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

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

February 11, 2015
Wednesday
Tour: 2:15 p.m.
Meeting: 4:00 p.m.

A. CALL TO ORDER AND ROLL CALL

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

B. TOUR OF INSPECTION

Shortly after 2:15 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. ELECTION OF CHAIR AND VICE CHAIR

F. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

G. 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.

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. Consideration of draft minutes from January 14, 2015 Regular Meeting

2. MP 15-037 (City of Carmel) Carmel-by-the-Sea SE Corner of San Carlos & 8th Ave Blks: 97 & 110, Lots: All APNs: 010-151-010 & 010-143-001	Consideration of a Municipal Project (MP 15-037) for the installation of a Community Emergency Response Team (CERT) storage container at the northwest corner of the Sunset Center northern parking lot
3. DS 14-115 (Churchward) Santa Fe Street 5 SW of 5th Ave Blk: 60, Lots: S 1/16 of 7 & Lot 9 APN: 010-092-004	Consideration of Final Design Study (DS 14-115) and associated Coastal Development Permit application for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District
4. DS 15-010 (Coffman) Vance Coffman 2742 Sana Lucia Ave. Blk: 3M, Lot: 7 APN: 009-391-013	Consideration of a Design Study (DS 15-010) application for revisions to an approved Design Study for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) and Archaeological Significance Overlay (AS) Zoning Districts Zoning District
5. DS 14-102 (Sacks) Marty Sacks Mission Street 8 SE of 8th Avenue Blk: 98, Lot: 16 APN: 010-088-020	Consideration of a Design Study (DS 14-102) application for alterations to the front elevation of an existing residence located in the Single-Family Residential (R-1) Zoning District
6. DS 14-105 (Cruz) Claudio Ortiz 3SW of 11th on Casanova Blk: L, Lots: 7 & Portion of 5 APN: 010-273-010	Consideration of Final Design Study (DS 14-105) and associated Coastal Development Permit application for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District

I. 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. Wine Tasting Policy (City of Carmel) Carmel-by-the-Sea Central Commercial (CC) and (SC) Zoning Districts	Consideration of amendments to the City's Wine Tasting Policy for the purpose of making recommendations to the City Council
2. SI 14-33 (Carmel Belle) Chloe Dolata Doud Arcade, West Side of San Carlos and South Side of Ocean Block: 76; Lots: 9, 10, and 11 APN: 010-146-002 and 010-146-017	Consideration of Sign Permit (SI 14-33) for 2 signs: one at the Ocean Avenue entrance of the Doud Arcade and one at the San Carlos entrance.
3. MP 15-032 (City of Carmel) Carmel-by-the-Sea Mission Trail Nature Preserve APNs: 010-061-006, 010-061-007 009-341-008, 009-341-001	Consideration of a Municipal Project (MP 15-032) and associated Coastal Development Permit application for alterations to the Mission Trail Nature Preserve signage. The City proposes to change the mounting of the Preserve signage and relocate the entry signs at five entrances to the Preserve (Rio Rd., Eleventh Ave., Martin Rd., Mt. View Ave., and 25800 Hatton Rd.).
4. MP 15-033 (City of Carmel) Carmel-by-the-Sea Mission Trail Nature Preserve Southeast corner of Mountain View Ave. and Forest Road APN: 010-061-006	Consideration of a Municipal Project (MP 15-033) and associated Coastal Development Permit for alterations to the Mission Trail Nature Preserve Mt. View Ave entry for the purpose of improving public safety
5. DS 14-133 (Mack) Doug Mack Camino Real 3 SW of 12th Block: CC, Lot: 7 and N ½ of 9 APN: 010-285-021	Consideration of Concept Design Study (DS 14-133) and associated Coastal Development Permit application for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District
6. DS 14-73 (McCarthy) Jon Sather Erlandson Lincoln 3 SW of 10th Blk: 114, Lot: 5 APN: 010-182-002	Consideration of Concept Design Study (DS 14-73) and associated Coastal Development Permit application for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District

7. DS 14-134 (Yeslek)
Don McBride
Dolores 2 SE of 11th
Blk: 131, Lot 6
APN: 010-154-014

Consideration of Concept Design Study (DS 14-134) and associated Coastal Development Permit application for the construction of a new single family residence located in the Single-Family Residential (R-1) Zoning District

8. DS 14-130 (Mosley)
Darlene Mosley
SW Cor. of Rio Rd. & Junipero
Blk: 141, Lot: 1
APN: 010-161-017

Consideration of Concept Design Study (DS 14-130) and associated Coastal Development Permit application for the construction of a new two-car garage with a second-level guesthouse on a property located in the Single-Family Residential (R-1) Zoning District

J. DIRECTOR'S REPORT

1. Update from the Director

K. SUB-COMMITTEE REPORTS

L. ADJOURNMENT

The next meetings of the Planning Commission will be:

Wednesday, March 11, 2015, at 4:00 p.m. – Regular Meeting

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

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

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

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning &

Building Department located in City Hall, east side of Monte Verde between Ocean & 7th Avenues, during normal business hours.

AFFIDAVIT OF POSTING

I, Robert A. Mullane, AICP, 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 and distributed to members of the media on February 6, 2015.

Dated this 6th day of February 2015 at the hour of 4:15 p.m.

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Robert A. Mullane, AICP
Community Planning and Building Director

ITEM H1. MINUTES FROM 1/14/15 PLANNING COMMISSION MEETING

THIS ITEM WILL BE PROVIDED SEPARATELY

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

February 11, 2015

To:	Chair Reimers and Planning Commissioners
From:	Rob Mullane, AICP, Community Planning and Building Director RM
Submitted by:	Marc Wiener, Senior Planner
Subject:	Consideration of a Municipal Project (MP 15-037) for the installation of Community Emergency Response Team (CERT) storage container at the northwest corner of the Sunset Center north parking lot

Recommendation:

Review and comment on the proposal for the installation of a CERT storage container (MP 15-037) at the Sunset Center north parking lot

Application: MP 15-037 **APNs:** 010-151-010 and 010-143-001
Location: Sunset Center Northern Parking Lot
Applicant: City of Carmel-by-the-Sea

Background and Project Description:

The Community Emergency Response Team (CERT) program is a FEMA sponsored curriculum that has been adopted by many communities nationwide. CERT trains people in disaster preparedness for hazards that may impact their area and instructs them in basic disaster response skills, such as fire safety, light search and rescue, team organization, radio communication skills, and disaster related medical operations.

The City's Police Department is proposing to install a CERT emergency equipment storage container at the northwest corner of the of the Sunset Center north parking lot. The container would be used to store emergency equipment such as shovels, flashlights, and first aid supplies. The design would be a metal shipping container with dimensions of 20'L x 8.5'H x 8'W as shown in the photographs included as Attachment A. The Police Department has indicated that the container would be painted a neutral color and a wood fence and lattice would be installed around the container that would match the design of the fence around the porta-potty

currently at the northwest corner of the parking lot. The height of the fence would be raised 2-3 feet, to approximately 8.5 feet, to screen the entire container. Staff notes that the photographs included in Attachment B depict the Cert container being installed on the east side of the porta-potty. However, the City intends to place the Cert container in the area of the existing porta-potty and the porta-potty would be relocated to the east side of the container, as depicted in the site plan included as Attachment C.

The City's Public Safety Director, Michael Calhoun, has indicated that the Sunset Center northern parking lot is an ideal location to place the container because it meets the requirements of being in an open-space area, would be accessible to the CERT team members in an emergency event, and would be located near the middle of the City.

Staff has referred this project to the Planning Commission to advise City staff on the proposed location and design of the emergency equipment storage container. The project, as proposed, is funded in the City's 2015 budget. Any revisions would have to conform to budgetary constraints.

Staff Analysis:

***Container Location and Design*:** Staff supports the proposed location at the northwest corner of the Sunset Center north parking lot. At the proposed location the container would not interfere with parking or circulation. The container would also be below the San Carlos Street and Eight Avenue street grades and would not be highly visible to the public way. As an alternative, staff also considered placing the container in the rooftop plaza at the front of the Police Department. However, at this location the container would have been more visible to the public way and an engineering study would have been required to place the container on the roof. The Police Department also is not located near the center of town such as the Sunset Center.

The storage container would be screened by a new fence and lattice installed around the perimeter of the container and porta-potty. The design of the fence would match the existing fence at this location, as shown in the photograph included in Attachment B. However, the height of the fence would be raised 2-3 feet. With regard to color, staff recommends that the container be painted either dark green or dark brown.

Alternatives: The Planning Commission may recommend an alternative location, screening option, or design for the storage container. Any revisions would have to conform to budgetary constraints.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes the addition of a metal storage container in the Sunset Center north parking lot, and therefore qualifies for a Class 1 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Project Description and Sample Photographs
- Attachment B – Site Photographs
- Attachment C – Aerial View/Site Plan

CARMEL-BY-THE-SEA
POLICE DEPARTMENT

Michael B. Calhoun
Director of Public Safety

MEMORANDUM

TO: MARC WIENER

FROM: CORPORAL RACHELLE LIGHTFOOT

DATE: JANUARY 21, 2015

SUBJECT: CERT CONTAINER PURPOSE

ABOUT CERT: The Community Emergency Response Team (CERT) program is a FEMA sponsored curriculum adopted by many communities nationwide. CERT trains people in disaster preparedness for hazards that may impact their area and instructs them in basic disaster response skills, such as fire safety, light search and rescue, team organization, radio communication skills, disaster medical operations and triage. Using the training in the classroom and during exercises, CERT members can assist others in their neighborhood or workplace following an event when professional responders are not immediately available to help or require supplemental support.

PROPOSAL: For an effective Carmel CERT team, we need a place to store emergency equipment like shovels, flashlights, first aid supplies, etc. My recommendation is to utilize a 20L x 8W x 8.5H "Dry Van" shipping container. This is comparable to what other cities, like Monterey, use. I would propose painting the container a neutral color and surrounding it with brown lattice. I have attached a picture of Monterey CERT team's container surrounded by lattice and several photos of the proposed container. I have also included a site plan depicting where the container would go and what it would look like in the north lot of Sunset Center.

RECEIVED
JAN 22 2015
City of Carmel-by-the-Sea
Planning & Building Dept.

MONTEREY CERT

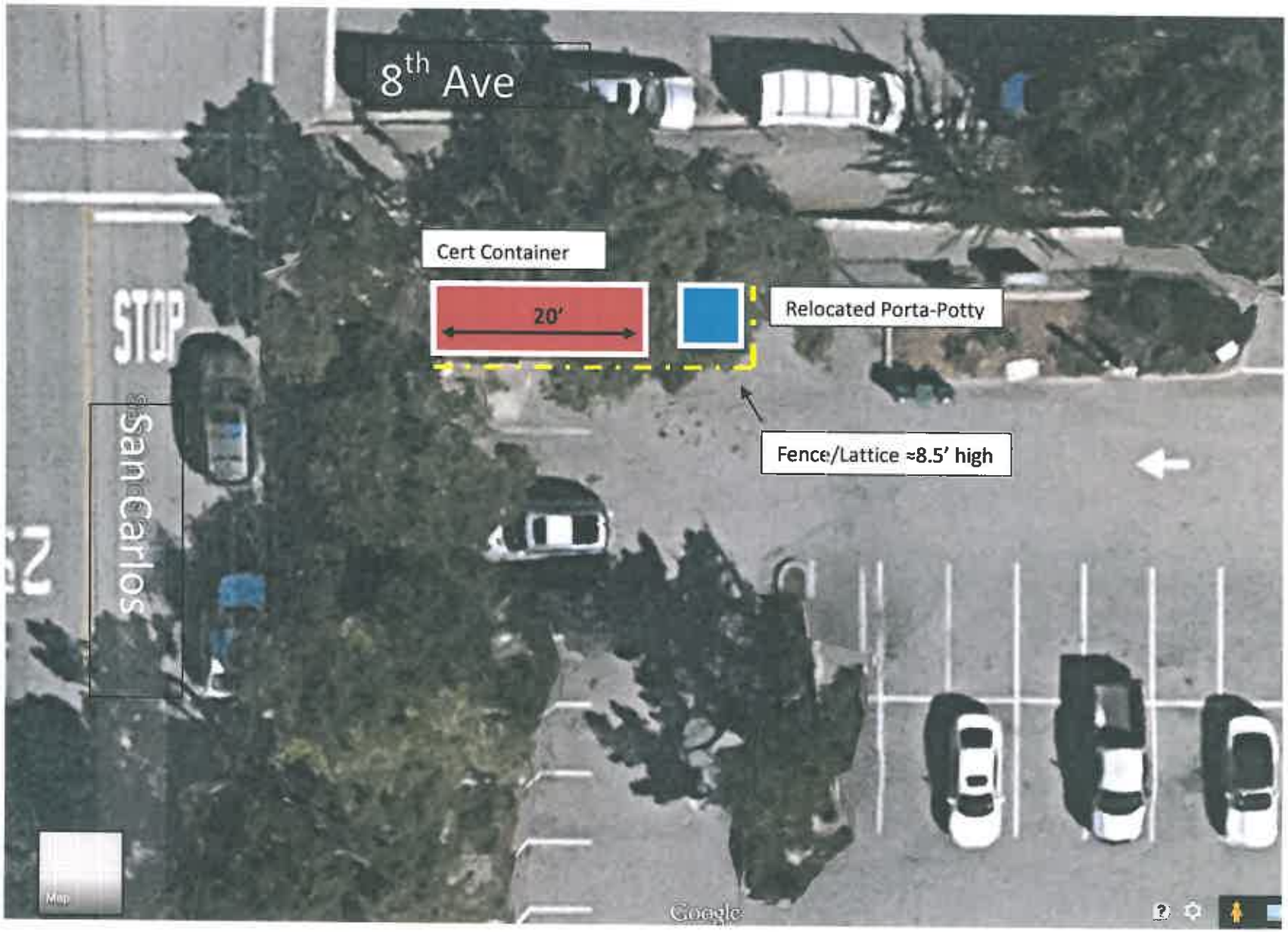
ENAU 245423 2
DE 2210
MAX GROSS
TARE
MAX PAYLOAD
CUBE
Kg 24000
Lb 52910
Kg 2230
Lb 4920
Kg 21770
Cu m 33.2
Cu ft 1171
PROPOSED
CONTAINER

ENAU 245422
DE2210
ALIANÇA

Attachment B - Site Photographs

20L
8.5H
01/18/2015

Attachment C – Aerial View/Site Plan



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

February 11, 2015

To:	Chair Reimers and Planning Commissioners
From:	Rob Mullane, AICP, Community Planning and Building Director RM
Submitted by:	Marc Wiener, Senior Planner
Subject:	Consideration of Final Design Study (DS 14-115) and associated Coastal Development Permit application for the alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District

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Recommendation:

Approve the Final Design Study (DS 14-115) and the associated Coastal Development Permit subject to the attached findings and conditions

Application:	DS 14-115	**APN:**	010-092-004
Location:	Santa Fe Street five parcels southwest of 5th Ave		
Block:	60	**Lot:**	9
Applicant:	Darren Davis, Designer	**Property Owner:**	Guy and Joanne Churchward

Background and Project Description:

The project site is located on Santa Fe Street five parcels southwest of Fifth Avenue. The property is developed with a two-story residence and a detached two-car garage located in the rear yard. A Determination of Historic Ineligibility was issued by the Community Planning and Building Department on August 25, 2014. The Determination was re-issued by staff on December 3, 2014.

The applicant is proposing to expand the existing residence by constructing a one-story addition at the rear. The addition includes a master bedroom and one-car garage. The existing two-car garage at the rear of the property will be demolished. The proposed addition is clad with horizontal wood siding to match the existing residence.

The Planning Commission reviewed this project on December 10, 2014, and accepted the design concept with recommendations/draft conditions. The applicant has complied with the recommendations made by the Planning Commission.

PROJECT DATA FOR THE RECONFIGURED 4,250-SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,891 sf (44.5%)	1,490 sf (35%*)	1,807 sf (42.55%) 1,567 sf residence, 240 sf garage
Site Coverage	586 sf (13.7%)**	2,356 sf (55.4%)	1,722 sf (40.5%)
Trees (upper/lower)	3/1 trees (recommended)	0/3 trees	1/3 trees
Ridge Height (1st/2nd)	18 ft./24 ft.	20.5 ft.	15.5 ft. (new addition)/ 20.5 ft.
Plate Height (1st/2nd)	12 ft./18 ft.	12 ft.	9 ft. (new addition)/ 12 ft.
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15 ft.	11 ft. 5 in	No Change
Composite Side Yard	10.5 ft. (25%)	20 ft. (47%)	10.5 ft (25%)
Minimum Side Yard	3 ft.	3.5 ft. (garage)	4 ft. (main)
Rear	3 ft. (1st-story)	47 ft. (main) 3 ft. (garage)	12 ft. (main /garage)
*Does not include crawl space **Includes a 4% bonus if 50% of all coverage is permeable or semi-permeable			

Staff analysis:

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

1. *The applicant shall work with staff on removing additional site coverage.*

Analysis: The applicant originally proposed to reduce the site coverage from 2,356 square feet to 1,722 square feet, which met the minimum required by the Municipal Code for the addition of 317 square feet of floor area to the residence. The applicant is now proposing to remove an additional 201 square feet, which brings the site coverage down to 1,521 square feet. Staff supports the proposal; however, if the Commission has concerns, it could condition the approval to require a further reduction in site coverage.

2. *The encroachments at the front of the property shall be depicted on plans submitted for Final Planning Commission review and shall note that the hardscape encroachments will be removed.*

Analysis: The unimproved portion of the City Right-of-Way (ROW) between the front property line and edge of paving is 16 feet wide. The front fence encroaches approximately 6 inches into the City ROW. In addition, there are two stone pathways and a rock planter bed encroaching into the City ROW. At the last meeting, the Planning Commission indicated support for a single stepping-stone path and for allowing the fence to be maintained at its current location. Sheet A-1 of the plan set depicts a single stepping-stone pathway and includes a note indicating that an encroachment permit will be required to retain the front fence. Sheet D-1 indicates that the other existing encroachments will be removed. A condition has been drafted regarding the requirement for an encroachment permit for the fence, and the removal of the other encroachments in the ROW.

3. *The applicant shall provide a landscape plan for Final Planning Commission review that includes a provision for one new upper-canopy tree.*

Analysis: Staff notes that the property is currently landscaped and that the applicant intends to retain most of the existing landscaping. The landscape plan on Sheet L-1 of the plan set includes a new upper-canopy pine tree near of the back of the property. A condition has been drafted regarding the planting and maintenance of this tree.

Exterior Lighting: With regard to light fixtures, Municipal Code Section 15.36.070.B.1 states that fixtures shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens). The lighting specifications, included as Attachment D, indicate compliance with these requirements. A photograph of the proposed light fixture is included on Sheet A-1 of the plan set. The locations of the wall-mounted light fixtures are also depicted on the site plan on Sheet A-1.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes a 317-square foot addition an existing 1,490-square foot residence, and therefore qualifies for a Class 1 exemption. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

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

Attachment A – Site Photographs

Project site (Street Elevation) – Facing west on Santa Fe Street

Attachment B – Findings for Approval

FINDINGS REQUIRED FOR FINAL DESIGN STUDY APPROVAL (CMC 17.64.8 and LUP Policy P1-45) For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	

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

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

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

Attachment C – Conditions of Approval

DS 14-115 (Churchward)
February 11, 2015
Conditions of Approval
Page 1

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 14-115) authorizes 1) the addition 317 square feet to the rear of the existing residence, which includes a bedroom and a one-car garage, 2) the demolition of an existing two-car carport, 3) the removal of 903 square feet of site coverage, and 4) removal of encroachments from the City right-of-way at the front of the property. Construction shall be consistent with the February 11, 2015 approved plan set.	✔
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 4,250-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✔
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✔
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	✔
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	**N/A**
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✔

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

19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✔
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	**N/A**
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	Prior to final building inspection the applicant shall remove 903 square feet of site coverage as depicted on the February 11, 2015, approved plan set.	✔
23.	Prior to final building inspection, the applicant shall apply for and obtain an encroachment permit for the portion of the existing fence that encroaches into the City ROW and shall remove the stone planters and one of the stone walkways located in the City ROW, as depicted on the February 11, 2015, approved plan set.	✔

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature _____ Printed Name _____ Date _____

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

Attachment D - Lighting ITY OF CARMEL STD'S.

GE Lighting

Product Catalog

for consumers

Home > Products > Decorative > Chandelier > 16760

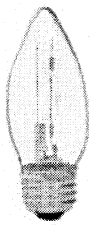
16760 – 25BM/H/CD2

GE halogen 25 watt blunt tip 2-pack

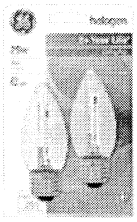
Print

Features & Photos | Technical Specifications

WHERE TO BUY



View Larger



PRODUCT INFORMATION

Base	Medium Screw (E26)
Product Code	16760
Description	25BM/H/CD2
UPC	043168167604

GENERAL CHARACTERISTICS

Channels	
Lamp type	Halogen - Decorative
Bulb	B10
Base	Medium Screw (E26)
Filament	CC-8
Rated Life (NOM)	2250 hrs
Life in Years (NOM)	2
Primary Application	Chandelier

PHOTOMETRIC CHARACTERISTICS

Initial Lumens (NOM)	280 /260
Color Temperature (NOM)	2700 /2600
Nominal Initial Lumens per Watt (NOM)	11

ELECTRICAL CHARACTERISTICS

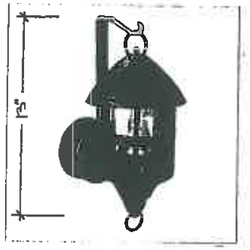
Wattage (NOM)	25.0
Voltage (NOM)	120.0
Estimated Energy Cost per Year (NOM)	3.01

DIMENSIONS

Maximum Overall Length (MOL) (NOM)	3.9400 in (100.0 mm)
Bulb Diameter (DIA) (NOM)	1.2500 in (31.7 mm)
Light Center Length (LCL) (NOM)	2.2150 in (56.2 mm)

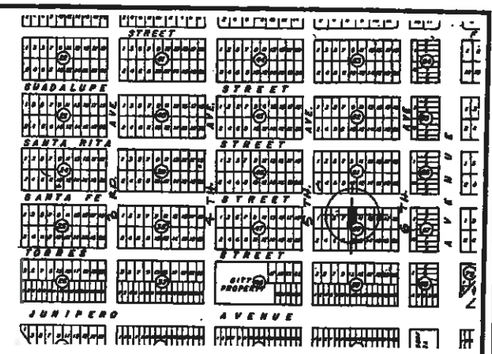
⚠ CAUTIONS & WARNINGS

See list of cautions & warnings



Rustic Lodge Bronze Motion Sensored Security Light Item #3725
MAX 24 W / 576 LUMEN

⊕ EXTERIOR LIGHT



PLAN INDEX

SHEET	DESCRIPTION
A1	PROPOSED SITE AND DRAINAGE PLAN
1	PRELIMINARY SITE ASSESSMENT PLAN
A2	PROPOSED FLOOR PLANS
A3	PROPOSED EXTERIOR ELEVATIONS
A4	PROPOSED ROOF PLAN
A5	FLOOR LEVEL MAP
A6	STREET ELEVATIONS
D1	EXISTING SITE PLAN w/ TAKE DOWN
D2	EXISTING FLOOR PLANS w/ TAKE DOWN
D3	EXISTING EXTERIOR ELEVATIONS
L1	LANDSCAPE PLAN

EXISTING FLOOR AREA

EXISTING HOUSE	1ST STORY	724 SF
	2ND STORY	286
EXISTING GARAGE	(TO RAZE)	480
	TOTAL	1490

PROPOSED FLOOR AREA (+317 SF)

EXISTING HOUSE	1ST STORY	724 SF
	2ND STORY	286
ADDITION TO HOUSE	1ST STORY	557
NEW ONE CAR GARAGE		240
	TOTAL	1807
	LOT AREA	4250 = 42.5%
	NET INCREASE	317 SF = 21%

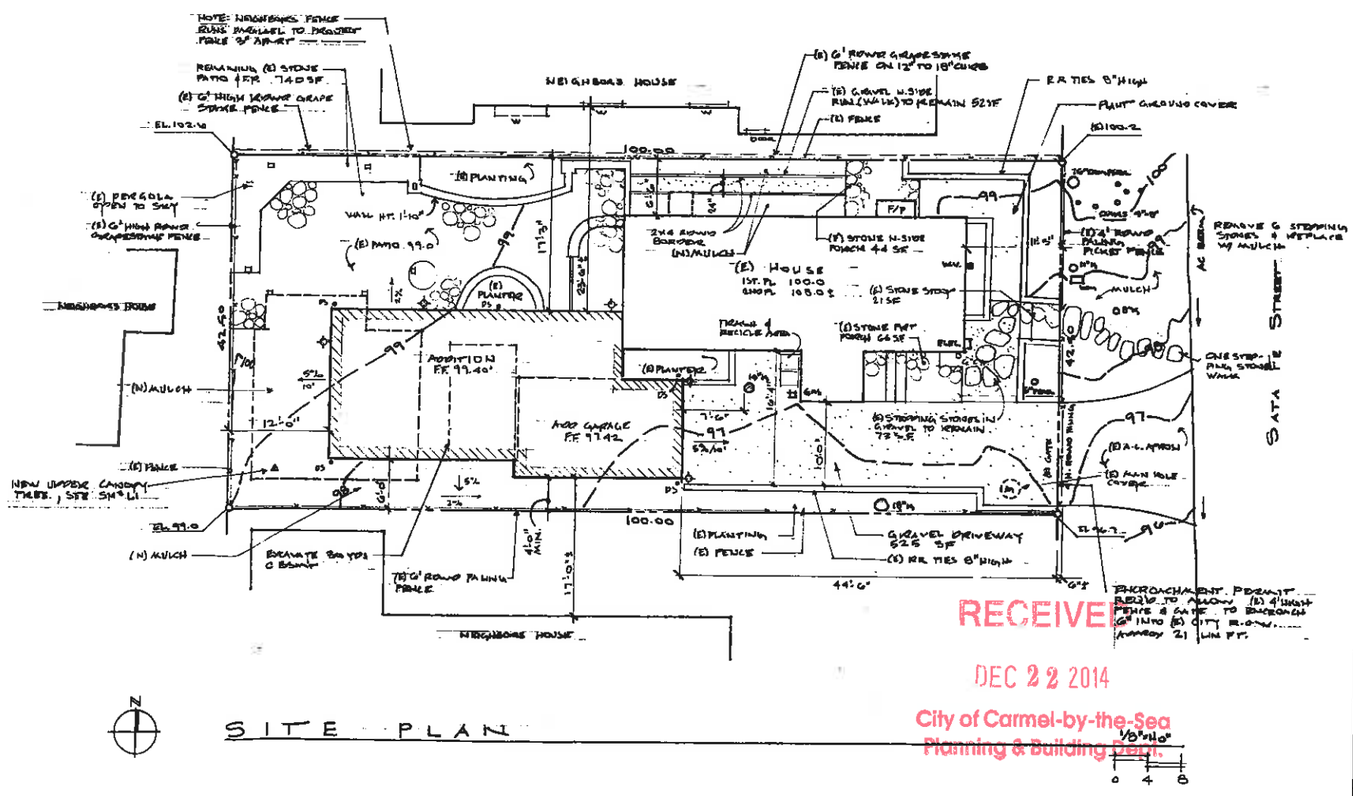
SITE COVERAGE (<903 SF)

LAND COV'G. IS PROPOSED TO BE REDUCED BY TWO TIMES ADDITIONAL FLOOR AREA (317 x 2 = 634 SF), SEE SH^T D1 FOR EXIST'G. SITE PLAN - TAKE DOWN

DESCRIPTION	TO REMAIN	TO REMOVE	EXISTING
DRIVEWAY (GRAVEL)	525 SF	694 SF	1159 SF (REV)
FRONT WALK (GRAVEL)	73	84	157
FRONT STOOP (STONE)	21		21
FRONT PORCH (STONE)	66		66
N. SIDE PORCH (STONE)	44		44
N. SIDE RUN (GRAVEL)	52	108	160
BACK PATIO/FIRE (STONE)	740	77	817
	1521	- 903	= 2424 SF

NOTES

1. EXISTING LANDSCAPING UNCHANGED, ADD MULCH TO EXPOSED GROUND
2. ⊕ DENOTES EXT. LIGHT (MAX. 25W/375 LUMENS)
   —— DENOTES (E) CONTOURS
   —— DENOTES (N) CONTOURS
   —x— DENOTES FENCE LINE
3. SEE SH^T L1 FOR NEW LANDSCAPING



BUILDING DESIGN & CONSULTING
draftech
3180 GARDEN RD., SUITE B5 / MONTEREY, CA 93940 / (831) 646-9998 - / FAX 646-9998

REVISIONS	BY
11-19-14	D
12-20-14	D

CHURCHWARD RESIDENCE
SANTA FE ST. S/W OF 5TH AVE.
BLOCK 60, LOT 9 CARMEL-BY THE SEA
APN: 010-092-004-000 831 566-5480

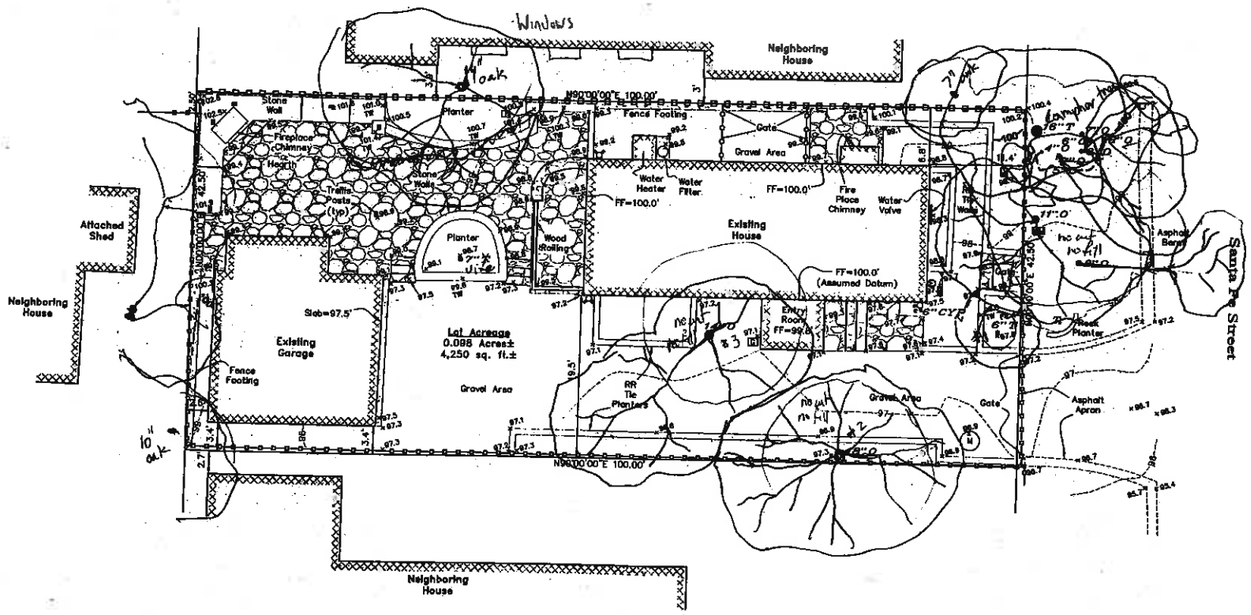
Date 10-10-14
Job 64-2014
Sheet A1

Legend

- Gas Meter
- Water Meter
- Hose Bib
- Irrigation Control Valve or Box
- Manhole unknown or as noted
- Electric Wall Panel
- Wood Fence
- Chain Link Fence
- Stone Walkways & Patios
- Concrete

Surveyors Note:

This is not a boundary survey. The intent of this survey is to show the boundary as described in Document #2011018846, Official Records Monterey County Recorder's Office, in relation to surrounding deeds and survey boundaries on record with the county of Monterey. This survey was based on found monumentation relative to the map filed in 1-C&T-52, Monterey County Records.



GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

E:\ldd\2011\11-048\dwg\Patterson Site Plan June 2011.dwg 6/30/2011 9:29:11 AM PDT

FRELIMINARY SITE ASSESSMENT

Owner's Name: Schm

Planner's Signature:

Date: 9/9/11 SA# 11-7

LICENSED LAND SURVEYOR
REGAN E. VREELAND
No. 8503
Exp. 12-31-12
STATE OF CALIFORNIA

DRAWN BY : SKL
APPROVED BY : REV
R. VREELAND
LS. 8503
REVISION :
SCALE : 1" = 8'
DATE : 06-28-11

TOPOGRAPHIC SURVEYS
ALTA SURVEYS

BaseLine Land Surveyors Inc.

CONSTRUCTION STAKING
LAND DEVELOPMENT

831-373-3293 PH.
201 HOFFMAN AVENUE, SUITE 6
MONTEREY, CALIFORNIA 93940
FAX 831-373-3294

Topographic Site Plan

APN 010-092-004

5 SW of 5th Avenue on Santa Fe Street, Carmel, Ca

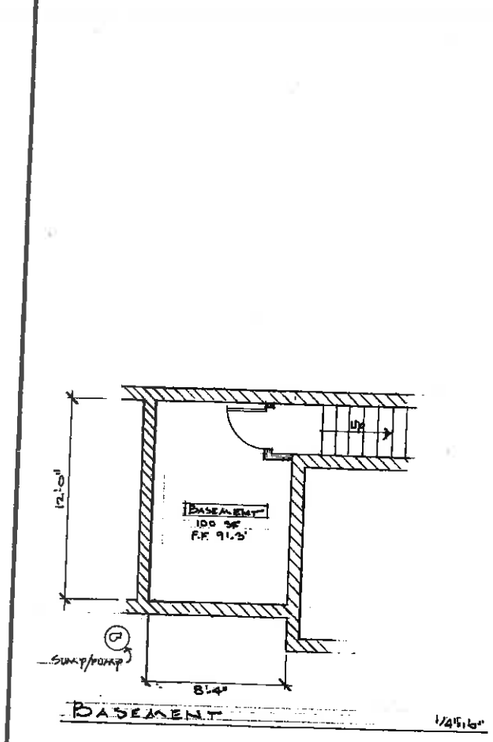
prepared for:
Keith Patterson

SHEET 1
OF
1 SHEETS

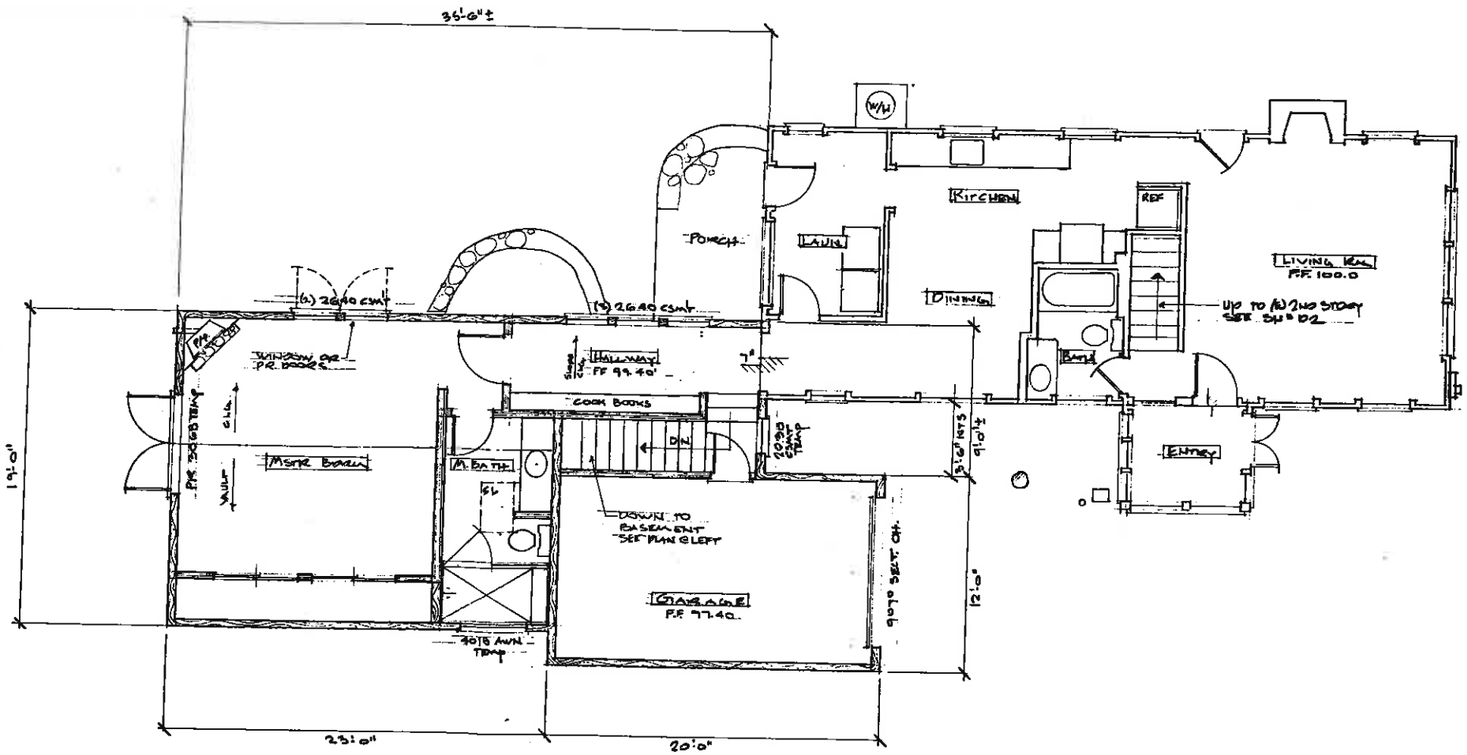
54-2014

REVISIONS	BY
11-19-14	D
12-20-14	D

BUILDING DESIGN & CONSULTING
2120 GARDEN RD., SUITE B / MONTEREY, CA/93940 / (831) 646-9999 / FAX 646-9998



BASEMENT 1/4"=1'-0"



PROPOSED FIRST STORY FLOOR PLAN 1/8"=1'-0"

WALL LEGEND
EXIST. WALLS
NEW 2x4 WALLS
NEW 2x6 WALLS
NEW CMU WALLS

CHURCHWARD RESIDENCE
SANTA FE ST. 5 S/W OF 5TH AVE.
BLOCK 60, LOT 9 CARMEL-BY THE SEA
APN: 010-092-004-000 831 566-8480

10-10-14

12-4-2014

A2

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

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

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

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

REVISIONS	BY
11-19-14	D
12-20-14	D

BLEDING DESIGN & CONSULTING
2139 GARDEN RD. SUITE B9 / MONTEREY, CA 93940 / (831) 643-2995 / FAX 643-2996

CHURCHWARD RESIDENCE
SANTA FE ST. S S/W OF 5TH AVE.
BLOCK 60, LOT 9 CARMEL-BY THE SEA
APN: 010-092-004-000 831 596-5480

Date 10-10-14
Scale
Drawn
Job 64-2014
Sheet A3
Of Sheets

0 2 4

REVISIONS	BY
11-19-14	D
12-29-14	D

REGIO DESIGN & CONSULTING
SIERRA
3180 GARDEN RD., SUITE B5 / MONTEREY, CA 93940 / (831) 646-0966 / / FAX (646-0965

PROPOSED ROOF PLAN

1/4"=1'-0"

0 2 4

CHURCHWARD RESIDENCE
SANTA FE ST. & S/W OF 8TH AVE.
BLOCK 60, LOT 9 CARMEL-BY THE SEA
APN: 010-092-004-000 831 688-5480

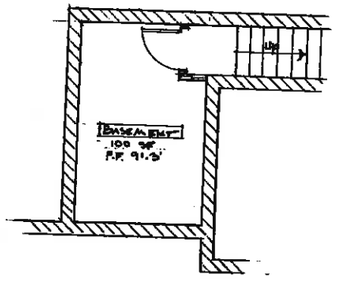
Date 11-19-14
Job 54-2014
Sheet A4

REVISIONS	BY
11-19-14	D
12-30-14	D

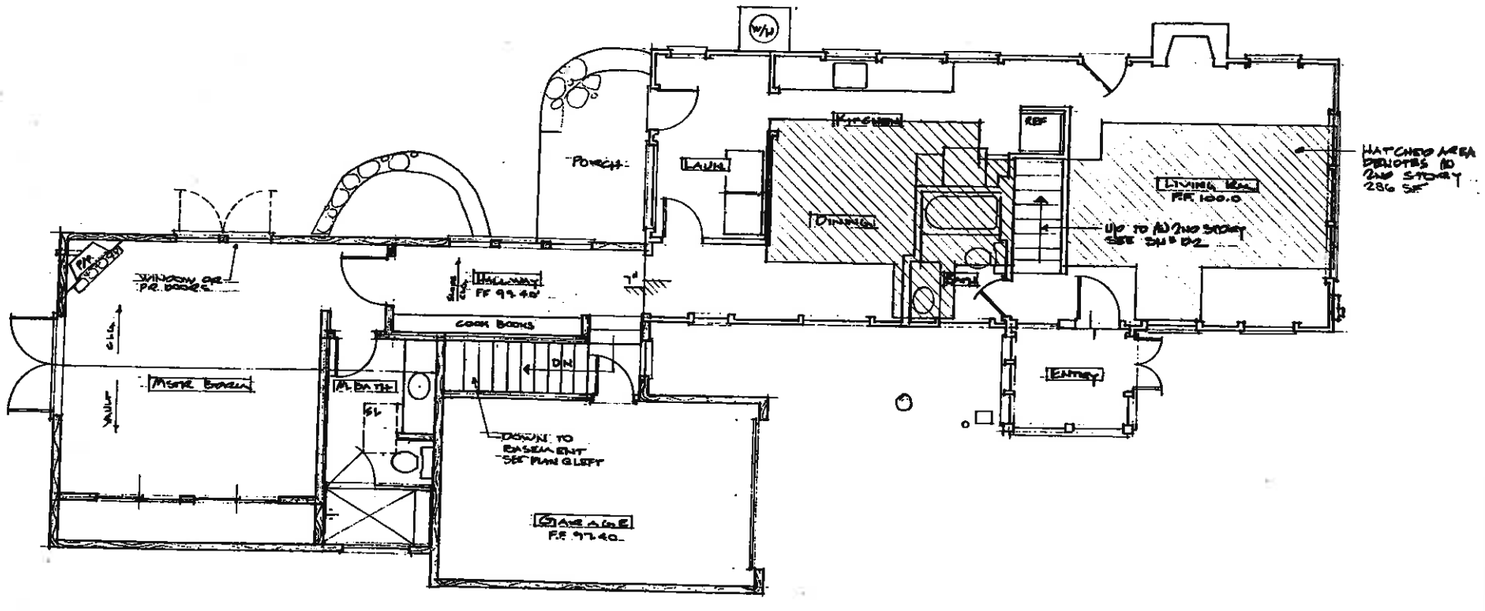
FLOOR LEVEL TAGULATION

ONE STORY ELEMENTS		
(E) FIRST STORY	436	SF
*ADDITION 557 + 240	797	
TWO STORY ELEMENTS		
(N) FIRST STORY	286	
(E) SECOND STORY	286	
TOTAL	1807	SF

INCLUDES NEW GARAGE



BASEMENT 1/4"=1'-0"



FIRST STORY W/ FLOOR LEVEL MAP 1/4"=1'-0"

0 2 4

WALL LEGEND	
EXIST. WALLS	
NEW 2x4 WALLS	
NEW 2x6 WALLS	
NEW CMU WALLS	

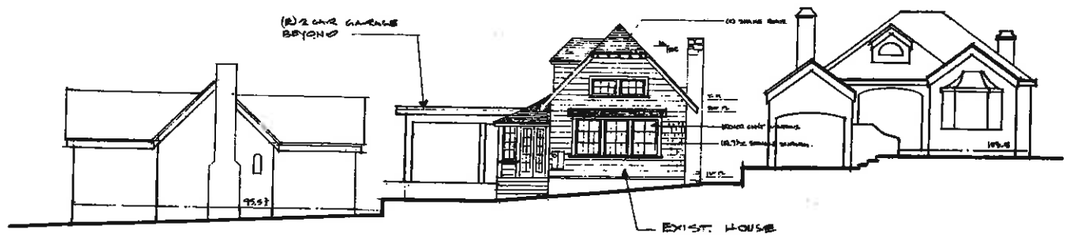
ARCHITECTURE & PLANNING
2100 GARDEN RD., SUITE B5 / MONTEREY, CA 93940 / (831) 646-0555 / FAX 646-0999

CHURCHWARD RESIDENCE
SANTA FE ST. S S/W OF 5TH AVE.
BLOCK 60, LOT 9 CARMEL-BY THE SEA
APN: 010-092-004-000 831 566-6480

10-10-14

12-54-2014

A5



EXISTING STREET ELEVATION

1/8"=1'-0"

0 4 8

PROPOSED STREET ELEVATION

1/8"=1'-0"

0 4 8

REVISIONS	BY
11-19-14	D
12-20-14	D

BUILDING DESIGN & CONSULTING
draftact
2180 GARDEN RD., SUITE B5 / MONTEREY, CA 93940 / (831) 646-9966 / FAX 646-9988

CHURCHWARD RESIDENCE
SANTA FE ST. 5 SW OF 5TH AVE.
BLOCK 80, LOT 9 CARMEL-BY THE SEA
APN: 010-092-004-000 831 668-5480

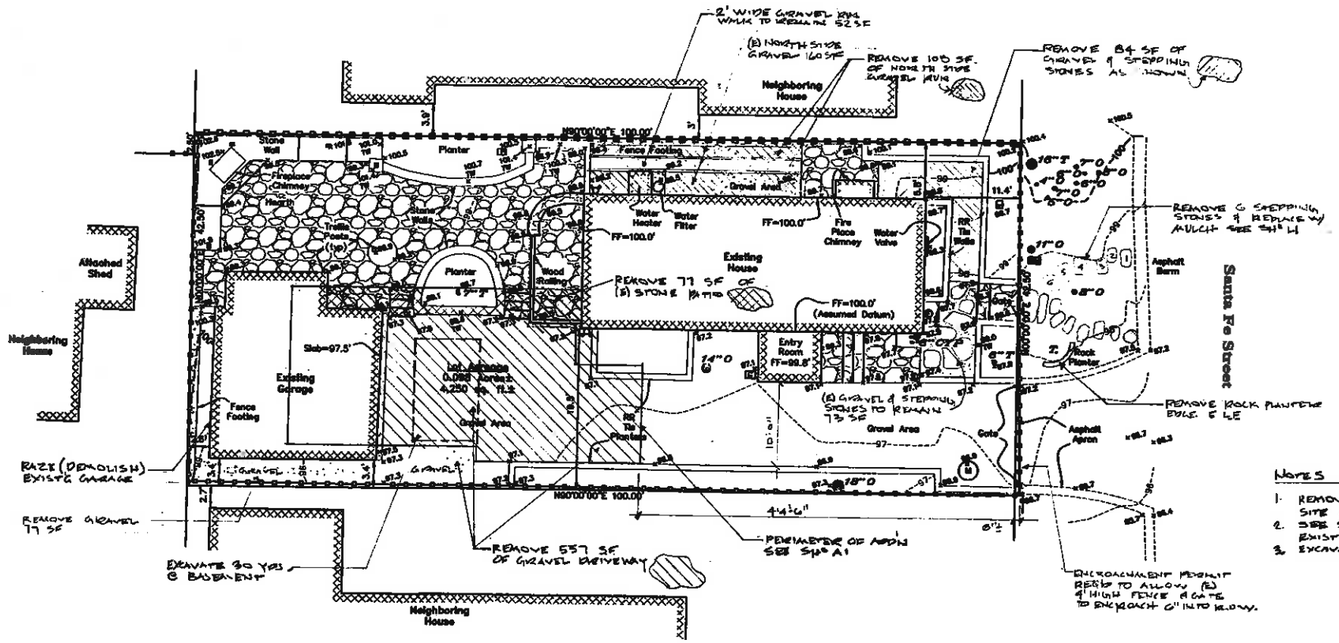
Date 10-10-14
Scale
Drawn
Job 54-2014
Sheet A6
Of Sheets

Legend

- Gas Meter
- Water Meter
- Hose Bib
- Irrigation Control Valve or Box
- Manhole unknown or as noted
- Electric Wall Panel
- Wood Fence
- Chain Link Fence
- Stone Walkways & Patios
- Concrete

Surveyors Note:

This is not a boundary survey. The intent of this survey is to show the boundary as described in Document #2011018846, Official Records Monterey County Recorder's Office, in relation to surrounding deeds and survey boundaries on record with the county of Monterey. This survey was based on found monumentation relative to the map filed in 1-CST-52, Monterey County Records.



