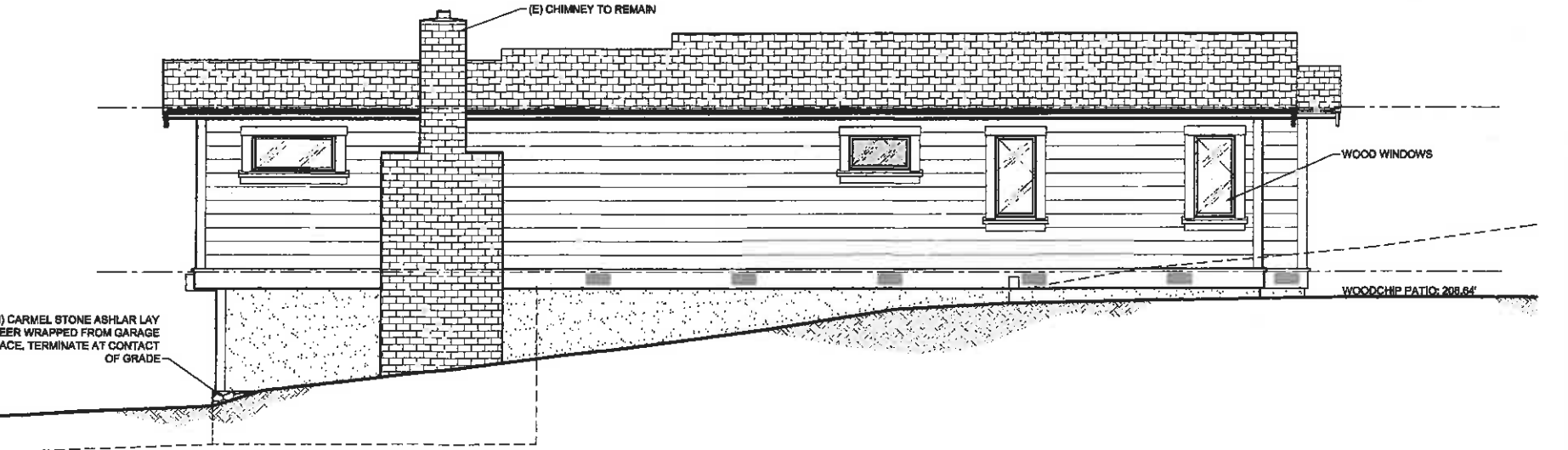
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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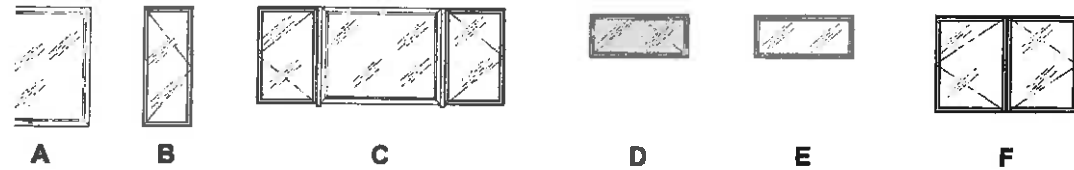
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PROPOSED EXT. ELEVATIONS
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A3.2

WINDOW TYPES



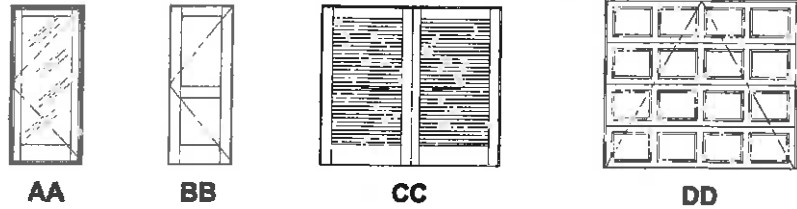
WINDOW NOTES

- ALL WINDOWS SHALL BE KOLBE HERITAGE ALL WOOD WINDOWS WITH FACTORY APPLIED K-KRON PAINT FINISH.
- ALL CASEMENT WINDOWS SHALL PIVOT TO FACILITATE CLEANING THE EXTERIOR FROM THE INTERIOR.
- AT DOUBLE PANE WINDOWS WITH OBSCURE GLASS INTERIOR GLAZING CAN BE CLEAR TEMPERED WITH THE EXTERIOR BEING UN-TEMPERED OBSCURE.
- SEE FLOOR PLANS FOR WINDOW LOCATIONS.
- SEE EXTERIOR ELEVATIONS FOR WINDOW MUNTINS, MULLIONS, OPERATION, ETC.
- ALL DIVIDERS TO BE TRU DIVIDERS.
- WINDOW SIZES INDICATED ARE APPROXIMATE AND MAY BE ALTERED SLIGHTLY TO MEET MANUFACTURED STANDARD DIMENSIONS.
- ALL BEDROOMS SHALL HAVE AT LEAST ONE WINDOW THAT MEETS EMERGENCY EGRESS REQUIREMENTS, I.E.: A MINIMUM CLEAR OPENING OF 5.7 S.F., A NEW OPENING WIDTH OF 1'-8", A HEIGHT OF 2'-0" AND A MAXIMUM SILL HEIGHT OF 3'-8" ABOVE FINISH FLOOR.
- SEE SPECIFICATIONS FOR TECHNICAL DATA, FINISHES, HARDWARE, WEATHERSTRIPPING, ETC.
- WALL WIDTHS MAY VARY - VERIFY WALL DIMENSIONS PRIOR TO MANUFACTURING WINDOWS.

