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

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

January 10, 2018
Wednesday
Tour: 2:45 p.m.
Meeting: 4:00 p.m.

A. CALL TO ORDER AND ROLL CALL

Commissioners: Don Goodhue, Chair
Michael LePage, Vice Chair
Julie Wendt
Gail Lehman
Stephanie Locke

B. TOUR OF INSPECTION

Shortly after **2:45 p.m**., the Commission will leave the Council Chambers for an on-site Tour of Inspection of all properties listed on this agenda (including those on the Consent Agenda). The Tour may also include projects previously approved by the City and not on this agenda. Prior to the beginning of the Tour of Inspection, the Commission may eliminate one or more on-site visits. The public is welcome to follow the Commission on its tour of the determined sites. The Commission will return to the Council Chambers at **4:00 p.m.** or as soon thereafter as possible.

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

F. APPEARANCES

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

G. CONSENT AGENDA

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

1. Draft minutes from the December 13, 2017 Planning Commission Meeting (**p. 5**)

2. UP 17-442 (Holman Ranch) Liz Bolar, Applicant Representative SW corner of 7th and San Carlos Block: 91; Lot(s): half of lot 3 APN: 010-145-001	Consideration of a Use Permit (UP 17-442) application for the establishment of a new wine tasting room located in the Service Commercial (SC) Zoning District. **(p. 13)**
3. DS 17-372 (Ayres) Greg Klein, Architect Casanova St., 3 SE of 10th Ave. Block: E; Lot: 8 APN: 010-185-015	Consideration of Final Design Study (DS 17-372) and associated Coastal Development Permit for demolition of an existing residence, construction of a new 1,600 square-foot single-family residence, and 200 square-foot detached garage in the front yard setback, located in the Single-Family Residential (R-1) Zoning District. **(p. 42)**
4. DS 17-212 (Budden) RT Budden, Property Owner Torres 3 NW of 1st Block: 7; Lot: 5 APN: 009-132-007	Consideration of a Final Design Study (DS 17-212) and associated Coastal Development Permit for a second story addition to an existing single story residence located in the Single-Family Residential (R-1) Zoning District. **(p. 69)**

H. PUBLIC HEARINGS

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

1. DS 17-294 (Stepanek)
   Jeff Crockett, Architect
   Guadalupe 4 NE of of 3rd Avenue
   Block: 22; Lot(s): 14
   APN: 010-022-013

   Consideration of a Final Design Study (DS 17-294) and associated Coastal Development Permit for the demolition of an existing single-family residence and the construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District. **(p. 88)**

2. DS 16-483 (Purvis)
   Aengus Jeffers, Agent
   4 Oak Knoll Way
   Block: 2, Lot(s): 2
   APN: 009-201-016

   Consideration of a Concept Design Study (DS 16-483) and associated Coastal Development Permit for demolition of an existing residence and construction of a new residence located in the Single-Family Residential (R-1) Zoning District. **(p. 105)**

3. DS 17-443 (Nelson)
   Erik Dyar, Architect
   SW Corner of Camino Real & 13th Avenue
   Block: DD, Lot(s): 1 & 3
   APN: 010-284-001

   Consideration of a Concept Design Study (DS 17-443) and associated Coastal Development Permit for a two story addition to an existing single story residence located in the Single-Family Residential (R-1) Zoning District. **(p. 132)**

4. DS 17-441 (Lasher)
   Craig Holdren, Architect
   Camino Real, 3 NE of 13th Avenue
   Block: AA, Lot(s): 18
   APN: 010-281-013

   Consideration of a Concept Design Study (DS 17-441) and associated Coastal Development Permit for the demolition of an existing residence and construction of a new residence located in the Single-Family Residential (R-1) Zoning District. **(p. 157)**

5. DR 17-482 (Leidig/Draper)
   Erik Dyar, Architect
   Dolores 2 SW of 5th
   Block 55, Lots: 5 & 7
   APN: 010-138-003

   Preliminary concept review of a proposal (DR 17-482) to demolish an existing commercial building in order to construct a new two-story mixed-use building with an underground garage. The project site is located in the Service Commercial (SC) Zoning District. **(p. 171)**

I. DIRECTOR'S REPORT

1. Update on Planning Activities

J. BOARD MEMBER ANNOUNCEMENTS

K. ADJOURNMENT

The next meeting of the Planning Commission will be: Wednesday, February 14, 2018

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.

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

AFFIDAVIT OF POSTING

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

Dated this 4th day of January, 2018 at the hour of 4:00 p.m.

_____

Marc Wiener, AICP
Community Planning and Building Director

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION REGULAR MEETING – MINUTES
December 13, 2017

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

PRESENT: Commissioners: Wendt, Lehman, Locke, LePage and Goodhue

ABSENT: N/A

STAFF PRESENT: Marc Wiener, Community Planning & Building Director
Marnie Waffle, Senior Planner
Catherine Tarone, Assistant Planner
Cortina Whitmore, Planning Commission Secretary

B. TOUR OF INSPECTION

The Commission convened at 2:45 p.m. and then toured the following sites:

- DR 17-365 (C Pines 78, LLC), SE corner of 7th & Dolores; Blk: 91, Lots:2,4,6,8
- UP 17-442 (Holman Ranch), SW corner of 7th & San Carlos; Blk:91, Lot: ½ of 3
- SI 17-454 (Anne Thull Fine Art Design), SW corner of 5th & San Carlos; Blk: 55, Lot:1
- DS 17-212 (Budden), Torres 3 NW of 1st.; Blk:7; Lot:5
- DS 17-372 (Ayres), Casanova St. 3 SE of 10th Ave.; Blk: E; Lot: 8

C. ROLL CALL

Chairman Goodhue called the meeting to order at 4:00 p.m.

D. PLEDGE OF ALLEGIANCE

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

E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

Planning Director, Marc Wiener reminded the Commission to speak directly into the microphones.

F. CHAIR/VICE-CHAIR ELECTIONS

Mr. Wiener informed the Planning Commission of election procedures.

Commissioner Lehman moved to elect Don Goodhue as Chair of the Planning Commission. Motion seconded by Commissioner Wendt and carried the following vote: 3-2-0-0. Don Goodhue was elected Chair of Planning Commission.

AYES: COMMISSIONERS: LEHMAN, WENDT, & GOODHUE

NOES: COMMISSIONERS: LEPAGE, LOCKE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

Commissioner Wendt moved to elect Michael LePage Vice-Chair of the Planning Commission. Motion seconded by Commissioner Lehman and carried the following vote: 5-0-0-0. Michael LePage was elected Vice-Chair of the Planning Commission.

AYES: COMMISSIONERS: GOODHUE, LEHMAN LEPAGE, LOCKE & WENDT
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

G. APPEARANCES

N/A

H. 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. Draft minutes from the November 8, 2017 Planning Commission Meeting. **(p.5)**

3. SI 17-454 (Anne Thull Fine Art Design) Anne Thull, Business Owner SW corner of 5th & San Carlos Block: 55; Lot 1 APN: 010-135-001	Consideration of a Commercial Sign Application (SI 17-454) for the installation of second wall-mounted business sign near the business entrance on 5th Ave. **(p.38)**

Commissioner Locke motioned to approve Consent Items #1; draft minutes from the November 8, 2017 Planning Commission meeting and Consent Item #2; DS 17-315 (Arioto). Commissioner Wendt seconded the motion which carried the following vote: 5-0-0-0.

AYES COMMISSIONERS: LEHMAN, WENDT, LOCKE, LEPAGE & GOODHUE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

2. DS 17-315 (Arioto) Consideration of a Final Design Study (DS

Claudio Ortiz Design Group SE corner of Lincoln & 13th Block: 144; Lot 2 APN: 010-172-011	17-315 and associated Coastal Development Permit for the demolition of an existing residence and construction of a new 1,800 square foot single-family residence with attached garage located in the Single-Family Residential (R-1) Zoning District. **(p.14)**

Chair Goodhue recused from Consent Item #2 DS 17-315 (Arioto)

Commissioner Lehman moved to approve DS 17-315 (Arioto) with the amended special conditions. Commissioner Locke seconded the motion which carried the following vote: 4-0-0-1.

AYES COMMISSIONERS: LEHMAN, WENDT, LOCKE & LEPAGE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: GOODHUE

H. PUBLIC HEARINGS

1. CDP 17-445 (Allison Weddings) Allison Smith, Applicant Carmel Beach-Scenic & 12th	Consideration of Coastal Development Permit (CDP 17-445) for the Hawes/ Jorgenson pre-wedding welcome gathering. **(p.48)**

Marnie Waffle, Senior Planner presented the staff report and noted staff recommends approval.

Speaker #1: Allison Smith provided a brief statement and expressed a willingness to comply with staff's recommendations of approval.

Chair Goodhue opened the public hearing.

Speaker #2: Fred Kern inquired into what party is responsible for the cleanup costs associated with beach events.

Speaker #3: Margi Perotti, Community Activities Coordinator noted the applicant provided a cleanup deposit along with the application fee and clarified beach events requirements.

Chair Goodhue closed the public hearing.

The Commission held brief discussion.

Commissioner Lehman motioned to approve CDP 17-445 (Allison Weddings) with the condition the applicant modify the site layout to avoid interference with stair

access. Motion seconded by Commissioner Wendt and carried the following vote: 5-0-0-0.

AYES:	COMMISSIONERS: WENDT, LEHMAN, LOCKE, LEPAGE & GOODHUE
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: NONE

2. DR 17-365 (C Pines 7, LLC)
   Adam Jeselnick, Architect
   SE corner of 7th & Dolores
   Block: 91; Lots: 2,4,6 & 8
   APN: 010-145-020

Consideration of a Design Review (DR 17-365) application for outdoor searing associated with an existing restaurant (7th & Dolores) located in the Service Commercial (SC) District. **(p.57)**

Marc Wiener, Planning Director presented staff report.

Speaker #1: Fred Kern, Applicant summarized the design changes and noted a landscape plan will be submitted at a later date.

Chair Goodhue opened the public hearing.

Speaker #2: Jeff Baron expressed his concerns to the Commission.

Chair Goodhue closed the public hearing.

The Commission held discussion. Commissioner Lehman expressed concern for potential noise impacts and suggested limiting the restaurant's outdoor hours of operation.

Commissioner Wendt moved to approve DR 17-365 (C Pines 7, LLC) with staff findings and conditions. Motion seconded by Commissioner Locke and carried the following roll call vote: 4-1-0-0.

AYES:	COMMISSIONERS: LOCKE, LEPAGE, WENDT & GOODHUE
NOES:	COMMISSIONERS: LEHMAN
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: NONE

3. DS 17-372 (Ayres)
   Greg Klein, Architect
   Casanova St. 3 SE of 10th Ave.
   Block: E; Lot: 8
   APN: 010-185-015

Consideration of a Final Design Study (DS 17-372) and associated Coastal Development Permit for demolition of an existing residence, construction of a new 1,600 square foot single-family residence, and proposed 200 square-foot detached garage in the front yard setback, located in the Single-Family Residential (R-1) Zoning District. **(p.68)**

Matthew Sundt, Contract Planner provided the staff report.

Speaker #1: Greg Klein, Architect summarized design revisions and answered questions from the Commission.

Chair Goodhue opened the public hearing.

Speaker #2: Claudia Feurey, neighbor to the south expressed concerns with the bulk and mass of the structure and noted view impacts.

Chair Goodhue closed the public hearing.

Marc Wiener, Planning Director clarified the Planning Commission is able to approve detached garages within the front and side yard setbacks.

The Commission held discussion. Commissioner Wendt voiced concern with the proposed black-clad aluminum windows and garage placement. The Commission discussed garage setbacks and the view impacts to the neighbors.

Commissioner LePage motioned to continue DS 17-372 (Ayres) with the direction given to the applicant to revise the design to mitigate the impacts to the neighbor to the south. Motion seconded by Commissioner Lehman and carried the following roll call vote: 4-1-0-0.

AYES:	COMMISSIONERS: LOCKE, LEHMAN, LEAPGE & GOODHUE
NOES:	COMMISSIONERS: WENDT
ABSENT:	COMMISSIONERS: NONE
ABSTAIN:	COMMISSIONERS: NONE

4. DS 17-212 (Budden)
   RT Budden, Property Owner
   Torres 3 NW of 1st.
   Block: 7; Lot: 5
   APN: 009-132-007

Consideration of a Concept Design Study (DS 17-212) and associated Coastal Development Permit for a second-story residence located in the Single-Family Residential (R-1) Zoning District. **(p.92)**

Marnie Waffle, Senior Planner provided the staff report. Ms. Waffle answered questions from the Commission.

Speaker #1: Darren Davis, Project Designer summarized design revisions which addressed neighbors concerns.

Chair Goodhue opened the public hearing.

Speaker #2: Robin Fradin, neighbor south of the Budden residence also voiced mass and bulk concerns from the street elevation and potential privacy impacts from the proposed deck on the south elevation.

Speaker #3: Tony Kindle, neighbor spoke in support of the project and noted the Budden's addressed their concerns.

Speaker #4: R.T. Budden, Property owner summarized design revisions and noted a number of second-story homes in the neighborhood.
Chair Goodhue closed the hearing.

The Commission held discussion and commended the applicant and neighbors for compromising.

Mr. Wiener informed the Commission staff will re-measure and confirm building heights and story poles prior to the next Planning Commission meeting.

Commissioner Lehman motioned to approve the Concept Design Study DS 17-212 (Budden) with the direction the applicant revise the netting prior to final. Motion seconded by Commissioner Wendt and carried the following roll call vote: 5-0-0-0.

AYES: COMMISSIONERS: LOCKE, LEPAGE, LEHMAN, WENDT & GOODHUE
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

5. UP 17-442 (Holman Ranch)
   Liz Bolar, Applicant Rep.
   SW corner of 7th & San Carlos
   Block:91; Lot: ½ of 3
   APN: 010-145-001

Consideration of a Use Permit (UP 17-442) application for the establishment of a new wine tasting room located in the Service Commercial (SC) Zoning District. **(p.112)**

Catherine Tarone, Assistant Planner presented the staff report and provided an updated site plan which complies with the wine tasting square footage area requirement. Ms. Tarone noted the City's Wine Tasting Policy Guidelines encourages wine tasting rooms north of Ocean Ave. however the proposed Holman Ranch winery is located south of Ocean Ave. and recommended denial. Ms. Tarone answered questions from the Commission.

Marc Wiener informed the Commission staff did not prepare conditions or findings for approval due to the recommendation for denial.

Speaker #1: Liz, Bolar, Applicant Representative provided location explanation and expressed a willingness to comply with City guidelines and noted support from the surrounding neighbors.

Chair Goodhue opened the public hearing,

Speaker #2: Susan Lower, Holman Ranch owner voiced support for the winery and City.

Speaker #3: Jody LeTowt, Property owner spoke in favor of the winery.

Speaker #4: Jack Galante, local wine maker voiced support for Holman Ranch.

Chair Goodhue closed the public hearing.

The Commission held brief discussion. Commissioner LePage noted policies are discretionary and voiced support. Commissioner Wendt commented the proposed location is tucked away. Commissioners Lehman and Locke voiced support. Chair Goodhue concluded the discussion and cautioned against a slippery slope.

Commissioner LePage moved to accept the application and continue the use permit for consideration at the next Planning Commission meeting to allow staff to provide findings and conditions of approval for UP 17-442 (Holman Ranch). Motion seconded by Commissioner Locke and carried the following roll call vote: 5-0-0-0.

AYES: COMMISSIONERS: LEHMAN, LOCKE, WENDT, LEPAGE & GOODHUE
NOES: COMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE

I. DIRECTOR'S REPORT

1. Mr. Wiener summarized the 2017 Planning Department accomplishments and discussed future Planning Commission and Planning Department goals.

J. BOARD MEMBER ANNOUCEMENT

N/A

K. ADJOURNMENT

There being no further business, Chair Goodhue adjourned the meeting at 6:26 p.m.

The next meeting of the Planning Commission is scheduled:

Wednesday, January 10, 2018 at 4:00 p.m. – Regular Meeting

SIGNED:

_____
Donald Goodhue, Planning Commission Chair

ATTEST:

_____

Cortina Whitmore, Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

January 10, 2018

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, AICP, Community Planning and Building Director

Submitted by: Catherine Tarone, Assistant Planner

Subject: Consideration of Use Permit (UP 17-442) application to establish a new wine tasting room (Holman Ranch) in a space in the Service Commercial (SC) Zoning District.

Application: UP 17-264 **APN:** 010-145-001
Block: 91 **Lot**: 3
Location: SW corner of 7th Ave. and San Carlos St.
Applicants: Liz Bolar (Holman Ranch Estate Vineyard and Winery)
Property Owner: Robert H. Burgess

Executive Summary: The applicant, Liz Bolar of Holman Ranch Estate Tasting Room, is requesting a use permit to establish a new wine tasting room. Staff is recommending approval of the application as per the Planning Commission's acceptance of the applicant's wine tasting room proposal at the previous meeting.

Recommendation:
Approve the Use Permit (UP 17-442) application subject to the attached findings and conditions.

Background and Project Description:
The applicant, Holman Ranch Estate, has applied to establish a new wine tasting room in a commercial business space located at the southwest corner of 7th Avenue and San Carlos Street in Hampton Court. The proposed tasting room would feature wines exclusively from Holman Ranch Estates, which grows its grapes and produces its wine in Monterey County at the northeastern tip of Carmel Valley. Holman Ranch Estate Vineyard and Winery currently has one Type 02 Alcohol and Beverage Control (ABC) license as well as one Type 02 Duplicate license for the off-site sales of wine. Holman Ranch closed a wine tasting room in May 2017 located at 19

E. Carmel Valley Road Suite #C and would transfer this duplicate Type 02 license to the proposed wine tasting space in Carmel.

The applicant has stated that Holman Ranch Tasting Room will comply with the 2 ounce serving size maximum required by the City's Wine Tasting Ordinance. The applicant states that customers will not be allowed to drink bottles of wine purchased in the tasting room and that all wine tasting will take place in our designated premises, not on public property. Background information on Holman Ranch is included in the applicant's project description letter and revised plans (Attachments F and G).

Location South of Ocean Avenue: The City's Wine Tasting Policy recommends that all new tasting rooms be located north of Ocean Avenue. This guideline was established to ensure a balanced mix of uses throughout the commercial district and to restrict the number of new applications. At the December 13, 2017, Planning Commission meeting, staff recommended denial because the proposed location is south of Ocean Avenue. However, the Planning Commission supported the Use Permit since it complies with all other requirements of the City's Wine Tasting Policy. The Planning Commission accepted Holman Ranch's wine tasting room proposal, as submitted, but continued the item so that staff could draft findings and conditions of approval. Specifically, the Planning Commission made the following findings in order to approve the application: This application is in substantial compliance with all other Wine Tasting Policy guidelines, the location is set back from the street and is not prominent, and there has only been one new wine tasting room use permit approved since the revised Wine Tasting Policy was adopted in 2015. These Findings for Approval have been included as Attachment B and the Conditions of Approval have been included as Attachment C.

Floor Plan: The applicant originally proposed 22 total seats and that a large percentage of the floor area be devoted to wine tasting. However, at the last Planning Commission meeting the applicant presented a revised floor plan that complies with the City's Wine Tasting Policy guideline that no more than 30% of the business's retail floor area be devoted to wine tasting service and seating. The applicant has reduced the size of the wine tasting area to encompass only the tasting counter which is 266 square feet. The applicant is now proposing 10 total seats, 8 located at the bar and two additional seats. Additionally, the total retail area proposed is 965 square feet which complies with the Wine Tasting Policy's requirement that "*The size of the retail and wine tasting area combined (office and storage excluded) should be no larger than 1,000 square feet.*" The revised floor plan is included as Attachment G.

Environmental Review: The application qualifies for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 exemptions include projects involving limited new construction projects and conversion of small structures. The proposed project does not present any unusual circumstances that would result in a potential significant environmental impact.

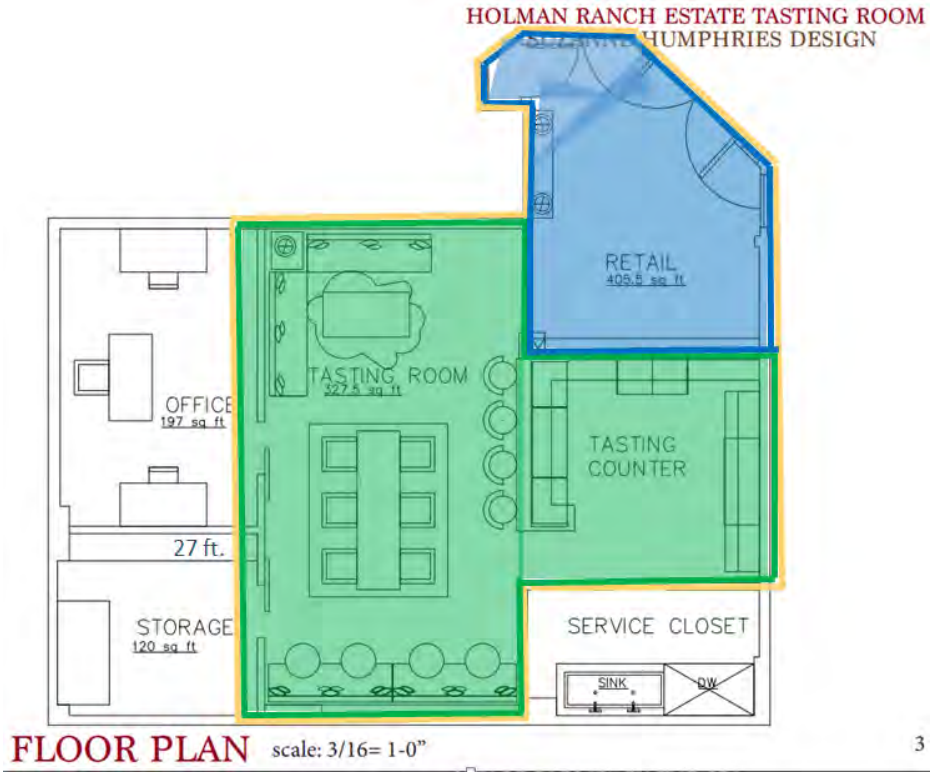
ATTACHMENTS:

- Attachment A – Photographs and Revised Site Plan Comparison
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Revised Plans

ATTACHMENT A – SITE PHOTOGRAPHS/FLOOR PLAN

Project Site – Facing South on 7th Ave.

Previous Submittal for the December 13, 2017 meeting not in compliance with the Wine Tasting Policy:



Revised Submittal for the January 10, 2018 meeting which complies with the Wine Tasting Policy:

Attachment B – Findings for Approval

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR APPROVAL

UP 17-442
Liz Bolar (Holman Ranch)
Block 91, Lot 3
APN: 010-145-001

CONSIDERATION:

Consideration of Use Permit (UP 17-442) application to establish a new wine tasting room (Holman Ranch) in a space in the Service Commercial (SC) Zoning District.

FINDINGS OF FACT:

1. On November 16, 2017, the applicant (Holman Ranch) submitted a Use Permit (UP 17-442) application to establish a new wine tasting room in the Service Commercial (SC) Zoning District.

2. Holman Ranch currently operates under a Type 02 ABC license and is in the process of transferring a Duplicate Type 02 ABC license from a wine tasting room that had closed to the new location in Carmel.

3. The subject tenant space is located within Hampton Court on 7th Avenue at the southwest corner of San Carlos Street and 7th Avenue and is 1,050 square feet in size (965 square feet of retail area).

4. The proposed uses are classified as follows according to the North American Industrial Classification System (NAICS):

   Primary Use
   Retail Sales – 72.5% (wine, wine-related merchandise, and estate-grown olive oil)

   Ancillary Use
   Wine Tasting – 27.5% of the floor area of the retail space

5. Carmel Municipal Code (CMC) Section 17.14.030 requires a Use Permit for proposed wine tasting rooms. Use Permits require approval by the Planning Commission.

6. This Planning Commission reviewed this Use Permit (UP 17-442) application on December 13, 2017, and accepted the proposal with specific findings.

5. The application qualifies for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 exemptions include projects involving limited new construction projects and conversion of small structures.

FINDINGS FOR DECISION:

1. **Finding:** The application is in substantial compliance with the City's Wine Tasting Policy.

   Evidence: This application does not comply with the Wine Tasting Policy recommendation that the tasting room be located north of Ocean Avenue, but does meet all other guidelines. The proposed location meets the density requirement for the two-block area. Furthermore, the subject business, Holman Ranch Estates, grows its grapes and produces its wine in Monterey County and has a Type 02 Duplicate ABC license that will be used at the subject location.

2. **Finding:** The proposed business space is not in a prominent location.

   Evidence: The proposed new wine tasting room is located outside of the Central Commercial Zoning District and is in a courtyard and set back approximately 30 feet from the sidewalk.

3. **Finding:** Only one new wine tasting room has been approved since the revised Wine Tasting Policy was adopted in 2015.

   Evidence: The guideline recommending that new tasting rooms be north of Ocean Avenue is partially intended to restrict the number of new applications submitted to the City. Only one new wine tasting room use permit has been approved by the City since 2015.

4. **Finding:** As conditioned, 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.

   Evidence: Decisions on use permits are made on a case-by-case basis. The Planning Commission has determined that this particular application meets the overall intent of the City's Wine Tasting Policy and is appropriate for this specific location. Approval of this application does not guarantee that future proposals for tasting rooms south of Ocean Avenue will be approved.

5. **Finding:** The proposed use is not in conflict with the General Plan.

   Evidence: This application is in substantial compliance with the General Plan's policies and objectives.

6. **Finding:** The proposed use, as conditioned, will comply with all zoning standards applicable to the use and zoning district.

   Evidence: According to Schedule II-B, in CMC 17.14.030, wine tasting rooms are allowed in the Central Commercial and Service Commercial zoning districts. The proposed business space is located in the Service Commercial zoning district and complies with zoning standards.

7. **Finding:** As conditioned, 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.

   Evidence: According to the Monterey Peninsula Water Management District, a wine tasting room is classified as a Group I use for general retail for businesses that have low to moderate water usage. Since this is the lowest water usage and the space has been occupied by general retail in the past, the space does have sufficient water credits for a wine tasting business to operate.

8. **Finding:** As conditioned, the proposed use will not be injurious to public health, safety or welfare and provides adequate ingress and egress.

   Evidence: The Building Official will be issuing a new certificate of occupancy upon submittal of the business license for this space and will be checking to ensure that adequate ingress and egress exists. The Building Official may impose additional conditions to ensure that the business complies with all Building and Fire Code safety requirements.

9. **Finding:** 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.

   Evidence: According to CMC 17.14.010, the purpose of the Service Commercial zoning district is to provide an appropriate location for services, offices, residential and limited retail activities that primarily serve local needs. This district is intended to provide a distinct transition between the more intense activities in the CC district and the less intense activities in the districts on its periphery. Mixed uses of commercial and residential activities are appropriate throughout this district.

According to Schedule II-B, in CMC 17.14.030, wine tasting rooms are allowed in the Central Commercial and Service Commercial zoning districts.

10. **Finding:** The proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.

Evidence: The proposed wine tasting room will be primarily retail in nature (72.5% of the floor area) and is not proposing any use that would generate adverse impacts affecting health, safety or welfare.

Attachment C – Conditions of Approval

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

UP 17-442
Liz Bolar (Holman Ranch)
Block 91, Lot 3
APN: 010-145-001

AUTHORIZATION:

1. This Use Permit authorizes the retail sale of wine with an ancillary use of wine tasting based on the following percentages. The approved tasting room is 965 square feet in size and does not include a restroom. The tasting room is authorized a total of 10 seats, including a bar with 8 seats and chairs with two additional seats. The floor layout shall comply with the January 10, 2018 approved plan set.

2. Wine sales and tasting shall be limited to wines produced by Holman Ranch Estate Vineyard and Winery.

3. The business is permitted to operate between the hours of 9:00 a.m. and 9:00 p.m. seven days a week.

4. Routine wine club functions and similar functions are allowed up to 24 per year, with no more than two such functions in any one calendar month. These functions must be wholly contained within the establishment's building and not spill out into common areas. In addition, up to four larger special events are allowed per year, subject to written authorization from the Community Planning and Building Director, after review of the specifics of the request. Such specific requests shall be provided in writing to the Community Planning and Building Department no less than 30 days prior to the event.

SPECIAL CONDITIONS:

5. Holman Ranch shall obtain a Duplicate Type 02 ABC license for its tasting room in Carmel within 9 months from the date of issuance of this Use Permit. <u>The applicant shall first obtain a Duplicate Type 02 ABC license prior to occupying and operating in the space. The applicant is authorized to commence with tenant improvements prior to obtaining a Duplicate Type 02 license.</u> The applicant shall provide the City with proof of the Duplicate Type 02 license once obtained.

6. Tasting shall only involve traditional wine based products such as still wines, sparkling wines or Port-type products, no other alcoholic beverages are permitted to be tasted or purchased.

7. All wines stored, displayed, and offered for sale and tasting shall have been produced by Holman Ranch Estate Vineyard and Winery in a Type 02 Bonded Winery located in Monterey County with a minimum of 75% of the grapes grown in Monterey County.

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

9. This Use Permit shall become void and of no further force or effect if the use is not initiated within nine months and/or upon termination or discontinuance of the use for any period of time exceeding nine months. Should you require an extension for the Use Permit, a written request must be submitted to the Community Building and Planning Department prior to the permit's expiration.

10. All exterior alterations and/or signage, and interior renovations that may require a Building Permit, shall require approval from the Community Planning and Building Department prior to performing the work.

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

12. 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.

13. 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.

14. The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any

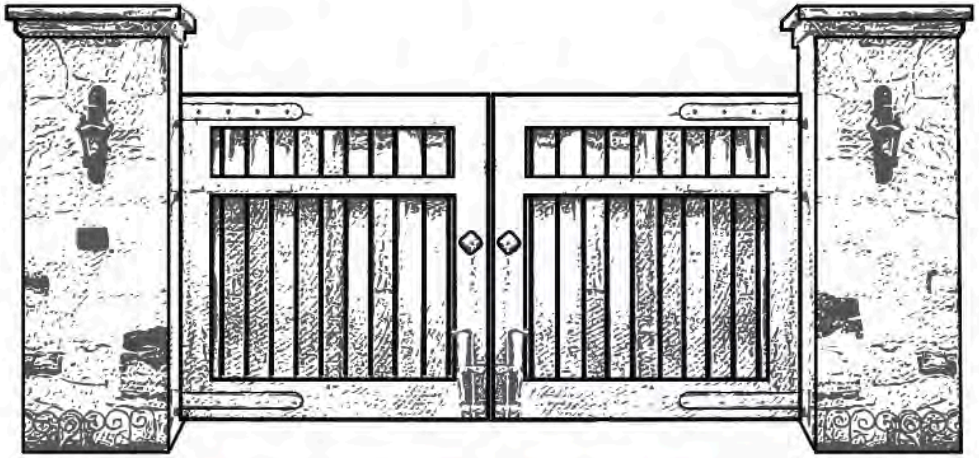
legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.

*Acknowledgement and acceptance of conditions of approval.

_____	_____	_____
Applicant Signature	Printed Name	Date

_____	_____	_____
Property Owner Signature	Printed Name	Date

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



HOLMAN RANCH

ESTATE

VINEYARD & WINERY

HUNT BROTHERS CONSTRUCTION

BGK ARCH_ Color and Texture

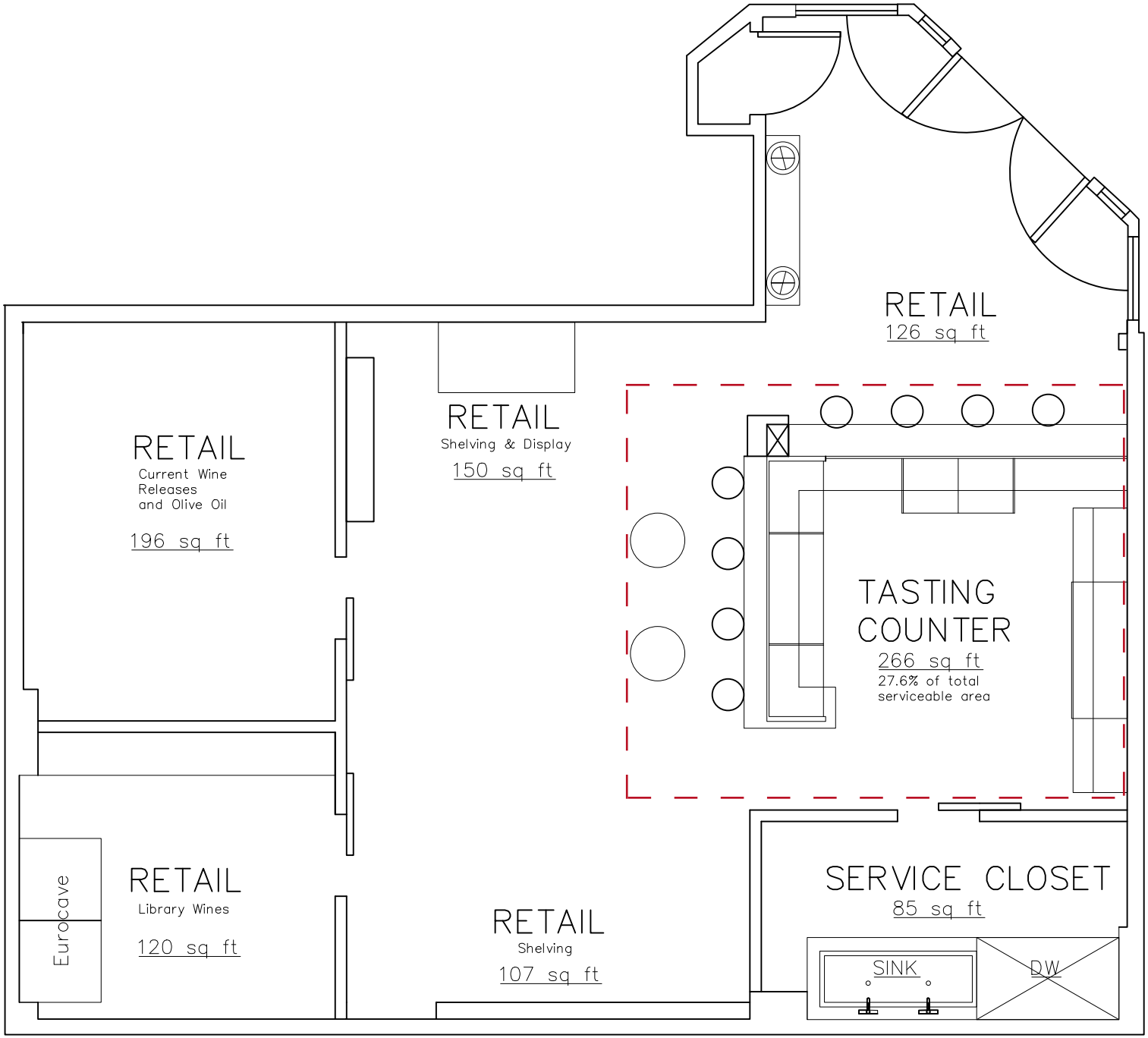
BOND ESTATE_ Seating and Lighting Layout

AZ WINE_ Wine Retail Display

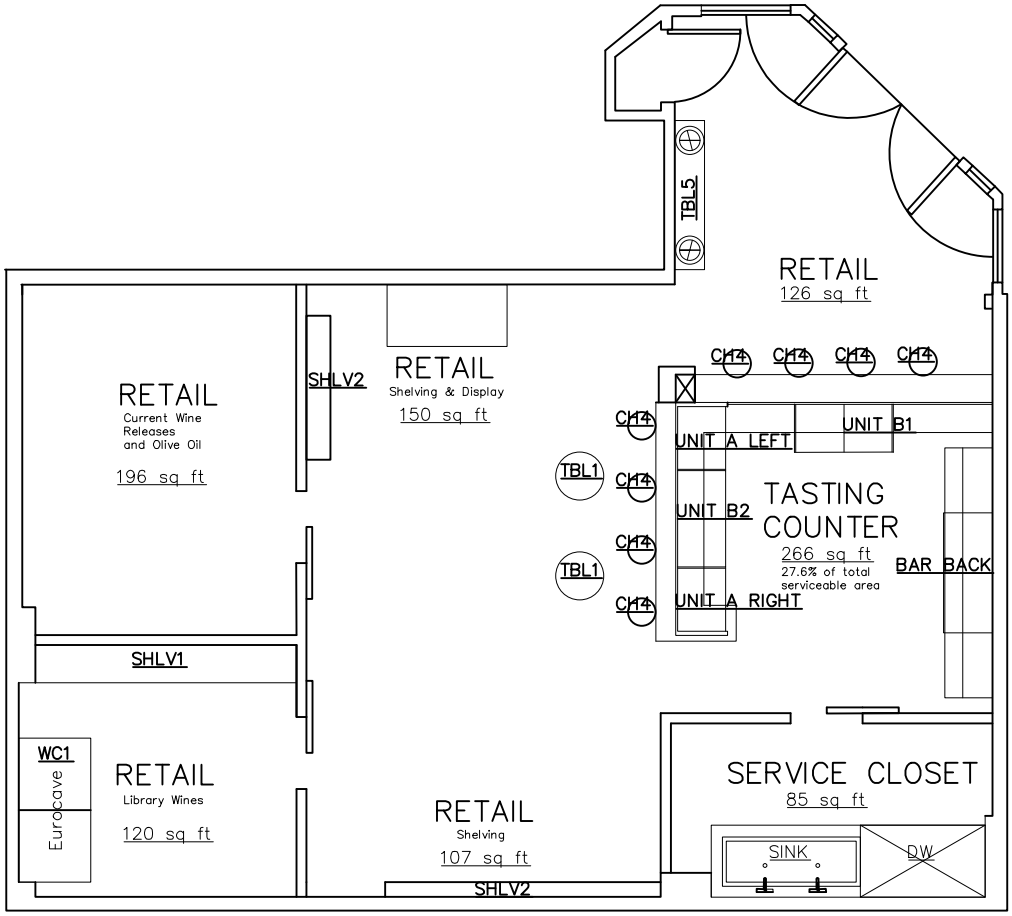
RALPH LAUREN_ Tasting Table and Chairs

HOLMAN RANCH HACIENDA_ Materials

PROJECT INSPIRATION



FLOOR PLAN scale: 3/16= 1-0”



FURNITURE SCHEDULE

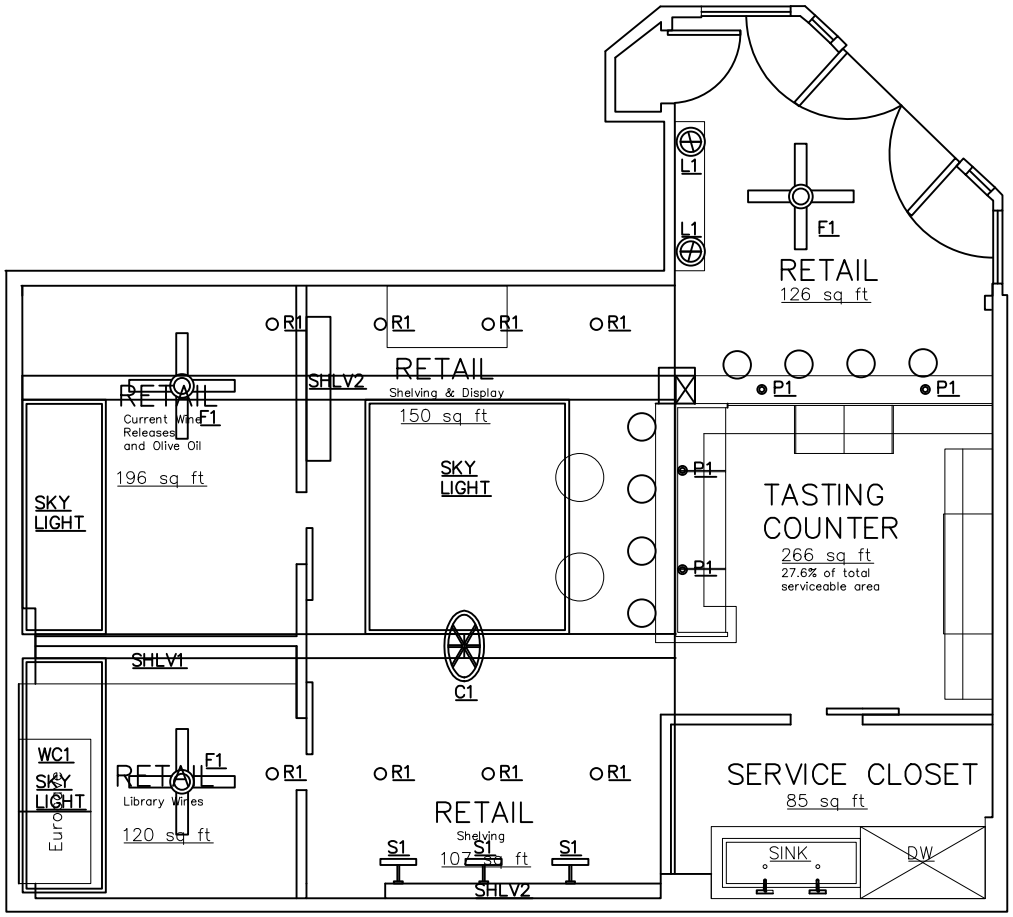
TBL1 Bar Table
CH4 Barstool
TBL5 Existing Chest of Drawers
UNIT B1+B2 Existing Tasting Bar, see attached for bar and retail counter detail
UNIT A RIGHT+LEFT Existing Tasting Bar, see attached for bar and retail counter detail
BAR BACK Existing Tasting Bar Back, see attached for detail
SINK Existing in Space
DW Glass washer, HR to provide spec
WC1 Wine Cooler
SHLV1 Storage Shelf
SHLV2 Retail Display Shelf

FURNITURE PLAN scale: 1/8”= 1’0”

TBL1 Reclaimed Oak Bar Height Table

CH4 Restoration Hardware Upholstered Barstool

FURNITURE SPECIFICATIONS

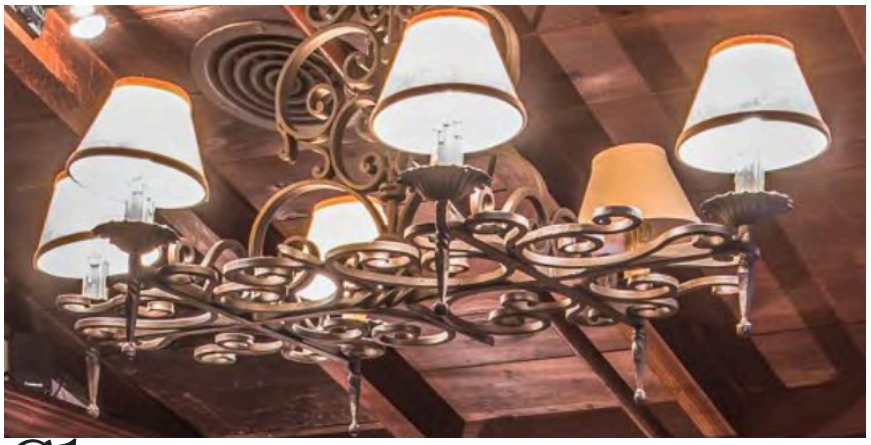


LIGHTING SCHEDULE

P1 Robinson Small Pendant in Bronze
R1 Existing Recessed Can Light
C1 Existing Arte De Mexico Chandelier
S1 18” Cabinet Maker’s Light in Bronze
L1 Pair of Lamps TBD
F1 Heron 52” Ceiling Fan in Bronze with Oak Blades

REFLECTED CEILING PLAN scale: 1/8”= 1’0”

P1 Robinson Small Pendant in Bronze

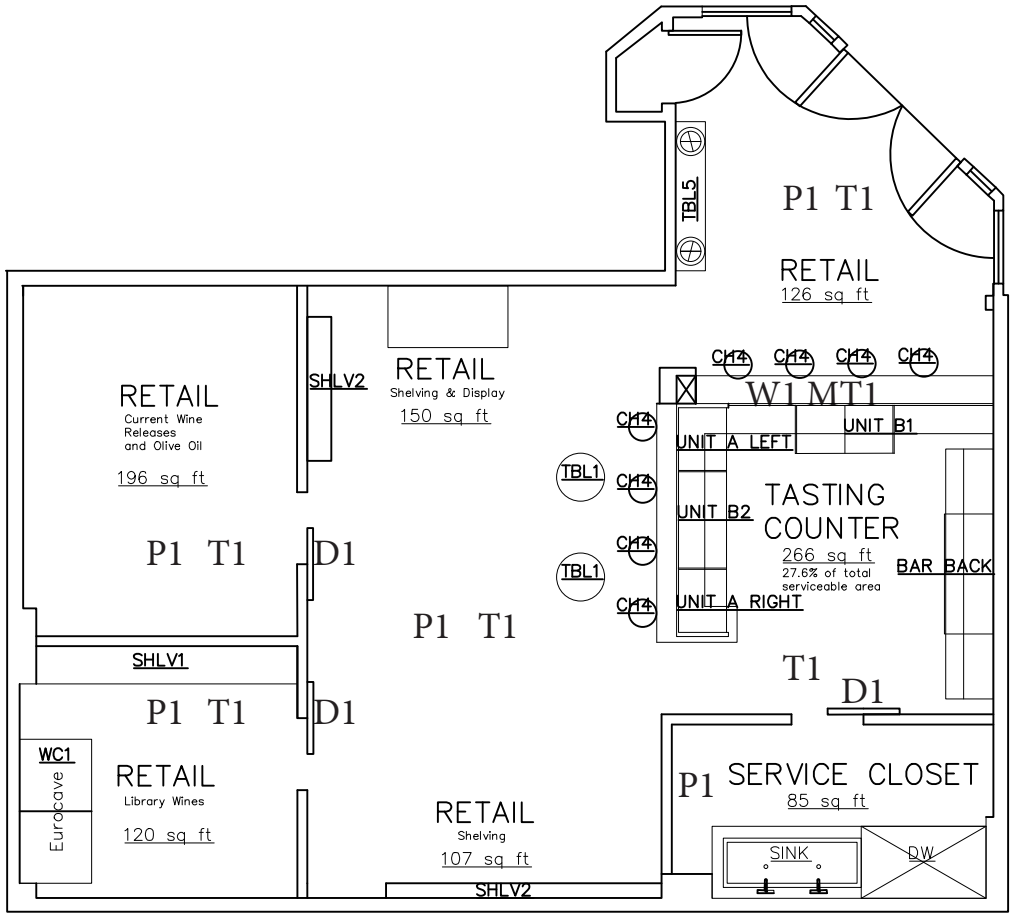


C1 Existing Arte De Mexico Chandelier

S1 18” Cabinet Maker’s Light in Bronze

L2 Existing Wine Jug Lamp

LIGHTING SPECIFICATIONS



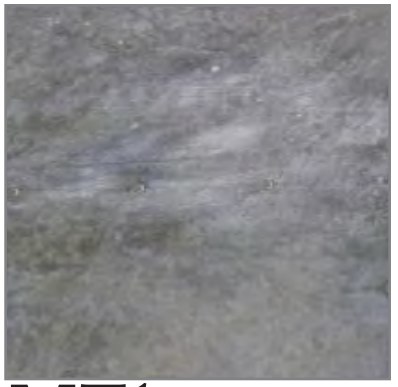
FINISH SCHEDULE

P1 Sherwin Williams White Duck Semi-Gloss
T1 Armstrong LVT Aztec Trail in Terra Cotta 16” sq
W1 Reclaimed Oak, Skip Planed and Stained to match existing
D1 Existing Wooden Barn Doors
MT1 Existing Zinc Bar Top

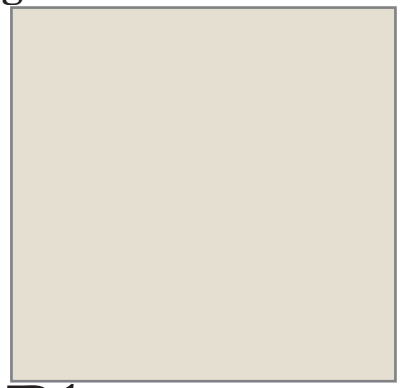
FINISH PLAN scale: 1/8”= 1’0”

W1 Reclaimed Oak, Skip Planed and Stained to match existing

D1 Existing Wooden Barn Doors



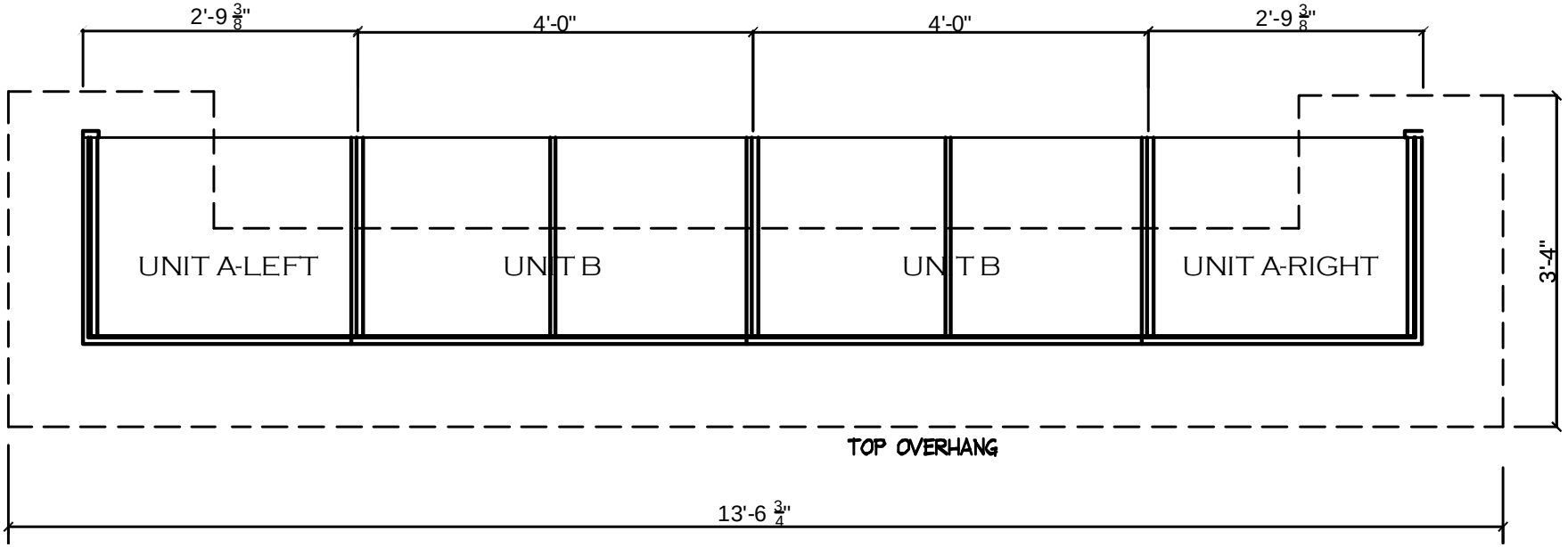
MT1 Existing Zinc Bartop

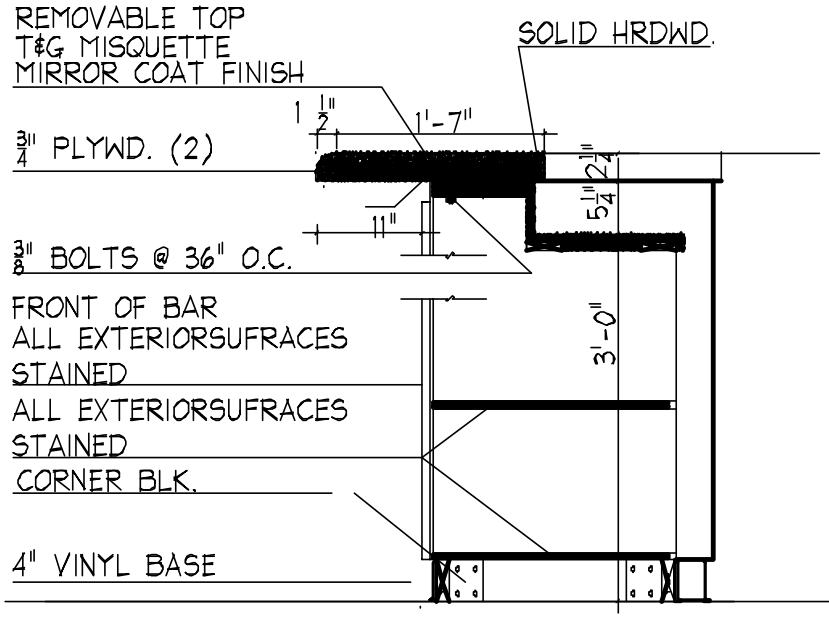


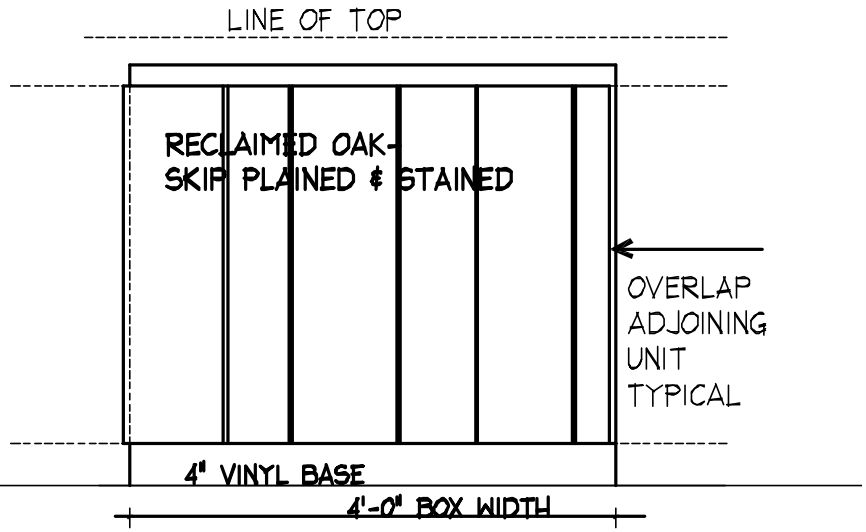
P1 Sherwin Williams White Duck Semi Gloss

T1 Armstrong LVT Aztec Trail in Terra Cotta 16” sq

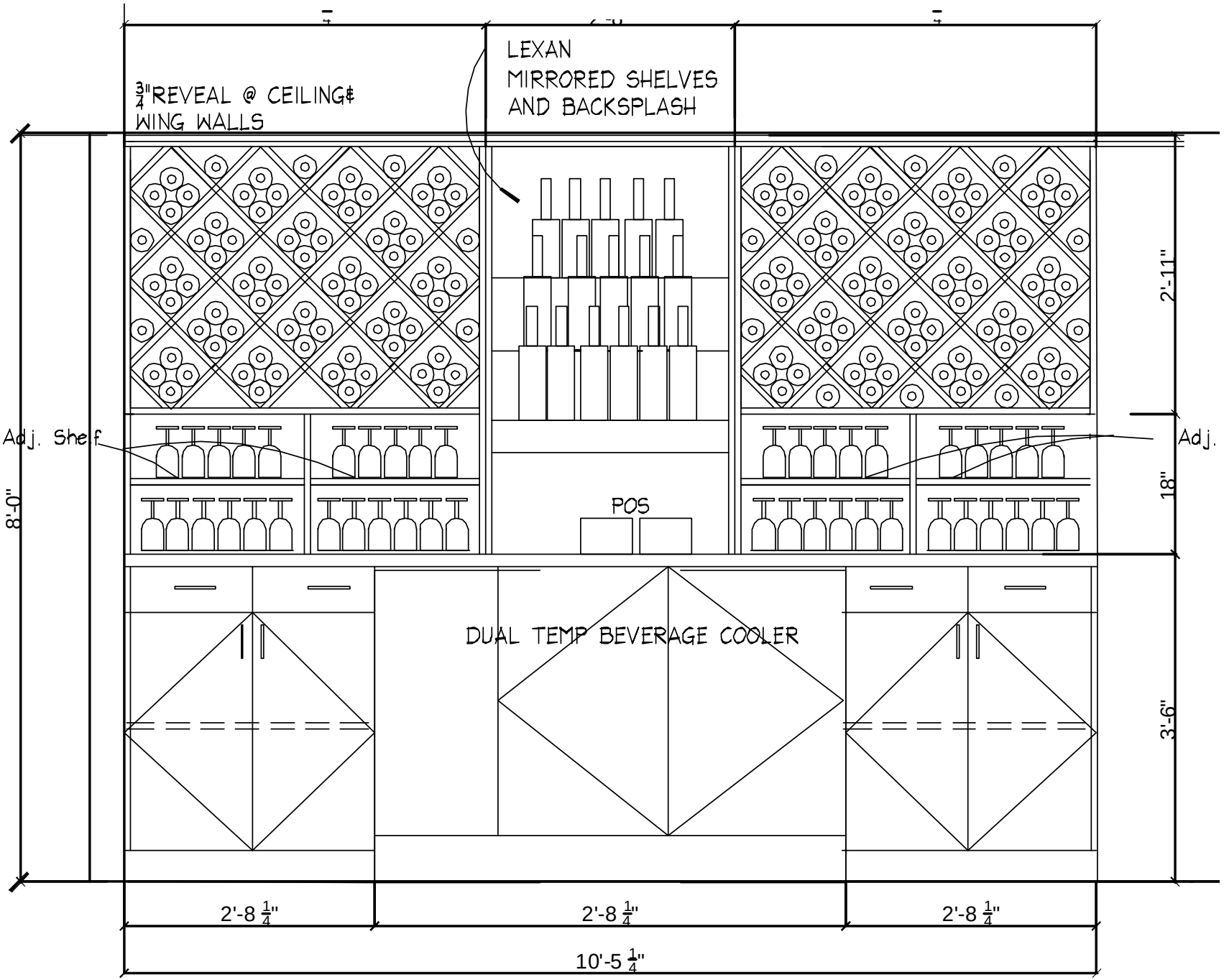
FINISH SPECIFICATIONS



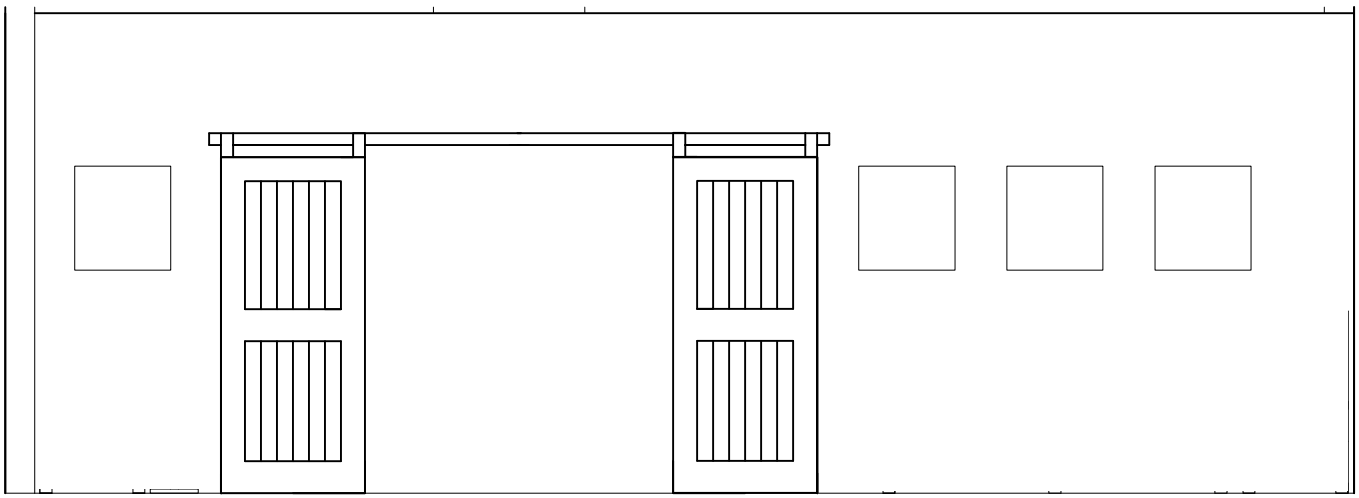


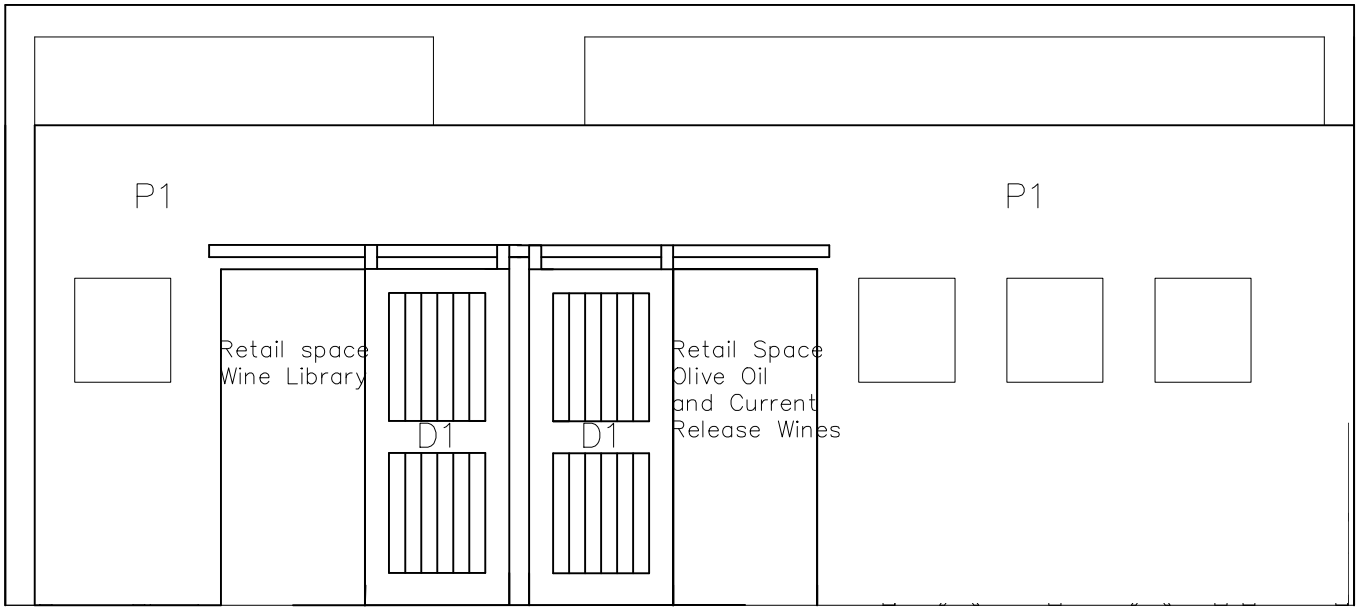


EXISTING INTERIOR BAR ELEVATION A, PLAN DETAIL, AND SECTION



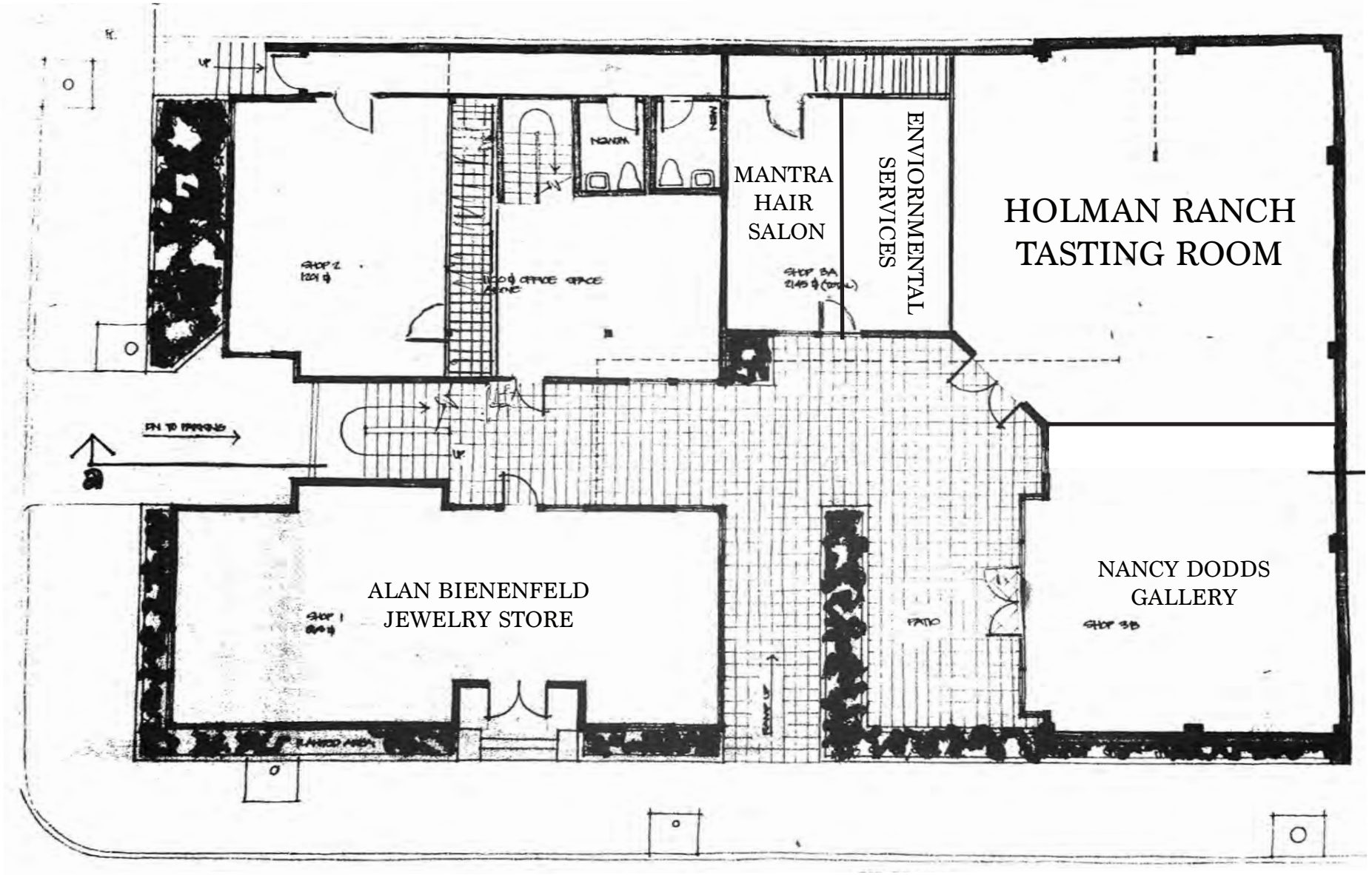
EXISTING INTERIOR BAR ELEVATION B





INTERIOR WALL ELEVATION C scale: 1/4”= 1’0”