Notes

1. REMOVE 903 SF OF NON-CONFORMING SITE COVG. AS NOTED
2. SEE SH° A1 FOR FINAL SITE PLAN AND EXISTING & FINISH SITE COVG. TABULATIONS
3. EXCAVATE 30 YDS @ NEW BSMT., NO FILL

EXIST. SITE PLAN W/ SITE COVG TAKE DOWN

GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

E:\Mk\2011\11-048\dwg\Patterson Site Plan June 2011.dwg 6/30/2011 8:29:11 AM PDT

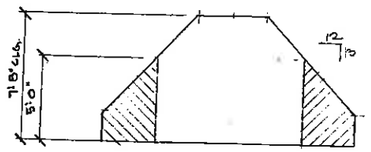
REVISIONS	BY
11-19-14	D
12-2a-14	D

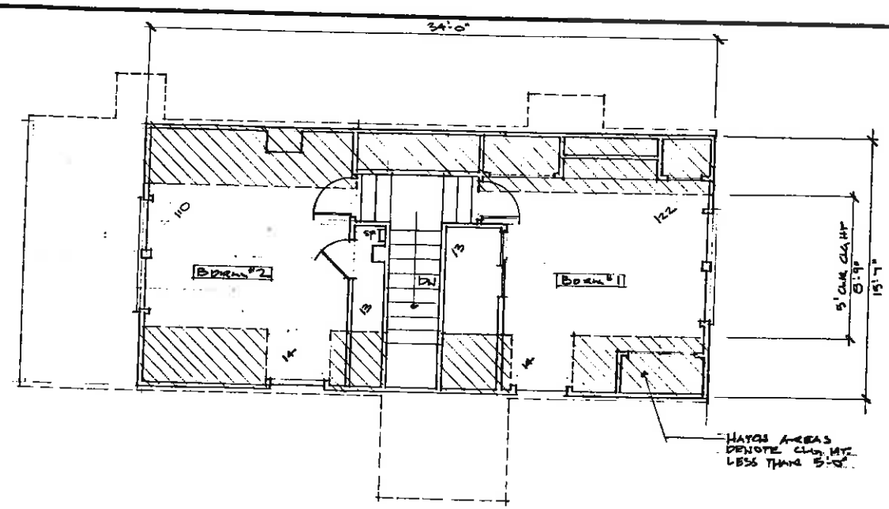
CHURCHWARD RESIDENCE
SANTA FE ST. S S/W OF 5TH AVE.
BLOCK 60, LOT 9 CARMEL-BY THE SEA
APN: 010-092-004-000 831 566-5480

10-10-14

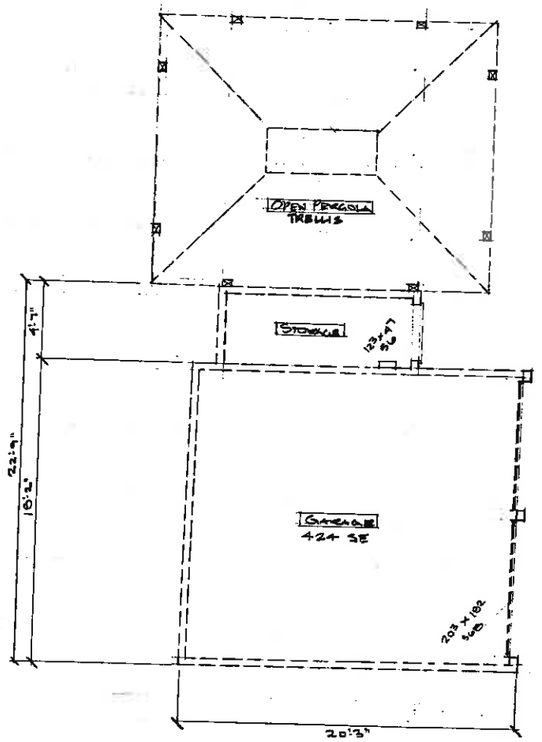
542014

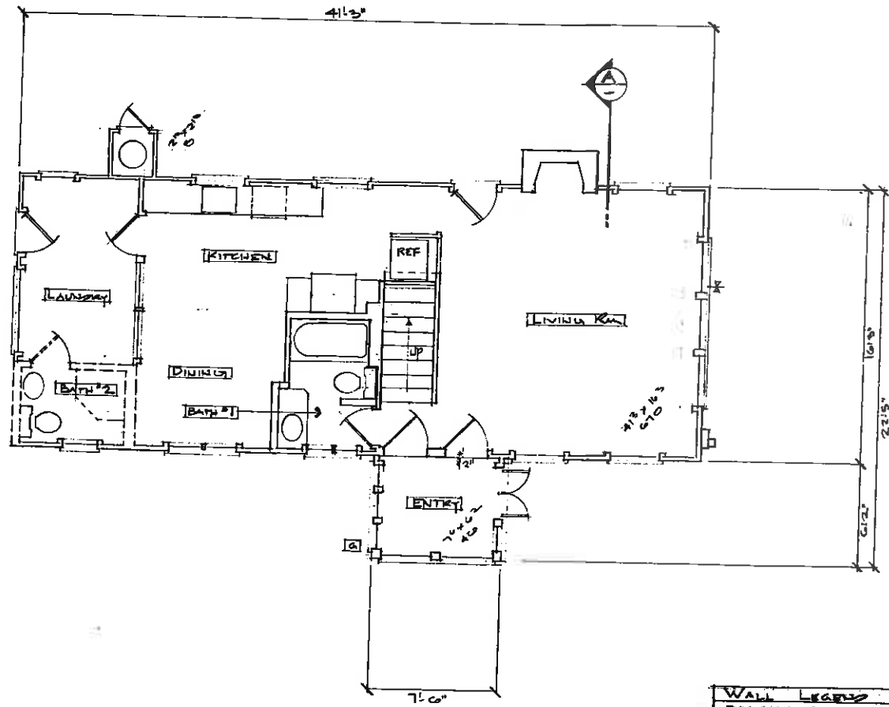
A1





EXISTING SECOND STORY 280 S.F. REV. 1/4"=1'-0"





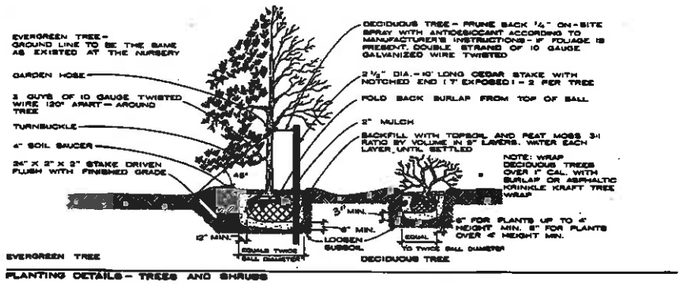
EXISTING FIRST STORY W/ TAKE-DOWN 724 SF 1/4"=1'-0"

REVISIONS	BY
11-19-14	D
12-20-14	D

BLEDSO DESIGN & CONSULTING
drafting
2180 GARDEN RD., SUITE B3 / MONTEREY, CA 93940 / (831) 646-5986 / FAX 646-5988

CHURCHWARD RESIDENCE
SANTA FE ST. 5 S/W OF 5TH AVE.
BLOCK 60, LOT 9 CARMEL-BY THE SEA
APN: 010-092-004-000 831 566-5480

Date 10-19-14
Scale
Sheet
Job 54-2014
D2



PLANTING DETAILS - TREES AND SHRUBS

LANDSCAPE NOTES

1. EXISTING SITE IS FULLY LANDSCAPED WITH MATURE SHRUBS, GROUND COVER, AND TREES. OWNER SHALL PROTECT AND MAINTAIN LANDSCAPING DURING CONSTRUCTION.

2. ANY SHRUBS OR GROUNDCOVER DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLANTED WITH LIKE PLANTS. PLANTING SHALL BE AS STATED BELOW.

3. SHRUB PLANTING HOLES TO BE TWO TIMES THE SIZE OF THE CONTAINER DIAMETER AND 3" DEEPER. BACKFILL WITH ONE PART NATIVE SOIL AND ONE PART NITROLIZED ORGANIC AMENDMENTS. FIRM PLANT SOIL AND WATER SOAK IN MINIMAL BASINS AT PLANTS.

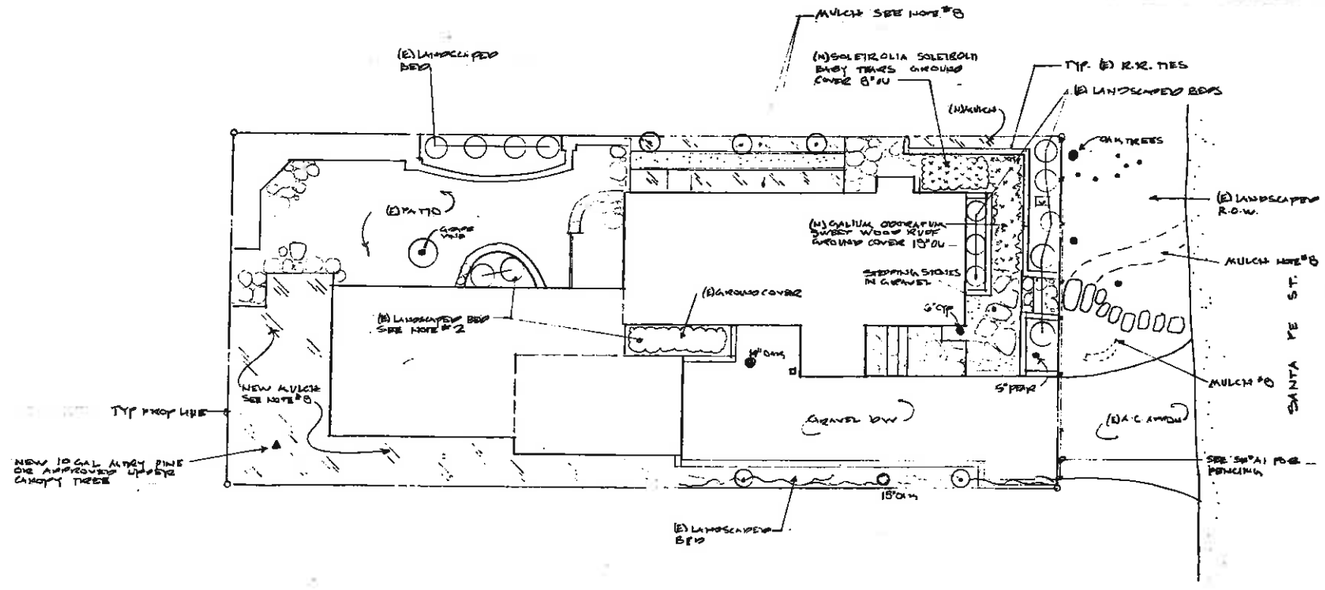
4. APPLY SLOW RELEASE FERTILIZER 16-8-8 TO ENTIRE PLANTED SITE. APPLY PRE-EMERGENT WEED CONTROL AFTER PLANTING PER MANUFACTURERS RECOMMENDATIONS.

5. INSTALL DRIP IRRIGATION ON ALL PLANTED AREAS IN ACCORDANCE WITH MANUFACTURER AND LOCAL CODES. NATURAL UN-PLANTED AREAS NEED NOT BE IRRIGATED.

6. INSTALL AN IRRIGATION TIME CLOCK AND RAIN SENSOR PER LOCAL CODES.

7. WATERING SCHEDULE SHALL CONFORM WITH LOCAL CODES.

8. EXISTING NON-CONFORMING PAVED AREAS SHALL BE REMOVED IN ACCORDANCE WITH PLANS. BARE GROUND SHALL BE COVERED WITH TOP SOIL AND 3" OF NATURAL WOOD MULCH FROM NATIVE TREES.



N

LANDSCAPE PLAN "NEW PLANTING"

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

0 4 8

REVISIONS	BY

BUILDING DESIGN: ECONSULTING

ARCHITECTURE
2100 GARDEN ROAD, SUITE B2 / MONTEREY, CA 93940 / (831) 646-9999 / FAX 646-9998

CHURCHWARD RESIDENCE
SANTA FE ST. & S/W OF 8TH AVE.
BLOCK 60, LOT 9 · CARMEL-BY THE SEA
APN: 010-092-004-000 831 566-6480

12-20-14

5-4-2015

L1

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

February 11, 2015

To: Chair Reimers and Planning Commissioners

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

Submitted by: Marc Wiener, Senior Planner

Subject: Consideration of a Design Study (DS 15-010) application for revisions to an approved Design Study for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) and Archaeological Significance Overlay (AS) Zoning Districts

---

Recommendation:

Approve the Design Study (DS 15-010) application subject to the attached findings and conditions

Application:	DS 15-010 (Revision #1 to DS 13-105)		
Block:	3M	**Lot:** 7	
Location:	2742 Santa Lucia Avenue	**APN:** 009-391-013	
Applicant:	International Design Group	**Property Owner:** Vance Coffman	

Background and Project Description:

The project site is located at 2742 Santa Lucia Avenue and is developed with a two-story residence that is clad with wood-shingle siding. On February 11, 2014 the Planning Commission approved a Design Study (DS 13-105) application for substantial alterations to the residence including the expansion of the second story from 370 to 709 square feet and alterations to the front elevation including a new stone veneer on two front bay windows. The residence is currently under the construction, and the applicant is proposing to revise the approved siding material. The residence was approved with wood-shingle siding; however, the applicant is now proposing horizontal wood siding. Staff has referred the proposed revision to the Planning Commission because it is a significant change in appearance from the approved project.

Staff analysis:

Finish Materials: With regard to siding materials Design Guideline 9.8 states that *"painted wood clapboard, stained or painted board and batten siding and shingles are preferred primary materials for exterior walls."*

The applicant has provided plans showing the proposed and approved building elevations. In staff's opinion, the proposed change from wood-shingle to horizontal wood siding is compatible with the style of the residence and consistent with the Design Guidelines recommendation for wood siding. Staff notes that revision includes modifications to the front entry door and garage door. These doors were approved with arches, but would be revised to eliminate the arch and include wood headers above the doors.

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

ATTACHMENTS:

- Attachment A – Findings for Approval
- Attachment B – Approval Conditions
- Attachment C – Elevation Drawings

Attachment A – Findings for Approval

DS 15-010 (Coffman)
February 11, 2015
Findings for Approval
Page 1

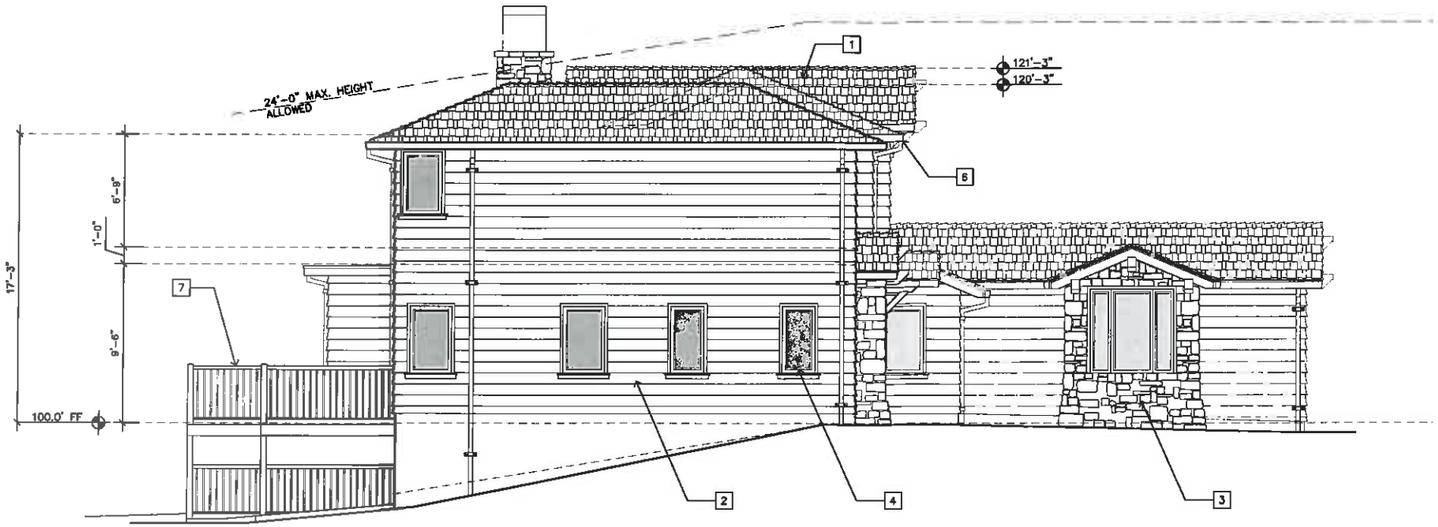
FINDINGS REQUIRED FOR FINAL DESIGN STUDY APPROVAL (CMC 17.64.8 and LUP Policy P1-45) For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate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

8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✔	
9. The proposed exterior materials and their application rely on natural materials and the overall design will as to the variety and diversity along the streetscape.	✔	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✔	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✔	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✔	
Coastal Development Findings (CMC 17.64.B.1):		
13. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✔	
14. 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

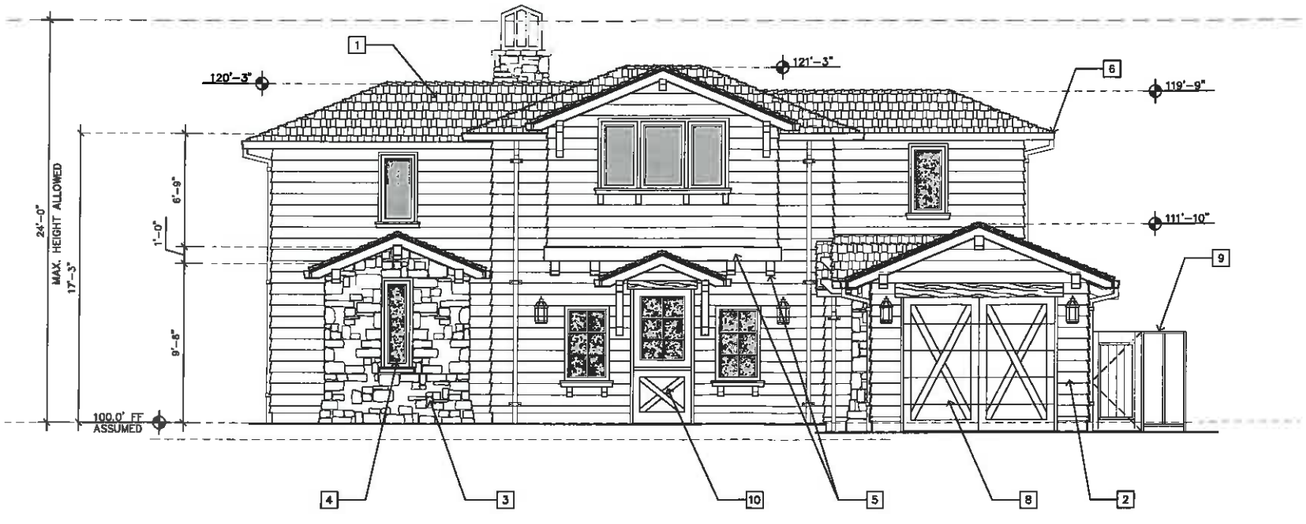
DS 15-010 (Coffman)
February 11, 2011
Conditions of Approval

Conditions of Approval		
No.		
1.	**Authorization:** This approval of Design Study (DS 15-010) authorizes the installation of horizontal wood siding as depicted on the February 11, 2015 approved plan set.	
2.	The applicant shall apply for and obtain a Building Permit Plan Revision for the proposed change in siding material.	
3.	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.	



EAST ELEVATION (P)

1/4"=1'-0"



NORTH ELEVATION (P)

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1. CLASS 'A' WOOD SHAKES ROOF
2. 8" HORIZONTAL WOOD SIDINGS
3. CARMEL STONE
4. WOOD WINDOWS & DOORS
5. REDWOOD BEAMS & CORBELS
6. COPPER GUTTERS & DOWNSPOUTS
7. BRONZE GUARDRAIL WITH 4X4 REDWD. POST
8. SOLID WOOD GARAGE DOOR
9. WOOD FENCE & GATE TO MATCH EXISTING
10. WOOD KNOTTY ALDER FRONT DOOR

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

JUN A. SILLANO, AIA

IDG
ARCHITECTURE • PLANNING • INTERIOR DESIGN

JOHN E. MATTHAMS

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STAMPS:

PROJECT/CLIENT:

THE COFFMAN RESIDENCE

PROJECT ADDRESS:

2742 SANTA LUCIA AVE.
CARMEL, CA.

APN: 009-391-013

LICENSED ARCHITECT
JUN A. SILLANO JR
C-24875
RENEWAL 08/31
STATE OF CALIFORNIA

DATE: 03-21-14
BUILDING PERMIT SET

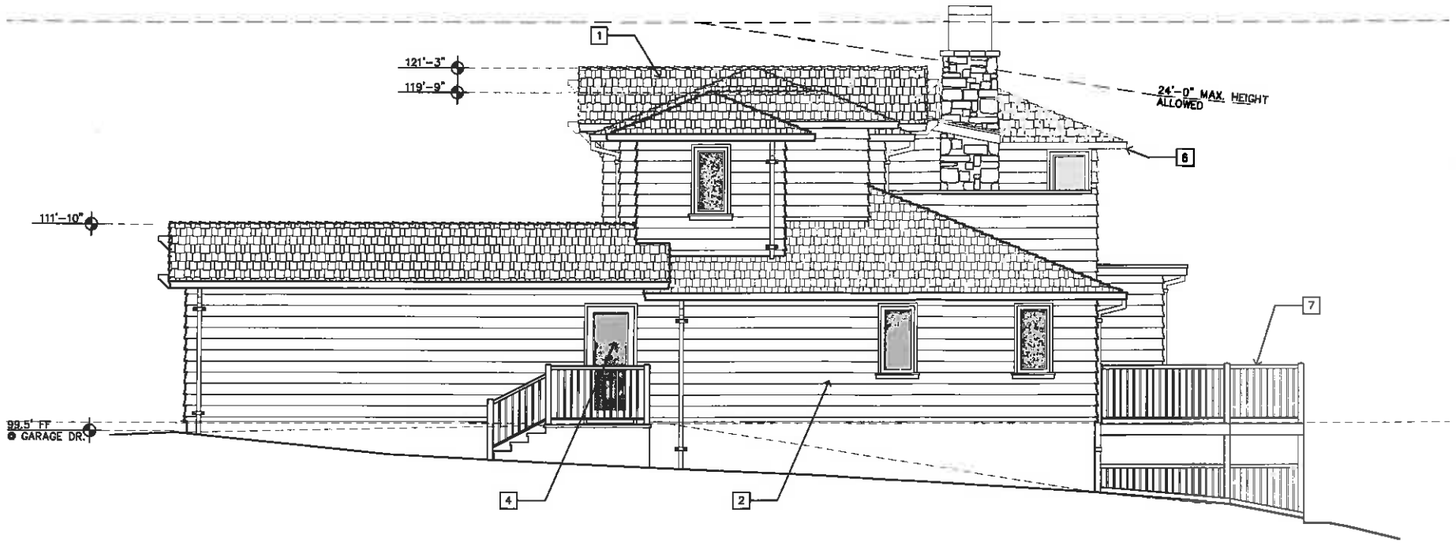
REVISIONS:

1 01-06-15 SIDING REVISION
2
3
4
5
6

ELEVATIONS
Proposed

SHEET NO.

A6.0



WEST ELEVATION (P)

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1	CLASS 'A' WOOD SHAKES ROOF
2	8" HORIZONTAL WOOD SIDINGS
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8	SOLID WOOD GARAGE DOOR
9	WOOD FENCE & GATE TO MATCH EXISTING
10	WOOD KNOTTY ALDER FRONT DOOR

SOUTH ELEVATION (P)

1/4"=1'-0"

JUN A. SILLANO, AIA

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LICENSED ARCHITECT
JOHN A. SILLANO JR.
C-24675
STATE OF CALIFORNIA

DATE: 03-21-14
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ELEVATIONS
Proposed

SHEET NO.

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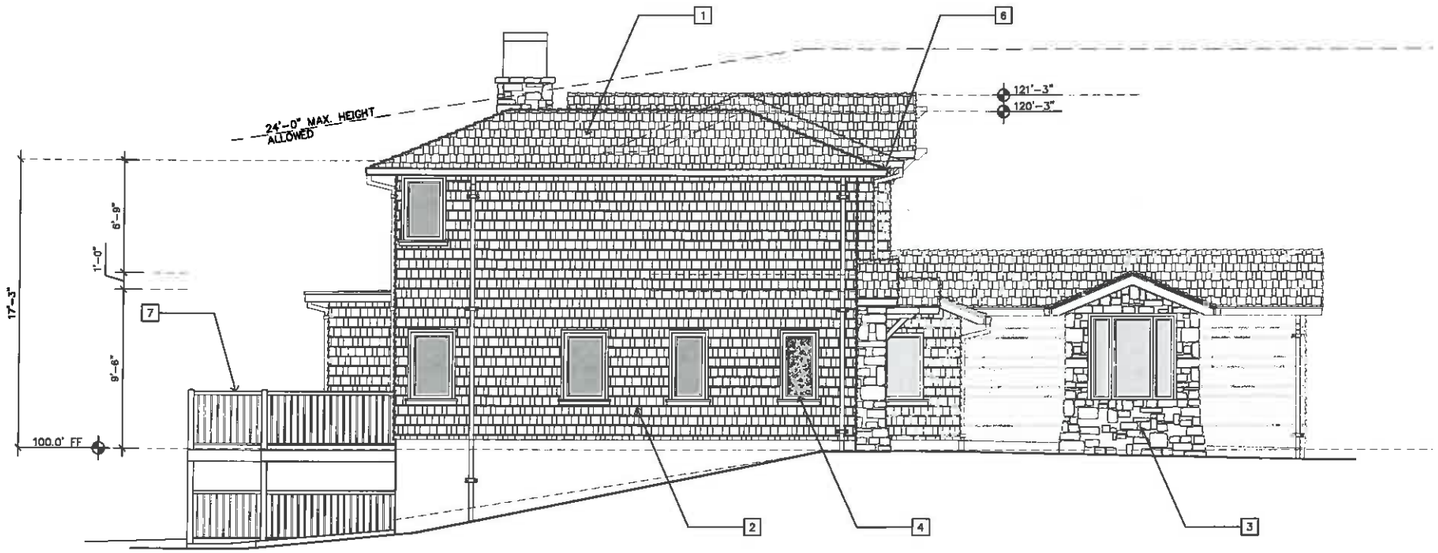
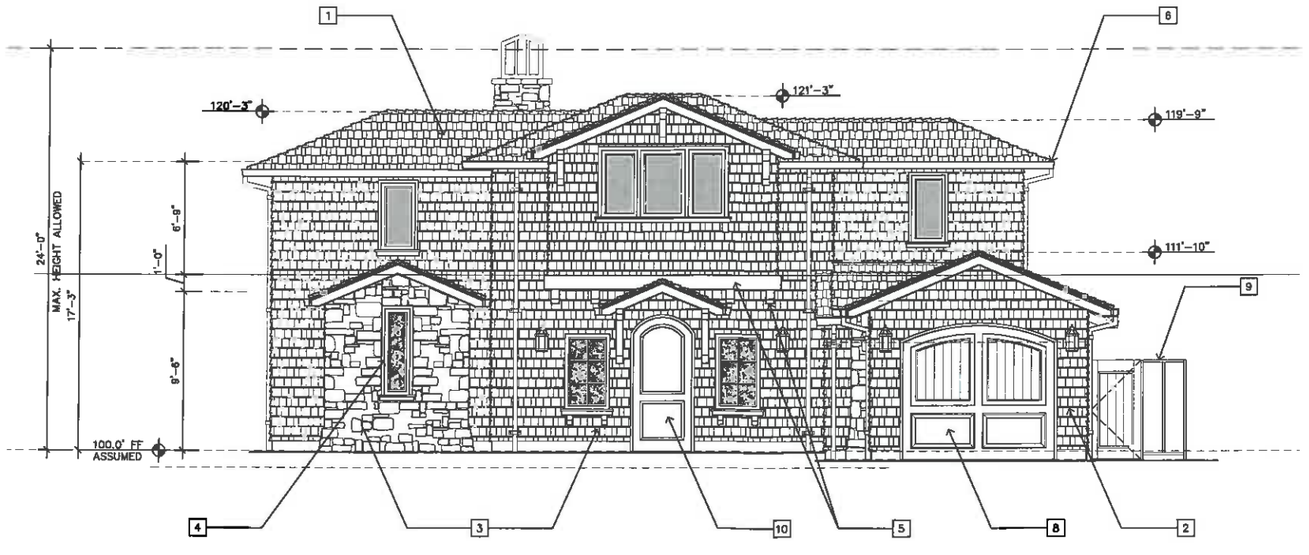


EAST ELEVATION (E)

1/4"=1'-0"



NORTH ELEVATION (E)

1/4"=1'-0"

EXTERIOR FINISH LEGEND

1. CLASS 'A' WOOD SHAKES ROOF
2. REDWOOD SHINGLES TO MATCH EXISTING
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Previous

JUN A. SILLANO, AIA

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STAMPS:

PROJECT/CLIENT:

THE COFFMAN RESIDENCE

PROJECT ADDRESS:

2742 SANTA LUCIA AVE.
CARMEL, CA.

APN: 009-381-013

LICENSED ARCHITECT
CORNELIO A. SILLANO JR
C-24675
RENEWAL DATE
STATE OF CALIFORNIA

DATE: 03-21-14
BUILDING PERMIT SET

REVISIONS:

1. ____
2. ____
3. ____
4. ____
5. ____
6. ____

ELEVATIONS
Approved

SHEET NO.

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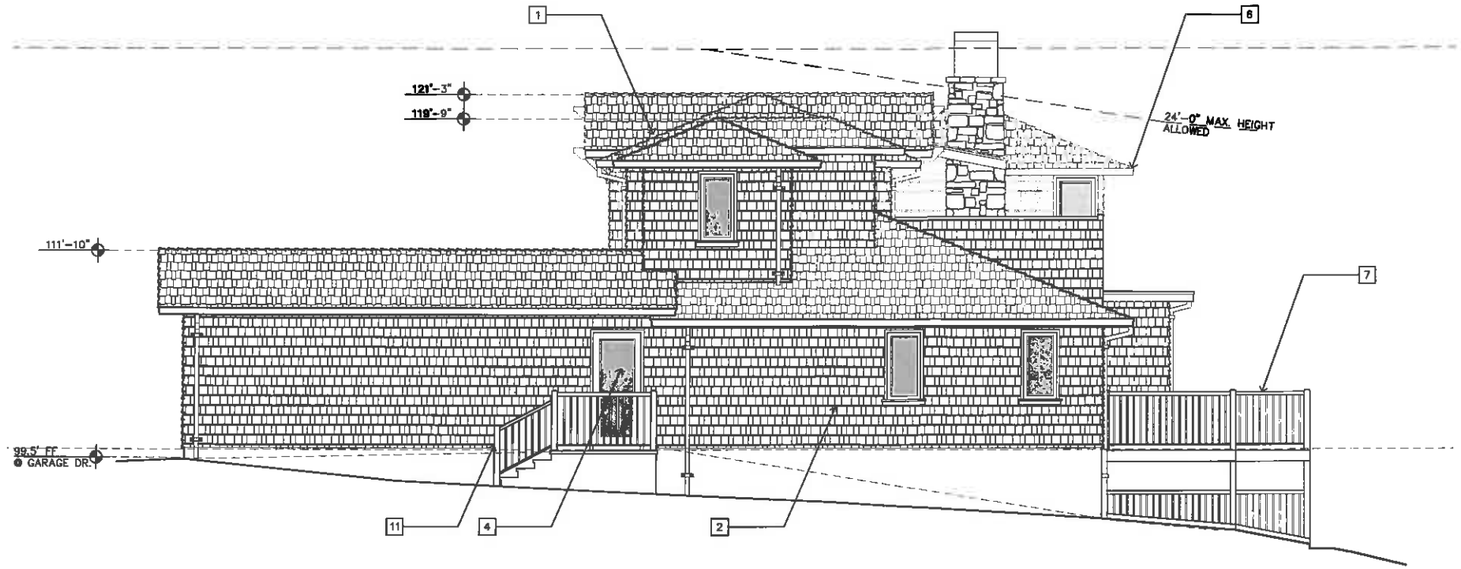

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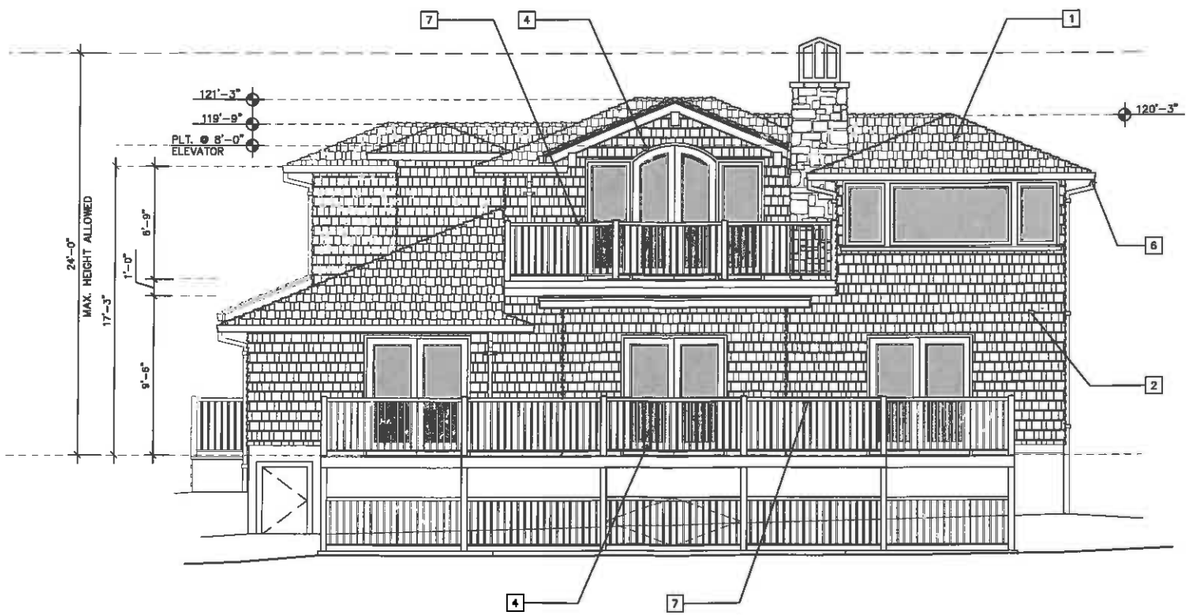

SOUTH ELEVATION (E)

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STAMPS:

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THE COFFMAN RESIDENCE

PROJECT ADDRESS:

2742 SANTA LUCIA AVE.
CARMEL, CA.

APN: 009-381-013

LICENSED ARCHITECT
JUN A. SILLANO, AIA
C-24675
RENEWAL DATE
STATE OF CALIFORNIA

DATE: 03-21-14
BUILDING PERMIT SET

REVISIONS:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

ELEVATIONS

Approved

SHEET NO.

A6.1

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

February 11, 2015

To:	Chair Reimers and Planning Commissioners
From:	Rob Mullane, AICP, Community Planning and Building Director RM
Submitted by:	Marc Wiener, Senior Planner
Subject:	Consideration of a Design Study (DS 14-102) application for minor alterations to an existing residence located in the Single-Family Residential (R-1) Zoning District

---

Recommendation:

Approve the Design Study (DS 14-102) subject to the attached findings and conditions

Application:	DS 14-102	**APN:**	010-088-020
Location:	Mission Street 8 parcels southeast of 8th Ave		
Block:	98	**Lots:**	16
Applicant:	Trent Shearn, designer	**Property Owner:**	Marty Sacks

Background and Project Description:

The project site is located on Mission Street eight parcels southeast of 8th Avenue. The property is developed with a 1,680-square foot residence that is clad with wood-shingle siding. There is a solid 6-foot high fence at the front of the property. A Determination of Historic Ineligibility for the subject residence was issued by the Community Planning and Building Department on December 18, 2014.

The applicant has submitted a Design Study application for alterations to the front elevation of the residence, including a stone veneer, relocation of the front entry door, and addition of a new copper-clad entry roof. In addition, the applicant is also proposing to replace the 6-foot high fence with a new 5-foot high fence at the front of the property.

Staff referred this Design Study application to the Planning Commission for review on January 14, 2015. The Commission continued the application with a request for certain changes. The applicant has revised the design to address the recommendations made by the Planning Commission.

Staff Analysis:

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

1. *The stone shall be continued to the chimney on the north elevation. The change shall be reflected on the drawing submitted for final Planning Commission review.*

Analysis: The applicant originally proposed a 5- to 6-inch thick stone slab on the west (front) elevation of the building. The Commission supported the proposal for stone, but recommended that the applicant continue the stone along the north elevation where it would terminate at the chimney. The applicant has revised the design to be consistent with this recommendation.

2. *The design of the front entry shall be further studied and revised to convert the double doors to a single-door design, which may include side-lights.*

Analysis: The applicant is proposing to relocate the front entry door to the center of the front elevation, which includes a new arched copper entry roof. The applicant had originally proposed double doors, but the Commission directed the applicant to use a single door, and indicated that the design could include side lights. The applicant has revised the design to be a single door, but is not proposing to use side lights.

The Commission also expressed concern with the proposed arched copper-roof entry. The Commission did not specifically direct the applicant to eliminate the arched entry, but recommended that other options be studied. The applicant has worked with staff on this issue and maintains the proposal for the arched entry. Photographs submitted by the applicant (Attachment D) show another residence in the City with a similar entry design. The photographs also include a gabled entry design, which would be an alternative to the arched entry. Staff could support the arched entry design; however, if the Commission has concerns, it could condition the approval with a requirement that the applicant use a gabled entry.

3. *The design of the front fence shall be revised to eliminate the proposal for stainless steel posts and use a metal that would patina and appear aged.*

Analysis: The applicant has complied with this recommendation. There is a note on the fence plan that the fence will include steel posts that will be acid-washed to create a rusted natural patina.

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

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes cosmetic alterations to the front elevation and the construction of a new front fence. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

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

Attachment A – Site Photographs

Project site – facing east on Mission Street

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

Photographs of front (west) elevation existing entry door

SHOWING EXISTING SHINGLE WORK @ WEST ELEVATION. STONE TO BE ADDED, ENTRY DOOR

Attachment B – Findings for Approval

DS 14-102 (Sacks)
February 11, 2015
Findings for Approval
Page 1

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

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

Attachment C – Conditions of Approval

DS 14-102 (Sacks)
February 11, 2015
Conditions of Approval

Conditions of Approval		
No.		
1.	**Authorization:** This approval of Design Study (DS 14-102) authorizes: 1) the installation of a new Carmel stone veneer to the front (west) and side (north) elevations of the residence, 2) installation of a new single door entry door with a copper roof element above the door, and 3) the replacement of existing 6-foot high fence in the front-yard setback with a new 5-foot high cedar-plank fence with steel posts. All construction shall be consistent with the February 11, 2015 approved plans.	✔
2.	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. The stone shall be applied to the front (west) elevation and the side (north) elevation where it will terminate at the chimney. The stone shall be 5-6 inches thick as indicated on the February 11, 2015 approved plan set.	✔
3.	The design of the front fence shall be consistent with the February 11, 2015 approved plan set. The steel posts shall be acid washed to create a rusted natural patina.	✔
4.	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.	✔

Attachment D - Sample Photographs

Curved roof on Carmel cottage on Mission b/t 4 and 12 & small skylight

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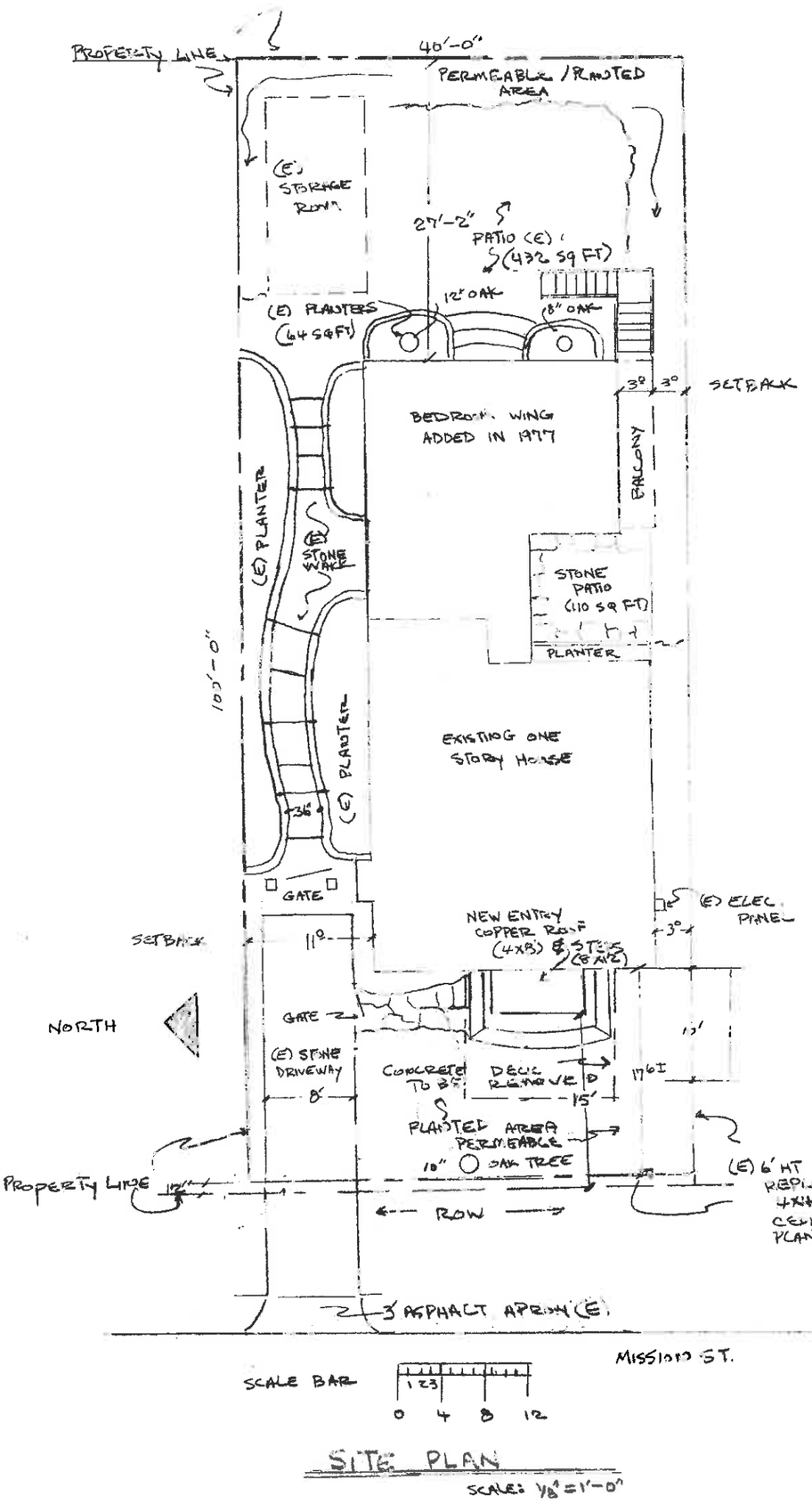
City of Carmel-by-the-Sea
Planning & Building Dept.