WINDOW SCHEDULE

MARK	TYPE	NOMINAL DIMS (WIDTH x HEIGHT)	HEAD HT. (ABV. F.F.)	EXT. FINISH	INT. FINISH	DETAILS - SEE MFR. SPEC. U.O.N.			REMARKS	
						HEAD	JAMB	SILL		
1	FIXED	A	4'-0" X 6'-0"	PLATE HT.	K-KRON	PRIMERED	-	-	-	
2	CASEMENT	B	2'-0" X 6'-0"	PLATE HT.	K-KRON	PRIMERED	-	-	-	
3	PICTURE COMBO	C	8'-0" X 4'-0"	8'-8"	K-KRON	PRIMERED	-	-	-	
4	PICTURE COMBO	C	8'-0" X 4'-0"	8'-8"	K-KRON	PRIMERED	-	-	-	
5	PICTURE COMBO	C	8'-0" X 4'-0"	8'-8"	K-KRON	PRIMERED	-	-	-	EGRESS WINDOW - CONTRACTOR & WINDOW MFR. TO VERIFY THAT WINDOW COMPLIES W/ CURRENT CRC REQMTS. - SEE NOTE 9
6	AWNING	D	4'-0" X 1'-8"	8'-8"	K-KRON	PRIMERED	-	-	-	TEMPERED (SAFETY) GLAZING, FROSTED GLAZING
7	FRENCH CASEMENT	F	6'-0" X 4'-0"	8'-8"	K-KRON	PRIMERED	-	-	-	EGRESS WINDOW - CONTRACTOR & WINDOW MFR. TO VERIFY THAT WINDOW COMPLIES W/ CURRENT CRC REQMTS. - SEE NOTE 9
8	CASEMENT	B	2'-0" X 4'-0"	8'-8"	K-KRON	PRIMERED	-	-	-	
9	AWNING	D	3'-0" X 2'-0"	8'-8"	K-KRON	PRIMERED	-	-	-	TEMPERED (SAFETY) GLAZING, FROSTED GLAZING
10	TRANSOM	E	4'-0" X 1'-8"	8'-8"	K-KRON	PRIMERED	-	-	-	
11										
12										
13										
14										
15										

DOOR TYPES



GLAZING NOTES

- VERIFY ROUGH OPENINGS WITH WINDOW MFR. PRIOR TO FRAMING WINDOW OPENINGS.
- EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF GLASS. LABELS MAY BE OMITTED FROM OTHER THAN SAFETY GLAZING MATERIALS UNLESS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL. TO QUALIFY AS GLASS WITH SPECIAL PERFORMANCE CHARACTERISTICS, EACH UNIT OF LAMINATED, HEAT STRENGTHENED, TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION OF TEMPERED GLASS SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
- ALL WINDOWS DOUBLE INSULATED CLEAR "LOW-E II", ARGON FILLED.
- INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS SHALL PASS THE TEST REQUIREMENTS OF CONSUMER PRODUCTS SAFETY COMMISSION 19-CFR OR BY COMPARATIVE AND SHALL BE PROVEN TO PRODUCE AT LEAST EQUIVALENT PERFORMANCES. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS:
 - GLAZING IN INGRESS AND MEANS OF EGRESS DOORS.
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
 - GLAZING IN ALL UNFRAMED SWINGING DOORS.
 - GLAZING IN DOORS AND TUB ENCLOSURES. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING A SHOWER OR TUB COMPARTMENT WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE DRAIN OUTLET.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 80" ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT HAS AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 8 sq. ft., THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING
- VERIFY SWING HAND OF OPERABLE WINDOWS, SEE A3.1 & A3.2 BUILDING ELEVATIONS.
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- PROVIDE JAMB EXTENSIONS TO MATCH WALL THICKNESS AS SHOWN.

DOOR SCHEDULE

MARK	LOCATION	TYPE	NOMINAL DIMS (WIDTH x HEIGHT)	HEAD HT. (ABV. F.F.)	EXT. FINISH	INT. FINISH	DETAILS - SEE MFR. SPEC. U.O.N.			REMARKS
							HEAD	JAMB	SILL	
1	ENTRY	AA	3'-0" X 6'-6"	8'-8"	K-KRON	PRIMERED	-	-	-	TEMPERED (SAFETY) GLAZING
2	MASTER BEDRM	BB	2'-8" X 6'-6"	8'-8"	PRIMERED	PRIMERED	-	-	-	
3	MASTER BATH	BB	2'-8" X 6'-6"	8'-8"	PRIMERED	PRIMERED	-	-	-	
4	MASTER CLOSET	BB	2'-8" X 6'-6"	8'-8"	PRIMERED	PRIMERED	-	-	-	
5	BEDROOM 2	BB	2'-8" X 6'-6"	8'-8"	PRIMERED	PRIMERED	-	-	-	
6	BEDRM 2 CLOSET	CC	7'-8" X 6'-6"	8'-8"	PRIMERED	PRIMERED	-	-	-	
7	BATHROOM	BB	2'-4" X 6'-6"	8'-8"	PRIMERED	PRIMERED	-	-	-	
8	GARAGE	DD	8'-0" X 7'-0"	7'-0"	K-KRON	PRIMERED	-	-	-	
9										
10										
11										
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21										
22										

DOOR NOTES

HARDWARE NOTES:

- ALL DOORS SHALL COMPLY WITH THE FOLLOWING, U.O.N.:
- ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.
 - SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
 - THRESHOLD SHALL HAVE A MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
 - PROVIDE 4" X 4" BUTTS ON ALL DOORS.
 - ALL HARDWARE TO HAVE FINISH PER OWNER.

DOOR NOTES:

- SEE EXTERIOR ELEVATIONS FOR DOOR OPERATION.
- ALL DOOR GLAZING TO BE TEMPERED:
S.G. = STAIN GRADE
P.G. = PAINT GRADE
MFR. = MANUFACTURER
- TEMPERED GL. - A PERMANENT LABEL PER CBC SECTION 2406.2 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING.
- VERIFY ROUGH OPENINGS WITH DOOR MFR. PRIOR TO FRAMING DOOR OPENINGS.
- PROVIDE JAMB EXTENSIONS TO MATCH WALL THICKNESSES AS SHOWN.

EGRESS NOTES (CRC SEC. R311.2):

- AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT.
- EGRESS DOORS SHALL BE SIDE-HINGED AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM) WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD).
- THE MINIMUM CLEAR HEIGHT OF THE EGRESS DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

Details about K-Kron II

K-Kron II is an excellent choice for historic and other special projects. Selecting contrasting colors for the window and doors vs. the trim makes a show-stopping statement.

The protection and beauty your wood windows and doors deserve is Kolbe's K-Kron II high performance exterior finish system. K-Kron II is the highest quality warranted finish for exterior wood substrates in the industry. And, by offering so many colors, we provide you with the flexibility you need to create a truly unique project. Plus, if you prefer a specific color for a really custom look, take a sample to your dealer and we'll match it.

Flexibility, durability, and beauty. That's why many architects and contractors insist on K-Kron II for the windows and doors in their projects.

Here's an overview of the features & benefits of K-Kron II:

- High performance finish.
- Resists ultraviolet deterioration and chalking, chemical attack, as well as damage from salt, wind, sleet and snow.
- 10-year film integrity warranty extended directly to the homeowner (view Warranties).