HAMPTON COURT

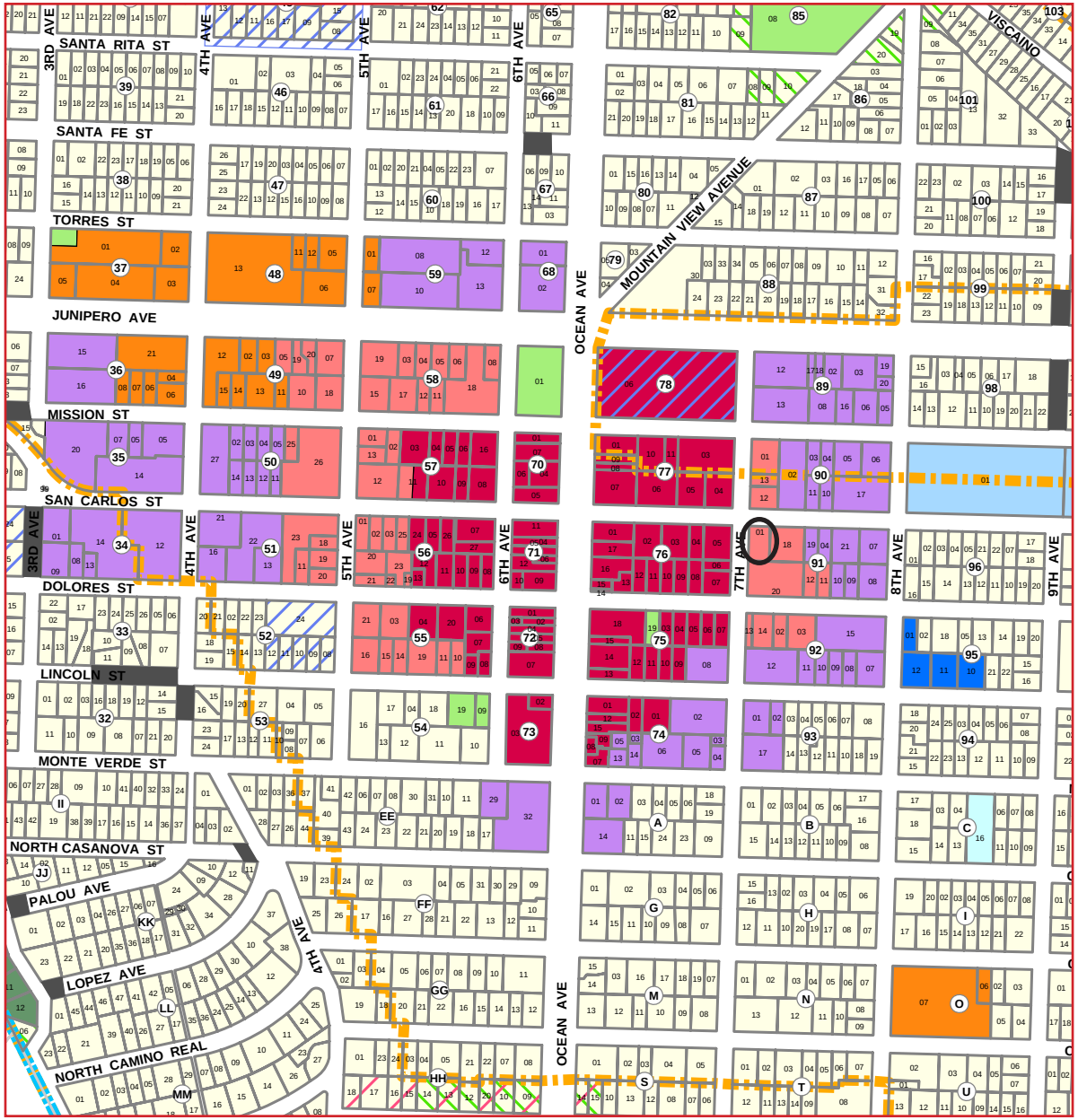


SAN CARLOS STREET

SEVENTH STREET

Carmel-by-the-Sea

City Zoning Map



Legend

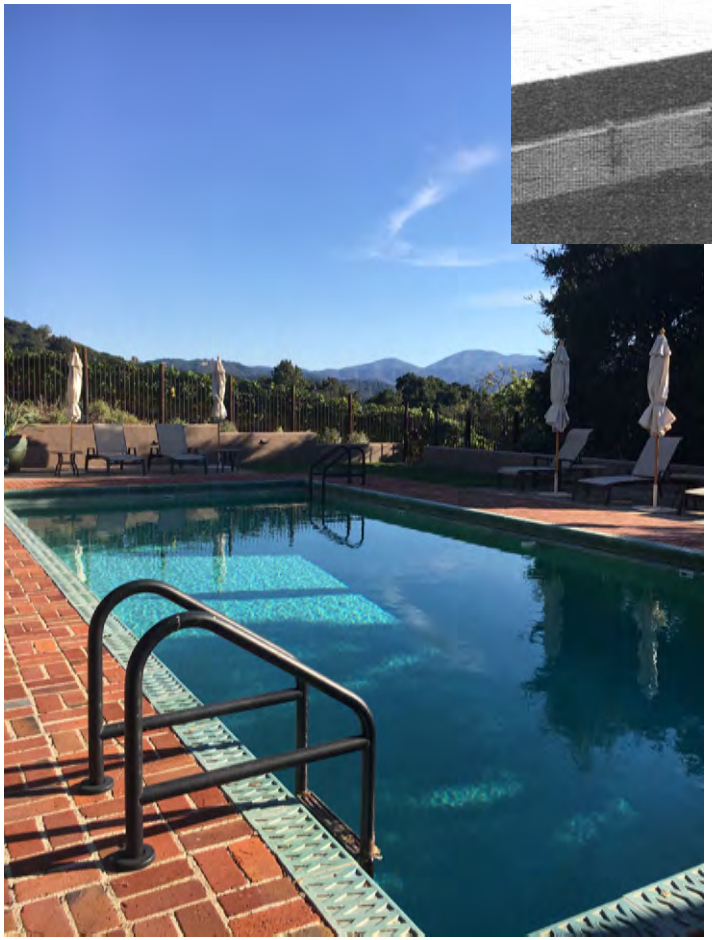
City Limits
Parcel Boundaries
Permanent Street Closures

Base Zoning Districts

R-1	Single-Family Residential
R-1-C-6	Single-Family (6,000 sf min.)
R-1-C-10	Single-Family (10,000 sf min.)
R-1-C-20	Single-Family (20,000 sf min.)
R-4	Multi-Family Residential
CC	Central Commercial
SC	Service Commercial
RC	Residential and Limited Commercial
P-1	Natural Parklands and Preserves
P-2	Improved Parklands
A-1	Theatrical
A-2	Community and Cultural
A-3	Senior Citizen Facility

Overlay Districts and Community Plans

AS	Archaeological Significance Overlay
P	Park Overlay
B	Beach Overlay
CP	Community Plan Area



HOLMAN RANCH

HISTORY PRESERVED

Holman Ranch

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

January 10, 2018

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, Community Planning and Building Director

Submitted by: Catherine Tarone, Assistant Planner

Subject: Consideration of the Final Design Study (DS 17-372) and associated Coastal Development Permit for demolition of an existing residence, construction of a new 1,600 square-foot single-family residence, and proposed 200 square-foot detached garage in the front yard setback, located in the Single-Family Residential (R-1) Zoning District.

Application:	DS 17-372	**APN:**	010-185-015
Block:	E	**Lot**:	8
Location:	Casanova Street, 3 SE of 10th Avenue		
Applicant:	Greg Klein, Architect	**Property Owner:**	Janet Ayres

Executive Summary: The applicant is proposing to demolish an existing residence on a 4,000 square foot lot, and construct a new 1,600 square-foot, two-story residence, with a detached 200 square-foot garage in the front-yard setback. The Planning Commission reviewed this project on November 8, 2017, and again on December 13, 2017 and requested that the applicant modify the proposed detached garage to address the concerns of the neighbor to the south.

Recommendation: Approve Design Study DS 17-372 (Ayres) and the associated Coastal Development Permit subject to the attached findings and conditions of approval.

Background and Project Description: The property is 4,000 square feet in size and is developed with a one-story residence. A Historic Determination of Ineligibility for the existing residence was issued by the Planning Department on July 24, 2017. The applicant is proposing to demolish the existing residence in order to construct a new 1,800-square foot residence, which includes a 200-square foot detached garage in the front-yard setback. The proposed residence includes 1,230 square feet on the main level and 370 square feet on the upper level. In addition, a 99 square-foot basement is proposed, which is exempt from the floor area calculations.

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 sf	NA	1,800 sf
Site Coverage	396 sf/ 556 sf[1]	NA	530 sf
Trees	3 Upper /1 Lower (recommended)	2 Coast live oak	None[2]
Ridge Height (1st/2nd)	18'/24'	NA	Max. 1st floor: 17' Max. 2nd floor: 21' – 3"
Plate Height (1st/2nd)	12'/ 18'	NA	Max. 1st floor: 12' Max. 2nd floor: 17' – 7"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	NA	22' (residence) 6' – 6" (garage)
Composite Side Yard	25%	NA	Min: 10'
Minimum Side Yard	3'	NA	@ south boundary: 3' @ north boundary: 4'
Rear	15'[3]	NA	Min: 16'

The proposed project also includes 131 cubic yards of cut and 80 cubic yards of fill with the difference of 51 cubic yards of cut being exported off-site. The number of truck trips associated with soil export is 7 one-way truck trips (@ 8 cubic yards per load exported). Therefore, this project would result in approximately 14 round-trips with half of these trips being empty trucks returning to the site. Importing engineered soils and materials will result in 5 additional truck trips for a total of 10 truck trips associated with these engineered soils.

Staff analysis

Previous Hearing: The following are recommendations made by the Planning Commission and a staff analysis of how the applicant has revised the design to comply with the recommendations.

[1] 556 sq.ft. total allowed if no more than 50% of site coverage is impervious.
[2] The applicant is proposing to plant Pittosporum (not a tree) for privacy on the south and east boundary.
[3] 3-foot setback is allowed if the structure does not exceed 15-foot height.

1. Garage placement/ Neighbor View

Staff Analysis: At the November 8, 2017 Planning Commission meeting, the adjacent neighbor to the south, Ms. Claudia Feurey, expressed concern with the proposed detached garage. Specifically, that it was intrusive, too close to their front porch and would block their view of the street. Consequently, the Commission continued the application and requested that the applicant modify the garage to address the neighbor's concern. In response, the applicant moved the proposed garage two feet to the east and lowered the garage one foot and presented this proposal at the December 13th Planning Commission meeting.

At the December 13, 2017 Planning Commission meeting, Ms. Feurey again expressed concern regarding the privacy and view from her raised porch and kitchen. She requested that the garage be moved back an additional amount. She also expressed concern regarding the height of the proposed garage. The Planning Commission determined that the proposed garage would impact the neighbor and continued with the project with a recommendation that the applicant work with the neighboring property owner to revise the proposed garage to minimize the impact.

The applicant has met with the Ms. Feurey and again revised the project. The applicant is proposing to move the garage an additional 2 feet east (4 feet total from original proposal) toward the rear of the property. The height of the garage has also been reduced 2'-10" from the previous proposal. The applicant accomplished the height reduction by lowering the finished floor 6 inches, the plate height by 13 inches and changing the roof pitch from a slope of 6:12 to a 3:12. Ms. Feurey has viewed the updated staking and flagging and accepts the revised design as indicated in the attached e-mail correspondence (included as Attachment E).

In her email, the neighboring property owner voices a concern as to whether the proposed fence will be located on the applicant's property and whether the fence will be solid. The applicant has responded in a letter dated December 26, 2017 and states that the fence is shown on the plans located within the property line. The applicant has provided an elevation of the fence, depicted on sheet A-4 of the plans, indicating that it will be a 5-foot-tall, solid, cedar board and batten fence. The proposed fence height complies with the city's height requirements and the solid design addresses the neighbor's concern.

2. Fireplaces and fire pit shall accommodate gas only.

Staff Analysis: The applicant has included a note on sheet A2, of the plans that the fireplaces and fire pit shall be gas only. Staff has included this as a condition of approval.

3. The applicant shall remove ivy from the property prior to final inspection.

Staff Analysis: The applicant had already included this note on sheet A7 of the plans.

Public ROW: The City Right-of-Way (ROW) contains boulders that are well concealed under existing vegetation. These will be required to be removed. Staff has conditioned the project to require removal of these boulders from the public right-of-way.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Units. The project includes the construction of one single-family residence in a residential zone, and therefore qualifies for a Class 3 exemption. The proposed residence does not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Garage Photos
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Applicant Letter and December 13, 2017 PC Continuation Letter
- Attachment E – Email Correspondence from neighbor
- Attachment F – Revised Plans

Attachment – A (Revised Staking for Garage)

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

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

Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, 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 unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	

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

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

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

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 17-372) authorizes the applicant to demolish an existing residence, construct a new 1,600 square-foot single-family residence, and proposed 200 square-foot detached garage in the front yard setback. Features include wood shake roofing, copper gutters and downspouts, black aluminum clad windows, board and batten exterior cladding, Carmel stone veneer, and new fencing. The height of the detached garage on the front elevation shall be 10'-3" and the setback to the south side yard shall be 4'.	✔
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✔
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✔
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed.	✔

	Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,007-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. Skylights shall be equipped with solar shading to eliminate or substantially reduce light emission at night.	✔
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.	**N/A**
13.	The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit,	✔

	or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	
14.	The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street.	✔
15.	This project is subject to a volume study.	✔
16.	Approval of this Design Study shall be valid only with approval of a Variance.	**N/A**
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✔
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✔
19.	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**
20.	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.	
21.	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.	✔
22.	Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✔
23.	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	
24.	The project shall include “tire track” driveway for that portion of the driveway traversing the city right-of-way.	✔
25.	The applicant shall remove ivy from the property prior to final inspection.	✔
26.	An upper-canopy tree shall be planted on the property in the north east area of the back yard and with direction from the City Forester.	✔
27.	Skylights shall be equipped with solar shades	✔
28.	The applicant shall remove boulders, rocks, stones, logs, and debris from the public right-of-way.	✔
29.	Fireplaces and fire pit shall accommodate gas only.	✔

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

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

GREG KLEIN ARCHITECT

December 26, 2017

RECEIVED
DEC 27 2017
City of Carmel-by-the-Sea
Planning & Building Dept.

Marc Wiener / Matthew Sundt
City of Carmel by the Sea Planning Department
Monte Verde Street between Ocean Avenue and 7th Street
P.O. Drawer G
Carmel by the Sea, CA 93921

Re: Response Letter to after action letter dated 12-15-17
Design Study Application DS 17-372 Block E: Lot 8 APN: 010-185-015

Dear Marc, Matthew,

Thanks for the summary of the planning commission decision. Attached are our revised plans in response to after action letter and recommendations / draft conditions received from the planning commission hearing, dated 12-15-17.
In response to the planning commission hearing, we met with the neighbor to the south, Claudia Feurey, and reviewed the garage location and height in order to resolve the issue they had with the garage blocking their views out from their kitchen and front deck. We feel we have successfully resolved the garage location with her, based on the meeting and subsequent email from her, and my response to her, both of which are attached for reference. I have modified the design to address the specific planning commission conditions as follows:

1. The fireplaces and fire pit are noted to be gas on sheet A2.
2. A note has been added that ivy is to be removed from the property prior to final inspection on sheet A7. (This note was on the previous set of plans submitted, so it is not clouded.)
3. As mentioned above, we met with the neighbor to resolve her issue with the garage, and as a result have moved the garage east an additional 2', we have lowered the finish floor of the garage 6" to 483'-6", we have modified the roof pitch to 3 in 12, lowered the plate height to 491'-8", and ridge height to 493'-9" which lowered the ridge 2'-10" from the previous submittal. We modified the staking on site to reflect these changes, and as a result, Claudia sent the attached email finding these changes acceptable. The cover sheet showing the 3d model views has been updated to reflect these changes. The site plan sheet A1, floor plans sheet A2, roof plan sheet A3, elevations sheets A4 and A5, calculation sheet A6, and landscape plan sheet A7 have also all been updated to reflect these changes.

As a result of these changes, a few other items have been updated, as follows:

1. Calculation sheet A6 has been updated to reflect changes to site coverage due to shift in building, as the main south facing terrace area was reduced, and driveway area increased, the stairway area increased, and a path at the south side of the garage was added at the door from the garage.
2. Window and door schedule has been updated to reflect changes to windows and doors on sheet A2. We removed 2 windows from the south side of the garage, removed a gate in the fence on the south side of the terrace, and moved the garage door to the south side of the garage.
3. Staking / netting was updated on 12-22-17 when we met to reflect the modifications made to the garage that are described above. The netting will be verified by the surveyor as required and letter will be forwarded separately.
4. Regarding Claudia's email about the fence, the fence shown is a solid fence and is shown located on within our property line as indicated on previous submittals. If an additional extension of the fence is requested to enclose her yard for her dog, that can be added. This is also mentioned in my email response on 12-24-17.

2622 Lincoln Avenue Alameda, California 94501
gregkleinarchitect@gmail.com
510-459-6239

Thank you for your review. I hope the planning commission acknowledges how much effort we have put into resolving this issue when they review the project. Please let me know if you need any additional information. Thanks.

Regards,

Greg

Greg Klein Architect
2622 Lincoln Avenue
Alameda, CA 94501
510-459-6239
gregkleinarchitect@gmail.com

Enclosures:
5 full size revised sets dated 12-26-17. 11 sheets total (note that sheets A8 (site assessment) and the Site Survey are included but had no revisions.)
1 11x17 size set.
Planning Commission Report Letter (for reference)
Email from Claudia Feurey dated 12-24-17.
Email to Claudia Feurey dated 12-24-17.

Attachment E - E-mail from Neighbor

Gmail Greg Klein

Packer Casanova house

CLAUDIA FEUREY < > Sun, Dec 24, 2017 at 11:13 AM
To: Greg Klein <
Cc:

Dear Greg;

Thanks to you, David, and Ryan for visiting our house on Friday. As we have been discussing, we want to ensure the garage you are designing right next to us does not obstruct the view we have from our porch and from our kitchen window.

If the new design you send the Planning Commission reflects the changes you and David made on Friday, December 23– lowering the garage and the pitch a bit more - then we are fine. Of course we need to see the design you submit to the Planning Commission, just to be sure. But what you did to the story poles solves our problem. Thank you.

One other question: We learned for the first time on Friday that you plan on removing the part of the fence that runs along your garage and all down the way on the border of properties. You mentioned the fence is on your client's property and that you had in mind some type of foliage instead of a structural fence. We have concern about this because we have a dog-friendly, fenced-in back yard and need to keep it so. Can you please confirm how you determined the existing fence is on your client's property, and not on ours at all? We would like some more detail as to what you have in mind since if what you have in mind is dog porous, then we don't want to get into a situation where we are putting up a competing fence.

Thank you for your help with this.

Claudia Feurey

Gmail Greg Klein

Packer Casanova house

Greg Klein · Sun, Dec 24, 2017 at 12:36 PM
To: CLAUDIA FEUREY
Cc:

Hi Claudia,
Thank you for getting back to me. I am glad we met, I think it was a productive meeting and happy we could resolve the garage to your satisfaction. I am updating our drawings to reflect what we reviewed on Friday, and will be submitting those to the planning department after Christmas. We will also make sure that the staking we reviewed reflects what we have on the drawings. We will have the surveyor do that as we are required to for the planning department.
Regarding the fence, I observed from looking at the survey for the property that it appears that the existing fence wiggles a bit and seems to be slightly on our property. We will certainly make sure the new fence is properly located and that it will not encroach beyond the property line. It will be a solid board and batten wood fence approximately 5' tall, and will run from the back (east) corner between the two properties and will return onto the east corner of the garage. This showed on the last set of drawings that we submitted to planning, and will also show on the new submittal. We could extend it further to the west along the side of the garage some distance if that works better for you. Attached is a copy of the survey so you can see the line of the fence on it and how it is not exactly straight. I am confident that we can work out the details for the fence that will work for everyone.

Have a great Christmas, and I hope you enjoy your singing.

Warmest regards,

Greg

Greg Klein, Architect

email:

[Quoted text hidden]

Site Survey.pdf
1539K

Gmail Greg Klein

Casanova House Carmel

CLAUDIA FEUREY Tue, Dec 26, 2017 at 10:08 AM
To: Greg Klein <
Cc:

Dear Greg:

Thank you so much for working with us. As you mentioned, the new design you will send the Planning Commission will reflect the changes we all discussed. With that, we are fine. Very pleased this has worked out.

And thank you for clarifying the fence between the two houses. Good to know it will be there!

Hope your Christmas Eve service went well. Ours at St. Stephens was lovely (but it did get me home a bit late).

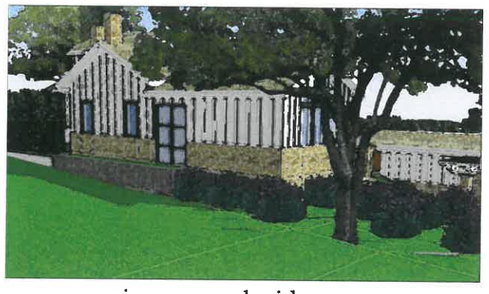
With thanks and warm regards,

Claudia Feurey

CARMEL RESIDENCE
Casanova Street 3 SE of 10th Street

view at east (rear)

view at south side



view at north side

RECEIVED
DEC 27 2017
City of Carmel-by-the-Sea
Planning & Building Dept.

DRAWWING INDEX

COVER SHEET	CS
DEMOLITION PLAN	A0
SITE PLAN	A1
FLOOR PLANS	A2
ROOF PLAN	A3
EXTERIOR ELEVATIONS	A4
STREET ELEVATION / SECTIONS	A5
CALCULATION DIAGRAMS	A6
LANDSCAPE PLAN & DETAILS	A7
SITE ASSESSMENT	A8
SITE SURVEY	SS

PROJECT DIRECTORY

OWNER:
Janet Ayres / Ryan Melcher
ryan@ryanmelcher.com
831-521-5024

ARCHITECT:
Greg Klein Architect
2622 Lincoln Av
Alameda, CA 94501
510-459-6239
gregkleinarchitectgmail.com

LANDSCAPE DESIGNER:
Joy Albright-Souza
Albright-Souza Design
831-419-5994
design@albrightsouza.com

PROJECT DATA

Casanova Street 3 SE of 10th Street
Carmel, CA 93921
APN 010-185-015
Zoning: R-1

SITE AREA: 40' x 100' = 4,000 square feet

PROPOSED FLOOR AREAS:

Proposed main level floor area	1,230	sf
Proposed upper level floor area	370	sf
Proposed garage area	200	sf
Total floor area	1,800	sf
Proposed basement floor area	99	sf
Proposed stair to basement floor area	73	sf
Total all floor areas (including basement and stair to basement)	1,972	sf

SITE COVERAGE:

Proposed Site Coverage: 548.5 sf — see calculation sheet A6 for detail

YARD SETBACKS:
Front: 15 ft. (except Garage = 8'-6")
Rear: 15 ft.
Sides: varies - total 10' both sides EXCEPT AT GARAGE - see site plan below

GRADING: see site plan for proposed modifications

PROPOSED CUT AND FILL: 131 cu. yd. cut, 80 cu. yd. fill — see calculation sheet A6 for detail

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gregkleinarchitect@gmail.com

LICENSED ARCHITECT
GREG KLEIN
NO. C 18073
Exp. 08/31/19
STATE OF CALIFORNIA

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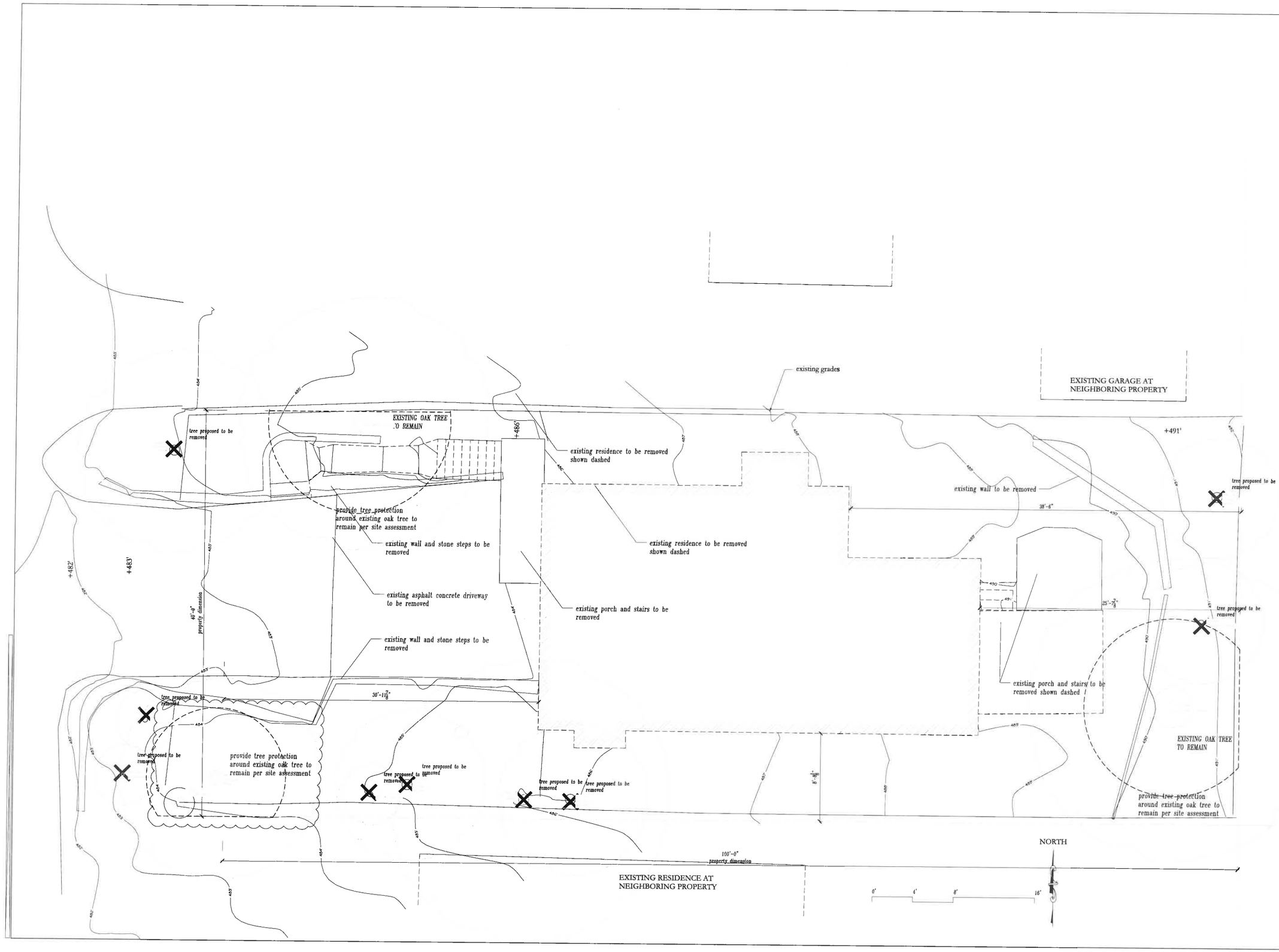
Revisions	Date
Planning Submittal	*09-29-17*
Planning Revision	*10-18-17*
Planning Revision	*10-24-17*
Planning Revision	*10-30-17*
Planning Revision	*11-14-17*
Planning Revision	*12-26-17*

Carmel Residence
Casanova Street
3 SE of 10th Street
Carmel by the Sea, CA 93921
Lot 8, Block E per R2
APN 010-185-015

Drawing Title
Cover Sheet

Scale none
Drawn By
Job Number 2017-01
Drawing Number
CS



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Carmel Residence
Casanova Street
3 SE of 10th Street

Carmel by the Sea, CA 93921
Lot 8, Block E per R2

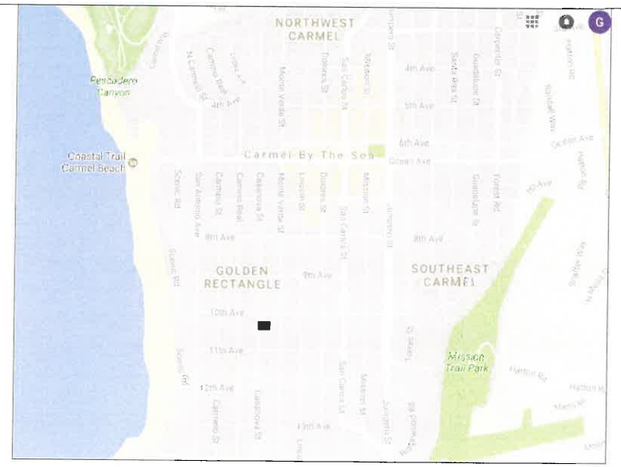
APN 010-185-015

Drawing Title

Demolition Plan

Scale 1/4"=1'-0"
Drawn By
Job Number 2017-01
Drawing Number

A0



VICINITY MAP

SITE PLAN NOTES:

1. See Calculation Sheet A6 for site coverage calculation and dimensions.
2. See Calculation Sheet A6 for cut and fill calculations.
3. See Landscape Plan Sheet A7 for site lighting specifications and planting.
4. See Calculation Sheet A6 for average grade calculation and volume calculation.
5. Per site survey, there are no known easements.
6. See floor plan sheet A2 for dimensions.
7. See Exterior Elevations sheets A4 and A5 for exterior wall, fence specification, and roof materials.

EXTERIOR PAVING MATERIALS

Peninsula Building Material
Leuders limestone paving
set in sand with 6" spaces
micromulch at joints
or approved equal

Belgard Dublin Cobble Paving
6"x9" in running bond pattern
set in sand
or approvaed equal

PROJECT DATA

Casanova Street 3 SE of 10th Street
Carmel, CA 93921
APN 010-185-015
Zoning: R-1

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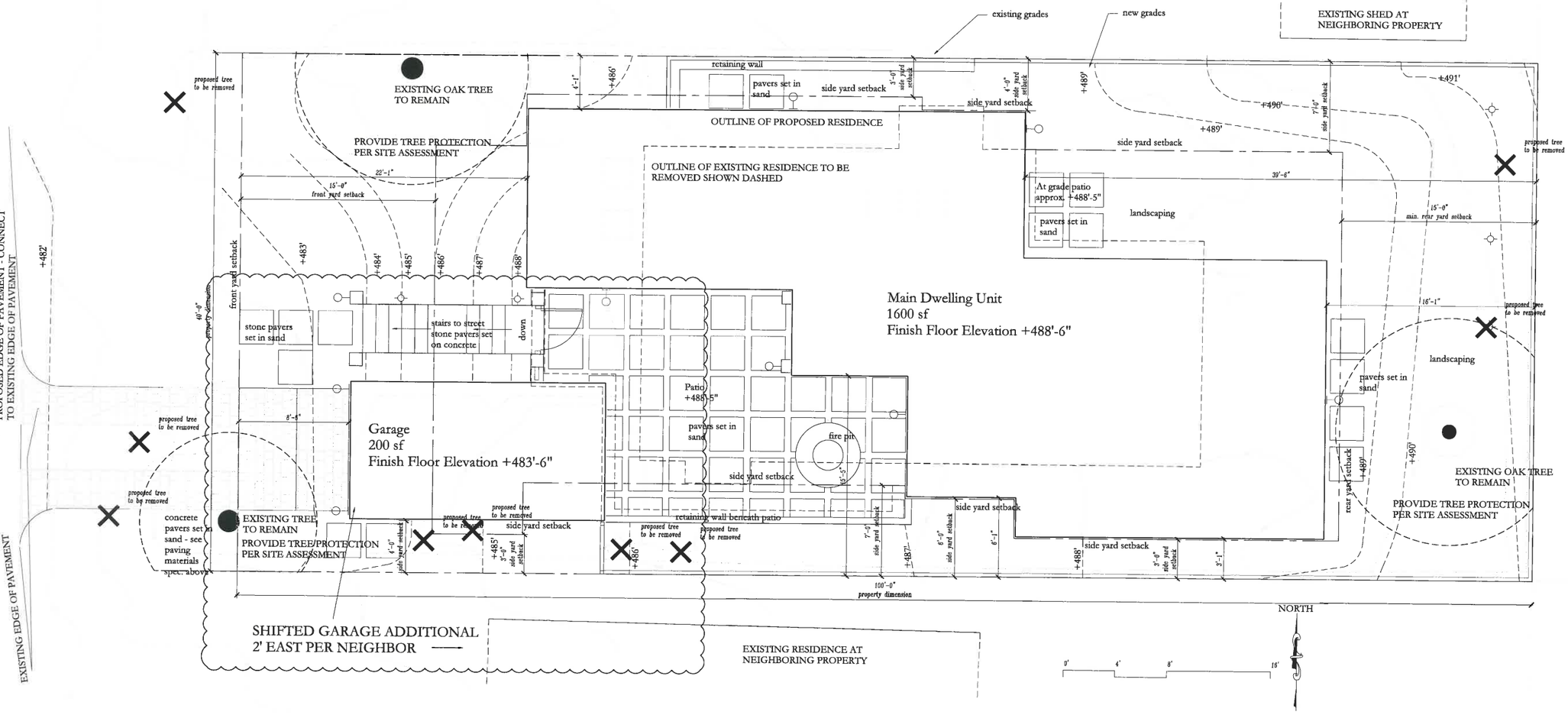
LICENSED ARCHITECT GREG KLEIN NO. C 18073 Exp. 08/31/19 STATE OF CALIFORNIA



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Revisions	Date
Planning Submittal	09-29-17
Planning Revision	10-18-17
Planning Revision	10-24-17
Planning Revision	10-30-17
Planning Revision	11-14-17
Planning Revision	12-26-17

Carmel Residence
Casanova Street
3 SE of 10th Street

Carmel by the Sea, CA 93921
Lot 8, Block E per R2

APN 010-185-015

Drawing Title: Site Plan

Scale: 1/4"=1'-0"
Drawn By:
Job Number: 2017-01
Drawing Number: A1

Door Schedule

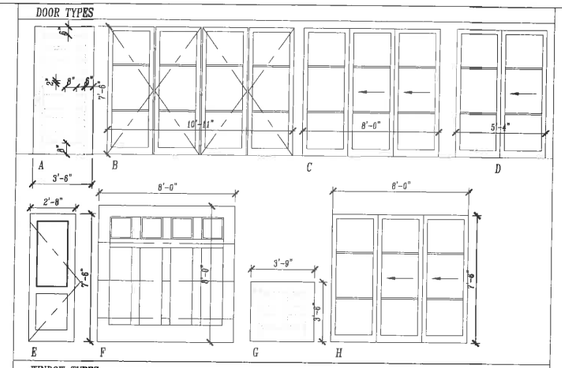
door number	type	size	operation	mfr	notes	hardware group
01	A	3'6X7'6	swing	custom	custom - stained white quartersawn oak	
02	B	11'x7'6	folding	Kolbe - Vistaluxe	4 panel - alternate La Cantina or Nana - Wall	
03	D	5'4x7'6	sliding	Kolbe - Vistaluxe	2 panel	
04	H	8'x7' 7'6	multi-slide	Kolbe - Vistaluxe	3 panel ~~with 3 gang fixed transom above.~~	
05	D	5'4X7'6	sliding	Kolbe - Vistaluxe	2 panel	
06	D	5'4X7'6	sliding	Kolbe - Vistaluxe	2 panel	
07	D	5'4X7'6	sliding	Kolbe - Vistaluxe	2 panel	
08	E	2'8X7'6	swing	Kolbe	with glass lite	
09	F	8'0X8'0	sectional	Custom Garage Door	with glass lites at top	
~~10~~	~~G~~	~~2'8X7'6~~	~~swing~~	~~custom~~	~~painted wood slab~~	
~~11~~	~~G~~	~~2'8X7'6~~	~~swing~~	~~custom~~	~~painted wood slab~~	
accumulator doors						
21	C	8'X7'6	multi-slide	Kolbe- Vistaluxe	3 panel	

Window Schedule

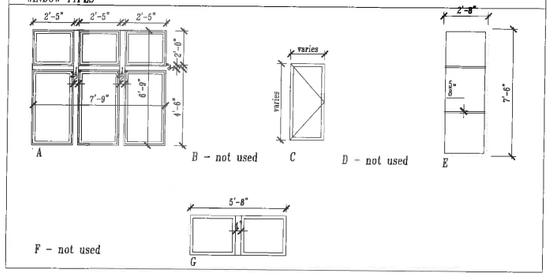
window number	type	size	operation	mfr	notes
W01	A	7'9x6'9	6-gang	Kolbe - Vistaluxe/Lincoln Clad	casement-Fixed-casement with fixed transoms
W02	C	2'8x4'6	casement	Kolbe - Vistaluxe/Lincoln Clad	
W03	C	2'8x4'6	casement	Kolbe - Vistaluxe/Lincoln Clad	
W04	C	2'0x4'6	casement	Kolbe - Vistaluxe/Lincoln Clad	
W05	C	2'0x4'6	casement	Kolbe - Vistaluxe/Lincoln Clad	
W06	C	2'0x4'6	casement	Kolbe - Vistaluxe/Lincoln Clad	
W07	C	2'0x4'6	casement	Kolbe - Vistaluxe/Lincoln Clad	
W08	C	2'0x4'6	casement	Kolbe - Vistaluxe/Lincoln Clad	
W09	C	2'0x4'6	casement	Kolbe - Vistaluxe/Lincoln Clad	
W10	E	2'4x7'6	fixed	Kolbe - Vistaluxe/Lincoln Clad	
W11	E	2'4x7'6	fixed	Kolbe - Vistaluxe/Lincoln Clad	
~~W12~~	~~C~~	~~2'0x4'6~~	~~casement~~	~~Kolbe - Vistaluxe/Lincoln Clad~~	
~~W13~~	~~C~~	~~2'0x4'6~~	~~casement~~	~~Kolbe - Vistaluxe/Lincoln Clad~~	
W21	C	2'0x1'9	casement	Kolbe - Vistaluxe	
W22	C	2'0x3'6	casement	Kolbe - Vistaluxe/Lincoln Clad	
W23	C	2'0x3'6	casement	Kolbe - Vistaluxe/Lincoln Clad	
W24	C	2'0x3'6	casement	Kolbe - Vistaluxe/Lincoln Clad	
W25	C	2'0x3'6	casement	Kolbe - Vistaluxe/Lincoln Clad	
W26	C	1'6x3'6	casement	Kolbe - Vistaluxe/Lincoln Clad	
W27	C	2'0x3'6	casement	Kolbe - Vistaluxe/Lincoln Clad	
W28	C	1'6x3'6	casement	Kolbe - Vistaluxe/Lincoln Clad	
W81	G	5'8x2'4	2-gang fixed	Kolbe - Vistaluxe	all casement windows to receive fixed screen

S1	2'-2 1/2"x2'-2 1/2" fixed curb mount	Velux FCM	all skylights to have motorized shade - photocell operation
S2	2'-2 1/2"x2'-2 1/2" fixed curb mount	Velux FCM	
S3	2'-2 1/2"x2'-2 1/2" fixed curb mount	Velux FCM	
S4	2'-2 1/2"x2'-2 1/2" fixed curb mount	Velux FCM	
S5	2'-2 1/2"x2'-2 1/2" fixed curb mount	Velux FCM	
S6	2'-2 1/2"x2'-2 1/2" fixed curb mount	Velux FCM	

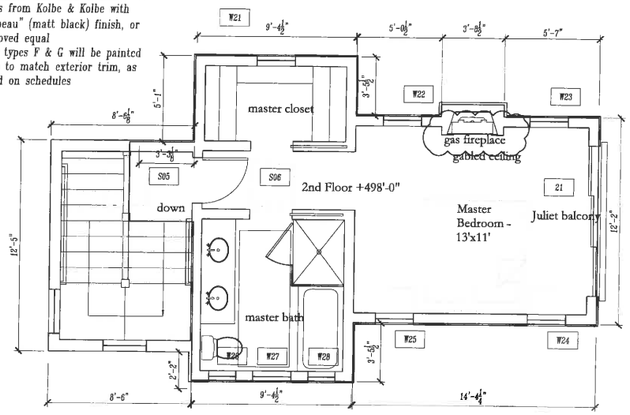
DOOR TYPES



WINDOW TYPES

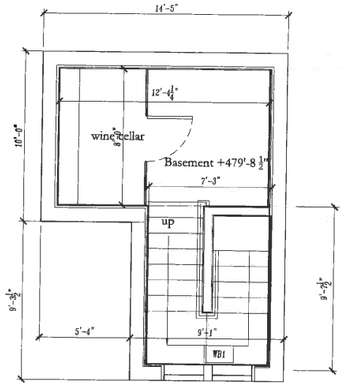


Note: all doors and windows, except door types F & G, will be aluminum clad wood windows and doors from Kolbe & Kolbe with "corbeau" (matt black) finish, or approved equal
Door types F & G will be painted wood to match exterior trim, as noted on schedules



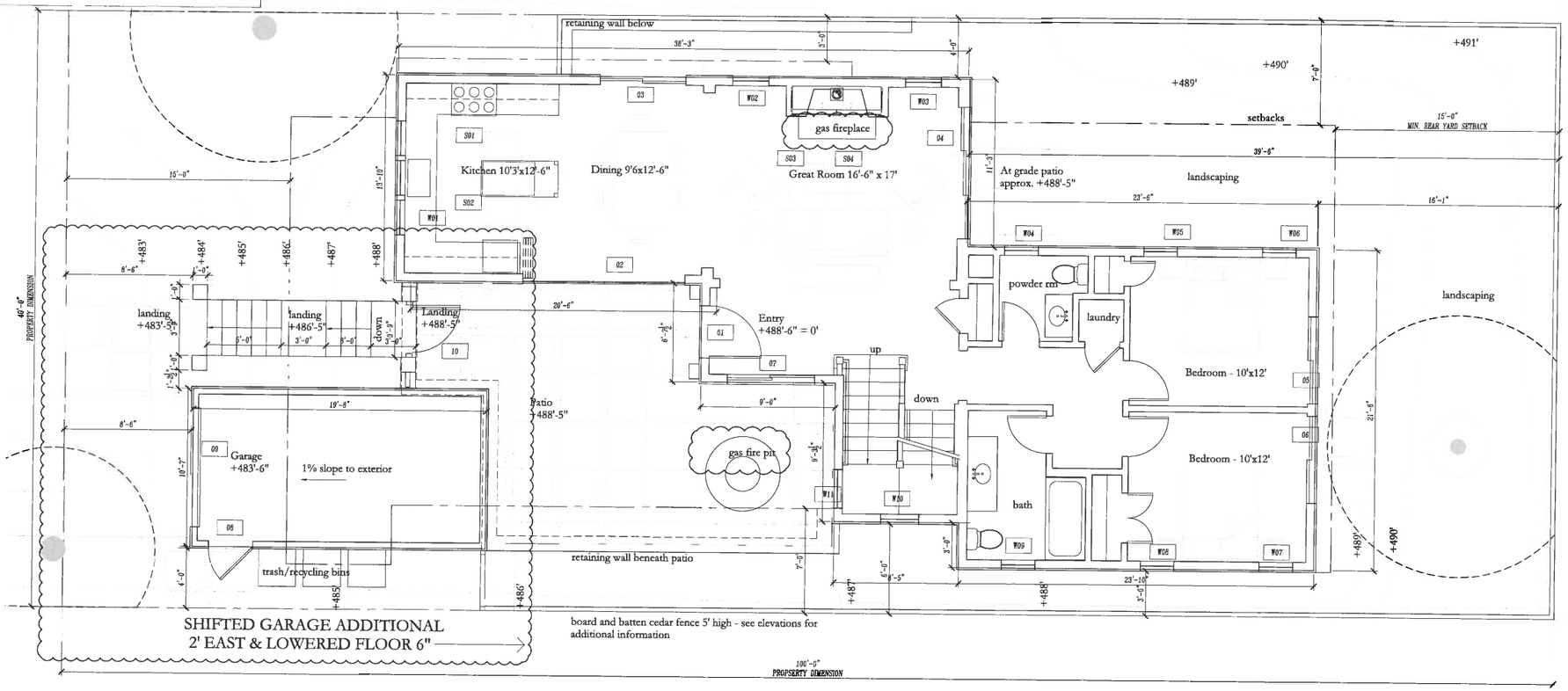
2 Upper Level Plan
Scale: 1/4" = 1'-0"

Upper Level Plan
370 SF



1 Basement Plan
Scale: 1/4" = 1'-0"

Basement Plan
99 SF



1 Main Level Plan
Scale: 1/4" = 1'-0"

Main Level Plan 1230 SF
Garage 200 SF

GREG KLEIN
ARCHITECT

2622 Lincoln Avenue
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LICENSED ARCHITECT
GREG KLEIN
NO. C 18073
Exp. 08/31/19
STATE OF CALIFORNIA

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Revisions	Date
Planning Submittal	*09-29-17*
Planning Revision	*10-18-17*
Planning Revision	*10-24-17*
Planning Revision	*10-30-17*
Planning Revision	*11-14-17*
Planning Revision	*12-26-17*

Carmel Residence
Casanova Street
3 SE of 10th Street

Carmel by the Sea, CA 93921
Lot 8, Block E per R2

APN 010-185-015

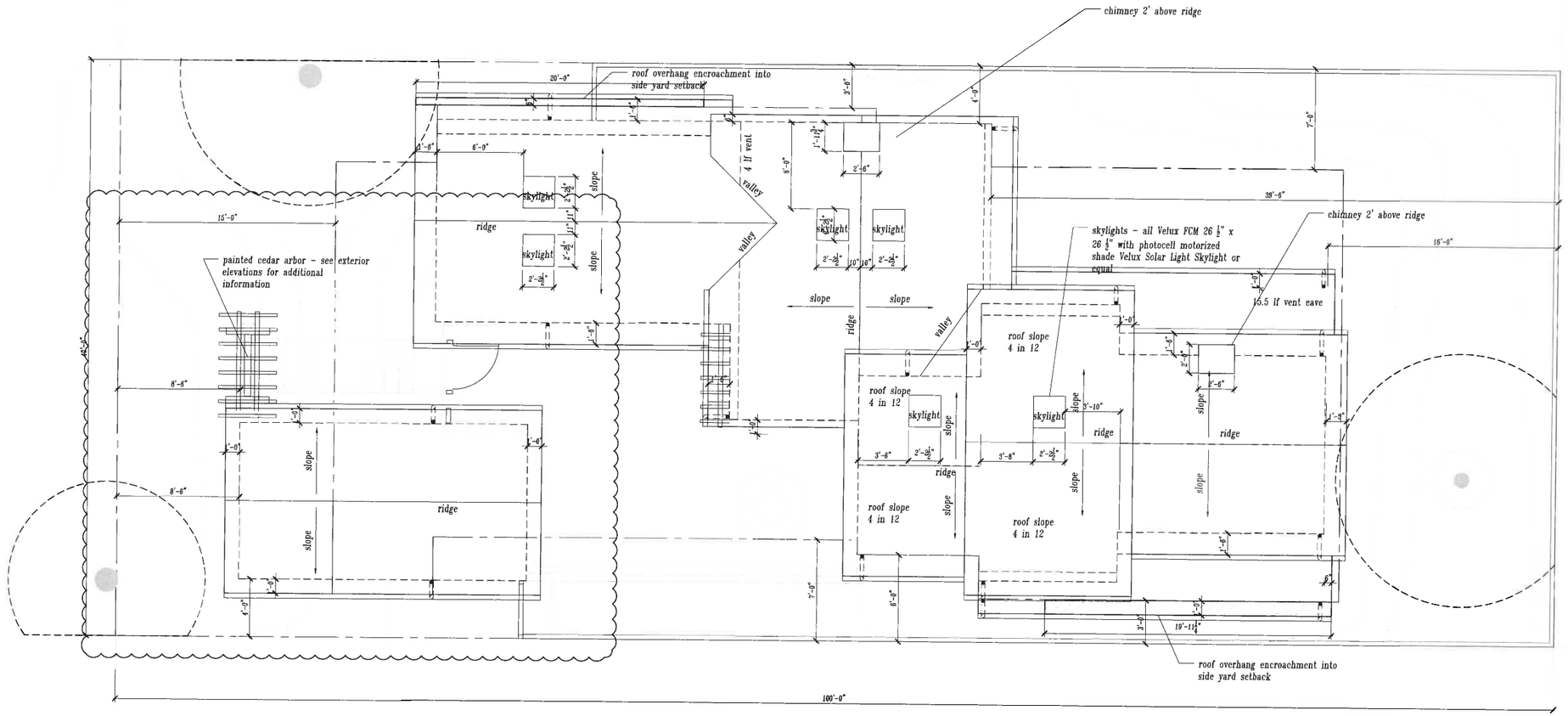
Drawing Title
Floor Plans

Scale 1/4"=1'-0"
Drawn By
Job Number 2017-01
Drawing Number

A2 61

ROOF PLAN NOTES:

1. *All roof slopes 6 in 12 unless otherwise noted.*
2. *All roofs shall be cedar shake roof – Silver Creek number 1 grade 18" long x random width – 4" min. to 14" max., 7 ½" exposure, or approved equal, natural finish, over Ice and Water Shield or approved equal underlayment.*
3. *Galvanized sheet metal 4" half round gutters and 3" diameter downspouts – provide splash block dissipator at base of each downspout.*
4. *See window schedule for additional information about skylights.*
5. *Ridge vents Coravent V600 = 10 sq. in net free area per lineal foot of vent.*
6. *Eave vents – Airvent AV Edge = 9 sq. in. net free area per lineal foot of vent.*
7. *Wall to roof vents – Coravent Roof-2-Wall vent = 6.75 sq. in. net free area per lineal ft. vent*
8. *See exterior details A12 for details of roof venting.*



NORTH

1 Roof Plan
Scale: 1/4" = 1'-0"

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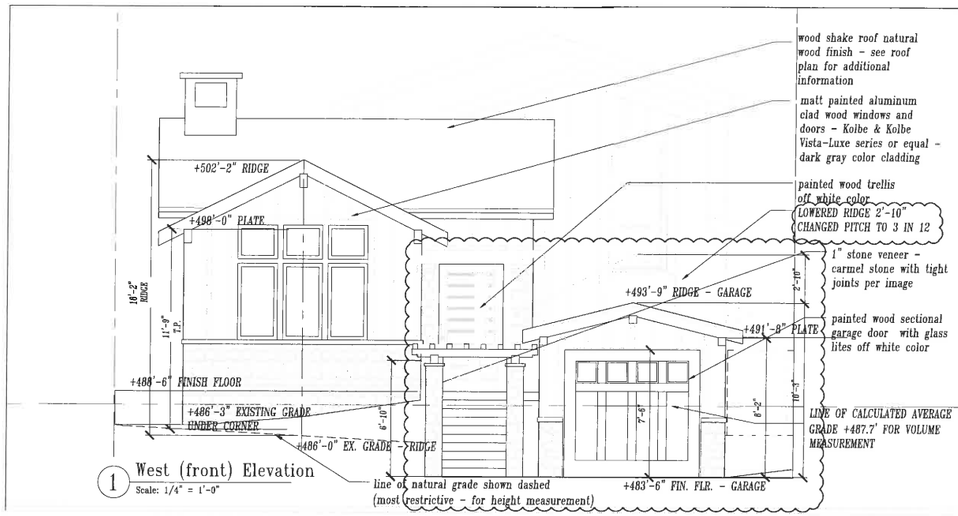
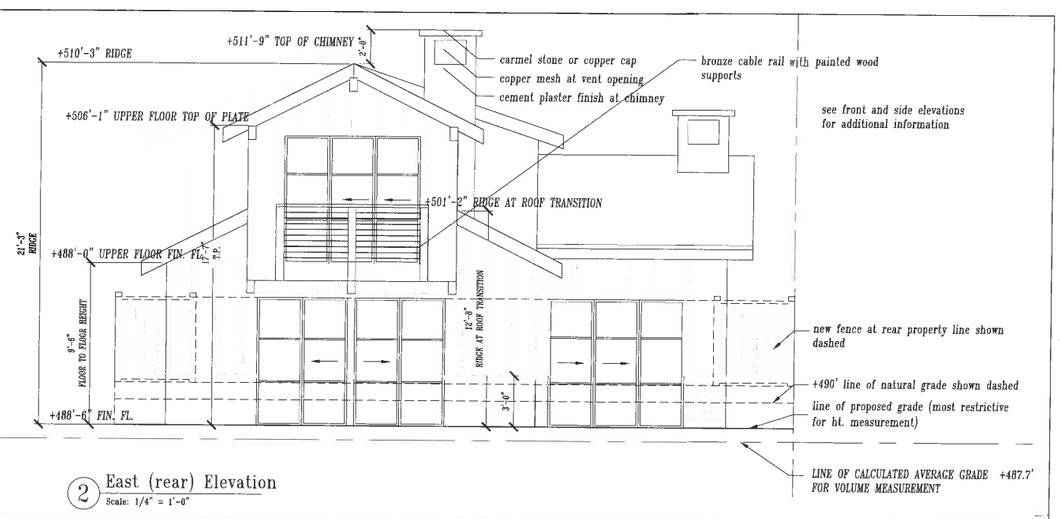
APN 010-185-015

Drawing Title: Roof Plan

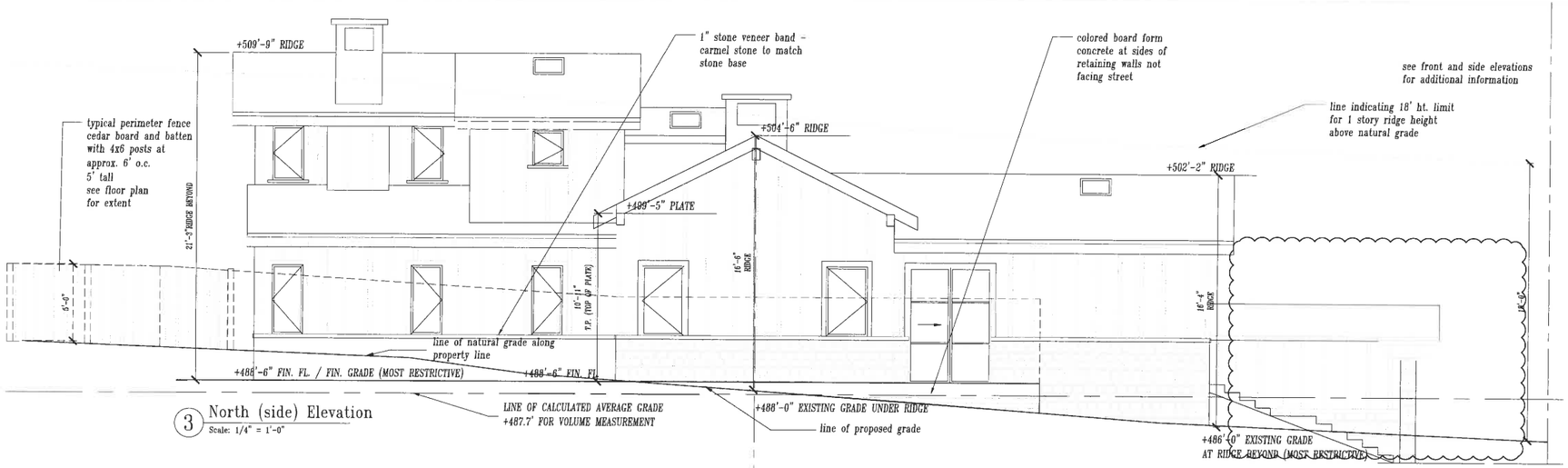
Scale: 1/4"=1'-0"
Drawn By:
Job Number: 2017-01
Drawing Number: A3



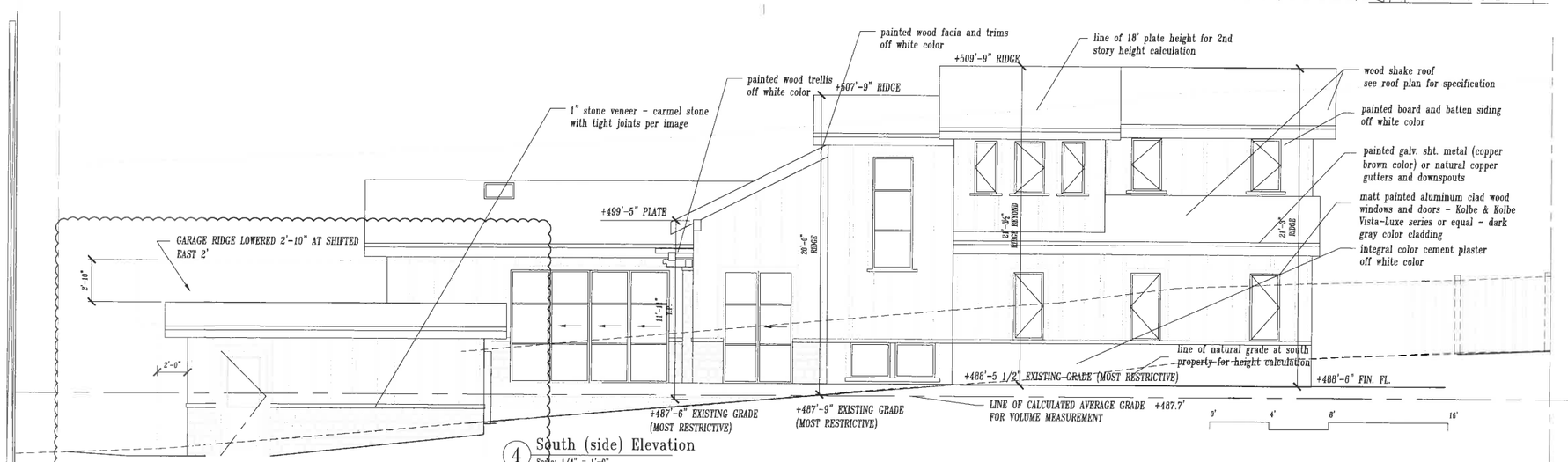
1 West (front) Elevation
Scale: 1/4" = 1'-0"



2 East (rear) Elevation
Scale: 1/4" = 1'-0"



3 North (side) Elevation
Scale: 1/4" = 1'-0"



4 South (side) Elevation
Scale: 1/4" = 1'-0"

	stucco - off white integral color smooth finish
	painted trim painted board & batten siding: off white
	exterior stone wall finish 1" veneer carmel stone with tight joints
	exterior clad aluminum wood windows and doors Kolbe and Kolbe Vista Luxe Series or equal 'Corbeau' (dark gray) cladding color
	cedar shake roof
	Board form concrete retaining walls facing side yards
	Copper gutters and downspouts (alternate painted to match copper color)
	board and batten cedar fencing - natural finish

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APN 010-185-015

Drawing Title

Exterior Elevations

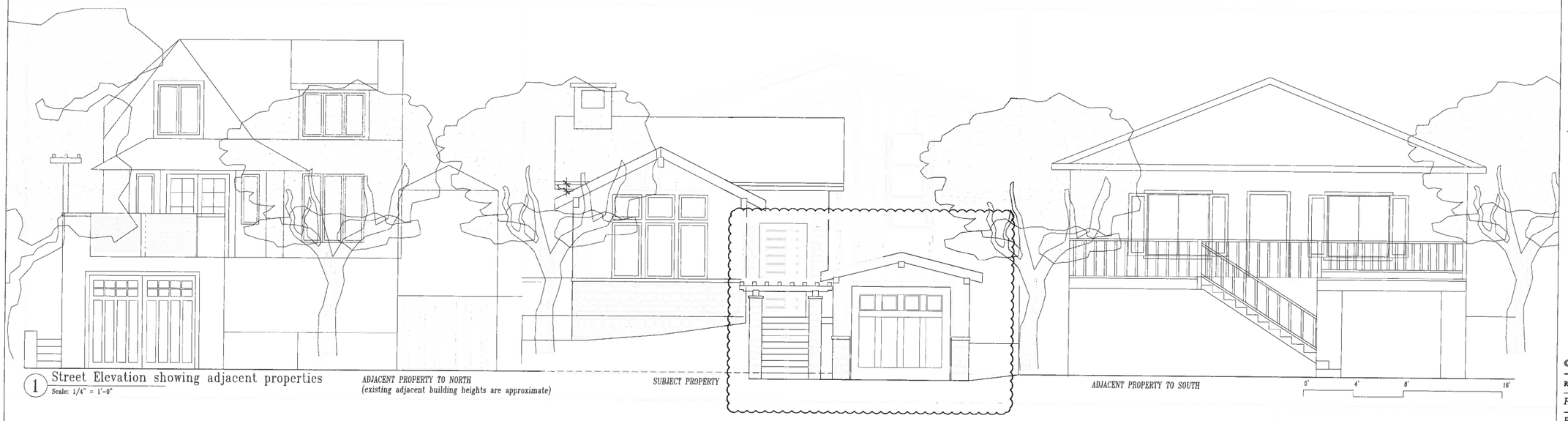
Scale 1/4"=1'-0"