CURVED ROOF ENTRY SIMILAR IN SIZE & POST ON CARMEL COTTAGE ON SANTA FE & 8TH W/ COPPER ROOF

House next door to Sacks has Deck w/ curved canopy roof & gable over. Prefers curved roof option



SITE PLAN

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

COVERAGE CALCULATIONS	
EXISTING RESIDENCE	1680 SQ FT
NO NEW FLOOR AREA	∅
TOTAL FLOOR AREA	1680 SQ FT
(E) HARDSCAPE DRIVEWAY	192 SQ FT
(E) WALKWAY STEPS	144 SQ FT
(E) PATIO AREA	606 SQFT
TOTALS	942 SQ FT
FRONT ENTRY SLAB TO BE REMOVED	12 X 13 = 156 ∅
NEW ENTRY STONE SLAB & STEP	8X12 = 96 ∅
60 SQFT REMOVED	- 60 ∅
PERMEABLE (E) AREA	428 ∅

SHEET LEGEND

COVER SHEET SITE PLAN

A1 FLOOR PLANS EXISTING / PROPOSED ELECTRICAL

A2 LOWER FLOOR PLAN ELEVATIONS & ELECTRICAL

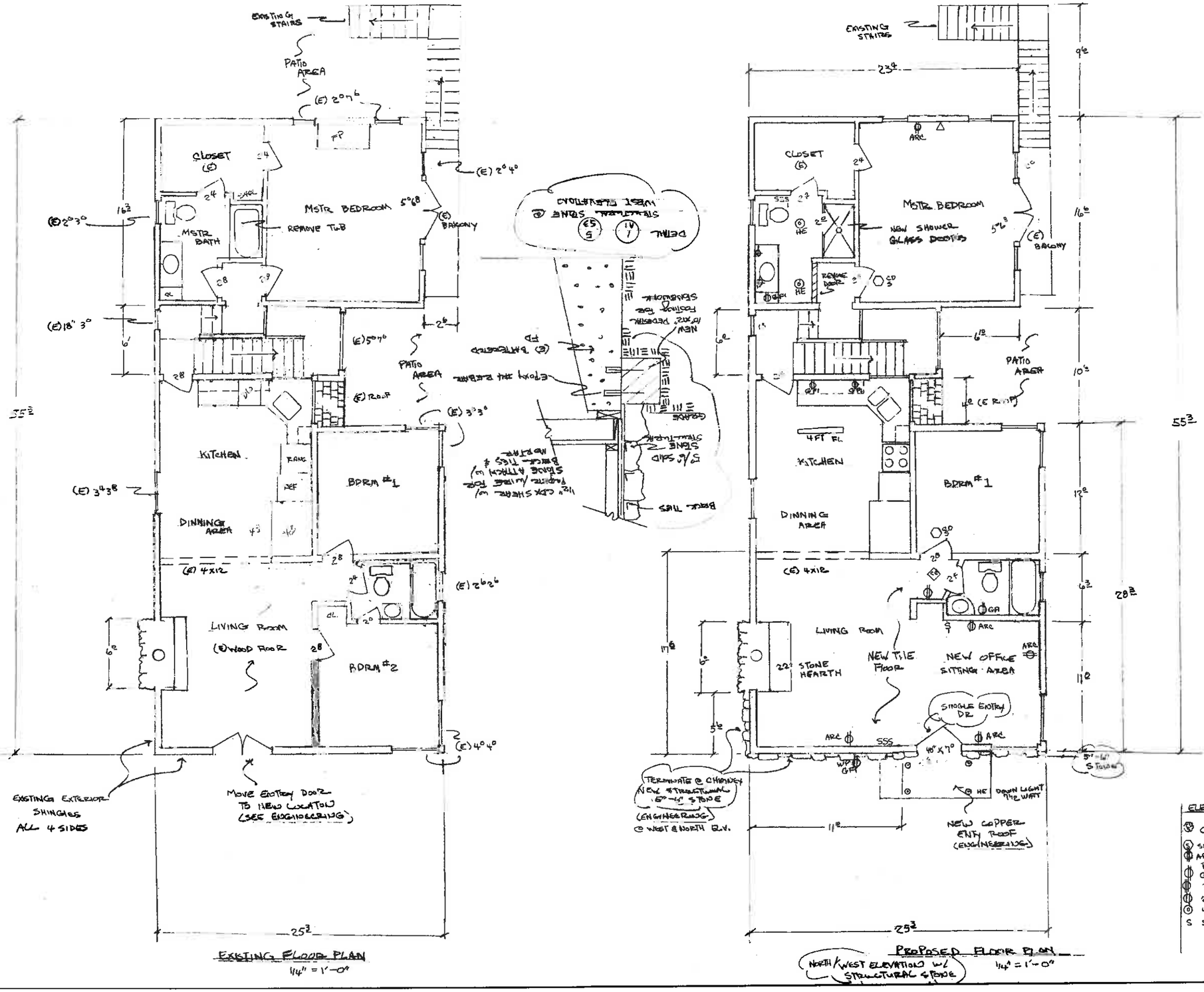
S2 STRUCTURAL FOUNDATION & ROOF FRAME

S3 STRUCTURAL FOUNDATION & FRAMING DETAILS

STANDARD DETAILS SHEET

OWNER: MARTY SACKS
8 SE OF 8TH ON MISSION
CARMEL, CA 93921
(831) 250 5330

DRAWN BY: TRENT SHEARER DESIGNER/GEO CONTR
PO BOX 3711
CARMEL CA 93921
(831) 809 0060 (OF)(831) 626 2440

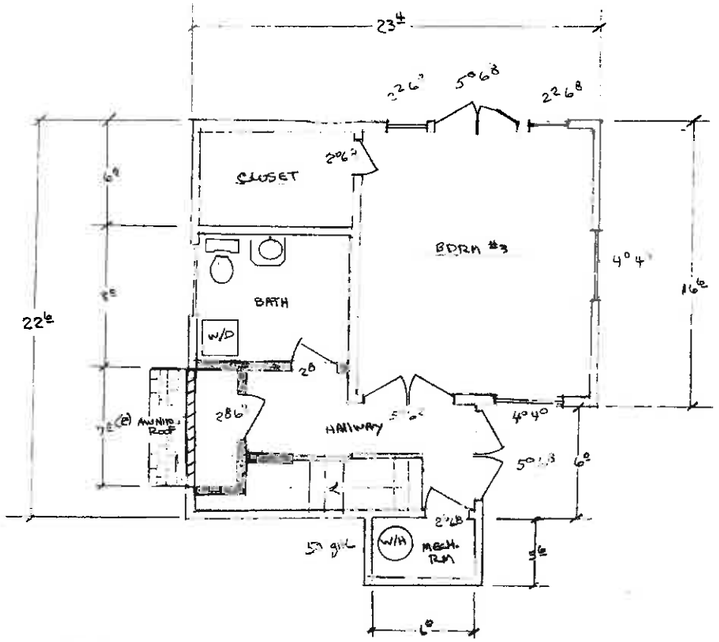


REVISIONS | BY

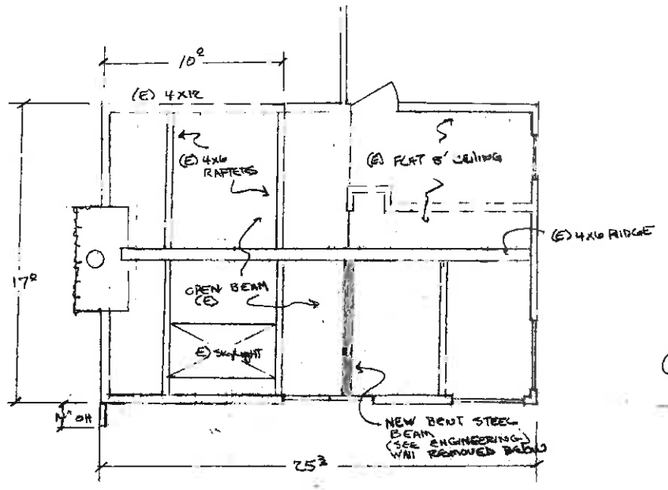
DRAWN BY: TREAT SHEEHAN GEN. CONTRACTOR
P.O. BX. 3911 CARMEL, CA 93921
(831) 869-1109

MAJESTY SACKS INTERIOR REMODEL
3 SE. OF 8TH ON MISSION
CARMEL, CA

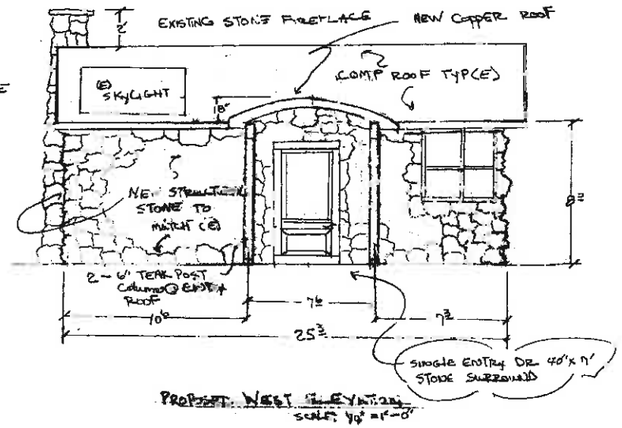
Date 9/29/14
Scale
Drawn TOMS
Job SACKS
Sheet A 1
Of Sheets



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



EXISTING REFLECTED CEILING PLAN
1/4" = 1'-0"



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

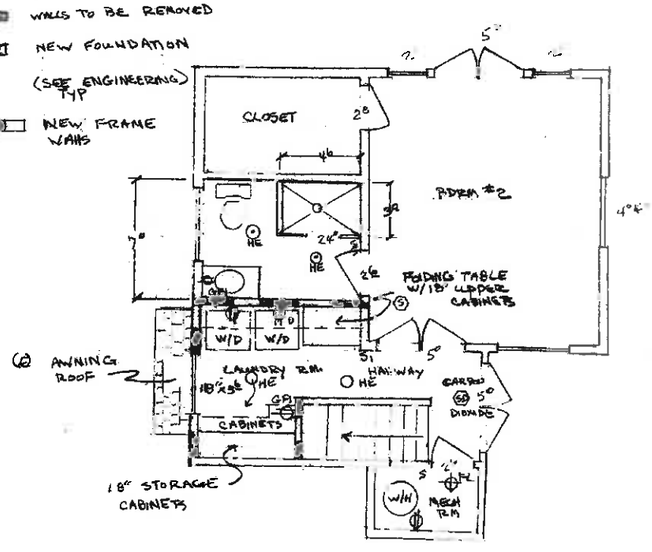
LEGEND

DEMOLITION & REFRAME

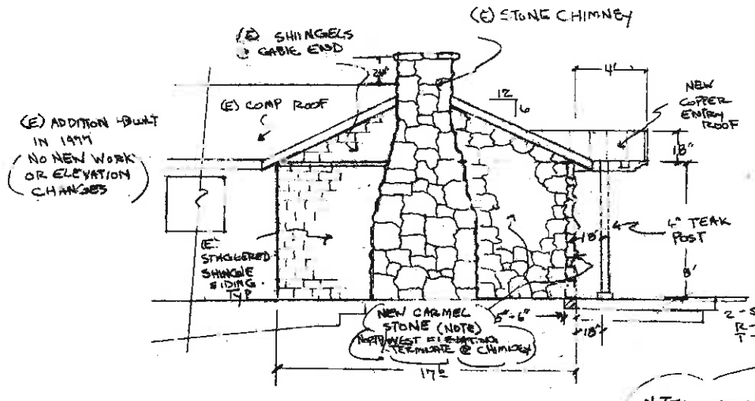
WALLS TO BE REMOVED

NEW FOUNDATION (SEE ENGINEERING) TYP

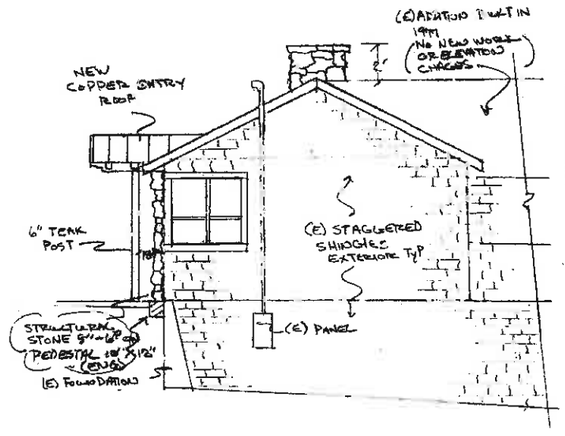
NEW FRAME WALLS



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



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



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

NOTES: NEW STONEWORK @ WEST & NORTH ELEVATION IS STRUCTURAL 5"-6" THICK ASHLAR CUT BUILT OFF OF NEW FOUNDATION (SEE ENGINEERING DETAIL S/S3 & S/1) CARMEL MULTI COLOR NATURAL STONE

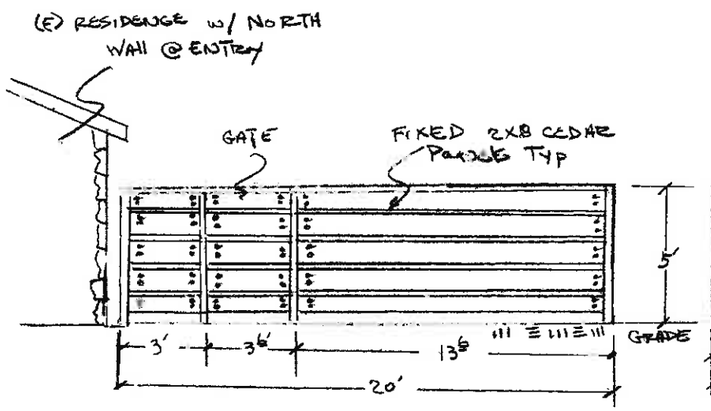
REVISIONS	BY

DRAWN BY: TRENT SHEHAN GEN CONTRACTOR
PO BX 3911 CARMEL, CA 93921
(831) 809-0160

MARTY SACKS INTERIOR REMODEL
SE OF 8TH ON MISSION
CARMEL CA

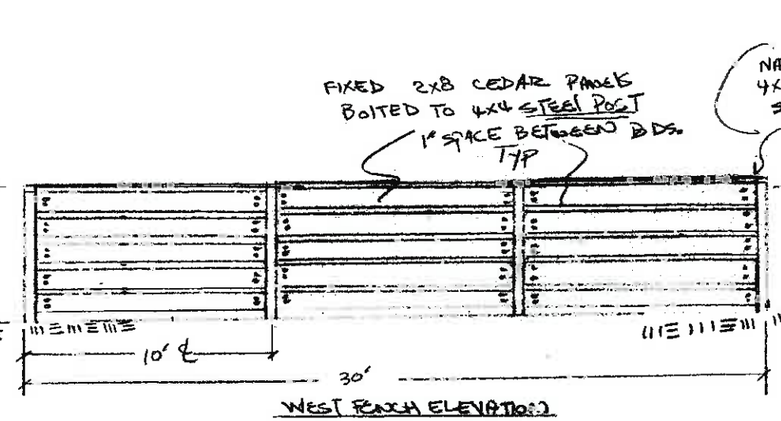
APN # 010-065-020-000

Date	8/27/14
Scale	
Drawn	RJS
Job	SACKS
Sheet	A2
Of	Sheets



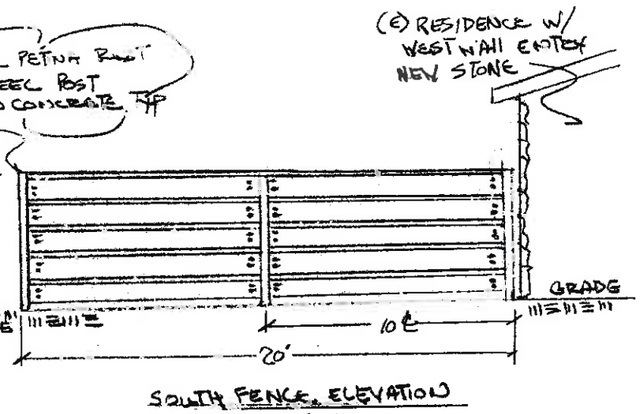
NORTH ELEVATION FENCE/GATE

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



WEST FENCE ELEVATION

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



SOUTH FENCE ELEVATION

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

NOTE: SEE SITE PLAN FOR FENCE TO BE BUILT ON PROPERTY LINES LOCATION & SETBACKS

NOTE: 4X4 STEEL POST WILL BE ACID WASHED TO CREATE A RUSTED NATURAL PETINA. CEDAR PLANKS WILL BE STAINED A NATURAL BROWN COLOR

NEW FENCE 5' HT TO REPLACE EXISTING 6' HT @ MISSION ST.

OWNER: MARY SACKS
8 SE OF 8TH ON MISSION
CARMEL, CA 93921
(831) 250 5331

APN # 010-088-020-000

DRAWN BY: TRENT SHEARN
PO BX 3911
CARMEL, CA 93921
(831) 809 1960

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

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

February 11, 2015

To:	Chair Reimers and Planning Commissioners
From:	Rob Mullane, AICP, Community Planning and Building Director RM
Submitted by:	Christy Sabdo, Contract Planner
Subject:	Consideration of Final Design Study (DS 14-105) and associated Coastal Development Permit for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District

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Recommendation:

Approve the Design Study (DS 14-105) and the associated Coastal Development Permit subject to the attached findings and conditions

Application:	DS 14-105	**APN:**	010-273-010
Block:	L	**Lots:**	S part of Lot 5 & Lot 7
Location:	Casanova 3 parcels SW of 11th Ave.		
Applicant:	Claudio Ortiz	**Property Owner:**	Reno Cruz

Background and Project Description:

The project site is located on Casanova Street three parcels southwest of 11th Ave. The property is developed as a two-story residence with stucco siding and is 1,438 square feet in size. A Final Determination of Historic Ineligibility for the subject residence was issued by the Community Planning and Building Department staff on January 6, 2015.

The applicant's proposal includes:

1) A 269.7-square foot addition to the main level of the existing single-family residence
2) The replacement of the existing stucco exterior finish with wood shingle siding and a Carmel stone veneer
3) A new entry porch finished with wood shingle siding and Carmel stone veneer to match the new finish materials of the residence
4) A new wood shake roof, new unclad windows, and new wood doors
5) The interior remodeling of the existing single-family residence

6) A new 200-square foot detached garage in the front-yard setback
7) The removal of 261 square feet of impervious site coverage and the addition of 264 square feet of pervious site coverage.

The finish materials of the existing stucco residence will be replaced with a combination of wood shingle siding with a Carmel stone veneer. The proposed addition to the main residence and the garage will also be finished with wood shingle siding and a Carmel stone veneer. All exterior doors and windows would be unclad wood and a new wood shake roof would be installed.

The Planning Commission reviewed this project on January 14, 2015, and had concerns with the location of the garage in the side-yard setback and the potential impact the placement of the garage could have on the existing Redwood tree in the ROW. The Planning Commission recommended that the applicant simplify the proposed use of stone at the entry and garage, and use the same exterior materials on the garage to compliment the residence. The applicant has revised the design to address the recommendations made by the Planning Commission, as further discussed below.

Staff analysis:

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

1. *The applicant shall simplify and minimize the use of stone on the entryway and garage, and explore the use of stone wainscoting. The garage shall be the same materials as the residence.*

Analysis: The applicant has simplified the proposed elevations by minimizing the stone on the entryway and the new detached garage, both originally proposed to be clad entirely in stone. The entryway and detached garage are now proposed to be clad in wood shingle siding with a Carmel stone veneer, which would compliment the proposed finish materials of the residence and would appear structural and authentic. The original proposed elevation drawings sheet from the November 25, 2014 plan set is provided as Attachment D for comparison.

PROJECT DATA FOR A 4,300 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,909.2 sf (44.4%)	1,438 sf (33.4%)	1,907.7 sf (44.4%)
Site Coverage	592 sf (13.7%)	383 sf (8.9%)	386 sf (9%)
Trees (upper/lower)	4/3 (recommended)	0/5	1/5
Ridge Height (1st/2nd)	18 ft/24 ft <15 ft (addition in rear-yard setback)	9 ft 9 in (sunroom)/ 20 ft 4 in	10 ft 9 in (entry door)/No change Main level addition: 14 ft 9 in outside of rear yard setback 14 ft 1 in within rear yard setback
Plate Height (1st/2nd)	12 ft/ 18 ft	9 ft 3 in/ 17 ft 5 in	No change Addition: 11 ft 3 in
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15 ft.	21 ft (residence)	18 ft (residence) 11 in (garage)
Composite Side Yard (house/garage)	10 ft 9 in (25%)	7 ft 10 in (18.2%)	No change
Minimum Side Yard	3 ft.	3 ft 6 in	3 ft (garage)
Rear	3 ft/15 ft*	40 ft	11 ft*
*Structures in the rear-yard setback must be under 15-ft in height			

2. *The City Forester shall review the Redwood tree in the Right-of-Way to see if it can possibly be relocated or replaced with a substantial tree to be reviewed by the City Forester.*

Analysis: The City Forester, Mike Branson, and architect, Claudio Ortiz, visited the site to review the possible relocation or replacement of the substantial 14-inch Redwood tree in the Right-of-Way (ROW). The City Forester explained that the Redwood tree would be impacted by the detached garage (previously proposed 1-ft 11-in from the south property line) and to a greater extent if the garage were moved out of the side-yard setback, 3-ft from the south property line. The garage and existing Redwood tree cannot co-exist in the long-term, therefore, the City Forester is recommending that the Redwood tree be removed and replaced

with a 48-inch box tree near the north-eastern property corner at the northern corner of the Casanova ROW. The City Forester would require the property owner to maintain the new tree for a period of 5 years and replace the tree in-kind if it were to die within a period of 10 years. These requirements are reflected in the draft Conditions of Approval.

3. *Staff and the architect shall explore the placement of the garage further to the north.*

Analysis: Due to the City Forester recommending the removal of the Redwood tree, staff has asked the applicant to move the proposed detached garage out of the south side-yard setback. The applicant has revised the proposed site plan, which is now located 3-ft from the south property line and out of the side-yard setback.

Other Project Components:

Fencing: The existing 6-ft high wood fencing along the rear, and north and south property lines are proposed to remain. However, the required height of fencing in the 15-ft front-yard setback is 4 feet; therefore, staff has drafted a condition that would require the applicant to replace the 6-ft high side-yard fences located in the 15-ft front yard setback with a 4-ft fence. In addition, the 6-ft high grapestake fence along the front property line will be replaced with a 4-ft high grapestake fence.

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

A garage does not currently exist on the property. A new 200-square foot detached garage is proposed to be built approximately 3 feet from the south property line and 11-in from the front property line along Casanova Street. Staff supports the location of the placement of the proposed garage in the front-yard setback but acknowledges that the northward shift may not address the concerns noted by the neighbor to the east (across the street) that were raised at the January 14, 2015 hearing. The City Forester is recommending the removal of the 14-in Redwood that would be impacted over the long-term by the proposed detached garage. The applicant is agreeable to removing the Redwood tree and replacing it with a 48-inch box species at the northern corner of the ROW. In addition, the placement of the garage in the front-yard setback provides diversity to the neighborhood streetscape.

Environmental Review:

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

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Original Elevations (Sheet 8) from 11/25/14 Plan Set
- Attachment E – Project Plans

Attachment A – Site Photographs

Project site facing north along Casanova St.

Project site facing south along Casanova St.

Front of residence along Casanova St.

Front of residence

Deck/Balcony at the front of residence

Attachment B – Findings for Approval

DS 14-105 (Cruz)
February 11, 2015
Findings for Approval
Page 1

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

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

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

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

Attachment C – Conditions of Approval

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 14-105) authorizes: 1) a 269.7-square foot addition to the main level of the existing residence, 2) a new entry porch with gabled roof element finished with wood shingles and a Carmel stone veneer, 3) the replacement of the exiting stucco exterior finish on the residence with wood shingle siding and a Carmel stone veneer, 4) the installation of a wood shake roof, unclad windows, and new doors 5) The interior remodeling of the existing single-family residence, 6) the removal of 261 square feet of impervious site coverage and the addition of 264 square feet of pervious site coverage, and 7) a new 200-square foot detached garage in the front-yard setback finished with wood shingle and a Carmel stone veneer as shown on the January 30, 2015 approved plans.	✔
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	All new landscaping shall be shown on a landscape plan and shall be submitted with the construction plan set to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✔
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✔

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

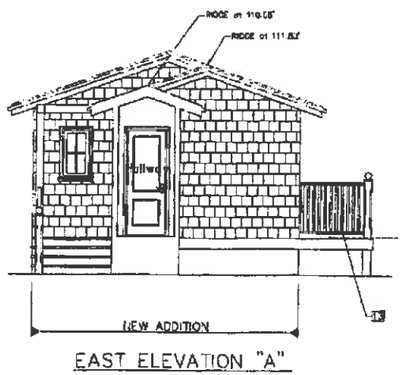
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✔
13.	The applicant agrees, at his or her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

	new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✔
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✔
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	The applicant shall remove the existing 6-ft high grapestake fence that encroaches into the City ROW and shall ensure that all existing and proposed fences are no more than 4 feet in height within the front-yard setback. Prior to issuance of the Building Permit, the construction plan set shall be revised to clearly delineate the location and segments of fencing that will be 4 feet or less in height.	✔
23.	The applicant shall remove the existing gravel and boulders from the City ROW prior to the Final Planning Inspection.	✔
24.	The applicant shall remove the existing 14-inch Redwood tree in the City ROW and replace it with a 48-inch box tree to be located at the northern corner of the Casanova ROW. The tree species shall be approved by the City Forester prior to installation.	✔
25.	The property owner shall maintain the new tree species in the City ROW for a 5-years or until February 11, 2020; and tree shall be replaced in-kind if it dies within a 10-year period, on or before February 11, 2025.	✔

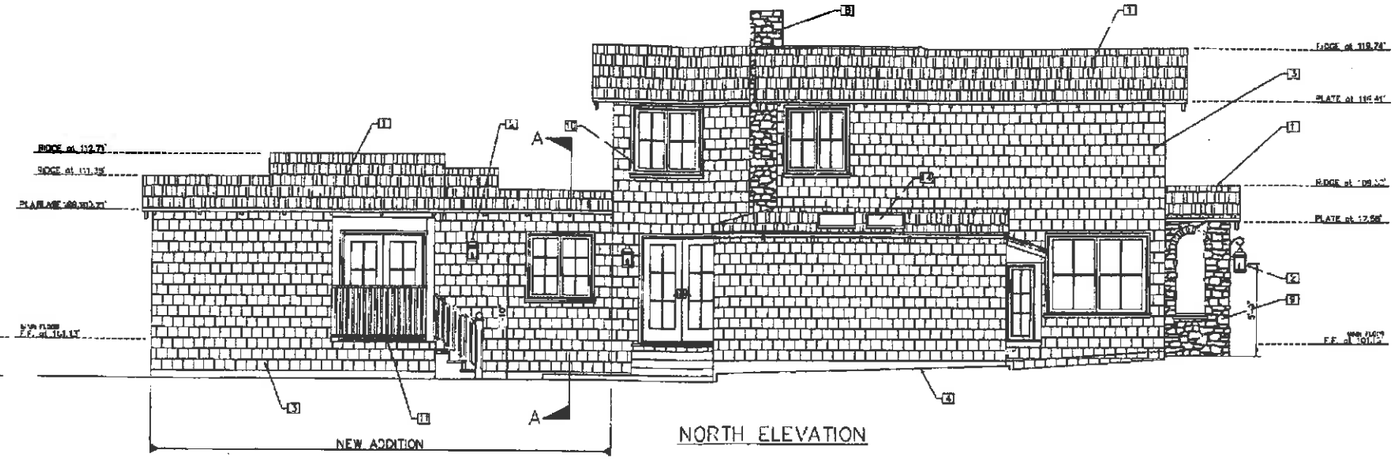
*Acknowledgement and acceptance of conditions of approval.

_____	_____	_____
Property Owner Signature	Printed Name	Date

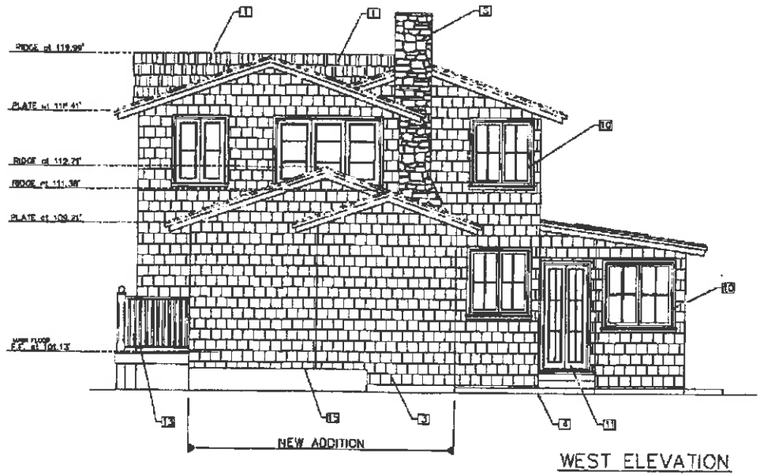
Once signed, please return to the Community Planning and Building Department.



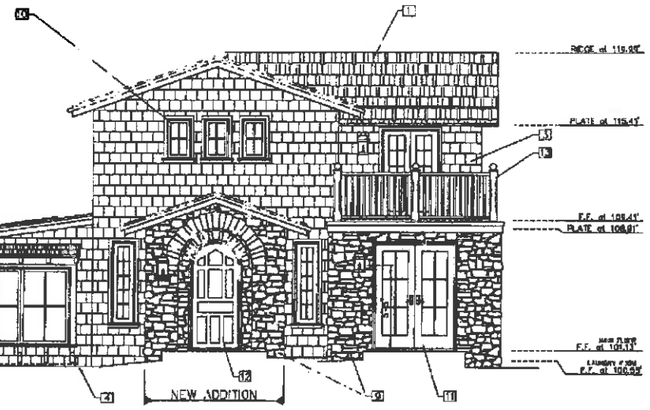
EAST ELEVATION "A"



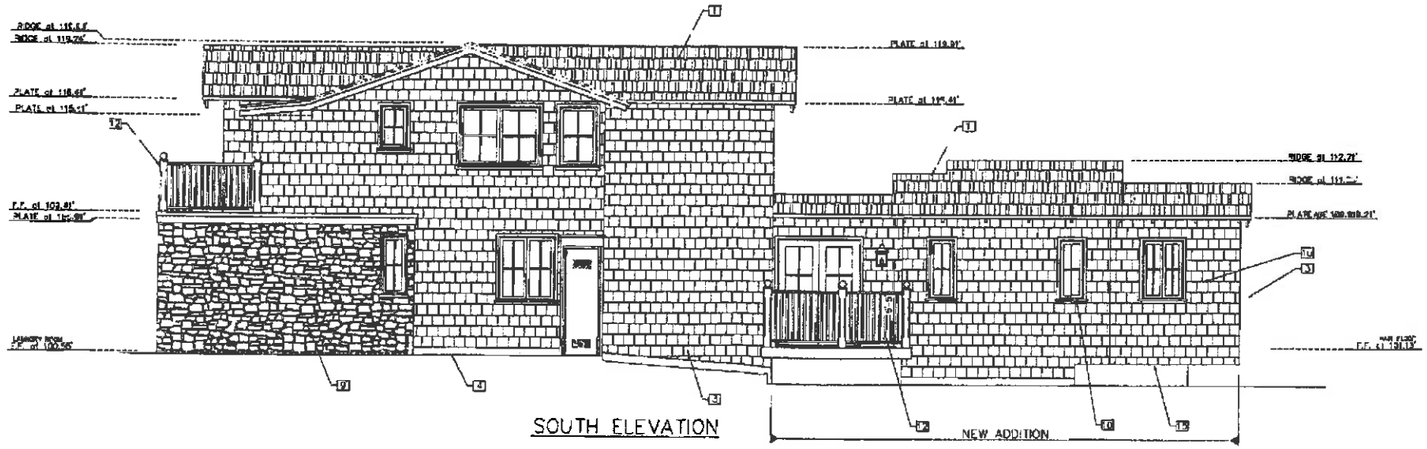
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

KEY NOTES

1. NEW ROOF: WOOD SHAKE
2. NEW LIGHT FIXTURE: COPPER PER SPECIFICATION. - MATTE BLK.
3. MATCH NEW WOOD SHINGLES
4. EXISTING CHIMNEY WHERE OCCURS
5. NEW GUTTERS & DOWN SPOUTS: COPPER, WITH A 45 ELBOW TO EXIT SPOUTS
6. NEW DOWN SPOUTS: 3 INCH ROUND COPPER
7. LEFT BLANK INTENTIONALLY
8. EXISTING MASONRY CHIMNEY TO REMAIN
9. STONE VENEER: NEW CHERT STONE VENEER
10. NEW WINDOWS (TYP.): WOOD DIVIDED LIGHTS PAINTED
11. NEW DOORS (TYP.): WOOD DIVIDED LIGHTS, PAINTED
12. NEW ENTRY DOOR: 3 INCH THICK, MAHOGANY
13. GUARDRAIL: WOOD PICKETS
14. EXISTING SKYLIGHTS TO REMAIN
15. CANTILEVER AREA

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WWW.CODG.COM

CLIENT:
Reno Cruz
44222 S. El Macero Dr.
El Macero, Ca. 95618
(916) 804-1341

PROJECT:
Cruz Residence
3 S/w of 11th Ave. on Casanova St.
BLOCK: L LOTS: 5 & 7
APN: 010-273-010-000
PROJECT NO.
14-08

ISSUE:
11-25-14

DRAWN BY:
C.ORTIZ

N

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

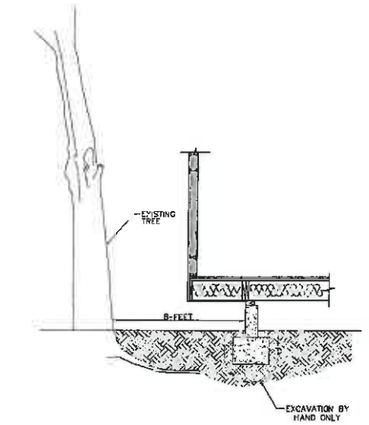
PROPOSED ELEVATIONS

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

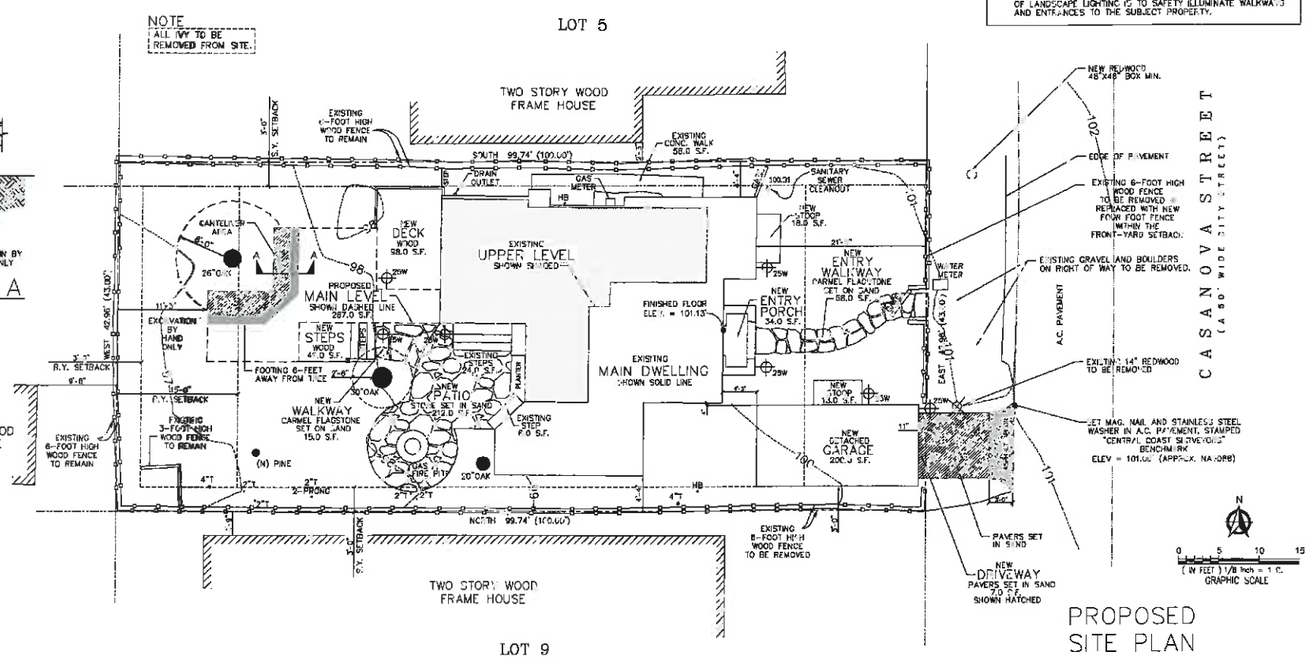
8

Cruz Residence

Exterior & Interior Remodel
Carmel, California
A.P.N. 010-273-010-000
BLOCK: L LOTS: 7 & PORTION OF 5



Section A
N.T.S.



PROPOSED SITE PLAN

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND AND MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

PROJECT DATA

LOT SIZE	4,300 S.F.	
ZONING	R-1	
A.P.N.	010-273-010	
ADDRESS	BLOCK: L LOTS: 7 & PORTION OF 5	

FLOOR AREA		
FAR ALLOWED	1,909.2 S.F.	44.4%
EXISTING		
MAIN HOUSE	948.3 S.F.	
UPPER LEVEL	489.7 S.F.	
TOTAL (E) GROSS FLOOR AREA:	1,438.0 S.F.	
PROPOSED		
MAIN HOUSE	948.3 S.F.	
MAIN LEVEL ADDITION	260.7 S.F.	
DETACHED GARAGE	200.0 S.F.	
UPPER LEVEL	489.7 S.F.	
TOTAL (P) GROSS FLOOR AREA:	1,907.7 S.F.	

SITE COVERAGE		
LAND COVERAGE ALLOWED	541.2 S.F.	22.0% of F.A.R.
BONUS SITE COVERAGE	240.0 S.F.	4.0% of F.A.R.
TOTAL COVERAGE ALLOWED	781.1 S.F.	13.0 %
EXISTING IMPERVIOUS COVERAGE		
CONCRETE & STONE WALKWAY	71.0 S.F.	
WOOD DECK	80.0 S.F.	
CONCRETE & STONE PATIO	146.0 S.F.	
CONCRETE WALK	56.0 S.F.	
STEPS CONCRETE	24.0 S.F.	
STEP CONCRETE	6.0 S.F.	
TOTAL (E) IMPERVIOUS COVERAGE	383.0 S.F.	
EXISTING PERVIOUS COVERAGE		
NONE	00.0 S.F.	
TOTAL (E) PERVIOUS COVERAGE	00.0 S.F.	
TOTAL EXISTING COVERAGE	383.0 S.F.	
PROPOSED IMPERVIOUS COVERAGE		
(N) STOOP CONCRETE	18.0 S.F.	
(N) STOOP CONCRETE	18.0 S.F.	
(E) CONCRETE WALK	56.0 S.F.	
(E) STEPS CONCRETE	24.0 S.F.	
(E) STEP CONCRETE	6.0 S.F.	
TOTAL (P) IMPERVIOUS COVERAGE	122.0 S.F.	
PROPOSED PERVIOUS COVERAGE		
(N) ENTRY PORCH CARMEL FLAGSTONE	34.0 S.F.	
(N) ENTRY WALKWAY CARMEL FLAGSTONE	88.0 S.F.	
(N) WALKWAY CARMEL FLAGSTONE	15.0 S.F.	
(N) WOOD STEPS	42.0 S.F.	
(N) WOOD DECK	98.0 S.F.	
(N) DRIVEWAY PAVERS SET IN SAND	7.0 S.F.	
TOTAL (P) PERVIOUS COVERAGE	264.0 S.F.	
TOTAL PROPOSED COVERAGE	368.0 S.F.	

SCOPE OF WORK

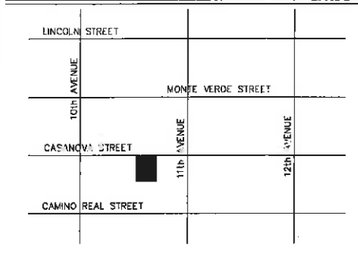
1. NEW WOOD WINDOWS AND DOORS.
2. NEW WOOD SHAKE ROOF TO MATCH EXISTING.
3. EXISTING PATIO TO BE RAISED ATTACHED TO NEW WEST PATIO.
4. NEW DETACHED GARAGE WITH CARMEL STONE WEINSCOT.
5. NEW INTERIOR REMODEL IN ALL ROOMS.
6. NEW GABLE ENDS AT WEST & EAST SIDE.
7. NEW WOOD SHINGLES SIDING W/CARMEL STONE WEINSCOT.
8. NEW 259.7 S.F. MAIN LEVEL ADDITION.
9. NEW 200.0 S.F. DETACHED GARAGE.
10. REMOVAL OF A 14" REDWOOD TREE TO BE REPLACED WITH A NEW 48"X48" BOXED REDWOOD TREE MIN.

SHEET INDEX

1. PROPOSED & EXISTING SITE PLAN
2. EXISTING SURVEY
3. AVERAGE NATURAL GRADE CALCULATION
4. DEMOLITION & REBUILD PLAN
5. EXISTING MAIN & UPPER LEVEL FLOOR PLAN
6. EXISTING ELEVATIONS
7. PROPOSED MAIN & UPPER LEVEL FLOOR PLAN
8. PROPOSED ELEVATIONS
9. PROPOSED ROOF PLAN & GARAGE ELEVATIONS
10. PROPOSED DOOR & WINDOW SCHEDULE

L1. PROPOSED LANDSCAPE PLAN

VICINITY MAP NOT TO SCALE



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WWW.CODGINC.COM

CLIENT:
Reno Cruz
44292 S. El Macero Dr.
El Macero, Ca. 95618
(916) 894-1641

PROJECT:
Cruz Residence
3 S.W. of 11th Ave. on Casanova St.
BLOCK: L LOTS: 5 & 7
APN: 010-272-010-000
PROJECT NO.
14-06

ISSUE:
12-8-15
1-27-15

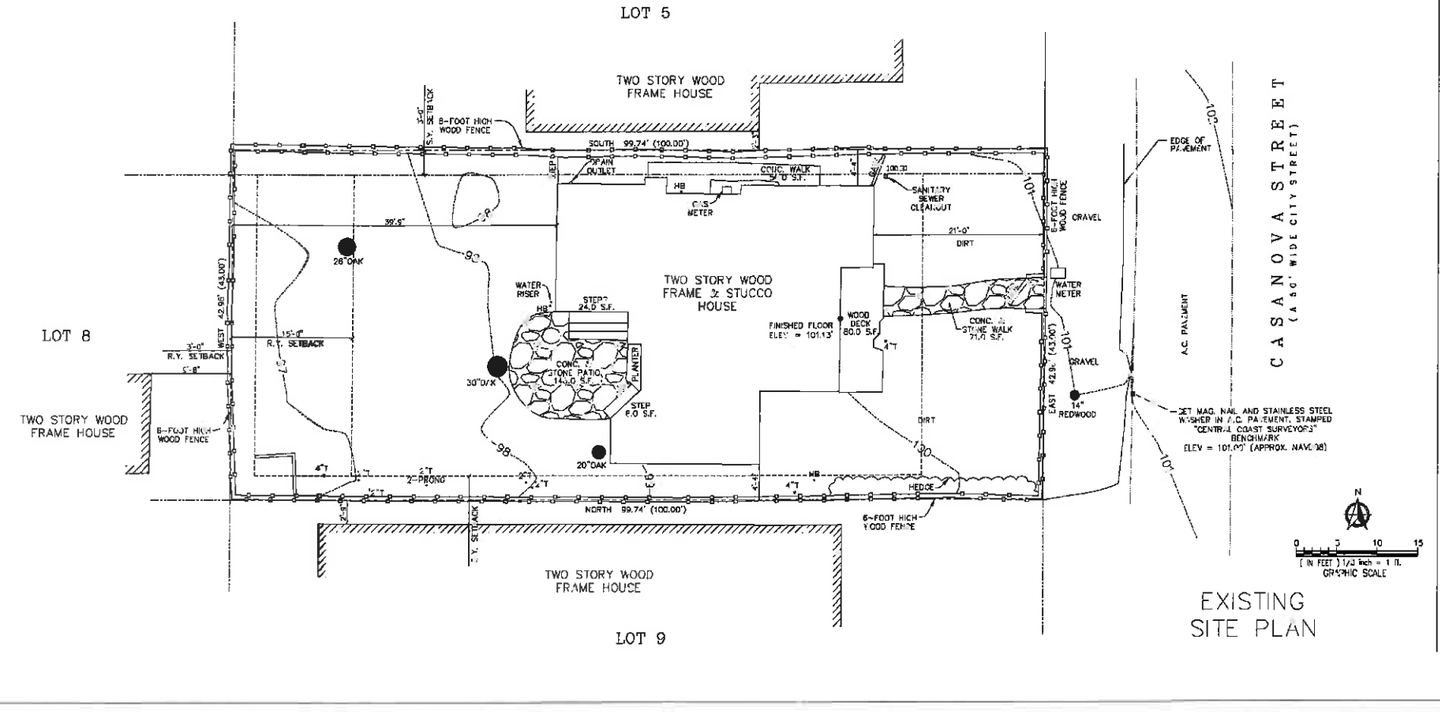
DRAWN BY:
C. ORTIZ

RECEIVED
JAN 30 2015
City of Carmel-by-the-Sea
Planning & Building Dept.