THREE-STEP TO APPLYING THE K-KRON II EXTERIOR FINISH SYSTEM

- Before assembly, wood pieces of the window or door are immersed in a preservative with both an insecticide and a fungicide - helping the exterior wood surfaces resist decay. This preservative meets standards set by WDMA I.S.4-2000.
- The windows or doors are assembled. Before installing the glass, two coats of a specially-formulated urethane primer by Akzo Nobel is applied - helping to seal the wood and provide a bonding surface for the final topcoat. The primer is applied using a controlled-spray process which follows WDMA T.M. 11-2000 guidelines.
- Finally, a high performance urethane topcoat is applied. An airless, multi-step, controlled-spray system ensures complete, consistent coverage of the exterior wood surfaces. The result? Beautifully protected windows and doors.

The K-Kron II three-step exterior finishing system follows WDMA T.M. 12-2000 guidelines.

PO Box 2201
Carmel, CA 93921
p. 831.626.8606
f. 831.626.8607
info@carmelbuilding.com

CARMEL BUILDING & DESIGN
A better way to build.
License #78648Z

DATE: 04-22-14
SCALE: 1/4" = 1'-0"
DRAWN BY: TMK
REVISION: 7/21/14

WINDOW & DOOR SCHEDULE
MAKLER RESIDENCE
SANTA LUCIA AVE & CASANOVA ST
CARMEL BY THE SEA, CA
APN: 010-176-025

PAGE:
A6.1

Occupancy for dining on the rooftop, nor has there been determined the approved number of seats for the proposed roof-top dining.

The applicant has submitted a proposal to establish the rooftop as an outdoor dining area with a maximum of 24 seats, and has indicated that the rooftop would only be used for periodic banquets. The applicant is also proposing to install a fabric canopy with an aluminum frame. The proposed canopy would have dimensions of 20' x 30' and would be 10 feet high as measured from the floor of the rooftop deck.

Staff has scheduled this application for preliminary conceptual review. As part of the conceptual review, the Commission may want to provide comments or suggestions on issues related to the design of the canopy or the use of the rooftop area for dining.

Staff analysis:

Rooftop Dining: The May 12, 2010 staff report for Use Permit (UP 10-06) is included as Attachment A. In that staff report it was identified that rooftop had historically been used for outdoor dining, but that it was not permitted. Special Condition #6 authorized the use of the rooftop for dining, but with a requirement that the number of allowed seats be determined by Planning staff and the Building Official. The applicant is proposing a total of 24 seats. Staff has reviewed the conceptual plans with the Building Official, and determined that the requested number of seats would be within the maximum allowed occupancy of the rooftop. The Commission should review this component of the request and determine if the proposed number of seats is acceptable and if the number of events using the rooftop should be more clearly specified.

Canopy Design: Commercial Design Guideline A.1 states an objective that *“modifications to buildings should respect the history and traditions of the architecture of the commercial districts”* and Guideline E states that *“building materials and colors should respect the traditions already established in the commercial district.”*

The applicant is proposing to install a 600-square foot canopy on the rooftop that would be used on a temporary basis. In the past the Planning Commission has not been supportive of proposals for fabric canopies or awnings used to cover outdoor seating areas. For example, in 2012, the Planning Commission denied a similar type of canopy proposed to cover a rooftop dining area at the Stone House Terrace Building, located on the west side of San Carlos Street between Seventh and Eighth Avenues. The Commission had concerns with the architectural

compatibility of the canopy and the mass that it would add to the building. The applicant **was** authorized to use portable umbrellas as an alternative. The Planning Commission also denied similar proposals for an outdoor cover at Vesuvio Restaurant and St. Tropez Restaurant in **2013**. The Planning Commission should consider whether the proposed canopy is appropriate for this building. In staff's opinion, the fabric canopy would not be architecturally compatible with the building and should be replaced with either individual umbrellas or a permanent trellis structure.

ATTACHMENTS:

- Attachment A – Use Permit 10-06 – Staff Report, Findings, and Conditions (5/12/10)
- Attachment B – Applicant Correspondence
- Attachment C – Conceptual Plans

Attachment A –Use Permit (10-06) Staff Report, Findings, and Conditions

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

MEETING DATE: 12 May 2010

BLOCK: 57 LOTS: 17 & 19

FIRST HEARING: X

CONTINUED FROM: N/A

ITEM NO: UP 10-6

OWNER: Michael Cobler

APPLICANT: Kurt Grasing (Grasing's)

STREAMLINING DEADLINE: 6/19/2010

SUBJECT:

Consideration of an application to amend an existing Use Permit for the expansion of a restaurant located in the Central Commercial (CC) District.

ENVIRONMENTAL REVIEW:

Exempt (Class 5 – Minor Alterations in Land Use)

LOCATION:

ZONING:

NW corner of Mission & 6th

CC

ISSUES:

1. Is the proposed use consistent with CMC 17.14?

OPTIONS:

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

RECOMMENDATION:

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

ATTACHMENTS:

1. Staff Report dated 12 May 2010.
2. Findings for Decision.
3. Application Materials.

STAFF CONTACT: Marc Wiener, Assistant Planner

Carmel has placed a cap on drinking establishments and is at the limit. However, bar rooms in association with a restaurant are permitted. The newly expanded portion of the restaurant will contain a bar room and waiting area. The bar room contains a total of 15 seats and represents 19% of the total seating. The code requires that the sale of alcoholic beverages be subordinate to the primary use of a restaurant.

The following special conditions have been added to ensure that the business operates primarily as a restaurant and not a drinking establishment:

- The bar room shall not exceed 15 seats (19% of total interior seats).
- The hours of operation (7:00 a.m. to 10:00 p.m.) apply to both the bar and the restaurant.
- The restaurant shall provide full service while the bar is in use.

Rooftop Deck Seating: The rooftop seating area is currently being used without a permit. Grasing's has made use of this area for several years without incident. According to the Monterey Peninsula Water Management District, exterior seating that is not in a fully enclosed space does not count against the water credits. Staff recommends that the Planning Commission permit the use of this space for seating, with a condition that the applicant work with staff and the Building Official on determining the allowed number of seats during the building permit process.

RECOMMENDATION:

Approve the revised Use Permit with the attached findings and conditions.

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DECISION

UP 10-6

Kurt Grasing (Grasing's Restaurant)

NW Corner of 6th & Mission

Block 57, Lots 17 & 19 APN: 010-132-016

CONSIDERATION:

Consideration of an application to amend an existing Use Permit for the expansion of a restaurant located in the Central Commercial (CC) District.