Drawn By

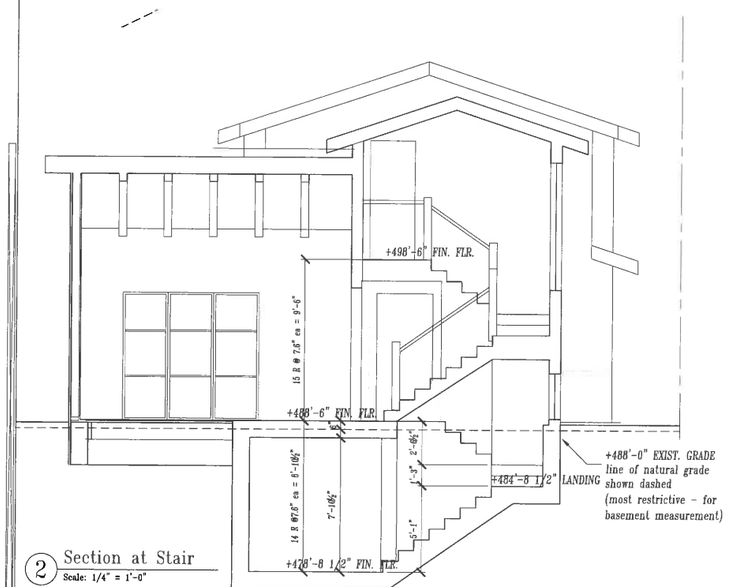
Job Number 2017-01

Drawing Number

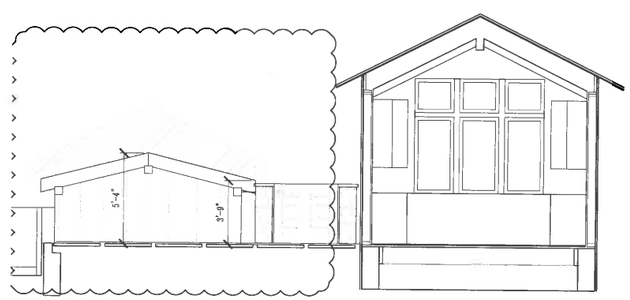
A4
63



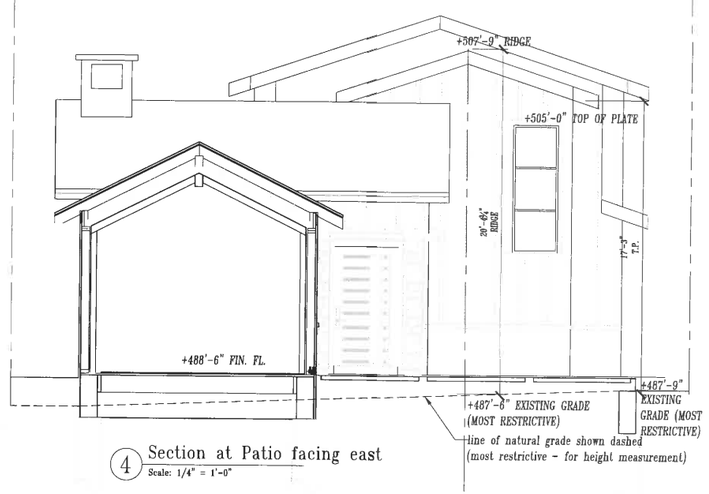
1 Street Elevation showing adjacent properties
Scale: 1/4" = 1'-0"



2 Section at Stair
Scale: 1/4" = 1'-0"



3 Section at Patio facing west
Scale: 1/4" = 1'-0"



4 Section at Patio facing east
Scale: 1/4" = 1'-0"

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Lot 8, Block E per R2

APN 010-185-015

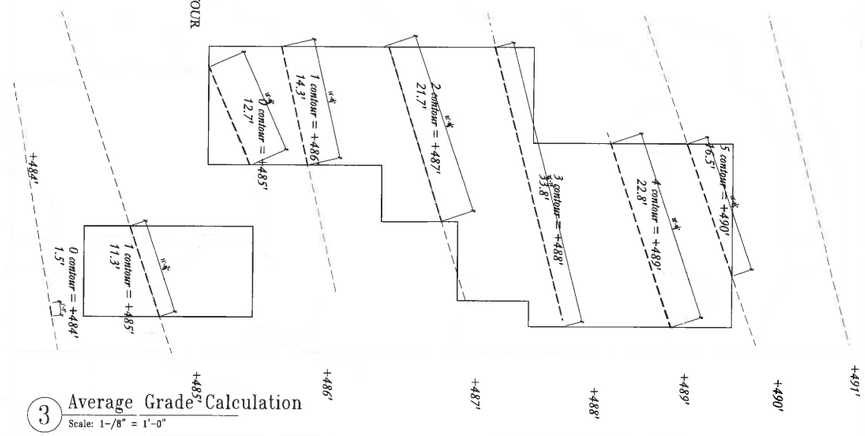
Drawing Title

Street Elevation & Sections

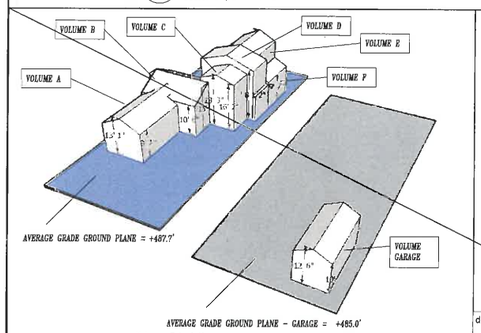
Scale 1/4"=1'-0"
Drawn By
Job Number 2017-01
Drawing Number

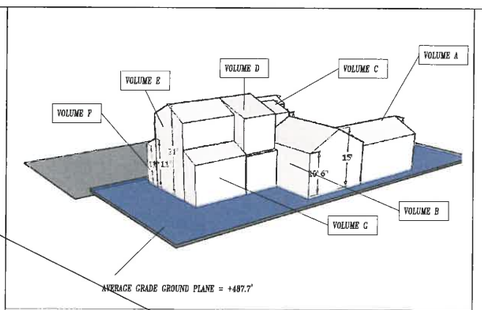
A5 64

average grade calculation									
house						garage			
grade elev	contour	length							
484	0		0						
485	0	12.7	0						
486	1	14.3	14.3						
487	2	21.7	43.4						
488	3	33.8	101.4						
489	4	22.8	91.2						
490	5	16.5	82.5						
491	6		0			484	0		
492	7					485	1	11.3	11.3
totals		121.8	332.8	2.7				11.3	11.3
average grade for house =			487.7			ave. grade for garage =			485.0



3 Average Grade Calculation
Scale: 1-/8" = 1'-0"





3 Volume Calculation
Scale: 1-/8" = 1'-0"

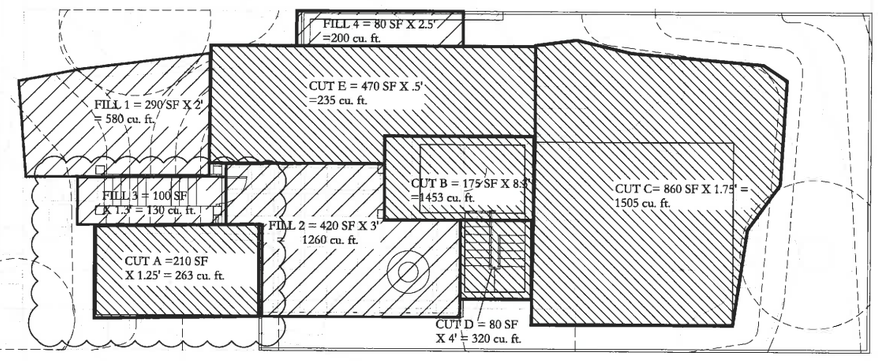
designed volume calculation per code:

HOUSE	LABEL	VOLUME	GARAGE
front - kitchen / dining	A	3306	
living/entry	B	6546	
stair	C	1990	
bath-closet	D	3993	
master bedroom	E	3545	
bedroom saddle n	F	750	
bedroom saddle s	G	750	
total		18880 CF	2150 CF

allowable volume calculation per code:

one story area	1230	12	14760
two story area	370	11	4070
total		18830 CF	2400 CF

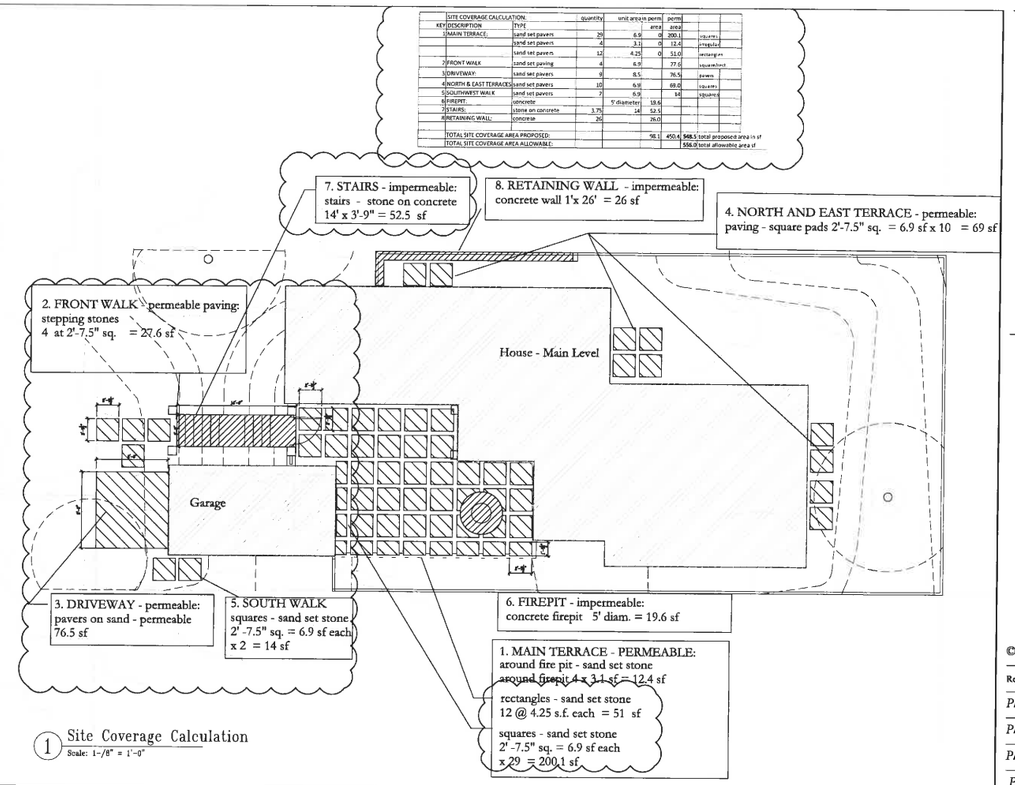
NOTE: VOLUME ANALYSIS HAS NOT BEEN UPDATED BUT VOLUME HAS DECREASED APPROXIMATELY 5% FROM PREVIOUS SUBMITTAL, THEREFORE VOLUME STILL COMPLIES WITH VOLUME LIMIT FOR SITE.



CUT AND FILL CALCULATION KEY					
key	CUT	area	ht	vol	
A	GARAGE	210	1.25	263	cu. Ft.
B	BASEMENT	175	8.3	1453	cu. Ft.
C	REAR	860	1.75	1505	cu. Ft.
D	STAIR	80	4	320	cu. Ft.
E	LIVING	470	0.5	235	cu. Ft.
	TOTAL			3540	cu. Ft. cut
	TOTAL CU. YD. CUT			131	cu. Yd. cut
key	FILL	area	ht	vol	
1	FRONT YD.	290	2	580	cu. Ft.
2	TERRACE	420	3	1260	cu. Ft.
3	EXT. STAIR	100	1.3	130	cu. Ft.
4	NORTH SIDE	80	2.5	200	cu. Ft.
	TOTAL			2170	cu. Ft. fill
	TOTAL CU. YD. FILL			80	cu. Yd. fill

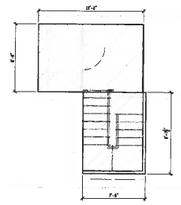
4 Preliminary Cut and Fill Calculation
Scale: 1/8" = 1'-0"

SITE COVERAGE CALCULATION:		quantity	unit area in perm		perm		
KEY	DESCRIPTION		TYPE		area	area	
1	MAIN TERRACE:	sand set pavers	29	6.9	d	200.1	square
		sand set pavers	4	3.1	0	12.4	irregular
		sand set pavers	12	4.25	0	51.0	rectangles
2	FRONT WALK	sand set paving	4	6.9		27.6	square/rect
3	DRIVEWAY:	sand set pavers	9	8.5		76.5	pavers
4	NORTH & EAST TERRACE	sand set pavers	10	6.9		69.0	squares
5	SOUTHWEST WALK	sand set pavers	7	6.9		48	squares
6	FIREPIT:	concrete		5' diameter		19.6	
7	STAIRS:	stone on concrete	3.75		14	52.5	
8	RETAINING WALL:	concrete	26			26.0	
	TOTAL SITE COVERAGE AREA PROPOSED:					561.1	450.6 568.5 total proposed area s sf
	TOTAL SITE COVERAGE AREA ALLOWABLE:						556.0 total allowable area sf

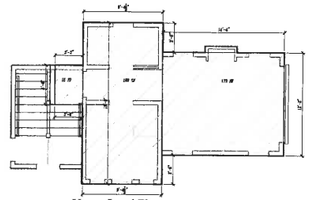


1 Site Coverage Calculation
Scale: 1-/8" = 1'-0"

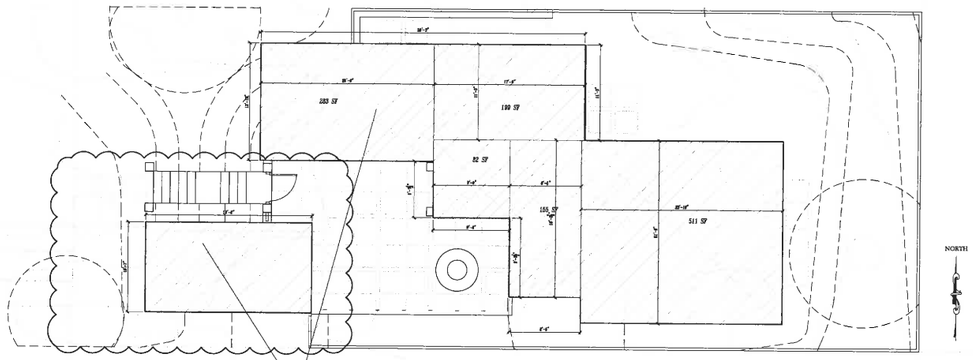
AREA SUMMARY	ALL AREAS IN SQUARE FEET					
FLOOR AREA:						
MAIN LEVEL:	1,230	199	82	155	511	283
UPPER LEVEL:	370	172	183	15		
GARAGE:	200					
TOTAL EXCLUDING BASEM	1,800					
BASEMENT:	99					
BASEMENT STAIR:	73					
TOTAL ALL AREAS:	1,972					



Basement Plan
99 SF
(73 SF stair)



Upper Level Plan
370 SF



First Floor Plan
1230 SF
Garage
200 SF

2 Floor Plan Area Calculation
Scale: 1/8" = 1'-0"

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APN 010-185-015

Drawing Title

Calculation Diagrams

Scale 1/8"=1'-0" AS NOTED

Drawn By

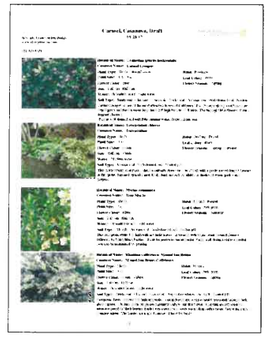
Job Number 2017-01

Drawing Number

A6

A - WALL MOUNT

B - POST MOUNT



LANDSCAPE LIGHTING SCHEDULE

SYMBOL	TYPE	MANUFACTURER / MODEL NUMBER	LAMP	FINISH	NOTES
⊖	A - WALL MOUNT	Seagull Lighting 853850 LEN-12	LED 9 Watt	Black	220 lumens equiv. Dark Sky Compliant
⊕	B - POST MOUNT	Jayce 18" tall Bronze Landscape light	LED 8 Watt	Bronze	200 lumens equiv. dark sky compliant

PLANTING LIST

A - Ground Cover - Dwarf Mat Rush, Slender Sedge

B - Ground Cover - Purple Carpet Creeping Thyme, Yerba Buena, Lippia

C - Shrub - Loropetalum, Carmel Creeper

D - Shrub - True Myrtle, Coffeeberry

E - Tall Shrub - Pittisporum or equal

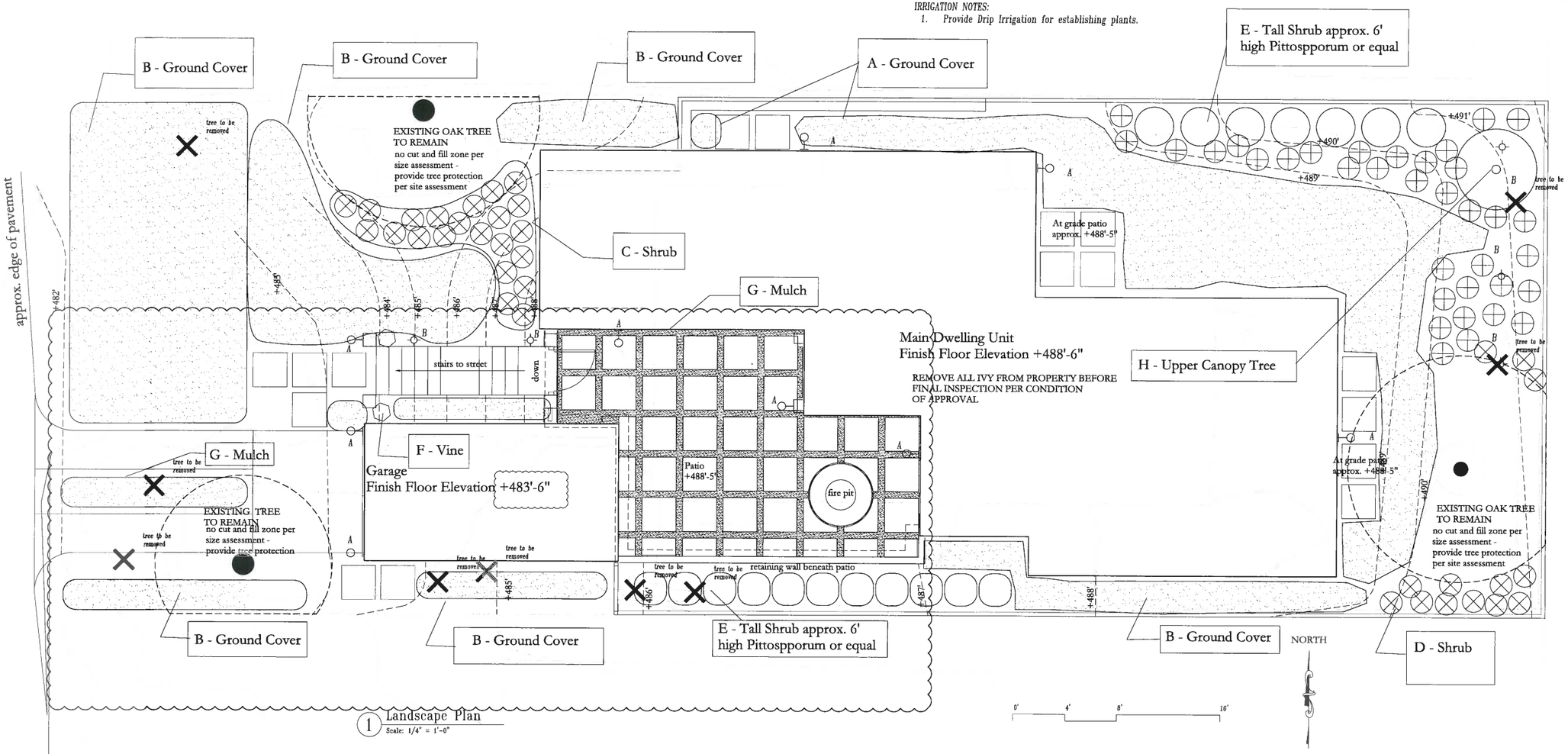
F - Vine - California Grape

G - mulch - Micromulch or equal

H - Upper Canopy Tree - Monterey Pine or equal

IRRIGATION NOTES:

1. Provide Drip Irrigation for establishing plants.



1 Landscape Plan
Scale: 1/4" = 1'-0"

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ALBRIGHT SOUZA
LANDSCAPE
DESIGN

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Drawing Title

Landscape
Plan

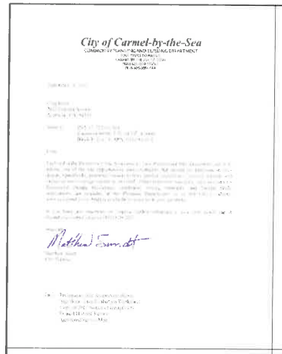
Scale 1/4"=1'-0"

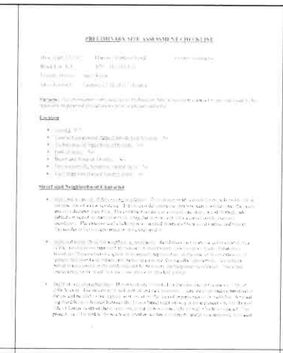
Drawn By

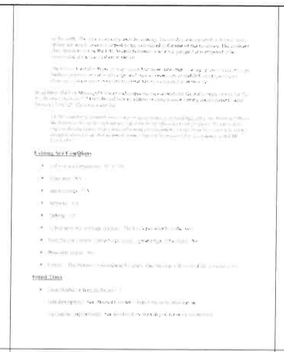
Job Number 2017-01

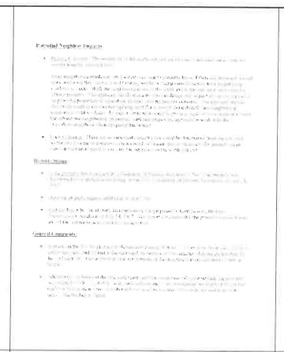
Drawing Number

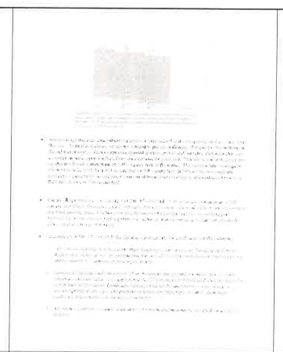
A7

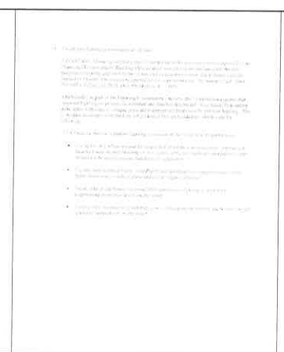


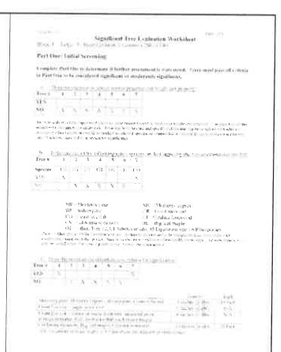


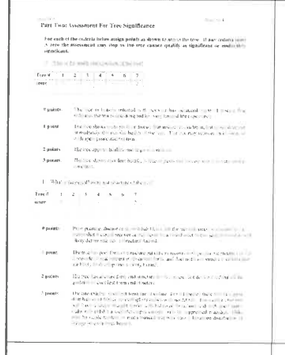


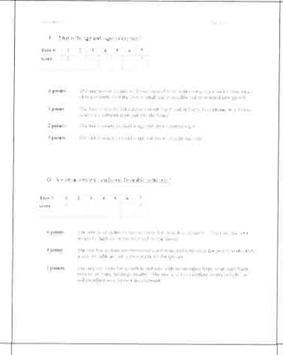


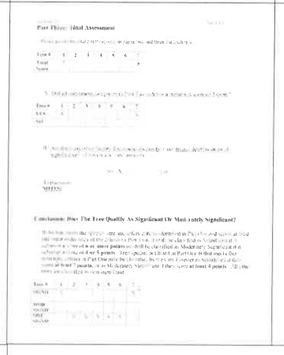


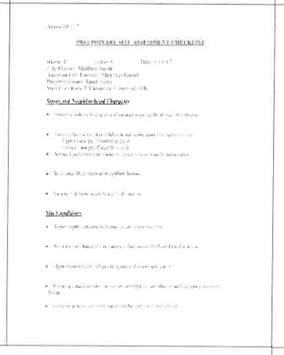


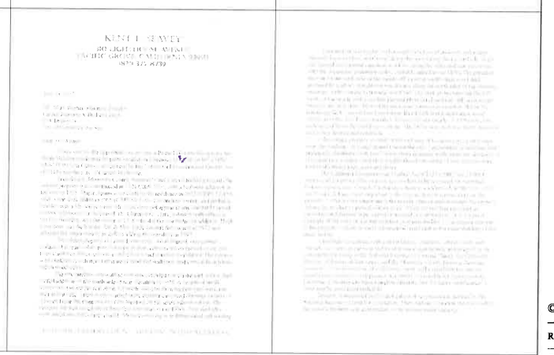


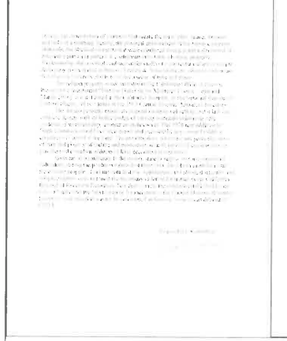


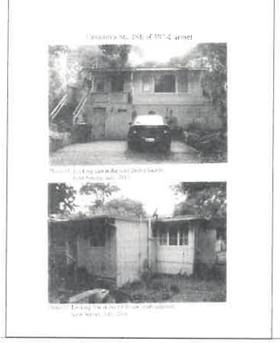


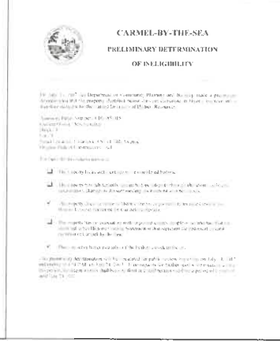


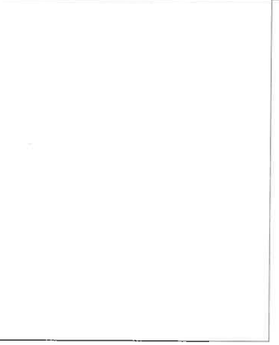


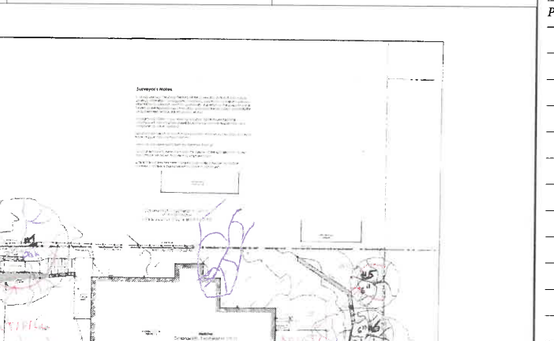












NORTH

1 Site Assessment
Scale: 1/4" = 1'-0"

GREG KLEIN
ARCHITECT

2622 Lincoln Avenue
Alameda, California 94501
510-459-6239
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LICENSED ARCHITECT
GREG KLEIN
NO. C 18073
Exp. 08/31/19
STATE OF CALIFORNIA

© Greg Klein Architect 2017

Revisions	Date
Planning Submittal	*09-29-17*

Carmel Residence
Casanova Street
3 SE of 10th Street

Carmel by the Sea, CA 93921
Lot 8, Block E per R2

APN 010-185-015

Drawing Title

Site Assessment

Scale	none
Drawn By	
Job Number	2017-01
Drawing Number	A8

Map Legend:

Basis of Bearings: The measured line between a 3/4" iron pipe and a 1" iron pipe with tag marked "PLS 8368" found on the westerly line of Monte Verde Street as shown on Corner Record No. 1795. Not shown on this map.

Horizontal Datum: Assumed.

Vertical Datum: Assumed.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations

Record Map References:

R1 = Grant Deed recorded July 21, 2017 as document no. 2017038595 of Official Records of Monterey County, State of California.

R2 = Map of Addition Number One to Carmel-by-the-Sea filed November 6, 1905 in Volume 1 of Maps "Cities & Towns" at Page 45-1/2 in the Monterey County Recorder's Office, State of California.

R3 = Corner Record #1795 filed on April 22, 2016 in the Monterey County Surveyor's Office, State of California.

AC = ASPHALT CONCRETE
AP = ANGLE POINT
BC = BRASS CAP OR BEGIN CURVE
BL = BIKE LANE
BLD = BUILDING
BLDR(S) = BOULDER(S)
BM = BENCHMARK
℄= BOUNDARY LINE
BTM/BOT = BOTTOM
BW = BACK OF WALK
℄= CENTERLINE
CATV = CABLE TV
CF = CURB FACE
CL = CENTERLINE
CUM=COLUMN
COMM = COMMUNICATIONS
CONC. = CONCRETE
COR = CORNER
C/O = CLEAN OUT
CP = CONTROL POINT
CTL = CONTROL
DG = DECOMPOSED GRANITE
DI = DROP INLET
D.L. = DRIP LINE (TREE)
DWY = DRIVEWAY
EM = ELECTRIC METER
EO = ELECTRIC OUTLET
ENG/ENGR = ENGINEER
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FD/FND = FOUND
FEN = FENCE
FEN-CL = CHAINLINK FENCE
FEN-GS = GRAPESTAKE FENCE
FEN-WI = WROUGHT IRON FENCE
FEN-WD = WOOD FENCE
FEN-WR = WIRE FENCE
FH = FIRE HYDRANT
FF = FINISHED FLOOR
FL = FLOW LINE
FNTN = FOUNTAIN
FS = FINISHED SURFACE
FW/FOW = FACE OF WALL
GAR = GARAGE
G/GRD = GROUND ELEV.
GB = GRADE BREAK
GM=GAS METER
GV = GAS VALVE
HC = HANDICAP
HDG = HEDGE
ICV = IRRIGATION CONTROL VALVE
I.P. = IRON PIPE
INT = INTERSECTION
IRR = IRRIGATION
L-T/L&T = LEAD & TAG
LDG/LNDG = LANDING
LIP = EDGE OF CONC GUTTER
LS = LAND SURVEYOR
LT = LIGHT
M-T/M&T = MAG NAIL & TAG
MAG = MAG NAIL
MKD = MARKED
MON = MONUMENT
N-T/N&T = NAIL & TAG
NG = NATURAL GRADE
OPN = OPEN
P= POOL
PLTR = PLANTER
PP = POWER/UTILITY POLE
PTH = PATH
PTO = PATIO
RCE = REGISTERED CIVIL ENGINEER
RCK = ROCK
RDG = RIDGE
ROW = RIGHT OF WAY
RSCO = SEWER CLEAN OUT
SDMH = STORM DRAIN MANHOLE
SDWK = SIDEWALK
SMH = SEWER MANHOLE
SPK = SPIKE
STC = STUCCO
STN = STONE
STP = STEP
ST LT = STREET LIGHT
STRP = STRIPE
SWL = SWALE
TC = TOP OF CURB
TCN = TOP OF CONCRETE
TEL/TELCO= TELEPHONE
TG = TOP OF GRATE
TOP = TOP OF SLOPE
TOE = TOE OF SLOPE
TW/TOW = TOP OF WALL
UTIL = UTILITY
WL = WATER LINE
WLK = SIDEWALK
WM = WATER METER
WV = WATER VALVE

△ CONTROL POINT
G GAS METER
SEWER CLEAN OUT
UTILITY POLE
W WATER METER

Typical tree notation. Indicates a cypress tree with a 36" trunk diameter (inner circle) with a 40' diameter canopy (outer tree symbol)

INDICATES MONUMENT FOUND AS NOTED
PARCEL BOUNDARY
ADJOINING PARCEL BOUNDARY
RIGHT OF WAY

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geology information, underground conditions, easements, zoning or regulatory information or any other items not specifically requested by the property owner. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

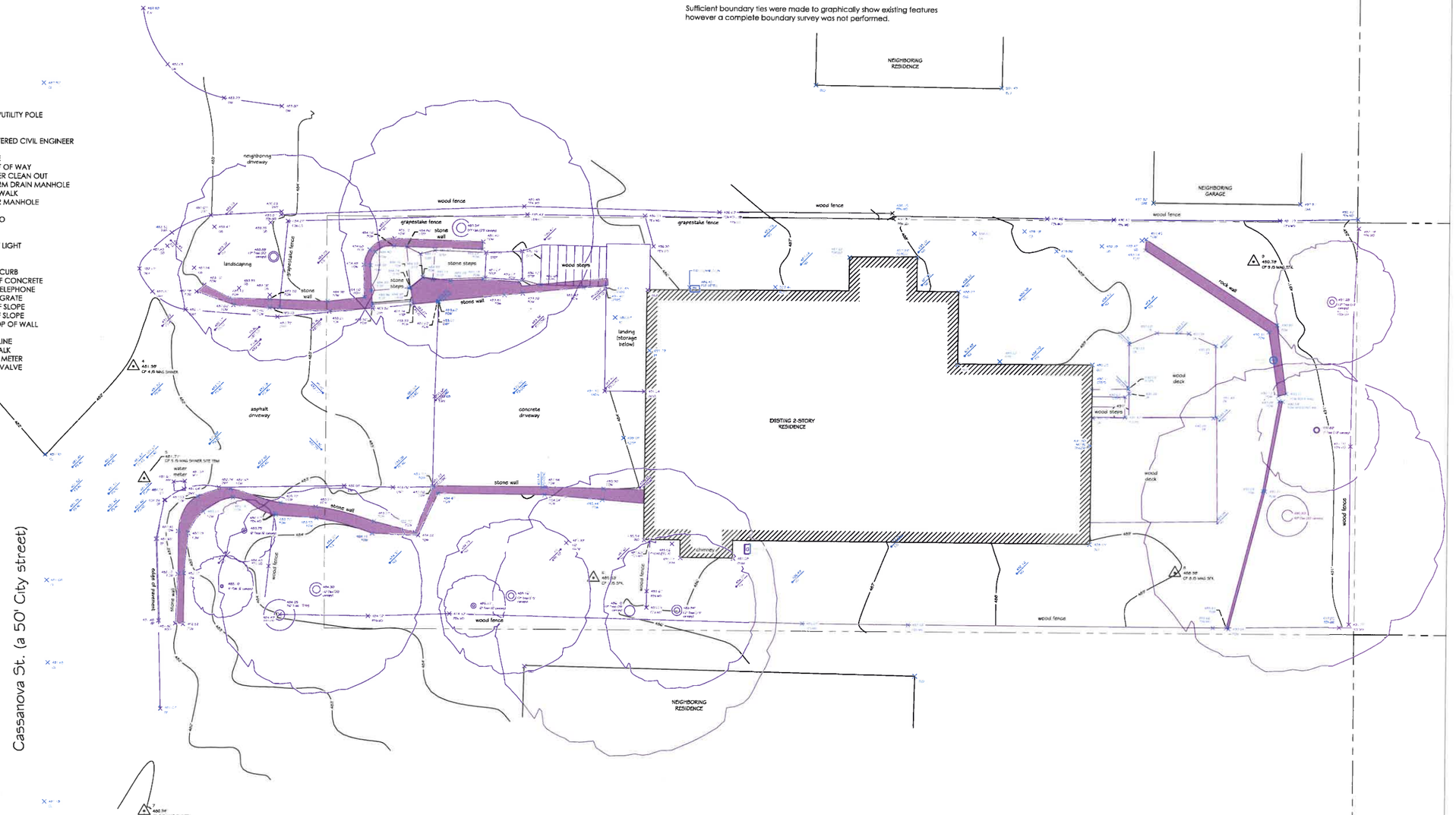
Underground utilities, if any, were not located. Information regarding underground utility locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an arbitrarily assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (+) marks the horizontal position of the spot elevation shown. Tree symbols are drawn to scale only approximately.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.



1" = 5'
0' 5' 10' 15'

LICENSED LAND SURVEYOR
GORDON A. HUMENIK
No. 9119
EXP. 08/30/2018
STATE OF CALIFORNIA

DRAWING REVISIONS:
August 2017 - ORIGINAL SURVEY

Topographic Survey

Prepared For: Ryan Melcher
Requested By: Dave Pond, DPC Services, Inc.

August 2017

Rasmussen Land Surveying, Inc.

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

January 10, 2018

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, AICP, Community Planning and Building Director

Submitted by: Marnie R. Waffle, Senior Planner

Subject: Consideration of a Final Design Study (DS 17-212) and associated Coastal Development Permit for a second story addition to an existing single story residence located in the Single-Family Residential (R-1) Zoning District

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Application: DS 17-212 **APN:** 009-132-007
Location: Torres Street 3 NW of 1st Avenue
Block: 7 **Lot**: 5
Applicant: R. Terence Budden **Property Owner:** R. Terence & Nancy Ann Budden

EXECUTIVE SUMMARY

The applicant is proposing to construct a 442-square foot second story addition to an existing 1,315-square foot single story residence. The project also includes, an 80-square foot uncovered roof deck; a reduction in existing site coverage including the replacement of an existing 360-square foot concrete driveway with paver on concrete wheel strips totaling 104 square feet; replacement of an existing grape stake fence along the northern property line with a 6-foot high fence in the side yard and a 4-foot high fence in the front yard; and, installation of a 2x12 wood border around the rear yard and up to 10-inches of fill to reduce the average slope to less than 30%. The project is located on Torres Street, 3 northwest of 1st Avenue in the R-1 Single Family Residential District. This application has been scheduled for a final details review.

RECOMMENDATION

Approve Design Study (DS 17-212) and associated Coastal Development Permit subject to the attached Findings for Approval and Conditions of Approval.

BACKGROUND AND PROJECT DESCRIPTION

The property is a 4,000 square foot lot with an existing 1,315-square foot single story residence and 275-square foot elevated deck at the rear of the residence. The property slopes slightly from north to south and more significantly from east to west. The rear half of the property has an average slope of 35%; portions of the rear yard are proposed to be filled with up to 10

inches of soil to bring the slope below 30%.

The existing single story residence has a stucco exterior, stone wainscot, and two projecting bay windows along the east elevation facing Torres Street. The gabled roof is finished with wood shakes and contains three skylights. Parking is provided by a 270-square foot attached single-car garage that is set back 40 feet from the front property line. The existing concrete driveway is 360 square feet.

The applicant has submitted plans for the construction of a 442-square foot second story addition and an 80-square foot uncovered roof deck. In order to increase floor area, existing site coverage will be brought into compliance and the slope of the rear yard will be reduced to less than 30%.

PROJECT DATA FOR A 4,000-SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,315 SF	1,757 SF
Site Coverage	396 SF / 556 SF	957 SF	556 SF
Trees	3 Upper / 1 Lower (recommended)	2 Upper / 0 Lower	2 Upper / 1 Lower
Ridge Height (1st/2nd)	18’ / 24’ max.	17’-6” / NA	17’-6” / **24’-9 ½”**
Plate Height (1st/2nd)	12’ / 18’ max.	13’-6” / NA	13’ / 18’
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15-feet	15-feet	No Change
Composite Side Yard	10-feet (25%)	15-feet	13-feet
Minimum Side Yard	3-feet	3-feet	No Change
Rear	15-feet (3-feet if bldg. <15’)	36-feet	No Change

STAFF ANALYSIS

Previous Hearing: Below is a summary of the recommendations/draft conditions that were discussed at the December 13, 2017 Planning Commission meeting followed by staff’s analysis of how each item has been addressed.

1. *Per the recommendation of the Assistant City Forester, the applicant shall plant one lower canopy tree on the property to achieve the tree density required by the City’s Municipal Code. The selection of the trees shall be reviewed and approved by the City Forester prior to the issuance of a Building Permit.*

Staff Analysis: In order to achieve the recommended tree density standards set forth in the City’s Municipal Code, the applicant is required to plant one, lower canopy on the property.

The tree species and the location where the tree will be planted will be reviewed and approved by the City Forester prior to the issuance of a Building Permit. The project has been conditioned accordingly.

2. *All existing right-of-way encroachments shall be completely removed and the area returned to a natural state prior to final inspection.*

Staff Analysis: On December 27, 2017 the applicant submitted an Encroachment Permit for the right-of-way encroachments. The application will be reviewed by the City Administrator. The project has been conditioned that all encroachments be removed prior to final inspection unless otherwise approved through an Encroachment Permit.

3. *The maximum ridge height of the second floor addition shall be reduced to no more than 24-feet.*

Staff Analysis: The applicant provided an additional elevation reference point to demonstrate that the project, as proposed, will not exceed the maximum allowed building height of 24 feet.

4. *The applicant shall revise the design of the second story as directed by the Planning Commission in order to address issues raised in the staff report pertaining to the front elevation and potential neighbor impacts.*

Staff Analysis: At the concept review hearing in December, the applicant provided a modified design of the second story addition to address potential impacts to the north neighbor. The revisions included, reducing the size of the addition from 470 square feet to 442 square feet; setting back the addition an additional 2 feet from the north (side) property line; and, replacing a proposed side gable roof with a shed roof. The changes addressed the concerns expressed by the neighbor to the north as well as the issues raised in the staff report pertaining to the front elevation.

5. *The story poles and netting shall be revised consistent with the project plans dated received December 11, 2017. The railing of the roof deck shall be clearly delineated with story poles and/or netting. Refer to the adopted Story Pole Policy for installation requirements.*

Staff Analysis: The applicant has revised the story poles to reflect the revisions that have been made to the project.

6. *Provide a detail of the roof deck railing and identify the dimensions and materials proposed.*

Staff Analysis: At the concept review hearing in December, the neighbor two properties south of the project site expressed potential privacy concerns regarding the proposed 80 square foot roof deck. The applicant has provided a photograph from the rooftop in the approximate location where the roof deck would be placed (refer to Attachment D). Additionally, the applicant worked with the neighbor allowing her access to the project site to further evaluate the potential privacy impact. The neighbor is satisfied that there will be no privacy impact to her property and has signed a statement acknowledging this (refer to Attachment E.

A detail of the deck railing is shown on Sheet A3 of the project plans. The railing would be constructed of redwood with ½ inch copper tubing spaced less than 4 inches apart. The total height of the railing would be 42 inches.

Finish Details: The proposed addition would have a stucco exterior to match the existing residence. The new wood windows would match existing wood windows and the new roof would match the existing wood shake roof. In staff's opinion, with the application of conditions of approval, the project is consistent with the Residential Design Guidelines Final Details Review.

Environmental Review: The application qualifies for a Class 1 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines. Class 1 exemptions include additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed addition is 442 square feet and represents a 34 percent increase of floor area and therefore qualifies for a Class 1 exemption.

ATTACHMENTS

- Attachment A – Findings for Approval
- Attachment B – Conditions of Approval
- Attachment C – Project Plans
- Attachment D – Rooftop Photograph
- Attachment E – South Neighbor (Fradin) Acknowledgement

Attachment A – Findings for Final Acceptance

FINDINGS REQUIRED FOR FINAL DESIGN STUDY ACCEPTANCE (CMC 17.64.080 and LUP Policy P1-45)

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

Final Details Phase Approval (17.64.080.B)	**YES**	**NO**
1. 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.	✓	
2. 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.	✓	
3. 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.	✓	
4. 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.	✓	
Findings for Design Review Approval (CMC 17.58.060.B)	**Yes**	**No**
1. Conform to the applicable policies of the General Plan and the Local Coastal Program.	✓	
2. Comply with all applicable provisions of this code.	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	
Additional Findings for Design Study Approval (CMC 17.58.060.C)	**Yes**	**No**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.	✓	
2. The project contributes to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping.	✓	
3. The project is compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.	✓	
4. The project maintains the City's principles of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.	✓	

5. The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements and in the detailing of doors, windows, roofs and walkways.	✓	
6. Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.	✓	
7. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.	✓	
8. All demolitions, remodels, and substantial alterations are consistent with the following findings: a. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's design objectives. b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale. c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. d. 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 moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back a minimum of six feet from significant trees.	✓	
Findings Required for Approval of Deviations from Design Guidelines (CMC 17.58.060.D)	**Yes**	**No**
1. 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)	**Yes**	**No**
1. Local Coastal Program Consistency: The project conforms to 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 B – Conditions of Approval

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** Approval of Design Study (DS 17-212) authorizes a 442-square foot second story addition and 80-square foot roof deck on an existing single-story residence.	✓
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the local R-1 District. All adopted building and fire codes shall be adhered to in preparing the construction drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time construction plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	**Permit Validity.** 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.	**Landscape Plan.** All new landscaping shall be shown on a landscape plan and shall be submitted to the Department of Community Planning & Building and to the City Forester prior to the issuance of a building permit. The landscape plan shall comply with the landscaping standards contained in the Zoning Code, including but not limited to, the following: 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 comply with 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.	**Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate. All remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	**Significant Trees.** 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.	**Water Use.** Approval of this application does not permit an increase in water use on the project site. If the Monterey Peninsula Water Management District determines that the project would result in an increase in water use beyond the maximum units allowed for the site, this approval will be scheduled for reconsideration and appropriate findings shall be prepared for consideration by the Planning Commission.	✓
8.	**Modifications.** The applicant shall submit in writing to the Community Planning & 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 with the approved plans prior to final inspection.	✓
9.	**Exterior Lighting.** Exterior lighting shall be limited to 25 watts or less (incandescent equivalent of 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 of 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✓
10.	**Skylights.** All skylights shall be equipped with 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.	**Stone Facades.** 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.	**Unclad Wood Frame Windows.** 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 prohibited.	✓
13.	**Indemnification.** 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.	**Driveway.** 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.	**Volume Study.** This project is subject to a volume study.	✓
16.	**Variance.** Approval of this Design Study shall be valid only with approval of a Variance.	**N/A**
17.	**Hazardous Materials Waste Survey.** 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.	**Storm Water Drainage Plan.** The applicant shall include a storm water drainage plan with the construction drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and shall demonstrate that all drainage will be retained 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.	**Archaeological Report.** 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.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Department of Community Planning & Building 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	✓

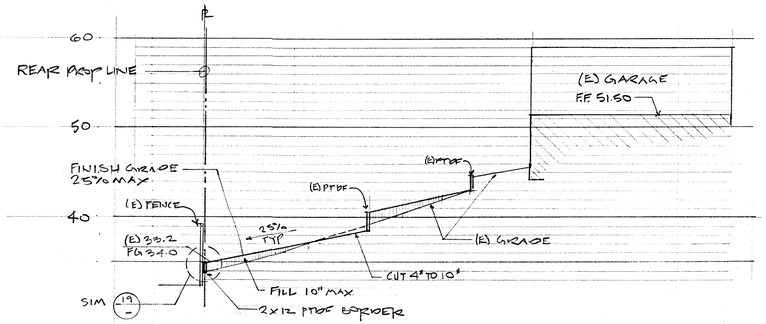
	California Public Resources Code (PRC) Section 5097.98.	
20.	**Truck Haul Route.** Prior to Building Permit issuance, the applicant shall submit for City review and approval (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments), a truck-haul route and any necessary temporary traffic control measures for any grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
21.	**Conditions of Approval.** These conditions of approval shall be printed on a full-size sheet and included with the construction drawings submitted to the Building Department.	✓
22.	**USA North 811.** Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing any excavation or digging. No digging or excavation is authorized to occur on-site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
No.	**Special Conditions**	
23.	**Tree Planting Required.** Per the recommendation of the Assistant City Forester, the applicant shall plant one lower canopy tree on the property to achieve the tree density required by the City's Municipal Code. The selection of the trees shall be reviewed and approved by the City Forester prior to the issuance of a Building Permit.	✓
24.	**Right-of-Way Encroachments.** All existing right-of-way encroachments shall be completely removed and the area returned to a natural state prior to final inspection unless otherwise approved through an Encroachment Permit.	✓
25.	**Volume Option for Additions.** The applicant shall work with staff to modify the addition to comply with volume standards.	✓

***Acknowledgement and acceptance of conditions of approval.**

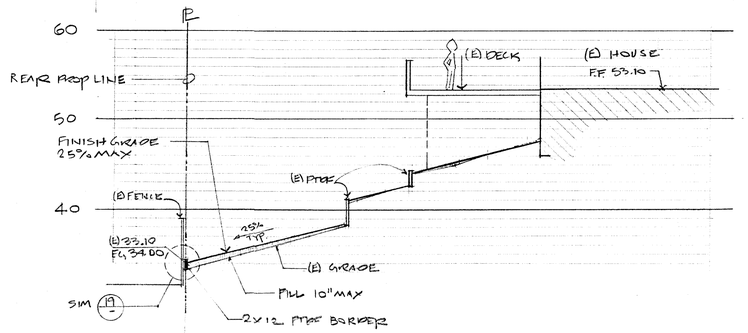
_____ _____ _____

Property Owner Signature Printed Name Date

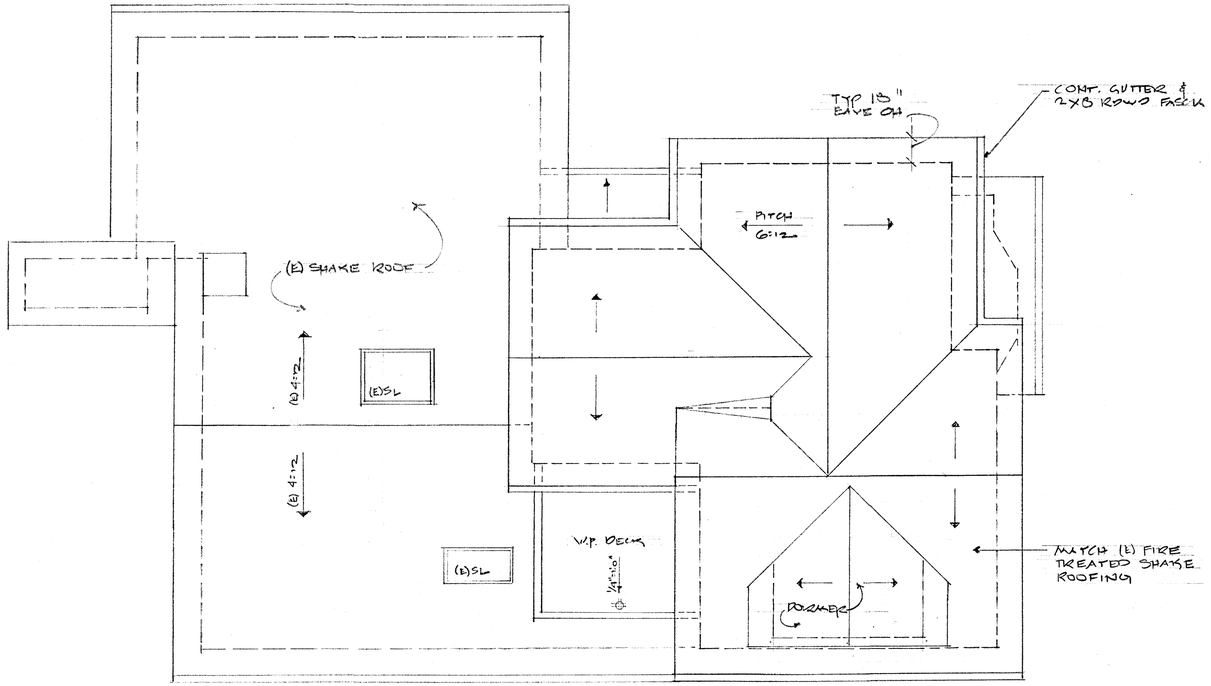
Once signed, please return to the Community Planning & Building Department.



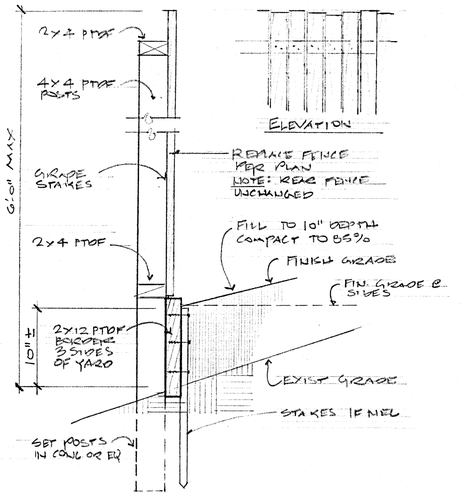
CROSS SECTION BACK YARD 1/8"=1'-0" A



CROSS SECTION BACK YARD 1/8"=1'-0" B



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



FENCE & 2X12 BORDER 1/2"=1'-0" C

FLOOR AREA RATIO "PROPOSED"

RESIDENCE: (E) 1ST STORY	1045	SF
ADD. 2ND STORY	470	
TOTAL LIVING	1515	
EXIST. GARAGE	270	
TOTAL FLOORAREA	1785	
LOT AREA	4000	

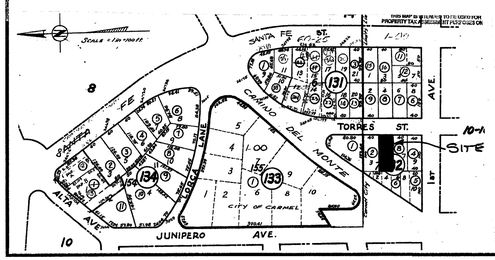
= 44%

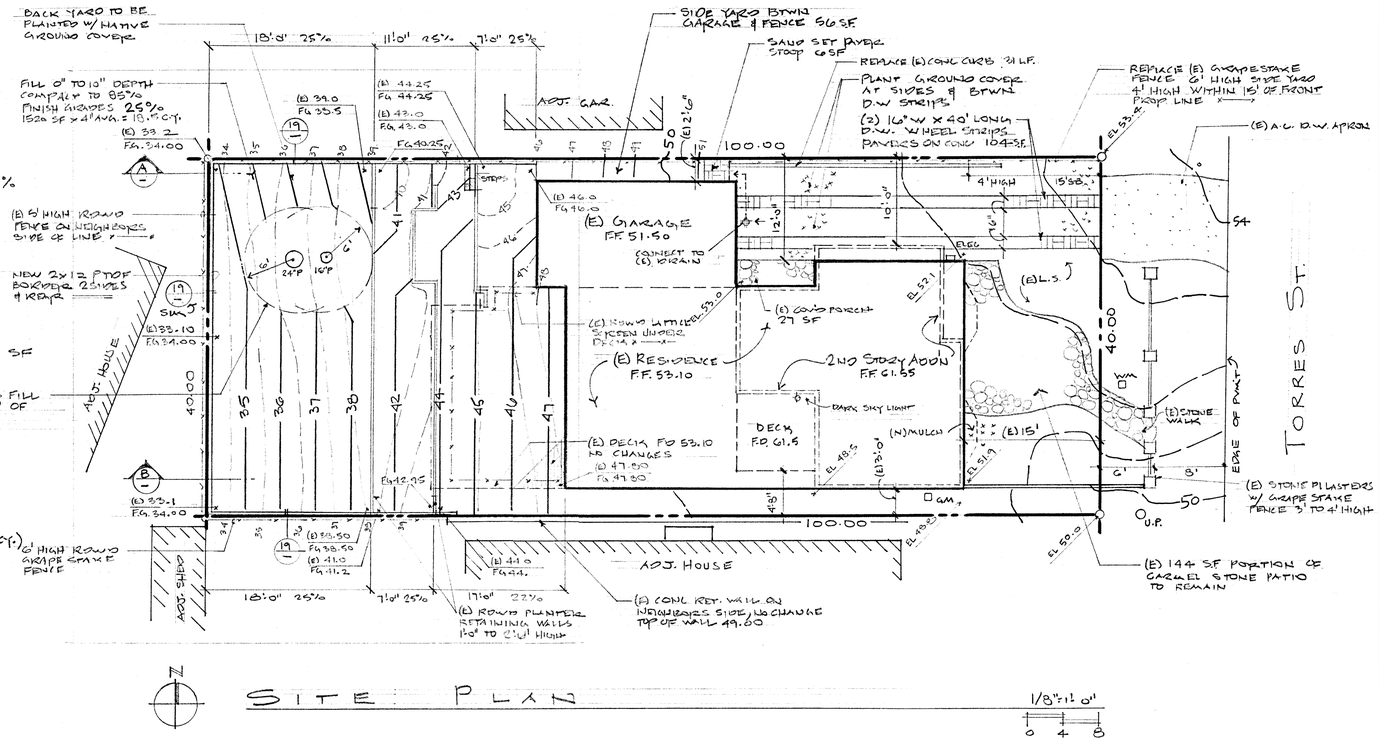
LAND COVERAGE "PROPOSED"

DESCRIPTION	PERM.	IM-PERM.
(E) COV'D ENT. PORCH		27
(E) BACK DECK-ROUND	275	
(E) STONE PATIO REMAINING		144
NEW PAVER DW. STRIPS		104
PAVER STOOP	6	
TOTAL	281 +	275 = 556 SF

NOTES

1. SEE SH #D1 FOR (E) SITE PLAN & TAKE DOWN
2. NO GRADING, (EXCEPT MINOR FINISH GRADING 18.5 C.Y.)
3. NO TREE REMOVAL
4. NO NEW LANDSCAPE PLANTS U.O.N.
5. ——— DENOTES (E) CONTOURS
   ——— DENOTES FINISH CONTOURS
6. (E) = EXISTING
7. FG = FINISH GRADE





N

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

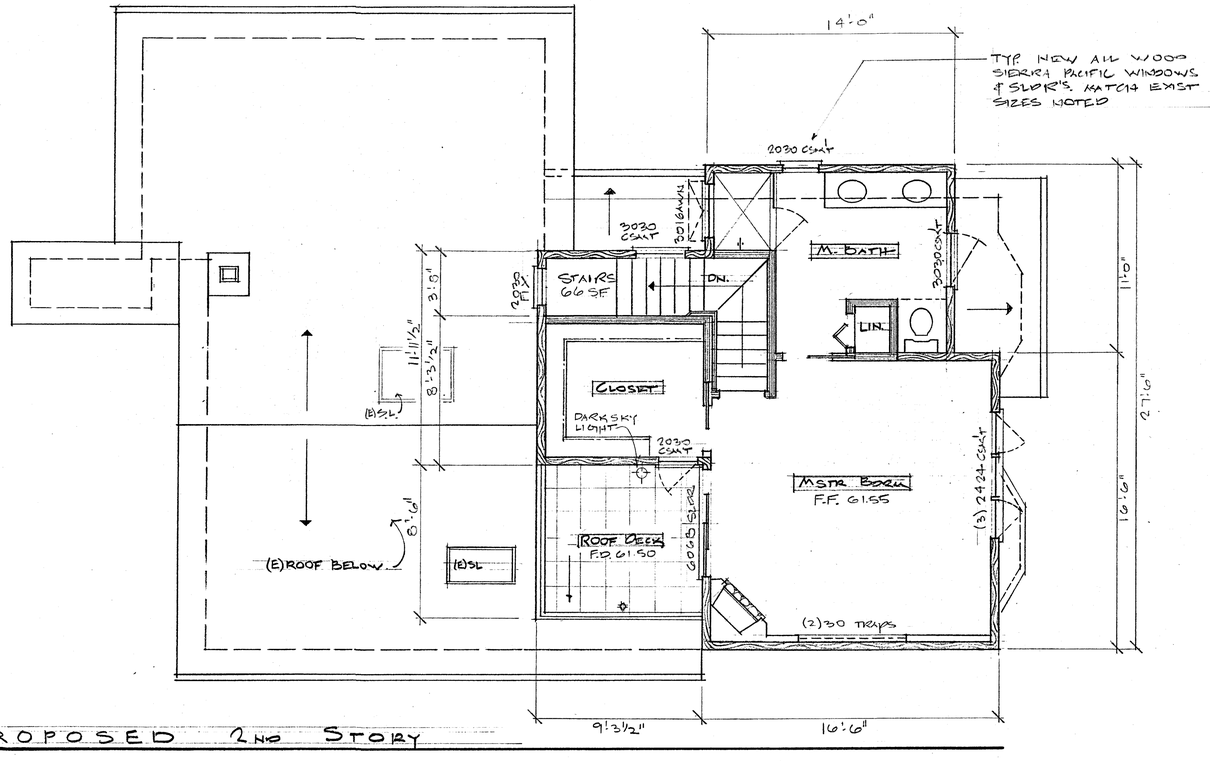
0 4 8

REVISIONS	BY
6.7.17	D
6.8.17	D
9.26.17	D
10.2.17	D

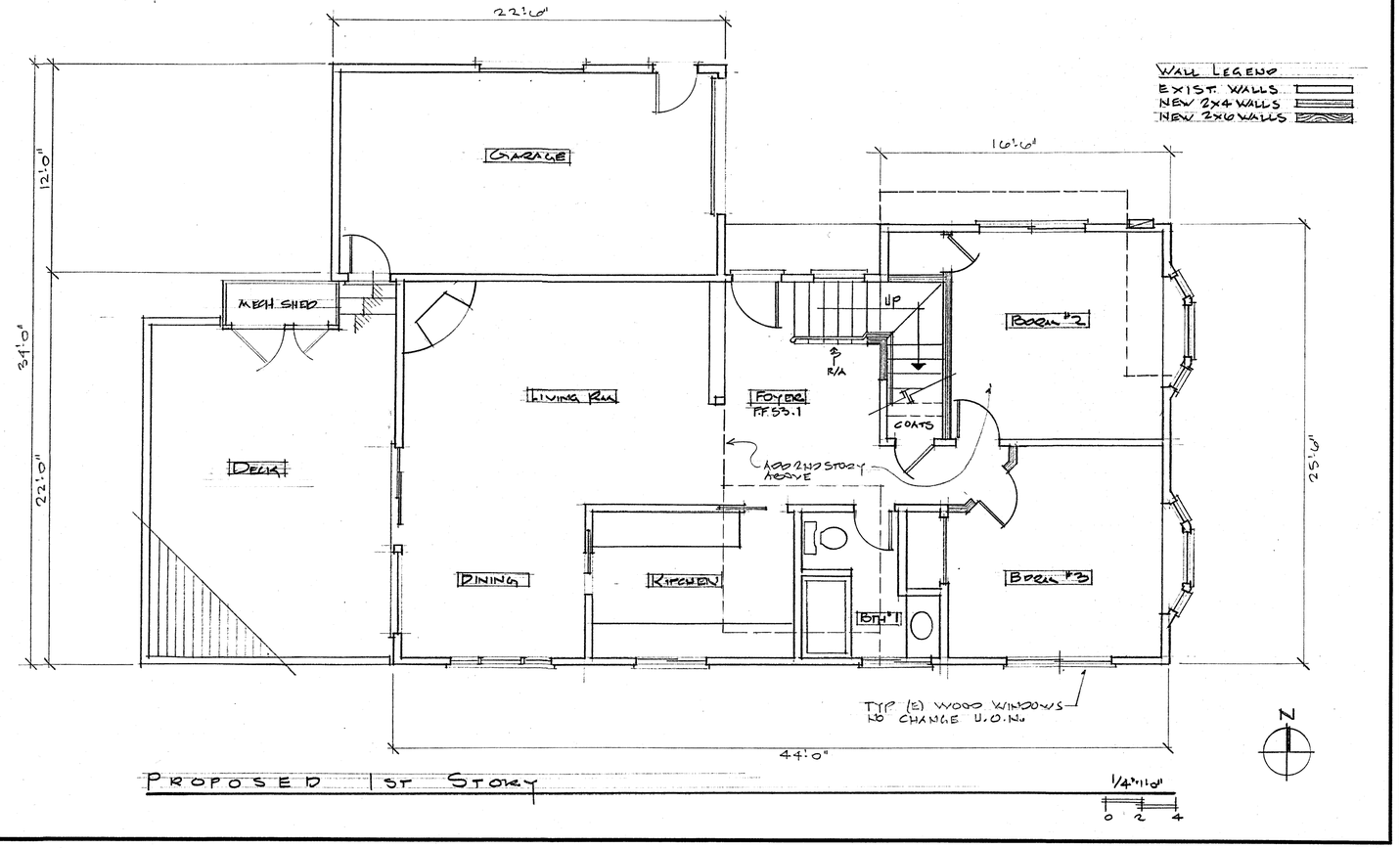
draftact
BUILDING DESIGN & CONSULTING
2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940
(831) 646-5588 FAX 646-5589