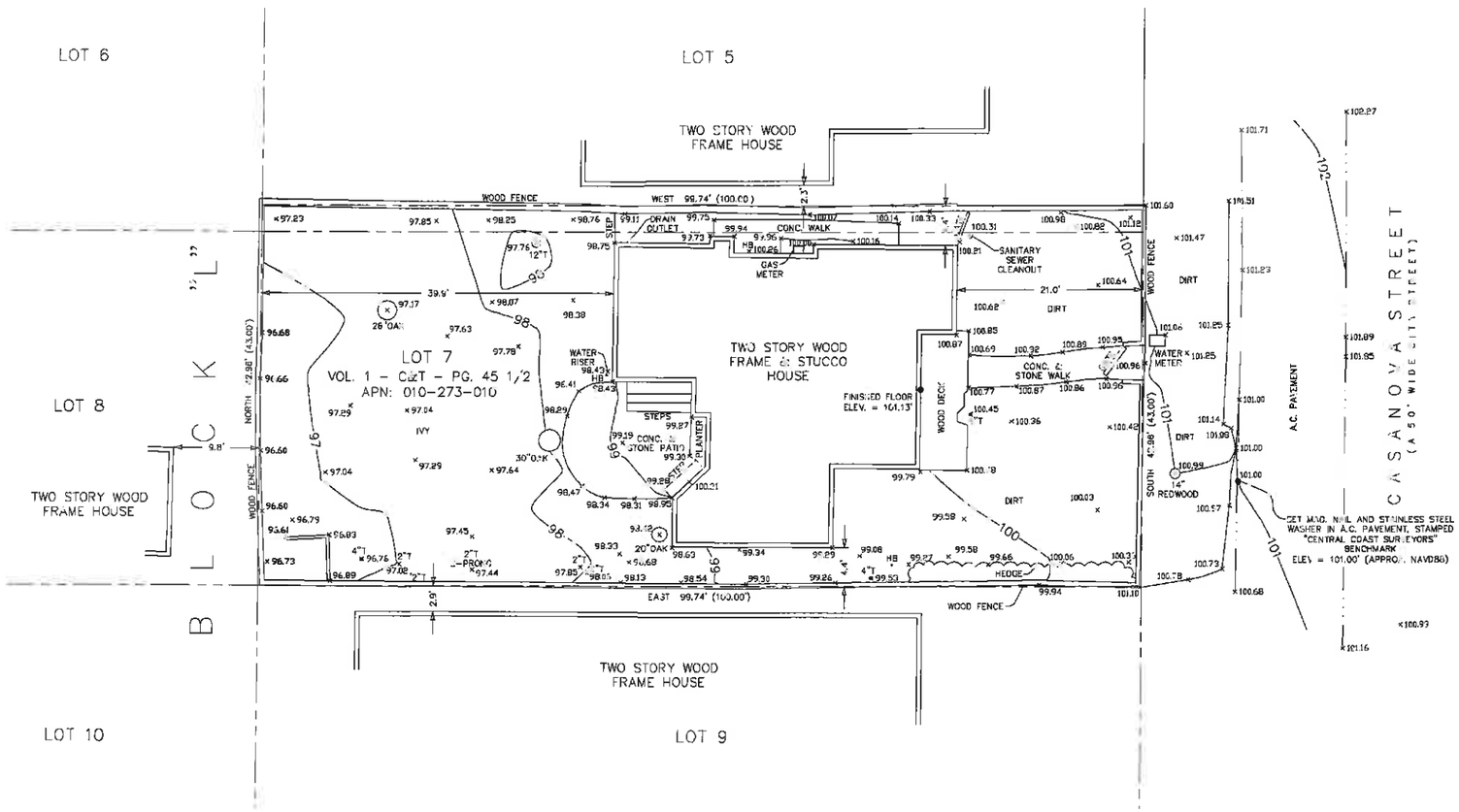
EXISTING & PROPOSED SITE PLAN

SCALE: 1" = 1/8"

1



EXISTING SITE PLAN



SCALE: 1" = 8'

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. THIS IS NOT A BOUNDARY SURVEY.
2. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS MAG NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" IN THE A.C. PAVEMENT OF CASANOVA STREET.
3. ELEVATION = 101.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.

LEGEND

HB	HOSEBIB
T	DENOTES TREE
( )	DENOTES RECORD DATA PER 1-C&T-45 1/2

DAVID T. PERSON
No. 4974
STATE OF CALIFORNIA
LAND SURVEYOR

TOPOGRAPHIC MAP

OF

LOT 7 AND A PORTION OF LOT 5 IN BLOCK L AS SHOWN ON THE MAP ENTITLED, "MAP OF ADDITION NUMBERED ONE TO CARMEL-BY-THE-SEA" VOLUME 1 - C&T - PAGE 45 1/2 OFFICIAL RECORDS OF MONTEREY COUNTY

CARMEL-BY-THE-SEA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Claudio Ortiz Design Group, Inc.

BY

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4936
Fax: (831) 394-4931

SCALE: 1" = 8' JOB No. 14-38 MAY 2014

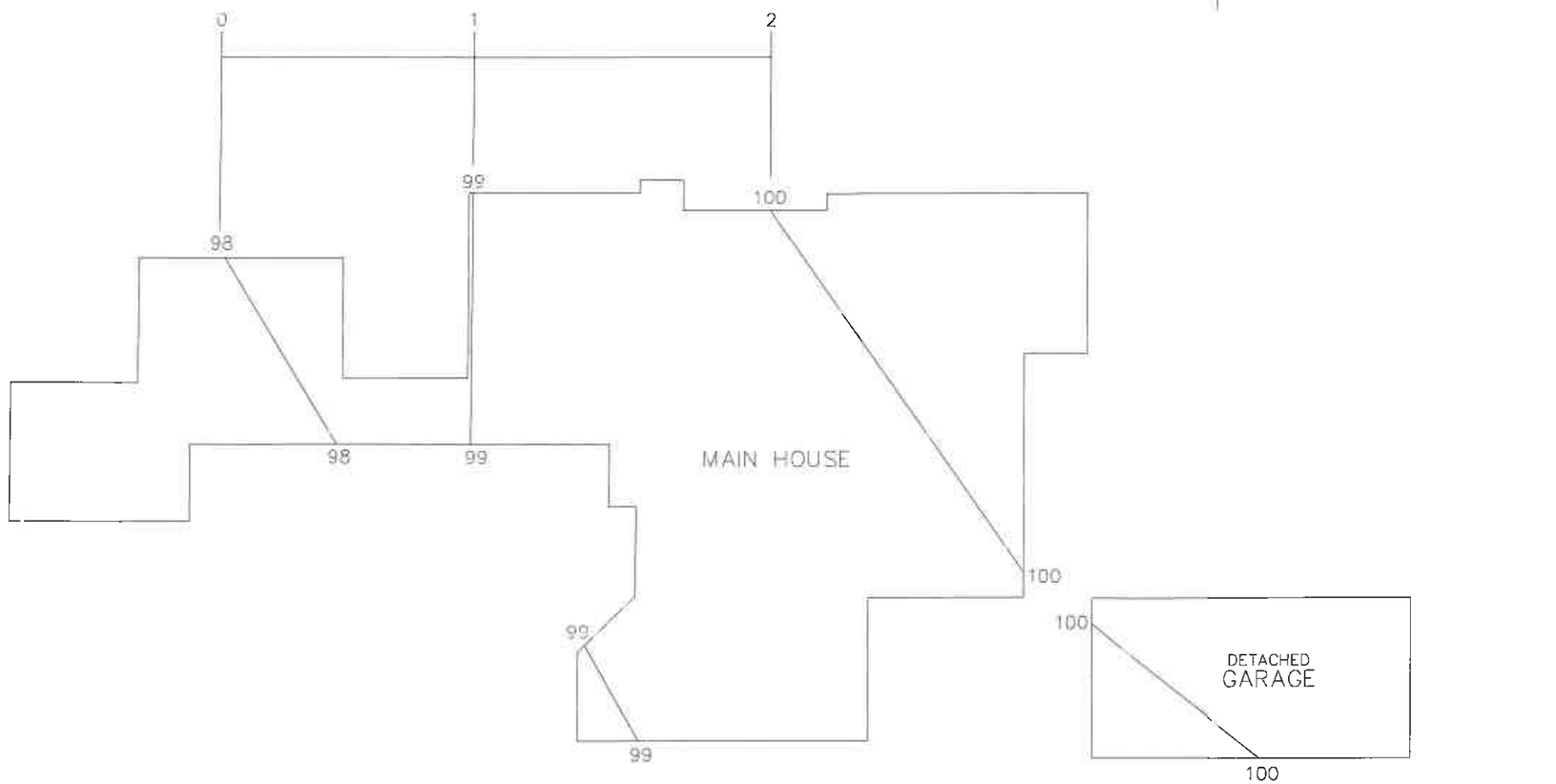
PREPARER: LLJS

APN 010-273-010

AVERAGE NATURAL GRADE

AVERAGE NATURAL GRADE			49.1 FT
ELEV.	LINE	LENGTH	TOTAL
98 FT	0	13.0'	0
99 FT	1	22.8'	22.8
100 FT	2	41.3'	82.6
TOTAL		77.1'	105.4

MATH: 84.9 / 105.4 = 1.01
FACTOR: = 0.8
A.N.G. = 99 FT + 0.8 FACTOR = 99.8 FT



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WWW.CODGINC.COM

CLIENT:
Reno Cruz
4422 S. El Macero Dr.
El Macero, Ca. 95618
(916) 804-1041

PROJECT:
Cruz Residence
3 S.W of 11th Ave. on Cosumnes St.
BLOCK: L LOTS: 5 & 7
APN: 010-273-010-000
PROJECT NO.
14-06

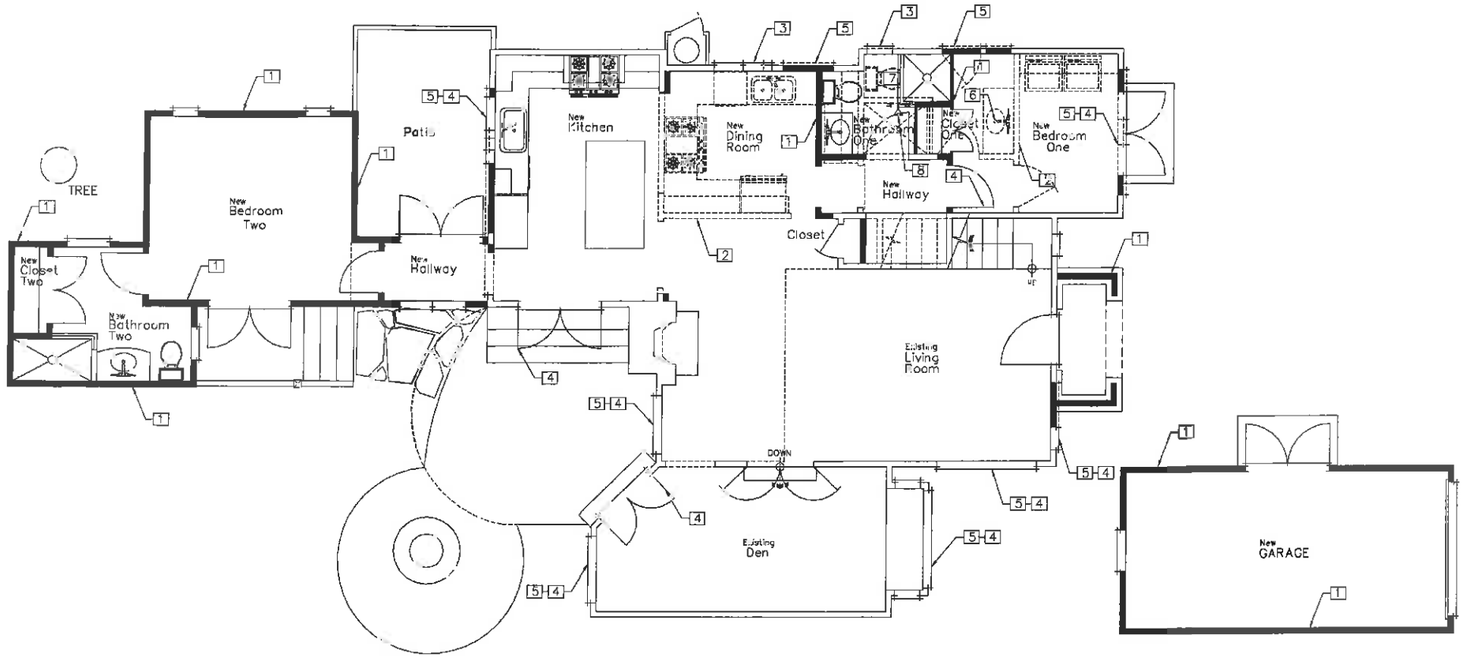
ISSUE:
1-8-15

DRAWN BY:
A.J.ORTIZ

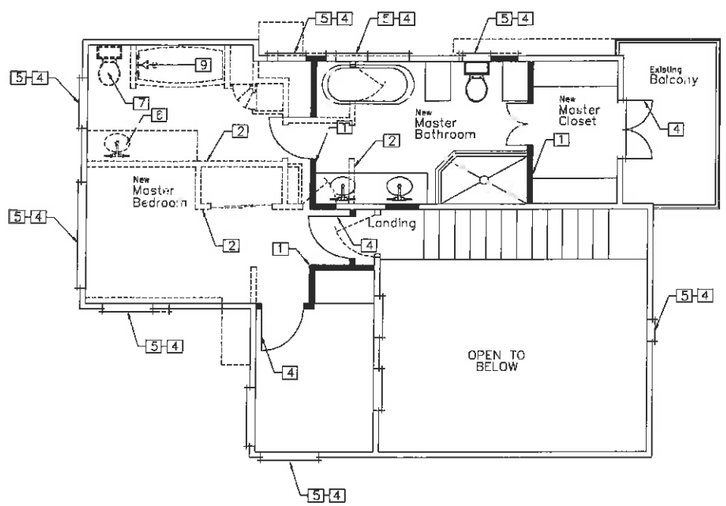
AVERAGE NATURAL GARDE CALCULATION

SCALE: 1" = 1/4"

3



MAIN LEVEL



UPPER LEVEL

GENERAL

THESE KEY NOTES ONLY APPLY TO THIS SHEET

1. (N) WALLS PER PLANS
2. (E) WALLS TO BE REMOVED
3. PREPARE AREA FOR NEW DOORS
4. PREPARE AREA FOR NEW WINDOWS
5. (E) DOORS & WINDOWS TO BE REMOVED
6. (E) SINK TO BE RELOCATED
7. (E) TOILET TO BE REMOVED & RELOCATED
8. (E) SHOWER TO BE REMOVED & RELOCATED
9. (E) TUB TO BE REMOVED & RELOCATED

WALL LEGEND

- 2x ALL INTERIOR WALLS
- 2x NEW WALLS
- EXISTING WALLS TO BE REMOVED

DEMOLITOIN DATA

	EXISTING	REMOVAL	ADDITION
MAIN LEVEL	943.1 LN.FT.	0.0 LN.FT.	95.0 LN.FT.
UPPER LEVEL	118.3 LN.FT.	0.0 LN.FT.	0.0 LN.FT.
DETATCHE GARAGE	0.0 LN.FT.	0.0 LN.FT.	60.0 LN.FT.
TOTAL	1,061.4 LN.FT.	0.0 LN.FT.	155.0 LN.FT.
	100.0 %	0.0 %	14.3 %

N

0 5 10 15

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

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WWW.CODGINC.COM

CLIENT:
Reno Cruz
44292 S. El Macero Dr.
El Macero, Ca. 95618
(916) 804-1641

PROJECT:
Cruz Residence
3 S/W of 11th Ave. on Cosumno St.
BLOCK: L LOTS: 5 &
APN: 010-273-010-000
PROJECT NO.
14-06

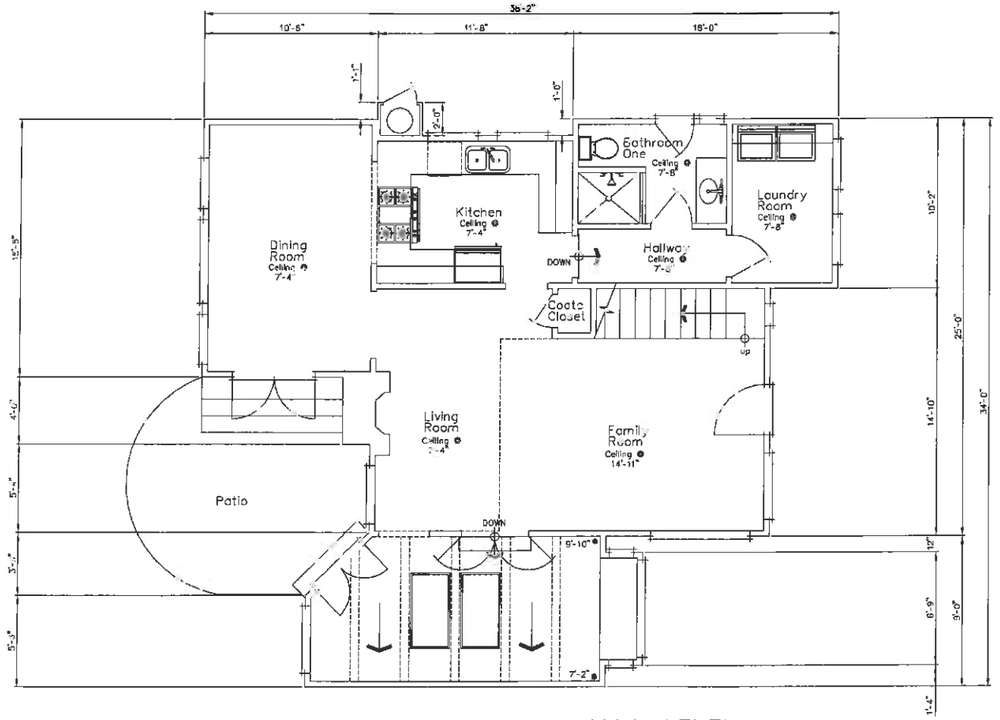
ISSUE:
1-8-15

DRAWN BY:
A.J.ORTIZ

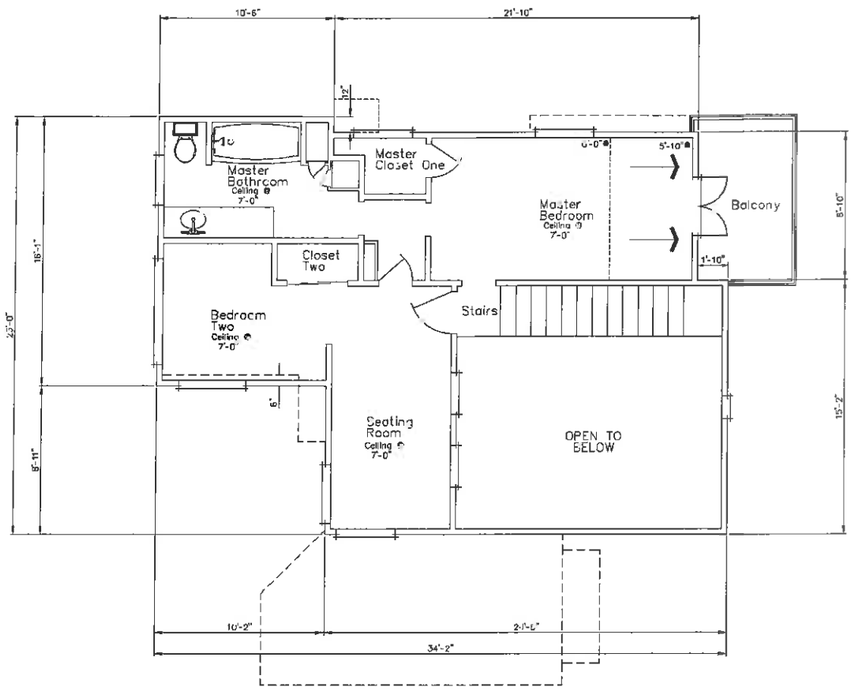
MAIN LEVEL & UPPER LEVEL DEMOLITION PLAN

SCALE: 1" = 1/4"

4



MAIN LEVEL



UPPER LEVEL

N

0 5 10 15

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

GRAPHIC SCALE

Existing Floor Area	
MAIN LEVEL	948.3 S.F.
UPPER LEVEL	489.7 S.F.
TOATAL	1,438.0 S.F.

C.O.D.G.
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44292 S. El Macero Dr.
El Macero, Ca. 95618
(916) 801-1641

PROJECT:
Cruz Residence
3 S/w of 11th Ave. on Casanova St.
BLOCK: L LOTS: 5 & 7
APN: 010-273-010-000
PROJECT NO.
11-06

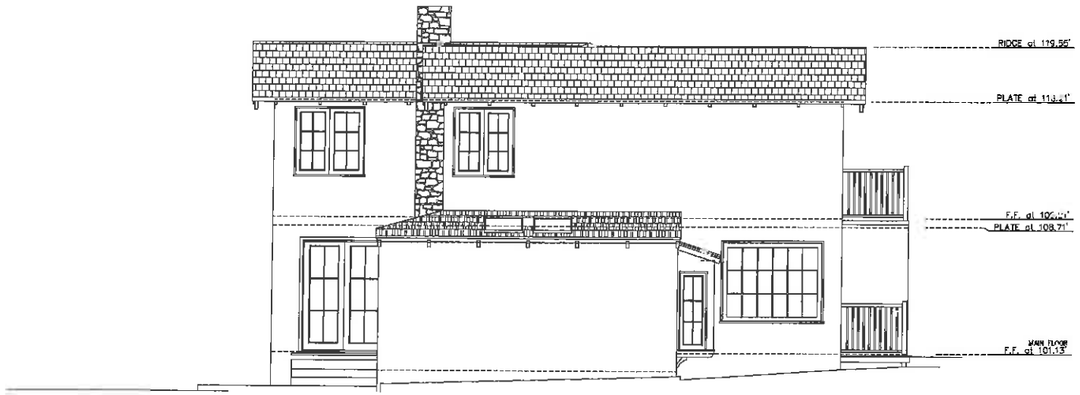
ISSUE:
1-8-15

DRAWN BY:
A.J.ORTIZ

EXISTING MAIN LEVEL & UPPER LEVEL

SCALE: 1" = 1/4"

5



NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

SOUTH ELEVATION

0 5 10 15

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

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CLIENT:

PROJECT:
3 S/w of 11th Ave. on Casanova St.
BLOCK: L LOTS: 5 & 7

PROJECT NO.
14-06

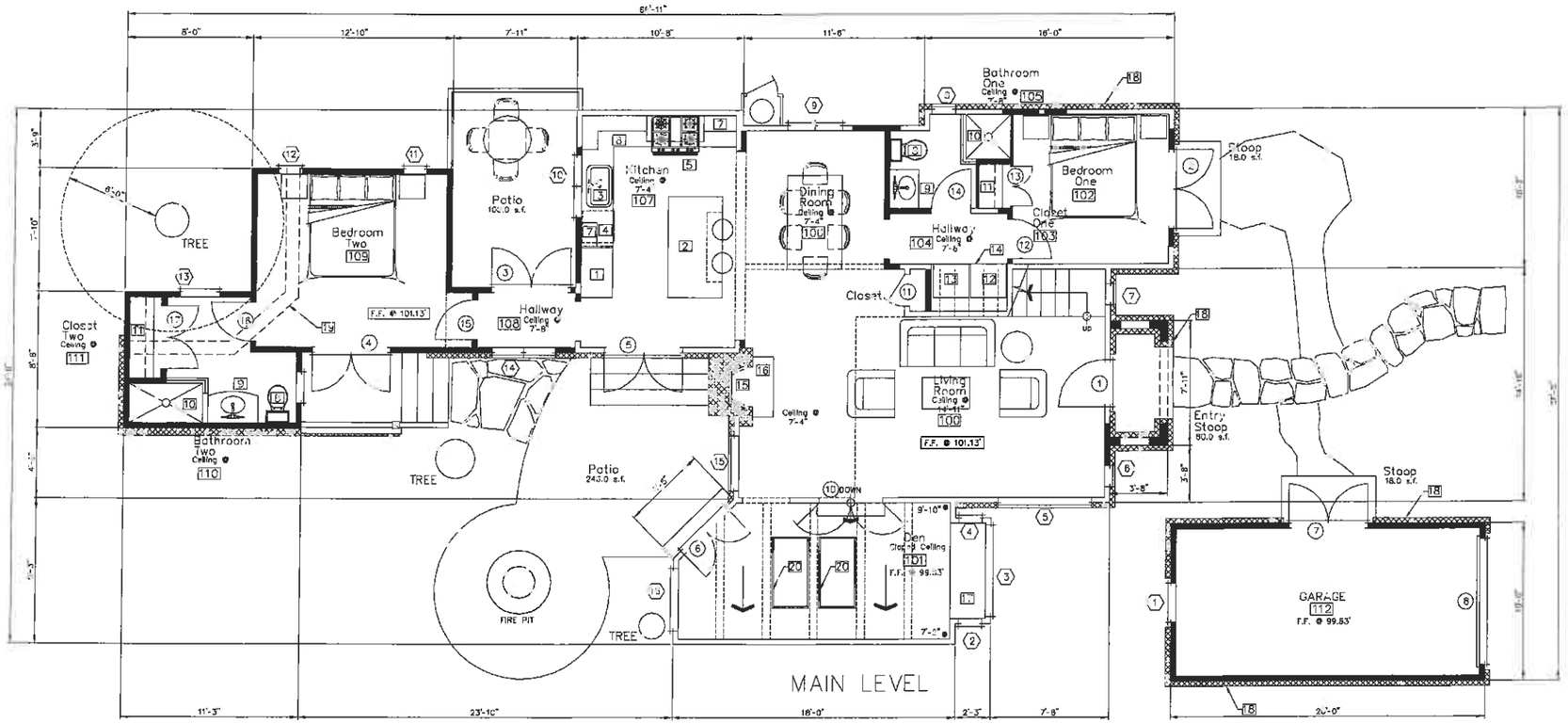
ISSUE:
1-8-15

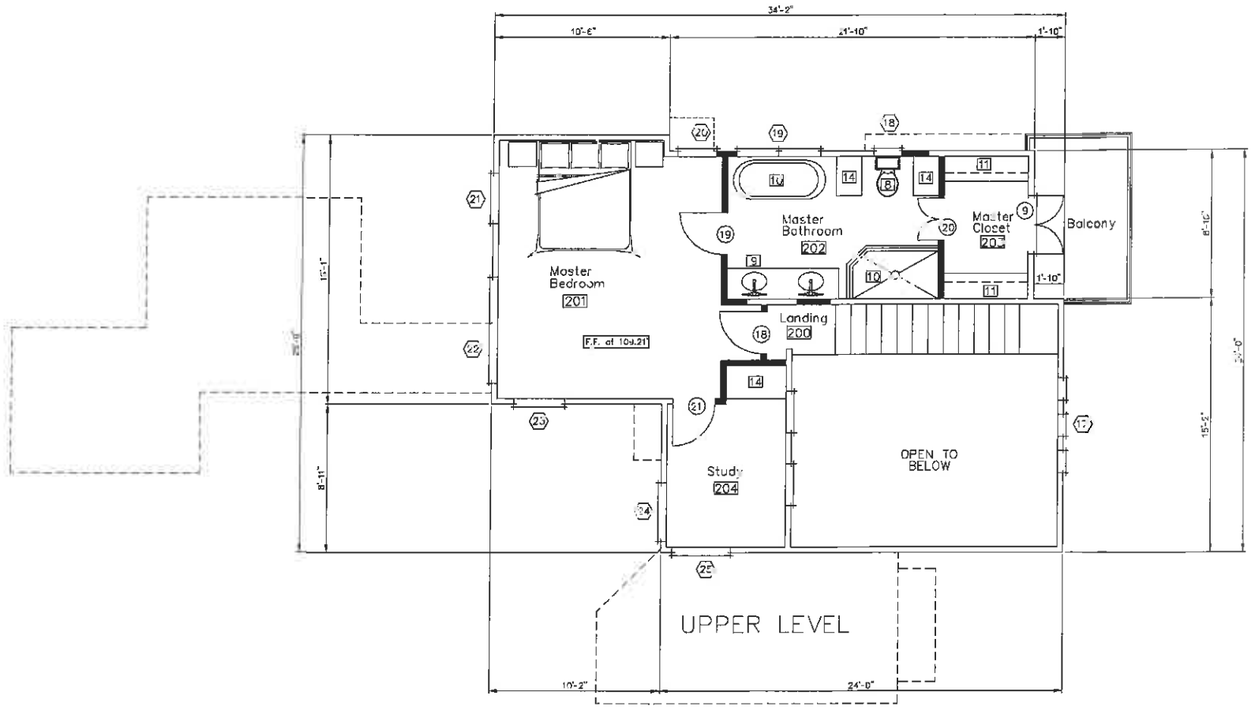
DRAWN BY:
C.J.ORTIZ

EXISTING ELEVATIONS

SCALE: 1" = 1/4"

6





ROOM NOTES

100	LIVING ROOM 23'-4" X 11'-6"	110	BATHROOM TWO 8'-8" X 5'-0"
101	DEN 17'-4" X 12'-8"	111	CLOSET TWO 2'-0" X 4'-8"
102	BEDROOM ONE 10'-0" X 12'-0"	112	GARAGE 17'-4" X 9'-4"
103	CLOSET ONE 2'-0" X 2'-10"	200	LANDING 4'-1" X 3'-0"
104	HALLWAY ONE 7'-8" X 3'-5"	201	MASTER BEDROOM 13'-4" X 10'-5"
105	BATHROOM ONE 11'-10" X 12'-4"	202	MASTER BATHROOM 12'-7" X 8'-5"
106	DINING ROOM 8'-10" X 11'-10"	203	MASTER CLOSET 5'-1" X 6'-8"
107	KITCHEN 9'-10" X 14'-9"	204	STUDY 7'-1" X 8'-6"
108	HALLWAY TWO 8'-3" X 3'-8"		
109	BEDROOM TWO 13'-2" X 13'-6"		

KEY NOTES

1. 36" BUILT-IN REFRIGERATOR.
2. ISLAND: 3'-6" X 9'-5"
3. KITCHEN SINK W/GARBAGE DISPOSAL
4. DISH WASHER SPACE
5. 24" RANGE W/ 4 GAS BURNER COOKTOP AND 30" HOOD ABOVE.
6. 42" HIGH COUNTER WITH STONE SLAB TOP AND TILE BACKSPLASH.
7. UPPER CABINETS
8. WATER CLOSET TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.3.
9. BATHROOM SINK W/ CULTURED MARBLE COUNTER AND BACKSPLASH.
10. SHOWER OR TUB
11. ONE ROD & ONE SHELF
12. WASHER SPACE
13. DRYER SPACE
14. BUILT-IN CABINET
15. EXISTING FIREPLACE
16. EXISTING HEARTH
17. EXISTING WINDOW SEAT
18. STONE VENEER: NEW CARMEL STONE VENEER
19. NEW FOOTING BELOW
20. EXISTING SKYLIGHTS TO REMAIN

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ISSUE:
1-8-15
1-20-15

DRAWN BY:
A.J ORTIZ

N

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

WALL LEGEND

- 2x EXISTING WALLS
- 2x NEW WALLS
- STONE

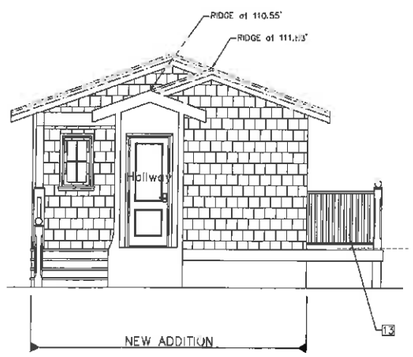
Floor Area

MAIN LEVEL	948.3 S.F.
MAIN LEVEL ADDITION	269.7 S.F.
DETACHED GARAGE	200.0 S.F.
UPPER LEVEL	489.7 S.F.
TOTAL	1,907.7 S.F.

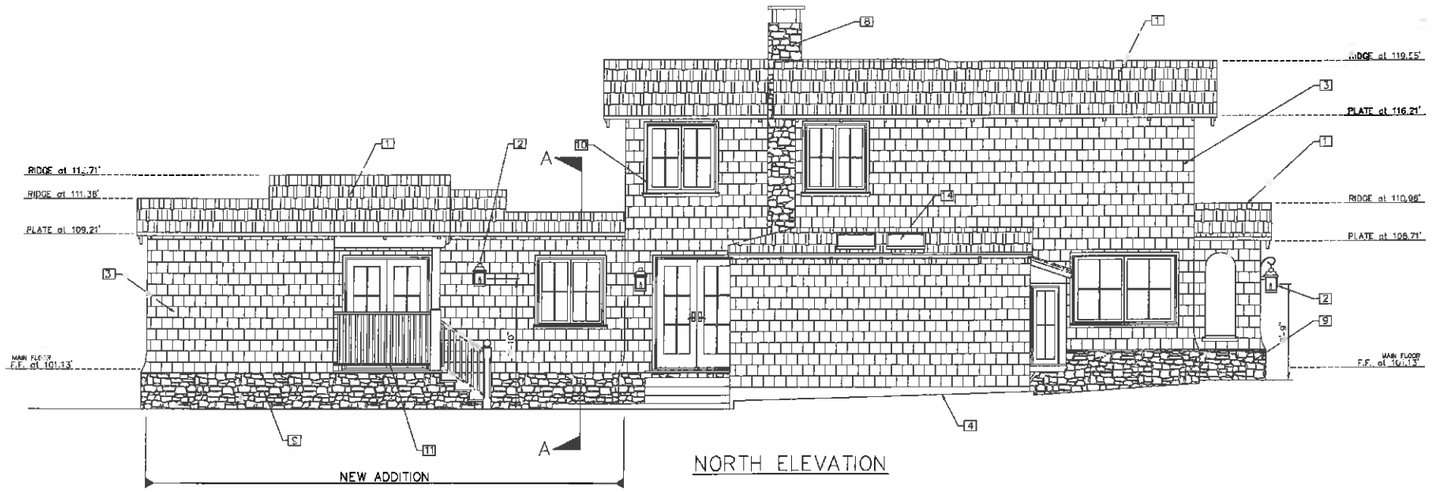
PROPOSED MAIN & UPPER LEVEL FLOOR PLANS

SCALE: 1" = 1'-0"

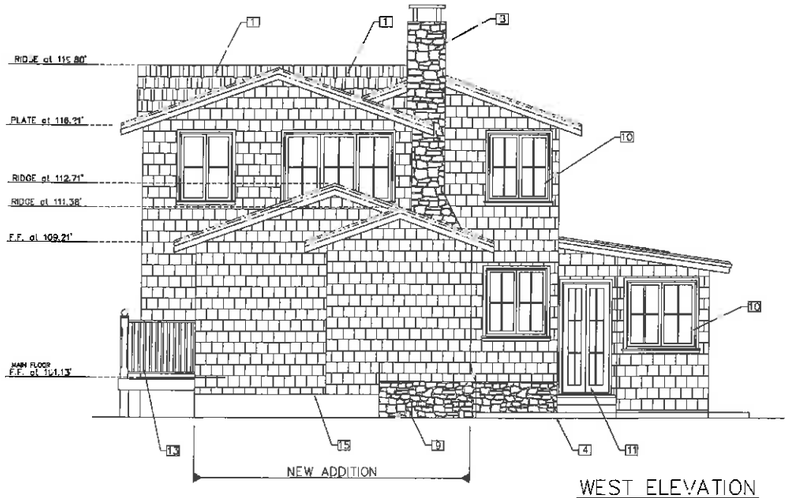
7



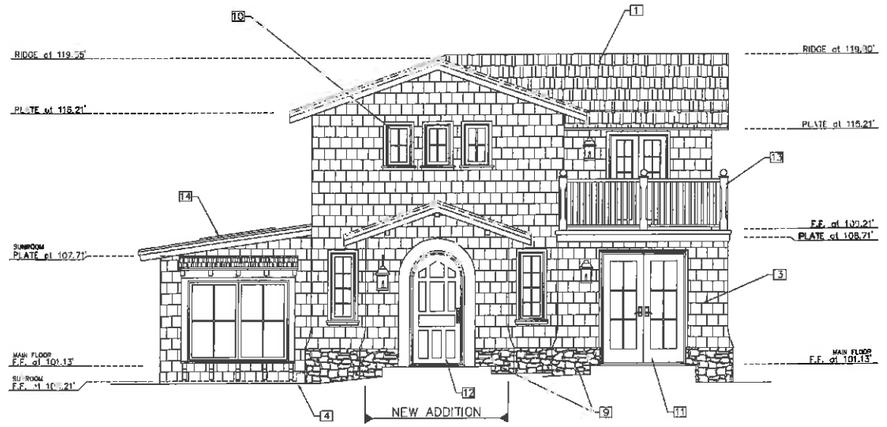
EAST ELEVATION "A"



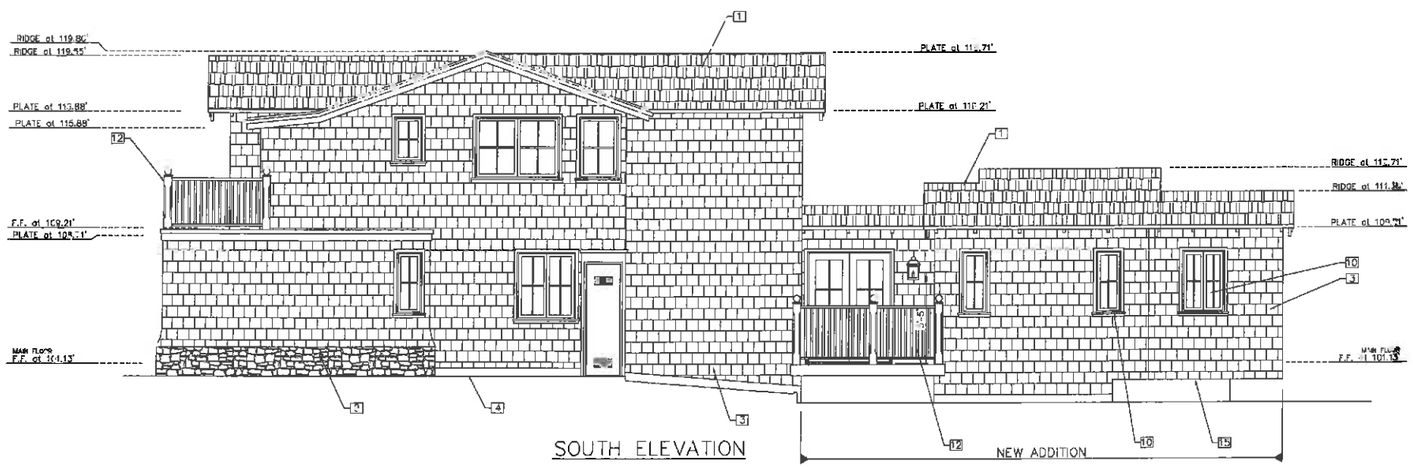
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

KEY NOTES

1. NEW ROOF: WOOD SHAKE
2. NEW LIGHT FIXTURE: PER SPECIFICATIONS 3.5 WATTS, LED 15F LUMENS
3. SIDING: NEW WOOD SHINGLES
4. EXISTING GRADE WHERE OCCURS
5. NEW GUTTERS: 6 INCH, ROUND, COPPER, WITH A 2% SLOPE TO DOWN SPOUTS
6. NEW DOWN SPOUTS: 3 INCH ROUND, COPPER
7. LEFT BLANK INTENTIONALLY
8. EXISTING MASONRY CHIMNEY TO REMAIN
9. STONE VENEER: NEW CARMEL STONE VENEER
10. NEW WINDOWS (TYP.): WOOD DIVIDED LIGHTS, PAINTED
11. NEW DOORS (TYP.): WOOD DIVIDED LIGHTS, PAINTED
12. NEW ENTRY DOOR: 3 INCH THICK, MAHOGANY
13. GUARDRAIL: WOOD PICKETS
14. EXISTING SKYLIGHTS TO REMAIN
15. CANTILEVER AREA

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CLIENT:
Reno Cruz
44232 S. El Macero Dr.
El Macero, Ca. 95618
(916) 204-1641

PROJECT:
Cruz Residence
3 S/w of 11th Ave. on Cassandra St.
BLOCK: L LOTS: 5 & 7
APN: 010-273-010-000
PROJECT NO.
14-06

ISSUE:
1-8-15
1-27-15

DRAWN BY:
A.J.ORTIZ

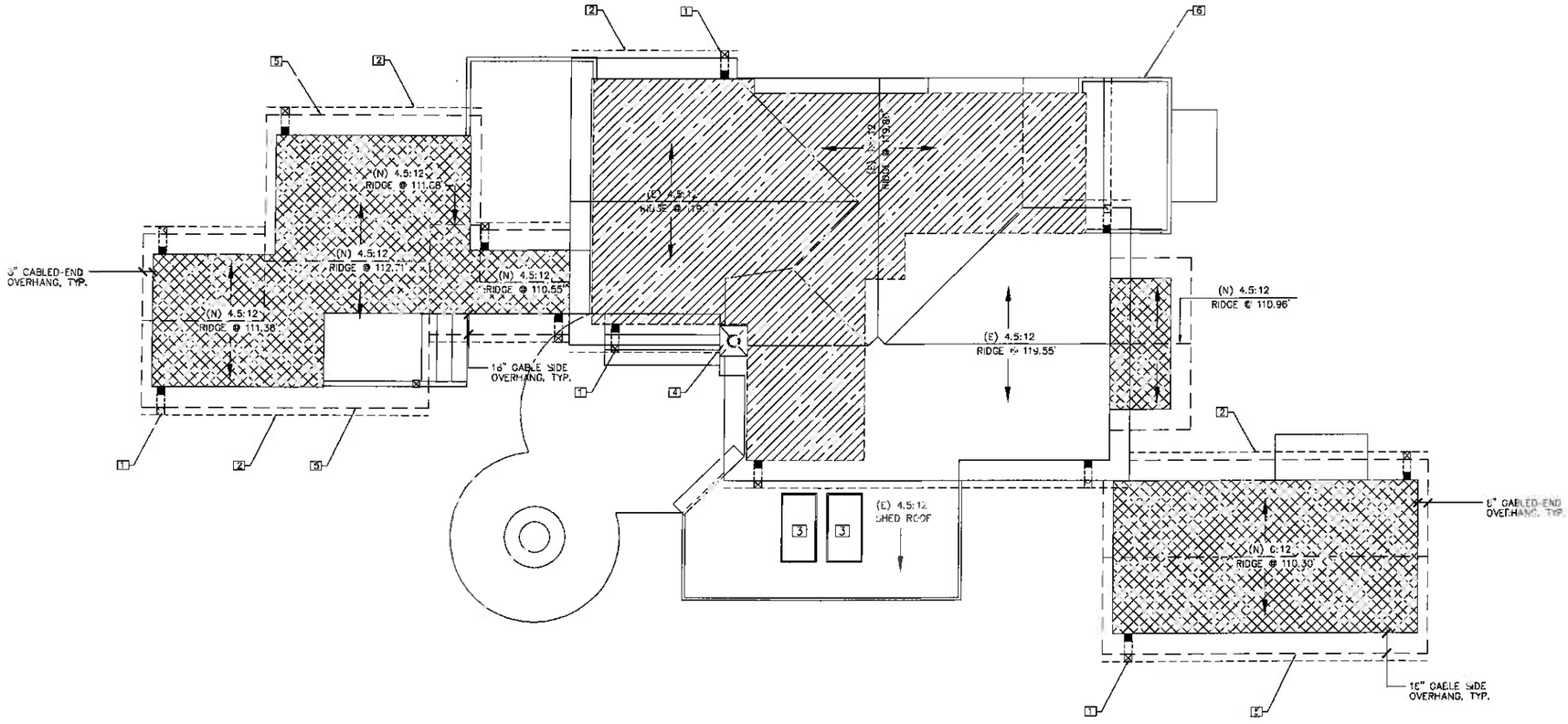
N

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

PROPOSED ELEVATIONS

SCALE: 1" = 1/4"

8



KEY NOTES

1. (N) DOWNSPOUTS
2. (N) GUTTERS W/ 2% SLOPE
3. (E) SKYLIGHT TO REMAIN
4. (E) CHIMNEY
5. (N) ROOF SHOWN THICK DASHED LINE
6. (E) ROOF BALCONY

N

0 5 10 15

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

GRAPHIC SCALE

LEGEND

- GUTTERS
- DOWNSPOUTS W/2% SLOPE
- SLOPE DIRECTION ARROW
- (E) ROOF LINE TO REMAIN
- (N) ROOF LINE
- SECOND STORY LEVEL
- NEW ADDITIONS

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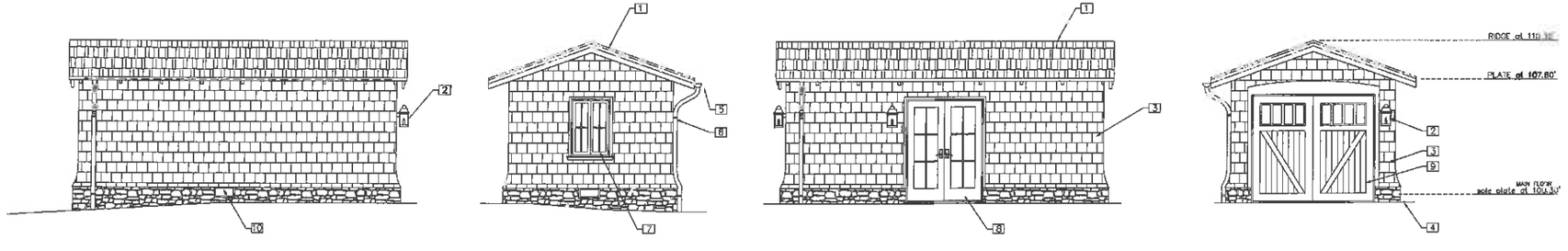

KEY NOTES

1. NEW ROOF: WOOD SHAKE
2. NEW LIGHT FIXTURE: PER SPECIFICATIONS 3.5 WATTS, LED 150 LUMENS
3. STONE VENEER: NEW CARMEL STONE VENEER
4. EXISTING GRADE WHERE OCCURS
5. NEW GUTTERS: 6 INCH ROUND, COPPER, WITH A 2% SLOPE TO DOWN SPOUTS
6. NEW DOWN SPOUTS: 3 INCH ROUND, COPPER
7. NEW WINDOWS (TYP.): WOOD DIVIDED LIGHTS, PAINTED BULLNOSE AT JAMS & HEADER WHERE OCCURS
8. NEW DOORS (TYP.): WOOD DIVIDED LIGHTS, PAINTED BULLNOSE OR STN. AT JAMS & HEADER WHERE OCCURS
9. NEW GARAGE DOOR
10. NEW GARAGE FLOOR VENTS