FINDINGS OF FACT:

1. The site is located at the northwest corner of Mission Street and Sixth Avenue in the Central Commercial (CC) District. Restaurants are a conditionally permitted use in the Central Commercial District.
2. The existing restaurant (Grasing's) is permitted under use permit UP 85-47. UP 85-47 permits a total of 75 interior seats and 22 exterior courtyard seats. The allowed hours of operation are from 7:00 a.m. to 10:00 p.m.
3. The restaurant contains a rooftop deck that is currently being used for outdoor seating. The restaurant does not have a permit for this use.
4. On 8 April 2010 the applicant submitted an application to amend UP 85-47 for the expansion of the restaurant. The existing restaurant is 1,277 square feet. The applicant is proposing to expand the restaurant by 600 square feet and increase the interior seating from 75 to 77 seats.
5. The applicant is proposing to construct a bar room in the expanded portion of the restaurant. A bar room is permitted in conjunction with the restaurant as long as no more than 20% of the total seating is located at the bar or in the bar room. The bar room contains a total of 15 seats (19% of the total interior seating).

GENERAL FINDINGS FOR ALL USE PERMITS:

1. The primary use of the business will be maintained as a full-line restaurant. The sale of alcoholic beverages shall be subordinate to the primary use.
2. The proposed change in use will not generate offensive odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the district.

3. The proposed change in use will not generate levels of noise that could adversely affect the health, safety, or welfare of neighboring properties or uses.
4. There will be at least one entry at the front of the restaurant, providing adequate ingress and egress to and from the proposed location.
5. Allowing the proposed change in use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and non-local populations.
6. The proposed change in use is compatible with other surrounding land uses and will not conflict with the purpose established for the district within which it would be located.
7. The proposed change in use is consistent with the City's General Plan and Municipal Code.
8. The proposed change in use will not be injurious to public health, safety or welfare.
9. Granting the use permit will not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City, or in conflict with the General Plan.
10. The applicant is not required to provide additional off-street parking as no increase in commercial floor area is proposed.
11. The capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.
12. The proposed change in use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.

SPECIAL CONDITIONS:

1. This use permit replaces UP 85-47 and all previous use permits issued to this property. Approval of this permit authorizes the expansion of the restaurant and the construction of a bar room.
2. The sale of alcoholic beverages shall be subordinate to the primary use of a full line restaurant. The bar room is permitted a maximum of 15 seats (19% of total seats).

Amended 5/12/10

3. The amended hours of operation (7:00 a.m. to ~~10:00 p.m.~~ 11:00 p.m.) shall apply to both the bar and the restaurant.
4. The restaurant shall be open at all times while the bar is in use.
5. Total restaurant capacity shall be limited to 77 interior seats and 22 exterior courtyard seats. Each of these numbers represents a maximum limit and may be reduced by the Building Official to meet safety standards depending on the floor plan and seat layout.
6. This permit authorizes the use of the rooftop deck for exterior seating. The allowed number of seats shall be determined by staff and the Building Official during the building permit process.
7. All exterior alterations and/or sign changes require prior approval from the Department of Community Planning and Building and/or Planning Commission.
8. The use authorized by this use permit must be established within six months from the date of the Planning Commission approval. The Commission may authorize an extension of an additional six months without a new public hearing. Failure to establish the use shall render this permit null and void and without effect.
9. This use permit shall become void and no further force or effect upon termination or discontinuance of the use for any period of time exceeding six months.
10. Violations of the terms of this use permit or other ordinances of the City may constitute grounds for revocation of this use permit and the associated business license by the Planning Commission.
11. Upon termination or revocation of this use permit and/or business license for any reason, the use shall immediately cease and shall not be re-established without issuance of a new use permit.
12. Approval of this application does not permit an increase in water use beyond the permitted use. Should the Monterey Peninsula Water Management District determine that the permit exceeds the allowed use, this use permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption

by the Planning Commission.
UP 10-6 (Grasing's)
12 May 2010
Findings
Page 4

DECISION:

The Use Permit is approved with conditions stated above.

Attachment B - Applicant Submittal and Plans



CARL M. MAXEY, AICP
ARCHITECT

July 23, 2014

To: Marc Weiner, Senior Planner, City of Carmel-by-the-Sea

Subject: CR 14-03 Grasing's Terrace Concept Review

Dear Mr. Weiner:

Thanks for your comments on the application referenced above.

Item #1 in your email dated 17 July.

My understanding, from conversation with the business owner, is that the original stair was built in the 1970's. It was L-shaped in plan and terminated in the patio seating area rather than in the clear route to a public way. The business owner addressed this by straightening the stair run so it terminates on a direct path to the public way.

Item #2 in your email dated 17 July.

Additional information required on plans.

- The proposed canopy is now shown on the rooftop plan.
- The overall height from floor level to top of canopy peak would be 10'-4".
- The canopy dimensions are now shown on the plan.

Very Best,

Carl M. Maxey, AICP
LEED AP + ND, Architect

RECEIVED
JUL 25 2014
City of Carmel-by-the-Sea
Planning Dept.

Marc Wiener

From: Carl Maxey [<mailto:carl.maxey@gmail.com>]
Sent: Thursday, July 31, 2014 2:18 PM
To: Marc Wiener
Subject: Re: Grasing's

Hi Mark,

Thanks for your comments. In reviewing the letter I submitted last week, I realize I haven't called out the number of seats in the revised drawing. It is 24 seats on the upstairs terrace.

Kurt's intended use of the upstairs is only for periodic banquet use of 24 or fewer persons. It would not be available to guests that want to have lunch or dinner up there because the restaurant cant provide staff for preparing food and serving it upstairs-except for prearranged fixed menu events.

Very Best,
Carl

Carl M. Maxey, AICP
Architect, Certified Planner, LEED AP + ND

TEL: 831.236.0817
Office Location:
Sixth Avenue & Mission Street
Carmel, California

RECEIVED

JUL 31 2014

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

RECEIVED

MAY 14 2014

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

From: Michelle Maguire <michelle.grasings@gmail.com>
Subject: Grasing's Rooftop Request
Date: May 14, 2014 10:37:29 AM PDT
To: City Hall Carmel <m.wiener@ci.carmel.ca.carmel>
Cc: Kurt Grasing <kurt@grasings.com>

2 Attachments, 1.1 MB

Mr. Wiener,

I am writing on behalf of Kurt Grasing to request that you consider giving us permission to erect a canopy on our rooftop area. This canopy is not a permanent structure, but is mobile and can be taken down or removed quite easily. We are seeking your permission for us to acquire this canopy because in the past several months, we have been getting an increasing number of parties of 8-12 guests requesting to dine on our rooftop area. We try to accommodate them as best we can, but without a canopy, we cannot ensure a fabulous dining experience in inclement weather. We have gotten several requests for guests to dine on our rooftop this summer and we would love to be able to guarantee a lovely dining experience, no matter what the weather may be. Thank you for your consideration and please call Kurt at (831) 277-4570 to discuss the details. I have also attached a couple of pictures for your reference. Thank you again.