BUDDEN RESIDENCE
TORRES 3 N/W OF FIRST
CARMEL-BY-THE-SEA
BLOCK 7, LOT 5 APN: 009-132-007-000
PHONE: 713 806-2534

Date	5.30.17
Scale	
Drawn	
Job	26 2017
Sheet	A1
Of	Sheets



PROPOSED 2ND STORY



PROPOSED 1ST STORY

REVISIONS	BY
6.7.17	D
6.8.17	D

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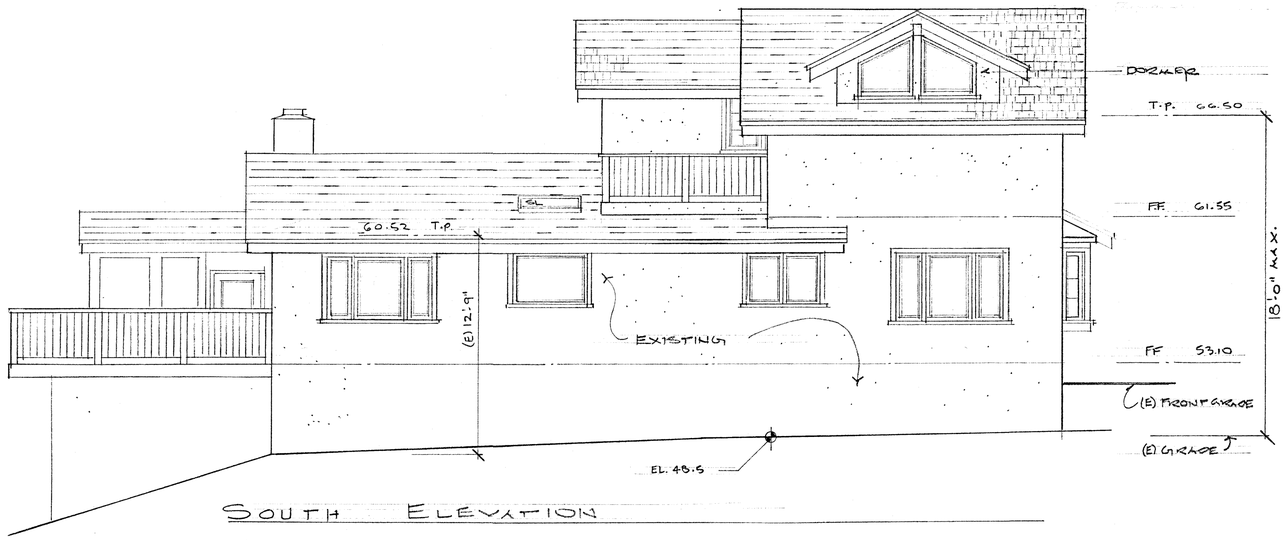
BUILDING DESIGN & CONSULTING
2150 GARDEN RD. SUITE B5 / MONTEREY, CA. 93940
(831) 648-5988 FAX 648-5988

BUDDEN RESIDENCE
TORRES 3 N/W OF FIRST
CARMEL-BY-THE-SEA
BLOCK 7, LOT 5 APN: 009-132-007-000
PHONE: 713 806-2534

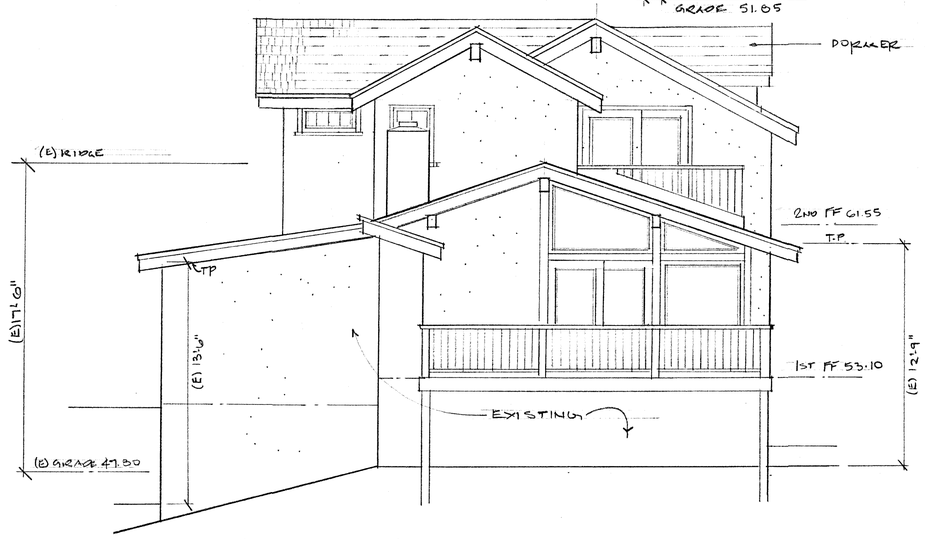
Date	5.30.17
Scale	1/4"=1'-0"
Drawn	
Job	26.2017
Sheet	A2
Of	Sheets

24 X 36 CLEARPRINTS



SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION

EAST ELEVATION TYP 1/4"=1'-0"

REVISIONS	BY
6.7.17	D
6.8.17	D

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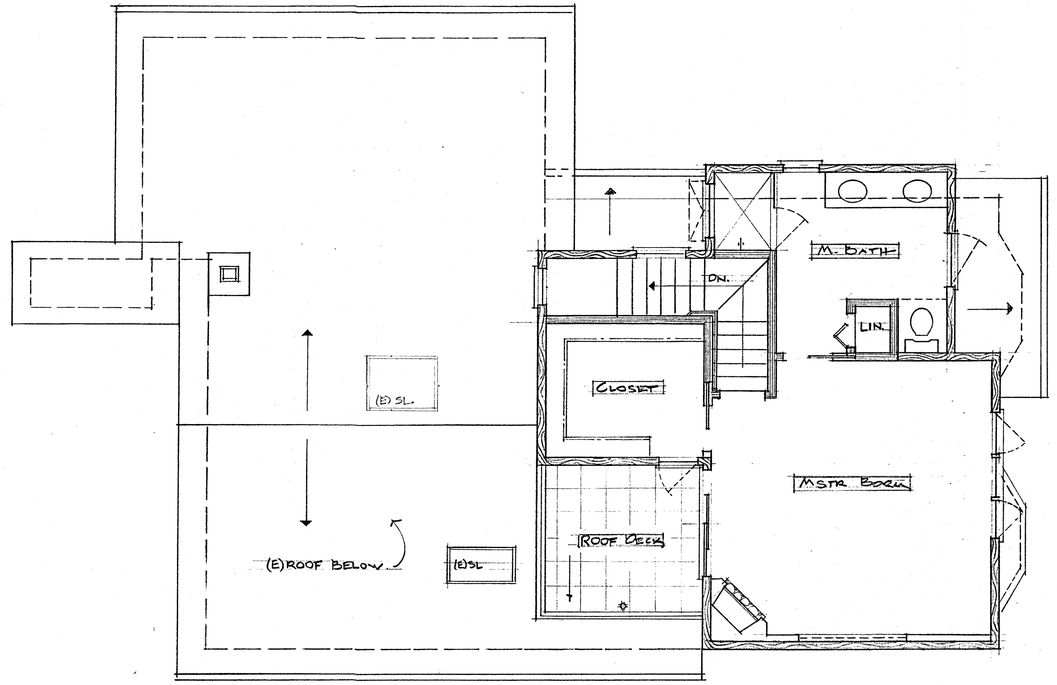
BUDDEN RESIDENCE
TORRES 3 N/W OF FIRST
CARMEL-BY-THE-SEA
BLOCK 7, LOT 5 APN: 009-132-007-000
PHONE: 713 806-2534

Date	5.30.17
Scale	
Drawn	
Job	26 2017
Sheet	A3
Of	Sheets

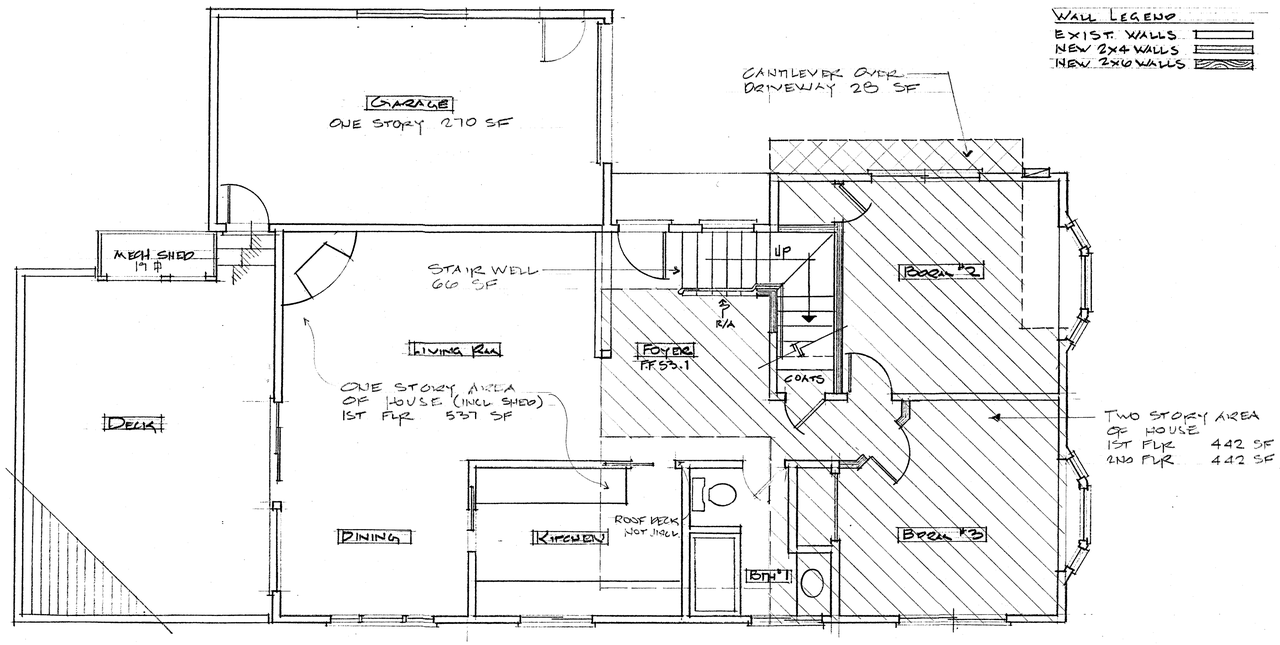
24 X 36 CLEARPRINT®



PROPOSED 2ND STORY

FLOOR LEVEL TABULATIONS

(E) HOUSE ONE STORY AREA 4:12	537 SF	
(E) GARAGE ONE STORY AREA 2:12	270	
2ND STORY CANTILEVER AREA 6:12	*28	
TOTAL ONE STORY	835	↓
(E) HOUSE TWO STORY AREA 1ST FLR	442 SF	
2ND STORY TWO STORY AREA 6:12	*442	
STAIR WELL TWO STORY AREA 6:12	66	
TOTAL TWO STORY	950	↓
TOTAL FLOOR AREA	1785 SF	



PROPOSED 1ST STORY

1/4"=1'-0"

BUILDING DESIGN & CONSULTING
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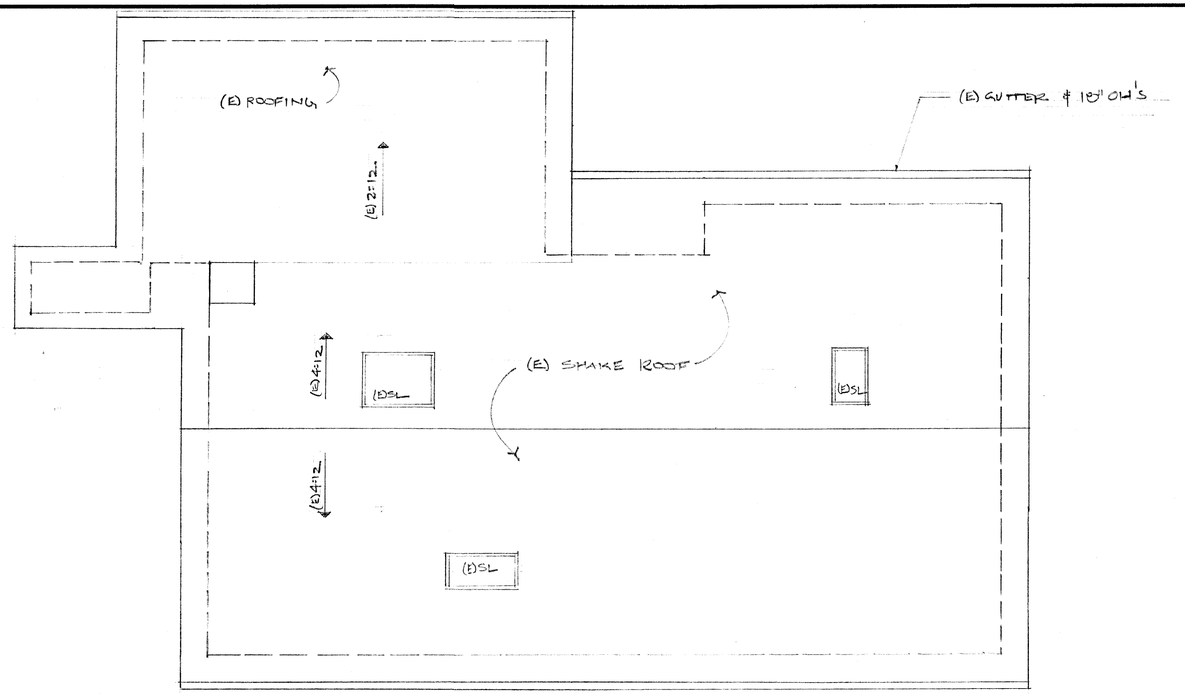
2150 GARDEN RD., SUITE B5 / MONTEREY, CA. 93940
(831) 646-9986 FAX 646-9988

REVISIONS	BY
6-8-17	D

BUDDEN RESIDENCE
TORRES 3 N/W OF FIRST
CARMEL-BY-THE-SEA
BLOCK 7, LOT 5 APN: 009-132-007-000
PHONE: 713 806-2534

Date	5-30-17
Scale	
Drawn	
Job	26-2017
Sheet	A4
Of	Sheets

24 X 36 CLEARPRINT®



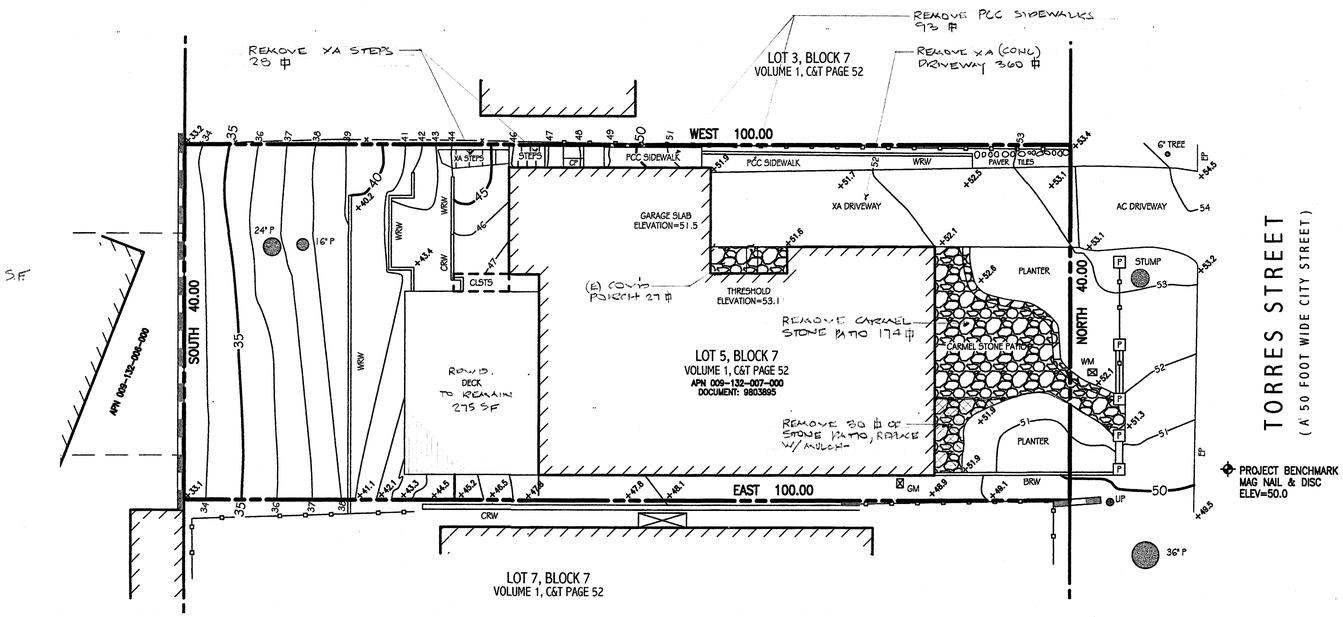
EXISTING ROOF PLAN

1/4"=1'0"

0 2 4

EXISTING LAND COVERAGE

DESCRIPTION	PERM.	IM-PERM.
PCC SIDEWALK		93
XA STEPS		28
XA DRIVEWAY		360
COVD FRONT PORCH		27
CARMEL STONE PATIO		174
ROWD DECK	275	
TOTAL	275 +	682 = 957 SF



EXISTING SITE PLAN W/ TAKE DOWN

1/8"=1'0"

0 4 8

REVISIONS	BY
6.7.17	D
6.8.17	D

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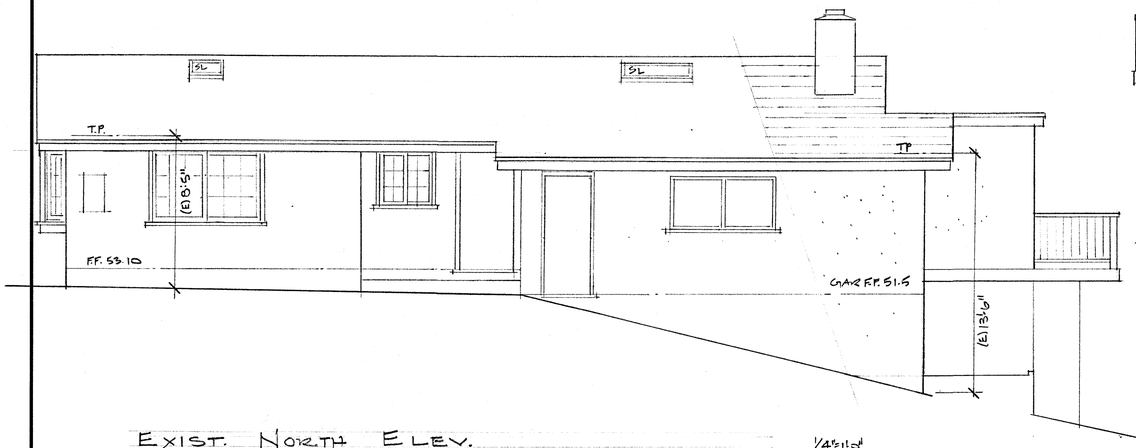
BUILDING DESIGN & CONSULTING
2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940
(831) 646-5986 FAX 646-5988

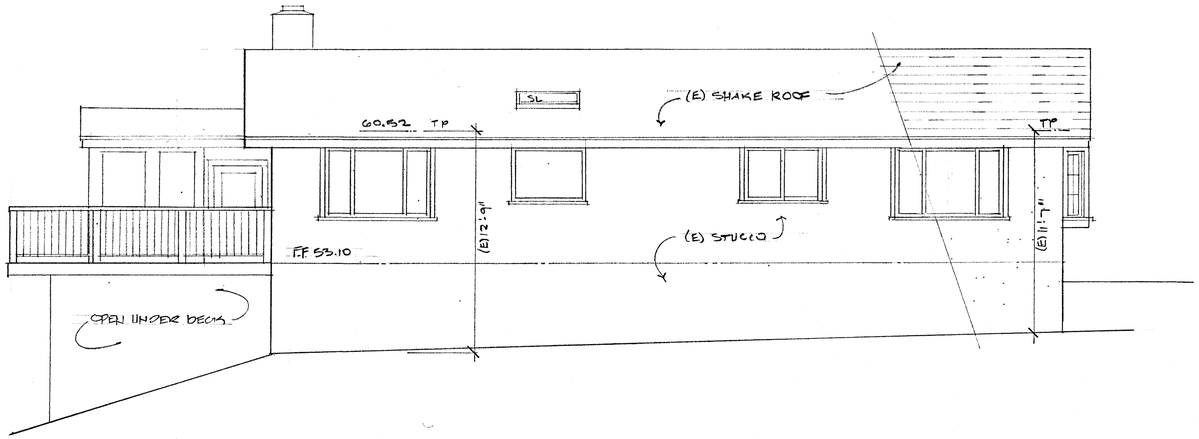
BUDDEN RESIDENCE
TORRES 3 N/W OF FIRST
CARMEL-BY-THE-SEA
BLOCK 7, LOT 5 APN: 009-132-007-000
PHONE: 713 806-2534

Date	5.2.17
Scale	
Drawn	
Job	26 2017
Sheet	D1
Of	2 Sheets

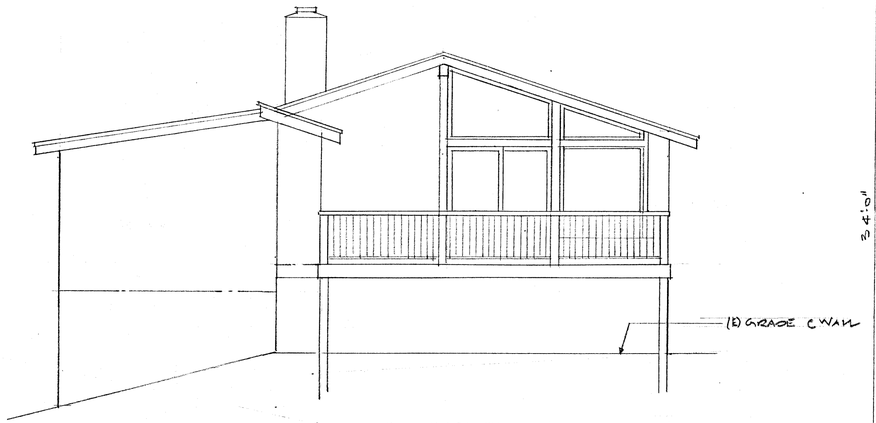
24 X 36 CLEARPRINT®



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

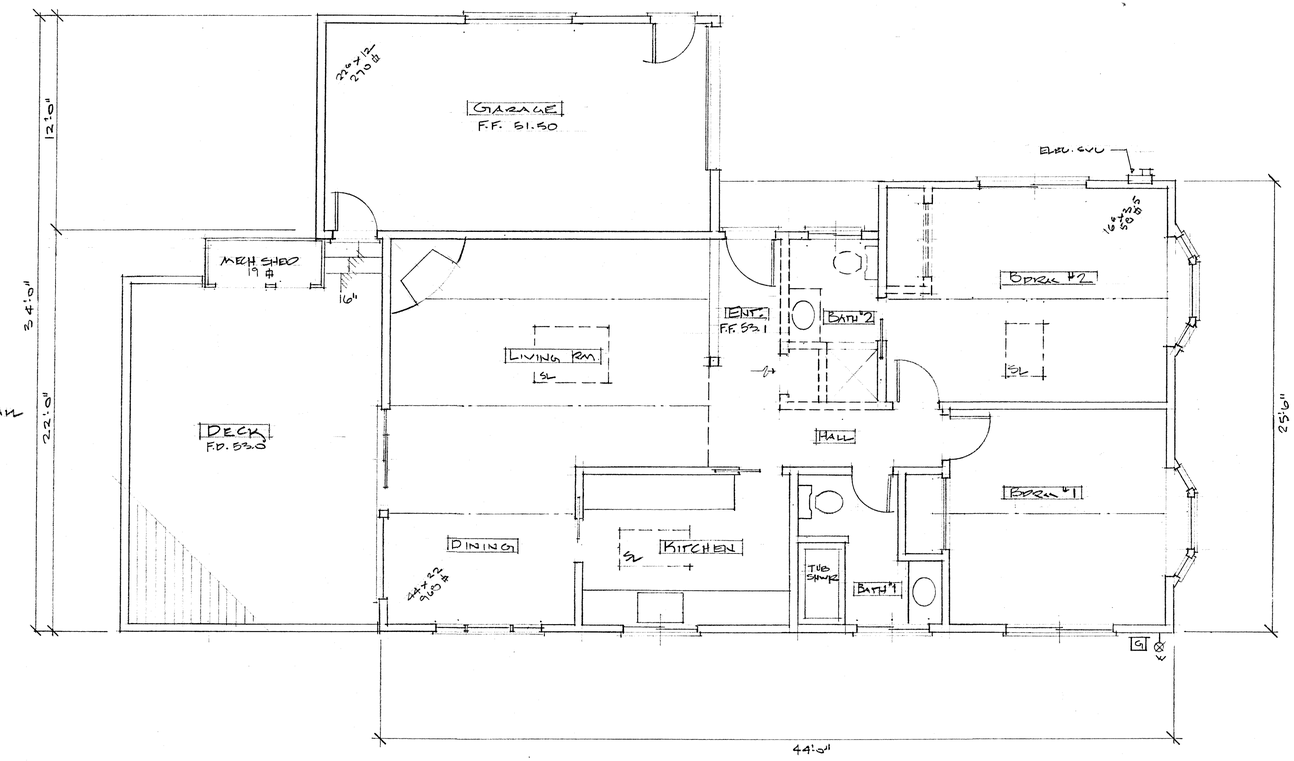


EXIST. SOUTH ELEV. 1/4"=1'-0"



EXIST. WEST ELEV. 1/4"=1'-0"

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



WALL LEGEND
EXIST. WALLS
EXIST. WALLS TO REMOVE

EXIST. FLOOR PLAN W/ TAKE DOWN 1/4"=1'-0"

0 2 4

REVISIONS	BY
6.7.17	D
6.8.17	D

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BUILDING DESIGN & CONSULTING
2161 GARDEN RD., SUITE B3 / MONTEREY, CA. 93940
(831) 642-9580 FAX 642-9588

BUDDEN RESIDENCE
TORRES 3 N/W OF FIRST
CARMEL-BY-THE-SEA
BLOCK 7, LOT 5 APN: 009-132-007-000
PHONE: 713 806-2534

Date	5.30.17
Scale	
Drawn	
Job	26-2017
Sheet	D2
Of	Sheets

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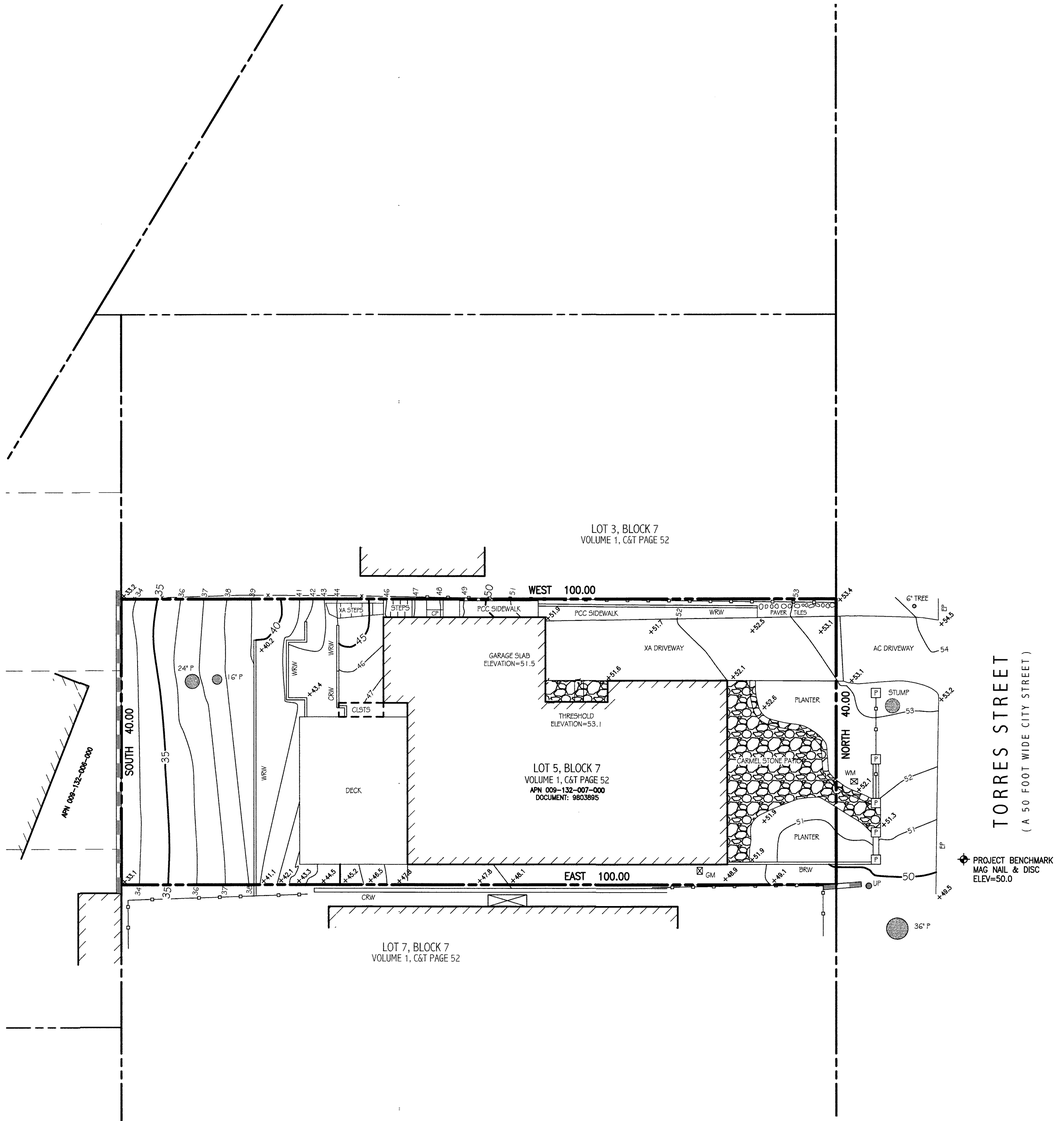
LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- PROJECT BENCHMARK
- SURVEY CONTROL POINT
- 50 CONTOUR (MAJOR)
- CONTOUR (MINOR)
- GB GRADEBREAK
- EP EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER BACK OF CURB
- SIDEWALK BACK OF SIDEWALK
- DRIVEWAY EDGE OF DRIVEWAY
- FLOWLINE FLOWLINE
- BUILDING BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- DECK DECK
- CONC PAD CONCRETE PAD
- STEP STEP
- PLANTER PLANTER
- W WATER LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- SS SANITARY SEWER LINE
- MH SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN-OUT
- SD STORM DRAIN
- MH STORM DRAIN MANHOLE
- AD AREA DRAIN
- CB STORM DRAIN CATCH BASIN
- E ELECTRIC LINE
- UP UTILITY POLE
- GW GUY WIRE
- EV ELECTRIC VAULT
- UV UTILITY VAULT
- EM ELECTRIC METER
- SL STREET LIGHT
- LP LAMP POST
- G GAS LINE
- GM GAS METER
- T TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX

- WOOD FENCE
- IVY COVERED FENCE
- CHAIN LINK FENCE
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
- BLOCK WALL BLOCK RETAINING WALL
- ROCK WALL ROCK RETAINING WALL
- STACKED BLOCK WALL
- BRICK WALKWAY/PATIO
- CARMEL STONE
- PCC WALKWAY/PATIO
- DISABLED PARKING
- P STANDARD PARKING STALL
- AC ASPHALT CONCRETE
- CS CARMEL STONE
- CW CONCRETE WALL
- CP CONCRETE PAD
- CLOSTS CLOSETS
- XA EXPOSED AGGREGATE
- HDPE HIGH DENSITY POLY ETHYLENE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- BRW BRICK RETAINING WALL
- CRW CONRETE RETAINING WALL
- WRW WOOD RETAINING WALL
- EDGE OF FOLIAGE
- 12" T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- R REDWOOD
- T TREE
- +48.9 SPOT ELEVATION



SCALE: 1"=10'

0 10 20 30 40

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE SOUTHEASTERLY 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, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY.
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 (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
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 APRIL OF 2017.

RECORD DESCRIPTION:

Per DOCUMENT: 9803895

LOT 5, IN BLOCK 7 AS SHOWN ON THE MAP ENTITLED, "MAP OF CARMEL CITY ..." FILED IN VOLUME 1 OF MAPS, CITIES AND TOWNS, AT PAGE 52.

A.P.N 009-132-007-000

PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR.
Exp. 12-31-17
No. 8368
STATE OF CALIFORNIA

TOPOGRAPHIC SITE SURVEY

AT

at Torres Street 3 NW of First Avenue

per

DOCUMENT: 9803895

APN 009-132-007-000

PREPARED FOR

Terence Budden

BY

LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

SCALE: 1"=10'	PROJECT No. 1871	APRIL 24, 2017
CITY OF CARMEL	COUNTY OF MONTEREY	STATE OF CALIFORNIA

ONE SHEET ONLY

R. Terence Budden
Torres 3NW of First
Carmel, CA 93921

Robin Fradin
Torres 1NW of First
Carmel, CA 93921

January 2, 2018

Marnie R. Waffle
Senior Planner, City of Carmel by the Sea
P O Box CC
Carmel, CA 93921

RE: Neighbor No Privacy Impact Acknowledgement (South side)
Design Study DS 17-212 (Budden)

Dear Ms Waffle:

This letter serves as an acknowledgement between R. Terence Budden and Robin Fradin of Torres St, Carmel, regarding Design Study DS 17-212 (Budden).

Robin Fradin and R. Terence Budden concur that the proposed second story deck addition at Torres 3NW of First, Carmel, CA 93921 contains no privacy issues for the Fradin residence at Torres 1NW of First St.

R. Terence Budden
Date 1/2/2018

Robin Fradin
Date 1/2/2018

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

January 10, 2018

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, AICP, Community Planning and Building Director

Submitted by: Marnie R. Waffle, Senior Planner

Subject: Consideration of a Final Design Study (DS 17-294) and associated Coastal Development Permit for the demolition of an existing single-family residence and the construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District.

Application: DS 17-294 **APN:** 010-022-013
Location: Guadalupe, 4 NE of 3rd
Block: 22 **Lot**: 14
Applicant: Jeff Crocket **Property Owner:** Jeraslav & Janna Stepanek

EXECUTIVE SUMMARY

The applicant is requesting approval of a Final Design Study and associated Coastal Development Permit for the demolition of an existing single family residence and detached garage and the construction of a new single family residence with attached garage in the R-1 Single Family Residential District. The project is located on Guadalupe Street, 4 northeast of 3rd Avenue.

RECOMMENDATION

Approve Design Study (DS 17-294) and associated Coastal Development Permit subject to the attached Findings for Approval and Conditions of Approval.

BACKGROUND AND PROJECT DESCRIPTION

The project site is currently developed with a one-story residence and a detached garage located at the rear of the lot. The property is 4,000 square feet in size and contains one tree. The applicant is proposing to demolish the existing single family residence and construct a new, 1,800-square foot single family residence. The proposed residence will be one-story and includes 1,524 square feet of living space, a 276-square foot attached garage, and 556 square feet of site coverage.

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,100 SF (28%)	1,800 SF (45%)
Site Coverage	396 SF/556 SF	612 SF	556 SF
Trees (Upper/Lower)	3/1	0/1	1/1
Ridge Height (1st/2nd)	18'/24'	N/A	17'-6"
Plate Height (1st/2nd)	12'/18'	N/A	9'
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	23'-6"	15'
Composite Side Yard	10' (25%)	11'	10'
Minimum Side Yard	3'	3'	3'
Rear	15'/3'*	29'	5'

*The rear setback is three feet for those portions of structures less than 15 feet in height.

STAFF ANALYSIS

Previous Hearing: Below is a summary of the recommendations/draft conditions that were discussed at the November 8, 2017 Planning Commission meeting followed by staff's analysis of how each item has been addressed.

1. *The applicant shall plant one, upper canopy on the site. The location is subject to review and approval of the City Forester.*

Staff Analysis: In order to achieve the tree density required by the City's Municipal Code, the applicant is required to plant one, upper canopy on the property. The tree species and the location where the tree will be planted will be reviewed and approved by the City Forester prior to the issuance of a Building Permit. The project has been conditioned accordingly.

2. *The applicant shall reduce the driveway width to 9-feet and shall remove the gravel driveway within the City Right-of-Way.*

Staff Analysis: As shown on Sheets A1 and C-1 of the revised project plans, the applicant has reduced the width of the driveway to 9 feet and has replaced the gravel in the City right-of-way with asphalt.

3. *The proposed 8-foot by 20-foot parking area north of the driveway within the City Right-of-Way shall remain natural soil or covered with shredded bark or wood chips.*

Staff Analysis: As shown on Sheet A1 of the revised project plans, the applicant is proposing wood chips for the 8-foot by 20-foot parking area within the City's right-of-way.

4. *The design shall be revised to eliminate the bay windows that encroach into the composite side-yard setback.*

Staff Analysis: The applicant has removed all projecting bay windows that were encroaching into the composite side-yard setback. Two bay windows remain, one on the front of the residence and the other on the north elevation where the composite side-yard setback is greater.

5. *The applicant shall submit a grading plan with the final design submittal.*

Staff Analysis: As shown on Sheet C-1, the applicant has provided a preliminary grading plan. The plan has been reviewed by the Public Works Department and was found to be adequate.

6. *The applicant shall work with the neighbor to the south on the design of the shared fence along the project's southern property line.*

Staff Analysis: The applicant met with the south neighbor to discuss the design of the shared property line fence. As shown on Sheet A1 of the revised plans, the applicant is proposing a 5- to 6-foot high grape stake fence along the southern property line. The 5-foot section would begin at the garage and end at the beginning of the private patio (approximately 38 feet). At the patio, the height of the fence would increase to 6 feet for the remainder of the side yard (approximately 47 feet). The height of the fence has been staked and flagged and is under review by the neighbor. A photograph of the fence design that was discussed between the applicant and the neighbor is included as Attachment D. The height of the fence would be taller from the property to the south due to the existing topography. Carmel Municipal Code Section 17.10.030.E.1 allows the Planning Commission to authorize fences taller than 6 feet in the side yard. Fence height is measured from the lowest adjacent finished grade. Special Condition No. 26 has been included requiring a fence detail be submitted with the construction drawings.

The neighbor still has concerns regarding the proposed patio being located across from the bedroom windows of his residence and the potential noise impacts. The 250-square foot patio is setback 5 feet from the side lot line with the exception of a low seat wall that is located within the setback. As noted above, the applicant is proposing to raise the height of the shared property line fence at the patio to 6 feet. The Planning Commission should consider whether the additional height is adequate to address any potential noise impacts.

7. *The window along the south elevation at the garage shall be moved to the north elevation of the garage.*

Staff Analysis: The applicant has removed the projecting bay window on the south elevation at the garage and is proposing two, 2-foot 6-inch fixed windows with obscure glass. No new windows are proposed on the north elevation of the garage.

8. *The applicant shall not use gravel for any portion of the driveway, on-site or off-site.*

Staff Analysis: The applicant has removed all references to gravel in the plans and is proposing 2 inch to 4 inch compacted decomposed granite for the on-site driveway.

Finish Details: The proposed residence would have a three coat cement plaster finish with a board and batten wood siding wainscot in select locations (on the front elevation at the kitchen and on the south and east elevations at the master bedroom). The wainscot would wrap the building and terminate at logical stopping points. Exterior finish materials would also include wood trim and wood beam diagonal braces. The windows are proposed to be wood clad and the roof is proposed to be asphalt composition shingle. The sectional garage door would have a wood vertical board finish with divided lights at the top. In accordance with the Residential Design Guidelines Final Details Review, the project has been conditioned to include unclad wood windows with fixed wooden mullions (condition of approval no. 12). Special condition no. 25 has also been included requiring that the composition shingle roof convey a color and texture similar to that of wood shingles. In staff's opinion, with the application of conditions of approval, the project is consistent with the Residential Design Guidelines Final Details Review.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Units. The project includes the demolition of an existing single family residence and the construction of a new single family residence in a residential zone and therefore qualifies for a Class 3 exemption. The proposed residence does not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS

- Attachment A – Findings for Approval
- Attachment B – Conditions of Approval
- Attachment C – Project Plans
- Attachment D – Photograph of Proposed Shared Fence

Attachment A – Findings for Approval

DS 17-294 (Stepanek)
January 10, 2018
Findings for Approval

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45) For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Finding	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, 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 unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	

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

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

1. Local Coastal Program Consistency: The project conforms to 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 B – Conditions of Approval

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** This approval of Design Study (DS 17-294) authorizes the demolition of an existing residence and construction of a new 1,524 square foot one-story residence and 276 square foot attached garage. The approved finish details include, stucco wall cladding; a board & batten wainscot in select locations; wood trim and wood beam diagonal braces; a sectional garage door with a wood vertical board finish and divided lights; asphalt composition shingle roof; and, new fencing.	✓
2.	**Codes and Ordinances.** 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.	**Permit Validity.** 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.	**Landscape Plan.** All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
5.	**Tree Removal.** 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.	**Significant Trees.** 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.	**Water Use.** 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 4,007-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.	**Modifications.** 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.** 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. All fixtures shall be shielded and down facing.	✓
10.	**Skylights.** 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.	**Stone Facades.** Stone facades 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. <u>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.</u>	✓
12.	**Unclad Wood Frame Windows.** 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.	**Indemnification.** 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.	**Driveway.** 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.	**Volume Study.** This project is subject to a volume study.	✓
16.	**Variance.** Approval of this Design Study shall be valid only with approval of a Variance.	N/A
17.	**Hazardous Materials Waste Survey.** 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.	**Storm Water Drainage Plan.** 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.	✓
19.	**Archaeological Report.** 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
20.	**Cultural Resources.** 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	✓

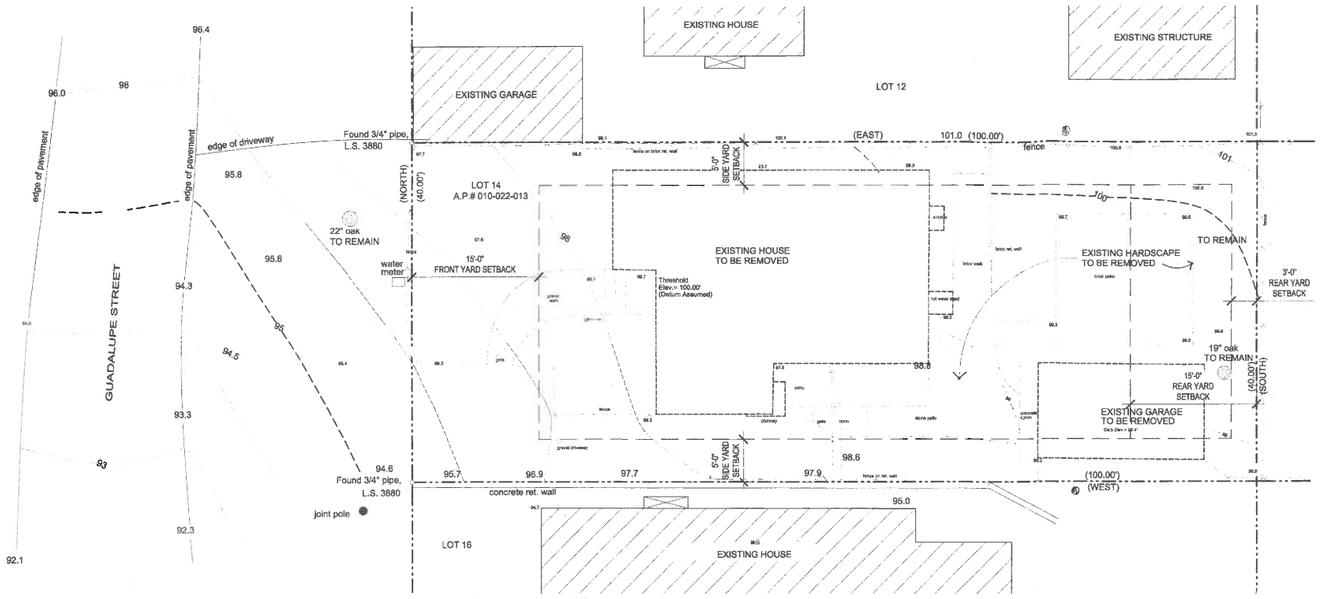
	California Public Resources Code (PRC) Section 5097.98.	
21.	**Truck Haul Route.** Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul 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.	✓
22.	**USA North 811.** Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
23.	**Conditions of Approval.** 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	
24.	**Tree Planting Required.** Per the recommendation of the Assistant City Forester, the applicant shall plant one, upper canopy on the property to achieve the tree density required by the City's Municipal Code. The tree species and location of planting shall be reviewed and approved by the City Forester prior to the issuance of a Building Permit.	✓
25.	**Roof Materials.** The composition shingle roof shall convey a color and texture similar to that of wood shingles.	✓
26.	**Side Yard Fence, South Property Line.** The applicant shall provide a detail in the construction drawings for the 5- to 6-foot high fence along the southern property line including the height of the existing retaining wall and the total height of the wall/fence as measured from the lowest adjacent finished grade.	✓

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

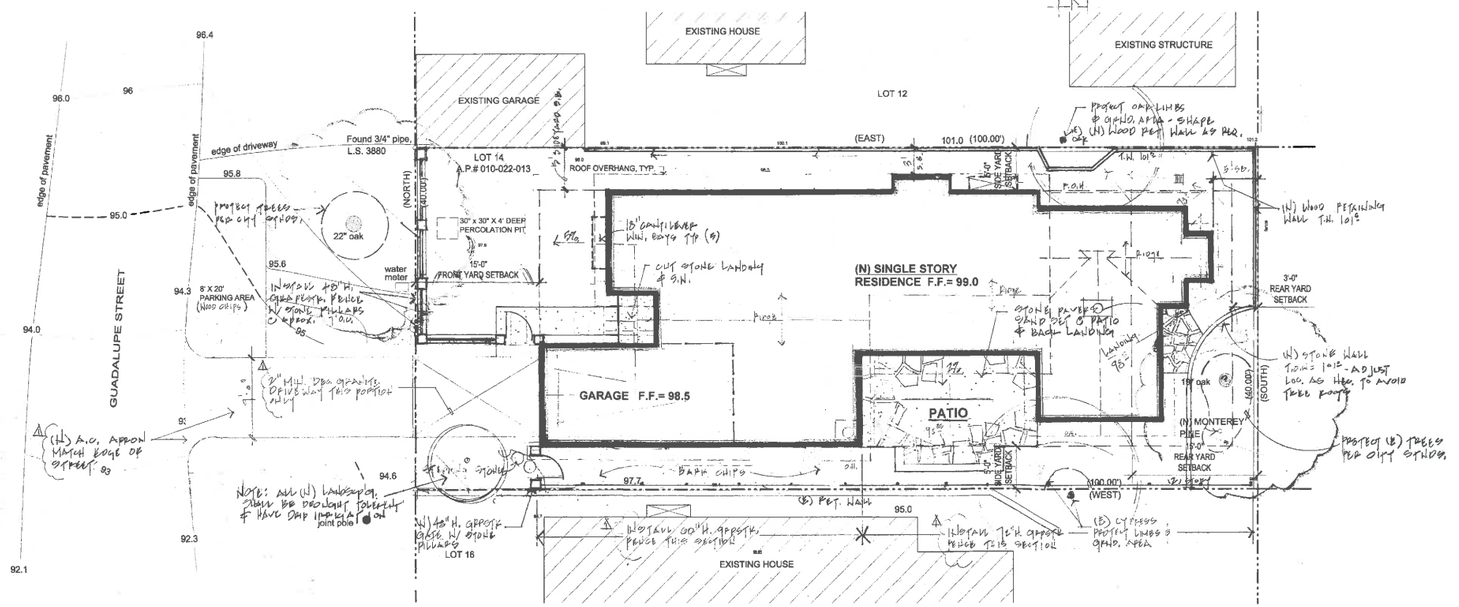
Property Owner Signature Printed Name Date

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



SITE DEMO PLAN

SCALE 1/8"=1'-0"



PROPOSED SITE PLAN

SCALE 1/8"=1'-0"

PLANS PREPARED BY:
JEFF CROCKETT BUILDING DESIGNS
209 SAN BENANCIO ROAD
SALINAS, CA. 93908
831-484-2265

SITE DATA

APN	010-022-013-000
SITE ADDRESS	4th.NE of 3rd Ave. on Guadalupe Carmel-By-The-Sea, Ca. 93921
OWNER	Jerasalav and Hanna Stepanek 3063 Larkin Road Pennle Beach, Ca. 93953
ZONING	R-1
LOT AREA	4,000 S.F.
USE	R3/U
TYPE OF CONSTRUCTION	VB - SPRINKLERED

SETBACKS:

FRONT	15'
SIDE	3' and combined = 10'
REAR	3'

CODES

2016 CBC, CEC, CPC, CMC & Ca. Res. Code T-24 CA. Energy Compliance and 2016 Ca. Green Building Code.

AREAS

EXISTING RESIDENCE	880 S.F.(demo)
EXISTING GARAGE	220 S.F.(demo)
TOTAL EXISTING LOT COVERAGE	1,100 S.F. = 28%
PROPOSED SINGLE STORY RESIDENCE	1,524 S.F.
(N) ATTACHED GARAGE	276 S.F.
TOTAL NEW LOT COVERAGE	1,800 S.F. = 45%
SITE COVERAGE:	Allowed: 22% base floor area + 4% site bonus
EXISTING HARDSCAPE	612 S.F. (TO BE REMOVED)
PROPOSED NON-PERMEABLE:	
Front S.W. and Landing	76 S.F.
Retaining Walls	30 S.F.
PROPOSED SEMI-PERMEABLE:	
Driveway	180 S.F.
Patio	250 S.F.
Back Landing	20 S.F.
	556 S.F. = 14%

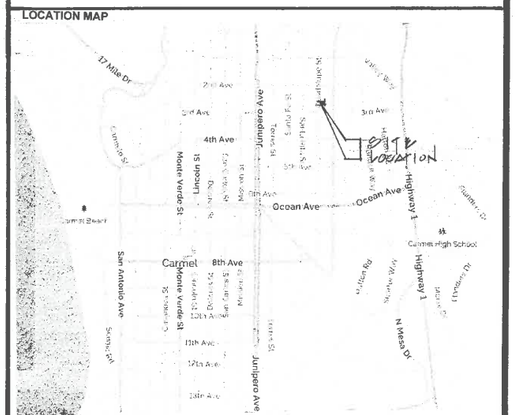
PROJECT DESCRIPTION:
DEMO EXISTING HOUSE AND DETACHED GARAGE. CONSTRUCT NEW SINGLE STORY HOUSE WITH ATTACHED GARAGE, PATIO, FENCING AND LANDSCAPE.

SHEET INDEX:

A-1 SITE DATA, EXISTING AND PROPOSED SITE PLAN & PROJECT NOTES
C-1 SITE GRADING AND EROSION CONTROL PLAN, NOTES AND BMP'S
A-2 SURVEY / TOPO MAP AND STREET PROFILE
A-3 PROPOSED FLOOR PLAN
A-4 EXTERIOR ELEVATIONS
A-5 ROOF PLAN

RECEIVED
DEC 13 2017
City of Carmel-by-the-Sea
Planning & Building Dept.

LOCATION MAP



REVISIONS	BY
1 CITY PLANNING	JC

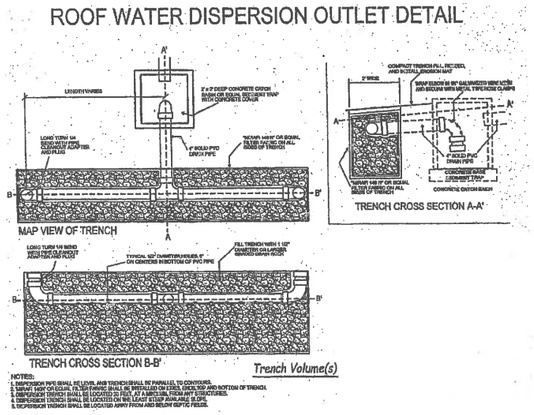
STEPANEK RESIDENCE

GUADALUPE STREET
LOT 14, BLOCK 22
CARMEL, CA.

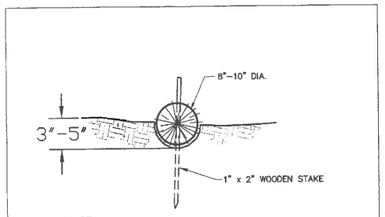
DRAWN: Jeff Crockett
CHECKED:
DATE: 09-30-17
SCALE: 1"=10'-0"
JOB NO.: 017-SHE/0339
SHEET: A1
OF 6 SHEETS

BATAPRINT CORPORATION 181-8885

ROOF WATER DISPERSION OUTLET DETAIL

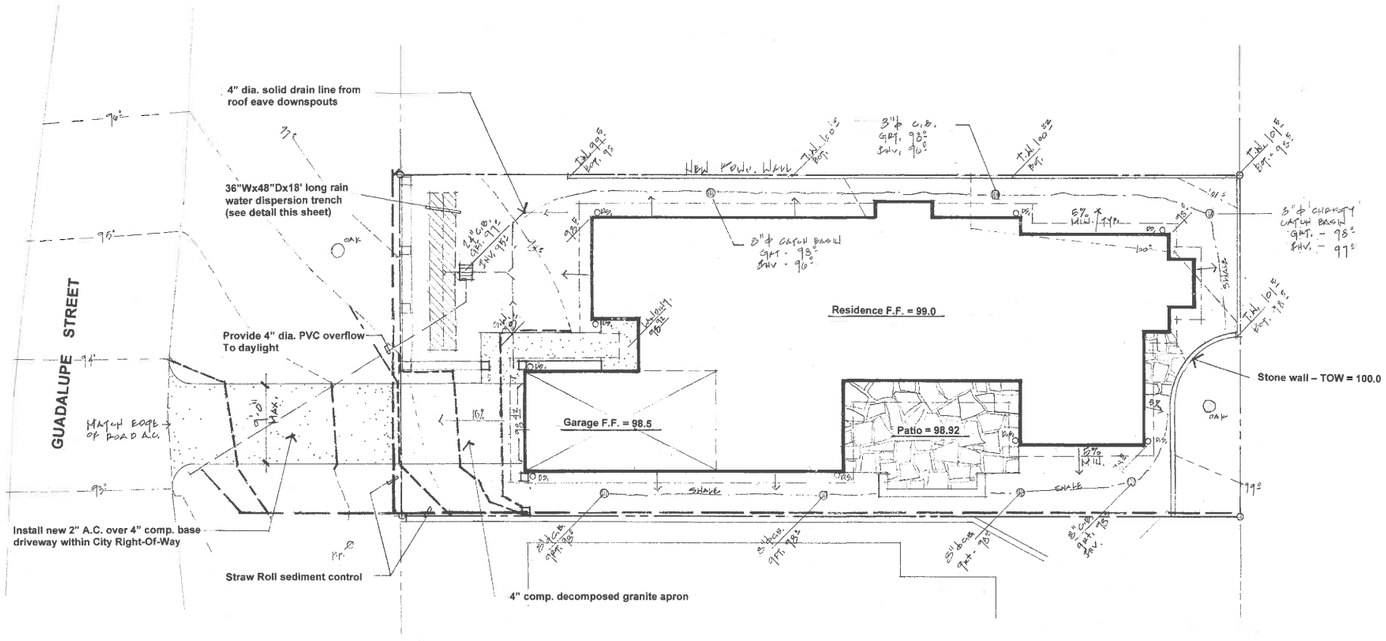


NOTES:
1. DISPERSION TRPE SHALL BE LEVEL, AND TRENCH SHALL BE PARALLEL TO CONTOURS.
2. SURVEY MONUMENTATION, PLANT GROWTH SHALL BE REMOVED FROM SIDES AND BOTTOM OF TRENCH.
3. DISPERSION TRENCH SHALL BE LOCATED AT LEAST 50' AWAY FROM ALL WATERCOURSES.
4. DISPERSION TRENCH SHALL BE LOCATED ON SITE WITH LEAST SLOPE AVAILABLE IF ON.
5. DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.



NOTE:
STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"–5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

1 STRAW ROLL BARRIER N.T.S.



GRADING AND EROSION CONTROL PLAN

SCALE 1/8"=1'-0"

BEST MANAGEMENT PRACTICES NOTES

1. ALL HOSES USED IN CONJUNCTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT-OFF NOZZLE. WHEN AN AUTOMATIC SHUT-OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOZE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT-OFF NOZZLE.
2. CONTRACTOR, SITE SUPERVISOR OR OWNER IS RESPOSIBLE FOR ANY ENVIROMENTAL DAMAGE CAUSED BY THEIR SUBCONTRACTORS MISHANDLING OF MATERIALS.
3. **GENERAL BUSINESS PRACTICES:** PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE.
   COVER AND MAINTAIN DUMPSTERS. CHECK FREQUENLY FOR LEAKS AND KEEP COVERED WITH TARPS **OR** PLASTIC SHEETING. NEVER CLEAN A DUMPSTER BY HOSING IT DOWN ON-SITE.
   COVER EXPOSED PILES OF SOIL OR CONSTRUCTION MATERIALS WITH PLASTIC SHEETING
   CLEAN UP LEAKS, DRIPS AND OTHER SPILLS IMMEDIATELY TO PREVENT CONTAMINATED SOIL OR RESIDUE ON PAVED SURFACES.
   NEVER HOSE DOWN DIRTY PAVEMENT OR SURFACES WHERE MATERIALS HAVE SPILLED AND USE DRY CLEANUP METHODS WHENEVER POSSIBLE.
4. DO NOT REMOVE TREES OR SHRUBS UNNECESSARILY TO PREVENT EROSION.
5. **CONCRETE & MASONRY:** DO NOT MIX UP MORE FRESH CONCRETE OR CEMENT THAN WILL BE USED AND STORE BAGS OF CEMENT AND PLASTER UNDER COVER PROTECTED FROM RAINFALL, RUNOFF AND WIND AWAY FROM GUTTERS AND STORM DRAINS.
   PROVIDE A WASHOUT AREA FOR CEMENT AND PLASTER WASHOUT (SEE PLAN) NEVER DISPOSE CEMENT OR CONCRETE DUST ONTO DRIVEWAYS, STREETS, GUTTERS OR STORM DRAINS.
6. **PAINT CLEANUP:** NEVER CLEAN BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER OR STORM DRAIN.
   WHEN THOROUGHLY DRY, USED BRUSHES, EMPTY PAINT CANS (LIDS OFF), RAGS AND DROP CLOTHES MAY BE DISPOSED OF AS TRASH.
   CHEMICAL PAINT STRIPPING RESIDUE, INCLUDING SATUATED RAGS, IS A HAZARDOUS WASTE AND SHOULD BE TAKEN TO A HOUSEHOLD HAZORDOUS WASTE COLLECTION EVENT.

GRADING AND DRAINAGE NOTES:

1. ALL FINISH GRADES SHALL SLOPE MIN. 5% AWAY FROM BUILDING PERIMETER FOR A MIN OF 10', OR TO A SWALE THAT DEVERTS THE WATER AWAY. IMPERVIOUS SURFACES SHALL BE SLOPED A MIN. OF 2% AWAY FROM BUILDING.
2. CONTROL EROSION DURING AND AFTER CONSTRUCTUION. DURING WINTER OPERATIONS (B/TWN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
   A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
   B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON/OR ADJACENT THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
   C) RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
   D) DRAINAGE CONTROL MEASURES SHALL BE CONTINOUSLY MAINTAINED AND IN PLACE AT THE END OF EACH AND CONTINOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
3. DISTURBANCE AND/OR REMOVAL OF VEGETATION SHALL NOT EXCEED THE MINIMUM NECESSARY TO COMPLETE OPERATIONS.
4. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION WORK PER CBC CHAPTER 33 SEC. 3307.
5. CONSTRUCTION MATERIALS AND EQUIPMENT SHALL NOT BE PLACED OR STORED SO AS TO NOT OBSTRUCT ACCESS TO FIRE HYDRANTS, STANDPIPES, FIRE OR POLICE CALL BOX, CATCH BASINS OR MANHOLES, NOR SHALL SUCH EQUIPMENT BE LOCATED W/IN 20' OF AN INTERSECTION.
6. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE CITY RIGHT OF WAY (SIDEWALK & STREET) FREE FROM DEBRIS AND DIRT.
7. THIS PROJECT IS REQUIRED TO CONFORM TO THE CITY OF SALINAS 2013 SWDS SECTION 2.2 BY INCORPORATING THE FOLLOWING REQUIREMENTS.
   A) MINIMIZE IMPERVIOUS SURFACES, DIRECTLY CONNECTED IMPERVIOUS SURFACES AND TREAT STORMWATER BY INCOPORATING BMP'S TO COLLECT, DETAIN AND INFILTRATE RUNOFF.
   B) OWNER SHALL INSTALL EFFICIENT LANDSCAPING TO REDUCE RUNOFF, IRRIGATION AND PROMOTE SURFACE INFILTRATION.
8. CONTRACTOR SHALL PROVIDE A WASH-OUT TUB FOR CONCRETE AND STUCCO OPERATIONS.
9. CONTRACTOR SHALL PROVIDE GRAVEL BAGS AROUND THE NEAREST DOWNHILL STREET CATCH BASIN PER DETAIL THIS SHEET.