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1-27-15

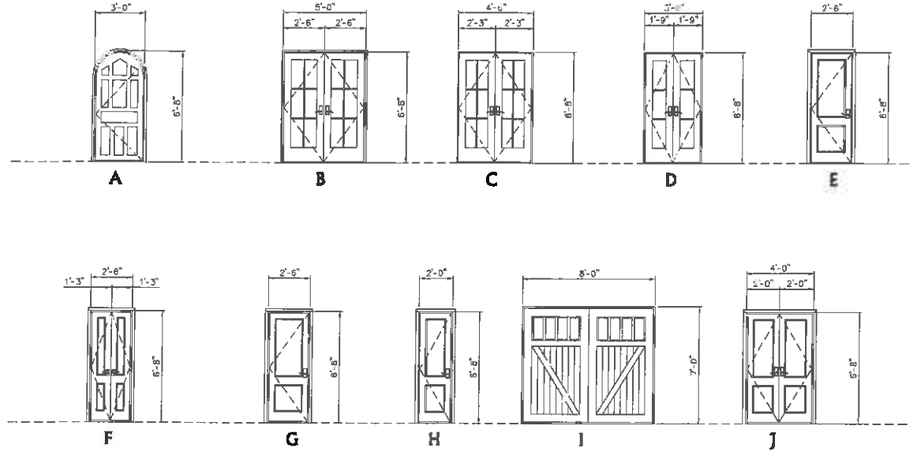
DRAWN BY:
A.J.ORTIZ

EXISTING/PROPOSED ROOF PLAN AND GARAGE ELEVATIONS

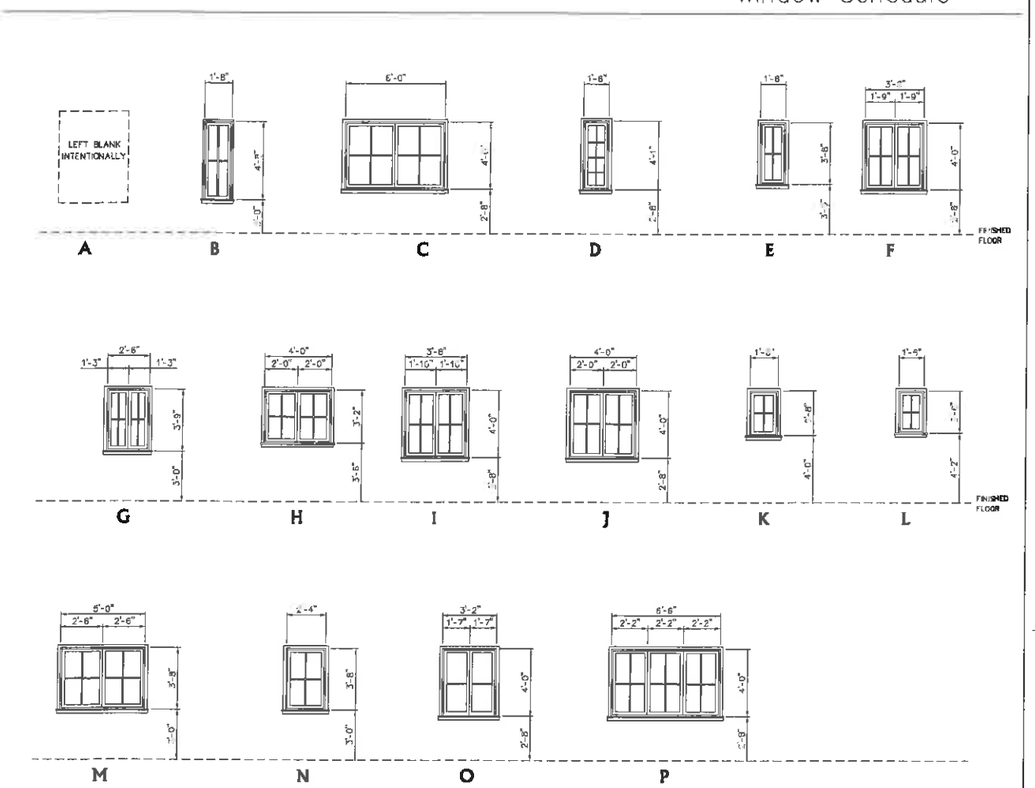
SCALE: 1" = 1/4"

9

Door Schedule



Window Schedule



Door Schedule

	NO.	LOCATION	TYPE	SIZE / MATERIAL	FINISH	REMARKS		GLAZING	TEMPERED	DETAIL SHEET # DETAILS THRESHOLD	JAMB	HEAD
MAIN DWELLING / MAIN HOUSE	1	LIVING ROOM	A	3'-0" x 6'-8" WOOD	ST	3 INCH THICK SOLID CORE ENTRY	OUTSIDE	YES	YES			
	2	BEDROOM ONE	D	PER-1'-9" x 6'-8" WOOD	ST	FULL GLASS FRENCH DOOR	OUTSIDE	YES	YES			
	3	HALLWAY	B	PER-2'-6" x 6'-8" WOOD	ST	FULL GLASS FRENCH DOOR	OUTSIDE	YES	YES			
	4	BEDROOM TWO	B	PER-2'-6" x 6'-8" WOOD	ST	FULL GLASS FRENCH DOOR	OUTSIDE	YES	YES			
	5	KITCHEN	B	PER-2'-6" x 6'-8" WOOD	ST	FULL GLASS FRENCH DOOR	OUTSIDE	YES	YES			
	6	DEN	C	PER-2'-3" x 6'-8" WOOD	ST	FULL GLASS FRENCH DOOR	OUTSIDE	YES	NO			
	7	GARAGE	B	PER-2'-6" x 6'-8" WOOD	ST	FULL GLASS FRENCH DOOR	OUTSIDE	YES	NO			
	8	GARAGE		8'-0" x 7'-0" WOOD	ST	(ROLL-UP) INSTALLED PER MANUFACTURE SPECS	OUTSIDE	NO	NO			
	9	MASTER CLOSET	D	PER-1'-9" x 1'-9" WOOD	ST	FULL GLASS FRENCH DOOR	OUTSIDE	YES	NO			
	10	DEN	E	PER-2'-6" x 6'-8" WOOD	ST	FULL GLASS FRENCH DOOR	INSIDE	YES	NO			
	11	CLOSET	H	2'-0" x 6'-0" WOOD	ST	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	12	BEDROOM ONE	F	PER-1'-3" x 6'-8" WOOD	ST	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	13	CLOSET ONE	G	2'-6" X 6'-8" WOOD	ST	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	14	BATHROOM ONE	G	2'-6" x 6'-8" WOOD	ST	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	15	BEDROOM TWO	G	2'-6" X 6'-8" WOOD	ST	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	16	BATHROOM TWO	G	2'-6" x 6'-8" WOOD	ST	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	17	CLOSET TWO	J	2'-0" x 6'-8" WOOD	ST	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	18	MASTER BEDROOM	G	2'-6" X 6'-8" WOOD	ST	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	19	MASTER BATHROOM	F	PER-1'-3" X 6'-8" WOOD	ST	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	20	MASTER CLOSET	G	2'-6" X 6'-8" WOOD	ST	FLUSHED / PANELED DOOR	INSIDE	NO	NO			
	21	STUDY	G	2'-6" x 6'-3" WOOD	ST	FLUSHED / PANELED DOOR	INSIDE	NO	NO			

Door Notes:

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

Door Manufacture:

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

Hardware Manufacture:

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

Window Manufacture:

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

Glazing Legend

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

Symbols

DOOR REFERENCE — DOOR NUMBER

WINDOW REFERENCE — WINDOW NUMBER

Abbreviations

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

Note:

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

Window Schedule

	NO.	LOCATION	TYPE	SIZE / MATERIAL	FINISH	REMARKS	GLAZING	TEMPERED	SCREEN	DETAIL SHEET # DETAILS THRESHOLD	JAMB	HEAD
MAIN DWELLING / MAIN HOUSE	1	GARAGE	G	2'-6" X 3'-9" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	2	DEN	B	1'-0" X 4'-0" UNCLAD WOOD	ST	FIXED	-	-	NO			
	3	DEN	C	6'-0" x 4'-0" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	4	DEN	E	1'-8" x 4'-8" UNCLAD WOOD	ST	FIXED	-	-	NO			
	5	LIVING ROOM	C	6'-0" X 4'-10" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	6	LIVING ROOM	D	1'-6" x 5'-2" UNCLAD WOOD	ST	FIXED	-	-	NO			
	7	LIVING ROOM	D	1'-6" x 5'-2" UNCLAD WOOD	ST	FIXED	-	-	NO			
	8	BATHROOM ONE	E	1'-0" X 3'-8" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	9	DINING ROOM	F	3'-6" X 4'-0" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	10	KITCHEN	H	4'-0" X 3'-2" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	11	BEDROOM TWO	E	1'-8" x 3'-8" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	12	BEDROOM TWO	E	1'-6" X 3'-8" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	13	BATHROOM TWO	G	2'-6" X 3'-9" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	14	HALLWAY	J	4'-0" X 4'-0" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	15	LIVING ROOM	J	4'-0" X 4'-0" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	16	DEN	I	3'-8" x 4'-0" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	17	LIVING ROOM	L	1'-6" x 2'-6" UNCLAD WOOD	ST	FIXED (THREE UNITS)	-	-	NO			
	18	MASTER BTHROOM	K	1'-8" X 2'-8" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	19	MASTER BATHROOM	M	5'-0" X 3'-8" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	20	MASTER BEDROOM	N	2'-4" X 3'-8" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	21	MASTER BEDROOM	O	3'-2" X 4'-0" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	22	MASTER BEDROOM	P	6'-6" X 4'-0" UNCLAD WOOD	ST	CASEMENT/FIXED, CASEMENT	-	-	NO			
	23	MASTER BEDROOM	J	4'-0" x 4'-0" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	24	STUDY	I	3'-8" x 4'-0" UNCLAD WOOD	ST	CASEMENT	-	-	NO			
	25	STUDY	I	3'-8" x 4'-0" UNCLAD WOOD	ST	CASEMENT	-	-	NO			

Window Notes:

1. PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
2. SCREEN COLOR TO BE SPECIFIED BY CLIENT
3. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
4. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE,ETC.) FRO REVIEW BY CODG, Inc.
5. APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
6. PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC, POLYSULFIDE OR URETHANE AS REQUIRED.
7. ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF TITLE 24.
8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
9. WINDOW WOOD UNITS TO BE RECEIVED_____
10. ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
11. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
12. DOUBLE PANE INSULATED GLASS AS SPECIFIED TITLE. 24 CLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
13. PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE.
14. WINDOW JAMB TO BE 3-1/2-INCHES WITHOUT EXTESION JAMB AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

Note:

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

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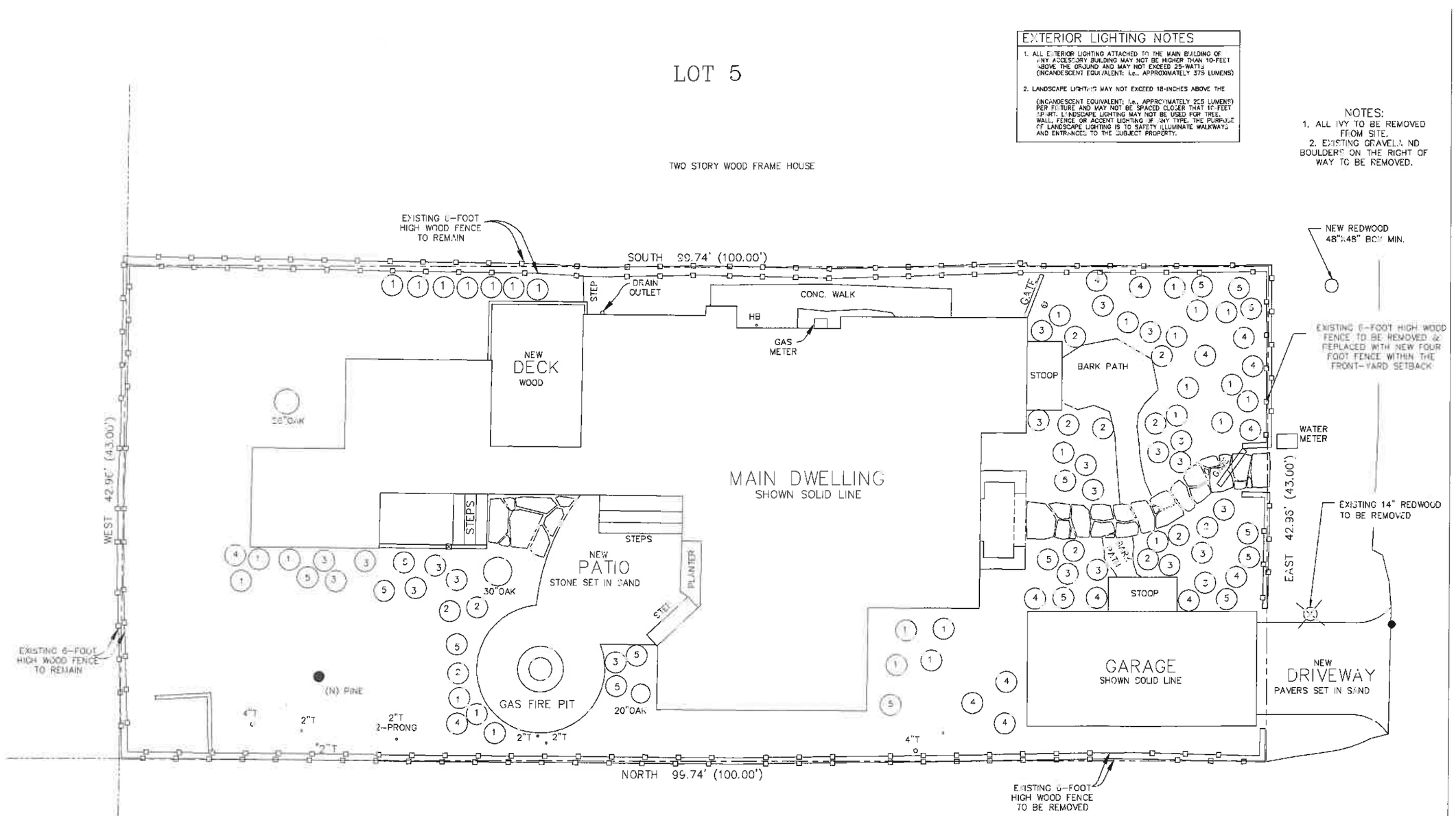
1-8-15
1-20-15

DRAWN BY:
A.J.ORTIZ

DOOR & WINDOW SCHEDULES

SCALE: 1" = 1/4"

10



EXTERIOR LIGHTING NOTES

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

NOTES:
1. ALL IVY TO BE REMOVED FROM SITE.
2. EXISTING GRAVEL & ND BOULDERS ON THE RIGHT OF WAY TO BE REMOVED.

EXTERIOR LIGHTING NOTES

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

IRRIGATION SYSTEM

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

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

PLANT INDEX

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	AGAPANTHUS PETER PAN	LILY OF THE NILE	1 GAL
2	CISTUS DORIS HIBBERSON	ROCK ROSE	5 GAL
3	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL
4	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL
5	ROSMARINUS	ROSMARY	5 GAL

N

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

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1-8-15
1-20-15

DRAWN BY:
A.J.CURTIZ

PROPOSED LANDSCAPE

SCALE: 1" = 1/10"

L1

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

February 11, 2015

To:	Chair Reimers and Planning Commissioners
From:	Rob Mullane, AICP, Community Planning and Building Director RM
Submitted by:	Marc Wiener, Senior Planner
Subject:	Consideration of amendments to the City's Wine Tasting Policy

Recommendation:

Receive a report from the Wine Tasting Subcommittee and develop a recommendation to the City Council on the proposed amendments to the Wine Tasting Policy

Background and Purpose:

On June 23, 2011, the City adopted a Wine Tasting Policy to provide guidelines to assist the City with review of applications for wine tasting shops. The policy was developed based on recommendations from a Wine Tasting Room Subcommittee, which worked with several stakeholders, including the Monterey County Wine Growers Association and the Carmel Chamber of Commerce.

In recent years, the City has seen a marked increase in requests for wine tasting establishments in the commercial district. There are currently 20 businesses in the City that offer wine tasting, 16 of which are stand-alone wine tasting establishments. Staff notes that since the policy was adopted in 2011, a total 18 applications for wine tasting have been submitted, and 11 of which have been approved. In response to the increased interest in wine tasting rooms, in October 2013, the Planning Commission directed the Wine Tasting Room Subcommittee to reconvene in order to evaluate the current policy and recommend appropriate revisions.

In addition, on March 25, 2014, the Planning Commission held a special meeting to discuss the City's Wine Tasting Policy and the proliferation of requests for new wine tasting facilities. The Commission recommended that the City Council adopt a moratorium on approvals of Use Permits for new wine tasting establishments. On April 1, 2014, the City Council adopted an

Urgency Ordinance (No. 2014-03) placing a 45-day moratorium on the approval of Use Permits for new wine tasting establishments. On May 6, 2014, the Council extended the moratorium an additional 10 months and 15 days. The moratorium expires on March 31, 2015.

Since the moratorium was adopted, the Wine Tasting Subcommittee has met on several occasions to discuss and consider potential amendments to the policy. The most recent workshop was held on January 15, 2015, and participants included members of the Carmel Wine Walk, the Carmel Residents Association (CRA), and the Chamber of Commerce. In addition, the Carmel Wine Walk and the CRA have worked together on drafting suggested revisions to the Wine Tasting Policy for the City's consideration. The suggested policy revisions were submitted to the City on November 13, 2014, and are included as Attachment D.

The Wine Tasting Subcommittee has drafted an amended Wine Tasting Policy, which is included as Attachment A. Staff notes that sections deleted from the existing policy are shown as a strike-out, while new sections are red and underlined. The purpose of this meeting is for the Planning Commission to consider the proposed amendments to the policy and make recommendations to the City Council. Staff intends for the amended policy to be considered by the City Council at the March 3, 2015 meeting. However, if the Commission determines that additional revisions to the policy are needed, then it could continue this item with direction given to the subcommittee.

Staff analysis:

Wine Tasting Policy Amendments: A list of the proposed amendments is provided below followed by staff analyses.

Definition: A wine tasting room is a stand-alone establishment, in which the primary purpose of wine tasting ~~should be~~ is to encourage patrons to purchase wine for off-site consumption off-site. Establishments should not operate as a wine bar, where the primary purpose would be for patrons to ~~drink wine~~ consume wine on premise other than for the purpose of wine tasting. It is recognized that tasting rooms host occasional promotions and special events to encourage sales and marketing of wine for the education and development of current and potential customers.

Staff Analysis: A definition has been added to the policy to clarify how a wine tasting establishment should operate. Staff notes that an emphasis has been placed on the business being a stand-alone establishment, which indicates that it should not be combined with other uses such as art galleries, clothing stores, etc. This definition also recognizes that it is

appropriate for wine tasting establishments to host occasional special events for the purpose of marketing and educating customers on wine. A provision for special events is included in Guideline #3 of the policy.

1. *Wines originating from Monterey County Vineyards and Wineries and locating their off-site tasting rooms in Carmel are desired and strongly encouraged. The winery should have a Duplicate Type 02 ABC license that is based in Monterey County, and the vast majority (i.e. 75% or more) of wines stored, displayed, and offered for tasting in the tasting room should be from grapes grown in Monterey County.*

Staff Analysis: Over the past couple of years, the Planning Commission has considered ways to better ensure that tasting rooms in the City are representative of individual wineries that are located in Monterey County. The Commission has previously recommended that the winery have a Duplicate Type 02 ABC license that is based in Monterey County. This proposed policy amendment more specifically addresses this requirement and it also recommends that the vast majority of grapes for wines offered for tasting are grown in Monterey County.

2. *No more than three wine tasting Use Permits for new locations shall be issued within any 12-month period. To encourage diversity in the Commercial District, retail wine tasting shops located north of Ocean Avenue are strongly encouraged.*

Staff Analysis: This amendment is proposed to modulate the number of new wine tasting establishments and to encourage new establishments north of Ocean Avenue. The majority of the establishments are currently located south of Ocean Avenue, as depicted in the map included as Attachment C. Staff notes that if a site with an existing Use Permit were to change ownership, it would not count against the three per year limitation.

The subcommittee had considered placing a City-wide cap on the number of allowed establishments. However, creating a cap could result in undesirable economic effects, as the Use Permits would run with the land, which can create an inequity in the landlord-tenant relationship. At this time, the subcommittee does not recommend instituting a City-wide cap.

3. *A wine tasting room may be permitted a limited number of special events specified through the Use Permit for the purpose of marketing and educating current and potential customers on wine.*

Staff Analysis: The Carmel Wine Walk has requested that the City recognize the need for special events for purpose of marketing and educating potential customers. The subcommittee supports this request with a requirement that the details on the type and number of events be specified and approved through the Use Permit. The subcommittee also recommends that only a limited number of events be allowed annually (i.e., maximum of 12 events per year).

4. *In order to avoid the appearance of a bar, the wine tasting service and seating area should generally be limited to no more than 30% of the floor area of the retail space. The remaining area should primarily consist of wine-related retail display.*

5. *In general, the size of the retail and wine tasting area combined (office and storage excluded) should be no larger than 1,000 square feet.*

Staff Analysis: The amendment to Guideline #4 clarifies how the non-tasting areas of the space should be occupied and used. The amendment to Guideline #5 places a recommendation on the maximum allowed size of the tasting area. In the subcommittee's opinion, tasting areas (bar and seating) larger than 1,000 sq ft have a high potential to appear and operate as a bar.

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

8. *Light snacks such as cheese, crackers, and bread may be served ~~allowed~~; however, ~~appetizers and/or~~ meals ~~should~~ are not ~~be~~ permitted.*

Staff Analysis: There purpose of these proposed amendments it to better define what types of wine products and food are permitted to be served in a wine tasting establishment.

9. *In order to encourage diversity and maintain a balanced mix of uses, ~~one retail location offering wine tasting should not be located directly adjacent to another retail location offering wine tasting (not including restaurants). Generally, not~~ no more than five establishments offering tasting should be permitted ~~along~~ within any ~~one~~ standard two-block area as depicted in Figure 1.* For smaller blocks including Blocks 70, 71, 72, and 73; or for other blocks in which these boundaries do not apply, the Planning Commission shall consider proposals on a case-by-case basis for conformance with the intent of this density limitation.*

Staff Analysis: The original Wine Tasting Policy limited the number of tasting establishments within a "block" but did not include the areas at the ends of the blocks. For the purposes of the policy, a "block" was previously defined as all commercial spaces on both sides of the street located between the next two cross streets.

The subcommittee has re-defined the boundaries as a standard "two-block area" to include the ends of the blocks. A figure was added to the policy to assist in defining the "two-block area". The amended policy also provides guidance on other blocks in which this standard does not apply, such as Blocks 70, 71, 72, and 73. In addition, the subcommittee has eliminated the prohibition on having adjacent wine tasting establishments.

10. Night time hours should generally be limited to no later than ~~10:00~~ 9:00 p.m.

Staff Analysis: The Planning Commission has previously expressed concern with allowing wine tasting establishments to operate until 10:00 p.m. The amended policy recommends that the wine establishments generally close at 9:00 p.m., while providing some flexibility for allowing later hours in certain circumstances, such as on the weekends or for special events.

11. Wine tasting associated with other uses such as retail food, art galleries, clothing stores, and the like is discouraged.

Staff Analysis: The original policy included an allowance for combining wine tasting with other uses such as art galleries, clothing stores, etc. However, in an effort to maintain the character of the Commercial District and prevent the proliferation of non-stand-alone wine tasting establishments, the subcommittee is recommending that wine tasting be allowed as a stand-alone business only, as reflected in the Definition section of the policy.

Environmental Review: This project is exempt from CEQA pursuant to Section 15061.b(3) of the CEQA Guidelines. The proposed action is an amendment to an existing City policy and will not result in any potentially significant environmental impacts.

ATTACHMENTS:

- Attachment A – Draft Amended Wine Tasting Policy (dated 2/5/15)
- Attachment B – Original Wine Tasting Policy (dated 6/23/11)
- Attachment C – List of wine tasting establishments and maps
- Attachment D – Documents submitted by Carmel Wine Walk and CRA

Draft Revisions (2/11/15)

Wine Tasting Policy

(Adopted 6/23/2011)

Purpose

To establish guidelines for the review and approval of wine tasting facilities in the Central Commercial and Service Commercials Districts in the downtown.

Policy

The General Plan encourages a balanced mix of uses that serve the needs of both local and non-local populations. The Planning Commission recognizes the demand for establishing wine tasting facilities but also recognizes that their proliferation could impact the balanced mix of uses that the General Plan encourages. ~~The following standards are recommended and should be considered by the Planning Commission in its review of wine tasting permits:~~

Definition

A wine tasting room is a stand-alone establishment, in which the primary purpose ~~of wine tasting should be~~ is to encourage patrons to purchase wine for off-site consumption ~~off-site~~. Establishments should not operate as a wine bar, where the primary purpose would be for patrons to ~~drink wine~~ consume wine on premise other than for the purpose of wine tasting. It is recognized that tasting rooms host occasional promotions and special events to encourage sales and marketing of wine for the education and development of current and potential customers.

The following standards are recommended and shall be considered by the Planning Commission in its review of wine tasting permits:

~~When Associated with Retail Wine Shops and off-site Wine Tasting Rooms:~~

1. Wines originating from Monterey County Vineyards and Wineries and locating their off-site tasting rooms in Carmel are desired and strongly encouraged. The winery should have a Duplicate Type 02 ABC license that is based in Monterey County, and the vast majority (i.e. 75% or more) of wines stored, displayed, and offered for tasting in the tasting room should be from grapes grown in Monterey County.
2. No more than three wine tasting Use Permits for new locations shall be issued within any 12-month period. To encourage diversity in the Commercial District, retail wine tasting shops located north of Ocean Avenue are strongly encouraged.
3. A wine tasting room may be permitted a limited number of special events specified through the Use Permit for the purpose of marketing and educating current and potential customers on wine.
4. In order to avoid the appearance of a bar, the wine tasting service and seating area should generally be limited to no more than 30% of the floor area of the retail space. The remaining area should primarily consist of wine-related retail display.
5. In general, the size of the retail and wine tasting area combined (office and storage excluded) should be no larger than 1,000 square feet.

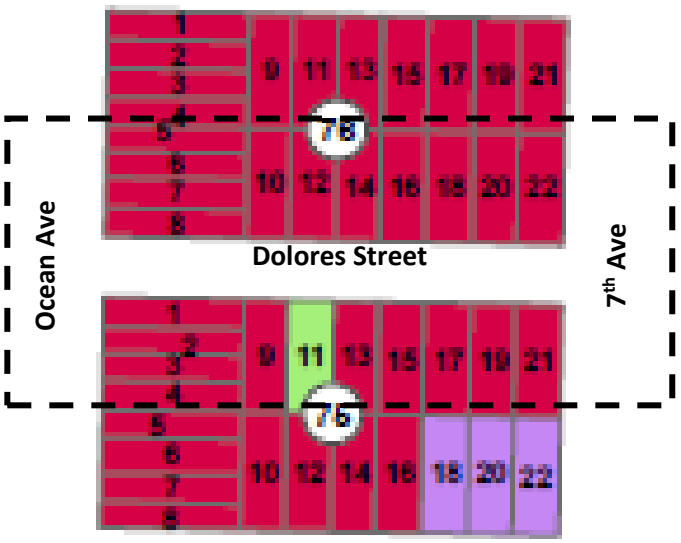
6. Tasting should only involve traditional wine based products such as still wines, sparkling wines or Port-type products, no other alcoholic beverages should be permitted to be tasted or purchased.
7. The maximum serving size should be 2 ounces per serving. Customers should not be permitted to drink bottles of purchased wine in the store and no wine tasting should take place on public property.
8. Light snacks such as cheese, crackers, and bread may be served ~~allowed~~; however, ~~appetizers and/or~~ meals ~~should~~ are not ~~be~~ permitted.
9. In order to encourage diversity and maintain a balanced mix of uses, ~~one retail location offering wine tasting should not be located directly adjacent to another retail location offering wine tasting (not including restaurants). Generally, not~~ no more than five establishments offering tasting should be permitted ~~along~~ within any ~~one~~ standard two-block area as depicted in Figure 1.* For smaller blocks including Blocks 70, 71, 72, and 73; or for other blocks in which these boundaries do not apply, the Planning Commission shall consider proposals on a case by case basis that meet the intent of this density limitation.
10. Night time hours should generally be limited to no later than ~~10:00~~ 9:00 p.m.
11. Wine tasting associated with other uses such as retail food, art galleries, clothing stores, and the like is discouraged.

~~When Associated with other Uses (Art Gallery, Clothing Store, etc.)~~

- ~~All the standards listed above.~~
- ~~Limited to retail spaces of 2,000 square feet or larger.~~

*For the purposes of this policy a "standard two-block area" ~~block~~ would include all commercial spaces on both sides of a street located between the next two cross streets. The cross streets at the end of the blocks are also included up to the mid-point of each block.

Figure 1: Example of Standard Two-block Area (max 5 wine tasting establishments)



Wine Tasting Policy

(Adopted 6/23/2011)

Purpose

To establish guidelines for the review and approval of wine tasting facilities in the Central Commercial and Service Commercials Districts in the downtown.

Policy

The General Plan encourages a balanced mix of uses that serve the needs of both local and non-local populations. The Planning Commission recognizes the demand for establishing wine tasting facilities but also recognizes that their proliferation could impact the balanced mix of uses that the General Plan encourages. The following standards are recommended and should be considered by the Planning Commission in its review of wine tasting permits:

When Associated with Retail Wine Shops and off-site Wine Tasting Rooms:

- The primary purpose of wine tasting should be to encourage patrons to purchase wine for consumption off-site. Establishments should not operate as a wine bar where the primary purpose would be for patrons to drink wine.
- In order to avoid the appearance of a bar, the wine tasting service and seating area should generally be limited to no more than 30% of the floor area of the retail space.
- Tasting should only involve traditional wine based products such as still wines, sparkling wines or Port, no other alcoholic beverages should be permitted to be tasted or purchased.
- The maximum serving size should be 2 ounces per serving. Customers should not be permitted to drink bottles of purchased wine in the store and no wine tasting should take place on public property.
- Light snacks may be allowed, however, appetizers and/or meals should not be permitted.
- In order to encourage diversity and maintain a balanced mix of uses, one retail location offering wine tasting should not be located directly adjacent to another retail location offering wine tasting (not including restaurants). Generally, not more than five establishments offering tasting should be permitted along any one block*.
- Night time hours should be limited to no later than 10:00 p.m.
- Wines originating from Monterey County Vineyards and Wineries and locating their off-site tasting rooms in Carmel are desired and strongly encouraged.

When Associated with other Uses (Art Gallery, Clothing Store, etc.)

- All the standards listed above.
- Limited to retail spaces of 2,000 square feet or larger.

*For the purposes of this policy a block would include all commercial spaces on both sides of a street located between the next two cross streets. For example, no more than five wine tasting establishments should be permitted along San Carlos Street between Ocean and Seventh avenues.

Attachment C – Wine Tasting Shops Approved

Approved shops in operation

#	Name	UP#	Hours of Operation	ABC License	Year Approved	Stand-Alone (Y or N)
1	Vino Napoli	09-1	10 a.m.-10 p.m.	Type 42	2009	Y
2	Silvestri Vineyards	13-4	10 a.m.-10 p.m.	Type 02	2013	Y
3	Dawn's Dream	13-15	12 p.m. – 7 p.m.	Type 02	2013	Y
4	Figge Cellars (Winefield Gallery)	11-1	8 a.m.- 10 p.m.	Type 02	2011	N
5	Trio	11-21	Not specified	Type 20 and 42	2012	N
6	Caraccioli Cellars	10-13	10 a.m.-10 p.m.	Type 02	2010	Y
7	Galante Vineyards	03-39	9 a.m.- 8 p.m.	Type 02	2003	Y
8	Manzoni Cellars	09-03	10 a.m.-10 p.m.	Type 02	2009	Y
9	Blair Vineyards	12-10	10 a.m.- 8 p.m.	Type 02	2012	Y
10	Shale Canyon	12-11	8 a.m.- 10 p.m.	Type 02	2012	Y
11	Nielsen's Market	Not specified	Not specified	Not specified	Not specified	N
12	Scheid Vineyard	11-11	8 a.m.- 10 p.m.	Type 02	2011	Y
13	Albatross Ridge	13-9	10 a.m.- 9 p.m.	Type 42	2013	Y
14	Wrath Wines	10-22	10 a.m.- 10 p.m.	Type 02	2010	Y
15	Paraiso Vineyards	13-22	11 a.m.- 7 p.m.	Type 02	2013	Y
16	Southern Latitudes **(*In process of ownership change)**	04-03	9 a.m.- 8 p.m.	Type 42	2004	Y
17	De Tierra Vineyard	12-17	10 a.m.- 8 p.m.	Type 02	2012	Y

18	Surf N' Sand	07-10	Not specified	Type 21 and 42	2008	N
19	Windy Oaks	14-09	12 p.m. – 8 p.m.	Type 02	2014	Y
20	The Cheese Shop	06-10	10 a.m. – 7 p.m.	Type 21 and 42	2006	N

Lincoln St
Monte Verde St
Dolores St
San Carlos St
Mission St
Junipero St
5th Ave
6th Ave
7th Ave
Ocean Ave
Devendorf Park
Red Eagle Ln
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
200 ft
N

November 13, 2014

CARMEL
Wine Walk
BY-THE-SEA™

Robert A. Mullane, AICP
Planning Commissioners
Community Planning and Building Director
City of Carmel-by-the-Sea
Department of Community Planning and Building
P.O. Drawer G
Carmel-by-the-Sea, CA 93921

RE: Wine Tasting Policy Draft by Carmel Wine Walk™ and Carmel Resident's Association for review

Dear Rob and Commissioners,

The members of Carmel Wine Walk-by-the-Sea™ and the Carmel Residents Association have prepared a revised suggested policies document for your review as you go forward in formulating your wine Tasting Room Policies for the City of Carmel-by-the-Sea.

The Carmel Wine Walk-by-the-Sea and the Board of Directors of the Carmel Residents Association believe that our proposed policies will enhance the visitor's experience as well as protect the traditional character of our village. We have not reviewed the legal ramifications of these proposed policies but we hope that our joint effort will assist you in preparing policies that both protect and enhance the wine tasting industry that Carmel enjoys as well as preserves the integrity of the lifestyle for which Carmel is celebrated.

Best regards,

Celeste White, white page communications (on behalf of the members of the Carmel Wine Walk-by-the-Sea)

Barbara Livingston (on behalf of the Carmel Resident's Association)

cc: The City Council of Carmel-by-the-Sea

The Carmel Wine Walk by-the-Sea supporting tasting rooms include the following: Caraccioli Cellars, Galante Vineyards, Figge Cellars, Vino Napoli, Silvestri Vineyards, Scheid Vineyards, Dawn's Dream, Manzoni Cellars, Shale Canyon Wines, Wrath Wines, De Tierra Vineyards, Windy Oaks and Alexander-Smith. Blair Canyon would like to see 100% of the wine poured in the tasting rooms grown and produced in Monterey County.

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NOV 11 2014
City of Carmel-by-the-Sea
Planning & Building Dept.

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NOV [illegible] 2014
City of Carmel-by-the-Sea
Planning & Building Dept.

Wine Tasting Policy
(Adopted 6/23/2011)
Amended by Carmel Wine Walk by-the-Sea July 23, 2014
Amended by the Carmel Residents Association and Carmel Wine Walk by-the-Sea September 11, 2014
Amended Carmel Residents Association November 4, 2014.

Purpose

To establish guidelines for the review and approval of wine tasting facilities in the Central Commercial and Service Commercials Districts in the downtown.

Policy

The General Plan encourages a balanced mix of uses that serve the needs of both local and non-local populations. The Planning Commission recognizes the demand for establishing wine tasting facilities, as defined below, but also recognizes that their proliferation could impact the balanced mix of uses that the General Plan encourages. The following standards are recommended and should be considered by the Planning Commission in its review of wine tasting permits:

A wine tasting room is a stand-alone Wine Tasting Facility with a Duplicate Type 02 permit issued by the California Department of Alcoholic Beverage Control (CABC, or "ABC") that allows on premise wine tasting and off premise wine bottle sales. These policies only apply to businesses that meet the following criteria:

1. The Winery applicant shall be required to hold a valid Type 02 license issued by the ABC.
2. The Winery will need to establish a Duplicate Type 02 license with the ABC to operate a Wine Tasting Room in Carmel.
3. The Winery's Type 02 shall be established at a winery in Monterey County.
4. The Winery should be a bonded winery licensed by the Alcohol and Tobacco Tax and Trade Bureau ("TTB") at the federal level.
5. The Wine Tasting room shall be a stand-alone facility and not a minor use in another type of business.

The following policies shall apply:

1.1 The primary purpose of wine tasting should be to encourage patrons to purchase wine for consumption off-site. Establishments should not operate as a wine bar where the primary purpose would be for patrons to consume wine on premise other than for the purpose of wine tasting.

1.2 In pursuance of educating consumers on Monterey County Wines adequate seating with appropriate design that will facilitate bottle sales and brand marketing is strongly encouraged.

1.3 Tasting should only involve traditional wine based products such as still wines, sparkling wines or Port-type products, no other alcoholic beverages will be permitted to be tasted or purchased. Ancillary retail wine items are permitted for retail space.

1.4 The maximum serving size should be 2 ounce per serving. Customers should not be permitted to drink bottles of purchased wine in the Tasting Room and no wine tasting should take place on public property.

1.5 Light snacks are allowed and are encouraged, however, full meals are not to be permitted.

1.6 In order to encourage diversity and maintain a balanced mix of uses, one tasting room should not be located directly adjacent to another retail location offering wine tasting (not including restaurants). Other than currently existing uses any future tasting rooms shall be limited to no more than three establishments offering tasting along any one block*.

- Nighttime hours should be limited to no later than 10:00 p.m.**
- All tasting rooms must be Monterey County wineries, and 75% of their total production of grapes must be grown and produced in Monterey County.
- 75% of the wine tasted at the Wine Tasting Room shall be from grapes grown and wine produced in Monterey County.

- It is common practice that Tasting Rooms host occasional promotion and special events to encourage sales and marketing of wine for the education and development of current and potential customers. These may include cultural, social, and business events. They may also include food service including food and wine pairings. As these are recognized as common and ordinary business practices, such marketing events shall be allowed without additional permitting requirements.
- For the economic viability of the tasting rooms, residents, property owners and the City of Carmel-by-the-Sea there will be a mandatory cap of tasting rooms at 15 in the Carmel Business District in order to ensure the density of tasting rooms are stratified within Carmel Village.

*For the purposes of this policy a block would include all commercial spaces on both sides of a street located between the next two cross streets. For example, no more than three wine tasting establishments should be permitted along San Carlos Street between Ocean and Seventh avenues.

** The CRA takes exception to a closing hour of 10p.m. and suggests the following: Sunday - Thursday, close at 6. Friday and Saturday - close at 8 p.m. Special events- close at 10p.m.

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

February 11, 2015

To:	Chair Reimers and Planning Commissioners
From:	Rob Mullane, AICP, Community Planning and Building Director RM
Subject:	Consideration of Sign Permit (SI 14-33) for 2 signs for Carmel Belle: one at the Ocean Avenue entrance of the Doud Arcade and one at the San Carlos entrance

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Recommendation:

Review Sign Application (SI 14-33) and determine the appropriate action

Application:	SI 14-33	**APN:**	010-146-002 & 010-146-017
Block:	76	**Lots:**	9, 10 & 11
Location:	Doud Arcade, West Side of San Carlos and South Side of Ocean		
Applicant:	Chloe Dolata (Carmel Belle)	**Property Owner:**	TSD Carmel Properties

Background and Project Description:

The project site is the Doud Arcade, which has two entrances. One entrance is on the west side of San Carlos Street between Ocean and Seventh Avenues, and the other is on the south side of Ocean Avenue between San Carlos and Dolores Streets. The Doud Arcade includes several retail shops and a full-line restaurant: Carmel Belle. An expansion of Carmel Belle was approved by the Planning Commission in September 2013, through Use Permit (UP 13-13).

The owner of Carmel Belle, Ms. Chloe Dolata, is proposing to install two business signs on the outside of the Doud Arcade near the two entrances. The Ocean Avenue sign would be a 3-square foot blade sign that is bright orange and white and includes the business name along with the image of a chicken. A new metal bracket is proposed in addition to the sign. The San Carlos Street sign would be a 6-square foot wall-mounted sign that is also bright orange and white. This sign would include the business name along with the slogan "breakfast, lunch & dinner". Both signs are proposed to be constructed of wood and would be located above the respective entrances (see Attachment A).

Staff analysis:

Purpose: Carmel Municipal Code (CMC) Section 17.40.010 encourages: *"business signs that are simple in graphic design, informative of the business use, and compatible in color and design with adjoining structures."* CMC 17.40.030.C restricts administrative (staff-level) approval of business signs to a single sign for each business.

Permit Process: CMC 17.40.020.B Planning Commission Approval, states:
Signs which, in the opinion of the Director, require exception from the standards described in this chapter shall be reviewed by the Planning Commission. The Planning Commission also shall review all business signs painted, etched or otherwise applied to glass, all signs made of plastics, fabric or imitation wood and all signs of architectural, cultural, and historical significance. The Commission may grant exceptions only to the number, location, and design of business signs.

The following criteria must be satisfied to grant the exception:

1. *Number. Additional business signs may be permitted in unusual circumstances such as, but not limited to, a business that has entrances on two different public rights-of-way.*
2. *Location. Signs shall clearly identify the business entrance. Signs shall be pedestrian-oriented except for gas stations and motels that are recognized by the City as predominately vehicle-oriented business. Clutter from business signs at street frontages shall be avoided. Sign clutter along street frontages from multiple businesses within a courtyard or building shall be avoided.*
3. *Design. Any exceptions to design standards shall retain compatibility with the design, color, and scale of the building.*

Business Signs: CMC 17.40.030 states that business signs shall be:

1. *Informative of the business name and use. The business name shall be the primary design feature on the sign, and all logos and other graphics shall be subordinate to the business name;*
2. *Simple in design. Any creative graphic depictions should be related to the business use and in scale with sign text;*
3. *Oriented toward the pedestrian environment within the commercial district;*
4. *Compatible in design, color, size and scale to the business storefront, adjoining structures and surroundings; and*
5. *Made of permanent and natural materials such as wood, wrought iron, ceramic or stone unless otherwise approved by the Planning Commission.*

Staff is referring the Commercial Sign application to the Planning Commission because the proposed signs exceed City staff's administrative approval authority for two main criteria:

1. More than one sign is proposed.
2. The locations of the proposed signs are not as close as possible to the business entrance.

Staff also notes several other concerns and apparent conflicts of the proposal with the City's Sign Regulations, including:

1. The proposed signs appear to contribute to sign clutter and appears to violate the standards for review of sign requests by the Planning Commission, which states in part, as noted above:

   Clutter from business signs at street frontages shall be avoided. Sign clutter along street frontages from multiple businesses within a courtyard or building shall be avoided.
2. The proposed sign on the Dolores Street frontage is out of scale with the existing setting, as it is larger and more apparent than the building's main Doud Arcade sign.
3. The selected colors for the sign are overly bright and not complimentary to the building's architecture.
4. Approval of this request would set a precedent for situations where interior or courtyard businesses want additional signage on the front of buildings leading to an increase in sign clutter and challenges with on-going and future code compliance efforts on unpermitted signs.

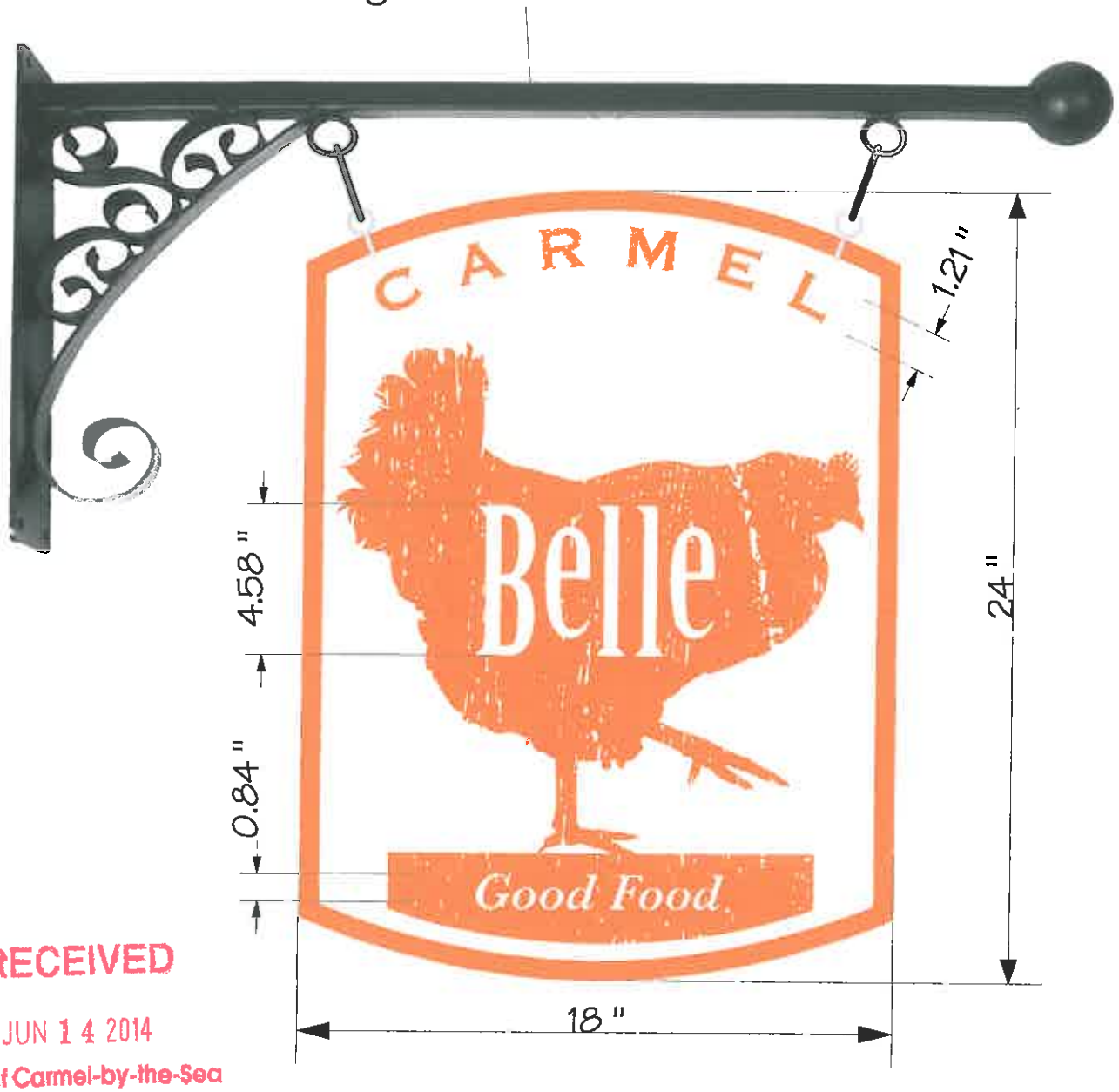
Alternatives: Given staff's concerns with the requested signage, staff would recommend either denial of the request, or substantial revisions. Staff has met with both the applicant and the property owner and discussed alternatives that would appear to be more supportable by staff and/or the Commission. The Planning Commission may approve the applicant's proposed commercial signage as proposed or with revisions. The Commission may also deny the request, or continue the item with direction on revisions.