Michelle Maguire

Executive Assistant to Chef Kurt Grasing

Phone: (831) 624-6562

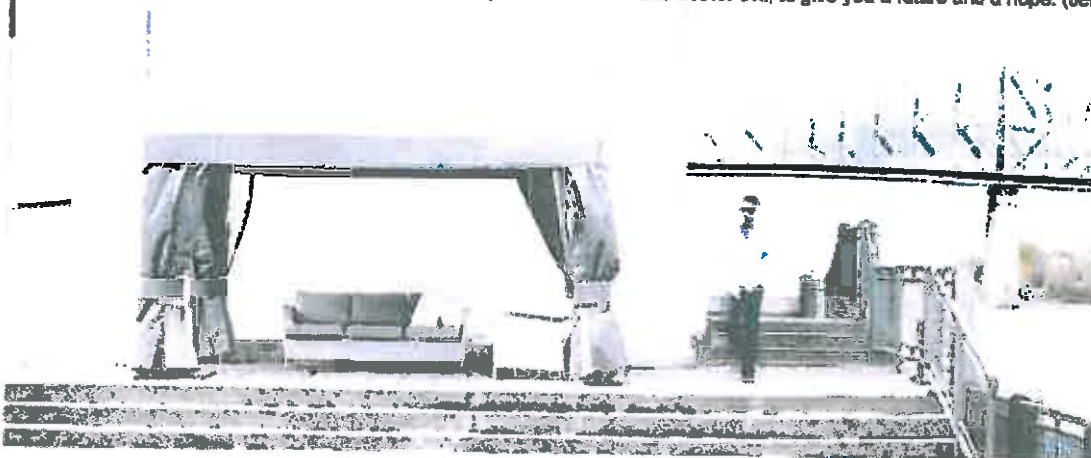
Fax: (831) 624-7431

NW Corner of Mission & Sixth

PO Box 2906 Carmel, CA 93921

Website: <http://www.grasings.com>

For I know the plans I have for you declares The Lord, plans for welfare and not for evil, to give you a future and a hope. (Jeremiah 29:11)



ABRI

22.P.1010 L.10' x L.(W) 10' 22.P.1012 L.12' x L.(W) 12' 22.P.1014 L.10' x L.(W) 14'

VALENCE (VALANCE)
TISSU (FABRIC) H 8'8" (P)
ALUMINIUM H 8'8" (PV) / H 8'1" (P8Q)



22.P.1115 L.12' x L.(W) 15' 22.P.1218 L.12' x L.(W) 18' 22.P.1880 L.15' x L.(W) 20'

BRASS
BLACK, TR.4688

CHOCOLAT
BLACK, TR.4688

RECEIVED

JUN 16 2014

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

CP 14-03



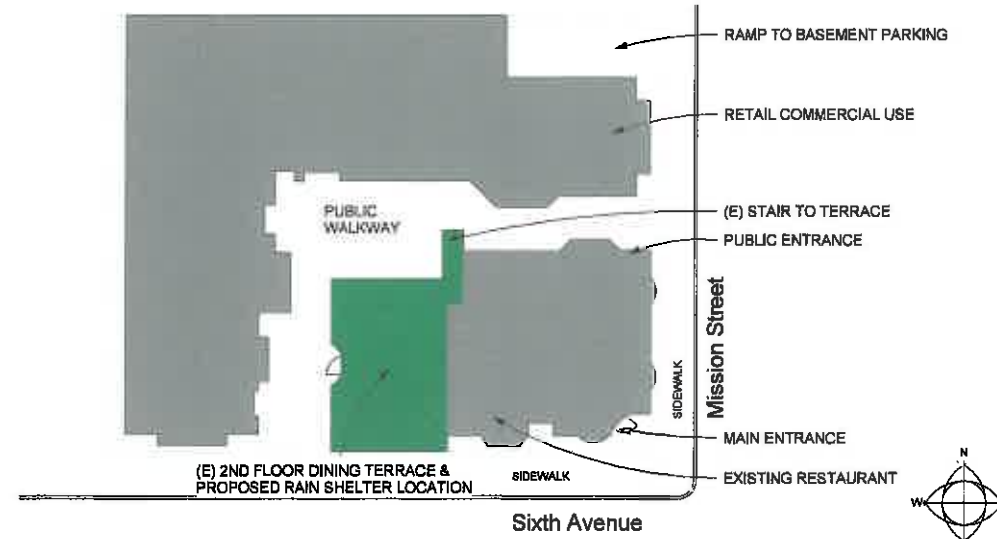
6 BIRDSEYE VIEW OF MODEL
1" = 1'-0"



5 SIMULATION OF RAIN SHELTER



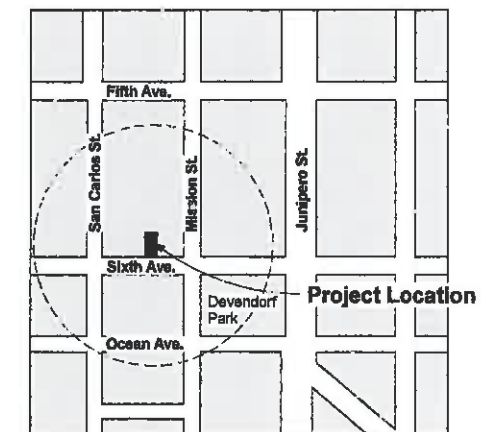
4 ModelSection
3/4" = 1'-0"



3 KEYPLAN
1/16" = 1'-0"

Location:	Sixth Avenue and Mission Street, NW Corner, Carmel-by-the-Sea
Parcel:	Lots 17/19, Block 57
APN:	010-132-016
Owner:	Michael Cobler MTC Properties 408.3778625
Restaurant Owner:	Kurt Grasing 831.277.4570
Zoning Designation:	CC (Central Commercial District)
Applicable Codes and Standards:	1. City of Carmel Zoning Ordinance 2. 2013 California Building Code

2 PROJECT DATA



1 LOCATION MAP
not to scale



JUL 25 2014
City of Carmel-by-the-Sea
Planning & Building Dept.