SEDIMENT AND EROSION CONTROL NOTES:

1. THIS EROSION CONTROL PLAN SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE COUNTY OF MONTEREY DRAINAGE AND EROSION CONTROL STANDARDS.
   NOTE: ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THRU APRIL 15TH)
2. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTRATION OF WATER COURSES OR UNCONTROLLABLE EROSION. GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 16.08.340 TO CONTROL EROSION.
3. DUST FROM GRADING OPERATIONS MUST BE CONTROLLED AND THE OWNER / CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE SITE TO PREVENT DUST PROBLEMS.
4. ALL EROSION AND SEDIMINTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABALIZED. CHANGES TO THE EROSION AND SEDIMINTATION PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE COUNTY GRADING INSPECTOR.
5. THE SITE SHALL BE MAINTAINED SO AS TO PREVENT ANY STORM RUNOFF FROM ENTERING ANY ADJACENT PROPERTIES OR ANY STORM DRAINAGE SYSTEM.
6. IT SHALL BE THE RESPOSIBILITY OF THE OWNER AND PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
7. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER OR CONTRACTOR SHALL SCHEDULE AN INSPECTION WITH COUNTY ENVONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH COUNTY GRADING AND EROSION CONTROL REGULATIONS.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT, PROVIDE OR REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING CONSTRUCTION.
9. VEGETATION REMOVAL BETWEEN OCTOBER 15 AND APRIL 15 SHALL NOT PRECEDE SUSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY.
10. THE DIRECTOR OF BUILDING INSPECTION SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

REVISIONS	BY

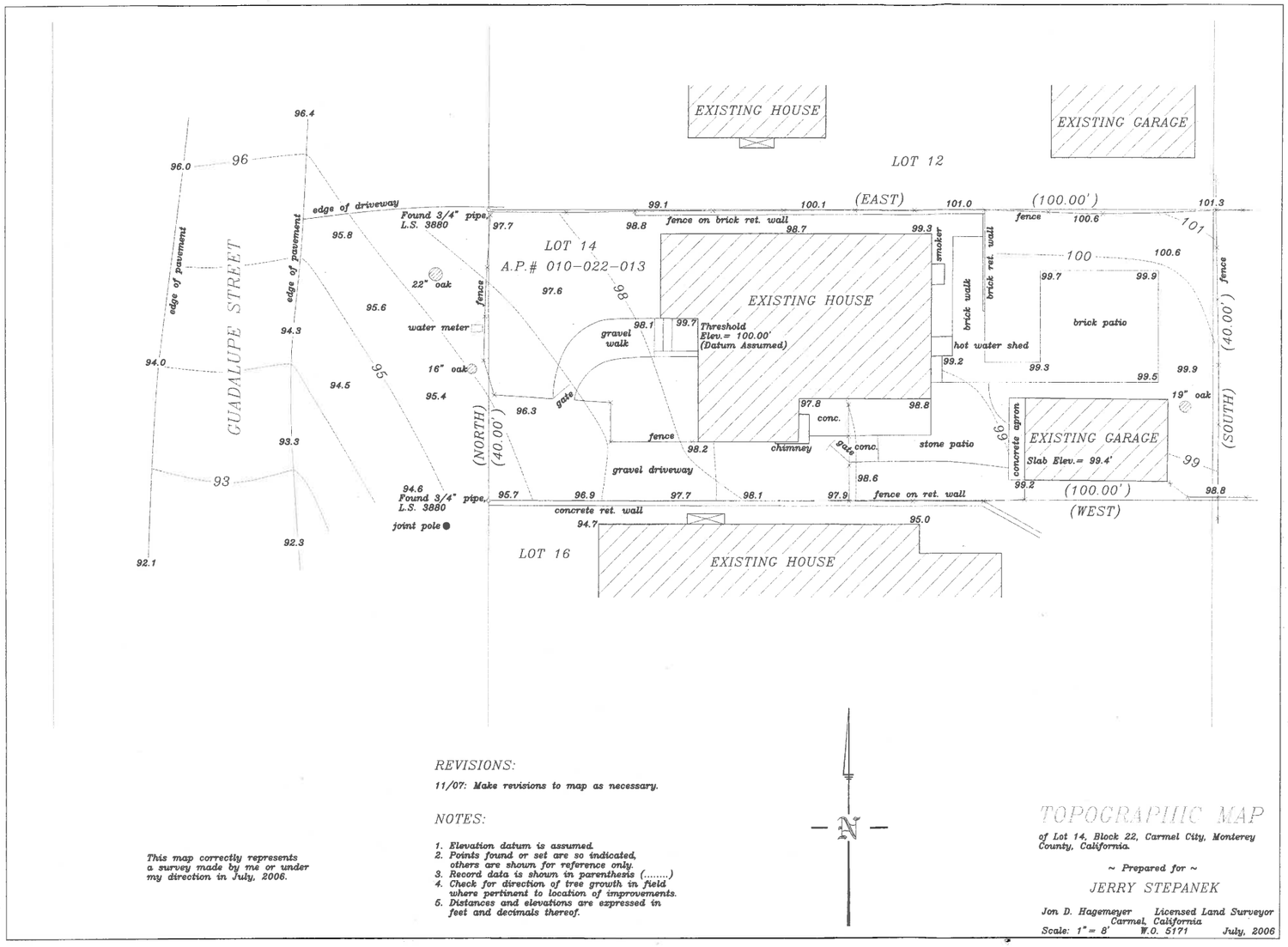
STEPANEK RESIDENCE

GUADALUPE STREET
LOT 14, BLOCK 22

CARMEL, CA.

DATE	
SCALE	
DRAWN	
JOB	
SHEET	C-1 99
OF 6	SHEETS

DATAPOINT 1-800-327-6991
STOCK DRAFTING FORM NO. 102-64



REVISIONS:

11/07: Make revisions to map as necessary.

NOTES:

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

This map correctly represents a survey made by me or under my direction in July, 2006.

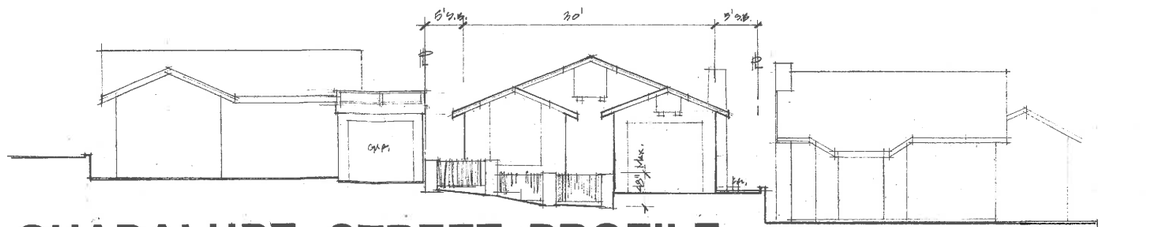
TOPOGRAPHIC MAP

of Lot 14, Block 22, Carmel City, Monterey County, California.

~ Prepared for ~

JERRY STEPANEK

Jon D. Hagemeyer License Land Surveyor
Carmel, California
Scale: 1" = 8' W.O. 5171 July, 2006



GUADALUPE STREET PROFILE

REVISIONS	BY

STEPANEK RESIDENCE

GUADALUPE STREET
LOT 14, BLOCK 22

CARMEL, CA.

DRAWN	J.C.
CHECKED	
DATE	09.30.17
SCALE	
JOB NO.	017-976/035
SHEET	A2
OF	6 SHEETS

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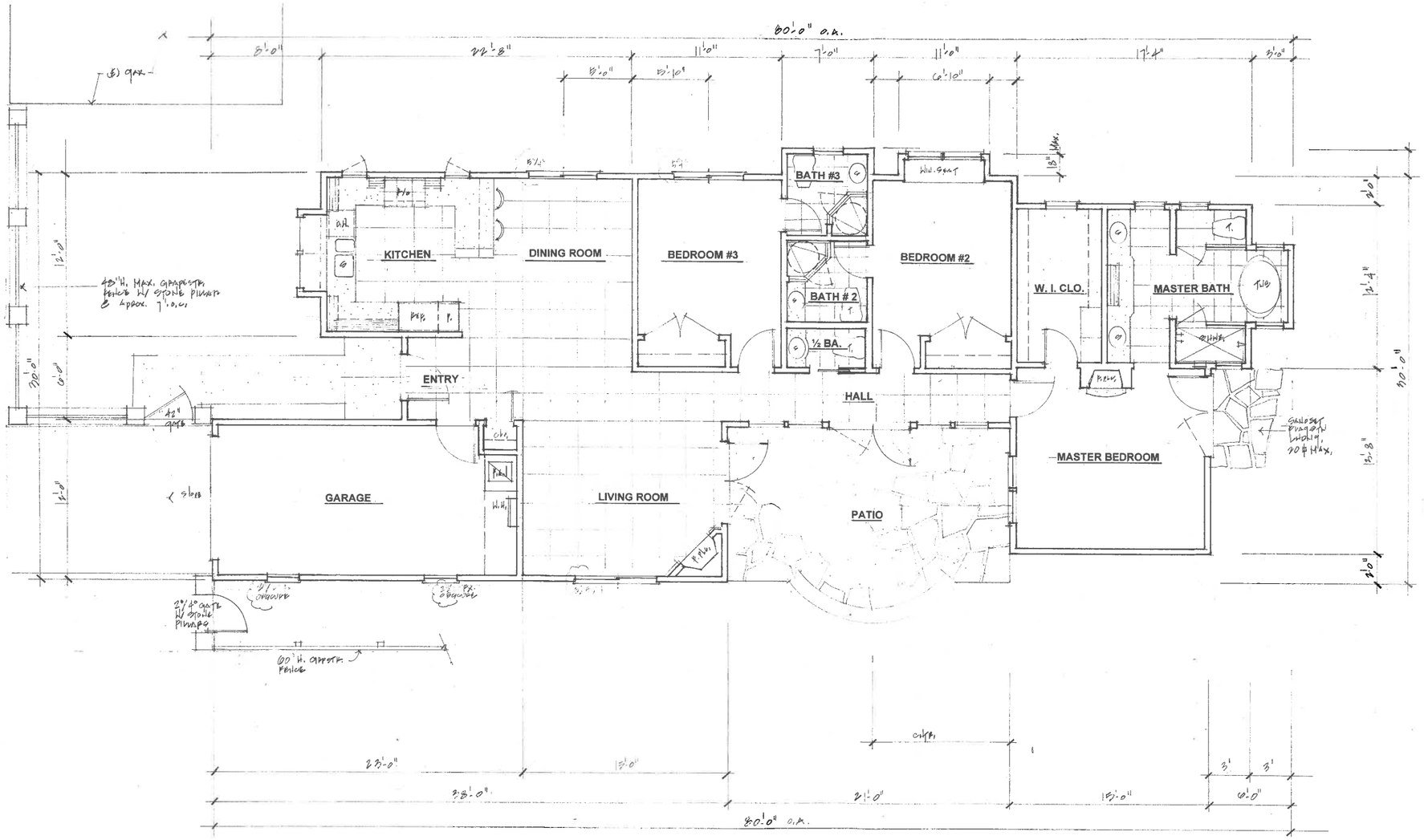
DATAPRINT CORPORATION 991-4838



FLOOR PLAN

1/4"=1'-0"

REVISIONS	BY
CITY PLANNING	J.C.

STEPANEK RESIDENCE

GUADALUPE STREET
LOT 14, BLOCK 22

CARMEL, CA.

DRAWN	
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DATE	09-30-11
SCALE	
JOB NO.	
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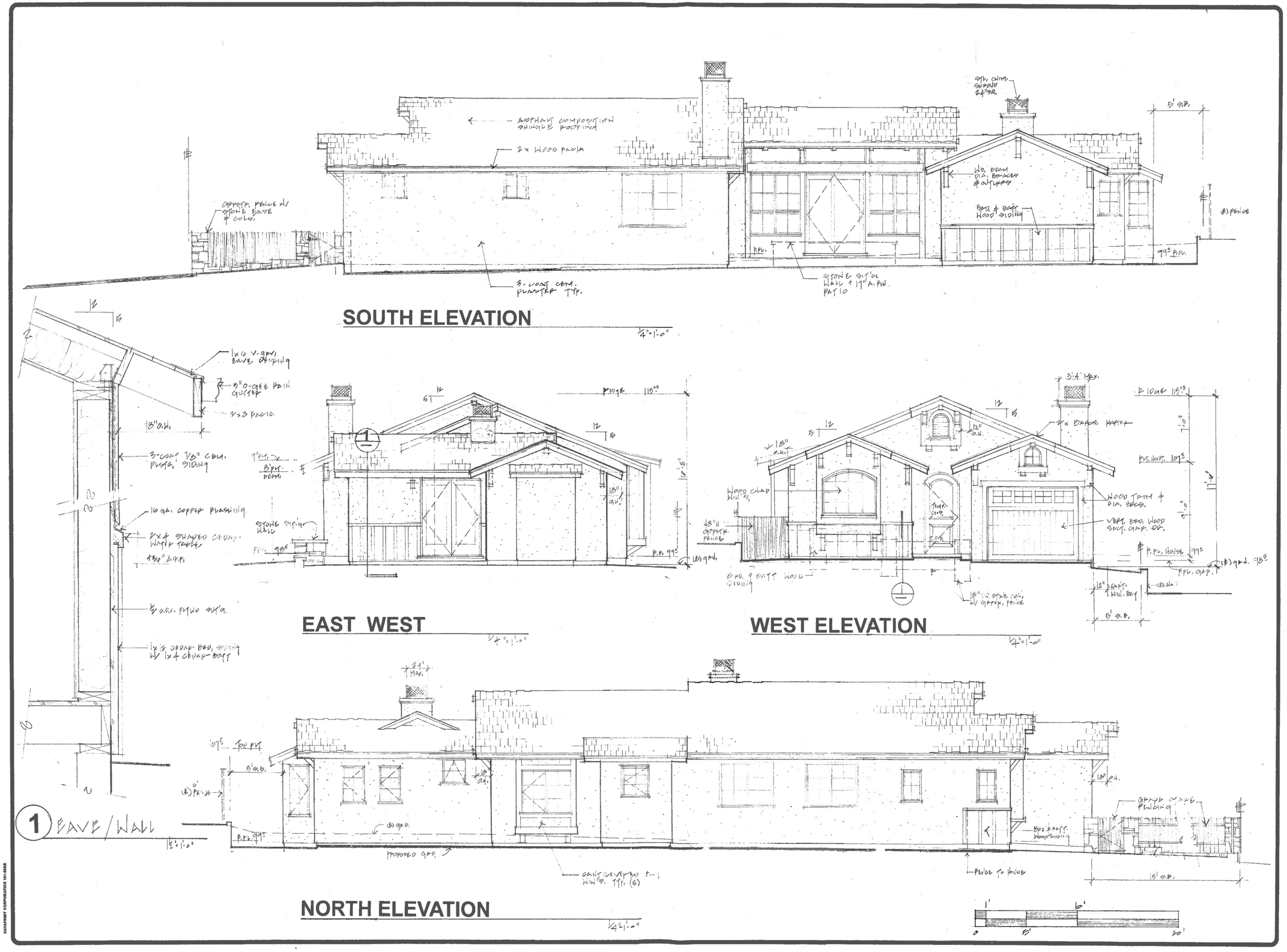
OF	6 SHEETS

BLUEPRINT CORPORATION 141-6888



SOUTH ELEVATION

1 EAVE/WALL

EAST WEST

WEST ELEVATION

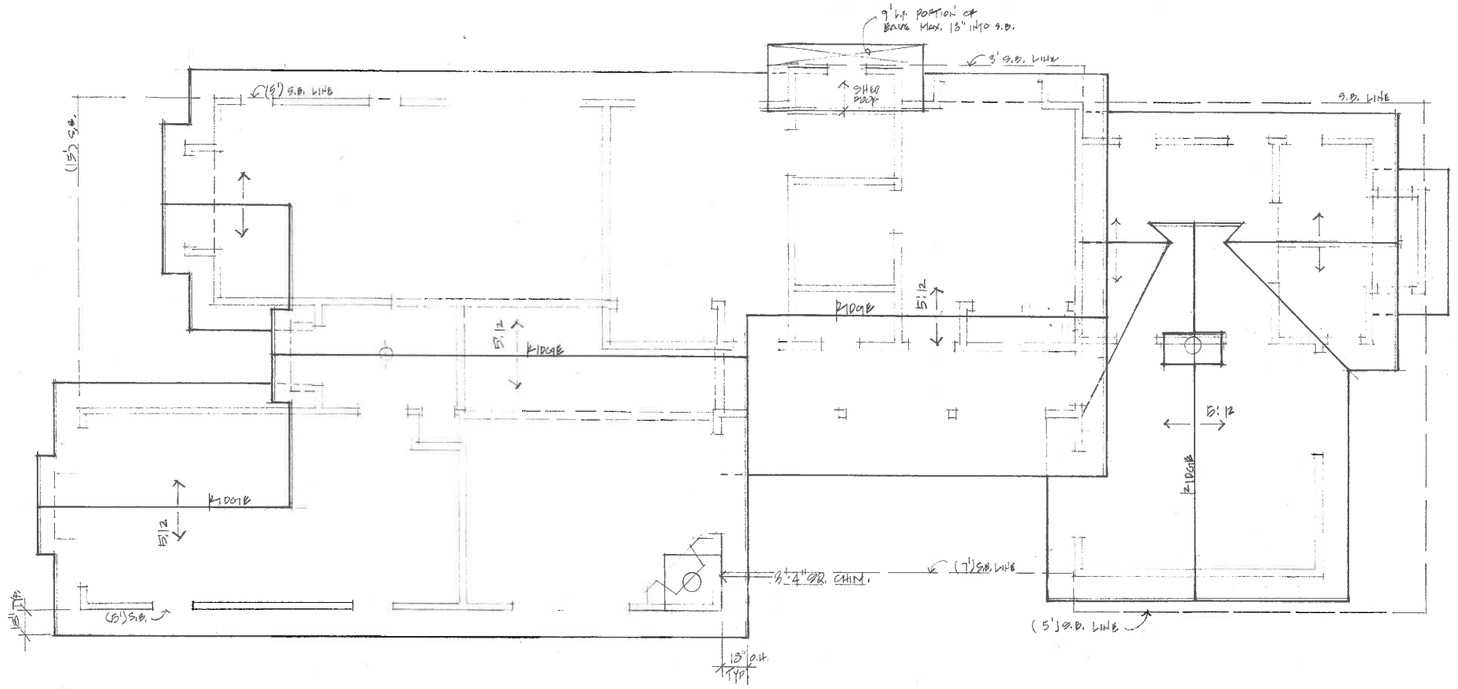
NORTH ELEVATION

REVISIONS	BY

STEPANEK RESIDENCE

GUADALUPE RESIDENCE
LOT 14, BLOCK 22
CARMEL, CA.

DRAWN J.U.
CHECKED
DATE 09-30-17
SCALE 1 1/4" = 1'-0"
JOB NO.
SHEET A4
OF 6 SHEETS



ROOF FRAMING PLAN

1/4"=1'-0"

REVISIONS	BY

STEPANEK RESIDENCE

GUADALUPE STREET
LOT 14, BLOCK 22

CARMEL, CA.

DRAWN	JC.
CHECKED	
DATE	09-30-11
SCALE	1/4"=1'-0"
JOB NO.	
SHEET	A5
OF	6 SHEETS

DATAPRINT CORPORATION 191-4888

Attachment D – Fence Photograph

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

January 10, 2018

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, AICP, Community Planning and Building Director

Submitted by: Matthew Sundt, Contract Planner

Subject: Consideration of a Concept Design Study (DS 16-483) and associated Coastal Development Permit for demolition of an existing residence and construction of a new residence, located in the Single-Family Residential (R-1) Zoning District.

Application:	DS 16-483 (Purvis)	**APN:**	009-201-016
Block:	2 (Paradise Park)	**Lot**:	2
Location:	4 Oak Knoll Way		
Applicant:	Aengus Jeffers/Agent	**Property Owner:**	Bob and Consuelo Purvis

Recommendation: Approve the Concept Design Study (DS 16-483) and associated Coastal Development Permit subject to the attached Findings for Concept Acceptance and Recommendations/Draft Conditions.

Background and Project Description: The property is 5,490 square feet in size and is developed with a 2,113 square-foot, single-story residence with an attached garage. A Historic Determination of Ineligibility for the existing residence was issued by the Planning Department on November 17, 2016. The applicant has submitted plans to demolish the existing residence and construct a new 2,306 square-foot, single-story contemporary-style residence that includes a detached garage in the front-yard setback. The proposed project includes a 100 square-foot basement, which is exempt from the floor area calculations (17.10.030.D); access to the basement is via exterior step on the east side of the residence. This property has a seven foot elevation difference between the front (north) and rear (south) property lines, whereby the property slopes down from front to back.

PROJECT DATA FOR A 5,490 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,306 sf	2,113 sf	2,306 sf
Site Coverage	507 sf / 726 sf[1]	1,476 sf	726 sf
Trees	3 Upper /1 Lower (recommended)	9 Coast live oak 1 Pittisporum 1 Unidentified	None
Ridge Height (1st/2nd flr)	18'/24'	NA	18'
Plate Height (1st/2nd flr)	12'/ 18'	NA	16'
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	NA	15' (residence) 1'- 3" to 4' (garage at angle)
Composite Side Yard	20' (25%)	NA	15'-3"
Minimum Side Yard	3'	NA	5'-3"
Rear	15' (3' allowed if bldg. height not over 15'	NA	15'

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

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. City code (CMC Section 17.34.070 - *Landscaping Standards for Residential Districts*) requires that upper and lower canopy trees be planted as a component of development projects, if needed.

The subject property contains nine Coast Live Oak trees, eight of which are significant. All remaining trees will be protected during construction. There is one "unidentified – not significant" tree and one Pittisporum that is also considered by the Assistant City Forester to be "Not Significant". The City Forester does not recommend that additional trees be planted.

[1] 726 sq.ft. total allowed site coverage if no more than 50% of site coverage is impervious.

The proposed new construction is located within 6 feet of three Coast live oak trees. One tree is at the back of the residence (south side). This tree is a 24-inch Coast live oak that is approximately two feet from the south wall of the existing residence. The applicant proposes to retain the existing foundation along the south wall and maintain the two-foot setback from the tree. The proximity of the proposed wall to this oak tree has been reviewed by the City Forester and authorized with a condition that the proposed new residence will not require additional foundation work that could potentially disturb the oak tree's root system. A letter from a structural engineer is on file that indicates the existing foundation on the south side is adequate to support new construction and no additional work is anticipated.

Two other Coast live oak trees are also within six feet of new construction. These trees are located at the front northeast corner of the property and are adjacent to the east elevation of the proposed detached garage. One of these oak trees was determined by the City Forester to be in poor health and is reported to have poor form and structure. The applicant is proposing that this tree be removed via permit, and the City Forester has conceptually approved its removal. The other oak is four feet from the exterior of the garage. The applicant proposes a "bridged footing" where necessary to accommodate the root system of this garage. The City Forester reviewed the proposed plans and supports the proposal for a bridged footing. The staking and flagging for this garage indicates that trimming of this oak tree will not be necessary.

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

Staff has not identified any view impacts that would be created by the new residence. With regard to privacy, staff notes that the adjacent residences to the west, south and east will not likely be affected by the proposed project. The proposed new residence includes modestly-sized windows along the east and west elevations and there is a 6-foot high fence that will ensure privacy. The proposed new residence has large windows on the rear (south) elevation. Staff notes that the residence to the south only has one window that faces north towards the applicant's property and there is vegetation and 6-foot high fence that will protect privacy..

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*." Residential Design Guidelines 7.6 states, *"low, horizontal building forms that appear to hug the ground are encouraged."*

The proposed residence is one-story and 11 feet high and includes parapet walls that extend two feet above the roof line. Depending on measurement locations, the height of the building ranges from 10 feet to 13 feet as measured from the top of parapet wall. The applicant is also proposing three clearstory roof elements, which measure 16'-6" in height from grade. These clearstory elements are partially obscured by the parapet walls and their profiles are in scale with the residence. Staff notes that the maximum height for a one-story residence is 18 feet.

The proposed new residence is consistent with the existing building design in terms of being one-story, similar flat-roof design, and similar finish materials and window characteristics. With regard to mass and bulk, in staff's opinion, the proposed residence meets the objectives of Residential Design Guidelines 7.1 through 7.6 by it being a low and horizontal form and blending somewhat indistinguishably with that existing.

Building & Roof Form: Residential Design Guidelines 8.1 through 8.5 state that "*building forms should be simple. Basic rectangles, L or U-shapes are typical*", "*A form with a horizontal emphasis is preferred*", "*Roof forms should be composed of just a few simple planes*", "*Avoid complex roof forms that call attention to the design or add unnecessary detail*", "*In general, moderately pitched roofs (4:12 to 6:12) are preferred*". The Guidelines emphasize using "*restraint*" and "*simplicity*" in building forms, which should not be complicated, and roof lines, which should "*avoid complex forms*."

This project achieves appropriate scale and form by use of flat surfaces and straight lines, which is appropriate for this modern / contemporary design. The building height at top of parapets is 13 feet. With the clearstory, the highest elevations are at 16'-6", but this is only in three areas of residence. In staff's opinion, the clearstory elements add visual interest to the design.

***Detached Garage/Driveway*:** Design Guidelines 6.1 states, "*Garages integrated into the building design are encouraged*" and "*Keep the mass of a garage subordinate to that of the house*".

The proposed garage is 250 square feet in size, 11.5 feet height and has a 2:12 pitched roof. The Residential Design Guidelines encourage garages and parking spaces to remain subordinate to the overall character of the site. Specifically, garages should be integrated into the building design and the mass should be subordinate to the house. In staff's opinion, the garage design is consistent with the style of the proposed residence would integrate into the overall design as recommended by Design Guideline 6.1.

Design Guideline 6.2 states that *"parking facilities that maintain or enhance variety along the street edge are encouraged"*, and "*In some cases, parking facilities may be located in setbacks if this helps to achieve other design objectives*". CMC 17.10.030 allows for detached garages and carports to encroach into the front- and/or side-yard setbacks if certain standards can be met. These standards include avoiding impacts on significant trees and providing diversity to the streetscape. The proposed detached garage is in the front-yard setback, is three and four feet from two existing oak trees (one to be removed during construction via permit), and it appears the proposed garage will enhance variety on the streetscape as it will be set at an angle relative to property boundary lines is near the front property line and is the only garage to be in the front yard setback. In staff's opinion, the proposed garage design and garage location is consistent with Design Guideline 6.2.

Per the CMC Section 17.10.030.A, the Planning Commission may authorize a single-car, detached garage or carport not exceeding 12 feet in width, 250 square feet in floor area and 15 feet in height in either the front yard setback or a side yard setback facing a street (but not both) if:

i. At least 50 percent of the adjacent right-of-way is landscaped or preserved in a natural and forested condition to compensate for the loss of open space;

Staff Response: The property fronts Oak Knoll Way where there are oak trees in the City's right-of-way. The applicant does not propose any changes to these conditions. Oak Knoll Way is narrow and it is questionable whether the existing right-of-way is of adequate width to accommodate new landscaping.

ii. The proposed setback encroachment would not impact significant or moderately significant trees;

Staff Response: The front corner of the garage will be approximately four feet from an oak tree and will require a bridged footing. The City Forester has reviewed the proposed garage location relative to the oak tree and concludes that a bridged footing is appropriate.

iii. Free and safe movement of pedestrians and vehicles in adjacent rights-of-way is protected;

Staff Response: The garage is set at an angle to the front property line thereby it has a set-back of 1' -3" to 4 feet. Oak Knoll Way is a short, dead-end road that provides access to six homes, including the proposed project. Therefore, free and safe movement of pedestrians and vehicles is not a significant issue as the volume of vehicle traffic on Oak Knoll Way is

insignificant. The garage setback from the front property line, and the proximity of the road edge-of-pavement, does not provide adequate driveway depth to accommodate a parked car, so parking on the street will likely continue.

iv. All development on site will be in scale with adjacent properties and the neighborhood context consistent with adopted design guidelines; and

v. Placement of the garage or carport in the setback will add diversity to the neighborhood streetscape.

Staff Response: The project is considered by staff to be in scale with adjacent properties and the garage placed at the front of the property will provide diversity as it will be the only garage in the front yard setback. The proposal to place a detached garage at the front of the residence is consistent with CMC Section 17.10.030.A.

Finish Details: Design Guideline 9.4 states, "*Architectural details should appear to be authentic, integral elements of the overall building design concept.*" Design Guideline 9.5 encourages the use of natural materials such as wood in conjunction with stucco. Design Guideline 9.8 states, "*Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood*".

The most prominent design features include the clean face associated with flat, integral colored plaster, rectangular, clear and translucent glass windows in bronze cladding, dry-stacked Carmel stone veneer, shed skylights, stained wood garage door with bronze inserts, bronze cladding front door with stained wood inserts, and bronze standing-seam metal roofing on the skylights.

The architectural style of the neighborhood includes a mix of modern, cottage, ranch, and non-descript architectural styles. Exterior finishes on homes in the neighborhood includes a wide variety of materials to include stucco, wood shingles, horizontal boards, stone, brick, and board and batten. Roof material is predominantly composite shingle. In staff's opinion, the proposed design is appropriate for the neighborhood.

Skylights: Residential Design Guidelines 9.13 and 9.14 states, *"When a skylight is to be used, it should blend with the overall building design and its visual impacts should be minimized"*, "*the skylight design is compatible with the architecture*", "*the size of the skylight is appropriate to the lighting task*", "interior spaces have no access to exterior windows or such windows have limited access to light", and "*Skylights that will produce glare or light pollution visible to neighbors or the public should be mitigated*".

The project makes extensive use of natural light through the placement of ten skylights and three clearstory windows on the roof. The large number of skylights has potential to produce glare or light-pollution that would be visible directly or indirectly to neighbors, or the public. If the Planning Commission supports the number of skylights, then staff recommends that the project be conditioned with a requirement that some or all of the skylights include shading apparatus (manual or otherwise) to prevent nighttime light pollution.

Exterior Lighting: Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture. Additionally, the City's Residential Design Guidelines, Section 11.8, states an objective to "*locate and shield fixtures to avoid glare and excess lighting as seen from neighboring properties and from the street.*"

The applicant is proposing lighting fixtures as shown in the Project Plans – Page Site 2. Staff notes that the Planning Commission encourages down-lit lights instead of the lantern-style to be more in conformance with the Residential Design guidelines; proposed lighting is down-lit. In staff's opinion, the proposed residence meets the objectives of the municipal code and Residential Design Guidelines 11.8.

Public ROW: The City Right-of-Way (ROW) on Oak Knoll Way that fronts the property is almost entirely covered in asphalt. There is currently a stone curb fronting the property that is in the ROW and will be required to be removed as a condition of project approval. Staff has conditioned this project to remove these stones.

Alternatives: Staff has included findings that the Commission can adopt if the Commission accepts the overall design concept, including the architectural style of the building. However, if the Commission does not support the design, or does not support the conclusion submitted by Staff, then the Commission could continue the application with specific direction given to the applicant/staff.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Units. The project includes the construction of one single-family residence in a residential zone, and therefore qualifies for a Class 3 exemption. The proposed residence does not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

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

Attachment A – Site Photographs

North Elevation of existing residence / garage and proposed garage

View of existing residence from Oak Knoll Way with proposed shed skylight (southeasterly view)

View of neighbor residence to the east

View of neighbor residence to the west

View of neighbor residence to the south

Attachment B – Findings for Concept Acceptance

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

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

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

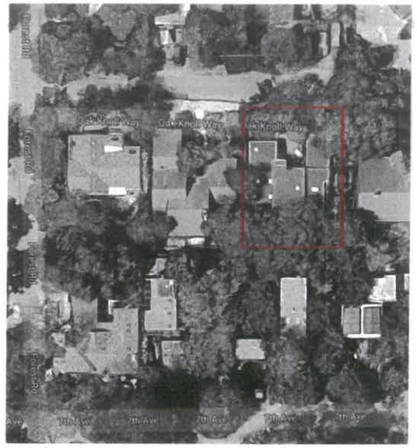
9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines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

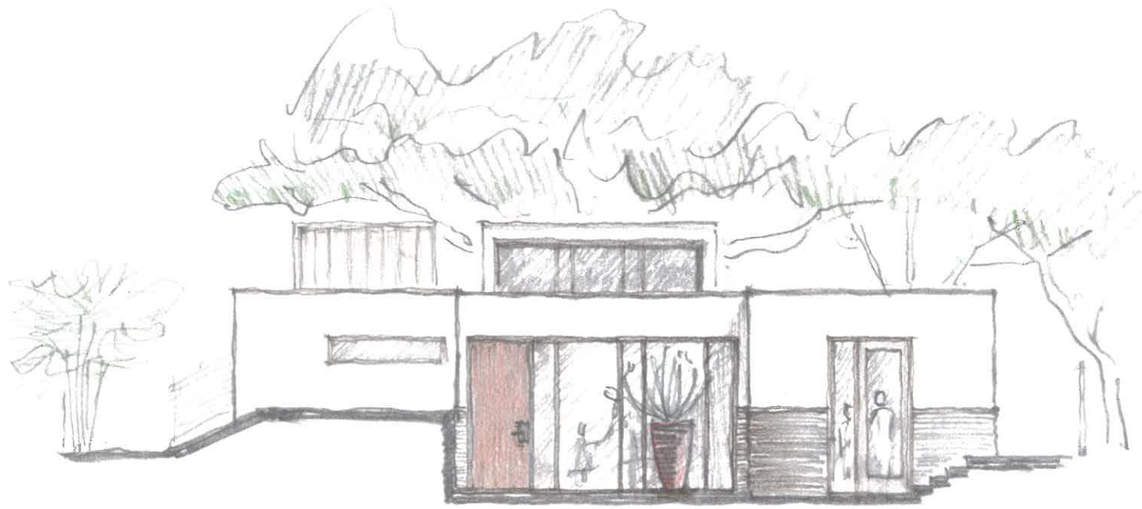
COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1):

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

Attachment C – Recommendations/Draft Conditions

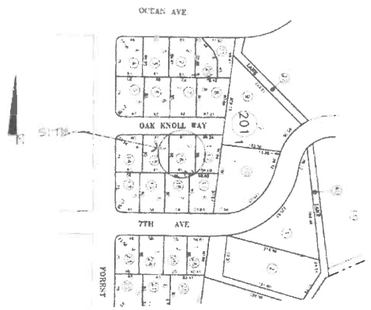
Recommendations/Draft Conditions		
No.		
1.	A bridged footing shall be used at northeast corner of the garage in the area of the oak tree. Construction drawing submitted with the building permit application shall provide structural details on the bridged footing.	
2.	All skylights shall have solar shading apparatus (manual or otherwise) as directed by the Planning Commission.	





NORTH ELEVATION

VICINITY MAP



CUT AND FILL CALCULATIONS

House: 6,354.0 cubic feet (235 cubic yards) of removed soil
Site: 620 cubic feet (23 cubic yards) of removed soil
Garage: 426.0 cubic feet (15.8 cubic yards) of added fill

#1. 6,354.0
+ 620.0
6,974.0 cu. ft. removed

#2 6,974.0 cu. ft. removed
- 426.0 cu. ft. added
6,548.0 Total Cubic Feet Removed (242.2 Cubic Yards)

PROJECT INFO

APPLICANT / OWNER
DR. ROBERT PURVIS & CONSUELO PURVIS

PLANNING APPLICATION #
PSA-16-437

PROJECT NAME / ADDRESS
PURVIS RESIDENCE
4 OAK KNOLL WAY

ZONING
R-1

ASSESSOR PARCEL NUMBER
009-201-016

BLOCK / LOT
2PP / 2

LOT SIZE
5,490 SF

OCCUPANCY
R-3

SCOPE OF WORK
1. DEMOLITION & REMOVAL OF EXISTING HOUSE & ATTACHED GARAGE.
2. CONSTRUCTION OF NEW HOUSE & DETACHED GARAGE.
3. HARDSCAPE & LANDSCAPE IMPROVEMENTS.

CONSTRUCTION TYPE
TYPE V-B, FULLY SPRINKLERED

APPLICABLE CODES

2016 California Building Code	2016 California Green Building Standards Code
2016 California Electric Code	2016 California Energy Code
2016 California Mechanical Code	2016 California Fire Code D
2016 California Plumbing Code	2016 California Residential Code

SUMMARY

Existing Lot Size (square feet): 5,490
Zoning: R-1

	Allowed	Existing	Proposed	Change
Base Floor Area (sqft)	2,306	2,113	2,306	193
Basement	100	0	100	100
Site Coverage (22% of base floor area) (sqft)	507			
Bonus Coverage (if more than 50% semi-permeable)	219			
Total Site Coverage (sqft)	726	1,476	726	(750)
Total		3,589	3,132	(457)
Front Setback (feet)	15		15	15.00
Side Setback (25% of lot width) (feet)	15.25		15.25	15.25
Rear Setback (feet)	15		15	15.00

PROJECT DIRCTORY

ARCHITECT & LANDSCAPE	CASE + ABST ARCHITECTS 21995 ANSEL COURT JENNER, CA 95450 CA@CASEABST-ARCHITECTS.COM 707.847.3438
LAND USE ATTORNEY	THE LAW OFFICE OF AENGUS L. JEFFERS 215 WEST FRANKLIN STREET, 5TH FLOOR MONTEREY, CALIFORNIA 93940 AENGUS@AENGUSLJEFFERS.COM 831.649.6100
GENERAL CONTRACTOR	LEVEL 5 CONSTRUCTION 2094 SUNSET DRIVE PACIFIC GROVE, CA 93950 CPLEVEL5@EARTHLINK.NET 831.373.2523
STRUCTURAL ENGINEERS	P.M.DUNN ENGINEERING, INC. 2511 GARDEN ROAD, SUITE B-150 MONTEREY, CA 93940 DUNNENGINEERING@COMCAST.NET 831.393.1607
MECHANICAL ENGINEER	MONTEREY ENERGY GROUP 26465 CARMEL RANCHO BLVD. #8 CARMEL, CA 93923 INFO@MEG4.COM 831.372.8328
CIVIL ENGINEERING & LAND SURVEYING	MONTEREY BAY ENGINEERS, INC. 607 CHARLES AVENUE, SUITE B SEASIDE, CA 93955 MBAYENGR@MBAY.NET 831.899.7899

SCOPE OF WORK

NEW SINGLE-STORY RESIDENCE WITH NEW BELOW-GRADE 100 SF BASEMENT AND NEW DETACHED GARAGE. HOUSE INCLUDES LIVING & DINING SPACES, KITCHEN, MASTER SUITE WITH LAUNDRY, AND TWO GUEST BEDROOMS AND BATHS.

DRAWING INDEX

C1	COVER SHEET WITH PROJECT DATA
SITE 1	- TOPOGRAPHIC SURVEY - LOCATIONS OF NEW HOUSE VS. EXISTING-TO-BE-DEMOLISHED HOUSE
SITE 2	- COVERAGE DIAGRAM - EXTERIOR LIGHTING
A1	(NEW) FLOOR PLAN WITH SPOT ELEVATIONS
A2	(NEW) ROOF PLAN
A3	(NEW) ELEVATIONS
A4	(NEW) SECTIONS / ELEVATIONS
A5	- COLOR & MATERIAL IMAGES - DOOR & WINDOW ELEVATIONS
A6	(N) & (E) STREET ELEVATIONS
A7	(EXISTING) FLOOR PLAN
A8	(EXISTING) ELEVATIONS

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

CASE+ABST ARCHITECTS LLP
21995 Ansel Court
Jenner, CA 95450
707. 847.3438

Consultant:

Project:
PURVIS RESIDENCE

For:

At: 4 OAK KNOLL WAY
CARMEL, CA

Date: NOVEMBER 2017
Project Number: ----
Scale: ----

REVISIONS / Issue Date

PLANNING APP.	12.15.17

Sheet Title:
COVER SHEET

Sheet Number:
C1

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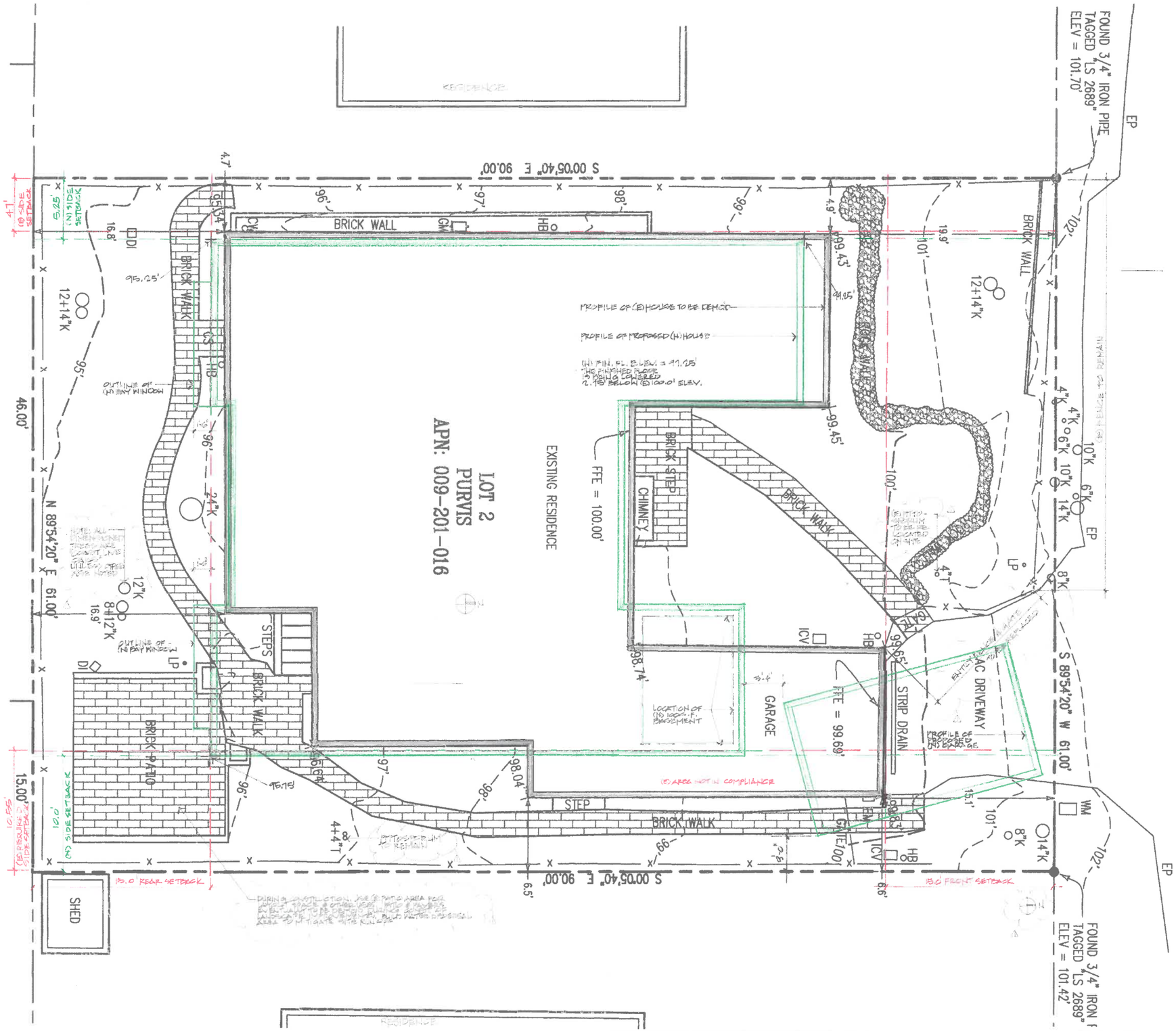

NOTE
- ALL WALKS & PAVERS TO BE REMOVED
- SIDE & REAR FENCES TO REMAIN
- ROCK WALLS TO BE REMOVED
- SOIL EXCAVATED FOR BASEMENT & LOWERING NORTH HALF OF DRIVE TO BE USED AS ENGINEERED FILL AT NEW RAISED GARAGE & DRIVEWAY

CasaAbst
ARCHITECTS LLP
21995 Ansel Court
Jenner, CA 95450
707. 847.3438

Consultant:
MONTEREY BAY ENGINEERING AND SURVEYING

Project:
PURVIS RESIDENCE

For:

At: 4 OAK KNOLL WAY CARMEL, CA

Date: NOV 18 2014
Project Number:
Scale: 1/4" = 1'-0"
REVISIONS / Issue Date
1 PLANNING APPL. 12.18.14

Sheet Title:
- TOPOGRAPHIC SURVEY
- LOCATIONS OF (N) HOUSE VS. (E) TO-BE-DEMOLISHED HOUSE

Sheet Number:
SITE 1

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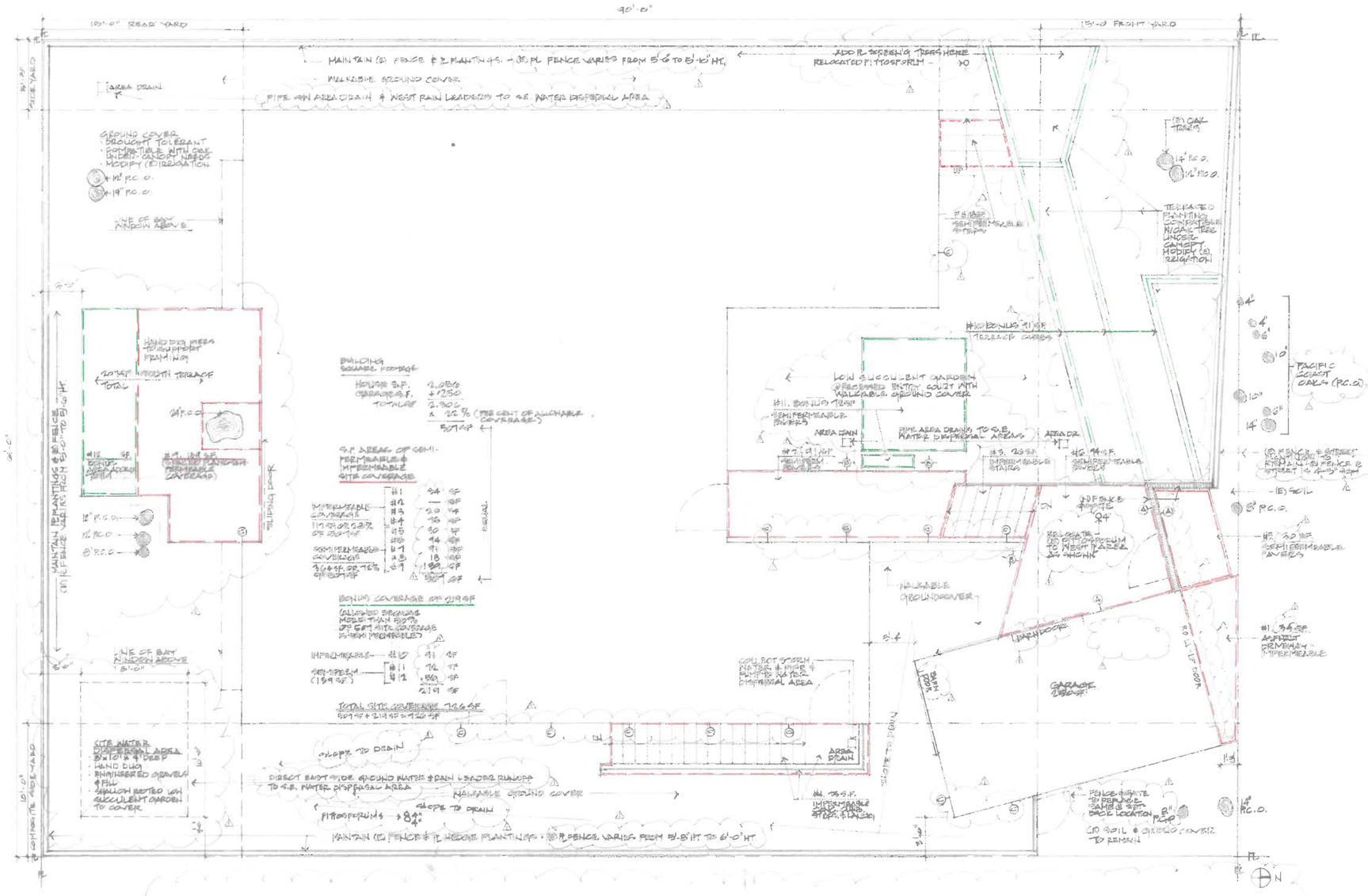
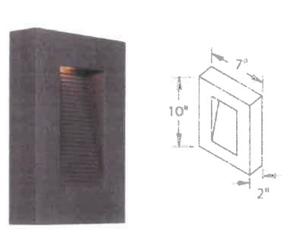


CUT AND FILL CALCULATIONS

House: 6,354.0 cubic feet (235 cubic yards) of removed soil
Site: 620 cubic feet (23 cubic yards) of removed soil
Garage: 426.0 cubic feet (15.8 cubic yards) of added fill

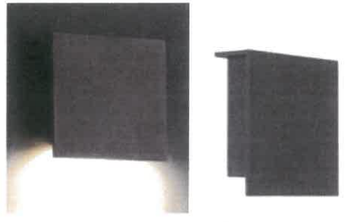
#1. 6,354.0
+ 620.0
6,974.0 cu. ft. removed

#2 6,974.0 cu. ft. removed
- 426.0 cu. ft. added
6,548.0 Total Cubic Feet Removed (242.2 Cubic Yards)

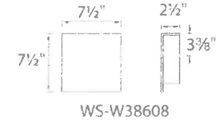


A "URBAN" WALL SCONCE BY MODERN FORMS, 7" x 10" x 2"
BRONZE, DARK SKY, TITLE 24, LED, WET LOCATION, 12 W

B "ATLANTIS" PATH LIGHT BY HINKLEY LIGHTING, 6-1/2" x 15"
BRONZE, DARK SKY, TITLE 24, LED, WET LOCATION, 3.8 W



C "SQUARE" BY MODERN FORMS, 7-1/2" x 7-1/2" x 2"
BRONZE, DARK SKY, TITLE 24, LED, WET LOCATION, 9 W



WS-W38608

Cast Abst
ARCHITECTS LLP
21995 Ansel Court
Jenner, CA 95450
707. 847 3438

Consultant:

Project:
DERYS RESIDENCE

For:

At: 4 OAK KNOLL WAY
CARMEL, CA.

Date: NOV. 18, 2019
Project Number:
Scale: 1/4" = 1'-0"
REVISIONS / Issue Date
△

Sheet Title:
· COVERAGE DIAGRAM
· EXTERIOR LIGHTING
△

Sheet Number:
SITE 2

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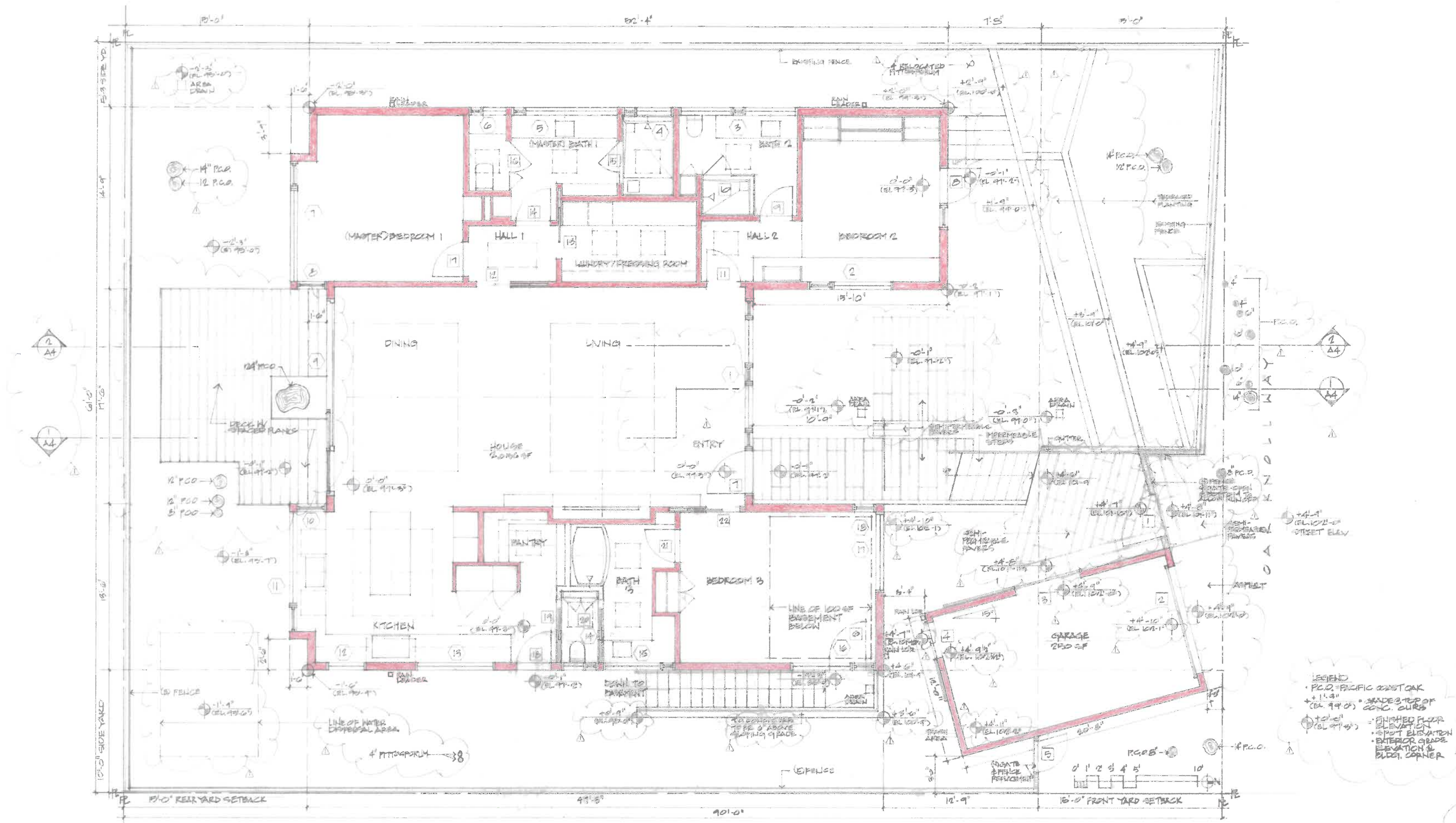


ARCHITECTS LLP

21995 Ansel Court
Jenner, CA 95450

707. 847.3438

Consultant:

Project: PURVIS RESIDENCE

For:

At: 4 OAK KNOLL WAY CARMEL, CA

Date: NOV. 13, 2017

Project Number:

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

REVISIONS / Issue Date	
PLANNING APPLIC.	12.18.17

Sheet Title:

• NEW FLOOR PLAN
• SPOT ELEVATIONS

Sheet Number:

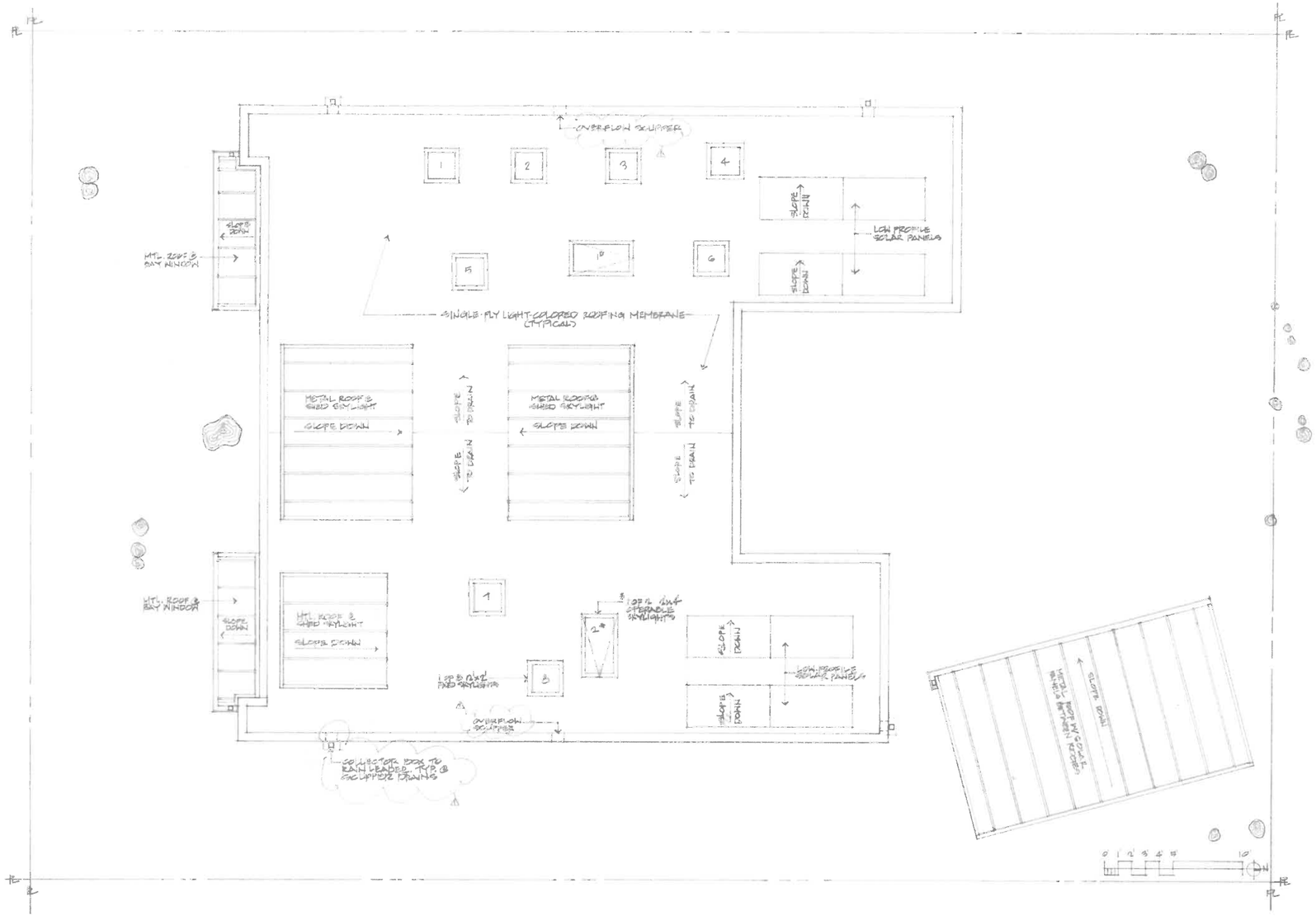
A1

CUT AND FILL CALCULATIONS

House:	6,354.0 cubic feet (235 cubic yards) of removed soil
Site:	620 cubic feet (23 cubic yards) of removed soil
Garage:	426.0 cubic feet (15.8 cubic yards) of added fill

#1. 6,354.0
+ 620.0
6,974.0 cu. ft. removed

#2 6,974.0 cu. ft. removed
- 426.0 cu. ft. added
6,548.0 Total Cubic Feet Removed (242.2 Cubic Yards)



CastAbst
ARCHITECTS LLP

21995 Ansel Court
Jenner, CA 95450

707. 847.3438

Consultant:

Project:

PURVIS
RESIDENCE

For:

At: 4 OAK KNOLL WAY
CARMEL CA

Date: NOV 16, 2017
Project Number: ---
Scale: 1/8" = 1'-0"
REVISIONS / Issue Date

⚠ PLANNING APPLIC.	10.19.17

Sheet Title:

PROPOSED
ROOF PLAN

Sheet Number:

A2

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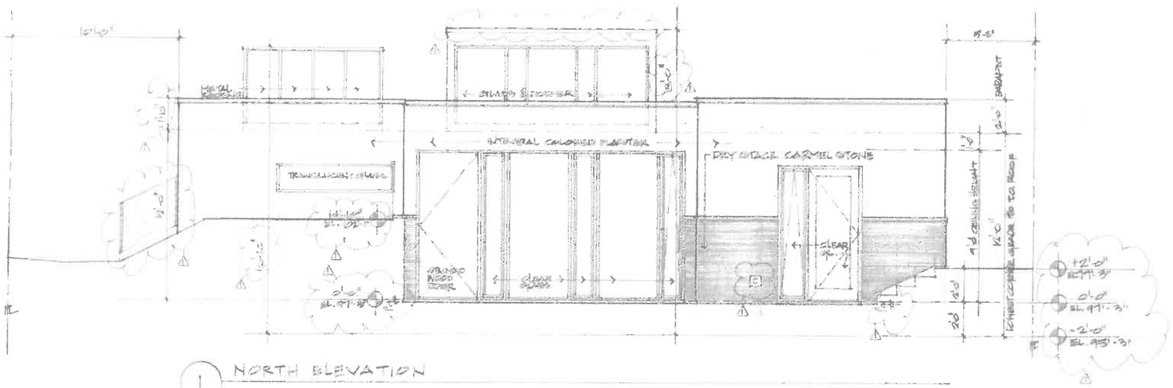
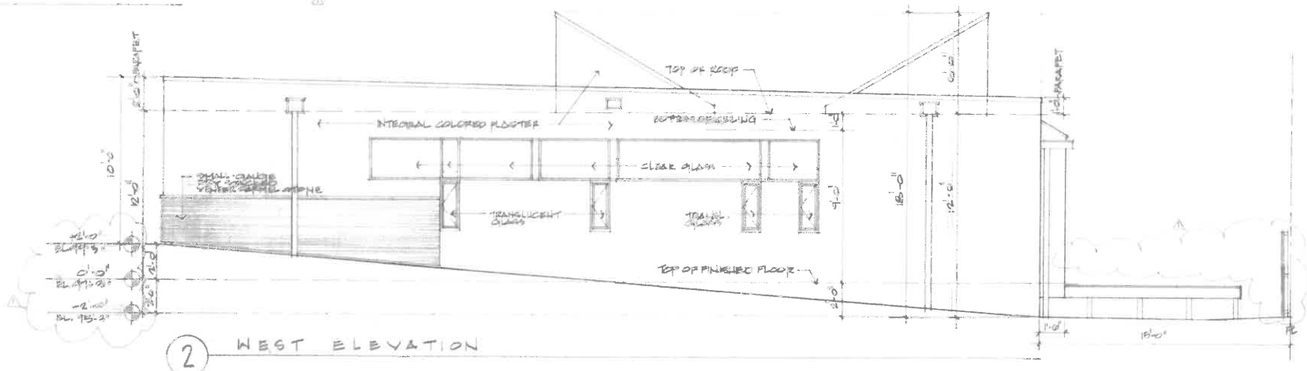
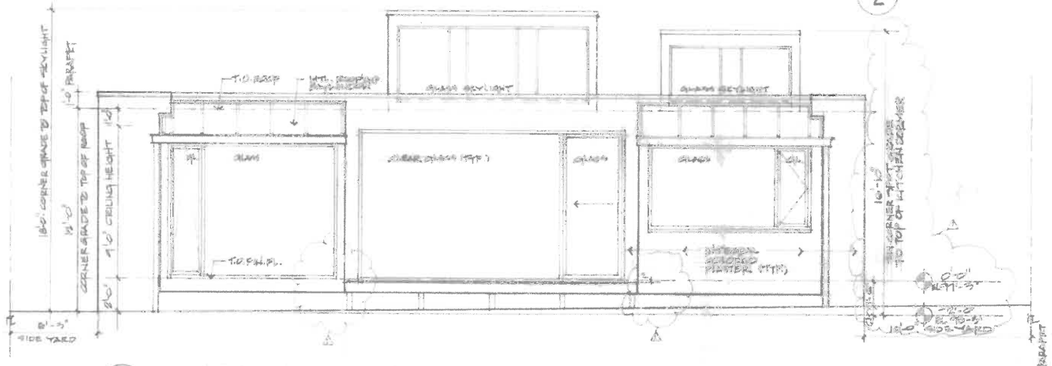


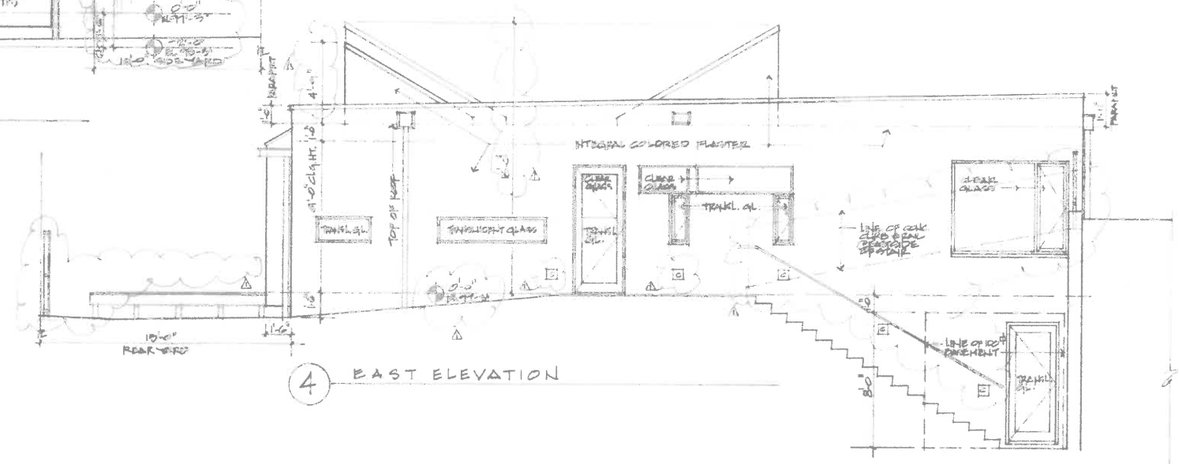
1 NORTH ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 EAST ELEVATION

Case+Abst
ARCHITECTS LLP

21995 Ansel Court
Jenner, CA 95450

707. 847.3438

Consultant:

Project:

PURVIS RESIDENCE

For:

At: 4 OAK KNOLL WAY CARMEL, CA.