Environmental Review: The application qualifies for a Class 11 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311 of the State CEQA Guidelines. Class 11 exemptions include placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including on-premise signs.

ATTACHMENT:

- Attachment A – Proposed Sign Renderings

33" long "low-clearance" scroll bracket



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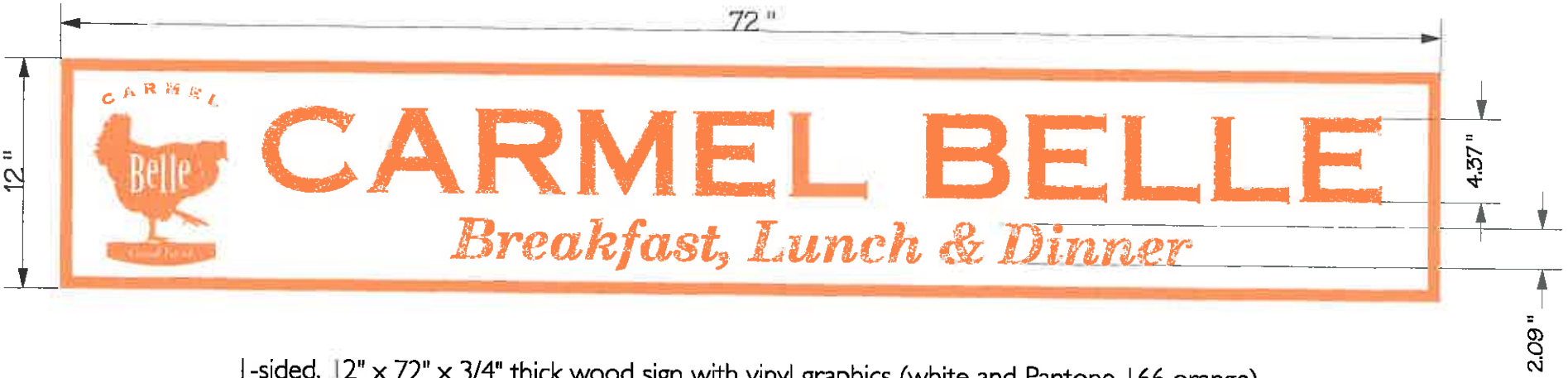
Planning & Building Dept.

2-sided, 18" x 24" x 2" thick
sandblasted cedar sign,
painted white and Pantone 166 orange.
To hang with eyebolts and chain
from steel "low-clearance" scroll bracket,
mounted to wall with lag bolts.

Orange areas are raised,
white areas are recessed (blasted).

ELEVATION 1 (OCEAN AVE.)

ELEVATION 1B (OCEAN AVE.)



1-sided, 12" x 72" x 3/4" thick wood sign with vinyl graphics (white and Pantone 166 orange), to hang with eyebolts and chain from wood beam below awning.

ELEVATION 2 (SAN CARLOS ST.)

ELEVATION 2b (SAN CARLOS ST.)

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

February 11, 2015

To:	Chair Reimers and Planning Commissioners
From:	Rob Mullane, AICP, Community Planning and Building Director RM
Submitted by:	Michael Branson, City Forester
Subject:	Consideration of a Municipal Project (MP 15-032) and associated Coastal Development Permit application for alterations to the Mission Trail Nature Preserve signage and relocate the entry signs at five entrances to the Preserve (Rio Rd., Eleventh Ave., Martin Rd., Mt. View Ave., and 25800 Hatton Rd).

Recommendation:

Approve recommended new signage locations and design of sign posts within the City's Municipal Project, Mission Trail Nature Preserve Sign Posts and Locations (MP 15-032) and approve the issuance of a Coastal Development Permit.

Application: MP 15-032 **APNs:** 010-061-006, 010-061-007
009-341-008, and 009-341-001

Location: Mission Trail Nature Preserve

Applicant: City of Carmel-by-the-Sea

Background and Project Description:

The Mission Trail Nature Preserve ('Preserve") was established as a natural parkland for passive recreational use by City Council in 1979. The park boundaries encompass 35 acres of unspoiled native vegetation and includes the Flanders Mansion, the Lester Rowntree Native Plant Garden and the meadow of Martin Road. Primary uses include hiking, jogging, birding and relaxation in a quiet natural setting as set forth in the Mission Trail Nature Preserve Master Plan (page 8 of the plan).

There are five entrances to the Preserve: (1) Mountain View Entrance; (2) Rio Road, (3) 11th Avenue; (4) Martin Road and (5) Hatton Road. This project entails the use of a new wood post and frame design in which the existing and any future signs within the Preserve would be inserted (Attachment B). Upon Planning Commission approval, the adopted design would become the standard style throughout the Preserve for any future signs. In addition, staff is seeking approval on relocating the existing entry signs as well a new location for an entry sign at the Hatton Road entrance. Staff is seeking approval on the locations and the post/frame design. The sign content and design have been previously approved by City officials. Funding for changing the existing signs to the new design and the new sign will be from the operating budget of the Forest, Parks and Beach Department.

This project is identified as a priority by the Friends of Mission Trail Nature Preserve, an official City support group founded to assist the City in implementing the Mission Trail Nature Preserve Master Plan,[1] and represents a good example of public-private partnership. The proposed project implements an objective of the Mission Trail Nature Preserve Master Plan, an appendix to the City's adopted General Plan:

> **O5-32 Provide reasonable low-impact uses of Mission Trails Nature Preserve for the enjoyment of its natural surroundings and plant and wildlife inhabitants.**

Staff Analysis:

The sign post project consists of 6" x 6" support posts with 4" x 6" cross members. These components will have a grove cut for the entry sign will slide into to create a framed appearance. The existing signs would be attached to 2" x 4" with the sign providing the lateral support for the posts. The intent of the new design for the sign supports is to enhance the overall sign quality and aesthetics as well as compliment the entry signs.

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[1] Friends of Mission Trail Nature Preserve ("FOMTNP") was formed in 2009, and was formally incorporated in December, 2013 as a non-profit corporation. It became an official support group of the City in 2014. The purpose of the FOMTNP is to support the City in implementing the Mission Trail Nature Preserve Master Plan, including the removal of invasive flora. Since 2009, FOMTNP has, among other works, conducted, on a regular basis (now on the second Saturday on each month), work parties in the Preserve resulting in thousands of volunteer hours of work, removing invasive plants from the Preserve by hand and performing other light maintenance. The FOMTNP Board of Directors held a series of workshops in 2013, which resulted in the preparation of a "Blue Book, which FOMTNP published in October 2013 and has been distributed to members of the Forest and Beach Commission, the City Council and City staff. The "Blue Book" identifies various operational and capital improvements to be made within the Preserve. FOMTP consists of its Directors: Francis ("Skip") Lloyd (President); Greg D'Ambrosio (Vice-President); Lucinda Lloyd (Secretary); Marsha Zelus (Treasurer); Gary Girard; Joyce Stevens; Randell Bishop; and Mary Anne Lloyd and its Advisors of Bill Doolittle; Roy Gustaveson and Susan Kiley.

Relocating the existing entry signs is the suggestion of the FOMTNP in order to improve the visual presentation of the signs to visitors to the Preserve and improve public safety at the Mt. View entrance. The signs are proposed to move 15 to 40 feet from their current locations with a new sign installed at the Hatton Road entrance near the Flanders house (Attachment C).

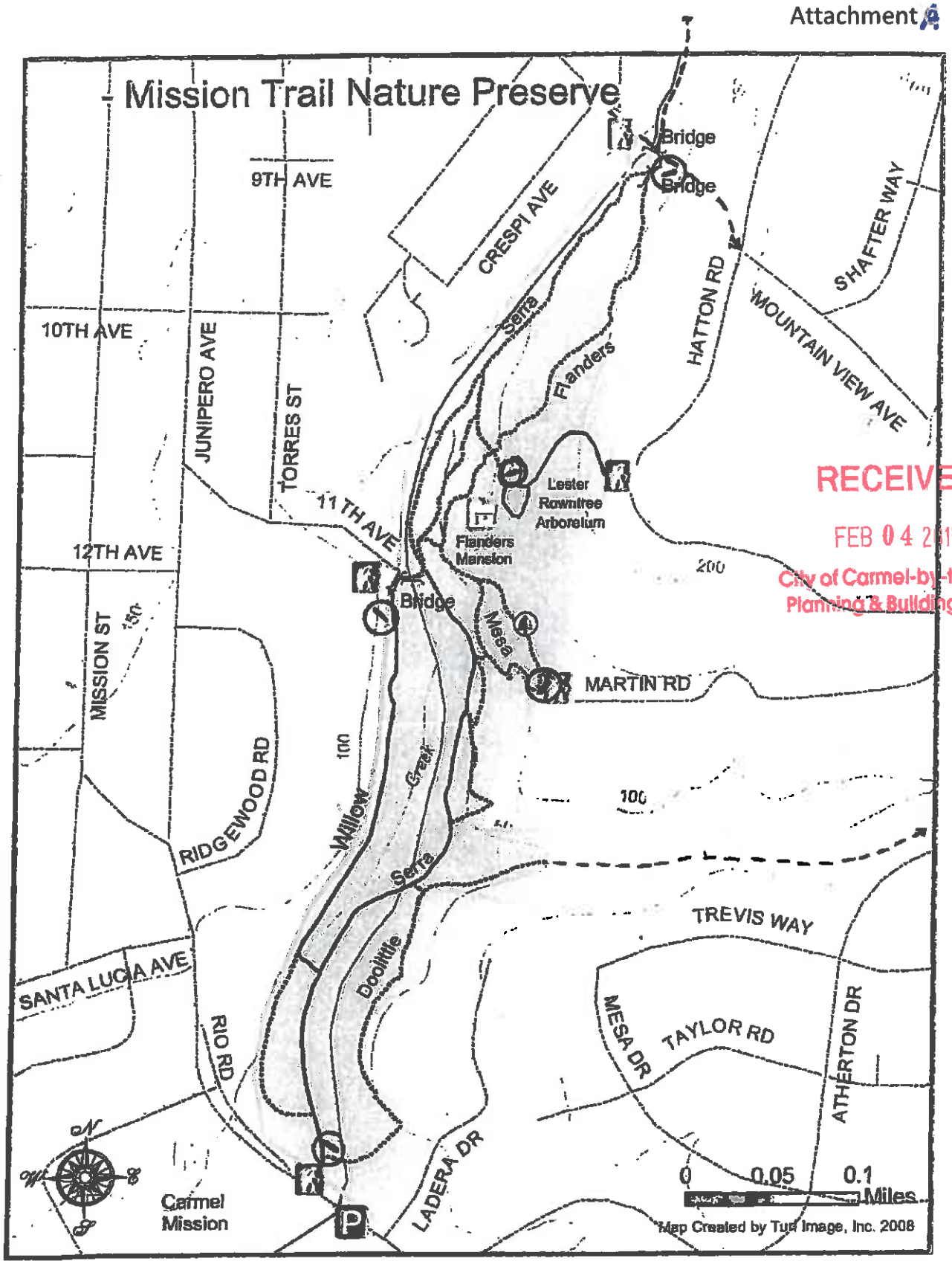
This project was reviewed and approved by the Forest and Beach Commission during their regular meeting on December 11, 2014. Several entrances to the Preserve are located within the appealable jurisdiction of the Coastal Commission; therefore, City staff have conferred with Coastal Commission staff for their input of the project.

Environmental Review: The proposed project qualifies for a Class 11 categorical exemption from CEQA requirements, pursuant to Section 15311 of the State CEQA Guidelines. Class 11 exemptions include the construction or placement of minor structures accessory to existing facilities, including signage. The proposed new sign locations do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – New Sign Locations
- Attachment B – Sign Post Design
- Attachment C – Mission Trail Nature Preserve Master Plan (transmitted separately)

Attachment A



RECEIVED
FEB 04 2015
City of Carmel-by-the-Sea
Planning & Building Dept.

TRAIL MAP FOR

Mission Trail Nature Preserve

New Entry Sign ⊖

Rio Road: New Sign Location

Mtn View: New Sign Location – *Option 1*

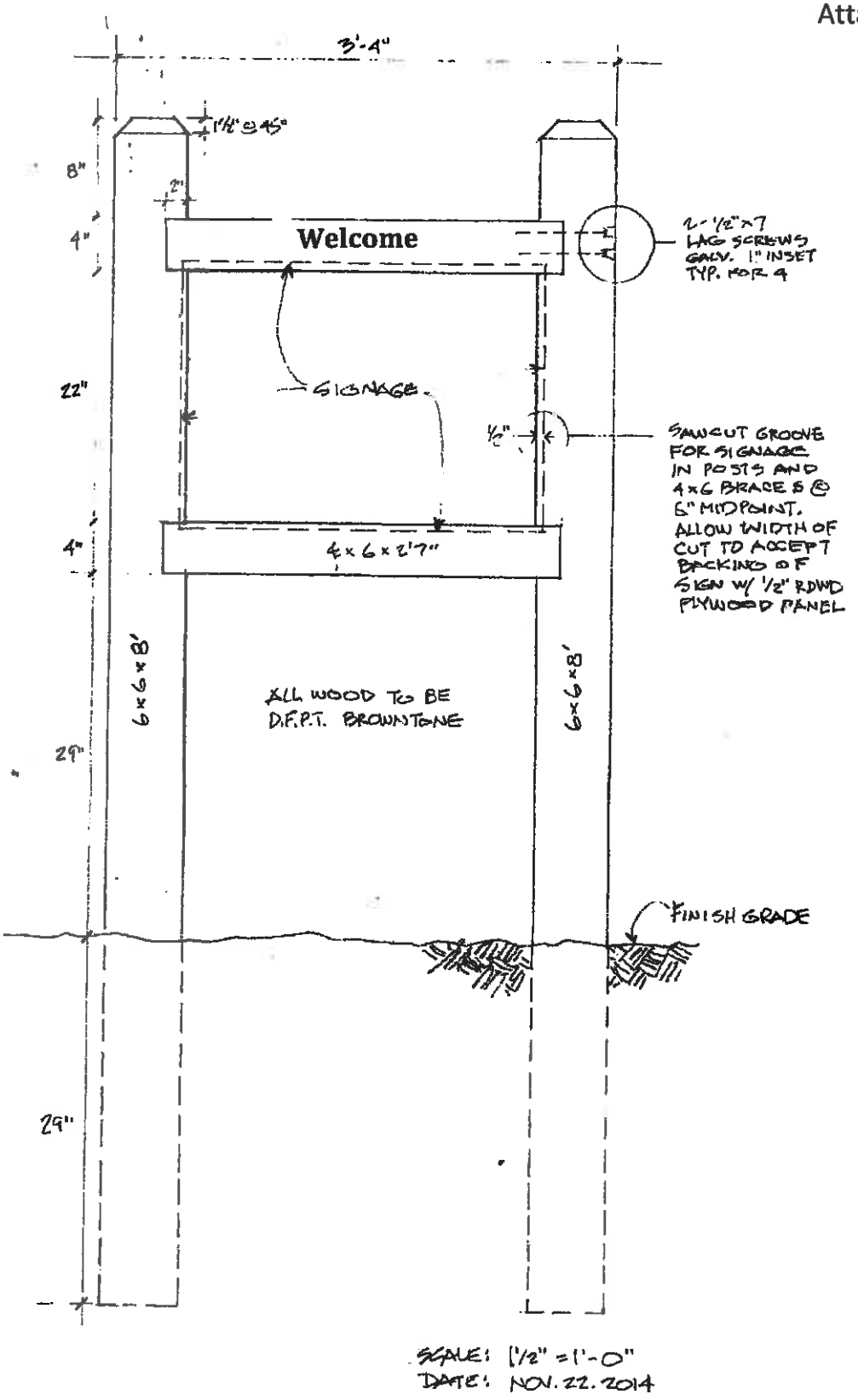
Mtn View: New Sign Location – *Option 2*

11th Ave: New Sign Location – *Option 2*

11th Ave: New Sign Location – *Option 1*

Martin Road: New Sign Location

*New entry sign at Flanders entrance.



SCALE: 1½" = 1'-0"
DATE: NOV. 22. 2014

PARK SIGNS - SEACH - CITY OF CARMEL-BY-THE-SEA CA.
DESIGN - GREG D'AMBROSIO DRAWN BY - GARY GIRARD

Presented by Friends of Mission Trail Nature Preserve

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

February 11, 2015

To:	Chair Reimers and Planning Commissioners
From:	Rob Mullane, AICP, Community Planning and Building Director RM
Submitted by:	Michael Branson, City Forester
Subject:	Consideration of a Municipal Project (MP 15-033) and associated Coastal Development Permit for alterations to the Mission Trail Nature Preserve Mt. View Ave entry for the purpose of improving public safety

Recommendation:

Approve the design options for a City Municipal Project, Mission Trail Nature Preserve Mountain View Entrance, (MP 15-033) and approve the issuance of a Coastal Development Permit.

Application:	MP 15-033	**APN:**	010-061-006
Location:	Mission Trail Nature Preserve Mountain View Entrance		
Applicant:	City of Carmel-by-the-Sea		

Background and Project Description:

The Mission Trail Nature Preserve ('Preserve") was established as a natural parkland for passive recreational use by City Council in 1979. The park boundaries encompass 35 acres of unspoiled native vegetation and includes the Flanders Mansion, the Lester Rowntree Native Plant Garden and the meadow of Martin Road. Primary uses include hiking, jogging, birding and relaxation in a quiet natural setting (see Page 8 of Attachment A: Mission Trail Nature Preserve Master Plan).

There are five entrances to the Preserve: (1) Mountain View Entrance; (2) Rio Road, (3) 11th Avenue; (4) Martin Road and (5) Hatton Road. This project consists of improvements to an existing pedestrian path of travel from the Mountain View Avenue Entrance of the Preserve to a pedestrian foot bridge within the Preserve. The project is supported by Council, which has approved funding of $48,000 toward the project as part of the current fiscal year budget.

This project is identified as a priority by the Friends of Mission Trail Nature Preserve, an official City support group founded to assist the City in implementing the Mission Trail Nature Preserve Master Plan,[1] and represents a good example of public-private partnership. The proposed projects implement an objective of the Mission Trail Nature Preserve Master Plan, an appendix to the City's adopted General Plan:

> **O5-32 Provide reasonable low-impact uses of Mission Trails Nature Preserve for the enjoyment of its natural surroundings and plant and wildlife inhabitants.**

Staff Analysis:

The purpose of the Mountain View Entrance project is to improve pedestrian safety and enhance the existing entrance in a more attractive manner that is still appropriate for the rustic Preserve setting. It is also the goal of staff to identify materials that could be used in future capital projects within the Preserve, such as the Rio Road Entrance. This would allow for a continuity of materials to create a consistent look and feel to all entrances to the Preserve and within the Preserve itself.

For the Mountain View Entrance Project, the existing path of travel consists of portions of degraded timber steps, and a combination of asphalt, gravel, and dirt surfaces. Staff proposes to improve this path of travel by constructing new timber steps with powder coated handrails with decomposed granite dispersed between the stairs; a parallel non-stepped surface using colored brushed concrete; a storm water drainage swale; landscape planting; and two benches, a trash receptacle, and a "mutt mitt" station using the same styles that exist elsewhere in the City (Attachment B). A draft cost estimate has been provided by the landscape architect

[1] Friends of Mission Trail Nature Preserve ("FOMTNP") was formed in 2009, and was formally incorporated in December, 2013 as a non-profit corporation. It became an official support group of the City in 2014. The purpose of the FOMTNP is to support the City in implementing the Mission Trail Nature Preserve Master Plan, including the removal of invasive flora. Since 2009, FOMTNP has, among other works, conducted, on a regular basis (now on the second Saturday on each month), work parties in the Preserve resulting in thousands of volunteer hours of work, removing invasive plants from the Preserve by hand and performing other light maintenance. The FOMTNP Board of Directors held a series of workshops in 2013, which resulted in the preparation of a "Blue Book, which FOMTNP published in October 2013 and has been distributed to members of the Forest and Beach Commission, the City Council and City staff. The "Blue Book" identifies various operational and capital improvements to be made within the Preserve. FOMTP consists of its Directors: Francis ("Skip") Lloyd (President); Greg D'Ambrosio (Vice-President); Lucinda Lloyd (Secretary); Marsha Zelus (Treasurer); Gary Girard; Joyce Stevens; Randell Bishop; and Mary Anne Lloyd and its Advisors of Bill Doolittle; Roy Gustaveson and Susan Kiley.

(Attachment C).

Having two routes down the steep slope serves the various users of this entrance. The stairs provide a gentle low stress way of going up and down the slope. The heavily tooled concrete pathway will serve bicycles and people with strollers, the City motorcycle police officer, and address the manhole service requirements of the Carmel Area Wastewater District (there are two sewer manholes at the bottom of the slope.

Other benefits of this proposal are collection of water flowing down the slope, reduction of soil erosion onto the footbridge, and significant safety improvement over the existing situation. Also proposed is the placement of another bench near the top of the entry that would be installed at a later time as a possible donor opportunity or work project for the FOMTNP.

This project was reviewed and approved by the Forest and Beach Commission during their regular meeting on December 11, 2014. Since the Mountain View Trailhead area is within the appeals jurisdiction of the Coastal Commission, City staff have conferred with Coastal Commission staff and obtained their input of the project.

Environmental Review: The proposed project qualifies for a Class 4 Categorical Exemption from CEQA requirements, pursuant to Section 15304 of the State CEQA Guidelines. Class 4 exemptions are for Minor Alterations to Land and include alterations in the condition of land, water, and/or vegetation, which do not involve removal of healthy, mature, scenic trees. The proposed new sign locations do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Mission Trail Nature Preserve Master Plan
- Attachment B – Draft Cost Estimate
- Attachment C – Proposed Entry Design

MISSION TRAIL NATURE PRESERVE

MASTER PLAN

TABLE OF CONTENTS

A. Introduction

B. Purpose of Master Plan

C. Vegetation

D. Wetlands and Riparian Habitats

E. Drainage

F. Public Uses

G. Lester Rowntree Native Plant Garden

H. Flanders Mansion

I. Stewardship Program

J. Parking

K. Use of Mechanized Equipment

L. Maps

MISSION TRAIL NATURE PRESERVE MASTER PLAN

A. INTRODUCTION

HISTORY OF THE PARK

Mission Trail Nature Preserve, designated a nature park in 1979, approved by the Carmel-by-the-Sea Forest and Beach Commission and adopted by the City Council, has been established as a natural parkland for passive recreational use. The park boundaries encompass 35 acres of unspoiled native vegetation and includes the Flanders Mansion, the Lester Rowntree Native Plant Garden and the meadow off Martin Road.

The Preserve affords the user the opportunity to enjoy the natural beauty of seasonal growth and change of flora and fauna, to walk the trails, and to take in the grandeur of the expansive vistas, particularly those of the Fish Ranch, Point Lobos, Carmel Mission, and Carmel Bay.

Stately pines, oaks and a pure stand of toyon dominate the northern reaches of the Preserve, while a dense stand of willow shrouds the low-lying flood plain to the south.

During any season of the year various birds (more than 50 species) can be seen, and displays of native grasses, trees, shrubs, and wildflowers can be viewed as one hikes along the three miles of trails within the Nature Preserve boundaries. Each new season announces the subtle alterations in the character of the Preserve vegetation and provides new color displays for the avid occasional hiker.

B. MASTER PLAN

Most of Mission Trail Nature Preserve is designated as an Environmentally Sensitive Habitat Area (ESHA). ESHA's are defined in Section 30107.5 of the California Coastal Act of 1976 as "any area in which plant or animal

life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." In a natural setting, ESHA's would be fully self-sustaining and would not need active management. Mission Trail Nature Preserve an isolated remnant of a larger environmentally sensitive area, is now surrounded by urban development. Active management is essential if resource values of this habitat are to be protected and preserved.

The purpose of the Master Plan is twofold:

1. To establish and maintain long range goals for preservation and use of the Mission Trail Nature Preserve.

2. To guide the City in its decision making process concerning the management of the Mission Trail Nature Preserve.

The Master plan has evolved over a period of years through data gathered from a report prepared by Jones and Stokes Associates, staff analysis, and public input. It consists of both written policies and a physical map of the park. Throughout the process, citizen input evaluating past City actions and suggesting further directions has been actively encouraged. The Mission Trail Park Advisory Committee was assigned the task of preparing the Master Plan by the City Council. Its members are: Russell Gifford, Roberta Bialek, Tim Zorach, Steve Brooks, and Wayne Earls (non-voting members are Gary Olsen, representative from the Rowntree Native Plant Garden and Maxine Jennings, representative from the Recreation Commission).

The Format of the Master Plan is similar to the City's General Plan. It is divided into sections relating to specific areas of the Nature Preserves, physical features, fire suppression, vegetation, trails and public use. Within each of these sections, goals are established, objectives identified, followed by policies supporting the objectives. It is intended that all policies under each objective have equal weight. Naturally, when making decisions based on the policies in this Master Plan, some policies will have greater bearing on the matter at hand than do other policies under the same objective.

C. VEGETATION

Mission Trail Nature Preserve supports a mosaic of vegetation consisting of a Monterey pine forest on inland granitic bedrock and old dunes, central coast arroyo willow riparian forest, box elder and cottonwood trees,

wetland drainage, wet meadow, coast live oak woodland, coastal terrace prairie, and horticultural plantings.

G C-1 Preserve the forested tranquil atmosphere of the Mission Trail Nature Preserve.

O C-1 Preserve and enhance the vegetative diversity in Mission Trail Nature Preserve consisting of Monterey pine forest, central coast willow riparian forest, wet meadow, coast live oak woodland, redwood, box elder, cottonwood, coastal terrace prairie, and horticultural plantings.

P C-1 Continue the annual Monterey pine seedling planting during the winter of each year (using the seed collecting guidelines of the Genetic Resources Conservation Program of the University of California at Davis, in order to maintain appropriate genetic diversity). Enhance efforts to replant and maintain native tree species similar to nearby native riparian vegetation.

P C-2 Avoid removal or pruning of native riparian vegetation except for drainage channel and road/trail clearance and/or for the purpose of new native indigenous tree/shrub establishment.

O C-2 Enhance coastal terrace prairie on the west and south facing slopes in the Martin Road parcel and between the outlet meadow and Ladera Drive.

P C-3 Remove by hand nonnative shrubs and their roots invading these areas during late spring when soils are moist and before seed/seed pods become viable.

O C-3 Avoid further erosion and loss of native coastal and terrace vegetation.

O C-4 Reduce the introduction and population of invasive horticultural species in the Preserve.

P C-5 Provide residents of adjacent properties with a list of plants that are compatible with the native vegetation of

the Preserve. Encourage use of this list as a guide for planting private landscapes. Additionally, provide a list of invasive plants to avoid.

P C-6 Organize volunteer work groups to remove nonnative plants from the Preserve. The California Department of Forestry and Fire Protection crews from Gabilan Camp could be used to assist this effort.

O C-5 Monitor and protect the Hickman's onion population found in the Preserve.

P C-7 Consider retaining a qualified volunteer botanist to monitor the population of Hickman's onion to determine if current management practices and public use of the coastal terrace prairie are affecting the viability of the population.

P C-8 Consider limiting access in the coastal terrace prairie during winter and spring months when the soil disturbance could affect the species.

O C-6 Maintain and enhance habitat for Monterey Dusky-Footed Woodrat (a special status wildlife species), in accordance with recommendations of a qualified wildlife biologist.

P C-9 Consider retaining a volunteer biologist to monitor the rat's population and develop a management plan to help ensure its survival.

D. WETLANDS AND RIPARIAN HABITATS

Central coast arroyo willow riparian forest occurs as a dense, multi-layered forest along the western boundary of the park. Riparian forest also occurs along a perennial drainage near the western boundary of the Mission Trail Nature Preserve. The riparian forest is characterized by a canopy layer of black cottonwood and arroyo willow and a sub-canopy of shrub-size arroyo willow and dogwood.

Wet meadow dominates the southern end of the Preserve. The wet meadow is characterized by a mix of wet meadow species, grassland species, and introduced grasses.

G D-1 **Protect, maintain and enhance the rare coastal habitats and associated plants and animals within Mission Trail Nature Preserve.**

O D-1 Maintain natural drainage patterns except where erosion or human safety problems may be created. Maintain the existing creek bed and preclude it from becoming debris clogged.

P D-1 Remove fallen trees and limbs from the stream channels as needed. Place rip-rap to prevent erosion only in situations where private property or public safety is at risk

O D-2 Encourage native vegetation to re-establish on sites previously mowed, cut, or invaded by exotic species.

P D-2 Allow willows to grow in the riparian corridor and the wet meadow.

P D-3 Remove and/or consider removal of both intentionally introduced plants and invasives by instituting an annual program through joint efforts of contract workers and volunteers.

P D-4 Research the most appropriate time for mowing grasses to encourage the growth of native plants and discourage exotics and schedule accordingly.

O D-4 Prepare annual maintenance plans for these habitats.

O D-5 Prohibit cleaning of City maintenance equipment in the Preserve.

E. DRAINAGE

Two main perennial drains and smaller drainages transect Mission Trail Nature Preserve. The main perennial drainage begins at the northern end of

the Preserve, runs along the western boundary, and forks near the center. At the northern end, the drainage bottom is generally un-vegetated. The canyon sides are vegetated with Monterey pine and coast live oak with a dense understory of French broom, German ivy, English ivy, and California blackberry. French broom dominates the banks along the northern portion of the drainage, grading into a dense central coast arroyo willow riparian forest (near 11th Street entrance to the Preserve at Willow Trail.) Redwood, bay tree (Umbellularia californica), and bamboo (Bambusa sp.) also occur in localized portions of the drainage.

G E-1 To preserve the natural drainage of Mission Trail Nature Preserve and encourage wetlands.

O E-1 Maintain the existing creek bed and preclude it from becoming debris clogged.

P E-1 Repair stream bank deterioration as it occurs, and remove inert debris and new growth to the extent that they prohibit water flow within the established channel. Projects of this nature shall be reviewed by the Forest and Beach Commission, similar to its review of street projects.

P E-2 Maintain a box culvert inlet adjacent to Rio Road to prevent flooding.

P E-3 Consult with appropriate agencies regarding wetland management.

G E-2 Preclude manmade objects from inhibiting drainage along the road in Mission Trail Nature Preserve.

O E-2 Maintain the shoulders and cross flows on the Preserve bed to insure surface water can easily enter the creek.

P E-4 Clean and grade road shoulders and maintain culverts at least twice yearly, to insure continuous drainage. Trimming by the Forest, Parks, and Beach Department will be conducted to the extent necessary to allow access by the City maintenance equipment.

F. PUBLIC USES

Mission Trail Nature Preserve is open to the public for passive recreational use. Primary uses include hiking, jogging, birding, and relaxation in a quiet natural setting. There are five Preserve entrances: Mountain View Avenue, Rio road, 11th Avenue, Martin Road, and Hatton Road. These entrances lead to a series of trails meandering throughout the Preserve. This series of trails exceeds three miles in length and is intended for foot traffic only.

G F-1 **To provide reasonable low-impact uses of Mission Trails Nature Preserve for the enjoyment of its natural surroundings and plant and wildlife inhabitants.**

O F-1 Maintain and make available an up-to-date printed brochure that offers Nature Preserve users helpful information. The brochure would also offer appropriate explanations for Nature Preserve use restrictions.

O F-2 Preserve and protect the Mission Trail Nature Preserve wild animal and bird population.

G. LESTER ROWNTREE NATIVE PLANT GARDEN

The Lester Rowntree Native Plant Garden was created to provide a quiet nature study area where native California trees, shrubs and plants are grown for exhibition and study and displayed to enhance the natural beauty of the area. It is located just off Hatton Road and is approximately one acre in size.

G G-1 **Maintain the Rowntree Native Plant Garden, within Mission Trail Nature Preserve as an area where the general public can view and study native California plants and trees. The goal is that the knowledge gained will lead to an expanded use of California native plants in private landscapes.**

O G-1 Create and maintain a demonstration garden for native flowers in Mission Trail Nature Preserve.

P G-1 Label native plants and areas in the garden at Mission Trail Preserve with identifying and explanatory information.

O G-2 Establish a Volunteer Committee to assist the Forest, Parks, and Beach Director and staff in the responsibility for the garden at Mission Trail Nature Preserve.

P G-3 Maintain communication between Forest and Beach Commission and Monterey Bay Chapter of the California Native Plant Society.

P G-4 Recruit and train volunteers to plant, weed, water and care for the garden in Mission Trail Nature Preserve under the direction of the Forest, Parks, and Beach Department staff.

P G-5 Schedule and advertise volunteer work days as needed to maintain the garden in Mission Trail Nature Preserve.

H. FLANDERS MANSION

The Flanders' Mansion, called "Outlands" by Mrs. Grace Flanders, was completed in May of 1925. At that time the Flanders family moved in and the mansion remained in private hands until 1971 when the City of Carmel purchased it for $275,000. The Mansion is an intrinsic part of Mission Trail Nature Preserve and the surrounding area. Any use found for the Mansion should satisfy the following goals.

G H-1 Preserve the Outlands property and grounds at Mission Trail Nature Preserve consistent with its status as a nationally registered historical building.

G H-2 Utilize the Outlands property at Mission Trail Nature Preserve in a manner beneficial to the residents of Carmel-by-the-Sea while minimizing its expense to the City.

G H-3 Support uses at the Outlands property that are compatible with its location in Mission Trail Nature

Preserve and adjacent to the Native Plant Garden and Hatton Road neighborhood.

I. STEWARDSHIP PROGRAM

The ESHA boundaries could not be extended beyond the Preserve boundaries to include adjacent private land. Habitats do not follow man made area designations.

G I-1 **Develop a Stewardship Program based on the premise that resource management is a cooperative effort between the City and its citizens.**

O I-1 Prepare an informational pamphlet about the Stewardship Program at Mission Trail Nature Preserve to educate residents about the importance of maintaining and enhancing ESHA's and other important habitats that cross over Preserve boundaries and into residential neighborhoods.

O I-2 Periodically, property owners adjacent to Mission Trail Nature Preserve should receive information concerning maintenance of fire buffers, removal techniques for common invasive species, not feeding feral animals, etc.

O I-3 Encourage a volunteer program for maintenance and enhancement of Mission Trail Nature Preserve.

P I-1 A list of all property owners adjacent to Mission Trail Nature Preserve should be compiled.

P I-2 The information could be distributed by volunteers members to achieve a more personal relationship, thereby, stimulating the Stewardship Program.

J. PARKING AND ACCESS

There is no private vehicle access to the Preserve proper. Vehicles may enter from Hatton Road via a driveway that leads to the Flanders' Mansion. Space is available for parking near the Mansion for a limited number of

vehicles. The City has considered several parking alternatives around the Mansion. However, a consensus as to the most appropriate location(s) has not been achieved.

G J-1 Formalize a trail through Martin Meadows.

K. USE OF MECHANIZED EQUIPMENT

G K-1 Maintain Mission Trail Nature Preserve using great care to avoid the degradation of resources.

O K-1 Implement the Mission Trail Nature Preserve maintenance provisions.

P K-1 Repair stream bank deterioration as it occurs, and remove inert debris and new growth to the extent that they prohibit water flow within the established channel. (Annually: September – October)

P K-2 Clean and grade road shoulders and maintain culverts to ensure continuous drainage. Trim vegetation to the extent necessary to allow access of equipment. (Annually: September – October)

P K-3 Removal of fallen limbs and trees from the stream channels. (As needed)

P K-4 Place rip-rap to prevent erosion only in situations where private property or public safety is at risk. (As needed)

P K-5 Mow of meadow grasses to reduce the risk of fire (June)

P K-6 Maintain Serra trail to allow access of emergency vehicles. (Semi-annually)

P K-7 Removal of dead/hazardous trees. (As needed)

P K-8 Conduct trail maintenance and clearance. (June – August)

The Forest, Parks, and Beach Director is responsible for monitoring these activities and reporting to the Forest and Beach Commission scheduled tasks and their results. An annual report will be prepared for the Forest and Beach Commission review before submittal to the Coastal Commission.

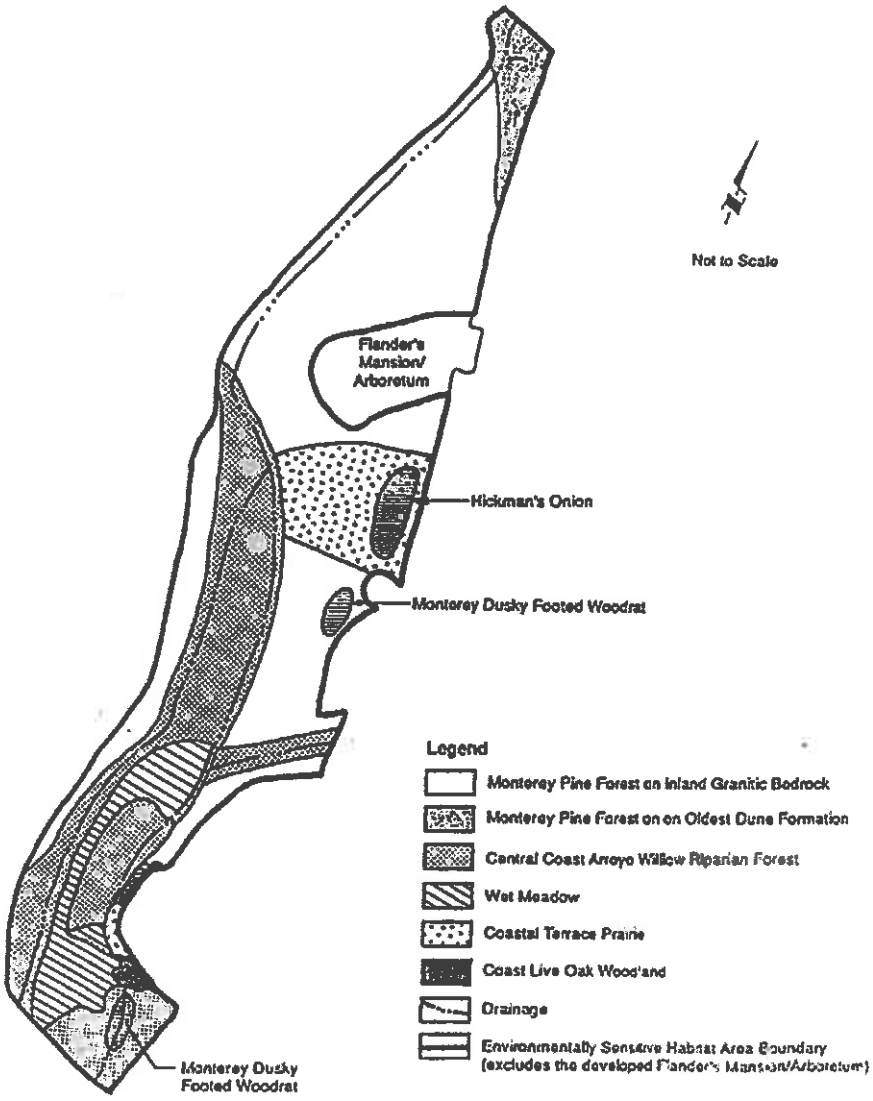
L. MAPS

1. Jones and Stokes Associates, Inc. map: Location of Special –Status Species, Vegetation Types, and ESHA Boundary at Mission Trail Nature Preserve.

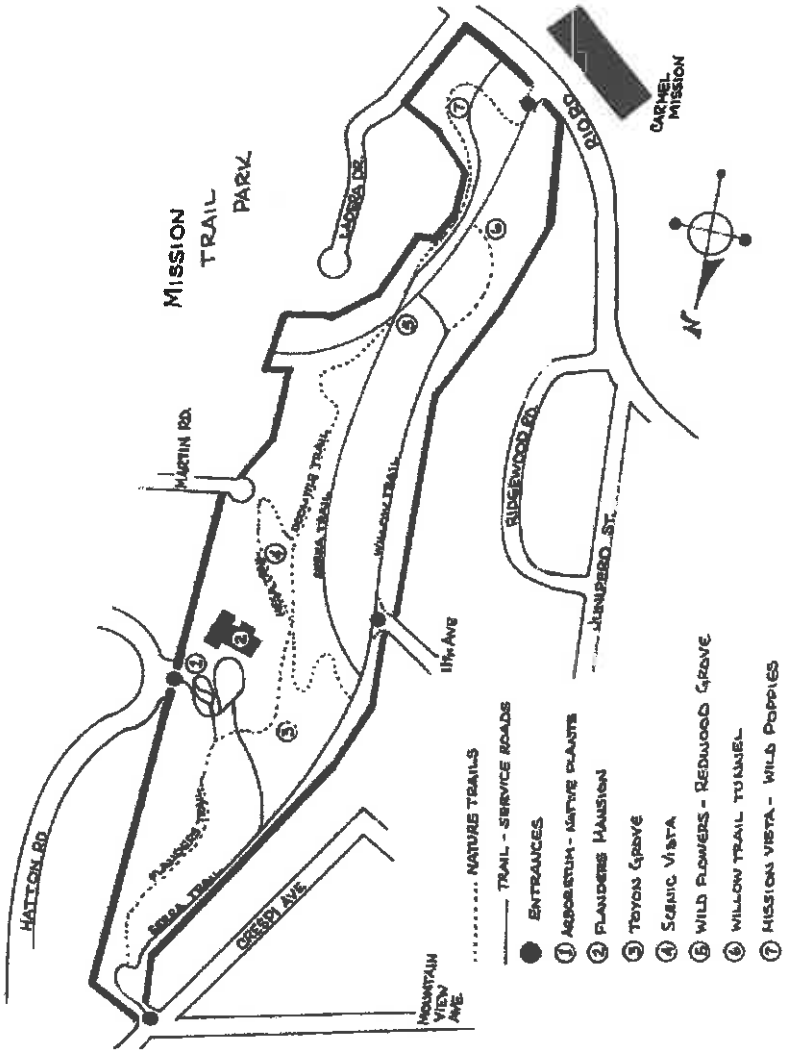
2. Map showing nature trail, service roads, and entrances to Mission Trail Nature Preserve.

3. Map of Park Overlay District adjacent to Mission Trail Nature Preserve.

Map 1


Not to Scale
Flander's Mansion/ Arboretum
Hickman's Onion
Monterey Dusky Footed Woodrat
Monterey Dusky Footed Woodrat
Legend
Monterey Pine Forest on inland Granitic Bedrock
Monterey Pine Forest on on Oldest Dune Formation
Central Coast Arroyo Willow Riparian Forest
Wet Meadow
Coastal Terrace Prairie
Coast Live Oak Woodland
Drainage
Environmentally Sensitive Habitat Area Boundary
(excludes the developed Flander's Mansion/Arboretum)

Map 2


MISSION TRAIL PARK
LAUREL DR.
RIDGE BLVD.
CARMEL MISSION
N
MARTIN RD.
RIDGEWOOD RD.
JUNIPERO ST.
11TH AVE
HATTON RD.
CRESPI AVE.
MOUNTAIN VIEW AVE.
NATURE TRAILS
TRAIL - SERVICE ROADS
ENTRANCES
① ARBORETUM - NATIVE PLANTS
② PLANTERS MANSION
③ TOYON GROVE
④ SCENIC VISTA
⑤ WILD FLOWERS - REDWOOD GROVE
⑥ WILLOW TRAIL TUNNEL
⑦ MISSION VISTA - WILD POPPIES

Map 3

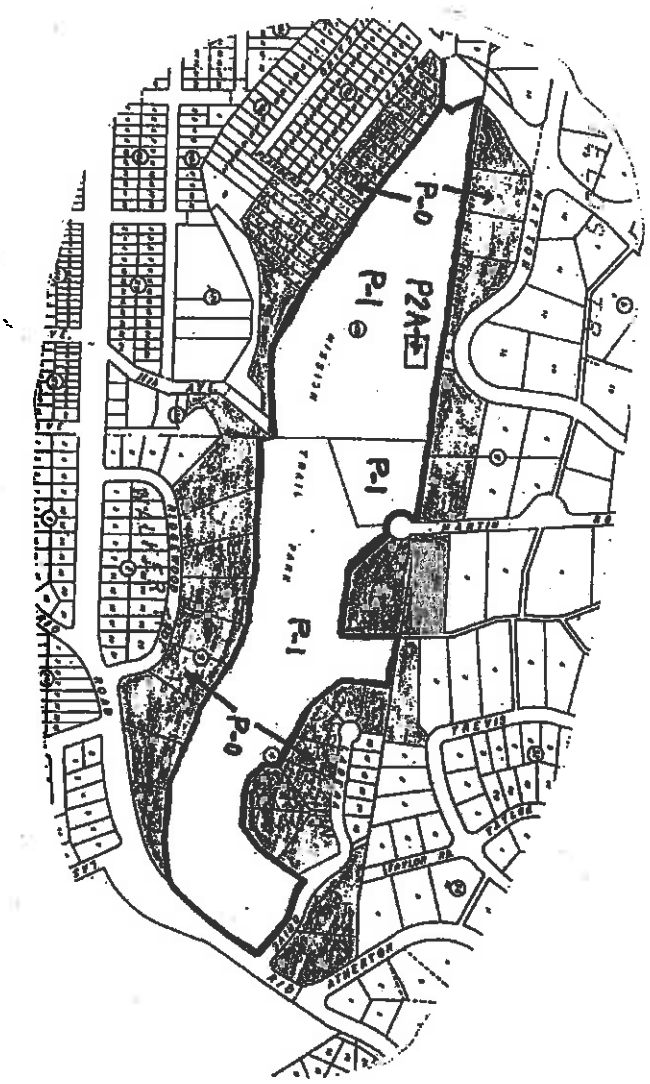


EXHIBIT C
p. 16 of 16

Estimate of Probable Construction Costs						
Project	**Carmel Mission Trail Entry**		Estimate Status:		**CONCEPT PLAN**	
Proj. #:	14.036		Reference Drawing:		concept plan	
Date:	December 4, 2014		By:	Ben	Checked by:	Beth
	Item description	**quantity**		**unit cost**	**item total**	**subtotal**
SITE PROTECTION						
	Tree protection and care	2	EA	$750.00	$1,500	**$750**
DEMOLITION						
	Clear and Grub	1,754	SF	$1.00	$1,754	**$1,754**
EROSION CONTROL						
	Erosion Control - General	1,064	SF	$0.75	$798	
	Straw Wattle	100	LF	$2.50	$250	
	Jute Mat / Erosion Control Blanket w/Seed	1,064	SF	$1.25	$1,330	**$2,378**
EARTHWORK & GRADING						
	Rough Grading	1,879	SF	$1.00	$1,879	
	Dirt Export	96	CY	$15.00	$1,440	
	Fine Grading	1,879	SF	$0.50	$940	**$4,259**
UTILITIES - STORM DRAIN						
	6" PVC Storm Drain Pipe	39	LF	$20.00	$789	
	Rock Rip-Rap for Dissipation - 4"-7"	1	LS	$500.00	$500	**$1,289**
CONSTRUCTION						
	4" Integral Color Concrete with Rebar and Heavy Tool Finish	550	SF	$12.00	$6,600	
	Stabilized Decomposed Granite	150	SF	$7.50	$1,125	
	Redwood Header	250	LF	$7.50	$1,875	
	Timber Steps (6x8 PT Treads/Risers)	96	LF	$100.00	$9,600	
	Powdercoated handrail with 6x6 PTDF posts	86	LF	$100.00	$8,600	**$27,800**
SITE FURNISHINGS						
	Typical City Bench	2	EA	$1,250.00	$2,500	
	Pet Litter Station	1	EA	$600.00	$600	
	Trash Receptacle	1	EA	$1,250.00	$1,250	**$4,350**
PLANTING & SOFTSCAPE						
	Landscape Boulders	5	EA	$550.00	$2,750	
	Native Grasses (plugs 24" o.c.)	350	SF	$1.00	$350	**$3,100**
	Subtotal					**$45,680**
	5% Bonds & Mobilization					$2,284
	10% Design Contingency					$4,568
	Subtotal					**$52,532**
	10% Construction Contingency					$5,253
	Total					**$57,785**

The above items, amounts, quantities, and related information are based on BFS Landscape Architects' judgment at this level of document preparation and is offered only as reference data. BFS has no control over construction quantities, costs, and related factors affecting costs, and advises the client that significant variations may occur between this estimate of probable construction costs and actual construction prices.