CARL M. MAXEY, AICP
LEED AP+ND, ARCHITECT
67th & Mission (PO BOX) Carmel, CA 93911
TEL 831.236.0817 CARL.MAXEY@GMAIL.COM



Rain Shelter Concept Review
6th and Mission, NW Corner, Carmel, CA
Grasing's Restaurant

REVISIONS	
No.	Date

ISSUE DATE: July 24, 2014
CONCEPT SKETCH

SHEET #
SK-1
1 OF 1 SHEETS



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

August 13, 2014

To: Chair Reimers and Planning Commissioners

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

Submitted by: Christy Sabdo, Contract Planner

Subject: Consideration of a Design Study (DS 14-61) for the replacement of a wood-shake roof with composition shingles on a residence located in the Single-Family Residential (R-1) District

Recommendation:

Deny the Design Study (DS 14-61) for the replacement of a wood-shake roof with composition shingles

Application:	DS 14-61	Applicant:	David Cooper
Location:	25904 Ridgewood Rd.	Owner:	Patricia Hardy
Block:	2	Lot:	1
APN:	009-352-019		

Background and Project Description:

The project site is located at 25904 Ridgewood Road and is developed with a one-story residence that is clad with wood-siding and that has a wood-shake roof.

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

Staff analysis:

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

Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.

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

The existing wood shake-roof is deteriorated and in need of replacement. The applicant is proposing to replace the wood shakes with dark reddish brown (Heather) composition shingles. Staff has included a photograph of the proposed roofing as Attachment B. The subject residence is clad with wood-siding and has a moderately-pitched hipped roof design that is visually prominent from the street.

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

Staff recommends that the Planning Commission deny the proposal for composition shingle roofing, as it would be inconsistent with Design Guideline 9.8. This recommendation is based on the incompatibility of the proposed composition shingles with the other homes in the neighborhood, and the design of the subject residence. Staff notes that the Community Planning and Building Department would be able to approve a re-roofing application to replace the existing roofing with wood shakes or shingles. Alternatively, the Planning Commission could note its support for the proposed composite shingles, in which case, staff would approve the request.

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

ATTACHMENTS:

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

Attachment A – Site Photograph

Project Site – Facing south on Ridgewood Road



Project Site – Facing southeast on Ridgewood Road



Attachment B – Proposed composition shingles (color: Heather)





CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

August 13, 2014

To: Chair Reimers and Planning Commissioners

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

Submitted by: Christy Sabdo, Contract Planner

Subject: Consideration of a Design Study (DS 14-69) for the replacement of a wood-shake roof with composition shingles on a residence located in the Single-Family Residential (R-1) District

Recommendation:

Deny the Design Study (DS 14-69) for the replacement of a wood-shake roof with composition shingles

Application: DS 14-69 **APN:** 010-081-005
Block: 80 **Lot:** 14
Location: NW Corner of Santa Fe and Mountain View
Applicant: Michael Lambert **Owner:** Margaret Frank

Background and Project Description:

The project site is located at the northwest corner of Santa Fe Street and Mountain View Avenue and is developed with a two-story residence that is clad with stucco and that has a wood-shake roof.

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

Staff analysis:

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

Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.

- *Wood shingles and shakes are preferred materials for most types of architecture typical of Carmel (i.e., Arts and Crafts, English Revival and Tudor Revival).*
- *Clay tile, slate and concrete tile may be considered appropriate on some structures (i.e., Spanish and Italian Revival, Monterey Colonial, French Revival, etc.)*
- *Composition shingles that convey a color and texture similar to that of wood shingles may be considered on some architectural styles characteristic of more recent eras.*
- *Metal, plastic and glass roofs are inappropriate in all neighborhoods.*

The existing wood shake-roof is deteriorated and in need of replacement. The applicant is proposing to replace the wood shakes with reddish dark brown (Aged Bark) composition shingles. Staff has included a photograph of the proposed roofing as Attachment B. The subject residence is clad with stucco and has a moderately-pitched hipped roof design that is visually prominent from the street.

When making a decision on the use of composition-shingle roofing, the Planning Commission should consider neighborhood context, the architectural style of the building, and the characteristics of the proposed composition shingle. Staff notes that in certain instances, the Planning Commission has approved the replacement of wood roofing material with composition shingles, typically when the composition shingles are compatible with other homes in the neighborhood and when the roof is not highly visible from the street (i.e. flat roofs). Staff also notes that clay-tile roofs are often associated with stucco-sided residences.

Staff recommends that the Planning Commission deny the proposal for composition shingle roofing, as it would be inconsistent with Design Guideline 9.8. This recommendation is based on the incompatibility of the proposed composition shingles with the other homes in the neighborhood, and the design of the subject residence. Staff notes that the Community Planning and Building Department would be able to approve a re-roofing application to replace the existing roofing with wood shakes or shingles. Alternatively, the Planning Commission could note its support for a clay tile roofing material, in which case, the applicant could revise the proposal, and staff would be able to approved the revised request. Another alternative is

for the Commission to support the proposed composite shingles, in which case, staff would approve the request.

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

ATTACHMENTS:

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

Attachment A – Site Photographs

Project Site – Facing west on Santa Fe Street



Project Site – Facing north on Mountain View Avenue



Attachment B – Proposed Composition Shingle Color

Aged Bark





CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

August 13, 2014

To: Chair Reimers and Planning Commissioners

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

Submitted by: Christy Sabdo, Contract Planner

Subject: Consideration of a Design Study (DS 14-82) for the replacement of a wood-shake roof with composition shingles on a residence located in the Single-Family Residential (R-1) District

Recommendation:

Deny the Design Study (DS 14-82) for the replacement of a wood-shake roof with composition shingles

Application: DS 14-82 **APN:** 010-014-007
Block: 1A **Lot:** 3
Location: Lobos St. 3NW of 4th
Applicant: Wolfy's Sunrise Roofing **Owner:** Ron Ohm

Background and Project Description:

The project site is located at Lobos Street 3NW of 4th and is developed with a one-story residence that is clad with wood-siding and that has a wood-shake roof.

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

Staff analysis:

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

Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.