Date: NOV. 15, 2011

Project Number:

Scale: 1/4"-1'-0"

REVISIONS / Issue Date

Δ	PLANNING APPLIC.	12.6.11

Sheet Title:

PROPOSED ELEVATIONS

Sheet Number:

A3

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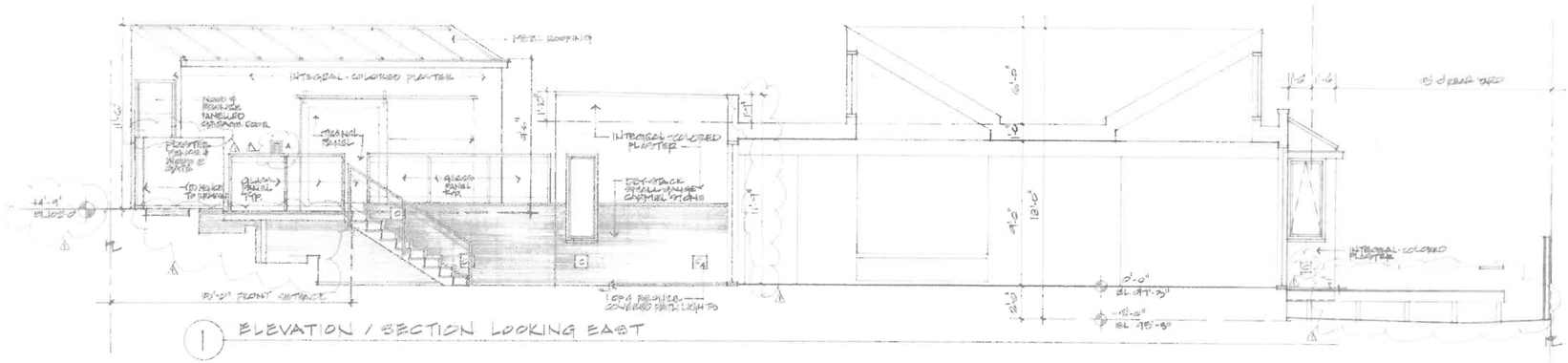
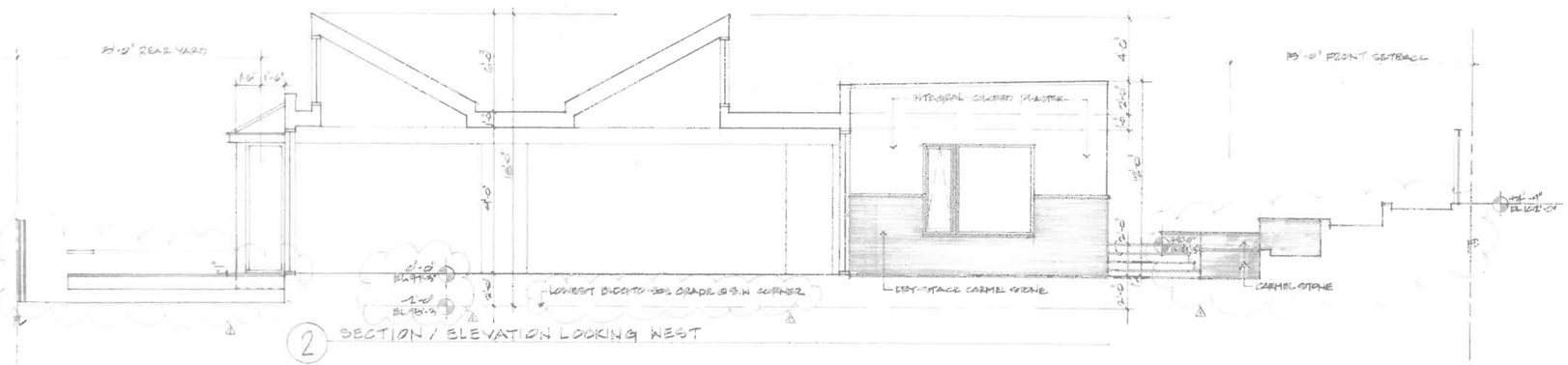
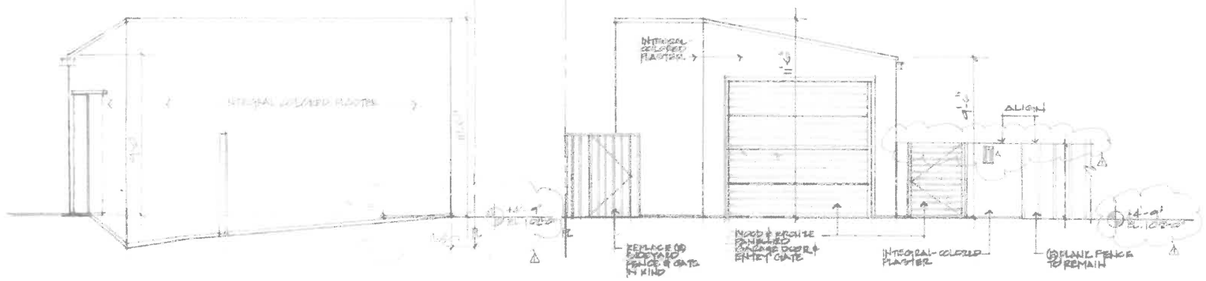


1 ELEVATION / SECTION LOOKING EAST



2 SECTION / ELEVATION LOOKING WEST



3 EAST ELEV. OF GARAGE

4 STREET ELEV. OF GARAGE & ENTRY GATE

CastAbst
ARCHITECTS LLP
21995 Ansel Court
Jenner, CA 95450
707. 847.3438

Consultant:

Project:

FURVIS RESIDENCE

For:

At: 4 OAK KNOLL WAY CARMEL, CA

Date: NOV. 15, 2017
Project Number:
Scale: 1/4"=1'-0"
REVISIONS / Issues Date

PLANNING APPLIC	NOV 2017

Sheet Title:

PROPOSED ELEVATION/ SECTIONS

Sheet Number:

A4

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PROPOSED COLORS AND MATERIALS

1. Small-scale dry-stack Carmel Stone veneer at street-facing elevations.

2. Blomberg, or equivalent, metal window and door systems in bronze finish.

3. Bronze finish standing-seam metal roof at shed skylights, gutters, and rain leaders.

4. Integral-color plaster finish on exterior walls that do not have stone veneer.

5. Clopay Modern Series stained wood with bronze accents at garage door.

6. Velux low-profile fixed and operable skylights

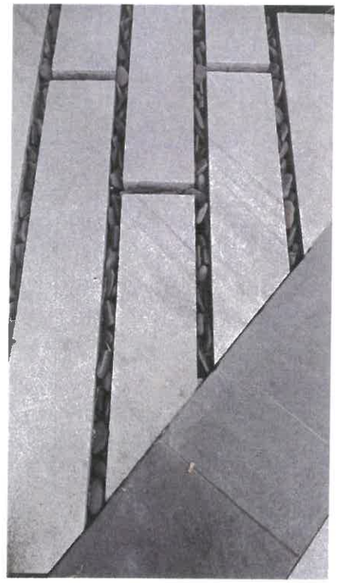
Two 2' x 4' operable skylights & Eight 2' x 2' fixed skylights. Skylights at the flat roof are visually screened by parapets.

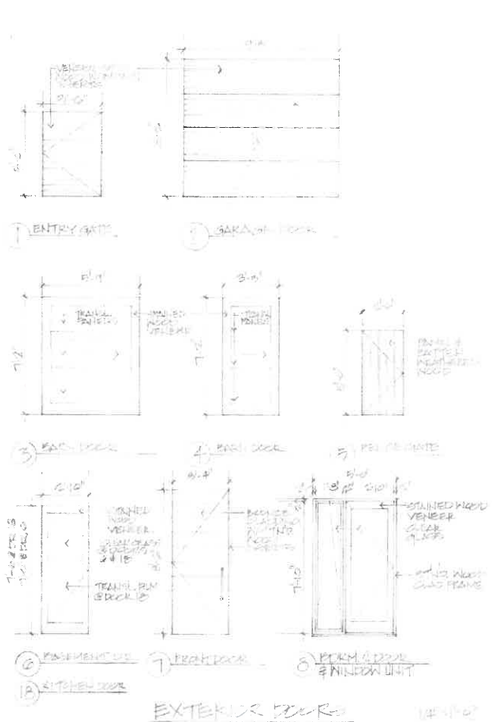
Solar Powered "Fresh Air" Skylights

Fixed Skylights

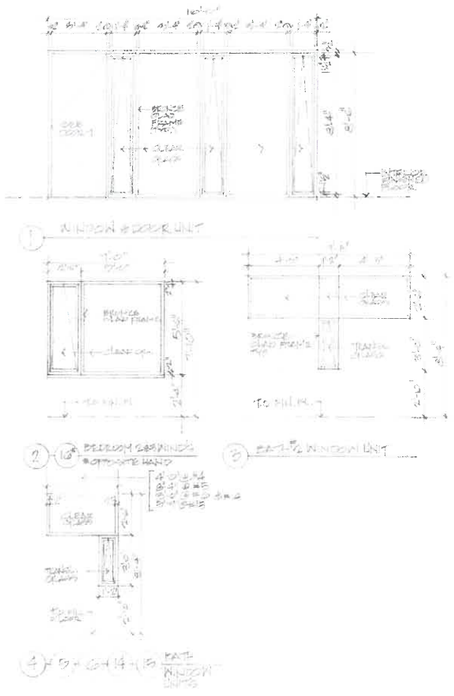
7. Semi-permeable Pavers

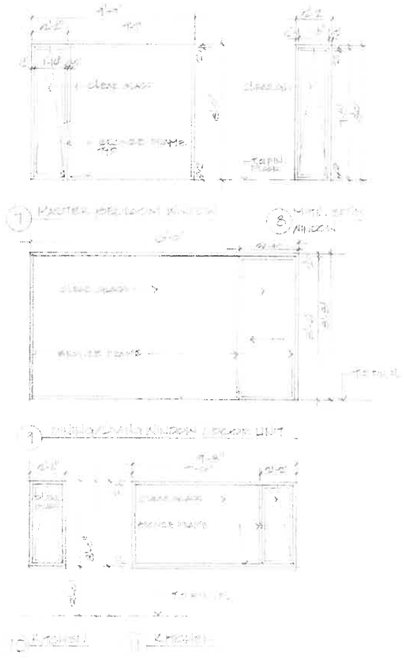
Cut concrete pavers with dry stack stones set on edge between pavers.



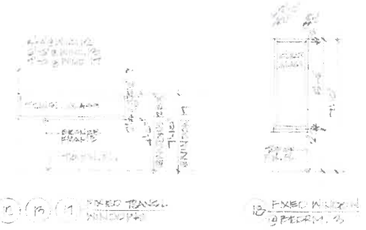


EXTERIOR DOORS





WINDOW ELEVATIONS 1/4"=1'-0"



Case+Abst Architects LLP

21995 Ansel Court
Jenner, CA 95450

707. 847.3438

Consultant:

Project: PURVIS HOUSE

For: ROOD & CONSUELO PURVIS

At: 4 OAK KNOLL WY. CARMEL, CA.

Date: DECEMBER 18, 2017

Project Number:

Scale: AS SHOWN

REVISIONS / Issue Date

Sheet Title:

- PROPOSED COLORS & MATERIALS
- DOOR & WINDOW ELEVATIONS

Sheet Number: A5

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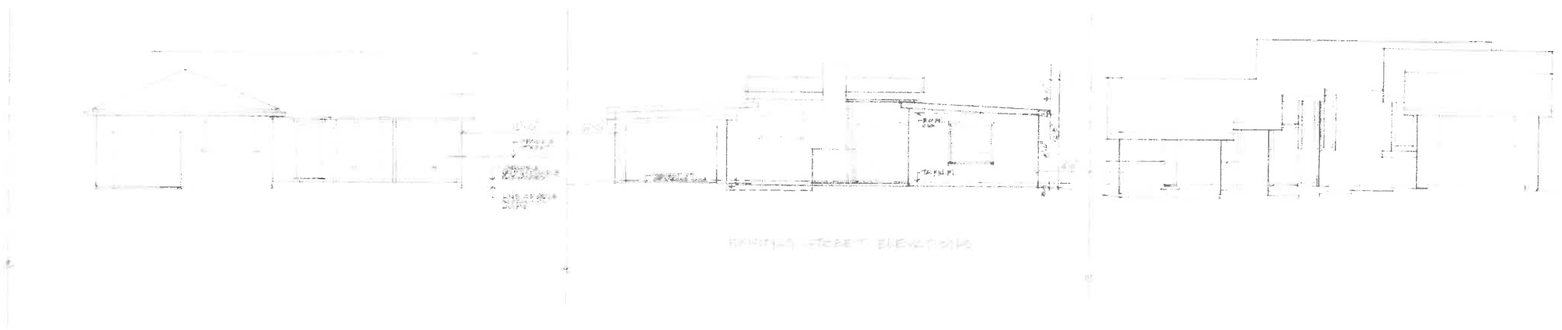

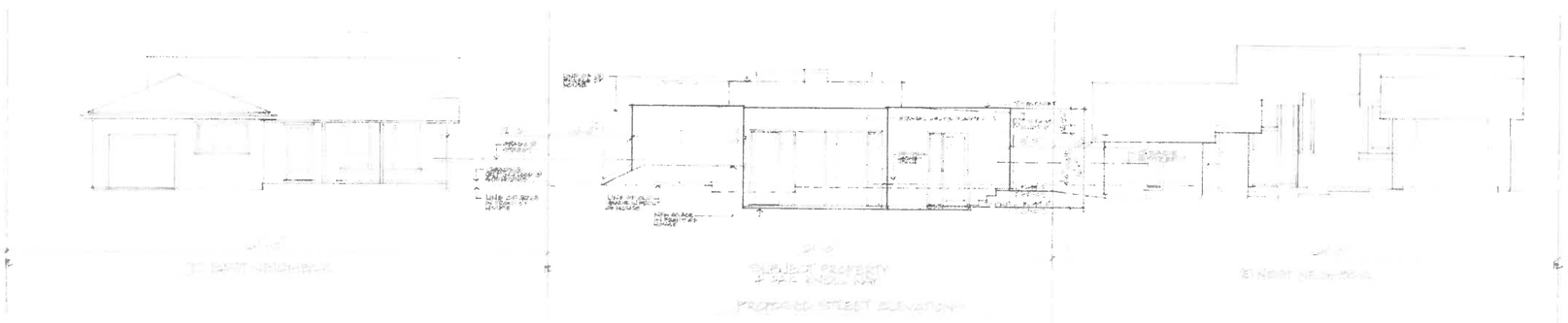

Case+Abst
ARCHITECTS LLP

21995 Ansel Court
Jenner, CA 95450

707. 847.3438

Consultant:

Project:
PORVIS
RESIDENCE

For:
PROPOSED REMODEL
PORVIS

At:
4 CAR. KNOLL WY.
CARMEL, CA

Date: NOVEMBER
Project Number: ---
Scale: 1/8"=1'-0"

REVISIONS / Issue Date

#	Description	Date

Sheet Title:
STREET CONTEXT ELEVATIONS

Sheet Number:
A6

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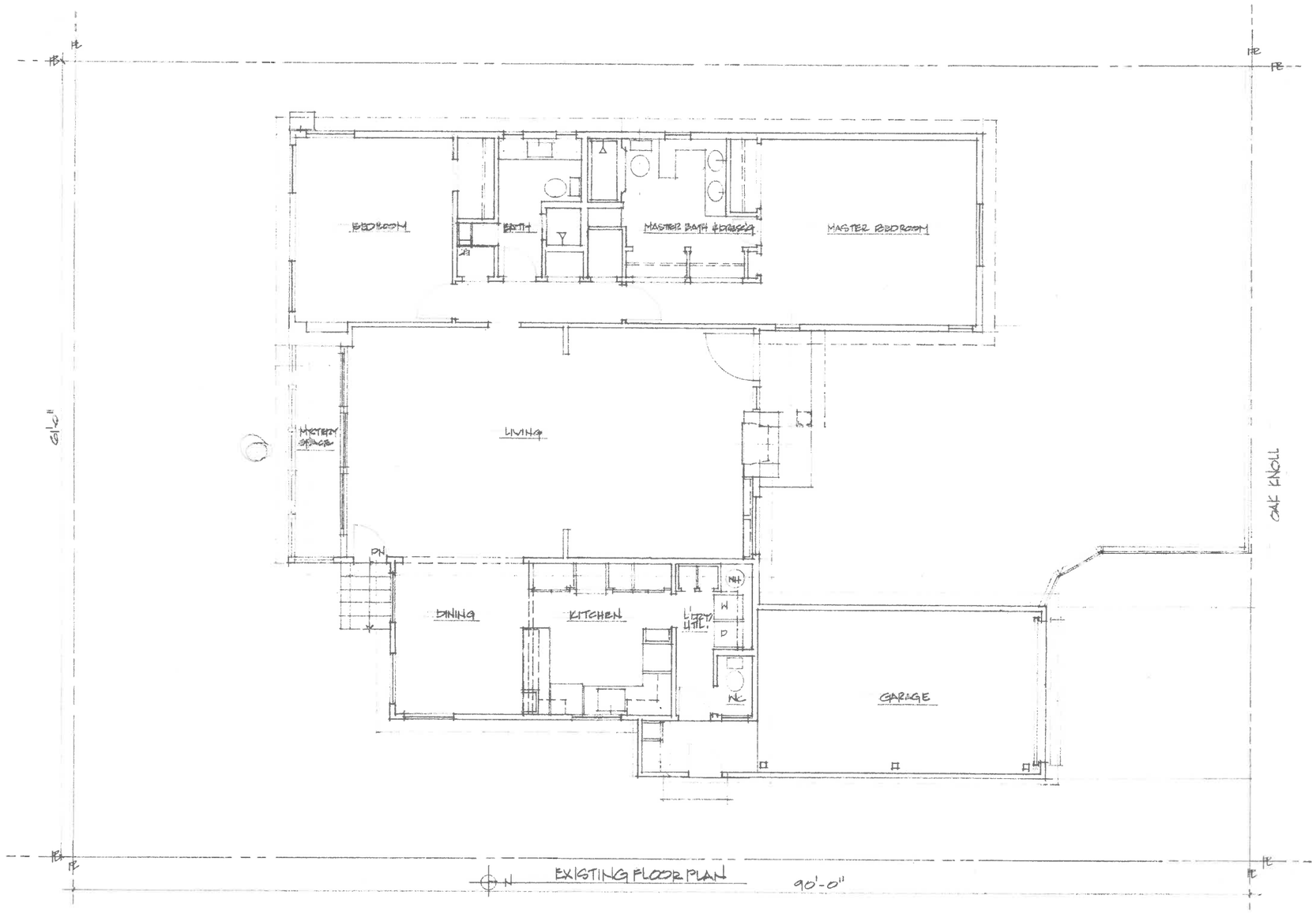

EXISTING FLOOR PLAN

Cass+Abst
ARCHITECTS LLP
21995 Ansel Court
Jenner, CA 95450
707. 847.3438

Consultant:

Project:
PURVIS
RESIDENCE

For:

At: 4 OAK KNOLL WAY
CARMEL, CA

Date: NOV 18, 2019
Project Number:
Scale: 1/4" = 1'-0"
REVISIONS / Issue Date

PLANNING APPLIC	12.18.19

Sheet Title:
EXISTING
FLOOR PLAN

Sheet Number:
A1

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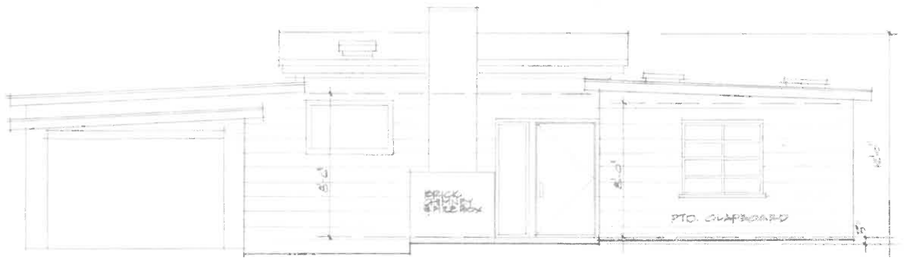
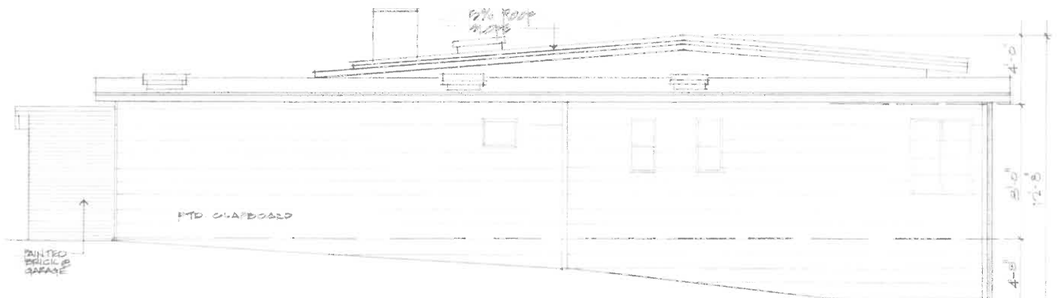


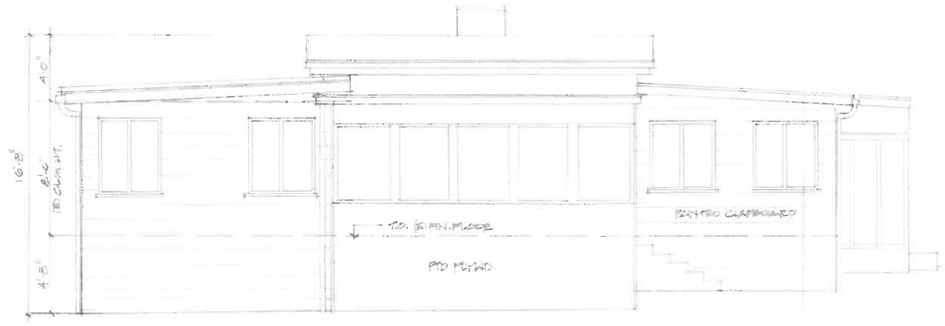
NORTH ELEVATION (EXISTING)

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



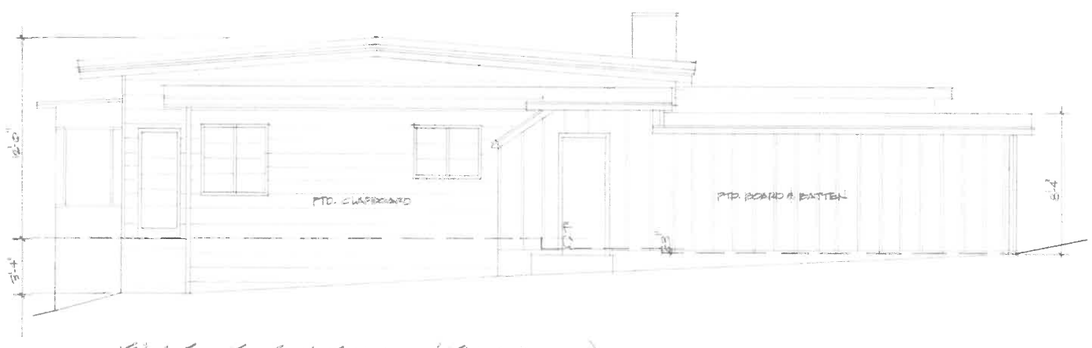
WEST ELEVATION (EXISTING)

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



SOUTH ELEVATION (EXISTING)

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



EAST ELEVATION (EXISTING)

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

Case+Abst
ARCHITECTS LLP

21995 Ansel Court
Jenner, CA 95450

707 847.3438

Consultant:

Project:

PURVIS
RESIDENCE

For:

At: 4 OAK KNOLL WAY
CARMEL, CA

Date: NOV.13.2017

Project Number:

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

REVISIONS / Issue Date

PLANNING APPLIC.	12.15.17

Sheet Title:

EXISTING
ELEVATIONS

Sheet Number:

A8

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CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

January 10, 2018

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, AICP, Community Planning and Building Director

Submitted by: Marnie R. Waffle, Senior Planner

Subject: Consideration of a Concept Design Study (DS 17-443) and associated Coastal Development Permit for additions to an existing single family residence located in the Single-Family Residential (R-1) Zoning District.

Application: DS 17-443 **APN:** 010-284-001
Location: SW Corner of Camino Real and 13th Avenue
Block: DD **Lot(s)**: 1 & 3
Applicant: Erik Dyar **Property Owner:** Hunter & Betsy Nelson

EXECUTIVE SUMMARY

The applicant is requesting approval of a Concept Design Study and associated Coastal Development Permit for additions to an existing single family residence totaling 1,058 square feet. The additions include, a new master bedroom; a new two-car garage with a guest bedroom above; and, two small additions to the front of the residence. The project is located at the southwest corner of Camino Real and 13th Avenue in the R-1 Single Family Residential District.

RECOMMENDATION

Accept the Concept Design Study (DS 17-443) and associated Coastal Development Permit subject to the attached findings and draft conditions.

BACKGROUND AND PROJECT DESCRIPTION

The project site is currently developed with a 1,704-square foot, one-story residence and a 185-square foot, single-car detached garage. The property is 8,000 square feet in size and contains fourteen trees. A Final Determination of Historic Ineligibility was completed for the residence on October 17, 2017.

The applicant is proposing to construct a 409-square foot master bedroom addition; a 523-square foot attached two-car garage with a 285-square foot guest bedroom and 73-square foot roof deck above; and, two small additions at the front of the residence totaling 31 square feet.

The residence will remain primarily one-story with the two-story element over the new garage. The proposed residence will be 2,947 square feet.

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

PROJECT DATA FOR A 8,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,960 SF (37%)	1,889 SF	2,947 SF
Site Coverage	651 SF/971 SF	1,072 SF	703 SF
Trees (Upper/Lower)	5/4	0/9 (14 total)	None
Ridge Height (1st/2nd)	18'/24'	13'6"/NA	15'8"/21'2-½"
Plate Height (1st/2nd)	12'/18'	10'/NA	9'5"/17'5-½"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	17'2"	No change
Composite Side Yard	20' (25%)	20'	20'
Minimum Side Yard	3'	14'	12'3"
Minimum Street Side Yard	5'	7'9"	5'
Rear	15'/3'*	27'	3'

*The rear setback is three feet for those portions of structures less than 15 feet in height.

STAFF ANALYSIS

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourages preserving significant trees and minimizing impacts on established trees; protecting the root systems of all trees to be preserved; and, maintaining a forested image on the site.

The site contains fourteen trees. Nine of the trees are Coast Live Oaks and have been deemed significant by the City Forester. The remaining five trees include Pittosporum, Fig and Acacias. The City Forester does not recommend planting of additional trees as part of the project.

The south elevation of the proposed garage addition would encroach into the 6-foot root protection zone of tree number 13 by six inches (refer to Sheet 13 in the project plans). The depth of the garage at the encroachment is 22 feet, 6 inches. The applicant could reduce the depth by 6 inches or hand dig the area to determine whether any significant roots would be impacted. The City Forester has reviewed the plans and supports either approach. Staff has prepared a draft condition that addresses both options.

Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourages designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features.

Staff has not identified any view impacts that would be created by the new residence. With regard to privacy, the project proposes a 73 square foot west facing roof deck. Access to the roof deck would be from the proposed guest bedroom located above the new two-car garage. The edge of the deck would be set back approximately 6 feet, 10 ½ inches from the west (rear) property line and would be enclosed with a solid, 42-inch high solid parapet wall. The wall would be finished with vertical board and batten wood siding to match the existing residence. The property to the west is a single story residence and no privacy impacts have been identified associated with the proposed roof deck.

Parking and Access: Residential Design Guidelines 6.1 through 6.7 encourages subordinate parking facilities that do not dominate the design of the house or site; minimizing the amount of paved surface for a driveway; positioning garages to maximize open space, views and privacy; and, minimizing visual impacts.

The applicant is proposing to demolish the existing 185-square foot detached garage and construct a new 523-square foot attached garage. The garage would be set back 5 feet from the street side lot line. The garage would contain two single car garage doors off-set by 12 inches to break up the building elevation and two 9-foot wide driveways with a planting strip in between. The driveways would be constructed of sand set concrete pavers. In staff's opinion, the proposed design is consistent with the design guidelines.

Mass and Bulk: Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms.

The applicant is proposing to construct a two story addition at the northwest corner of the lot for a two-car garage with guest bedroom and roof deck above. The 285 square foot guest bedroom would be located over one-half of the new garage. The two-story element would not be inconsistent with the neighborhood context, which includes a mix of one and two story residences. In staff's opinion, the proposed additions are consistent with the Design Guidelines.

Building and Roof Form: Residential Design Guidelines 8.1 through 8.5 encourages traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale.

The existing roof pitch is predominately 5:12 and the proposed additions would match the existing roof forms which are simple and maintain a low profile. In staff's opinion, the roof design is simple and complements the building style and neighborhood context.

Site Coverage: The project site currently contains 1,072 square feet of hardscape which exceeds the allowable site coverage of 651 square feet by 421 square feet. The applicant is proposing to replace existing hardscape with permeable materials and bring the site into compliance.

Right-of-way Character: Residential Design Guidelines 1.5 through 1.7 encourages maintaining an informal open space character of the right-of-way; maintaining trees and natural vegetation; and, designing parking areas to reinforce the forest image.

The City Right-of-Way (ROW) along Camino Real and 13th Avenue are in a natural state with mature trees and plantings. An existing decomposed granite walkway leads to the front gate of the residence. The existing brick pathway that is located in the right-of-way is proposed to be replaced with decomposed granite to match the existing walkway. No parking areas are designated on either street frontage.

Environmental Review: The project qualifies for a Class 1 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Class 1 exemptions include additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet whichever is greater. The 1,058 square foot addition is less than 50 percent of the existing 1,889-square foot residence.

ATTACHMENTS

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

Camino Real

Front Elevation (East)

13th Avenue

Street Side Elevation (North)

Existing Detached Garage and Driveway (13th Avenue)

Location of proposed attached two-car garage and 2nd story guest bedroom addition

East Elevation

Additions on either side of front door totaling 31 square feet

Attachment B – Findings for Concept Acceptance

DS 17-443 (Nelson)
January 10, 2018
Concept Findings

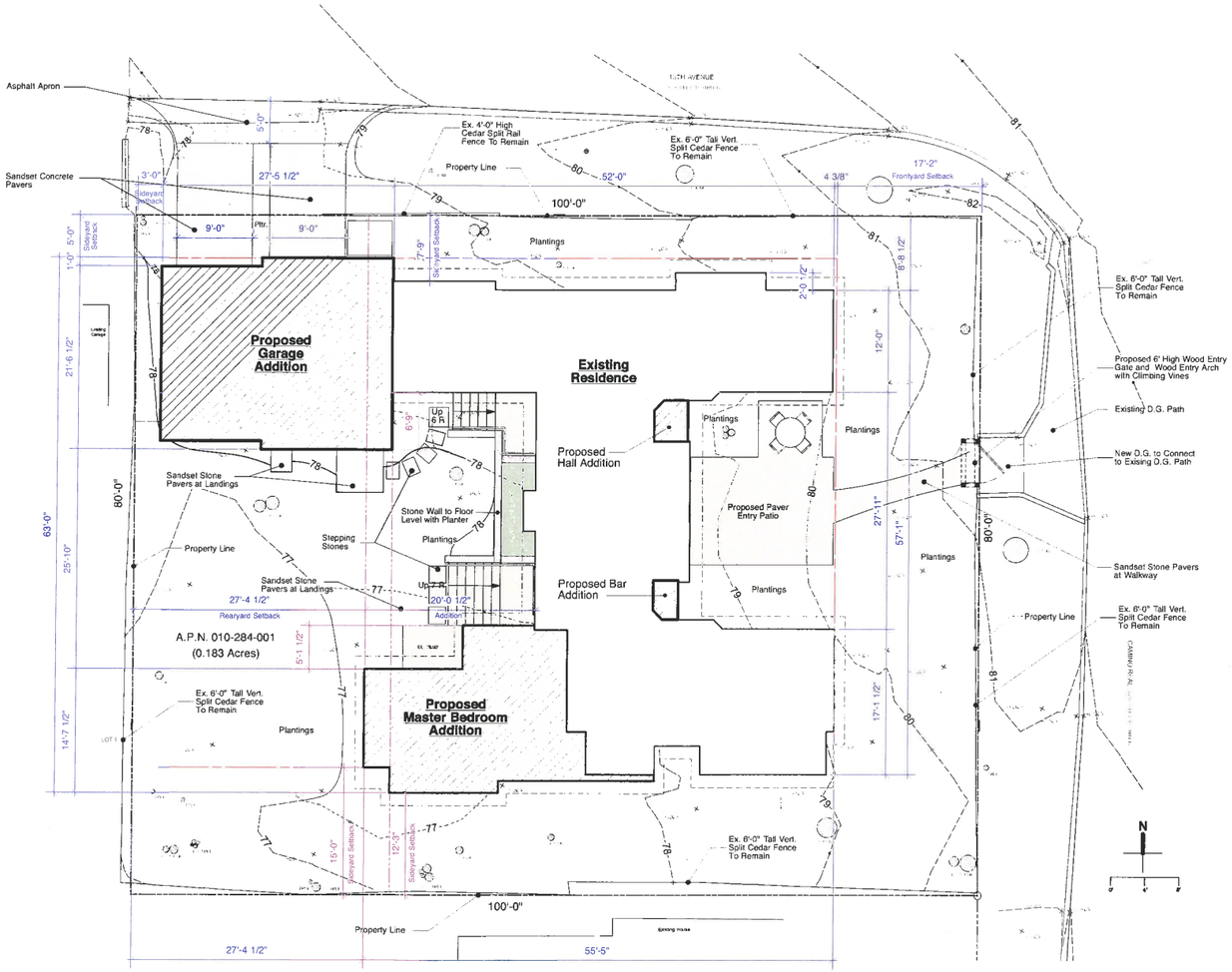
FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

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

CMC Section 17.68.040.A – Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits 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-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan 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 set back a minimum of six feet from significant trees.	✓	
CMC Section 17.64.010.B - Coastal Development Permit Findings	**YES**	**NO**
1. Local Coastal Program Consistency: The project, as described in the application and accompanying materials, as modified by the conditions of approval, conforms to 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

Recommendations/Draft Conditions	
No.	
1.	**Significant Tree Roots.** The applicant shall either reduce the depth of the garage by 6 inches to avoid impacting the 6-foot root protection zone of tree number 13 or shall hand dig the area to determine whether any significant roots would be impacted. If significant roots are found, the applicant shall either reduce the depth of the garage by 6 inches or design a building foundation that avoids impacting the root zone.



LEGEND

- Proposed New Addition/Floor Area and Building Coverage
- Proposed Sandset Stone Patio, Landings, Stepping Stones and Walkways
- Proposed Concrete Pavers at Driveway
- Proposed Stone Clad Planter Walls
- Proposed Asphalt Driveway Apron
- Proposed Decomposed Granite (D.G.) Path
- Proposed Raised Planting Bed
- Areas of Existing Residence to be Removed
- Existing Contour To Remain
- Existing Contour After Grading
- Proposed Contour

Existing Lot Area	=	8,000 sq. ft.
Existing Floor Area		
Main House	=	1,704 sq. ft.
Detached Garage	=	185 sq. ft.
Total Existing Floor Area	=	1,889 sq. ft.
Allowable Floor Area	=	2,960 sq. ft.
Proposed Floor Area		
Existing Total	=	1,889 sq. ft.
Removed Floor Area (185 sf Garage + 5 sf Hot W.H. Shed)	=	-190 sq. ft.
New Attached Garage	=	523 sq. ft.
2nd Story Guest Room	=	285 sq. ft.
Master Bedroom Suite	=	409 sq. ft.
New Bar and Hall	=	31 sq. ft.
Total Proposed Floor Area	=	2,947 sq. ft.
Total Net Added Floor Area	=	1,058 sq. ft.

Existing Site Coverage		
Concrete Walkway	=	87 sq. ft.
Front Yard Brick Pavers	=	564 sq. ft.
Front Yard Rock Wall	=	15 sq. ft.
North Brick Paver Walkway	=	109 sq. ft.
North Wood Deck Steps	=	17 sq. ft.
North Gate	=	4 sq. ft.
Back Yard Pavers and Driveway	=	210 sq. ft.
Back Yard Step and Deck	=	66 sq. ft.
Total Existing Site Coverage	=	1,072 sq. ft.
Allowable Site Coverage (2,960 sf x 0.22)	=	651 sq. ft. + Max. 4% Driveway Bonus

Proposed Site Coverage		
Sandset Conc. Paver Driveway	=	69 sq. ft.
Front Yard Sand Set Stone Pavers	=	321 sq. ft.
Back Yard Stone Stepping Stones	=	63 sq. ft.
North Back Yard Stone Stairs	=	67 sq. ft.
Back Yard South Stone Stairs	=	83 sq. ft.
Stone Planter Wall	=	10 sq. ft.
Master Bedroom Stone Landing	=	36 sq. ft.
Total Proposed Base Site Coverage	=	649 sq. ft.
Sand Set Conc. Paver 9' Wide x 6' Driveway Bonus	=	54 sq. ft.
Total Proposed Site Coverage	=	703 sq. ft.
Reduction of Site Coverage	=	- 369 sq. ft.
No Trees to Be Removed		

Proposed Description

Remodel and Addition of Existing Single-Family Dwelling in the R-1 Zoning District. This includes a 2nd story guest room addition with deck, new attached two-car garage, Master Bedroom Suite Addition and Kitchen and Bathroom Remodel. Reduction of Site Coverage to meet Code Requirements with Addition of New Stone steps and landings in Back Yard and New Stone, Sand-set Paver Entry Patio and Walk.

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DEC 29 2017
City of Carmel-by-the-Sea
Planning & Building Dept

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(713) 249-7211

Nelson Residence Remodel

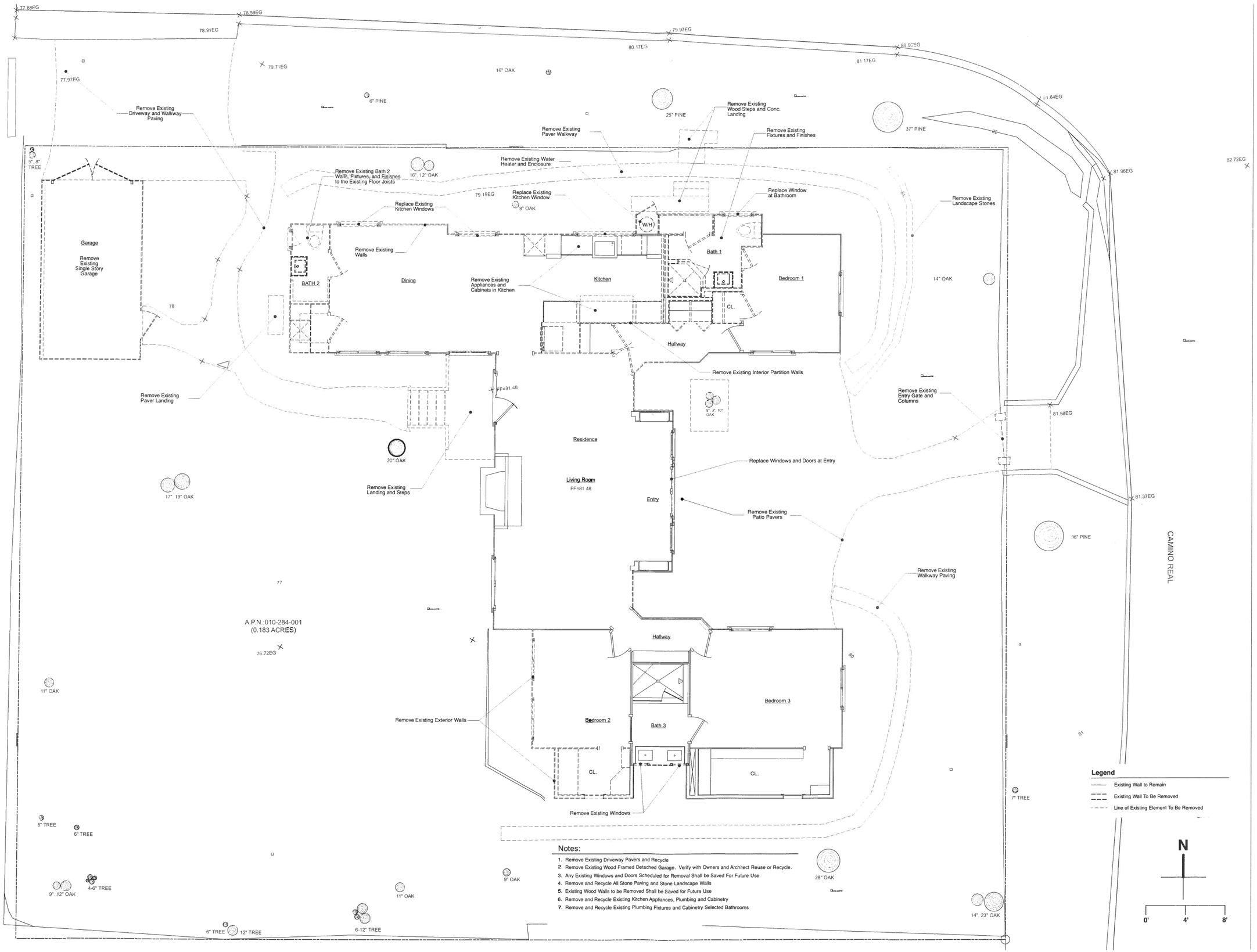
Camino Real and 13th Avenue
Carmel-by-the-Sea, California
APN: 010-284-001

Date:
December 26, 2017

Proposed Site Plan

1/8" = 1'-0"

Sheet No.
1



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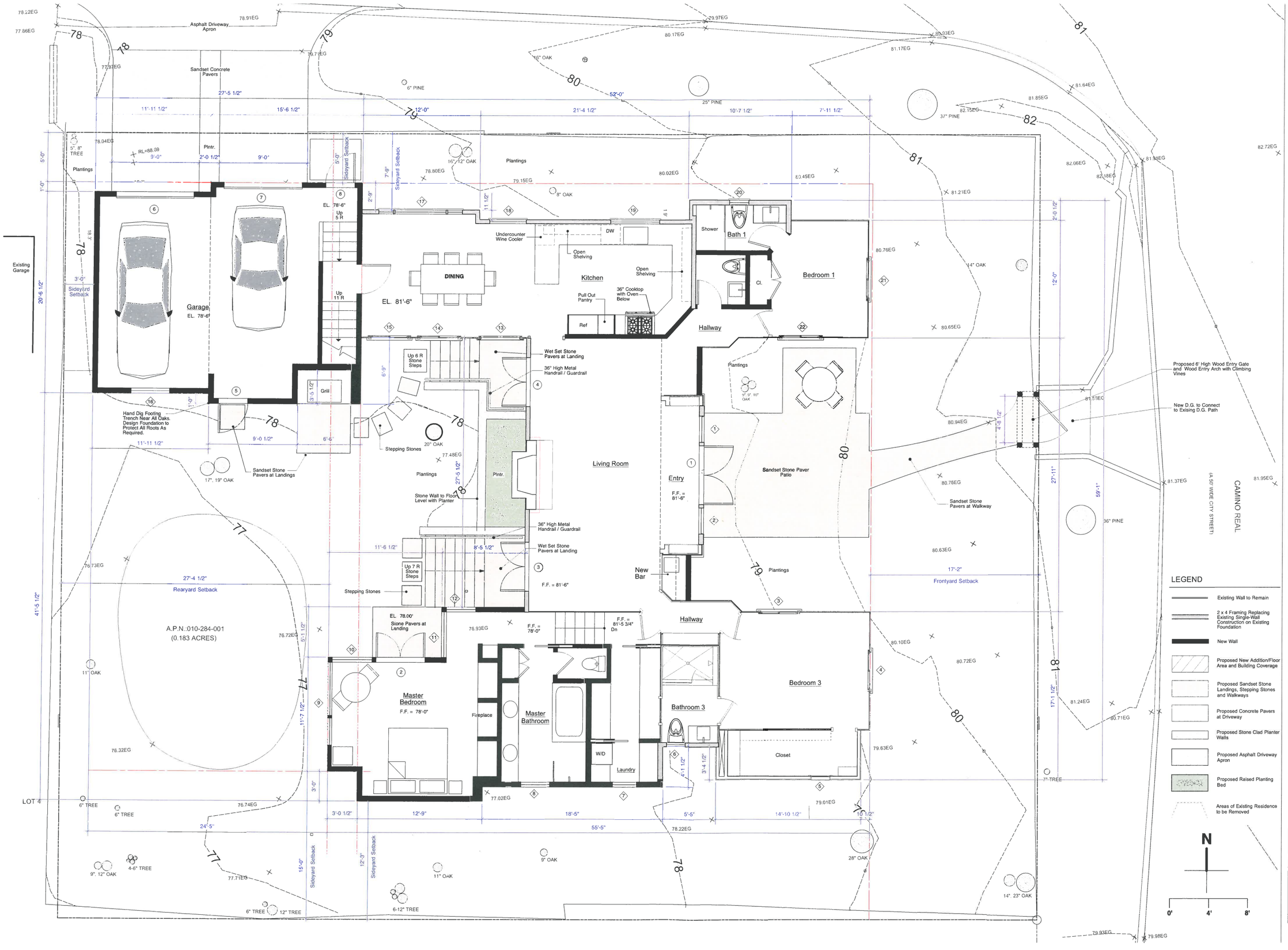
November 9, 2017

Site Demolition and Wall Removal Plan

1/4" = 1'-0"

Sheet No.
2



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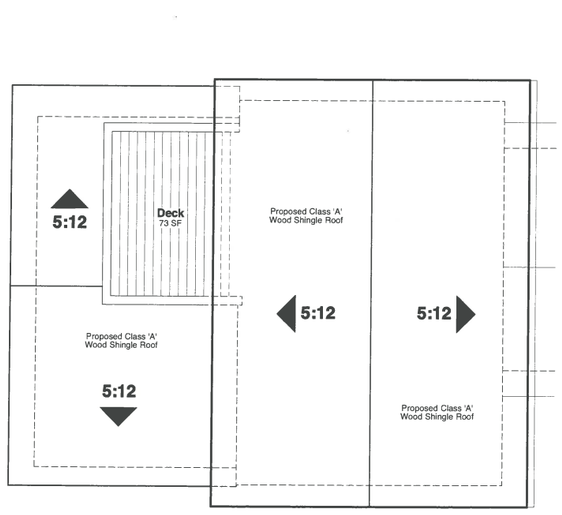
Job No.

Date:
December 26, 2017

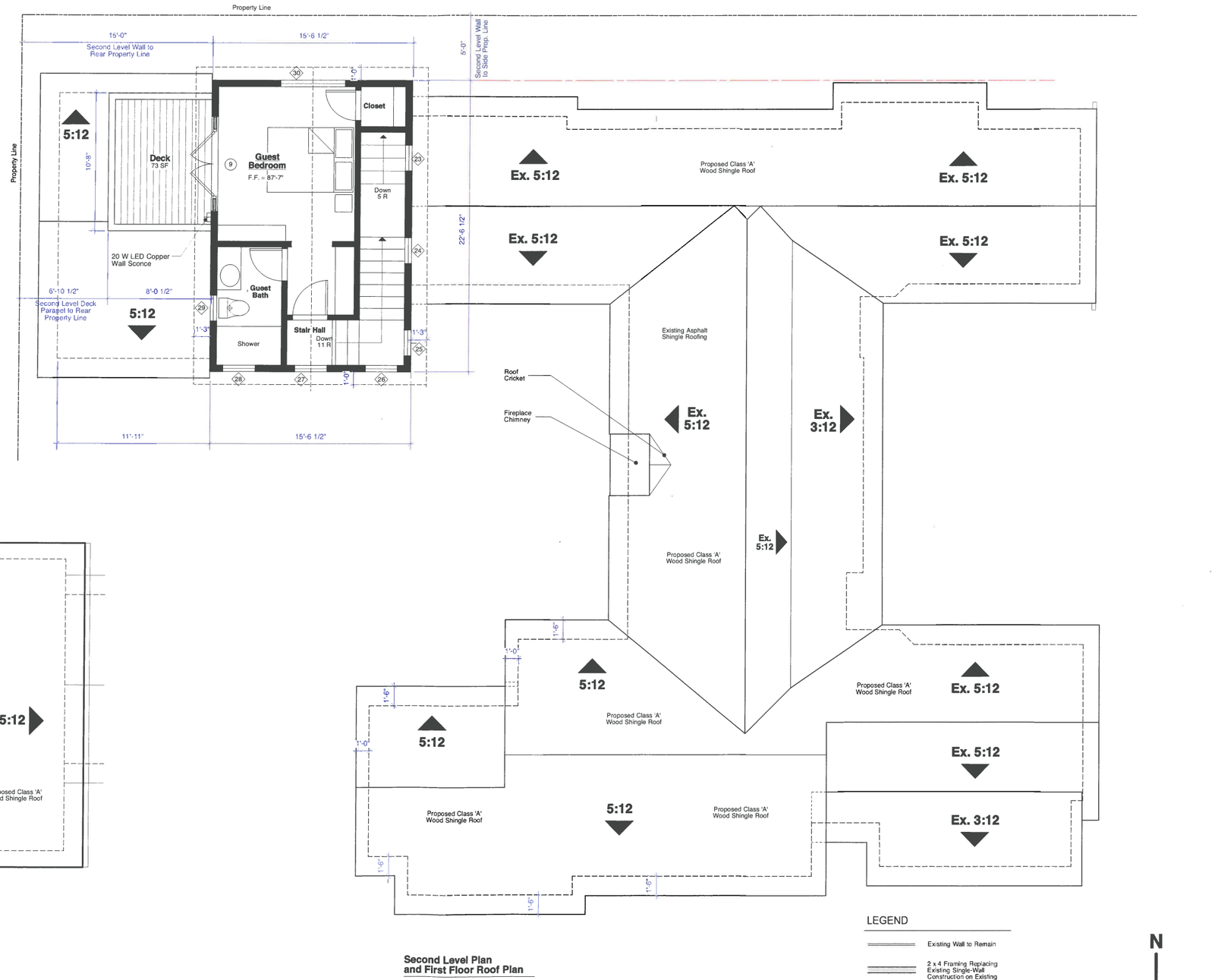
Proposed First Level Plan

1/4" = 1'-0"

Sheet No.
3



Second Level Roof Plan



Second Level Plan
and First Floor Roof Plan

LEGEND

- Existing Wall to Remain
- 2 x 4 Framing Replacing Existing Single-Wall Construction on Existing Foundation
- New Wall

N

0' 4' 8'

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Nelson Residence
Remodel

Camino Real and 13th Avenue
Carmel-by-the-Sea, California
APN: 010-284-001

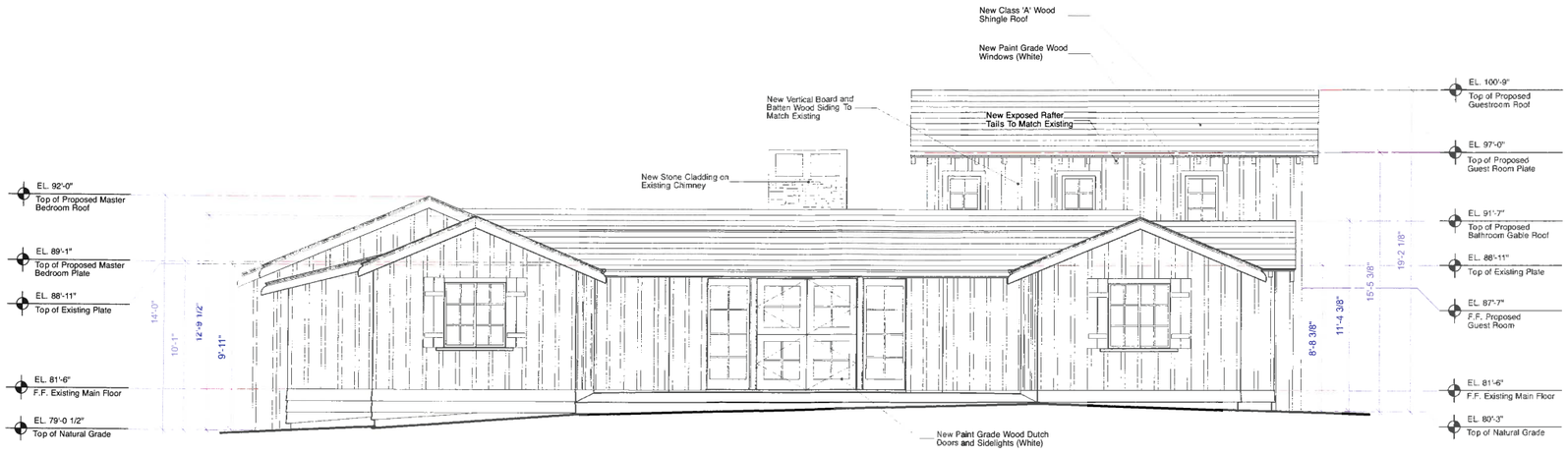
Job No.

Date:
December 26, 2017

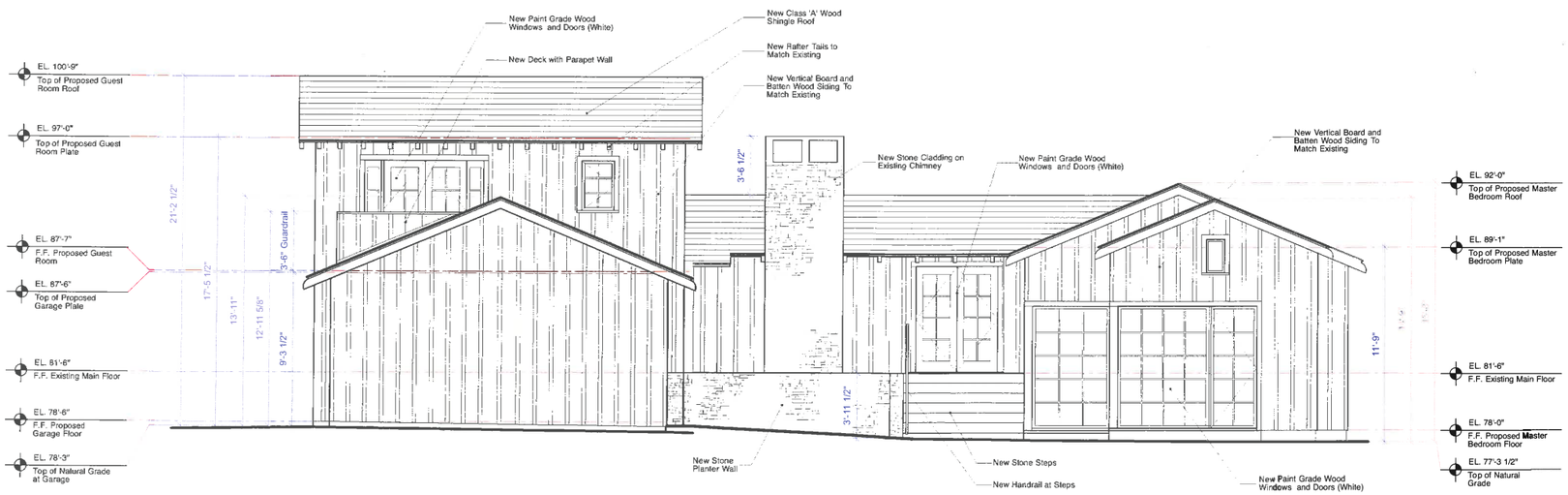
Second Floor Plan / First Floor Roof Plan Study No. 3b

1/4" = 1'-0"

Sheet No.
4



Proposed East Elevation



Proposed West Elevation

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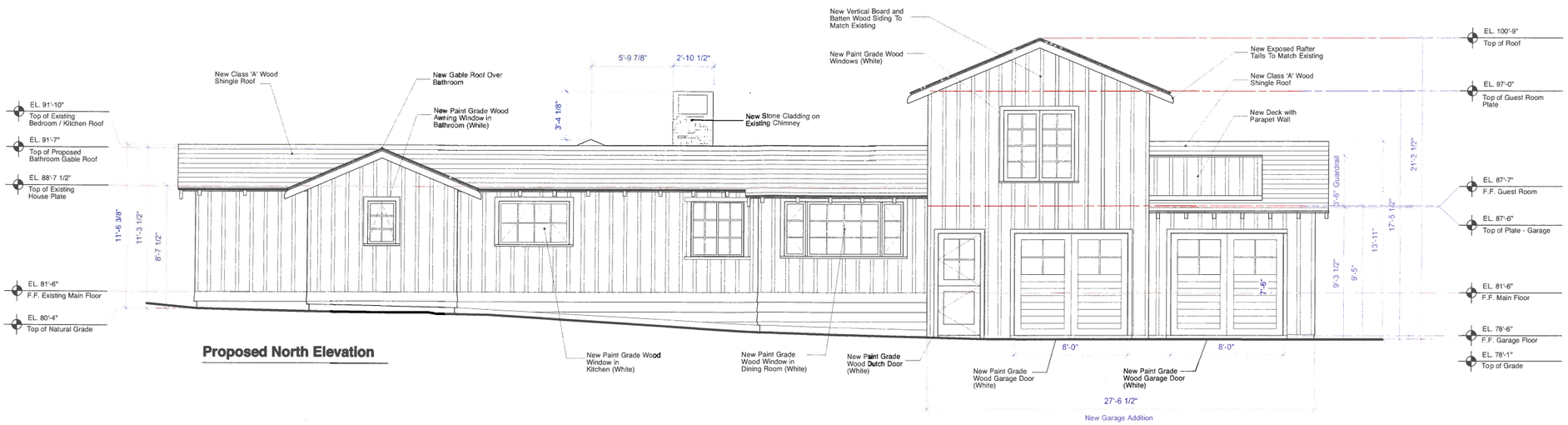
Date:
December 26, 2017

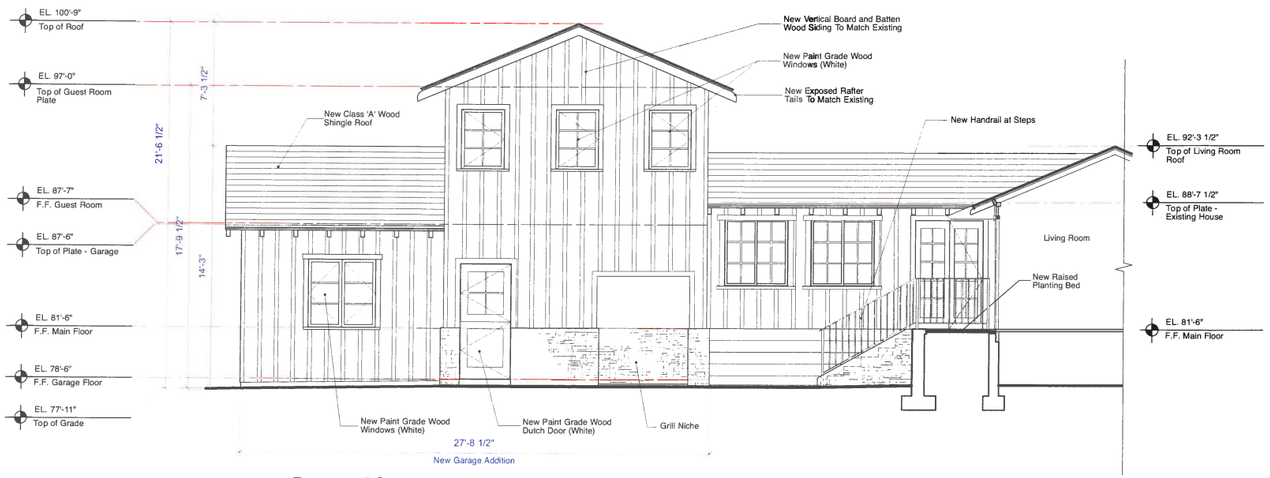
Proposed East and West Elevations

1/4" = 1'-0"

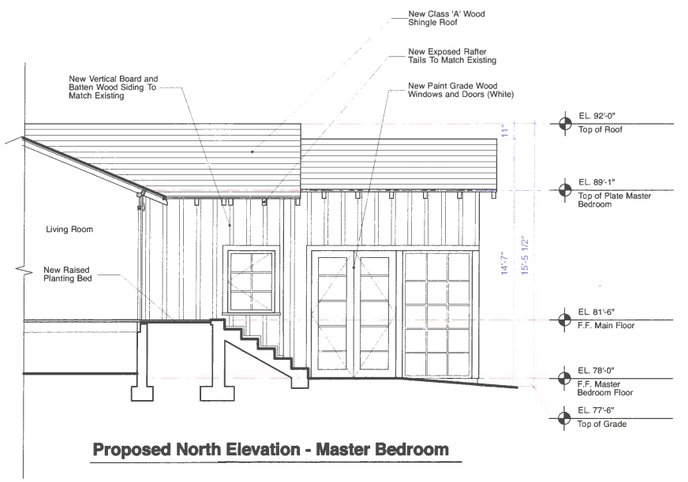
Sheet No.
5



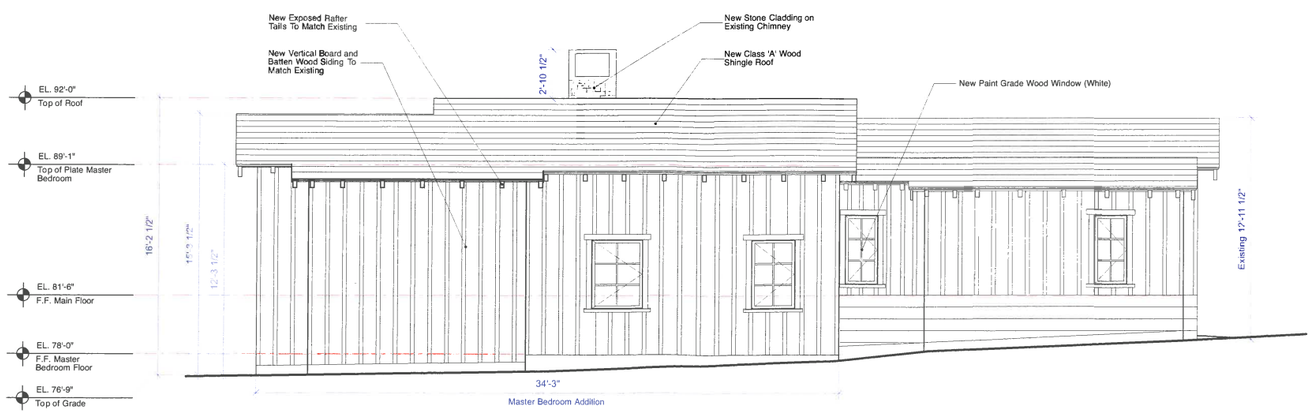
Proposed North Elevation



Proposed South Elevation - Back Yard Terrace



Proposed North Elevation - Master Bedroom



Proposed South Elevation

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Camino Real and 13th Avenue
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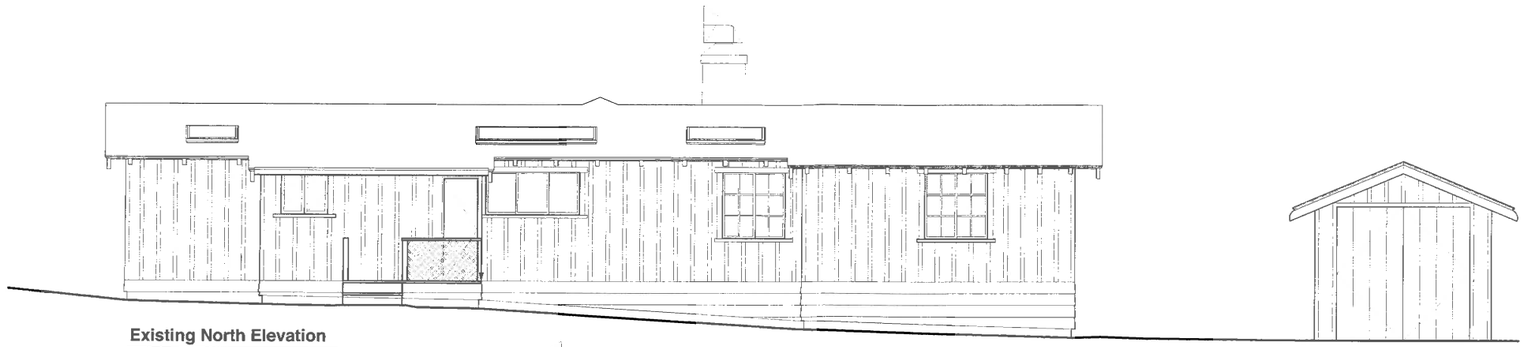
Job No.