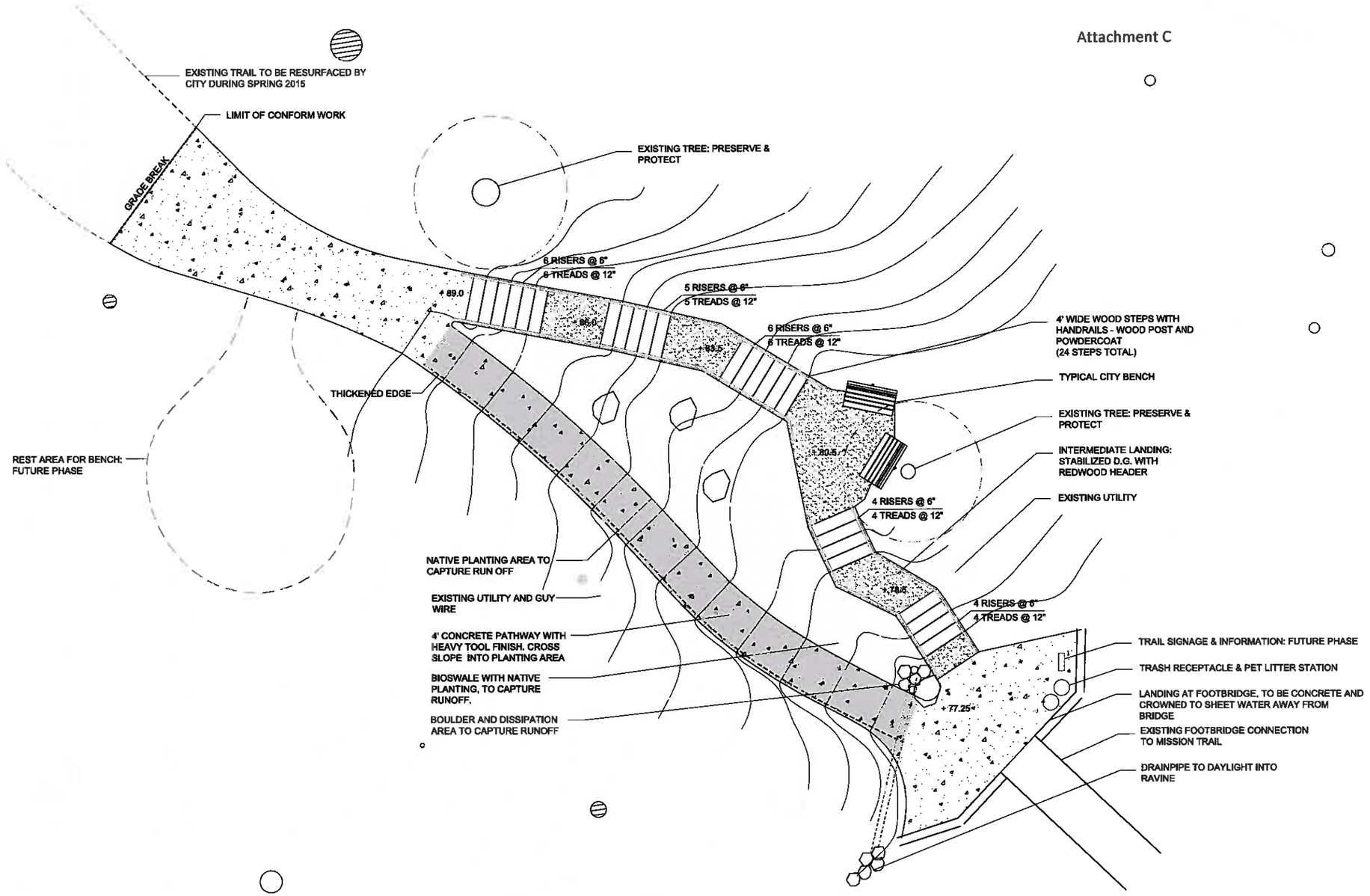
WOOD STEPS

POWDERCOATED HANDRAILS WITH WOOD POSTS

INTEGRAL COLOR CONCRETE WITH HEAVY TOOL FINISH

STABILIZED DECOMPOSED GRANITE

NATIVE PLANTING TO CAPTURE RUNOFF



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

SCALE: 1/4"= 1'-0"
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CARMEL MISSION TRAIL ENTRY

Concept Plan
Carmel-by-the-Sea, California
December 03, 2014

bfs
LANDSCAPE ARCHITECTS

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

February 11, 2015

To:	Chair Reimers and Planning Commissioners
From:	Rob Mullane, AICP, Community Planning and Building Director RM
Submitted by:	Christy Sabdo, Contract Planner
Subject:	Consideration of a Concept Design Study DS 14-133 (Mack) and associated Coastal Development Permit application for the construction of a new residence located in the Single-Family Residential (R-1) Zoning District

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Recommendation:

Accept the Conceptual Design Study (DS 14-133) subject to the attached findings and recommendations/draft conditions

Application:	DS 14-133		
Block:	CC	**Lots:**	7 & N ½ of Lot 9
Location:	Camino Real 3 parcels SW of 12th	**APN:**	010-285-021
Applicant:	Doug Mack	**Property Owner:**	Doug Mack

Background and Project Description:

The project site is located on Camino Real three parcels southwest of 12th Avenue. The property is developed with a 1,500-square foot one-story residence clad with stucco siding. The existing site coverage consists of patios, walkways, and driveway that together total 1,684 square feet. The driveway is the only existing improvement within the Camino Real Right-of-Way (ROW). A Final Determination of Historic Ineligibility for the subject residence was issued by the Community Planning and Building Department on October 18, 2013.

The owner has submitted plans to demolish the existing residence and construct a new split-level residence. The proposed residence would be 2,225 square feet in size, which includes 1,929 square feet on the lower level, 296 square feet on the upper level, and a 235-square foot

detached garage. All existing site coverage would be removed and replaced with new site coverage.

The applicant's proposal includes:

1) the demolition of the existing 1,500 square foot one-story residence
2) the removal of 1,684 square feet of existing site coverage
3) the construction of a new 2,225-square foot split-level residence
4) a new 235-square foot detached garage in the front yard setback
5) 316 square feet of new site coverage, including a patio, stoops, and walkways

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

PROJECT DATA FOR A 6,000 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing (DEMO)**	**Proposed**
Floor Area	2,460 sf (41%)	1,500 sf (25%)	2,460 sf (41%)
Site Coverage	781 sf (13%)*	1,684 sf (28%)	316 sf (5.3%)
Trees (upper/lower)	4/3 (recommended)	0/10	1/14
Ridge Height (1st/2nd)	18 ft/ 24 ft	14 ft	14 ft 9 in/ 19 ft Rear yard: 14 ft 11ft ¾in
Plate Height (1st/garage)	12 ft/ 18 ft	9 ft 6 in	10 ft 9 in/ 15 ft 6 in
Setbacks	**Minimum Required**	**Existing (DEMO)**	**Proposed**
Front Yard	15 ft	35 ft 6 in	25 ft (house) 0 ft (garage)
Composite Side Yard	15 ft (25%)	13 ft (21.6%)	15 ft (25%)
Minimum Side Yard	3 ft	4 ft	3 ft
Rear	3 ft/ 15ft*	12 ft	5 ft 6 in

*Structures within the rear yard setback are required to be <15 ft in height.

Staff Analysis:

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

The property contains four significant Coast live oak trees and six other trees. To maintain the health of the oak trees on the property, the City Forester recommends: 1) the elimination of ivy from the subject property and Camino Real ROW; 2) the elimination of grass within 10 feet of all oak trees; 3) the removal of spray irrigation within 10 feet of all oak trees; and; 4) the removal of hardscape and the lowering of the soil level around Oak Trees #5, 6, and 7. In addition, the City Forester recommends the applicant plant one upper canopy tree on the property. The applicant is proposing to install eight new 5-gallon lower canopy oak trees on the property, and one new upper canopy pine tree in the Casanova ROW. The plans submitted for Final Detail Review should include one upper canopy tree on the subject property as recommended by the City Forester.

Privacy & Views: Residential Design Guidelines 5.1 through 5.3 pertain to maintenance of *"privacy of indoor and outdoor spaces in a neighborhood,"* organization of *"functions on a site to preserve reasonable privacy for adjacent properties,"* and maintenance of *"view opportunities."*

There are two locations where staff has identified potential privacy impacts. The upper level of the new residence located at the northwest corner of the property, could have potential privacy impacts for the residence to the north. The upper level addition, located 3 ft from the north property line, would be located 6 feet from the neighboring one-story residence that has windows facing south. There are windows on the upper level, shown on the proposed north elevation drawings (See Attachment E) that could impact the privacy of the neighbor to the north. In addition, the upper level of the proposed new residence, located 5 feet 6 inches from the rear property line, within the rear yard setback could also have potential privacy impacts for the neighboring residence to the west. Staff recommends that the applicant consider frosted glass or consider placing windows higher than eye level on the upper level windows facing west and north in order to avoid privacy impacts to the neighboring residences.

Mass & Bulk: Residential Design Guidelines 7.1 through 7.5 encourage a building's mass to relate *"to the context of other homes nearby"* and to *"minimize the mass of a building as seen from the public way or adjacent properties."*

The applicant is proposing to demolish a one-story residence and build a new split-level residence appears consistent with the Residential Design Guidelines as it maintains the massing and scale of the homes characteristic of the neighborhood. In addition, the proposed new residence, as seen from the Camino Real ROW, is mostly visible as a one-story residence. The house is set back 25 feet from the front property line and will be partially screened by the proposed detached garage and over time will also be partially screened by the five new Oak trees proposed to be planted by the applicant.

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

As seen from the Camino Real ROW, the majority of the roof has a 4:12 pitch gable and hip roof with the addition of two minor flat-roof elements. As seen from the south and north elevations, the roof elements are mostly gable and hip roofs with a pitch of 4:12 with flat-roof elements to help break up the mass of the residence. The proposed detached garage in the front-yard setback has a roof pitch of 4:12 to match the roof heights of the residence.

The proposed second-story element, located at the rear of the property, has both a gable and hip roof with a roof pitch of 4:12, and flat roofs. The Residential Design Guidelines states, "Flat roofs may be used to a limited extent on smaller, one-story structures. They should not be used on large buildings or two-story elements." Approximately half of the second-story flat roofs are within the 15-foot rear-yard setback, which helps the applicant achieve the ridge height requirement, less than 15 feet, in the rear-yard setback. Staff is requesting the Planning Commission review the applicant's request for flat roofs on the upper story element as it is not consistent with the Residential Design Guidelines.

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

A garage does not currently exist on the property. The applicant is proposing a new 235-square foot garage to be built up to the front property line with no setback. Staff supports the location

of the new garage as it avoids potential impacts to Coast Live Oak trees (Trees # 5, 6, and 7 as shown on the Preliminary Site Assessment, Attachment E) on the south side of the property and allows the property owner space to plant five new Oak trees on the property. In addition, the proposed location of the detached garage provides diversity to the neighborhood streetscape.

Public ROW: Other than the existing driveway, the Camino Real ROW is unimproved. The existing 3-ft tall concrete wall located on the property line will be removed. The City Forester is recommending that all ivy be removed from the property and in the Camino Real ROW. Staff has drafted a Condition of Approval to address this. The applicant is proposing a new 1-gallon pine tree to be planted in the ROW. In addition, the applicant is proposing a 10-ft wide asphalt short return, from the property line to the edge of pavement, as required by the Driveway Chapter of Carmel Municipal Code. With these changes, the property as seen from the ROW will be improved.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 2) – Replacement or Reconstruction. An existing, non-historically significant 1,500-square foot single-family residence would be demolished and replaced by a new 2,225-square foot residence, including 235-square foot garage, for a net increase in floor area of 960 square feet. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

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

Attachment A – Site Photographs

Looking north along the Camino Real ROW

Looking south along the Camino Real ROW

Front of residence, looking west

Front of residence, looking north

Location of the proposed rear addition, looking at the neighbor to the north

Neighbor to the west located near the proposed upper level portion of the residence

Attachment B – Findings for Concept Acceptance

DS 14-133 (Mack)
February 11, 2015
Concept Findings
Page 1

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

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

Attachment C – Recommendations/Draft Conditions

Recommendations/Draft Conditions		
No.		
1.	The applicant shall: 1) eliminate ivy from the subject property and Camino Real ROW, 2) eliminate grass within 10 feet of all oak trees, 3) remove spray irrigation within 10 feet of all oak trees, and 4) lower the soil level and remove hardscape around oak trees #5, 6, and 7 as shown on the topographic survey dated December 2, 2014. This change shall be noted on the proposed site plan and landscape plan at the time of the Final Details Review plan submittal.	
2.	At the time of Final Details Review plan submittal, the applicant shall add a note on the proposed site plan and landscape plan indicating the location and common name of one new upper canopy tree to be planted on the property.	

Feb 2 2015

Dear Planning Commissioners,

This letter is in response to a petition by Doug Mack to build a new structures on West Camino Real between 12th & 13th St. I have lived in this wonderful neighborhood for thirty six years and I would like to register wholehearted appreciation for Mr. Mack's design and genuine desire to build a new structure with as little as possible wear and tear on the neighbors lives and property. The existing house has a dysfunctional floor plan and the exterior was redone in plaster years ago. His design is in good taste and suits Carmel's diversity without being catered to the point of nausea.

Thank you for your time, I hope your committee will also appreciate a really fine plan as I do.

Sincerely

Belinda Victor Holliday

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

24561 Portola Road
Carmel, California 93923

4 February 2015

Carmel-by-the-Sea Planning Commission
Michael LePage
Keith Paterson
Don Goodhue
Jan Reimers
Ian Martin
City Staff Member

Dear members of the Carmel Planning Commission,

Being a retired residential and landscape designer I feel confident and qualified to give my wholehearted support for a proposed new residence to be built on Camino Real between 12th and 13th Street by designer Doug Mack. I have seen the plans for his project and knowing his "track record" for quality and refined homes I encourage full support for Mr. Mack's new construction.

Doug thoughtfully considers and respects the existing homes and neighbors before embarking on a new project. Doug's choice of materials, colors, fenestration, scale harmonize with the environment and his houses are a legacy in the best tradition of unique and individual dwellings that make Carmel a special community. Doug's houses always have a sense of refinement and like a fine culinary sauce he knows when to stop adding unneeded ingredients! Doug also landscapes his projects with drought tolerant native plants and trees, he has already planted a number of oak trees on the Camino Real property.I urge the members of the planning commission to go on line and view Doug Mack Houses, the pictures speak for themselves. A Mack designed house is a positive addition to the neighborhood.

Sincerely Yours,

Randell Kent Bishop

Randell Kent Bishop

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

REVISIONS	BY
12/30/14	DK

OWNER
DOUG MACK
BOX 5541
CARMEL CA 93921
831-915-0324

DESIGNER
DOUG MACK
BOX 5541
CARMEL CA 93921

PROPERTY ADDRESS
CARMINO REAL 3SW OF 12TH

APN# 010-231-021 LOT SIZE 60 X 100 ; 6000 SQ FT.
LOT 7 NORTH ½ OF 9 BLOCK CC

FLOOR AREA

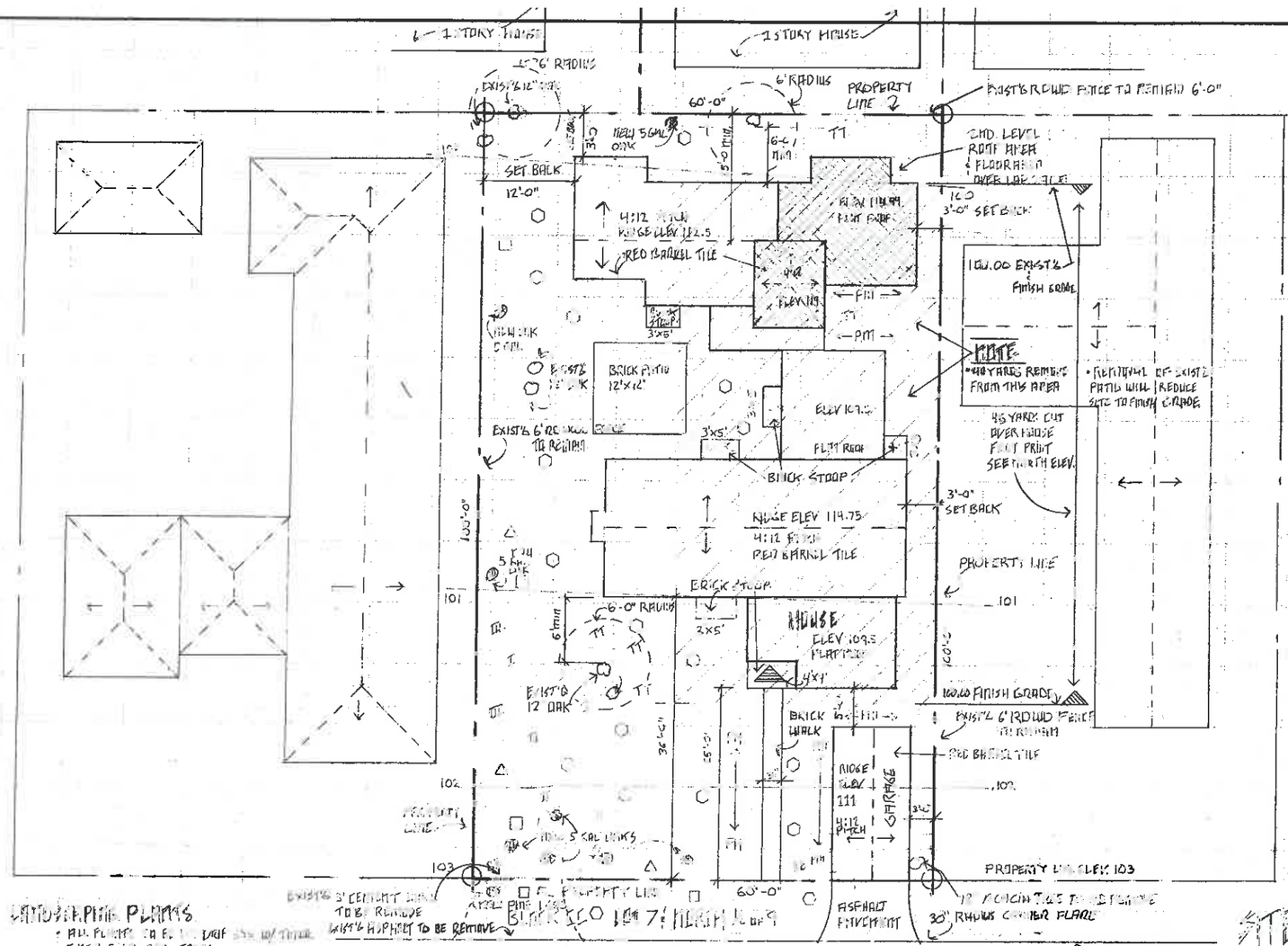
LOWER LEVEL	1029 SF	FRONT SETBACK 20'-0"
UPPER LEVEL	296 SF	HEIGHT FROM AVERAGE TOP OF CURB 16'-0"
TOTAL	2220 SF	
GARAGE	235 SF	
TOTAL ALLOWABLE	2430 SF	

SITE COVERAGE

PATIO	144 SF	NON PERMEABLE
STOOP	47 SF	" "
WALKS	75 SF	" "
TOTAL	316 SF	NON PERMEABLE

CUT YARDAGE OF DIRT 45 YDS.

EXIST'G SITE
1 STORY HOUSE 1350 SF
SITE COVERAGE 1694 SF
RIDGE HEIGHT ELEV. 114
DOUBLE PLATE HEIGHT 104



SITE PLAN & LANDSCAPE PLAN

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

LANDSCAPING PLANTS

- ALL PLANTS TO BE DRIP SYSTEM WATERED
- 5 NEW 5 GAL OAK TREES.
- EXISTING TREES
  - I LIVE OAK
  - II LIVE OAK
  - III LIVE OAK
- EXISTING
  - BB FRUITLESS PEAR
  - CHINESE PISTACHE
- MULCHED AREAS
  - FESTUCA GRASS
  - DWARF FOUNTAIN GRASS
  - GREEN MOUNTAIN
  - HUMMINGBIRD SAGE
  - ROSEMARY
  - LAVENDER
  - ROSEMARY
  - CHINESE PISTACHE
- HEAVENLY BLUE MORNING GLORY
- GAZANIA DAISY
- PENSTEMON HEDGEHOG
- PENSTEMON HUMMING
- NEW PLANTS 1 GAL
- GRASS
- ALL GRASS SHALL BE CALIFORNIA NATIVE & DROUGHT TOLERANT.

EXTERIOR LIGHTING

- LIGHTS SHALL BE ALL DOWN LIGHTS
- DARK SKY COMPLIANT 45 LUMENS MAX. FLUORESCENT 315 LUMENS MAX & 8'-0" ABOVE GRADE

1 - FRONT DOOR - SCONCE
2 - LIVING - SCONCE
1 - GARAGE - SCONCE
3 - COURTYARD - SCONCE

NOTE

- EXIST'G ROOF MATERIAL & REPLACED WITH SIMILAR MATERIALS - SAME THEME AS FRONT OF THE HOUSE.
- REMOVE EXIST'G ASPHALT DRIVEWAY IN R.O.W.
- ALL EXIST'G PATIOS TO BE REMOVE WITH STRUCTURE OF HOUSE.
- EXIST'G TREES & ROOT ZONE TO BE PROTECTED.
- EXIST'G ROLLED TOP FENCE TO REMAIN.
- 3 NEW 5 GAL OAKS TO BE PLANTED.
- 1 NEW 1 GAL PINE TO BE PLANTED.

STREET ELEV.

SCALE 1/8" = 1'-0"

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Planning & Building Dept.

MACK

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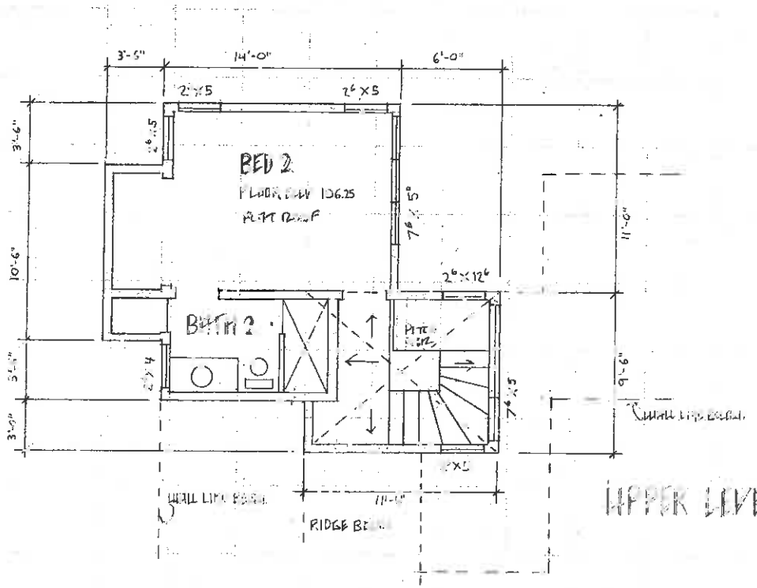
REVISIONS	BY
12/30/14	DM
1/9/15	DM



UPPER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

1

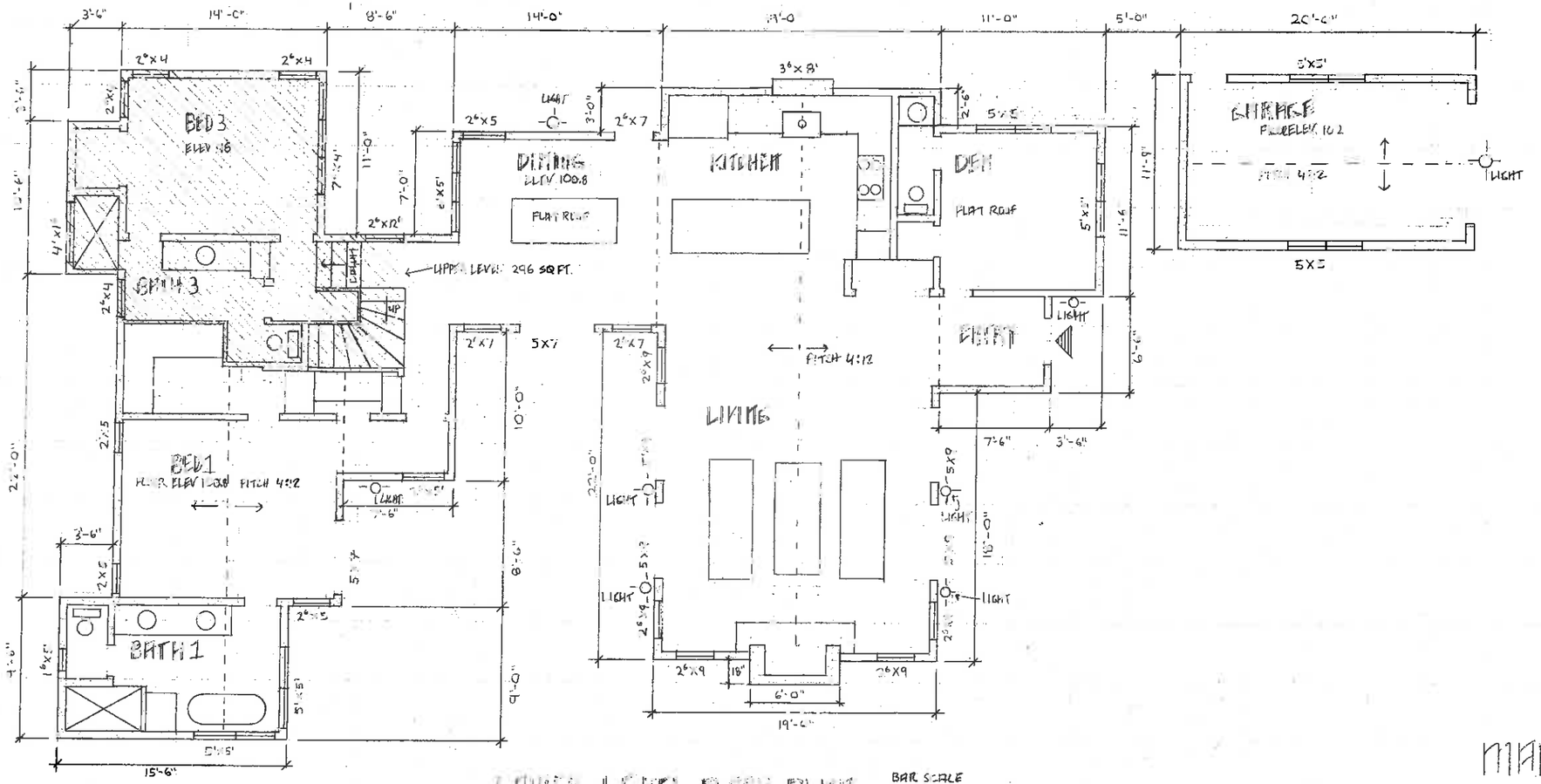
MACK

DOOR & WINDOW SCHEDULE

MARK	WINDOW SIZE	DOOR SIZE	TOTALS
BED 2	2'x5'		2
BATH 2	2'x2'		1
STAIRS	2'x5'		1
STAIRS	2'x3'		1
BED 3	2'x4'		3
BATH 3	2'x2'		1
BED 1	2'x5'		1
BATH 1	5'x5'	5'x7'	1
DEN	2'x3'		1
DEN	2'x4'	3'x7'	1
LIVING	2'x8'		1
LIVING	2'x4'	5'x9'	5
DEN.	5'x5'		2
GARAGE	5'x5'	9'x7'	1

NOTE

ALL WINDOWS TO BE LOW EMISSIVITY WITH LOW.
ALL DOORS TO BE WITH [illegible] WITH LOW.
ALL DOORS & WINDOWS TO BE SIERRA PACIFIC.
ALL EXTERIOR LIGHTS TO BE [illegible] 25 WATTS
375 LUMENS MIN. [illegible]
LIGHTS TO [illegible]
STYLE SCHMIDT



LOWER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

BAR SCALE = 4'-0"

MACK

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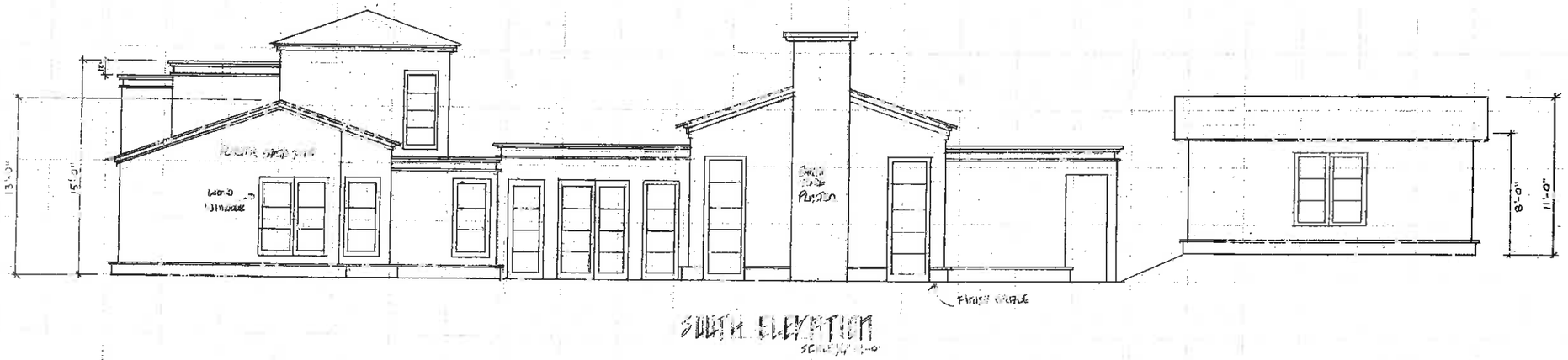
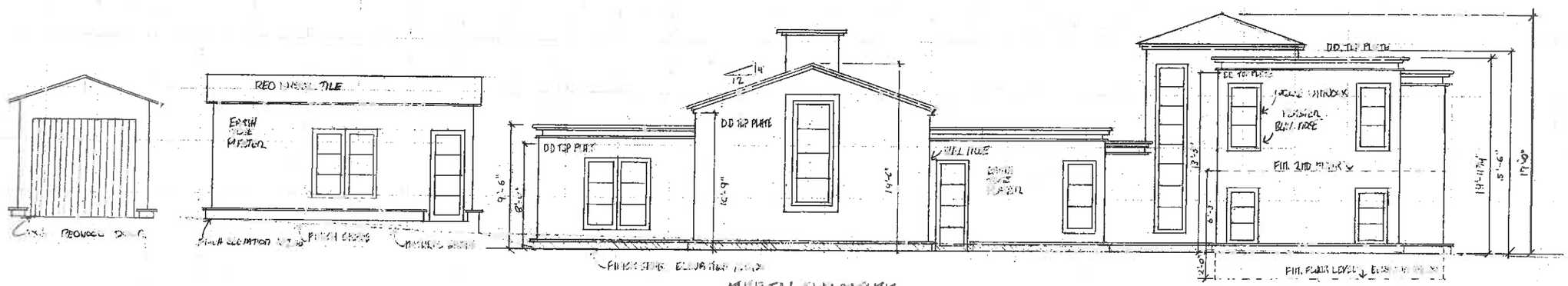
REVISIONS	BY
12/30/14	DM
1/8/15	DM

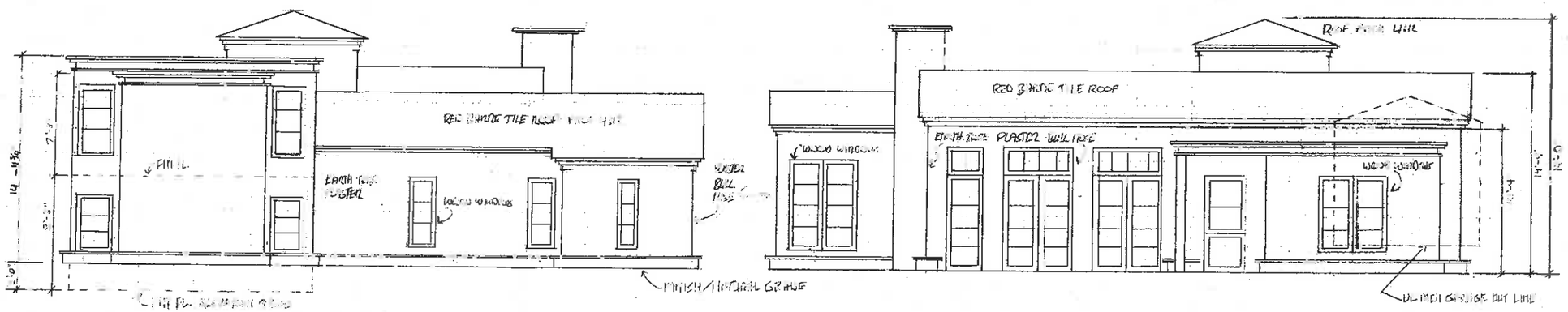


SOUTH ELEVATION
SCALE 1/4" = 1'-0"



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

TYPICAL
- ALL WINDOWS TO BE WOOD NON CLAD.
- EXTERIOR TO BE PLASTER WITH BULL NOSE CORNERS
- ROOF PITCH 4:12 & FLAT
- PITCH ROOF RED BARREL CLAY TILES
- FOUNDATION DETAIL TO BE CONCRETE



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

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

SEE SHEET LIST FOR SCALE
LISTED SHEET

MIRICK

Date	
Scale	
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Of	Sheets

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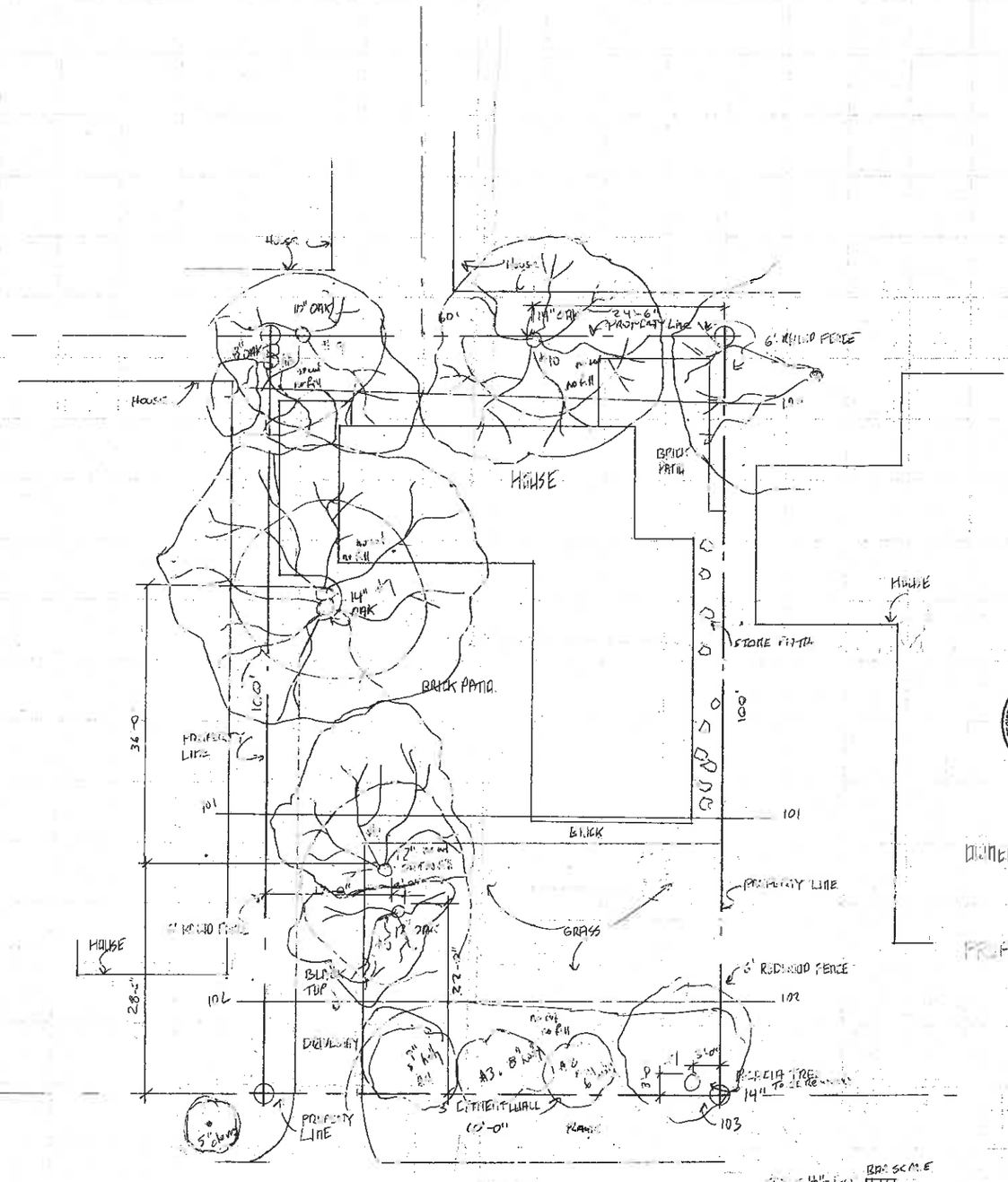
1/8/15	



PRELIMINARY SITE ASSESSMENT

Owner's Name: Doug Mack

Planner's Signature: Ashley Hoerm

Date: 11/17/14 SA# 14-24

OWNER: DOUG MACK
BOX 5541
CARMEL CA 93921
831-915-5324

PROPERTY ADDRESS
CARMEL REAL S/W OF 12TH
APN: 010-282-021
LOT 21 BLOCK 130

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

DRAWING
DOUG MACK LIC# C77322
BOX 5541 CARMEL CA 93921
831-915-5324

Date	
Scale	
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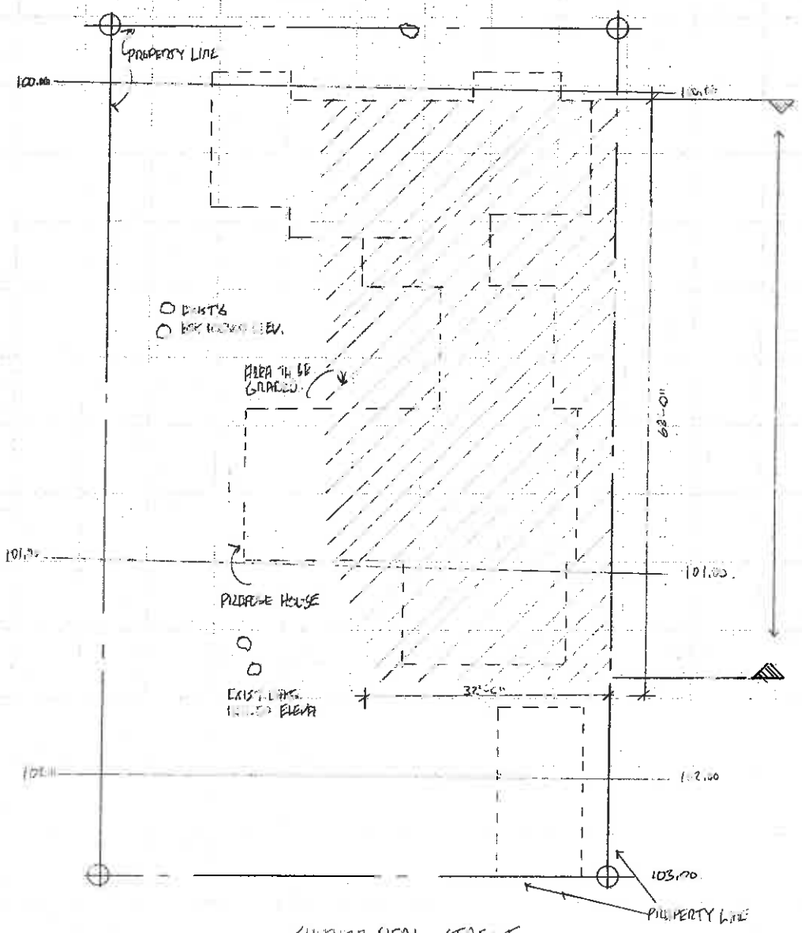
Job	
Sheet	4
Of	Sheets

REVISIONS	BY



NOTE

- GRADED AREA 2126 SF
- MATERIAL TO BE EXPORTED 40 YARDS ±
- REMOVAL OF HOUSE & PATIO THAT DOES NOT HAVE 20 YEARS OF HISTORICAL
- NEW COMPOSITION 2" BRICK 4" D.G. OR CONCRETE - TO BE 6" THICK
- SMALL SPACE UNDER FLOOR OF EXIST'G HOUSE 12" BELOW : EXIST'G GRADE - 99.00 ELEVATION.
- EXIST'G GRADE AROUND OAK TREES 12" BELOW NATURAL GRADE
- EXIST'G TREES IN FRONT OF PROPERTY SHALL REMAIN UNTOUCH
- CITY R.O.W. TO REMAIN UNTOUCH
- FINISH GRADE ELEVATION

NORTH

GRADING PLAN

SCALE 1/8" = 1'-0"

ENG. SCALE 4'-0"

MACK

Date	1/8/15
Scale	1/8" = 1'-0"
Drawn	
Job	
Sheet	5
Of	Sheets

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

February 11, 2015

To:	Chair Reimers and Planning Commissioners
From:	Rob Mullane, AICP, Community Planning and Building Director RM
Submitted by:	Christy Sabdo, Contract Planner
Subject:	Consideration of a Concept Design Study (DS 14-73) and associated Coastal Development Permit application for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District

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Recommendation:

Accept the Conceptual Design Study (DS 14-73) subject to the attached findings and recommendations/draft conditions

Application:	DS 14-73	**APN:**	010-182-002
Block:	114	**Lot:**	5
Location:	Lincoln 3 parcels SW of 10th		
Applicant:	Jon S. Erlandson	**Property Owner:**	Linda McCarthy

Background and Project Description:

The project site is located on Lincoln Street three parcels southwest of 10th Avenue. The property is developed mainly as a one-story residence, 992 square feet in size, with 56 square feet of lower level storage space located below the main level that qualifies as a story. There is also an existing 230-square foot garage attached to the residence. The residence and garage are clad with horizontal-wood siding, wood shingle siding, a Carmel stone chimney, and partial stone foundation in the rear. The Lincoln Right-of-Way (ROW) is minimally landscaped and contains existing encroachments, including boulders, an adobe wall, and a rock wall on either side of the driveway, and brick steps. All encroachments, except for the brick steps, will be removed. The applicant will apply for an encroachment permit for the steps in the ROW.

A Final Determination of Historic Ineligibility for the subject residence was issued by the Community Planning and Building Department on May 30, 2014.

The applicant is proposing the addition of 471 square feet to the main floor of the existing residence, increasing the main level to a total of 1,463 square feet. In addition, the applicant is proposing to add 190 square feet of additional lower-level storage and mechanical space to the existing 56 square feet of lower-level space, for a total lower-level area of 246 square feet. The lower-level storage mechanical space qualifies as a story. The Carmel Municipal Code defines a story as "all areas where the finished floor elevation directly above a subgrade space is more than five feet above either existing or final grade shall [also] be considered a story." With the proposed changes, the existing residence would be altered from a mainly one-story residence to a partial two-story residence (only where the main level is over the lower-level storage and mechanical space). The remaining subgrade space is crawlspace that does not qualify as a story.