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

The existing wood shake-roof is deteriorated and in need of replacement. The applicant is proposing to replace the wood shakes with medium-gray (Barkwood) composition shingles. Staff has included a photograph of the proposed roofing as Attachment B. The subject residence is clad with wood-siding and has a moderately-pitched hipped roof design that is visually prominent from the street.

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

Staff recommends that the Planning Commission deny the proposal for composition shingle roofing, as it would be inconsistent with Design Guideline 9.8. This recommendation is based on the incompatibility of the proposed composition shingles with the other homes in the neighborhood, and the design of the subject residence. Staff notes that the Community Planning and Building Department would be able to approve a re-roofing application to replace the existing roofing with wood shakes or shingles. Alternatively, the Planning Commission could note its support for the proposed composite shingles, in which case, staff would approve the request.

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

ATTACHMENTS:

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

Attachment A – Site Photograph

Project Site – Facing west on Lobos Street



Attachment B – Proposed composition shingles (color: Barkwood)



Barkwood
Barkwood
→
DS-14-82



Hickory



Charcoal





CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

August 13, 2014

To: Chair Reimers and Planning Commissioners

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

Submitted by: Christy Sabdo, Contract Planner

Subject: Consideration of a Design Study (DS 14-78) for the replacement of a wood-shake roof with composition shingles on a residence located in the Single-Family Residential (R-1) District

Recommendation:

Deny the Design Study (DS 14-78) for the replacement of a wood-shake roof with composition shingles

Application:	DS 14-78	Applicant:	David Cooper
Location:	26151 Ladera Drive	Owner:	Peter Mc Williams
Block:	MA	Lot:	4
APN:	009-331-004		

Background and Project Description:

The project site is located at 26151 Ladera Drive and is developed with a one-story residence that is clad with stucco and brick siding and that has a wood-shake roof.

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

Staff analysis:

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

Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.

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

The existing wood shake-roof is deteriorated and in need of replacement. The applicant is proposing to replace the wood shakes with medium-gray colored (Country Gray) composition shingles. Staff has included a photograph of the proposed roofing as Attachment B. The subject residence is clad with stucco and brick and has a moderately-pitched hipped roof design that is visually prominent from the street.

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

Staff recommends that the Planning Commission deny the proposal for composition shingle roofing, as it would be inconsistent with Design Guideline 9.8. This recommendation is based on the incompatibility of the proposed composition shingles with the other homes in the neighborhood, and the design of the subject residence. Staff notes that the Community Planning and Building Department would be able to approve a re-roofing application to replace the existing roofing with wood shakes or shingles. Alternatively, the Planning Commission could note its support for the proposed composite shingles, in which case, staff would approve the request.

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

DS 14-78 (McWilliams)

August 13, 2014

Staff Report

Page 3

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Roofing Brochure
- Attachment C – Applicant Correspondence

Attachment A – Site Photographs

Project Site – Facing east on Ladera Drive



Project Site – Facing east on Ladera Drive



Attachment B – Proposed composition shingles (color: country gray)



Attachment C – Applicant Correspondence

(Letter received as a Word document via email on August 5, 2014 from Chalmer Williams):

August 5, 2014

Christy Sabdo
Contract Planner
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921

REF: Residence located at 26151 Ladera Drive, Carmel, CA 93923, DS1478

Dear Christy,

It was great to meet you last week to discuss my roofing project located at: 26151 Ladera Drive, Carmel, CA 93923.

Please find this request and the supporting referenced documents to be my presentation for the Planning Commission's meeting scheduled on August 13, 2014.

My goal in this process is to receive permission for the use of Triple Layer Certainteed's Landmark Pro 40 year dimensional composite shingles on the above referenced property.

Some History:

This residence was purchased by my Grandfather, Chalmer McWilliams, in 1964. It has remained in our family even after his passing some 20 years ago. I love Carmel as he did; and want to continue to maintain the charm and serenity that is Carmel. My desire is to support the City's vision to keep Carmel, Carmel.

My request for permission to install Triple Layer Certainteed's Landmark Pro 40 year dimensional composite shingles on my residence coincides with and exemplifies the City's vision on several levels of importance.

First, Fire Safety. Keeping the beauty of Carmel as protected as possible is paramount in our high fire hazard area. Ladera Drive sits directly above one of the last great forest areas in our town. Reducing the burn rate of any type of fire incidence is accomplished with this above referenced composite roofing material.

Second, Visual Beauty. Composite shingles have come such a long way in depth, color variety, strength and visual beauty. Today's dimensional shingle is a beautiful alternative to enhancing our Carmel residences. Of the approximately 12 residences on Ladera Drive, 25% of them are roofed in composite material. Installation of a dimensional composite shingle will not distract from the Carmel beauty of our neighborhood or our town.

Third, Insurance Concerns. Please find the enclosed letter from Matt Little of the Carmel Insurance

Agency. Matt makes some excellent points on the importance allowing composite shingles in our Carmel neighborhoods. Please consider his points for my request as well.

Fourth, Maintenance and Durability. With the beautiful landscapes, large spanning trees and close confinements of not only tree branches, but also the foliage that intertwines around roof lines and property in Carmel, the ability for wood shingle roofs to endure in this environment is NOT as strong as with a composite roofing material. Please review the enclosed pictures of the large oak tree branches hanging very “Carmel like” above my roof. The composite material roof would allow greater endurance for the roof surface and consequently stay visually appealing for the neighborhood.

Fifth, Very Limited View of my roof from the street. In keeping with the City's desire (Section 9.8 of Carmel-by-the-Sea Design Traditions, Final Details Guidelines for Building Design, page 6) to keep “roof materials consistent with the architectural style of the building and with the context of the neighborhood”, I submit that not only does my home have an extremely limited view of the roof from the street, but also matches several of the homes on the street with “composite shingles that convey a color and texture similar to that of wood shingles”.

To be clear and concise, I appreciate greatly the work and effort of our Carmel-by-the-Sea City Planning committee for maintaining and upholding the rich tradition of architectural styling and Carmel beauty. I genuinely believe that my request honors this effort on many levels.

I respectfully request a decision in favor of granting permission to install the above mentioned composite roofing material at 26151 Ladera Drive, Carmel, CA 93923.

Thank you for your time,

Chalmer McWilliams III
26151 Ladera Drive
Carmel, CA 93923
817-821-0113

Christy Sabdo

From: chalmer Mcwilliams [lotuschal7@yahoo.com]
Sent: Tuesday, August 05, 2014 2:24 PM
To: Christy Sabdo
Subject: DS1478

Christy,

Below is the communication I received from Matt Little. I referenced in my 2 page request for permission. Please include this letter in the pre-read for the planning commission.