Date:
December 26, 2017

Proposed Exterior Elevations 2

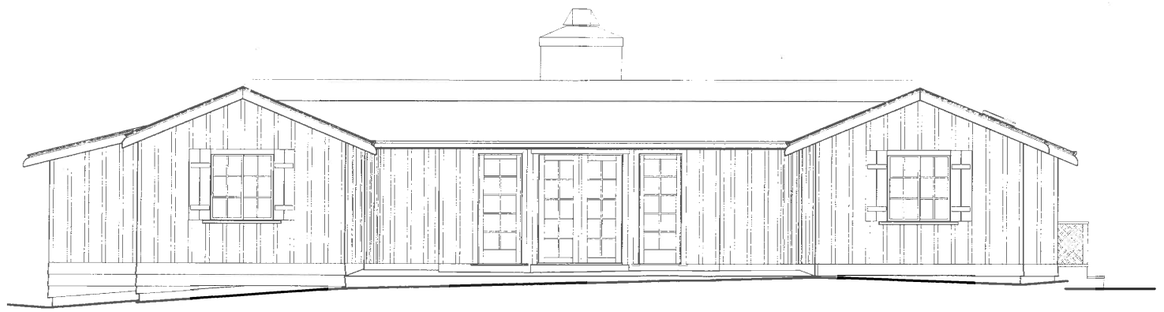
1/4" = 1'-0"

Sheet No.
6



Existing North Elevation

Existing South Elevation



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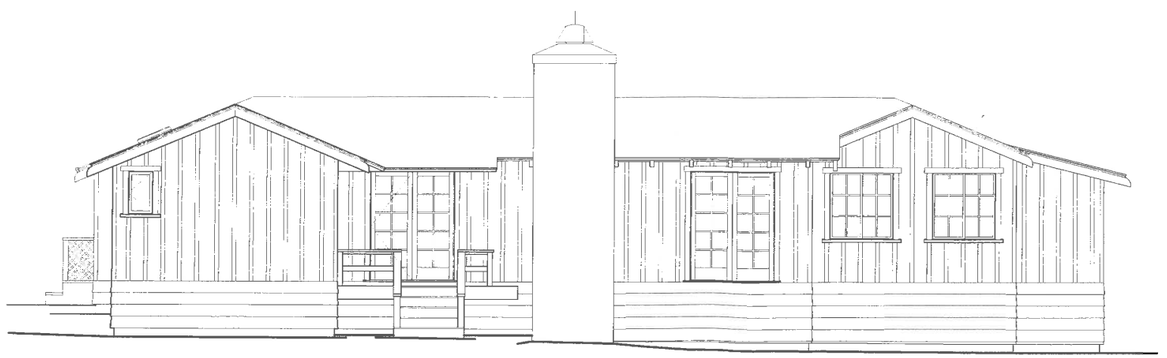

Existing West Elevation

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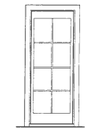
Date:
November 9, 2017

Existing Exterior Elevations

1/4" = 1'-0"

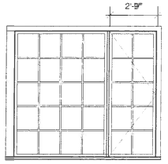
Sheet No.
7

Window Types



Type 'A'
Fixed

Type 'B'
Casement



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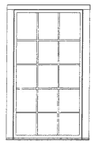
Fixed / Casement



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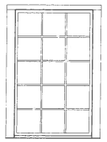

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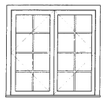
Casement



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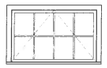

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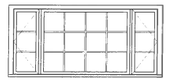
Awning

Type 'J'
Fixed

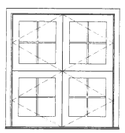


Type 'K'
Casement / Fixed / Casement

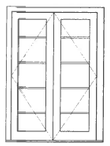
Window Schedule

Window No.	Location		Width	Height	Glass Thickness	Type	Operable	Glass Type	Frame Material	Manufacturer	Remarks
1	Entry		2'-6"	6'-8"	3/4"	A	O	Insulated, Tempered	Paint Grade Wood		Fixed Sidelight
2	Entry		2'-6"	6'-8"	3/4"	A	O	Insulated, Tempered	Paint Grade Wood		Fixed Sidelight
3	Bedroom 3										Existing to Remain
4	Bedroom 3										Existing to Remain
5	Bedroom 3										Existing to Remain
6	Bathroom 3		1'-10"	4'-0"	3/4"	B	X	Insulated	Paint Grade Wood		Casement
7	Laundry		2'-6"	4'-0"	3/4"	B	X	Insulated	Paint Grade Wood		Casement
8	Master Bathroom		3'-0"	4'-0"	3/4"	B	X	Insulated	Paint Grade Wood		Awning
9	Master Bedroom		8'-5"	7'-5"	3/4"	C	OX	Insulated, Tempered	Paint Grade Wood		Fixed / Casement
10	Master Bedroom		4'-0"	7'-5"	3/4"	D	O	Insulated, Tempered	Paint Grade Wood		Fixed
11	Master Bedroom		4'-7"	7'-5"	3/4"	E	O	Insulated, Tempered	Paint Grade Wood		Fixed
12	Master Bedroom		2'-10"	3'-8"	3/4"	B	X	Insulated	Paint Grade Wood		Casement
13	Dining Room										Existing to Remain
14	Dining Room										Existing to Remain
15	Dining Room										Existing to Remain
16	Garage		4'-0"	4'-0"	3/4"	F	X	Insulated	Paint Grade Wood		Casement
17	Dining		8'-6"	4'-3"	3/4"	K	XOX	Tempered,Insulated	Paint Grade Wood		Csmnt. / Fixed / Csmnt.
18	Dining		3'-9"	1'-0"	3/4"	J	O	Tempered,Insulated	Paint Grade Wood		Fixed
19	Kitchen		5'-0"	3'-8"	3/4"	H	X	Tempered,Insulated	Paint Grade Wood		Casement, Crank Oper.
20	Bathroom 1		2'-0"	3'-8"	3/4"	B	X	Tempered,Insulated	Paint Grade Wood		Awning
21	Bedroom 1										Existing to Remain
22	Bedroom 1										Existing to Remain
23	Stair Hall		2'-0"	3'-0"	3/4"	B	O	Insulated	Paint Grade Wood		Fixed
24	Stair Hall		2'-0"	3'-0"	3/4"	B	O	Insulated	Paint Grade Wood		Fixed
25	Stair Hall		2'-0"	3'-0"	3/4"	B	O	Insulated	Paint Grade Wood		Fixed
26	Stair Hall		2'-6"	3'-6"	3/4"	B	X	Insulated	Paint Grade Wood		Casement
27	Stair Hall		2'-6"	3'-6"	3/4"	B	X	Insulated	Paint Grade Wood		Casement
28	Guest Bathroom		2'-6"	3'-6"	3/4"	B	X	Insulated	Paint Grade Wood		Casement
29	Guest Bathroom		2'-0"	3'-0"	3/4"	B	X	Insulated	Paint Grade Wood		Casement
30	Guest Bedroom		5'-0"	5'-0"	3/4"	G	XX	Insulated	Paint Grade Wood		Casement

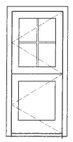
Door Types



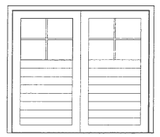
Type 'A'
Double Dutch Door



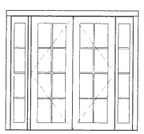
Type 'B'
French Door



Type 'C'
Dutch Door



Type 'D'
Garage Door



Type 'E'
French Doors w/ (2) Side Lites

Door Schedule

Door No.	Location		Width	Height	Thickness	Type	Door Material	Glazing Type	Frame Material	Manufacturer	Remarks
1	Entry		6'-0"	6'-8"	1 3/4"	A	Paint-Grade Wood	3/4" Tempered Insulated Glass	Paint-Grade Wood		Double Dutch Door
2	Master Bedroom		5'- 0"	7'-5"	1 3/4"	B	Paint-Grade Wood	3/4" Tempered Insulated Glass	Paint-Grade Wood		French Doors
3	Living Room		5'- 0"	6'-8"	1 3/4"	B	Paint-Grade Wood	3/4" Tempered Insulated Glass	Paint-Grade Wood		French Doors
4	Living Room		5'- 0"	6'-8"	1 3/4"	B	Paint-Grade Wood	3/4" Tempered Insulated Glass	Paint-Grade Wood		French Doors
5	Garage		3'-0"	6'-8"	1 3/4"	C	Paint-Grade Wood	3/4" Tempered Insulated Glass	Paint-Grade Wood		Dutch Door
6	Garage (Vehicle)		8'-0"	7'-6"	1 3/4"	D	Paint-Grade Wood	3/4" Tempered Insulated Glass	Paint-Grade Wood		Retractable w/ Remote Control
7	Garage (Vehicle)		8'-0"	7'-6"	1 3/4"	D	Paint-Grade Wood	3/4" Tempered Insulated Glass	Paint-Grade Wood		Retractable w/ Remote Control
8	Garage		3'-0"	7'-0"	1 3/4"	C	Paint-Grade Wood	3/4" Tempered Insulated Glass	Paint-Grade Wood		Dutch Door
9	Guest Room		7'-3"	6'-8"	1 3/4"	E	Paint-Grade Wood	3/4" Tempered Insulated Glass	Paint-Grade Wood		French Doors w/ 12" Wide Side Lites

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Owners:

Hunter and Betsy Nelson
9 Greenway Plaza, Suite 2475
Houston, TX 77046
(713) 249-7211

Nelson Residence Remodel

Camino Real and 13th Avenue
Carmel-by-the-Sea, California
APN: 010-284-001

Date:
November 9, 2017

Door and Window Schedules

1/4" = 1'-0"

Sheet No.
8

Existing Camino Real Street Elevation

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

Proposed Camino Real Street Elevation

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

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APN: 010-284-001

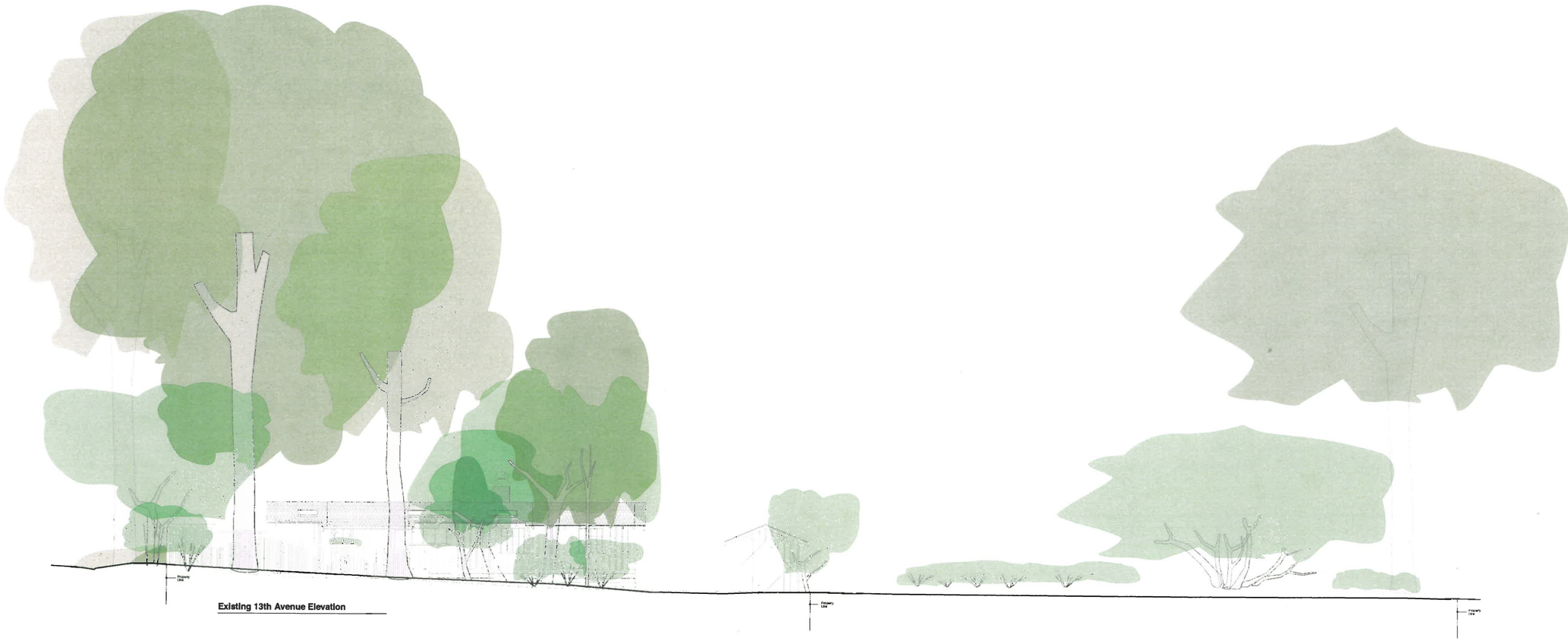
Job No.

Date:
December 26, 2017

Existing and Proposed Camino Real Street Elevations

1/8" = 1'-0"

Sheet No.
9



Existing 13th Avenue Elevation

Proposed 13th Avenue Elevation

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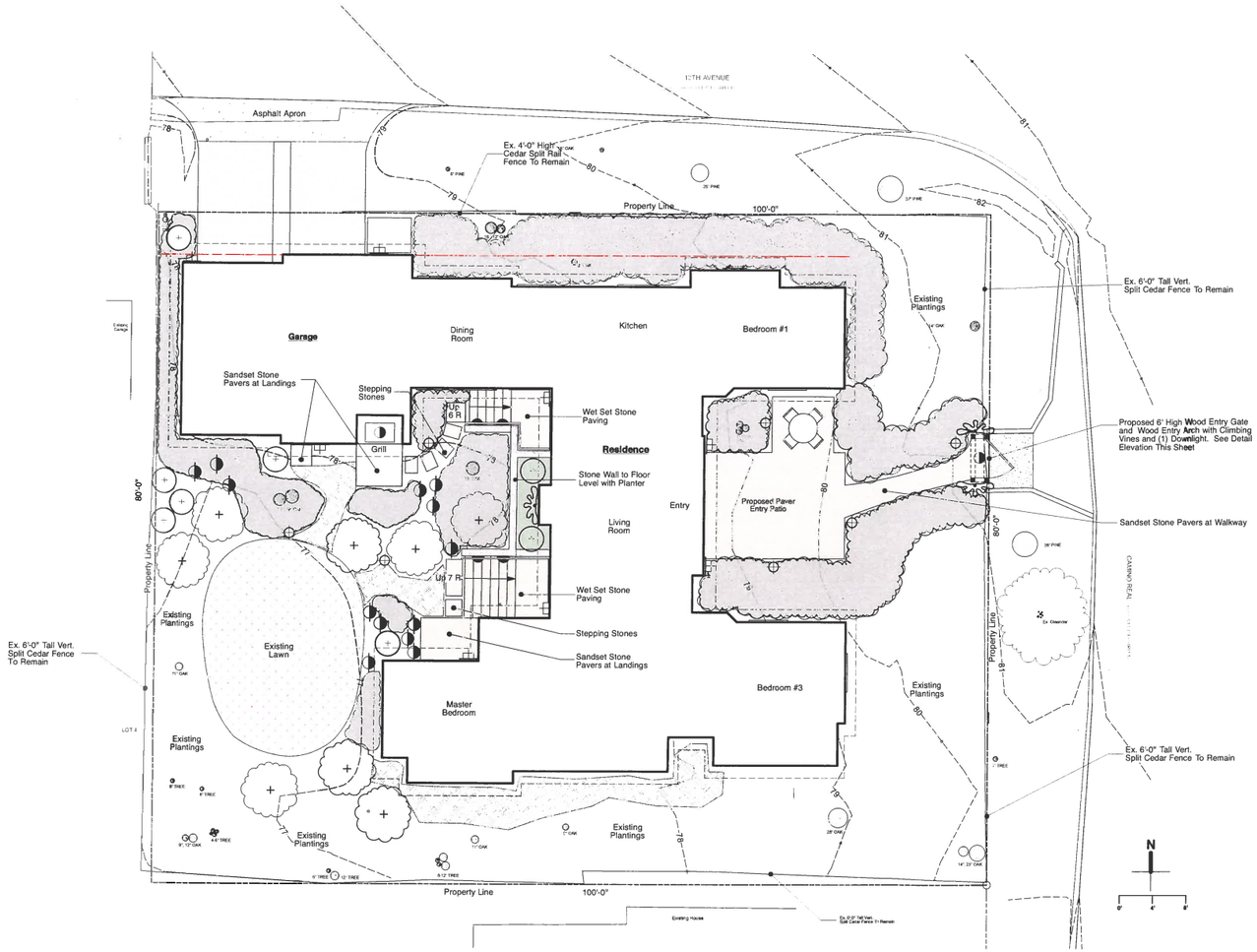
December 26, 2017

Existing and Proposed 13th Avenue Elevations

1/8" = 1'-0"

Sheet No.
10



Proposed East Elevation

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

LANDSCAPE LEGEND

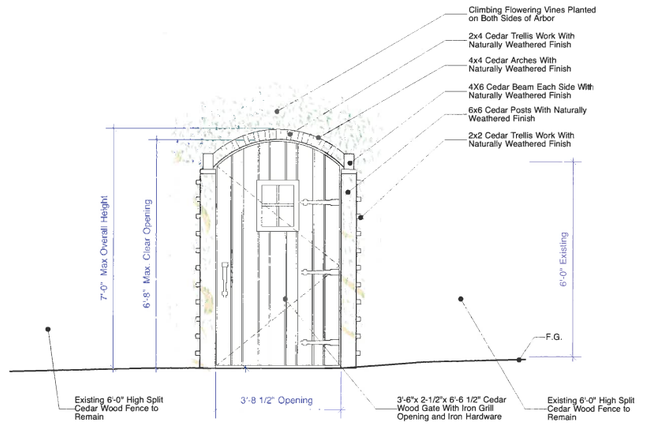
- Proposed Shredded Bark Mulch Pathway
- Proposed Sandset Stone Landings, Stepping Stones and Walkways
- Proposed Concrete Pavers at Driveway
- Proposed Stone Clad Planter Walls
- Proposed Decomposed Granite (D.G.) Path
- Proposed Raised Planting Bed

LIGHTING LEGEND

	'F/X Luminaire GN' Copper LED Path Light (25 Watt Max. and Dark Sky Compliant)
	'F/X Luminaire MM' Copper LED Step Light (25 Watt Max. and Dark Sky Compliant)
	'F/X Luminaire VL' Copper LED Down Light (25 Watt Max. and Dark Sky Compliant)
	Copper Wall Sconce LED Down Light (25 Watt Max. and Dark Sky Compliant)

PLANT LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME
	SHRUBS	
	Ceanothus grisseus horizontalis 'Yankee Point'	Yankee Point Ceanothus
	Hydrangea Quercifolia	Oakleaf Hydrangea
	PERENNIALS	
	Polystichum munitum	Sword Fern
	Additional Woodland Perennials by Owner	
	VINES	
	Clematis Sp. (Species per Owner)	Clematis Vine



Proposed Wood Garden Entry Gate and Arbor Elevation

Scale : 1/2" = 1'-0"

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Camino Real and 13th Avenue
Carmel-by-the-Sea, California
APN: 010-284-001

Job No.

Date:
December 26, 2107

Landscape and Lighting Plan

As Shown

Sheet No.
11

FXLuminaire

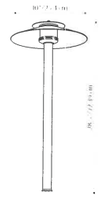
Incandescent Path Lights

Make a statement with the GN, the companion fixture to the GM. The GN has the same elegant styling of the GM, but it's bigger and bolder. With a diameter of 10", this oversized path light is sized right for large scale spaces. This geometrically perfect design is best used in focal point areas to bring the nighttime garden to life with its warm symmetrical circle pool of light.

GN: Path Light

Perfection in Copper
Milled from solid copper, the GN is engineered to make a long term contribution to any fine project. Compare FX copper path lights with any other, and you will find a dramatic difference in quality of materials, precision of fit and consistency of finish.

Over time, copper produces a lovely patina with a full spectrum of earthtones to complement its natural surroundings.



Learn more about FX Luminaire path lights. Visit: fxl.com

FXLuminaire

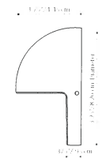
Incandescent Wall Lights

Specify the surface mounted MM when an integral mount is not practical. The MM fully demonstrates the micro scale of 12V halogen light technology. The internal parabolic reflector maximizes lighting efficiency, while tempered glass diffuser optics soften the beam spread transition.

MM: Wall Light

Remodel with Ease
The MM is a great choice for remodel projects where integral sleeving of wall lights is not feasible. A single ¼" hole (easy to waterseal) ties the MM to the 12 gauge mainline.

The MM can be post mounted on deck railings to illuminate planters. This brings the night-time deck garden to life by accenting the color and throwing shadows on the deck surface.



Learn more about FX Luminaire wall lights. Visit: fxl.com

FXLuminaire

Incandescent Down Lights

When a moonlighting effect is desired, specify the VL. This micro down light actually hangs from the host tree by a cinch tie requiring no screws or permanent hardware. A small brass hook is also included for beam mounted applications. Milled from heavy copper and solid brass hardware, the VL incorporates a long life halogen lamp with an integral frosted lens. An elegant moonlight effect is produced when an evening breeze gently swings the VL, making foliage shadow patterns dance on the ground below.

VL: Down Light

The Ease of Light
Small scale plants can become the focal point with the VL's micro moonlighting effect. Over time, the copper will produce a unique patina, allowing it to blend into the landscaping.

Learn more about FX Luminaire down lights. Visit: fxl.com

STONE WALL / CHIMNEY COLOR AND PATTERN

STONE PAVER

SAND-SET DRIVEWAY PAVER

Pavestone: Vintage (4 piece random Pattern).
Color: Sierra Blend

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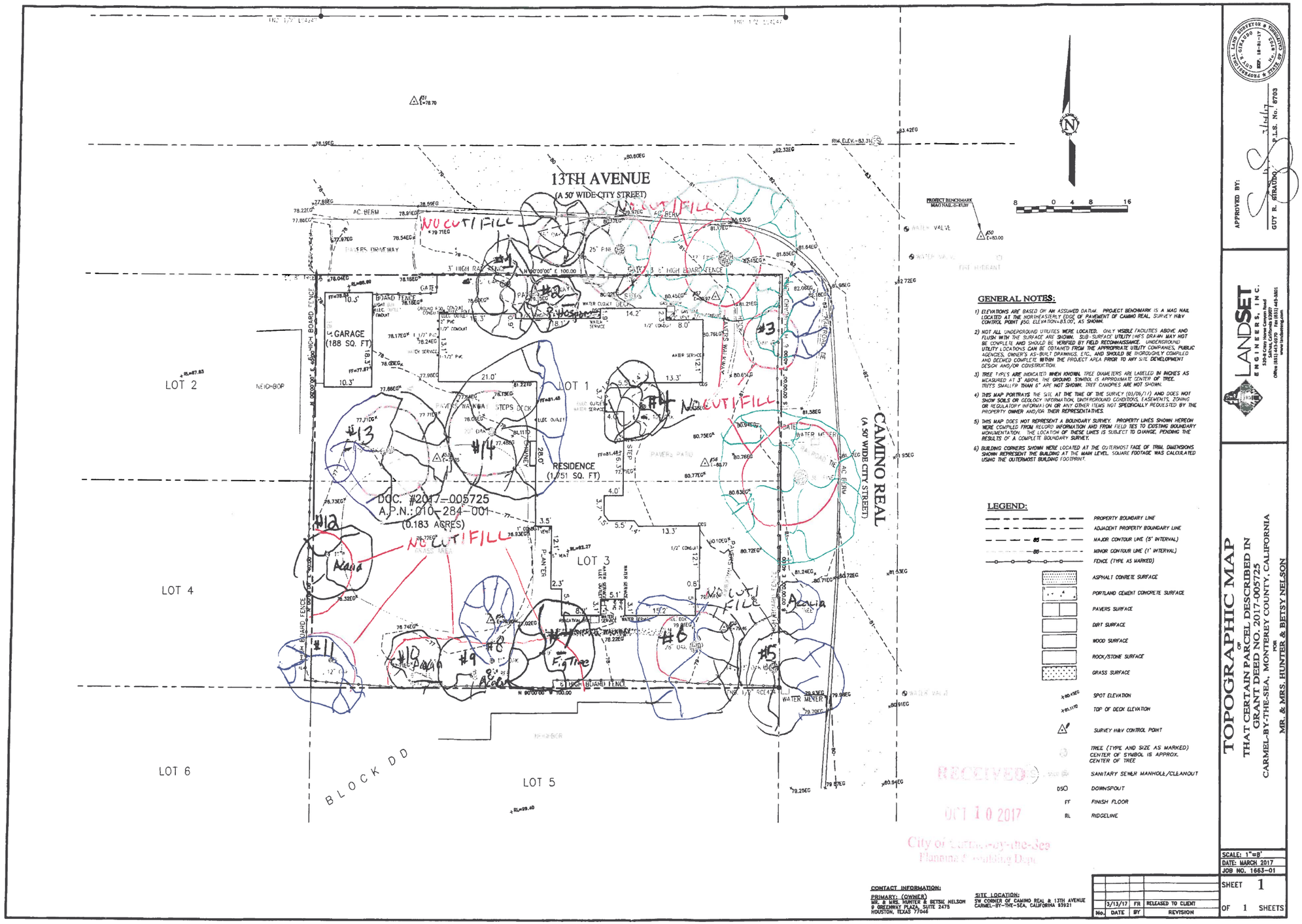
Carmel-by-the-Sea, California
APN: 010-284-001

Date:
November 9, 2017

Material Sheet and Exterior Lighting

Sheet No.
12



GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS A MAG NAIL LOCATED AT THE NORTHEASTERLY EDGE OF PAVEMENT OF CAMINO REAL. SURVEY H&V CONTROL POINT #50. ELEVATION=83.00', 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 DECMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN. TREE CANOPIES ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (01/06/17) 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 AND/OR THEIR REPRESENTATIVES.
5) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
6) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT THE MAIN LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT.

LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- 85 MAJOR CONTOUR LINE (5' INTERVAL)
- 86 MINOR CONTOUR LINE (1' INTERVAL)
- FENCE (TYPE AS MARKED)
- ASPHALT CONRETE SURFACE
- PORTLAND CEMENT CONCRETE SURFACE
- PAVERS SURFACE
- DIRT SURFACE
- WOOD SURFACE
- ROCK/STONE SURFACE
- GRASS SURFACE
- SPOT ELEVATION
- TOP OF DECK ELEVATION
- SURVEY H&V CONTROL POINT
- TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
- SANITARY SEWER MANHOLE/CLEANOUT
- DSO DOWNSPOUT
- FF FINISH FLOOR
- RL RIDGELINE

RECEIVED
OCT 10 2017
City of Carmel-by-the-Sea
Planning & Building Dept.

CONTACT INFORMATION:
PRIMARY: (OWNER)
MR. & MRS. HUNTER & BETSIE NELSON
9 GREENWAY PLAZA, SUITE 2475
HOUSTON, TEXAS 77046

SITE LOCATION:
SW CORNER OF CAMINO REAL & 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

No.	DATE	BY	REVISION
	3/13/17	FR	RELEASED TO CLIENT

TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN GRANT DEED NO. 2017-005725
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. HUNTER & BETSY NELSON

SCALE: 1"=8'
DATE: MARCH 2017
JOB NO. 1663-01
SHEET 1
OF 1 SHEETS

APPROVED BY:
GUY R. GIRARDO, P.L.S. No. 8703
EXP. 12-31-17

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Nelson Residence Remodel
Camino Real and 13th Avenue
Carmel-by-the-Sea, California
APN: 010-284-001

Date:
November 9, 2017

Preliminary Site Assessment Survey

Not To Scale

Sheet No.
13

PRELIMINARY SITE ASSESSMENT REPORT

Block: DD Lot: 1 and 3
Date: October 17, 2017 Planner: Matthew Sundt Forester: Matt Feisthamel

Property Owner: Hunter Sullivan

Street Location: SW corner of Camino Real and 13th Avenue

Purpose: The information contained in this Preliminary Site Assessment is meant to provide input to the applicant on potential project issues prior to project submittal.

Location

- Zoning: Single-Family Residential
- Coastal Commission Appeal Jurisdiction (Y or N): No
- Very High Fire Hazard Severity Zone (Y or N): No

Street and Neighborhood Character

The residences in the area represent an eclectic mix of architectural styles with varying roof types and exterior surfaces. Existing residences along the west and east sides of Camino Real near the property feature a variety of design styles (contemporary, cottage, craftsman, etc.) that include wood shingle, board and batten, stone, and stucco siding, hipped and gabled roofs, composition and wood shingled roofs, and driveways of asphalt and pavers. Fencing varies in the neighborhood to include paling and grape-stake, stone, thatched horizontal boards and metal. Some fencing completely obscures the view of the front yard. Fencing is also in excess of 4-feet in height on some parcels. Many parcels in the area have no front yard fencing.

The neighborhood is also characterized by upper and lower canopy trees. This lot contains a total of 14 trees to include nine Coast live oaks, one Pittosporum, one fig tree, and three Acacias. As there are numerous trees on the property the City Forester does not recommend planting additional trees.

According to CMC 17.48.070, "*Removal of significant trees to facilitate construction or development is prohibited unless one of the two following findings is met:*

1. That removal of the tree is required to protect public health or safety; or

2. That the following four conditions exist:

a. The existing site is vacant or is developed to an extent less than one-third of the base floor area allowed by the zoning applicable to the site; and

b. The available land area of the site not occupied by significant trees (including land within six feet of the trunk of significant trees) does not adequately and practically provide space for development of at least one-third of the base floor area allowed by the zoning for the site; and

c. The issuance of a variance for development in one or more setbacks has been considered and would not provide a remedy or would be inappropriate due to a significant overriding inconsistency with another policy or ordinance of the LCP; and

d. Failure to authorize removal of the tree(s) would deprive the owner of all reasonable economic use of the property. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004)."

Site Conditions

- General appearance: The parcel is made up of two lots set on the original subdivision alignment and not resubdivided. There is an existing single-story, wood-framed home made with board and batten and a ship lap skirt below the floor plate. The front of the residence faces Camino Real and has a red brick terrace flanked by the two wings of the residence. The north elevation of the residence fronts 13th Avenue. A detached 188 sq.ft. garage is on the far northwest corner. A short driveway exists at this location. There is an expansive backyard on the west side of the property that is hemmed in by various tree species on the south and west boundary. The property is surrounded mostly by a tight-set paling fence, but there is also a short distance of split-rail fencing on the north boundary. There is a small deck off the west elevation facing the back yard. The adjacent residence to the south is two-story and has a deck that overlooks the subject property. To the west are two residences that flank the subject property – one residence (on the SW corner of Carmelo and 13th) is one-story and the other (Carmelo, two SW of 13th) is one-story.
- Topography and drainage features: The parcel is level and has an approximately 5-foot drop towards the west.

Forest/Trees

The site contains 14 trees. There are no requirements to plant additional trees.

*See attached Forester's Report for more information.

Potential Neighbor Impacts

- Privacy concerns (outdoor living spaces): Since neighboring residences are located near the existing property lines development of this property shall avoid locating large windows facing directly across from neighboring windows or decks. In this regard, of concern would be the neighboring homes to the south and west that have second-stories. Existing vegetation on the south boundary of the subject property has mature trees that filter views between the subject property and the residences to the south and west. Regardless, the applicant should evaluate how any proposed addition on the project site will impact privacy or views for neighboring properties or exacerbate already existing privacy concerns. The applicant should also avoid locating any exterior lighting such that it would shine directly into neighboring windows or outdoor decks. The city requires that exterior lighting mounted to buildings be downcast lighting whereby light bulbs are recessed within the fixture. In order to determine specific privacy, light, or view impacts to both the subject and neighboring properties, the City encourages the applicant to work with the immediate neighbors when designing the project.
- View Concerns: Staff did not identify any view opportunities since no scenic views are offered from the project site. Distant views to the Pacific Ocean to the west from the neighboring properties on the east

side of Camino Real or north side of 13th Avenue, if any, have not been assessed. It will be incumbent upon the neighbors to consider the proposed future plans on the subject property to determine if future plans may, or may not affect a view.

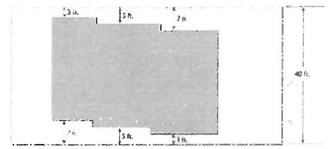
Historic Status

Is the property listed on the City's Inventory of Historic Resources? No (per Historic Preservation Consultant letter dated July 14, 2004 – copy attached).

Does the property require additional review? No, a Final Determination of Ineligibility was issued by the City on this property on October 17, 2017, and is good for an additional five years.

General Comments:

- Setbacks in the R-1 Single Family Residential Zoning District: 15 feet in the front yard, 3 feet in either side yard, and 15 feet in the rear yard for portions of the structure that are greater than 15 feet in height or 3 feet in the rear yard for portions of the structure that are less than 15 feet in height.
- Additionally, setbacks in the side yard must meet the composite side yard setback requirement. According to CMC 17.10.030, "*side yard setbacks may vary throughout the depth of the lot but shall not be less than 3 feet on either side or equal to less than 25% of the lot width on both sides.*" See the below figure.



Sideyard setbacks may vary throughout the depth of the lot but shall not be less than 3 feet on either side or equal to less than 25 percent of the lot width on both sides. The above example shows a varied, stepped back combination that equal 25 percent of a 40 foot wide lot.

- Site coverage includes areas where materials or structures that do not qualify as floor area cover the soil. Examples include, but are not limited to patios, walkways, driveways (the portion on the subject property), decks steps decomposed granite, gravel and hot tubs. The allowable site coverage depends upon the base floor area allowed for your site. This site is a 8,000-square-foot lot that is allowed a maximum of 2,960 square feet of floor area. The exterior site coverage is allowed to be 22% of the 2,960 square feet or 651 square feet. If 50% of the proposed site coverage is permeable, an additional amount of bonus site coverage is allowed equal to 4% of the total lot area or 971 square feet.

According to CMC 17.10.030.C.2, "*Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area consistent with subsection (D)(3) of this section, Exterior Volume, only when:*

a. The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A) and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and

b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less."

For instance, if 250 square feet will be added replacing an existing exterior paved area, an additional 250 square feet must also be removed for a total removal of 500 square feet.

- Parking Requirements: According to CMC 17.10.030(d), "*On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad. Inability to provide on-site parking shall not authorize more floor area or exterior volume for other purposes in lieu of parking.*"
- According to CMC 15.36.020.B, the lighting requirements for residences are the following:
  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.*
  3. *No exterior lighting is permitted upon City property and may not be directed toward City property.*
  4. *Flood-type lighting is prohibited at all times.*

  EXCEPTION: Flood-type lighting may be permitted with expressed written approval of the Planning Division and/or Building Official upon written request and used for the sole purpose of security and each fixture connected to a motion sensor. Each fixture shall be limited to 50 watts (incandescent equivalent; i.e., approximately 750 lumens) each. (Ord. 2013-07 § 1 (Exh. A), 2013; Ord. 99-04 (Exh. B), 1999).

  Additionally, as part of the Planning Commission's review, the Commission requires that proposed lighting on projects be shielded and directed downward. This means that lantern style lights with clear or opaque glass are inappropriate proposals for exterior lighting. This is in order to comply with the City's Residential Design Guidelines which state the following:

  "*11.8 Preserve the low nighttime lighting character of the residential neighborhood*

- *Use lights only where needed for safety and at outdoor activity areas. Appropriate locations may include building entries, gates, terraces, walkways and patios. Lights should not be used to accent buildings or vegetation.*
- *Use low lumen output bulbs. Floodlights and spotlights are inappropriate. Point lights downward to reduce glare and avoid "night pollution."*
- *Locate and shield fixtures to avoid glare and excess lighting as seen from neighboring properties and from the street.*
- *Focus a light downward to minimize glare. Avoid placing fixtures where glare would be visible to neighbors or the street."*

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Nelson Residence Remodel
Camino Real and 13th Avenue
Carmel-by-the-Sea, California
APN: 010-284-001

Date:
November 9, 2017

Preliminary Site Assessment Report

Not To Scale

Sheet No.
14

Significant Tree Evaluation Worksheet

Block: DD Lot(s): 1+3 APN: 010-284-001 Street Location: S/W corner Camino Real and 13th
Planner: Matthew Sandt Forester: Matt Feisthamel Property Owner: Hunter Sullivan
Recommended Tree Planting: No recommended tree planting

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14
YES														
NO	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page four of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Species	CO	OT	CO	CO	CO	CO	OT	CO	OT	OT	CO	OT	CO	CO
YES	X		X	X	X	X		X			X		X	X
NO		X					X		X	X		X		

MP – Monterey pine MC – Monterey cypress
BP – Bishop pine CR – Coast redwood
CO – Coast live oak CI – Catalina Ironwood
CS – California sycamore BL – Big leaf maple
OT – Other, Tree#2 Pittosporum, Tree #7 Fig, Tree#9,10,12 Acacias

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14
YES	X		X	X	X	X		X			X	X	X	X
NO		X					X		X	X				
											Diameter		Height	

Monterey pine, Monterey cypress, Bishop pine, Coast redwood	6 inches @ dbh	15 Feet
Coast live oak – single trunk tree	6 inches @ dbh	N/A
Coast live oak – cluster or multi-trunk tree measured as an average diameter of all the trunks that reach breast height	6 inches @ dbh	N/A
California sycamore, Big leaf maple, Catalina ironwood	10 inches @ dbh	25 Feet

dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14
score	2	-	2	2	2	1	-	2	-	-	1	2	2	2

0 points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.

1 point: The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.

2 points: The tree appears healthy and in good condition.

3 points: The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14
score	2	-	2	2	2	2	-	1	-	-	2	1	2	2

0 points: Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.

1 point: The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.

2 points: The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.

3 points: The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each trunk/branch.

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14
score	2	-	2	2	2	1	-	2	-	-	1	1	2	2

0 points: The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.

1 point: The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.

2 points: The tree is young to middle age and shows normal vigor.

3 points: The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14
score	2	-	2	1	2	2	-	1	-	-	1	2	2	2

0 points: The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.

1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.

2 points: The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Please record the total points scored on pages two and three for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Total Score	8	-	8	7	8	6	-	6	-	-	5	6	8	8

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14
YES	X	-	X	X	X	X	-	X	-	-	X	X	X	X
NO		-					-		-	-				

B. Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answer)

No __X___ Yes _____

Existing landscaping that would be good to keep:

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14
SIGNIF	X		X	X	X	X		X					X	X
MOD SIGNIF											X	X		
NOT SIGNIF		X					X		X	X				

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Nelson Residence Remodel
Camino Real and 13th Avenue
Carmel-by-the-Sea, California
APN: 010-284-001

Date:
November 9, 2017

Significant Tree Evaluation Worksheet

Not To Scale

Sheet No.
15

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

January 10, 2018

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, AICP, Community Planning and Building Director

Subject: Consideration of a Concept Design Study (DS 17-441) and associated Coastal Development Permit for the demolition of an existing single-family residence and the construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District.

Application: DS 17-441 **APN:** 010-281-013

Location: Camino Real 3 NE of 13th Avenue

Block: AA **Lot**: 18

Applicant: Holdren Lietlke Architecture **Property Owner:** Mark & Shari Lasher

EXECUTIVE SUMMARY

The applicant is requesting approval of a Concept Design Study and associated Coastal Development Permit for the demolition of an existing, one-story 909-square foot single family residence and detached garage and the construction of a new, two-story 1,800-square foot single family residence and detached garage in the R-1 Single Family Residential District.

RECOMMENDATION

Accept the Concept Design Study (DS 17-441) and associated Coastal Development Permit subject to the attached findings and draft conditions.

BACKGROUND AND PROJECT DESCRIPTION

The project site consists of a single-family dwelling with a detached garage on a 4,000-square foot lot, located on Camino Real, 3 northeast of 13th Avenue. The existing dwelling and detached garage total 909 square feet. A Final Determination of Historic Ineligibility was completed for the residence on August 14, 2017.

The applicant is proposing to demolish the existing one-story residence and detached garage and construct a new 1,600-square foot two-story residence with a 200-square foot detached garage. The proposed residence is clad with stucco siding, unclad wood windows and doors, and a slate roof.

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

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	909 SF	1,800 SF
Site Coverage	396 SF/556 SF	Unknown	556 SF
Trees (Upper/Lower)	3/1	1/6	1/6
Ridge Height (1st/2nd)	18'/24'	Unknown	17'-3"/22'-2"
Plate Height (1st/2nd)	12'/18'	Unknown	12'-6"/18'-6"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	Unknown	41'
Composite Side Yard	10' (25%)	Unknown	9'6"*
Minimum Side Yard	3'	Unknown	3'
Rear	15'/3'**	Unknown	3'

*Chimney encroaches into composite side-yard setback.

**The rear setback is three feet for those portions of structures less than 15 feet in height.

STAFF ANALYSIS

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourages preserving significant trees and minimizing impacts on established trees; protecting the root systems of all trees to be preserved; and, maintaining a forested image on the site.

The site contains a total of 7 trees; 6 Coast Live Oaks and 1 Coast Redwood. All but one of the oak trees is deemed significant by the City Forester. The City Forester does not recommend planting of additional trees as part of the project. The proposed residence has been designed to accommodate the trees; however, the applicant is proposing to remove one limb associated with an oak tree near the center of the property. The Assistant City Forester has reviewed the plans and determined that the limb can be removed without harming the tree. A condition has been drafted requiring the applicant to obtain a tree removal permit prior to Final Approval.

Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourages designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features.

Staff has not identified any view impacts associated with the proposed new residence. With regard to privacy, none of the neighboring residences have large windows that face the project site or sensitive outdoor areas that could be impacted. There is also a 6-foot high fence around the property that will maintain privacy between neighboring properties.

Mass and Bulk: Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms.

The applicant is proposing to construct a new two story residence. The proposal for two stories is consistent with the neighborhood context, which includes a mix of one and two story residences. The proposed residence will be 1,800 square feet in size; with 1,466 square feet on the ground level and only 334 square feet (19%) on the second story. The proposed height of the two-story element is 22 feet, but the plate height is 18.5 feet and must be reduced by 6 inches in order to complete with the plate height standards. A condition has been drafted requiring the plate height be reduced.

The proposed design presents a one-story building element on the front elevation. One-story building elements are allowed a maximum ridge height of 18 feet and plate height of 12 feet. The proposed one-story element has a 17.25-foot ridge height and a 12-foot plate height. In staff's opinion, this one-story element appear relatively large and may not be consistent with guidelines that recommend minimizing mass as seen from the public way. If the Planning Commission has concerns with this issue it could require that the plate height be reduced. Staff recommends that it be reduced by 1 foot.

Building and Roof Form: Residential Design Guidelines 8.1 through 8.5 encourages traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale.

The proposed design uses traditional building and roof forms and includes a 5:12 pitched roof with gable and hipped elements. In staff's opinion, the design is visually interesting and complements the neighborhood context. Staff notes that the chimney on the south elevation encroaches 6 inches into the 10-foot composite side-yard setback. A condition has been drafted requiring that this be corrected prior to final review.

Site Coverage: The applicant is proposing 556 square feet of site coverage as permitted by the Zoning Code. Site coverage includes a paver patio at the front of the property, the driveway and walkways.

Right-of-way Character: Residential Design Guidelines 1.5 through 1.7 encourages maintaining an informal open space character of the right-of-way; maintaining trees and natural vegetation.

The City Right-of-Way (ROW) along Camino Real is in a natural state with mature trees and plantings. The City ROW is free of any encroachments.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Units. The project includes the demolition of an existing single family residence and the construction of a new single family residence in a residential zone and therefore qualifies for a Class 3 exemption. The proposed residence does not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

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

Front Elevation – Facing East

Existing Residence – Facing West

Attachment B – Findings for Concept Acceptance

DS 17-441 (Lasher)
January 10, 2018
Concept Findings

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

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

CMC Section 17.68.040.A – Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits 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-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan 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 set back a minimum of six feet from significant trees.	✓	
CMC Section 17.64.010.B - Coastal Development Permit Findings	**YES**	**NO**
1. Local Coastal Program Consistency: The project, as described in the application and accompanying materials, as modified by the conditions of approval, conforms to 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

Recommendations/Draft Conditions	
No.	
1.	**Building Mass.** The applicant shall consider reducing the height of the one-story element on the front elevation as directed by the Planning Commission.
2.	**Building Height.** The applicant shall reduce the two-story plate height by 6 inches so that it conforms to the City's plate height standards.
3.	**Setback.** The applicant shall remove the fireplace from the 10-foot composite side-yard setback.

LASHER RESIDENCE

ABBREVIATIONS

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

OWNERSHIP NOTES

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PLUMBING & ELECTRICAL NOTES

FOR ALL NEW PLUMBING AND ELECTRICAL ITEMS:

1. SEE ELECTRICAL & PLUMBING NOTES FOR FLOW RATE & FLUSH CAPACITY REQUIREMENTS OF PLUMBING FIXTURES.
2. HOMERUN ALL NEW CIRCUITS TO ELECTRICAL PANEL.
3. ALL KITCHEN & BATHROOM ELECTRICAL OUTLETS SHALL HAVE GFCI PROTECTION
4. ALL BEDROOM ELECTRICAL OUTLETS SHALL HAVE AFCI PROTRECTION
5. PROVIDE NEW SEWER BACKFLOW VALVE IN SEWER LINE AHEAD OF ANY FIXTURES.
6. PROVIDE TWO SMALL-APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN LIMITED TO SUPPLYING WALL & CTR. SPACE OUTLETS.
7. PROVIDE SEPARATE BRANCH CIRCUITS AT EACH BEDROOM WITH THE REQUIRED ARC-FAULT CIRCUIT INTERRUPTERS.
8. PROVIDE HARDWIRED SMOKE DETECTORS WITH BATTERY BACKUP IN EACH BEDROOM, HALLWAY & WHERE INDICATED.
9. SMOKE DETECTORS SHALL BE INTER-CONNECTED TO SOUND AN ALARM AUDIBLE IN ALL BEDROOMS.
10. USE WATER RESISTANT GYPSUM WALL BOARD BEHIND NEW TILE, SHOWER & SINKS.
11. INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE I.C. RATED BY UL OR OTHER APPROVED AGENCY.
12. UNDERGROUND ALL PLUMBING & POWER LINES TO THE (N) RESIDENCE. ANY EXTERIOR LIGHTING SHALL BE BURIED IN CONDUIT & INSTALLED PER CURRENT ELECTRICAL CODE REQUIREMENTS.

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE REASONABLE CARE AND COMPETENCE IN THE EXECUTION OF THE CONSTRUCTION PROCESS AND PRODUCT. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS CONFLICTING WITH THIS, THE DESIGNERS SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
6. LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2007 C.B.C.)
7. RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
8. SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & O.S.H.A. SAFETY REGULATIONS.
9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNERS FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS / DAMAGES / LOSSES AND EXPENSES, INCLUDING ATTORNEYS FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
12. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. 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.
15. 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, WINDOW & 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.
16. CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.
17. CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
18. SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.
19. DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.
20. TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.

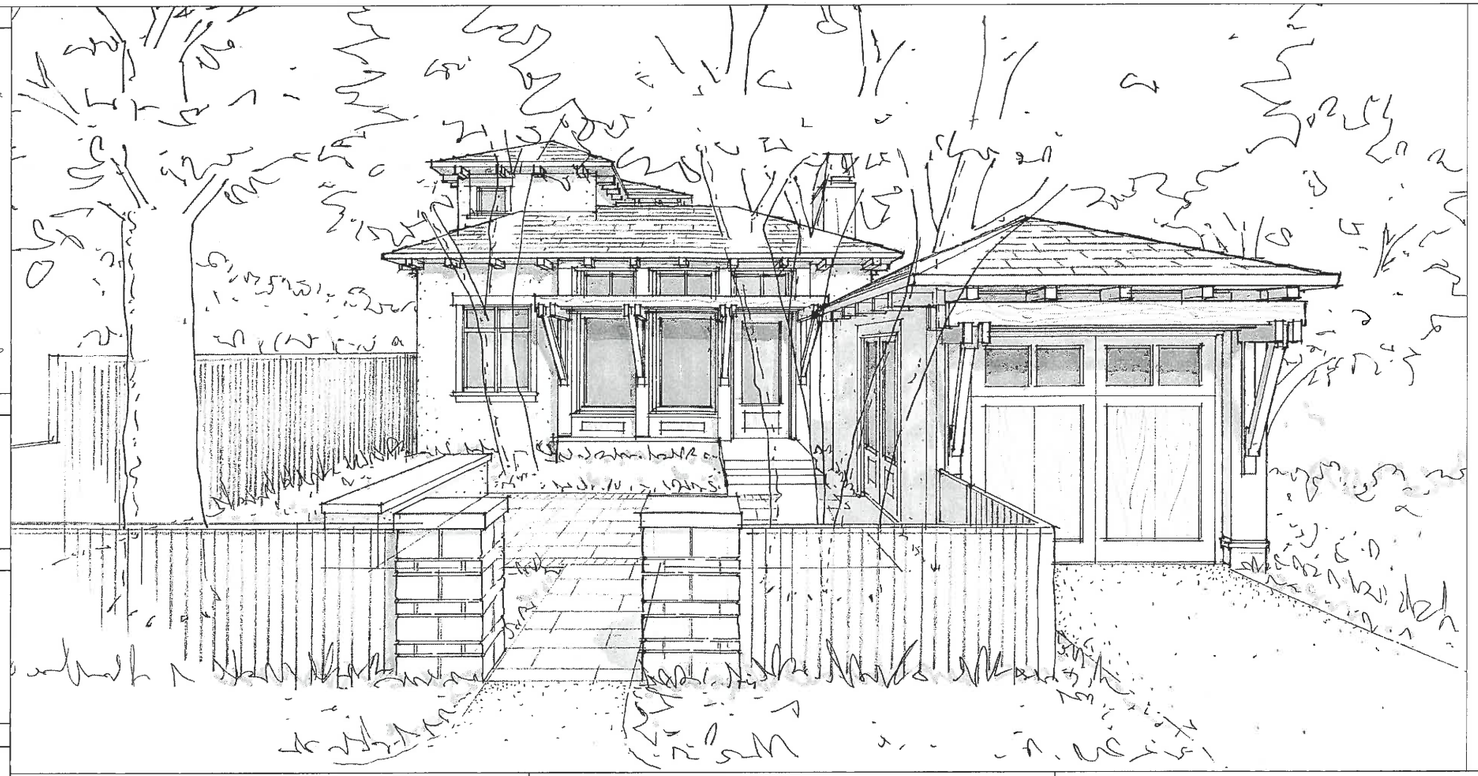
FIRE SAFETY REQUIREMENTS

1. DEFENSIBLE SPACE REQUIREMENTS - MANAGE COMBUSTIBLE VEGETATION WITHIN A MIN. OF 100 FEET OF STRUCTURES (OR THE PROPERTY LINE). LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS.
2. FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - THE RESIDENCE & DETACHED GARAGE SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD.
3. SMOKE ALARMS - (SINGLE FAMILY DWELLING) - WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UBC THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.
4. ROOF CONSTRUCTION - ICBO CLASS 'A' ROOF ASSEMBLY CONSTRUCTION.

SPECIAL INSPECTIONS

SEE STRUCTURAL SHEETS FOR SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT.

CONTRACTOR SHALL COORDINATE FORMS AND PROCEDURES WITH THE BUILDING DEPARTMENT



PROJECT NOTES

1. BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2016 EDITION OF THE CALIFORNIA BUILDING, CALGREEN, ENERGY, PLUMBING & MECHANICAL CODES, 2016 NEC, NFPA FIRE CODE & ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.
2. PROTECT ALL TREES DURING CONSTRUCTION PER CITY TREE PROTECTION STANDARDS.
3. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2,500 PSI.
4. ALL REINFORCING STEEL SHALL CONFORM TO THE A.S.T.M. A615 GRADE 60 UNLESS OTHERWISE NOTED ON PLANS. WELDED WIRE FABRIC: WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A185-79.
5. LUMBER SPECIES AND GRADES SHALL CONFORM TO THE FOLLOWING U.O.N.: MAXIMUM MOISTURE CONTENT OF LUMBER SHALL BE 19%. ALL DOUGLAS FIR LUMBER WHICH IS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL GRADING SHALL CONFORM TO THE RULES AND REGULATIONS OF THE WWPI, R.A. & A.P.A. PLYWOOD SHALL BE D.F. CONFORMING TO U.S. PRODUCT STANDARDS PS 1-74 WITH EXTERIOR GLUE, GRADE STAMPED A.P.A. SEE FRAMING PLANS FOR ADDITIONAL REQUIREMENTS.
6. WALL CONSTRUCTION SHALL COMPLY WITH CBC SECTION R602 (FOR CONVENTIONAL CONSTRUCTION).
7. NAILING TO BE IN COMPLIANCE WITH CBC TABLE R602.3.1
8. ALL MANUFACTURER'S INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.
9. THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE CITY OR CARMEL WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.
10. PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3-COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH. USE MIN. 0.90 3.4 LB. LATH AND PAN-HEAD SCREWS TO SECURE LATH TO THE WOOD FRAME.
11. LATH AND ATTACHMENT SCREWS SHALL BE MADE IN USA AND MATERIAL LABEL TAGS SHALL BE PROVIDED TO OWNER UPON REQUEST PRIOR TO INSTALLATION.

SURVEY NOTE

A LETTER FROM THE SURVEYOR THAT THE ROOF HEIGHT IS IN COMPLIANCE WITH THE APPROVED PLAN SHALL BE PROVIDED TO THE CITY OF CARMEL-BY-THE-SEA BUILDING SAFETY DIVISION PRIOR TO ROOF SHEATHING INSPECTION.

NOTES

1. TREE PROTECTION SHALL BE IN PLACE PRIOR TO BUILDING PERMITS BEING ISSUED.
2. A PRE-CONSTRUCTION SITE MEETING IS REQUIRED WITH THE GENERAL CONTRACTOR, SHORING CONTRACTOR, ENGINEER OF RECORD AND CITY BUILDING OFFICIAL.
3. QUALIFIED ENGINEER TO PROVIDE WRITTEN OBSERVATION AND APPROVAL OF SHORING WALL INSTALLATION

PROJECT DATA

SCOPE OF WORK: DEMOLITION OF (E) SINGLE STORY SINGLE FAMILY RESIDENCE AND REMODEL OF ATTACHED SINGLE CAR GARAGE. CONSTRUCTION OF NEW TWO STORY SINGLE FAMILY RESIDENCE.

SITE DESCRIPTION: LOT 18, BLOCK AA, DEL MONTE HEIGHTS No. 6, VOLUME 2, CITIES AND TOWNS, PAGE 33, RECORDS OF MONTEREY COUNTY

TREE INFORMATION: TWO 5" NON-NATIVE TREES TO BE REMOVED

OCCUPANCY GROUP: RESIDENCE: R-3
GARAGE: U

TYPE OF CONSTRUCTION: V-B

SETBACKS

REQUIRED FRONT SETBACKS = 15'-0"
PROPOSED FRONT SETBACKS:
(E) GARAGE (TO REMAIN): 14'-9"
(N) RESIDENCE: 41'-0"
REQUIRED (N) RESIDENCE SIDE SETBACKS = TOTAL OF 25% OF SITE WIDTH = 10'-0"
PROPOSED (N) RESIDENCE SIDE SETBACKS = MINIMUM 11'-0" IN ALL LOCATIONS
NO CHANGE TO (E) GARAGE SIDE SETBACKS

SITE AREA: 4,000 S.F.

(E) RESIDENCE & GARAGE = 909 S.F. (TO BE REMOVED)

1,600 S.F. MAIN HOUSE
200 S.F. GARAGE
1,800 S.F. BASE FLOOR AREA ALLOWED

NEW FLOOR AREA:

MAIN FLOOR =	1,256 S.F.
UPPER FLOOR =	944 S.F.
GARAGE =	200 S.F.
TOTAL =	1,800 S.F.

SITE COVERAGE ALLOWED: 22%

SITE COVERAGE ALLOWED =	346 S.F.
+ 4% ADDL. SITE COVERAGE =	160 S.F.
	556 S.F. ALLOWED

(279 S.F. REQUIRED TO BE SEMI-PERMIABLE)

SEMI-PERMIABLE DRIVEWAY:	83 S.F.
BACK DOOR LANDING:	99 S.F.
FRONT WALK/PILLARS:	69 S.F.
SEMI-PERMIABLE FRONT PATIO:	190 S.F.
FLAGSTONE FRONT STEPS/PATIO:	115 S.F.
	556 S.F.

PROJECT TEAM

OWNER:
MARK & SHARI LASHER
1901 45TH ST.
SACRAMENTO, CA 95819
PH: 916-405-2610

SITE ADDRESS:
CAMINO REAL, 3 NE OF 13TH
CARMEL-BY-THE-SEA, CA 93921

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

SURVEYOR:
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVE, SUITE B
SEASIDE, CA 93955
PH: 831-899-1099

STRUCTURAL ENGINEER:
DUCKGREN INC.
PO BOX 831
CARMEL VALLEY, CA 93924
PH: 831-659-5825

MECHANICAL ENGINEER:
MONTEREY ENERGY GROUP
221 FOREST AVE, SUITE 9
PACIFIC GROVE, CA 93950
PH: 831-372-0320

SHEET INDEX

ARCHITECTURAL / SURVEY

A1.0	COVER SHEET, PROJECT DATA
C1	TOPOGRAPHIC MAP
A1.1	SITE PLAN
A2.1	FLOOR & ROOF PLANS
A3.1	EXTERIOR ELEVATIONS

LANDSCAPE

L-1	SITE LIGHTING / LANDSCAPE PLAN

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

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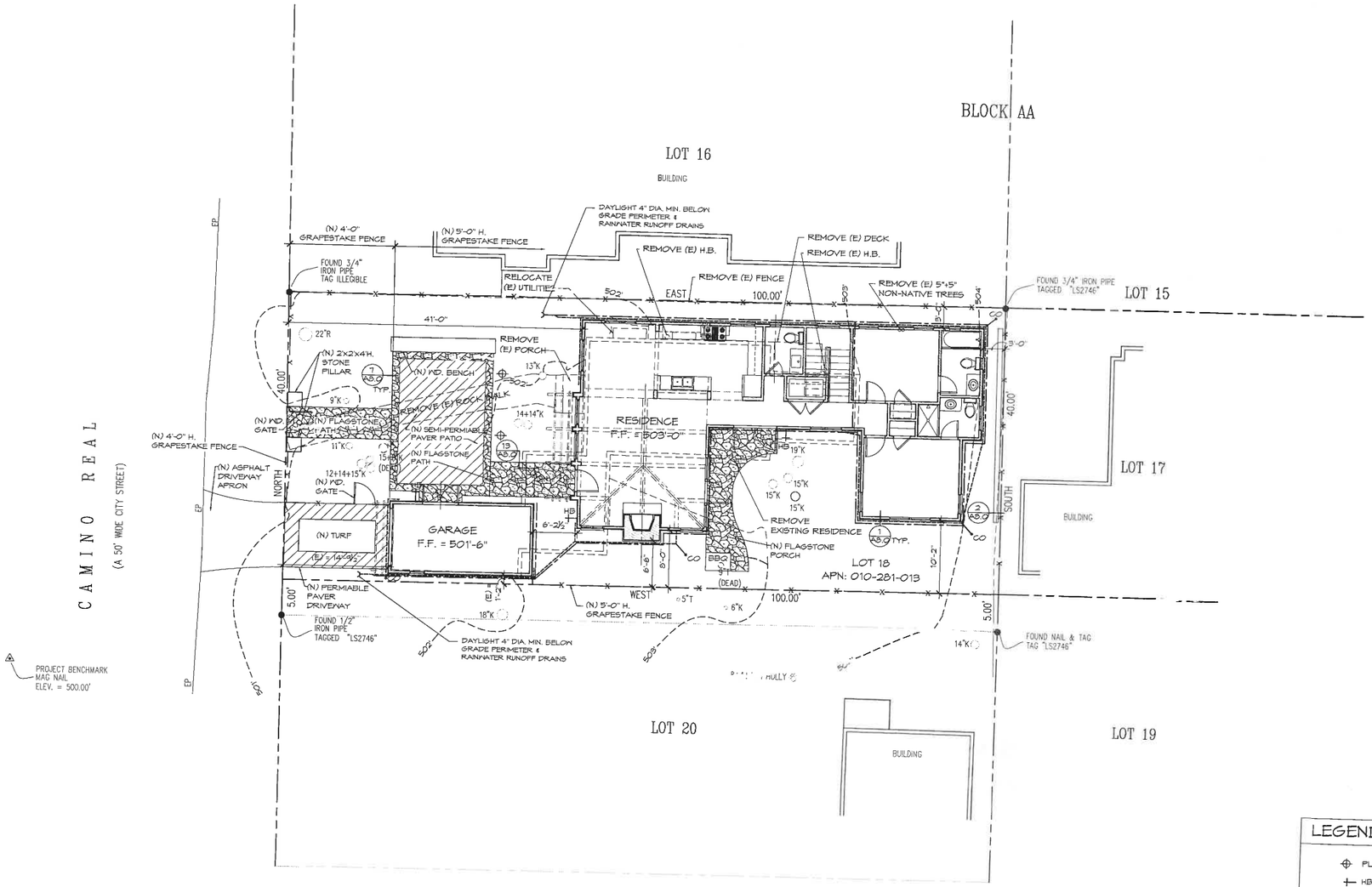
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE:	1/3/18
SCALE:	
DRAWN:	LL
JOB NUMBER:	17.15
REVISION	

COVER SHEET, PROJECT DATA

LASHER RESIDENCE
CAMINO REAL 3 NORTH EAST OF 13TH
CARMEL, CA 93921
A.P.N. 010-281-013

A1.0



NORTH

SITE / DRAINAGE PLAN

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

8 0 4 8 16

NOTE: SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION

LEGEND:

- PL — PATH LIGHT - SEE LANDSCAPE PLAN
- HB — HOSEBIB
- IGVB — IRRIGATION CONTROL VALVE BOX
- —x— DENOTES AN (E) WOOD FENCE
- DENOTES SITE IMPROVEMENTS
- DENOTES PROPERTY LINE
- CO — CLEAN-OUT
- CB — CATCH BASIN W/DECORATIVE IRON GRATE
- WATER METER
- TRENCH DRAIN W/DECORATIVE IRON GRATE
- DAYLIGHT OPENING
- FOUNDATION DRAIN - SEE FDN. DRAINAGE DETAIL 1, SHEET A8.0
- SHALLOW RAINWATER RUNOFF DRAIN

NOTES:

1. ELEVATION DATUM IS ASSUMED.
2. DISTANCES AND ELEVATIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. RECORD DATA IS SHOWN IN PARENTHESIS (.....)
4. CHECK FOR DIRECTION OF TREE GROWTH IN FIELD WHERE PERTINENT TO LOCATION OF IMPROVEMENTS.
5. DAYLIGHT 4" DIA. MIN. BELOW GRADE PERIMETER & RUNOFF DRAINS - PROVIDE SILT TRAP FOR ALL DRAIN OUTLETS IN PUBLIC RIGHT-OF-WAY.
6. CONTOUR INTERVAL = 1'-0"

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SITE / DRAINAGE PLAN

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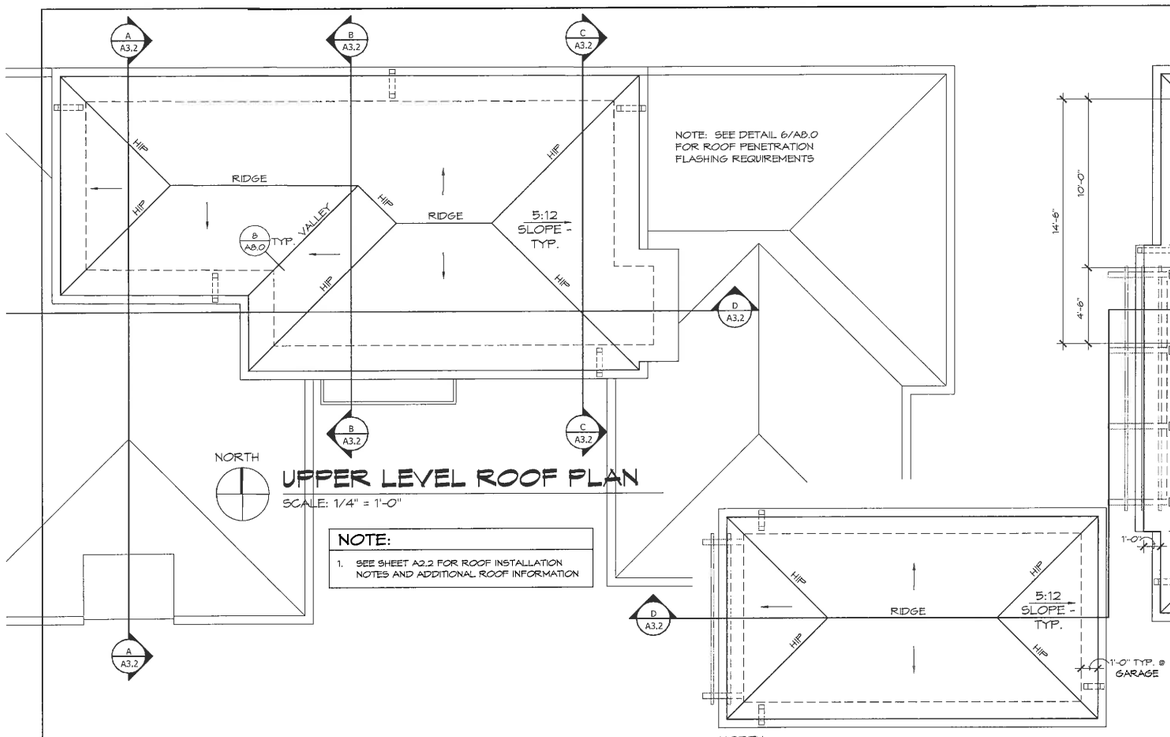
A1.1



NORTH

UPPER LEVEL ROOF PLAN

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

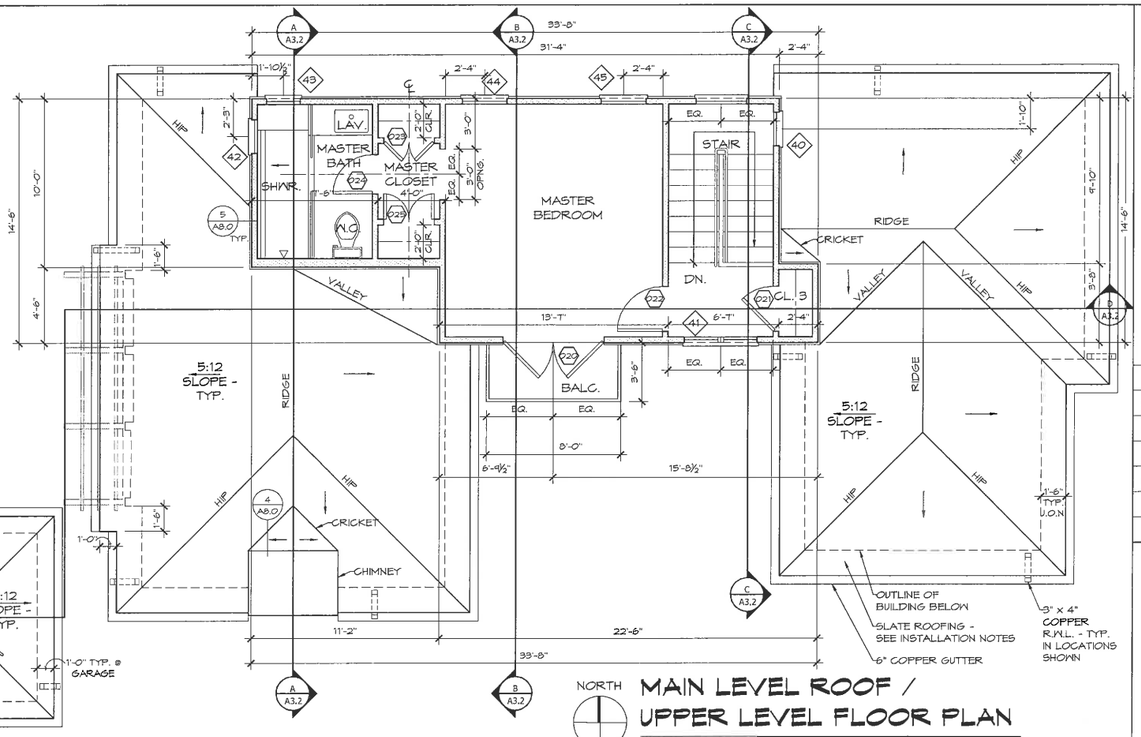
NOTE:

1. SEE SHEET A2.2 FOR ROOF INSTALLATION NOTES AND ADDITIONAL ROOF INFORMATION

NORTH

GARAGE ROOF PLAN

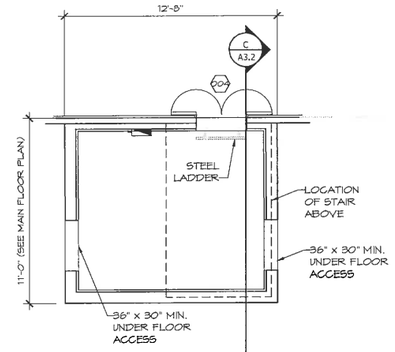
SCALE: 1/4" = 1'-0"



NORTH

MAIN LEVEL ROOF / UPPER LEVEL FLOOR PLAN

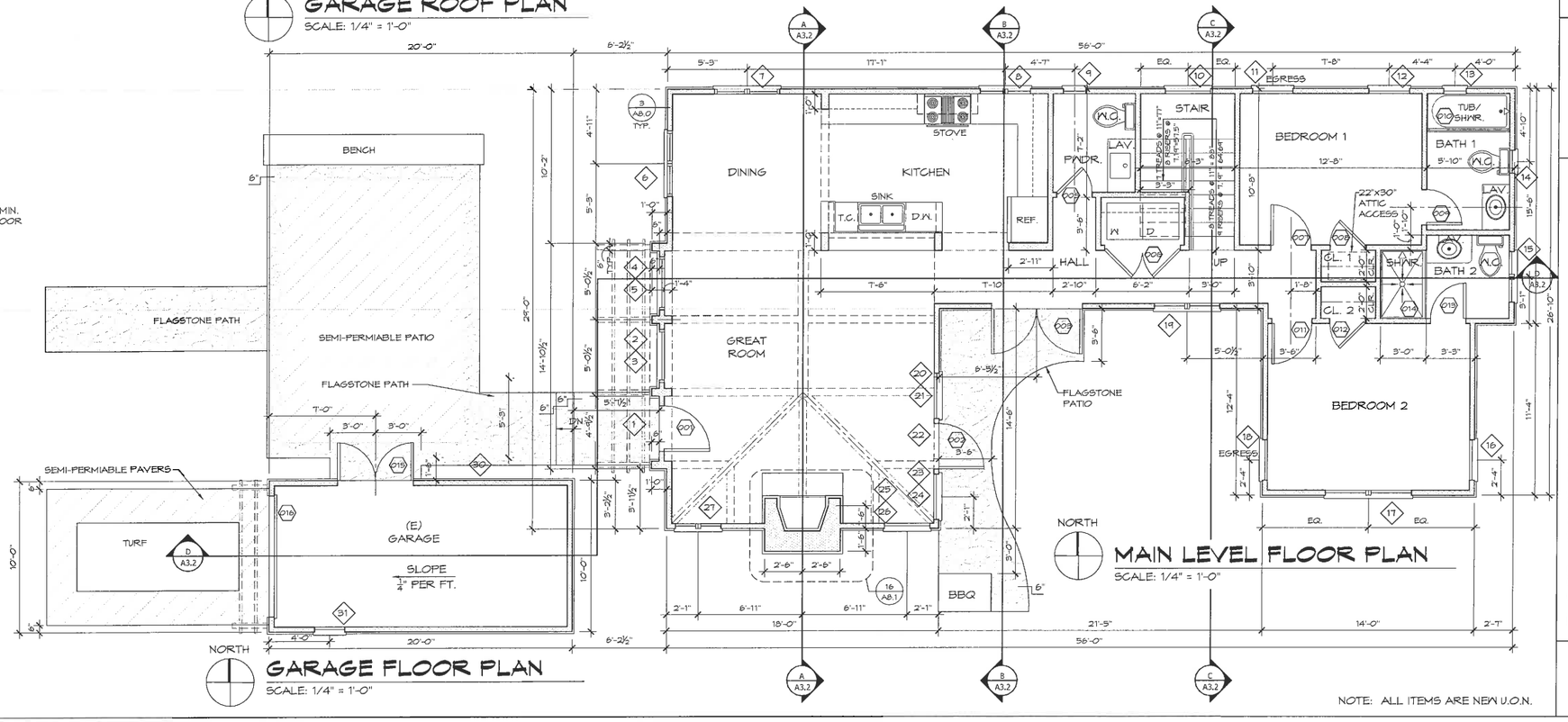
SCALE: 1/4" = 1'-0"



NORTH

UNDERFLOOR MECH. ROOM

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



NORTH

GARAGE FLOOR PLAN

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

NORTH

MAIN LEVEL FLOOR PLAN

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

LEGEND

- INTERIOR WALL: 2x4 STUDS @ 16" O.C.
- EXTERIOR & INTERIOR WALLS AS SHOWN: 2x6 STUDS @ 16" O.C.

NOTE: ALL ITEMS ARE NEW U.O.N.

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FLOOR & ROOF PLANS

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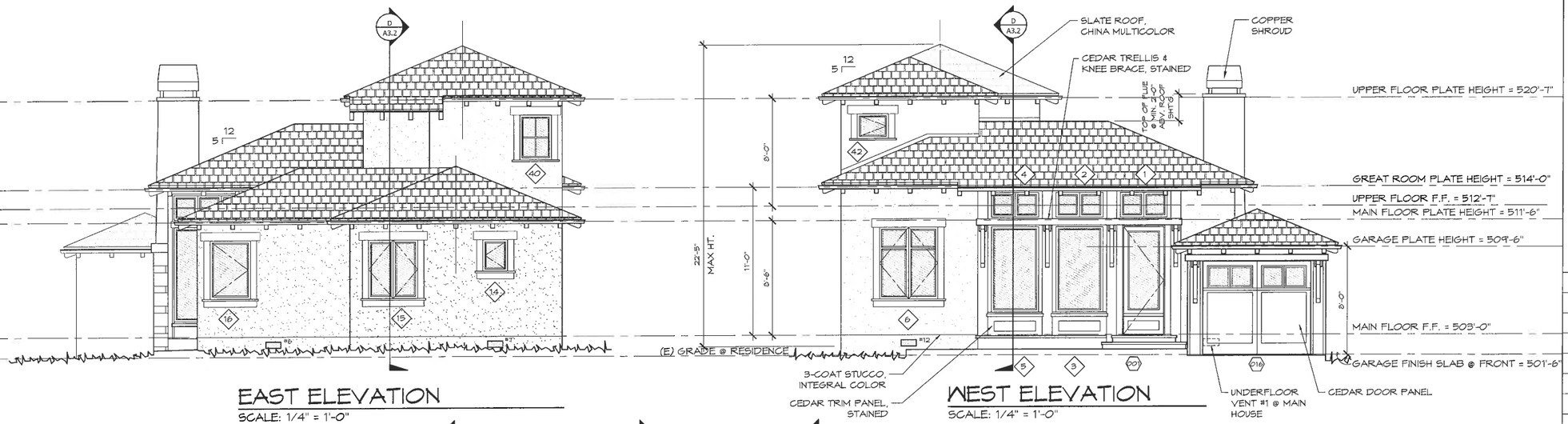
A2.1

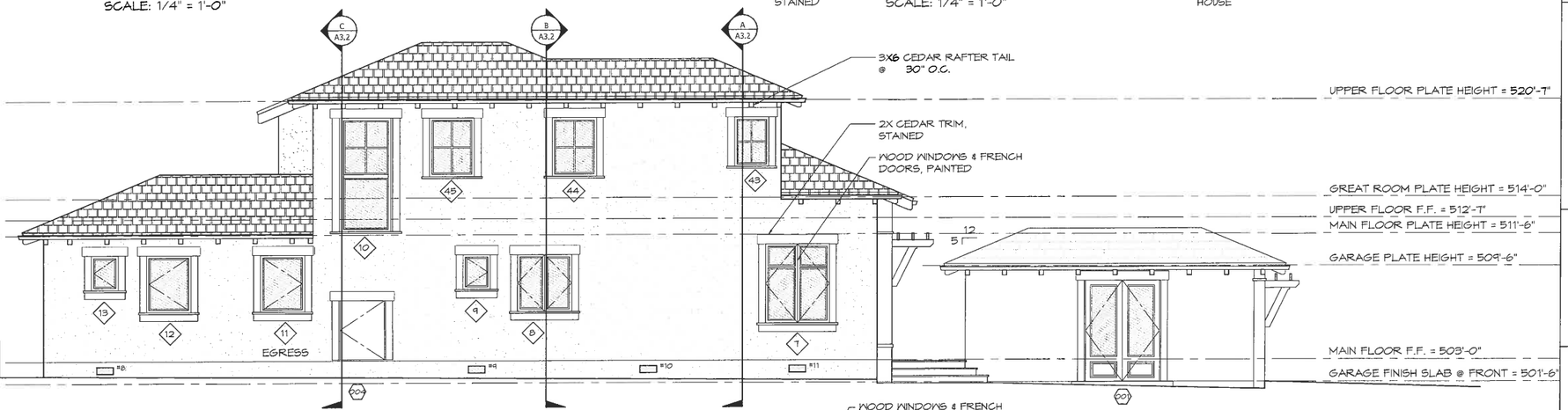


EAST ELEVATION

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

WEST ELEVATION

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



NORTH ELEVATION

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

SOUTH ELEVATION

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

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EXTERIOR ELEVATIONS

LASHER RESIDENCE

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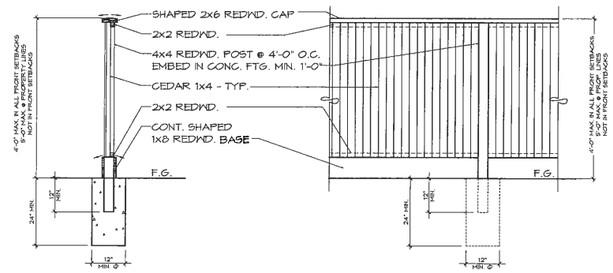
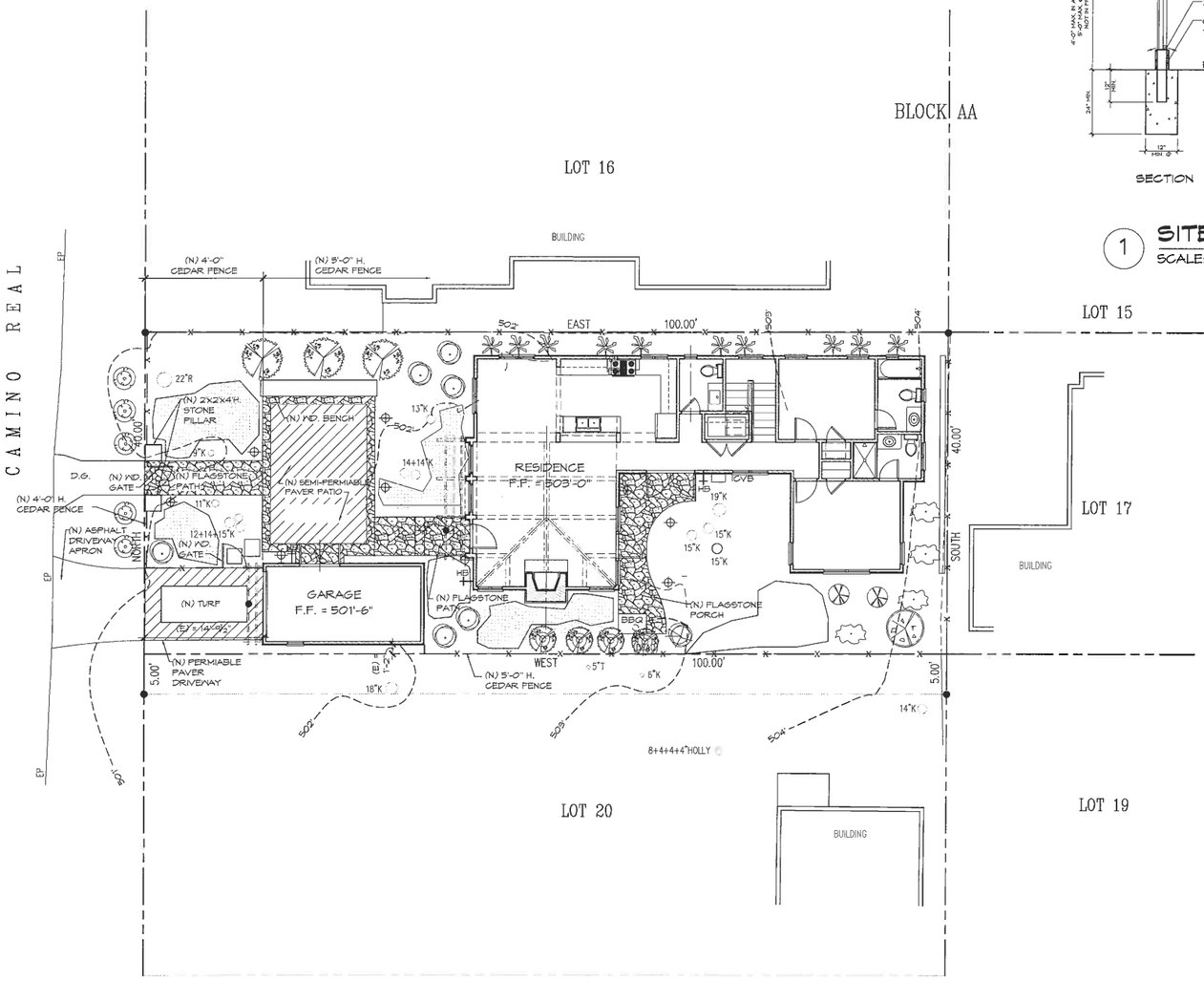
A3.1



1 SITE FENCE DETAIL

SCALE: ½" = 1'-0"



NORTH

LANDSCAPE PLAN

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

8 0 4 8 16

LEGEND

(6) PATH LIGHTS -
3 WATT/200 LUMEN LED
LARGE MUSHROOM LOW VOLTAGE BRONZE
LANDSCAPE COPPER BOLLARD,
LAMPS PLUS STYLE #2G494
MARKED 'SUITABLE FOR DAMP OR 'SUITABLE FOR WET' LOCATIONS

(4) WALL SCONCE, SHIELDED
4 WATT / 325 LUMEN LED
BRONZE W/ FROSTED GLASS
PROGRESS MODEL: P5644-20
SQUARE DOWNWARD LIGHT OUTDOOR WALL MOUNT FIXTURE. MARKED 'SUITABLE FOR DAMP' OR 'SUITABLE FOR WET' LOCATIONS

(3) WALL SCONCE, SHIELDED BULB, DOWNWARD LIGHT, 25 WATT MAX
FROSTED GLASS
MODEL: ELK 42181/1-LED SAN GABRIEL
MARKED 'SUITABLE FOR DAMP OR 'SUITABLE FOR WET' LOCATIONS

NOTES	LEGEND
1. ALL OUTDOOR LIGHTING SHALL BE LABELED "SUITABLE FOR DAMP" OR "SUITABLE FOR WET LOCATIONS". 2. ALL OUTDOOR LIGHTING SHALL HAVE MOTION SENSORS.	PATH LIGHTING, 10" T., COPPER (6 TOTAL) WALL SCONCE (3 TOTAL) TRELLIS MOUNTED DOWNLIGHT (2 TOTAL)

PLANT LIST & SYMBOL KEY

VACCINIUM OVATUM	
CARPENTERIA CALIFORNICA	
RHODODENDRON	
CORNUS NUTTALLII	
CAMELLIA SASANQUA 'SETSUGEKKA'	
RIBES VIBURNIFOLIUM	
THYMUS	
DUCHESNIA INDICA	
NEPHROLEPIS CORDIFOLIA	
LAVANDULA SP.	
DODONEA V.	

LEGEND:

HB	HOSEBIB
IGVB	IRRIGATION CONTROL VALVE BOX
—x—	DENOTES AN (E) WOOD FENCE
———	DENOTES SITE IMPROVEMENTS
— — —	DENOTES PROPERTY LINE
CB	CATCH BASIN W/DECORATIVE IRON GRATE
WM	WATER METER

NOTES:

1. ELEVATION DATUM IS ASSUMED.
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SITE PLAN

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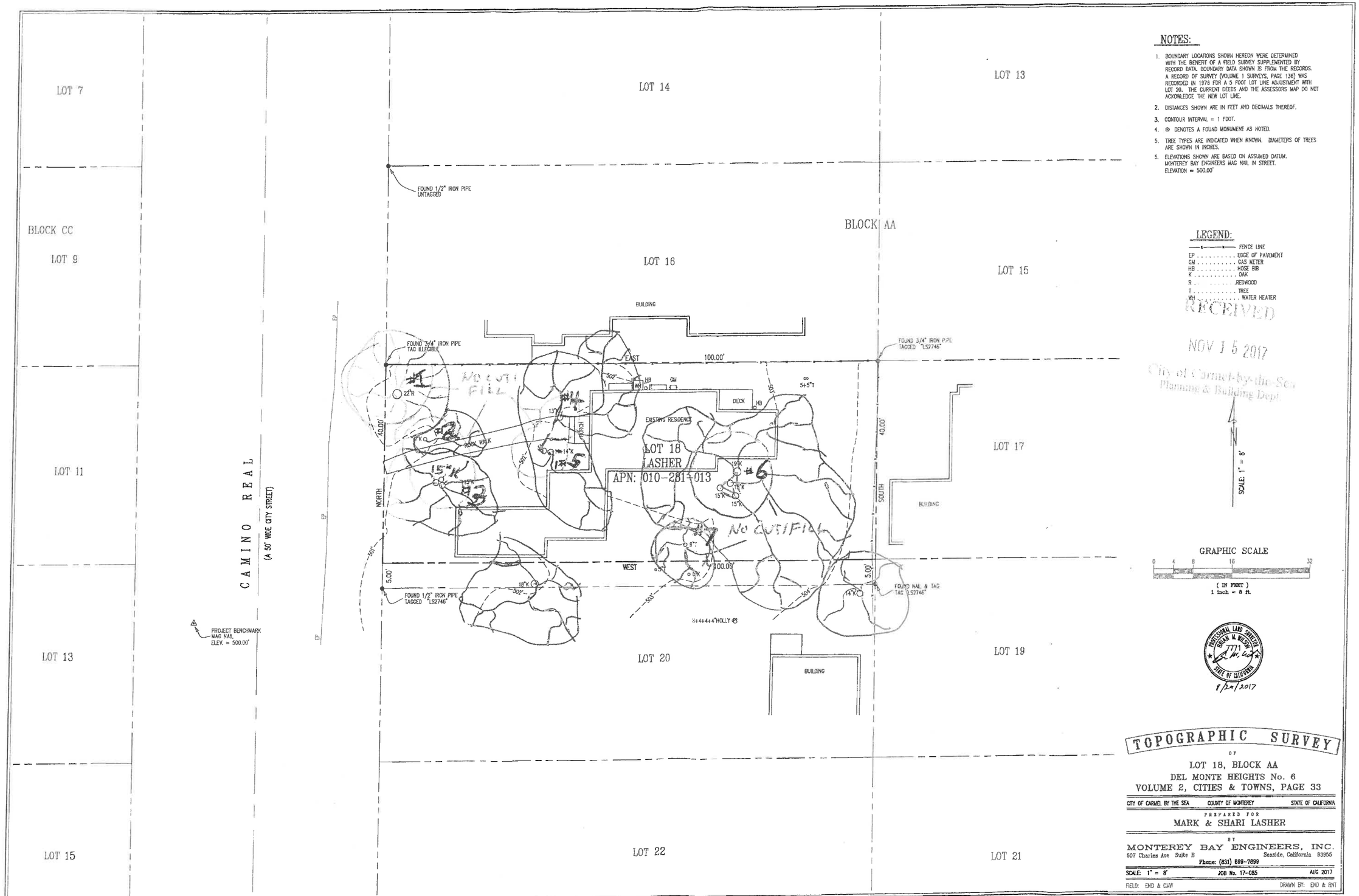
L1.1



NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. BOUNDARY DATA SHOWN IS FROM THE RECORDS. A RECORD OF SURVEY (VOLUME 1 SURVEYS, PAGE 136) WAS RECORDED IN 1976 FOR A 5 FOOT LOT LINE ADJUSTMENT WITH LOT 20. THE CURRENT DEEDS AND THE ASSESSORS MAP DO NOT ACKNOWLEDGE THE NEW LOT LINE.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ⊛ DENOTES A FOUND MONUMENT AS NOTED.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
5. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. MONTEREY BAY ENGINEERS MAG NAIL IN STREET. ELEVATION = 500.00'

LEGEND:

—x—x— FENCE LINE
EP . . . . . EDGE OF PAVEMENT
GM . . . . . GAS METER
HB . . . . . HOSE BIB
K . . . . . OAK
R . . . . . REDWOOD
T . . . . . TREE
WH . . . . . WATER HEATER

RECEIVED
NOV 15 2017
City of Carmel-by-the-Sea
Planning & Building Dept

N
SCALE: 1" = 8'

GRAPHIC SCALE
0 4 8 16 32
(IN FEET)
1 inch = 8 ft.

PROFESSIONAL LAND SURVEYOR BRIAN W. WILSON 7771 STATE OF CALIFORNIA
8/24/2017

TOPOGRAPHIC SURVEY

OF

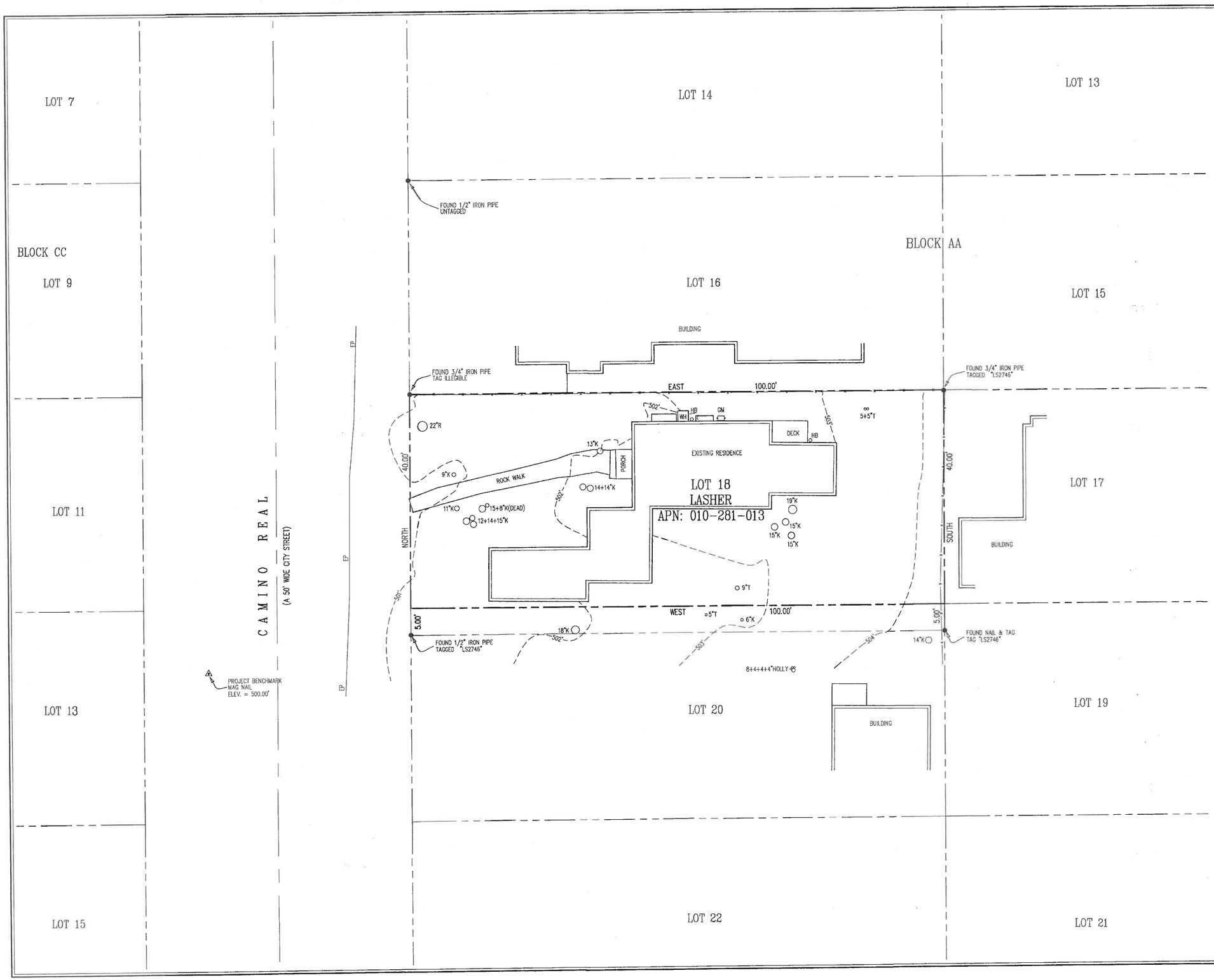
LOT 18, BLOCK AA
DEL MONTE HEIGHTS No. 6
VOLUME 2, CITIES & TOWNS, PAGE 33

CITY OF CARMEL BY THE SEA | COUNTY OF MONTEREY | STATE OF CALIFORNIA

PREPARED FOR
MARK & SHARI LASHER

BY
MONTEREY BAY ENGINEERS, INC.
507 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7899

SCALE: 1" = 8' | JOB No. 17-085 | AUG 2017
FIELD: END & CAW | DRAWN BY: END & RNT



NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. BOUNDARY DATA SHOWN IS FROM THE RECORDS. A RECORD OF SURVEY (VOLUME 1 SURVEYS, PAGE 136) WAS RECORDED IN 1976 FOR A 5 FOOT LOT LINE ADJUSTMENT WITH LOT 20. THE CURRENT DEEDS AND THE ASSESSORS MAP DO NOT ACKOWLEDGE THE NEW LOT LINE.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ● DENOTES A FOUND MONUMENT AS NOTED.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
5. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. MONTEREY BAY ENGINEERS MAG NAIL IN STREET. ELEVATION = 500.00'

LEGEND:

—x—x— FENCE LINE
EP . . . . . EDGE OF PAVEMENT
GM . . . . . GAS METER
HB . . . . . HOSE BIB
K . . . . . OAK
R . . . . . REDWOOD
T . . . . . TREE
WH . . . . . WATER HEATER

SCALE: 1" = 8'

GRAPHIC SCALE
0 4 8 16 32
(IN FEET)
1 inch = 8 ft.

PROFESSIONAL LAND SURVEYOR
BRIAN M. WILSON
7771
STATE OF CALIFORNIA
8/24/2017

TOPOGRAPHIC SURVEY

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LOT 18, BLOCK AA
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CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

January 10, 2018

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, AICP, Community Planning and Building Director

Subject: Preliminary concept review of a proposal (DR 17-482) to demolish an existing commercial building in order to construct a new two-story mixed-use building with an underground garage. The project site is located in the Service Commercial (SC) Zoning District.

RECOMMENDATION:

Review the preliminary concept and provide direction to the applicant

Application:	DR 17-482	**APN:**	010-138-003
Location:	Dolores Street 2 SW of 5th Avenue		
Block:	55	**Lots**:	5 and 7
Applicant:	Erik Dyar	**Property Owner:**	Leidig/Draper

EXECUTIVE SUMMARY:

In July 2016, the Planning Commission approved the construction of a new 12,000-square foot mixed-use building at the southwest corner of Dolores and 5th. The property owners, Leidig-Draper, have since purchased the adjacent lot to the south and are proposing a similar development. With regard to commercial development, CMC 17.14.110 encourages applicants to present preliminary concept plans to the Commission for feedback and direction prior to formally submitting an application for design review.

BACKGROUND AND PROJECT DESCRIPTION:

The project site is 8,000 square feet in size and located on Dolores Street, two parcels southwest of 5th Avenue in the Service Commercial (SC) Zoning District. The lot is currently developed with a one-story commercial building that is approximately 3,650 square feet in size

and includes a surface parking lot at the rear of the property. A Historic Determination of Ineligibility was issued by the Historic Resources Board on December 11, 2017.

The applicant is proposing to demolish the existing building in order to construct a new 11,697-square foot two-story mixed-use building. The proposed building would be Contemporary style and clad with stone and stucco. The building would include 1,697 square feet of commercial space on the ground level, 4 condominium units, and 4 apartments. The project also includes an underground garage with capacity for 15 parking spaces, which would be connected to the new adjacent underground garage to the north and would be accessed off of 5th Avenue. The applicant is also proposing a courtyard with intra-block walkways, allowing circulation from Dolores Street to the two adjacent properties to the north and south, as well as to the courtyard behind the project site on Lincoln Street.

Staff has provided a cursory review of the project in order to provide a general analysis and address potential issues. Two of the main discussion topics are whether the proposed design of this building is adequately differentiated from the new corner building, and whether the scale of this building, in combination with the corner building, is compatible with the neighborhood. Staff notes that this conceptual review by the Planning Commission is intended to provide feedback to the applicant on the proposal and does not constitute a guarantee of future approval.

PROJECT DATA FOR A 8,000-SQUARE FOOT SITE (Service Commercial District):			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	12,000 sf (150%)*	3,650 sf (45%)	11,679 sf (97%)
Building Coverage	7,600 sf (95%)	3,650 sf (45%)	sf (%)
Building Height	30’		32’-9”
Parking Requirement	13 spaces (minimum)		15 spaces
Proposed Floor Area – Street Level			
Retail Space 1	-	-	785 sf
Retail Space 2	-	-	912 sf
Trash	-	-	20 sf
Elevator/Stair	-	-	68 sf

Residential Unit 1 (Apt)	-	-	804 sf
Residential Unit 2 (Apt)	-	-	923 sf
Residential Unit 3 (Apt)	-	-	772 sf
		Total:	**4,284 sf**
Proposed Floor Area – Second Level			
Residential Unit 1 (Condo)	-	-	1,536 sf**
Residential Unit 2 (Condo)	-	-	1,542 sf**
Residential Unit 3 (Condo)	-	-	1,548 sf**
Residential Unit 4 (Condo)	-	-	1,689 sf**
Residential Unit 5 (Apt)	-	-	1,079 sf
		Total:	**7,394 sf****
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	0		0’
Rear	0		5’
Side Yard	0		0’
*Include 10% courtyard bonus and 5% Affordable House bonus **CMC 17.14.140 defines mezzanines are floor area			

STAFF ANALYSIS:

Zoning District: This site is zoned Service Commercial (SC). City Municipal Code Section 17.14.010.B states that the following purpose of the SC Zoning District: *“To provide an appropriate location for services, offices, residential and limited retail activities that primarily serve local needs. This district is intended to provide a distinct transition between the more intense activities in the CC district and the less intense activities in the districts on its periphery. Mixed uses of commercial and residential activities are appropriate throughout this district.”*

General Plan – Housing Element Policy P3-2.1 states to: *“Continue to encourage mixed-use developments (second-floor housing over first-floor commercial uses) as a preferred development form contributing to the village character in all Commercial Districts.”*

General Plan – Land Use Element Policy P1-8 states to: *"Continue to encourage mixed land uses that create new second floor apartments located over ground floor retail and service uses in the commercial district on streets where a pattern of second story buildings already exists."*

The proposed building would be mixed use and primarily occupied by residential dwelling units. In staff's opinion, the use of the building complies with the intent of the SC Zoning District and policies of the General Plan.

Housing Density: CMC Section 17.14 establishes the range of permitted and conditional uses that are allowed in the SC Zoning District. Multi-family projects between 0 and 22 dwelling units per acre (du/acre) are a permitted use. Projects between 22-33 du/acre require a conditional use permit and projects with densities between 34-44 du/acre require a conditional use permit with a finding that the project complies with State Density Bonus Law (Gov. Code Section 65915). The applicant is proposing 8 units on an 8,000 square foot site, which is a density of 43.7 du/acre and requires a density bonus from the City.

State Density Bonus Law requires that at least one of the rental units be offered at a "low income" rate for a minimum term of 55 years. The applicant is proposing one "low income" apartment unit in order to comply with this requirement. Staff notes that "low income" is defined by the Association of Monterey Bay Area Governments (AMBAG) as being available for an individual that makes 51-80% of the Monterey County Median income. Currently the maximum allowable monthly rent would be $1,450 for a low income unit. The rental rate is subject to change over time, however, the property owner is required to comply with AMBAG standards for a period of 55 years.

Zoning Compliance: The proposed project complies with the floor area, building coverage, height, setback, and parking standards. With regard to floor area, the proposed building would be 11,679 square feet (146% of lot area) in size. The floor area ratio for a two-story building in the SC Zoning District is 135% of the site area; however, the applicant is entitled to a 10% bonus for the intra-block walkway/courtyard, and a 5% bonus for the moderate income housing (note: separate from density bonus regulations), bringing the total allowed floor area ratio to 150%. Staff notes that CMC 17.14.140 specifically excludes underground parking and storage from the floor area calculations.

The proposed building would have a height of approximately 30 feet, as measured from the top of the clearstory. With regard to setbacks, the building would have a zero setback from all property lines. CMC 17.14.130 requires a zero lot-line setback for at least 70% of the street frontage. A zero lot-line setback is also permitted for the side and rear-yard property lines.

With regard to parking, the underground garage would include 15 spaces, which exceeds the minimum required for this building by 4 spaces. Pursuant to CMC 17.38.020 (Table A), 3 parking spaces are required for the 1,697 square feet of commercial floor area, and 8 spaces are required for the 8 residential units. The dimensions of the parking spaces meet the requirements of CMC 17.38.020.E.

Zoning Code Design Standards: The following is a list of pertinent excerpts of the City's Zoning Code addressing development in the Commercial District, with a response from staff. Staff has provided pertinent Commercial Design Guideline standards as Attachment A.

The basic standard of review in the commercial district is whether the project constitutes an improvement over existing conditions – not whether the project just meets minimum standards. (CMC 17.14.100)

Staff Response: In staff's opinion, the project would be a significant improvement over existing conditions. Of important note is that the adjacent project at the southwest corner of Dolores and 5th Avenue is similar in design to the proposed new building and was well supported by the Planning Commission and community.

The maximum land area used as a single building site in the CC district is 8,000 square feet, in the SC district is 12,000 square feet and in the RC district is 32,000 square feet. Development of a parcel larger than these limits requires that the land area be broken up into two or more distinctly different developments to avoid the appearance of a single large project and to maintain the small scale and village character of the City. (CMC 17.14.120)

Staff Response: The subject project site is 8,000 square feet and the adjacent corner project site is also 8,000 square feet. The two combined projects represent one 16,000-square foot project site and the above referenced code section applies such that the two buildings should appear distinctly different. Furthermore, the applicant is proposing to connect the underground garage on this project site with the underground garage on the north project site.

A lot merger will likely be required in order to connect the two garages and for other reasons related to the fire code separation standards.

The proposed new building would have a similar looking contemporary-style to one at the corner. Both buildings are similar in form, materials and second-story setback. The proposed new building would include a more extensive use of stone, and would use a different type of stone (i.e. color, texture, and pattern) than that used on the corner building. The proposed new building would also have a second-story loggia on the front elevation, which is essentially a free standing open stone wall. The plans also depict that the front elevation windows would have different patterns and details than the corner building, and the front planters would be made of wood as opposed stone.

The Planning Commission should consider whether the proposed new building is adequately differentiated from the corner building, as recommended by the Zoning Code. As an alternative, the applicant could revise the proposal so that siding consists entirely of stone or incorporate more wood into the design. Another option is for the applicant to vary the setback of the second story from the corner building. Finally, the Planning Commission could require that the building be an entirely different style than the corner building.

The allowable maximum building height shall be determined primarily by the design context established by the prevailing heights of nearby structures facing the same street or intersection and within the same pedestrian field of view (i.e., generally, within 100 feet to either side of, or across the street from the proposed structure). (CMC 17.14.150)

Staff Response: The proposed new building would be two stories and 30 feet high. The proposed building is consistent with the height of the corner building and other buildings in this neighborhood along 5th Avenue. However, the buildings along Dolores Street between 5th and 6th Avenues are all single story. The Planning Commission previously accepted the height and scale of the corner building, but the two neighboring projects combined create a larger project. The Planning Commission should consider whether the total project is consistent with the scale of the neighborhood and provide preliminary input. Staff intends to work with the applicant on providing a study of neighboring building heights and 3D street elevation rendering prior to the next meeting in order to assist the Planning Commission with its evaluation.

Demolition Permit: City Municipal Code Section 17.30.010 states that *"no permit authorizing the demolition of any building within any district shall be issued until reviewed by the Planning*

Commission" and *"no permit for demolition shall be approved without the concurrent review and approval of replacement construction for the site."* The purpose of this code for this requirement is to ensure that project sites in which the existing building has been demolished do not remain vacant and undeveloped.

The applicant is requesting to demolish the existing one-story building at the subject property in order to accelerate the completion of the total project (by an estimated 6 months) and to reduce the disruption of Dolores Street. Staff supports this request and intends to issue the demolition permit following this Planning Commission review. The standard for Planning Commission review of a replacement design will have been met. The applicant is in the process of constructing the new corner building and has demonstrated a commitment to redeveloping the total project site.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15332 (Class 32) – In-Fill Developments. The project proposed to replace a 3,650-square foot building with a new 11,679-square foot mixed-use building. The proposed changes do not present any unusual circumstances that would result in a potentially significant environmental impact. Furthermore, the project meets the following criteria for exemption pursuant to Section 15332 of the CEQA Guidelines.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

Findings will be prepared to support these CEQA exemption standards at the time of Final Approval.

ATTACHMENTS:

- Attachment A – Commercial Design Guidelines
- Attachment B – Applicant Cover Letter
- Attachment C – Project Plans

Attachment A – Commercial Design Guidelines

Commercial Design Guideline Section A states that:

Modifications to buildings should respect the history and traditions of the architecture of the commercial districts. Basic elements of design integrity and consistency throughout each building should be preserved or restored

Building forms should complement the rhythms established by other buildings in the immediate vicinity. Such patterns as height, number of stories, width of storefront, scale of building forms, eave heights, and sizes of doors and windows should be used as guides to establish the context for new or remodeled buildings.

New Buildings should not imitate styles of the past but strive to achieve compatibility with the old.

Guidelines Section E states that:

Building materials and colors should respect traditions already established in the commercial district. The use of richly detailed wood, tile, molding, corbels, brick and stone are encouraged.

Building walls facing public streets and walkways should provide visual interest to pedestrian. Variations such as display windows, changes in building form, and changes in material, texture, or color are appropriate.

LEIDIG-DRAPER PROPERTIES
P.O. BOX AO
CARMEL, CA 93921
(831) 622-8850

January 3, 2018

Marc Wiener
Community Planning and Building Director
City of Carmel-By-The-Sea

Dear Marc,

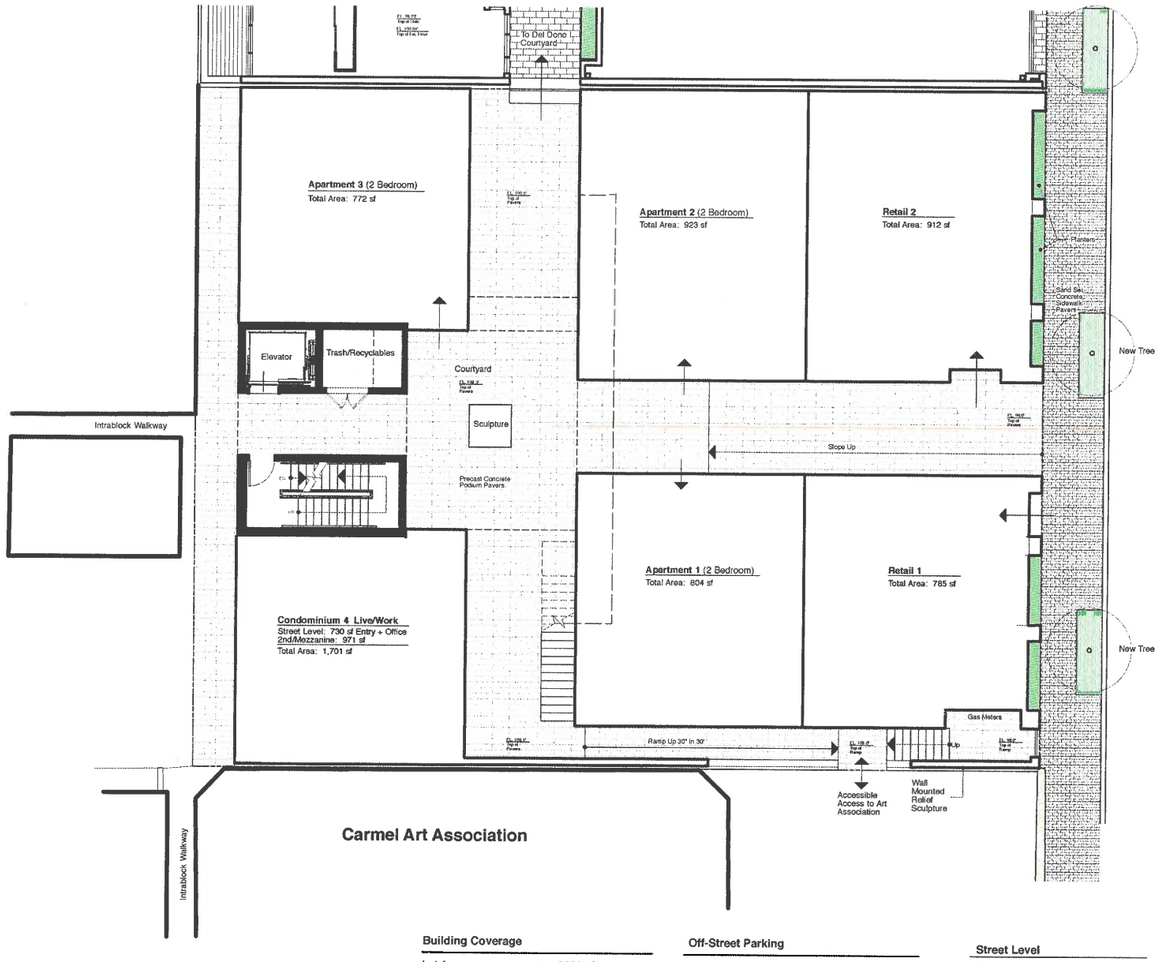
There are numerous positive reasons to facilitate the demolition of the existing Mail Mart property. From the community perspective this action will accelerate the overall completion of the total project by a minimum of six (6) months thereby causing less congestion and interference on Dolores Street. From a construction sequencing point of view, it will allow the contractor to utilize 5th Avenue to off haul debris in-lieu of Dolores Street as well as utilizing 5th Avenue for the delivery point for materials for both buildings with the result of again minimizing the traffic impact on Dolores Street. We have all of the subcontractors mobilized to complete this scope of work i.e.

1. Hazardous Materials Abatement
2. Tree Removal
3. Building Removal
4. Grading
5. Shoring Installation
6. Garage Excavation

If we do not use these existing subcontractors it will be necessary to demobilize and solicit new bids resulting in an unnecessary delay of 60 days which would force all construction to occur from Dolores Street.

Sincerely,

Robert M. Leidig



Street Level / Courtyard Plan

1/8" = 1'- 0"

0' 10' 20'

Building Coverage

Lot Area	=	8000 sf
Existing Building Coverage	=	4672 sf or 42%
Max. Allowable Building Coverage*	=	7600 sf or 95%

* Maximum Coverage based upon Compliance with Commercial Design Guidelines

Proposed Floor Area

Max. Allowable Floor Area**	=	12000 sf or 150%

** Includes 10% Courtyard and Intra-Block Walkway Bonus and 5% Affordable House Bonus for (4) of (8) Units are for 'Moderate Income'

Off-Street Parking

Proposed Number of Spaces	=	15
Minimum Spaces Required	=	13

Street Level

Retail:		
Retail Space 1	=	785 sf
Retail Space 2	=	912 sf
Total Retail	=	1,697 sf
Trash	=	20 sf
Elevator/Stair	=	68 sf
Apartment 1 (Low Income Rental)	=	804 sf
Apartment 2	=	923 sf
Apartment 3	=	772 sf
Total Floor Area Street Level	=	4,285 sf

2nd Level

Condominium 1 (Market Value Condo)	=	1,536 sf *
Main Floor = 1155 sf		
Mezzanine = 381 sf or 32%		
Condominimum 2 (Market Value Condo)	=	1,542 sf *
Main Floor = 1160 sf		
Mezzanine = 382 sf or 32%		
Condominium 3 (Market Value Condo)	=	1,548 sf *
Main Floor = 1164 sf		
Mezzanine = 384 sf or 32%		
Condominium 4 (Live/Work)	=	1,689 sf *
Office/Entry = 633 sf		
Main Floor = 794 sf		
Mezzanine = 262 sf or 33%		
Apartment 4 (Market Rate Rental)	=	1,079 sf
Main Floor = 812 sf		
Mezzanine = 287 sf or 32%		
Total Floor Area 2nd Level	=	7,394 sf
Total Floor Area	=	11,679 sf

Conceptual Design Study No. 1

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Owner:
Del Dono Court LLC
P.O. Box 2265
Carmel, CA 93921

Del Dono II
Dolores (2) SW of Fifth
Carmel-by-the-Sea, California

Job No.
17-14

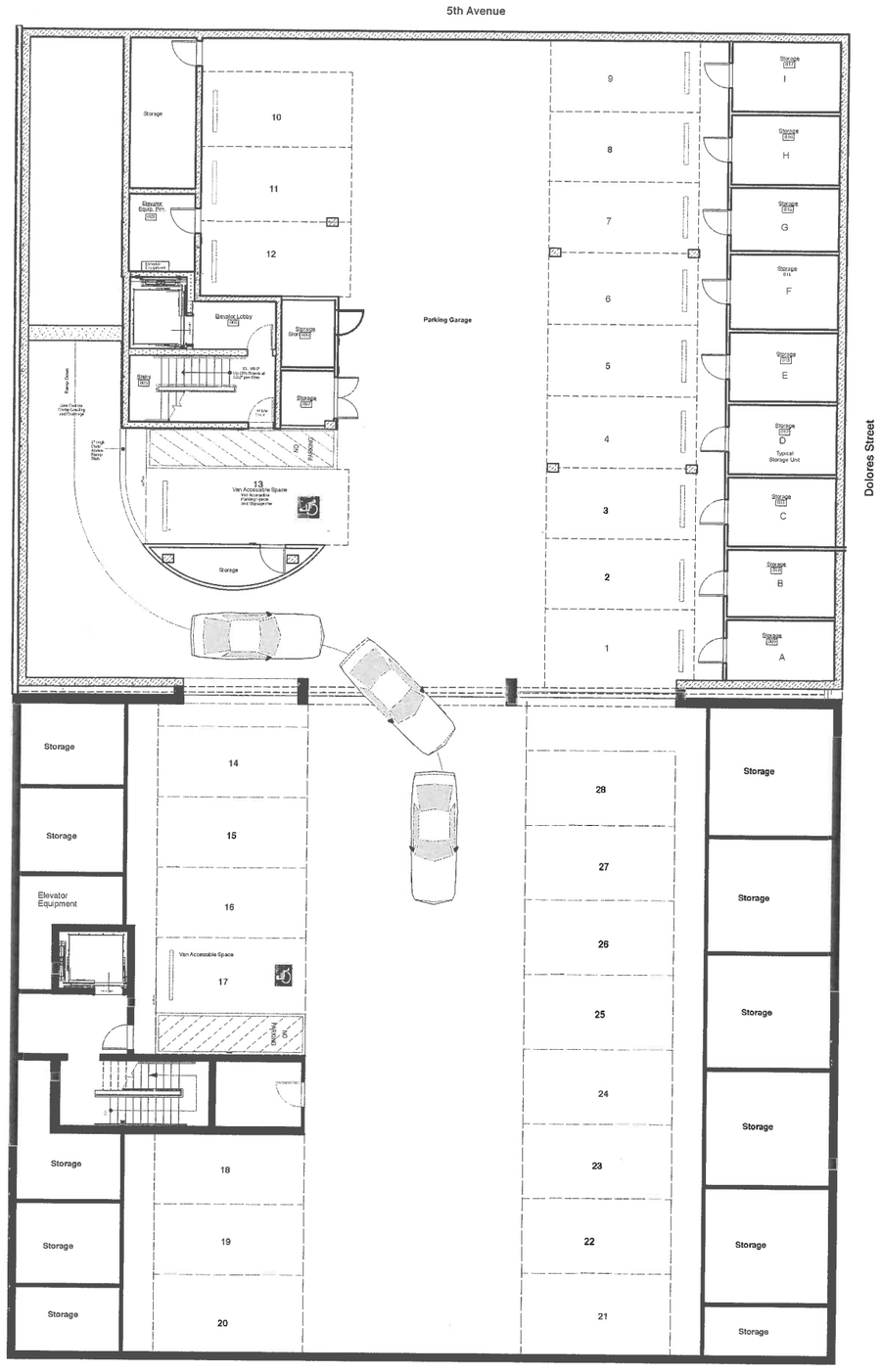
January 2, 2017

Proposed Street Level / Courtyard Plan

1/8"= 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28519
Expires February 2019
STATE OF CALIFORNIA

Sheet No.
P1



Garage Plan
1/8" = 1'- 0"

NORTH
0' 10' 20'

Conceptual Design Study No. 1

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Del Dono II
Dolores (2) SW of Fifth
Carmel-by-the-Sea, California

Job No.
17-14

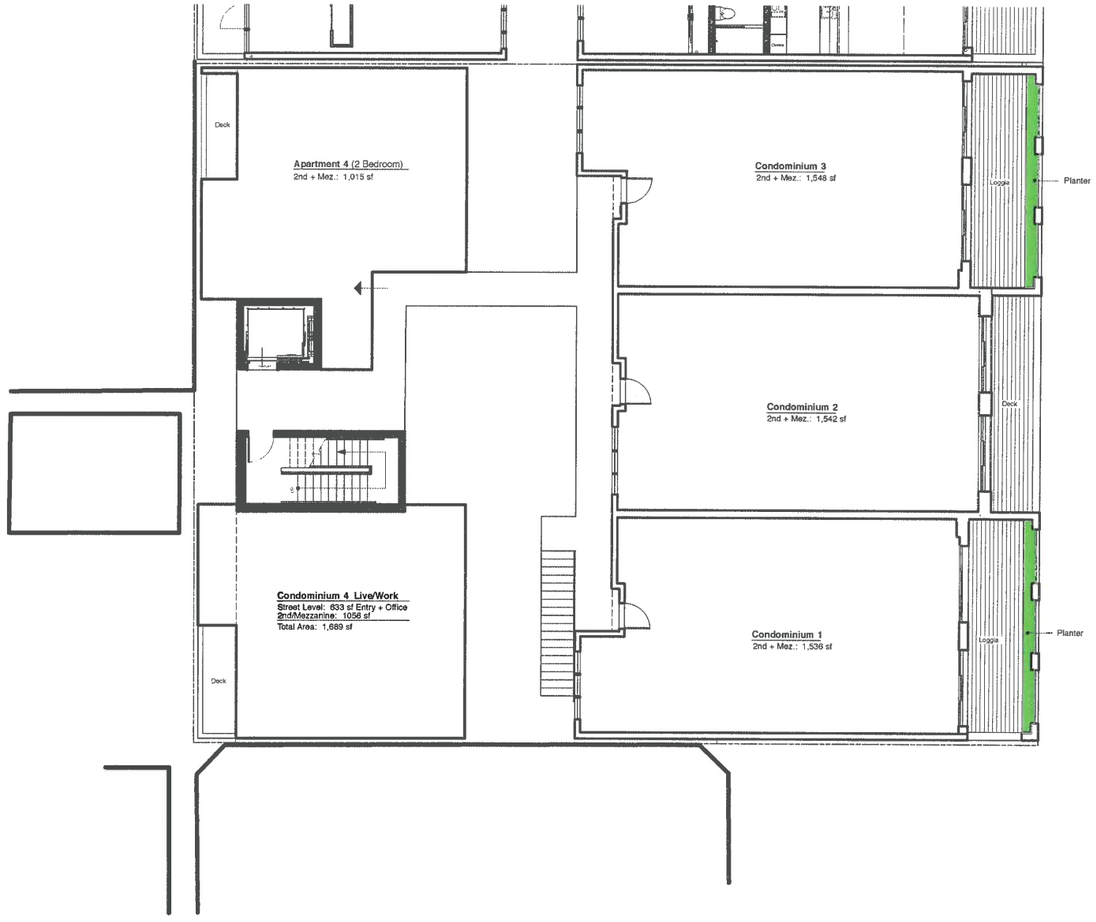
January 2, 2018

Proposed Garage Level Plan

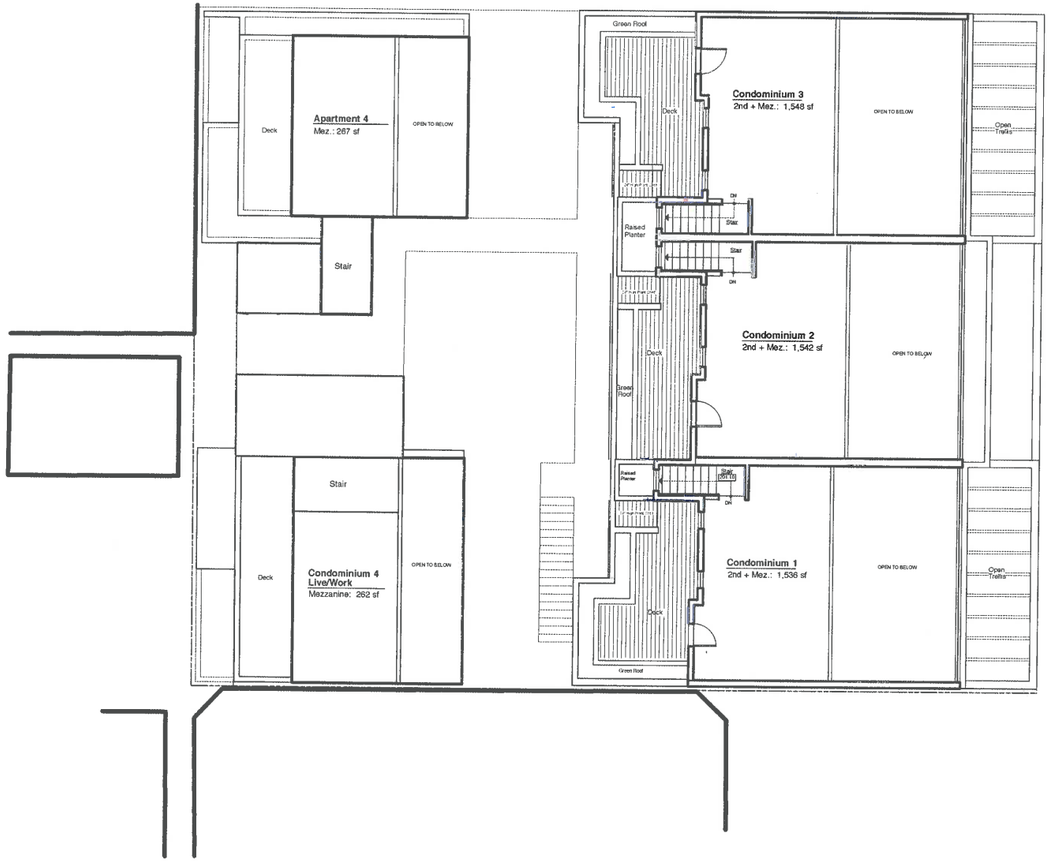
1/8"= 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28318
Expires February 2019
STATE OF CALIFORNIA

Sheet No.
P2



2nd Level Plan
1/8" = 1'- 0"



Mezzanine Level Plan
1/8" = 1'- 0"

0' 10' 20'

Conceptual Design Study No. 1

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Del Dono II
Dolores (2) SW of Fifth
Carmel-by-the-Sea, California

Job No.
17-14

January 2, 2017

Proposed 2nd and Mezzanine Level Plan

1/8"= 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2019
STATE OF CALIFORNIA

Sheet No.
P3

PROPOSED DOLORES STREET ELEVATION

Conceptual Design Study No. 1

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Carmel, CA 93921

Del Dono II
Dolores (2) SW of Fifth
Carmel-by-the-Sea, California

Job No.
17-14

January 2, 2017

Proposed Dolores Street Elevation

1/8"= 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2019
STATE OF CALIFORNIA

Sheet No.
P4