Thank you,

Chalmer

On Friday, August 1, 2014 6:14 PM, Matthew Little <malittle@carmelinsurance.com> wrote:

Chalmer, right now in California our insurance markets require class A wood shake or better. In heavily forested areas like Carmel and Pebble Beach, our big name carriers like AIG, Chubb, and Fireman's Fund will not even consider class A wood shake. Other companies add a wood roof surcharge of 35% or more even if the roof is class A. I have reached out to Mayor Burnett for a discussion of this issue to see if we can get the planning commission to reconsider acceptable options in place of wood shake. That's the best we can do for now. Thank you, Matt.

Matthew A. Little, President
Carmel Insurance Agency, Inc
P.O. Box 6117
Carmel, CA 93921
831-624-1234 Office
831-238-2331 Mobile

Christy Sabdo

From: chalmer McWilliams [lotuschal7@yahoo.com]
Sent: Tuesday, August 05, 2014 2:45 PM
To: Christy Sabdo
Subject: Fw: DS1478

Christy,

Please find 5 photos attached with comment under each for clarity and purpose.

Thank you,

Chalmer

On Tuesday, August 5, 2014 4:25 PM, Chalmer McWilliams <lotuschal7@yahoo.com> wrote:



Reference Item 5 support

26151 Ladera Dr. as seen from the street. NOTE: My house is BEHIND all the trees...in other words, you cannot see the house, let alone the roof!

The house in this picture is our neighbor to the North.



Reference Item 5 support: Very limited view of roof from the street. This is the only roof area that can be seen by any neighbor; and one would need to be standing in the driveway.



Reference Item 5 support: Limited view of House and roof from the street.



Reference Item 4 support: a composite roof would endure greater life under Carmel beautiful expansive tree branches.



Reference Item 2 & 5 support: This is across the street from 26151 property. Notice composite roofing material next door to wood shingle. The neighborhood can accommodate both styles and still maintain our Carmel standards.

Sent from MI6



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

August 13, 2014

To: Chair Reimers and Planning Commissioners

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

Submitted by: Christy Sabdo, Contract Planner

Subject: Consideration of a Design Study (DS 14-68) for the replacement of a wood-shingle roof with composition shingles on a residence located in the Single-Family Residential (R-1) District

Recommendation:

Deny the Design Study (DS 14-68) for the replacement of a wood-shingle roof with composition shingles

Application:	DS 14-68	Applicant:	Michael Lambert
Location:	4 SW of 11 th Ave. on San Carlos St.	Owner:	Tim Lewis
Block:	131	Lot:	9
APN:	010-154-003		

Background and Project Description:

The project site is located at 4 parcels SW of 11th Avenue on San Carlos Street and is developed with a two-story residence that is clad with wood siding and that has a wood-shingle roof.

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

Staff analysis:

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

Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.

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

The existing wood-shingle roof is deteriorated and in need of replacement. The applicant is proposing to replace the wood shingles with gray composition shingles. Staff has included a photograph of the proposed roofing as Attachment B. The subject residence is clad with wood siding and has a moderately-pitched hipped roof design that is visually prominent from the street.

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

Staff recommends that the Planning Commission deny the proposal for composition shingle roofing, as it would be inconsistent with Design Guideline 9.8. This recommendation is based on the incompatibility of the proposed composition shingles with the other homes in the neighborhood, and the design of the subject residence. Staff notes that the Community Planning and Building Department would be able to approve a re-roofing application to replace the existing roofing with wood shakes or shingles. Alternatively, the Planning Commission could note its support for the proposed composite shingles, in which case, staff would approve the request.

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

ATTACHMENTS:

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

Attachment A – Site Photographs

Project Site – Facing west on San Carlos Street



Project Site – Facing west on San Carlos Street



Attachment B – Proposed composition shingles (color: gray)

Proposed



DS 14-68

RECEIVED

JUN 25 2014

City of Conway
Planning & Building Dept.



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

August 13, 2014

To: Chair Reimers and Planning Commissioners

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

Submitted by: Christy Sabdo, Contract Planner

Subject: Consideration of a Design Study (DS 14-83) for the replacement of a cap sheet, tar, and gravel roofs on flat roof areas with DuroLast plastic roof on a residence located in the Single-Family Residential (R-1) District

Recommendation:

Deny the Design Study (DS 14-83) for the replacement of a cap sheet, tar, and gravel roofs with 50 mil DuroLast plastic roof over ¼" Securock glass mat fire-rated cover board

Application:	DS 14-83	APN:	010-331-002
Block:	120	Lot:	1B
Location:	Torres St. 2 SE of 10 th Ave.		
Applicant:	Jennifer Scudder	Owner:	Elisabeth Ungaretti

Background and Project Description:

The project site is located at Torres Street 2 SE of 10th Avenue and is developed with a residence with a mix of sloped roof elements and flat roof elements. The sloped roofs appear to have wood shakes, while the existing flat roof elements consist of cap sheet, tar, and gravel.

The applicant is requesting to replace the existing cap sheet, tar, and gravel roof on the flat roof areas only with tan DuroLast plastic roof material.

Staff analysis:

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

Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.

- *Wood shingles and shakes are preferred materials for most types of architecture typical of Carmel (i.e., Arts and Crafts, English Revival and Tudor Revival).*
- *Clay tile, slate and concrete tile may be considered appropriate on some structures (i.e., Spanish and Italian Revival, Monterey Colonial, French Revival, etc.)*
- *Composition shingles that convey a color and texture similar to that of wood shingles may be considered on some architectural styles characteristic of more recent eras.*
- *Metal, plastic and glass roofs are inappropriate in all neighborhoods.*

The existing roof is deteriorated and in need of replacement. The existing roof is depicted in Attachment A – Site Photographs. Photographs of the proposed roofing are included as Attachment B. The subject residence is set back from the street and is largely obscured from view by the intervening vegetation.

When making a decision on the proposed roofing material, the Planning Commission should consider neighborhood context, the architectural style of the building, and the characteristics of the proposed roofing material.

Staff recommends that the Planning Commission deny the proposed roofing material, as it is directly contrary to Residential Design Guideline 9.8. Staff notes that the Community Planning and Building Department would be able to approve a re-roofing application to replace or repair the existing tar and gravel roof elements.

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

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Proposed Roofing Material

Attachment A – Site Photographs



Attachment B – Proposed DuroLast Roofing Material (color: tan)