The full scope of the proposed project includes:

1) the addition of 471 square feet to the main floor
2) the addition of 190 square feet of lower-level storage and mechanical space
3) remodel of the existing interior space
4) the removal of 787 square feet of site coverage, including removal of deck, entry patio, and asphalt driveway
5) the installation of a new 8-ft wide Strata Web driveway with a grass surface finish
6) the addition of a second chimney

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

Staff Analysis:

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

PROJECT DATA FOR A 4,500 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,980 sf (44%)	1,278 sf (28.4%)	1,939 sf (43.1%)
Site Coverage	615.6 sf (13.7%)	1,335 sf (29.6%) 787 sf to be removed	548 sf (12.2%)
Trees (upper/lower)	4/3 (recommended)	0/12	0/12
Ridge Height (main level)*	18 ft/24ft	18 ft	19 ft 10¾ in
Plate Height (lower level/main level)	12 ft/ 18 ft*	+5 ft (for 56 sf)/13 ft 6 in	5 ft 6 in (for 246 sf)/ 15 ft
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front (house/brick porch)	15 ft	15 ft	No change
Composite Side Yard (house/garage)	10 ft (25%)	4 ft 8 in (10.4%)	No change
Minimum Side Yard	3 ft	1 ft 10 in	No change
Rear	3 ft/15ft	33 ft 6 in from residence ~13 ft from existing deck stairs. Deck to be demolished	26 ft 6 in to new addition ~23 ft to new deck

*All areas where the finished floor elevation directly above a subgrade space is more than five feet above either existing or final grade shall be considered a story.

The City Forester has identified seven significant Coast Live Oak trees and one moderately significant Black Acacia tree. The City Forester has recommended that all ivy be removed from the site. Staff has added a Condition of Approval to address this issue. Adding an upper canopy tree was not recommended by the City Forester.

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

The proposed addition to the main level of the residence will be higher in elevation than the main level of the existing residence due to an increase in lower-level space for storage and mechanical equipment. The main-level addition will be setback 4 ft 11 in from the north property line and approximately 12 ft from the neighboring residence to the north. Staff does not have concerns with privacy or view impacts. This is because of the 12-ft distance between the proposed residence and the residence to the north, the proposal for a gable and hip roof to create space, the proposal for only one small window on the north elevation, and screening provided by existing trees,. In addition, the main-level addition would be setback approximately 18 ft from the neighbor to the south. The neighbor's house has a small window on the second story, which would be setback approximately 18 feet from the new window on the proposed main level addition, and therefore minimal privacy or view impacts would be expected. Also, the neighbors to the west do not appear to be impacted, due to the26-ft rear-yard setback of the proposed residence and due to the screening provided by the large trees at the rear of the property.

Mass & Bulk: Residential Design Guidelines 7.1 through 7.5 encourage a building's mass to relate *"to the context of other homes nearby"* and to *"minimize the mass of a building as seen from the public way or adjacent properties."*

The applicant is proposing to expand the existing residence by 661 square feet. The additions would increase the elevation of the main level and increase the square footage of the lower level. A portion of the lower-level creates two stories approximately 30 feet from the front of the residence. The Residential Design Guidelines state: *"Avoid the creation of large, unused underfloor areas that increase building mass; on sloping lots, floor levels should be stepped to follow site grade; and if floor levels cannot be stepped, larger underfloor spaces should be counted as used as part of the allowed floor area."* The applicant has counted the "underfloor areas" identified as "lower level storage and mechanical space" on the proposed site plan, as floor area. The remaining underfloor area is crawlspace, which is defined in the Carmel Municipal Code as *"An area below a building having a clearance less than adult height, but accessible by crawling. Such space is typically below the first floor and is surrounded by foundation walls or supports."* The main level additions would not be highly visible from Lincoln Street, and as stated in Privacy and Views discussion above, are setback adequately from neighboring residences to preserve open spaces between properties.

Building & Roof Form: Residential Design Guidelines 8.1 through 8.3 states that *"building forms should be simple. Basic rectangles, L or U-shapes are typical"* and *"basic gable and hip*

roofs are traditional and their use is encouraged" and *"in general, moderately pitched roofs (4:12 to 6:12) are preferred."*

The proposed residential addition would be integrated into the existing residence without creating a "busy" or complicated appearance. The additions would have a gabled-roof design with a roof pitch of 5:12, which matches the existing roof of the main portion of the residence.

Driveway: Residential Design Guideline 6.3 states "Minimize the amount of paved surface area of a driveway" and "Lawns visible from the street are inappropriate to the forest setting and should be avoided."

The applicant is proposing to remove 787 square feet of existing site coverage, including the existing wood deck and planter at the rear of the property, the brick patio at the front of the property, and the asphalt driveway. The existing 473-square foot asphalt driveway would be replaced by a grass driveway. The applicant is proposing to install a Strata Web or geo-grid stabilizer below the soil level in order to stabilize the soil for the proposed grass driveway (See Attachment E for manufacturer information and pictures). The Strata Web driveway would not be counted as site coverage as it would be installed below the soil level. However, the Residential Design Guidelines discourage lawns that are visible from the street. Staff requests that the Planning Commission consider the proposed application of grass for the driveway.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes a 661-square foot addition to an existing 1,278-square foot residence, and therefore qualifies for a Class 1 exemption. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings for Concept Acceptance
- Attachment C – Recommendations/Draft Conditions
- Attachment D – Letter from the Applicant
- Attachment E – Strata Web Manufacturer Information for Driveway
- Attachment F – Project Plans

Attachment A – Site Photographs

Project site facing north along Lincoln

Project site facing south along Lincoln

Front of residence along Lincoln

Front of residence on Lincoln

Attached garage

Rear deck

Attachment B – Findings for Concept Acceptance

DS 14-73 (McCarthy)
February 11, 2015
Concept Findings
Page 1

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

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

Attachment C – Recommendations/Draft Conditions

DS 14-73 (McCarthy)
February 11, 2015
Recommendations/Draft Conditions
Page 1

Recommendations/Draft Conditions		
No.		
1.	The applicant shall remove the boulders, rock wall, and adobe wall in the City ROW prior to Final Planning Inspection.	
2.	The applicant shall apply for an encroachment permit and receive approval prior to Final Planning Inspection.	
3.	At the time of Final Design Review submittal, the applicant shall note on the proposed site plan and landscape plan that all ivy will be removed from the site.	

January 12, 2015

Track Two Design Study DS 14-73 McCarthy
Lincoln Street 3 southwest of Tenth Avenue
Block 114, Lot 5
APN: 010-182-002

PROJECT JUSTIFICATION

Chair and Members of the Carmel Planning Commission,

The following is the justification for the proposed project as written by Linda McCarthy:

"I bought the property in 1981.
I lived there until 1988 when I married. Between us we had eight children and, eventually, fourteen grandchildren.
We needed more space!
Thus, we bought a larger home on Casanova where we have lived for 22 years.
My husband died 16 months ago. I have sold the bigger house for financial reasons and the new owners move in on June 1.
I always planned to make the little cottage a safe and cozy place in which to live for my eighties. (I turn 80 in April.)
Bringing the downstairs bedroom up so I am on one floor meets with that need.
I love Carmel. It has been my home for 34 years.
Redoing Hearths and Flowers will allow me to stay where a Lifetime of friendships offer me constant support and love."

Thank you for considering this proposal,

Sincerely,

Jon Sather Erlandson

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JAN 12 2015
City of Carmel-by-the-Sea
Planning & Building Dept.

Jon Sather Erlandson **Architect**
Post Office Box 7108 Carmel, California 93921 (831) 625-6163

STRATA
Global GeoSolutions

StrataWeb™

DESIGN GUIDELINES FOR SOIL STABILIZATION

Strata Systems, Inc.
380 Dahlonega Rd., Suite 200
Cumming, GA 30040 USA
(800) 680-7750 • (770) 888-6680
www.geogrid.com

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TABLE OF CONTENTS

DESIGN GUIDELINES FOR SOIL STABILIZATION 3

THE STRATAWEB™ SOLUTION 4

DESIGNING WITH STRATAWEB™ 5

IN THE FIRST STEP 5

Soil Support Value (SSV) 5

Equivalent Axle Load (EAL) 5

Regional Factor (RF) 5

THE SECOND STEP 5

INSTALLATION 7

INSTALLATION PHOTOS 8

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DESIGN GUIDELINES FOR SOIL STABILIZATION

When traffic loads are applied to a soil subgrade, the soil will not deform or rut if the shear strength of the soil exceeds the applied loads. The strength of the soil is a function of such characteristics as its angle of internal friction, its cohesion, and its degree of compaction.

Most road and parking systems consists of one or more layers of good quality fill materials placed and compacted on soil subgrades. The fill materials allow the system to support traffic loads that the soil, by itself, would not be able to withstand. The function of the layer(s) of base material is to distribute the imposed loads over a large area, thereby reducing the pressure (load divided by area), which is transferred to the subgrade. The base material is able to distribute the loads because the individual aggregate particles lock together. Applied loads are transmitted through the base material both as vertical and horizontal forces.

If the horizontal (lateral) forces push the base material sideways, rutting develops, resulting in a thinner layer less able to resist additional load applications which leads to failure. Even a good quality base material, with the proper internal strength and interlocking of individual particles, can be forced to move laterally. The poor quality subgrade in contact with the base material does not provide the required friction at the interface to restrain the movement.

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THE STRATAWEB™ SOLUTION

In order to prevent lateral movement at the bottom or within the base layer, high modulus (low elongation) geotextiles or geogrids have been used for many years. Because of their strength, resistance to elongation, and structure, fabrics and grids are more capable of restraining the lateral movement of the base materials with which they come in contact. Although they are very useful in many stabilization applications, fabrics and grids can only have an effect at the boundary where they contact the base material/soil. Prevention of lateral movement of the base materials above and below this boundary still depends totally upon the quality of the base material itself. StrataWeb™ takes the concept of confinement from two dimensions (length and width) and expands it to a third dimension (depth). This vertical and horizontal confinement of the entire depth of the base layer represents a quantum leap in stabilization technology, and has major implications upon cost effectiveness and the project's long-term performance.

Because the cell walls resist lateral movement, a lower quality, lower cost, base material can be used. Additionally, the base material can be more open graded which will dramatically improve drainage of the system, resulting in a longer expected life for the road/parking lot. If a parking lot is not paved, storm water would be allowed to seep into the subgrade, possibly eliminating the need for a detention pond. Another major benefit of stabilization soils with StrataWeb™ is the effectiveness of a geocell to distribute applied loads over a large area. Since each cell within a section is connected to adjoining cells, each section of StrataWeb™ acts as a large mat or pad. StrataWeb™ significantly reduces the pressure applied to the subgrade by a load exerted on the top surface of the StrataWeb™. The benefit is that stabilization can be achieved with a minimum amount of base material used in conjunction with StrataWeb™.

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DESIGNING WITH STRATAWEB™

StrataWeb™ filled with a base material acts as a layer in a multi-layer road system. A broadly accepted method used to analyze and design multi-layered road systems is a two-step procedure developed by AASHTO (American Association of Highway and Transportation Officials).

IN THE FIRST STEP

The engineer determines the necessary overall strength of the road system, which is called the required Structural Number (SN). The SN is a function of three (3) factors:

Soil Support Value (SSV)

The strength of the subgrade soil is determined by one of a variety of standard methods. Through the use of equivalence tables, the subgrade strength is used to select the appropriate Soil Support Value.

Equivalent Axle Load (EAL)

The expected traffic loads over the life of the system are tabulated. These include H2 loading (20-ton trucks with a given wheel configuration), lighter trucks, autos, etc. Using a table developed by AASHTO, each type of loading is converted to a common, single measure based on the impact, which that loading is expected to impose upon the road system. The common measure is a single 18,000 lb. Axle load and is called the Equivalent Axle Load.

Regional Factor (RF)

This factor accounts for the susceptibility of the subgrade soils at the construction site to conditions of moisture and temperature. The Regional Factor, which typically ranges from 0.5 to 3.0 in the forty-eight contiguous states, can be selected from a map developed for this purpose.

The engineer enters these three factors into a monograph developed by AASHTO that determines the required SN.

THE SECOND STEP

Select base materials and the thickness of the layers of those materials which, when combined, will provide an SN equal to or greater than the required SN. Each base material is assigned a Structural Coefficient (SC), which is related to the ability of the material to spread applied loads. It has been conservatively determined that the SC for StrataWeb™ filled with granular material such as sandy soil is 0.35. A better load-bearing fill material would increase the StrataWeb™ structural coefficient. In the following table are structural coefficients for various fill material and StrataWeb™ filled with sandy soil, and the resulting equivalent layer thickness:

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EQUIVALENT LAYER THICKNESS*	ASPHALTIC CONCRETE	CRUSHED STONE	SANDY GRAVEL	LIME STABILIZED SOIL	SANDY SOIL
4" StrataWeb™ (SC - .35)	3.4 inches	10 inches	12.7 inches	17.5 inches	20 inches
6" StrataWeb™ (SC - .35)	5.1 inches	15 inches	19.1 inches	26.3 inches	30 inches
8" StrataWeb™ (SC - .35)	6.8 inches	20 inches	25.5 inches	35 inches	40 inches

* Filled with Sandy Soil

Multiplying the SC of a given material by the thickness of the layer of that material, in inches, determines the contribution of that layer toward the required SN. For example, if the required SN is 2.90 and the engineer wants the top layer of the road system to be 2" of asphalt concrete, he or she could make either of the following selections for the remainder of the base:

1. 15" of crushed stone (15 x .14) + (2 x .41) = 2.92
2. 6" StrataWeb™ with sandy soil (6 x .35) + (2 x .41) = 2.92

Alternatively, if the engineer knows how much of a base material is normally used in a given design, he or she can substitute StrataWeb™ for that material in relation to their structural coefficients. For example, StrataWeb™ filled with sandy soil has five time (.35/.07=5) the support value of sandy soil without StrataWeb™ (In his book entitled ***Designing with Geosynthetics***, Fourth Edition, Professor Robert Koerner provides an example which shows that the use of an 8" StrataWeb™ increases the bearing capacity of sandy soil by 13 times). Thus, 4" StrataWeb™ filled with sandy soil has the same load bearing strength as 20" of sandy soil without StrataWeb™. Therefore, if a road design calls for 18" of a sandy soil fill, the engineer could reduce that amount to 4" StrataWeb™ with the same type fill and have a stronger base.

The designer can add local fill materials to the above table with the appropriate AASHTO structural coefficients to calculate the savings using StrataWeb™. Examples of such locally available materials are crushed shell in coastal areas, river gravel in mountainous areas, and high quality limestone in other areas.

A complete description of the AASHTO design procedure, as well as its development and complete software for use in design, is available from AASHTO at (202)624-5800 or at www.aashto.org.

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INSTALLATION

A two to four man crew of semi-skilled labor without any specialized equipment installs StrataWeb™ quickly and easily. Sections are shipped to the jobsite in collapsed form, measuring 12' x 5" x cell height.

1. If required, excavate and shape the subgrade soil to the elevations, grades, and dimensions as shown on the drawings.
2. If the infill material is different form the sub-base material, a geotextile should be used as a separator. A woven or nonwoven fabric is selected depending on whether strength or permeability is important. Simply unroll the geotextile directly on the subgrade, overlapping adjacent panels by 18" (minimum).
3. Determine where the first section of StrataWeb™ is to be placed and put stakes at the four corners.
4. Stretch a section beyond its intended length and then allow it to relax. Place the section over the embedded stakes. Additional stakes may be needed along the perimeter in order to get full expansion of each cell. In situations where it is not practical to use stakes (over rocky soil, etc.) an installation frame may be needed. Adjacent sections are installed in a similar fashion and butted or stapled together to achieve continuous coverage.
5. Fill the first rows of cells with a front-end loader or dump truck and push the fill into cells using shovels or a bulldozer blade. A "ramp" of fill material immediately adjacent to the StrataWeb™ will likely be necessary to allow equipment to climb onto the StrataWeb™. Continue until all cells are filled. Never allow any equipment to drive over unfilled cells. Always overfill the cells slightly to allow for consolidation.
6. Next, it is necessary to compact the StrataWeb™ system. The most common method of compacting is through multiple passes by the tracked equipment used to spread the infill. A vibrating roller and/or water may be required to achieve the specified lever of compaction.
7. Once the cells are filled and the system is compacted, the StrataWeb™ base is ready to withstand heavy traffic loads.

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INSTALLATION PHOTOS

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"Hearths and Flowers"

Residence Remodel and Additions for: Ms. Linda McCarthy
Lincoln Street, 3 SW of 10th Avenue Carmel By The Sea - California

PROJECT DESCRIPTION:
Addition and Remodel of existing Single Story Residence including new Lower Level

LOCATION:
Lincoln Street 3 SW of 10th Avenue
Carmel By The Sea, California 93921

OWNER:
Linda McCarthy
Post Office 3352
Carmel, California 93921

PROPERTY INFORMATION:
Assessor's Parcel Number: 010-182-002
Lot Area: 4,500 sf
Zoning: R-1

UTILITY PROVIDERS:

GAS and ELECTRICITY: Pacific Gas & Electric
WATER SERVICE: CalAm
SEWER SERVICE: Carmel Wastewater

GRADING: Cut: None Fill: None
TREES to be Removed: None

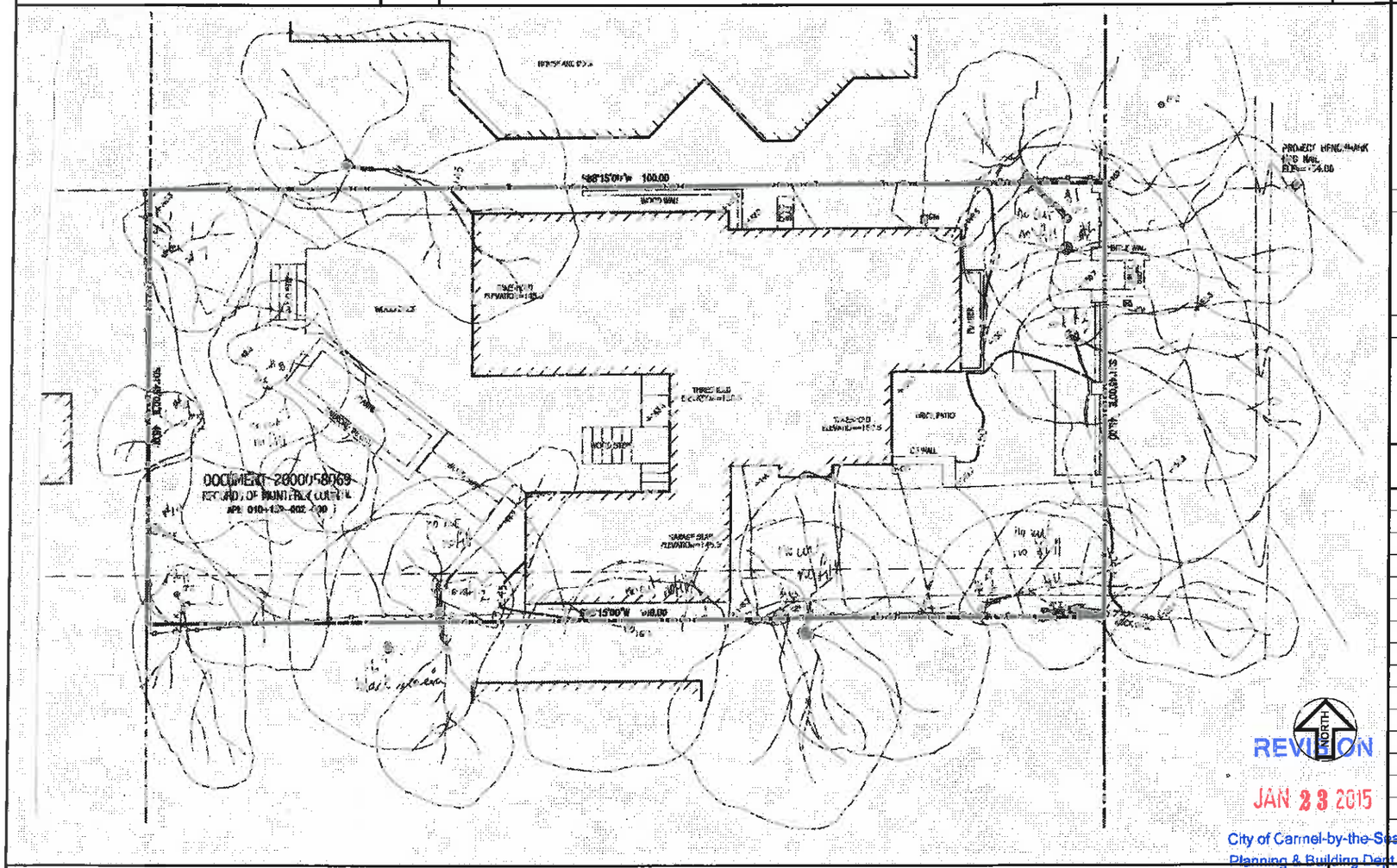
DATE	REVISION

Jon Sather Erlandson Architect - C11925
"The MEWS" North East Corner of Dolores and Fifth, Carmel By The Sea
MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel,California 93921
Phone: (831) 625-6163 Facsimile: (831) 625-1578 Email: jon@jonerlandson.com

VICINITY MAP | 1

PROJECT TITLE | 2

PROJECT INFORMATION | 3



- 2013 CA Building Code (Based on 2006 International Building Code)
- 2013 CA Fire Code (Based on 2006 International Fire Code)
- 2013 CA Plumbing Code (Based on 2006 Uniform Plumbing Code)
- 2013 CA Mechanical Code (Based on 2006 Uniform Mechanical Code)
- 2013 CA Electrical Code (Based on 2005 National Electrical Code)
- 2013 CA Residential Code
- 2013 CA Energy Code

CONSTRUCTION TYPE:
TYPE V NON-RATED

OCCUPANCY:
TYPE R-3/U

BUILDING AREA	EXISTING	PROPOSED	ALLOWED
Main Floor and Master Suite	992 SF	1,463 SF	
Garage and Laundry	230 SF	230 SF	
Lower Level Storage and Mechanical	56 SF	246 SF	
Total Floor Area	1,278 SF	1,939 SF	1,980 SF Allowable Base Floor Area

SITE COVERAGE	IMPERVIOUS	PERVIOUS	TOTALS
Existing	1,335 SF	0 SF	1,335 SF
Proposed	395 SF	153 SF	548 SF
Net Reduction:			787 SF

PROJECT DATA | 4

ARCHITECTURAL DRAWINGS

SHEET G-1.1	TITLE SHEET- PROJECT INFORMATION- SITE PLAN
SHEET C-1.1	EXISTING SITE PLAN
SHEET C-1.2	PROPOSED SITE PLAN
SHEET A-1.1	PROPOSED FLOOR PLANS
SHEET A-1.2	DEMOLITION PLAN
SHEET A-1.3	FLOOR MAP
SHEET A-1.4	PROPOSED ROOF PLAN
SHEET A-2.1	PROPOSED EXTERIOR ELEVATIONS NE
SHEET A-2.2	PROPOSED EXTERIOR ELEVATIONS SW
SHEET A-3.1	STREET ELEVATIONS and CONSTRUCTION DETAILS
SHEET A-4.1	BUILDING SECTIONS
SHEET A-5.1	DOOR and WINDOW SCHEDULES
SHEET Ex-1.1	EXISTING FLOOR PLANS
SHEET Ex-1.2	EXISTING ROOF PLAN
SHEET Ex-2.1	EXISTING EXTERIOR ELEVATIONS
SHEET L-11	CONCEPTUAL LANDSCAPE PLAN

DRAWING INDEX | 6

REVISION
JAN 23 2015
City of Carmel-by-the-Sea
Planning & Building Dept

SITE ASSESSMENT by the CITY of CARMEL by the SEA

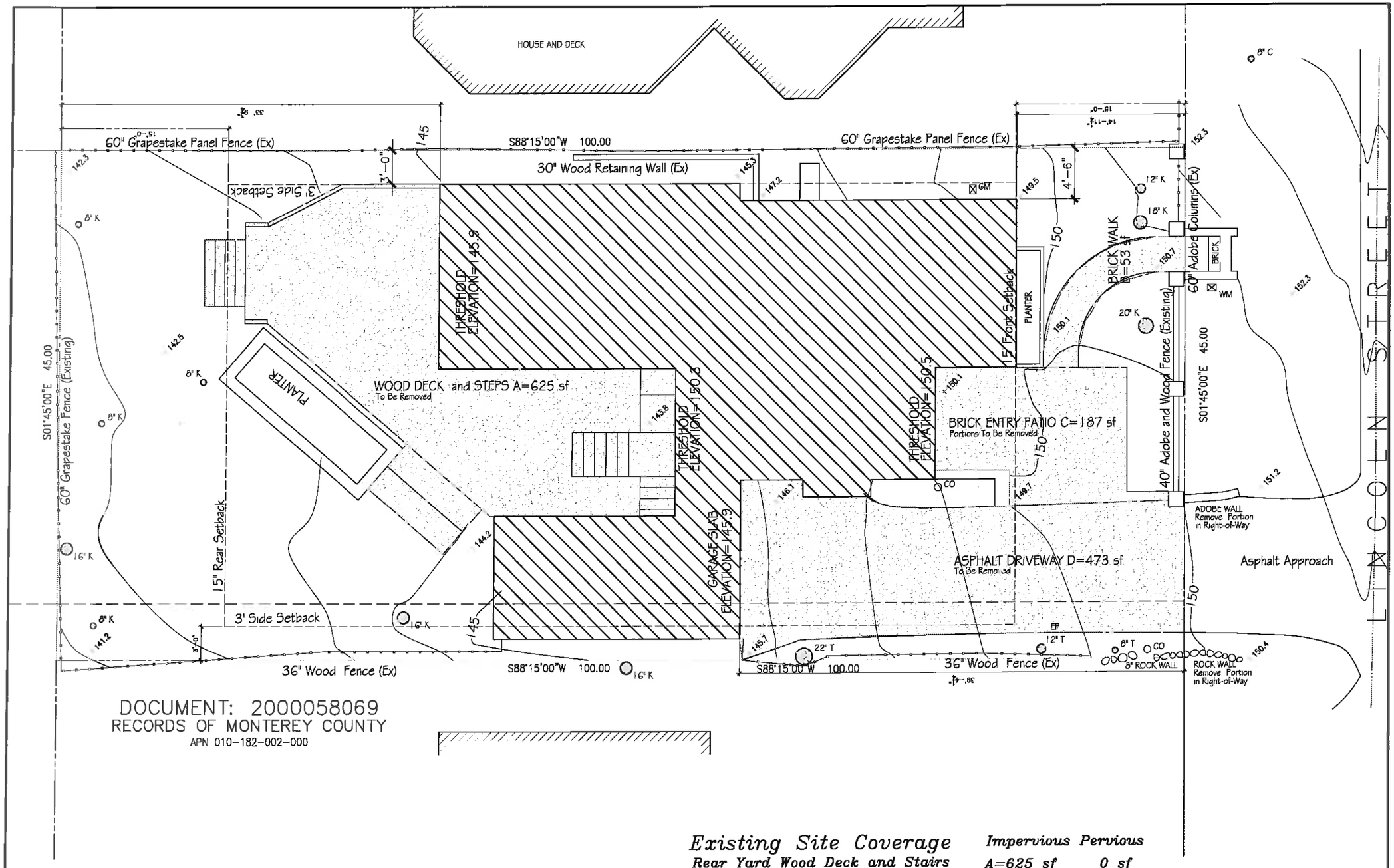
Not to Scale | 6

"Hearths and Fowers"
Residence Remodel and Additions for: Ms. Linda McCarthy
Lincoln Street 3 SW OF 10th Carmel by the Sea, California

Job Number	Drawn By:
2014-03	
Date	Revisions
1/23/2015	

Sheet Number
G-1.0
of: Sheets

INDEX SHEET



DOCUMENT: 2000058069
RECORDS OF MONTEREY COUNTY
APN 010-182-002-000

Existing Site Coverage	*Impervious*	*Pervious*
Rear Yard Wood Deck and Stairs	*A=625 sf*	*0 sf*
Brick Entry Walk	*B= 50 sf*	*0 sf*
Brick Entry Patio	*C=187 sf*	*0 sf*
Asphalt Driveway	*D=473 sf*	*0 sf*
	1,335 sf	*0 sf*

NORTH

EXISTING SITE PLAN and COVERAGES

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

DATE	REVISION

Jon Sather Erlandson Architect - C11925
"The MEWS" North East Corner of Dolores and Fifth, Carmel By The Sea
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"Hearths and Flowers"
Residence Remodel and Additions for: Ms. Linda McCarthy
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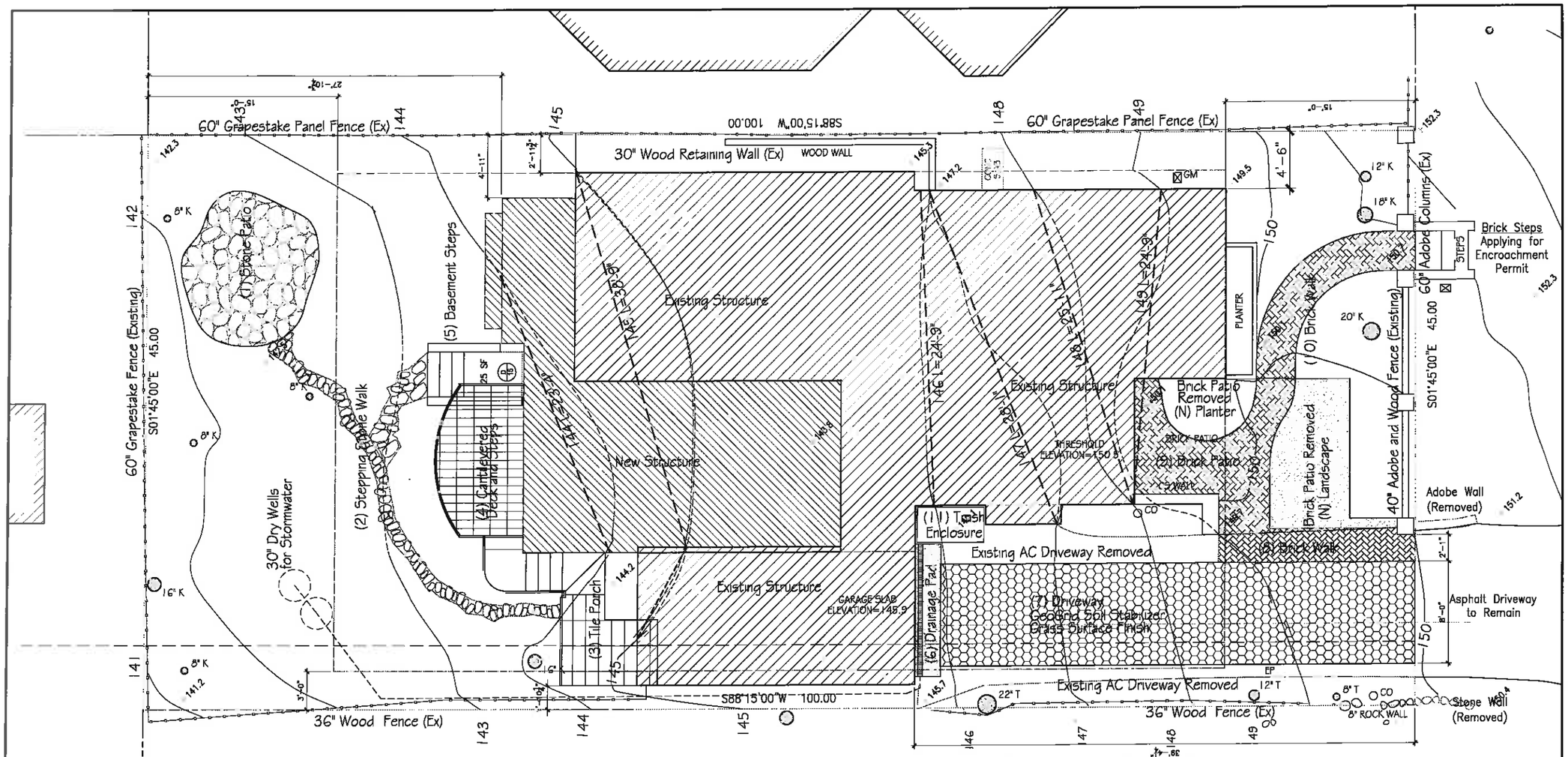
2014-03	
Date	**Revisions**
1/23/2015	

Sheet Number
C-1.1
of: Sheets

EXISTING SITE PLAN



Existing Site Coverage

		Impervious	Pervious
Rear Yard Wood Deck and Stairs	A=625 sf	0 sf	
Brick Entry Walk	B= 50 sf	0 sf	
Brick Entry Patio	C=187 sf	0 sf	
Asphalt Driveway	D=473 sf	0 sf	
	1,335 sf	0 sf	

Average Grade Calculation

144' Contour	0	Length =23'-4"	Sum= 0
145' Contour	1	Length =38'-9"	Sum= 38'-9"
146' Contour	2	Length =24'-9"	Sum= 49'-6"
147' Contour	3	Length =28'-1"	Sum= 84'-3"
148' Contour	4	Length =25'-11"	Sum= 103'-8"
149' Contour	5	Length =29'-9"	Sum= 149'-9"
		Total Length =147'-3"	Sum= 425'-9"

Average Grade = 425'-9" / 147'-3" Average Grade = +2.5'
Average Grade = 146.5'

Base Floor Area Calculation

4,500 SF x [0.45 − ((500(x 0.02)) / 1000] = 1,980 SF

Existing Floor Areas

Upper Level Living Area	992 sf
Garage and Laundry	230 sf
Lower Level Mechanical Room	56 sf
Total Building:	1,278 sf

Proposed Floor Areas

Main Level Living Area	1,463 sf
Garage and Mud Room	230 sf
Lower Level & Mechanical Room	246 sf
Total Building:	1,939 sf

Proposed Site Coverage

		Impervious	Pervious
(1)	Rear Stone Patio	0 sf	102 sf
(2)	Rear Stepping Stone Walk	0 sf	51 sf
(3)	Garage Tile Patio	63 sf	0 sf
(4)	Cantilevered Deck and Steps	99 sf	0 sf
(5)	Basement Stairs	25 sf	0 sf
(6)	Garage Drainage Control Pad	21 sf	0 sf
(7)	Driveway	0 sf	0 sf
(8)	Brick Walk at Driveway	38 sf	0 sf
(9)	Brick Entry Patio	85 sf	0 sf
(10)	Brick Entry Walk	50 sf	0 sf
(11)	Trash Enclosure	14 sf	0 sf
	PROPOSED TOTALS:	395 sf	153 sf
	COMBINED TOTALS:	548 sf	
	EXISTING TOTAL:	1,335 sf	
	PROPOSED CHANGE:	787 sf Reduction	

PROPOSED SITE PLAN and COVERAGES

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

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"Hearts and Flowers"

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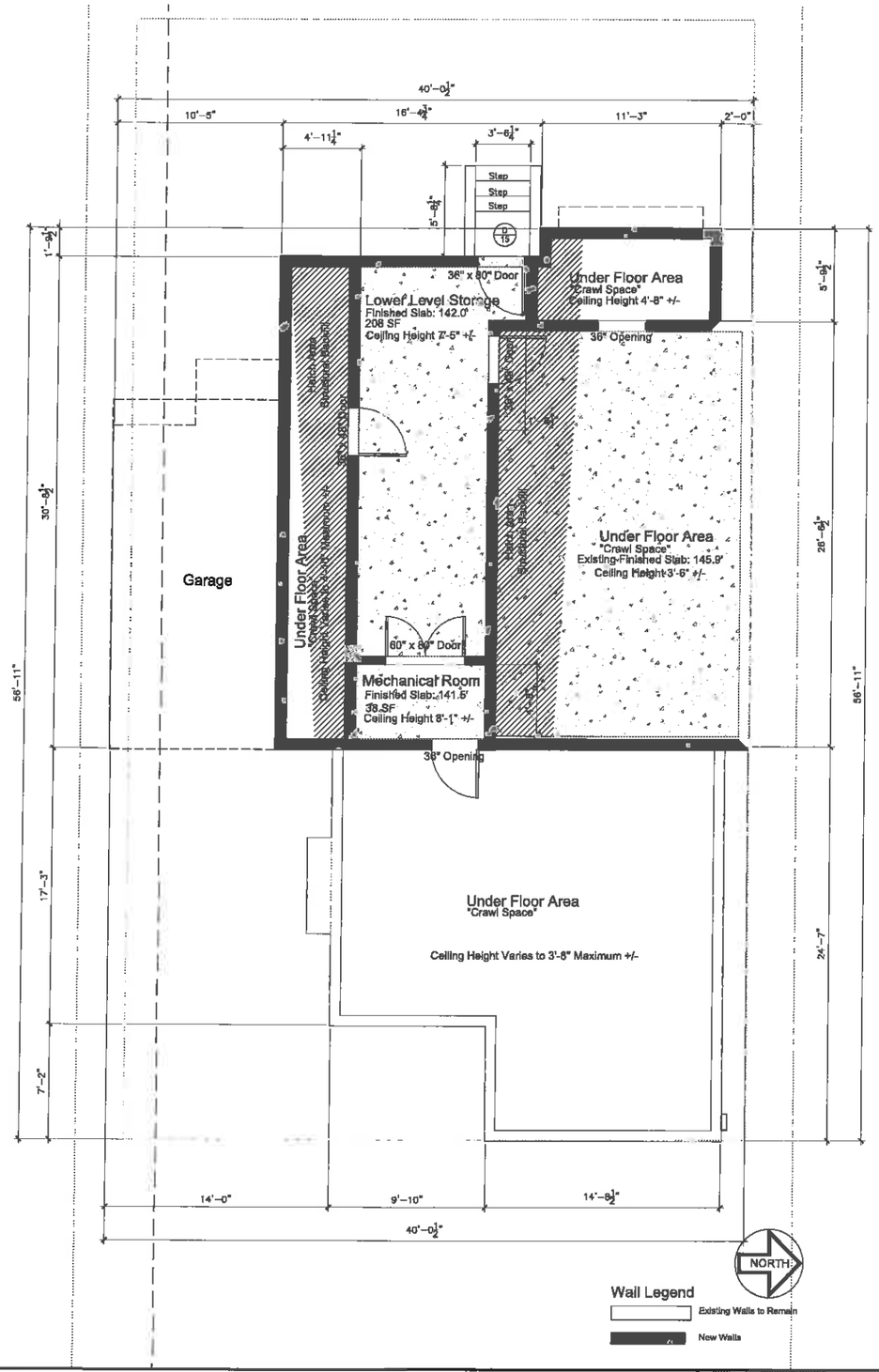
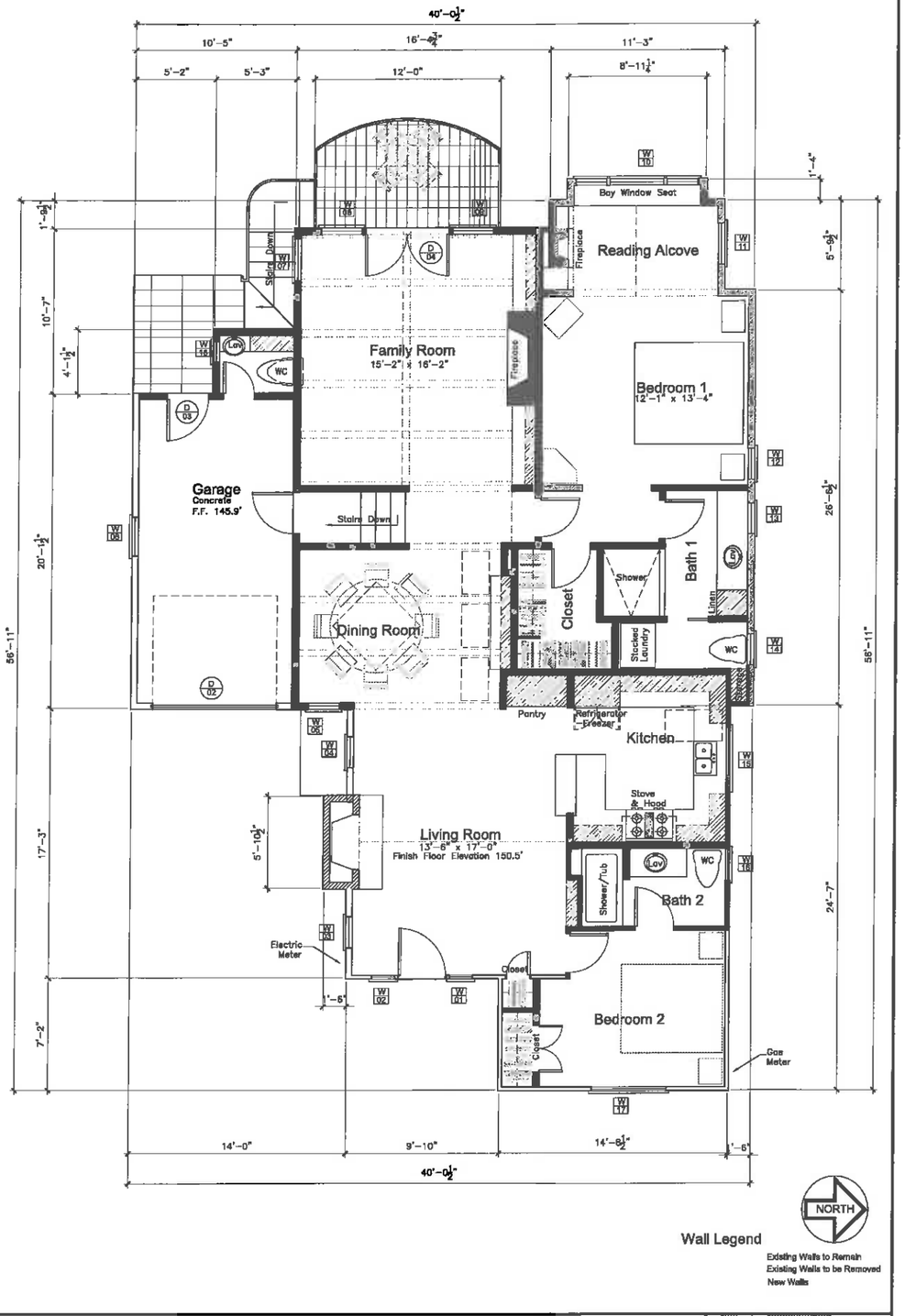
2014-03	
Date	Revisions
1/23/2015	

Sheet Number C-1.2 of: Sheets

PROPOSED SITE PLAN



LOWER LEVEL FLOOR PLAN Scale: 1/4"=1'-0" 2



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

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"Hearths and Flowers"
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2014-03	
Date	Revisions
1/23/2018	

Sheet Number
A-1.1
of: Sheets

PROPOSED FLOOR PLAN

HOUSE AND DECK

S88°15'00"W 100.00

WOOD WALL

Single Level
Finish Floor 150.9'

Main Level
Finish Floor 150.9'

Lower Level
Finish Floor 142.5'

Single Level
Finish Floor 150.5'

THRESHOLD
ELEVATION=150.5

Single Level
Finish Floor 145.9'

GARAGE SLAB
ELEVATION=145.9

PLANTER

BRICK PATIO

CS WALL

BRICK WALL

BRICK STEPS

WM

GM

CO

EP

ROCK WALL

S01°45'00"E 45.00

PROJECT
MAG NAIL
ELEV=15

LINCOLN STREET

Floor Areas

Lower Level Floor Area	246 sf
Main Level Floor Area	1,693 sf Overlaps 246 sf
Total Floor Area	1,939 sf

FLOOR LEVEL MAP

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

1

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2014-03	
Date	Revisions
1/23/2015	

Sheet Number
A-1.3
of: Sheets

FLOOR MAP

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

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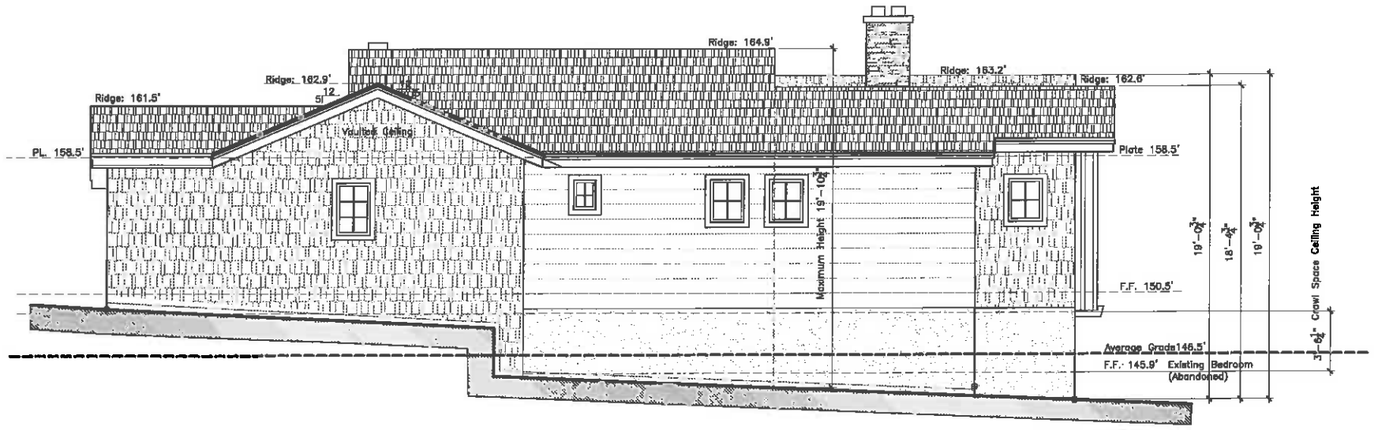
2014-03	
Date	**Revisions**
1/23/2015	

Sheet Number

A-1.4

of: Sheets

PROPOSED ROOF PLAN



PROPOSED NORTH ELEVATION

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

N

PROPOSED EAST ELEVATION

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

E

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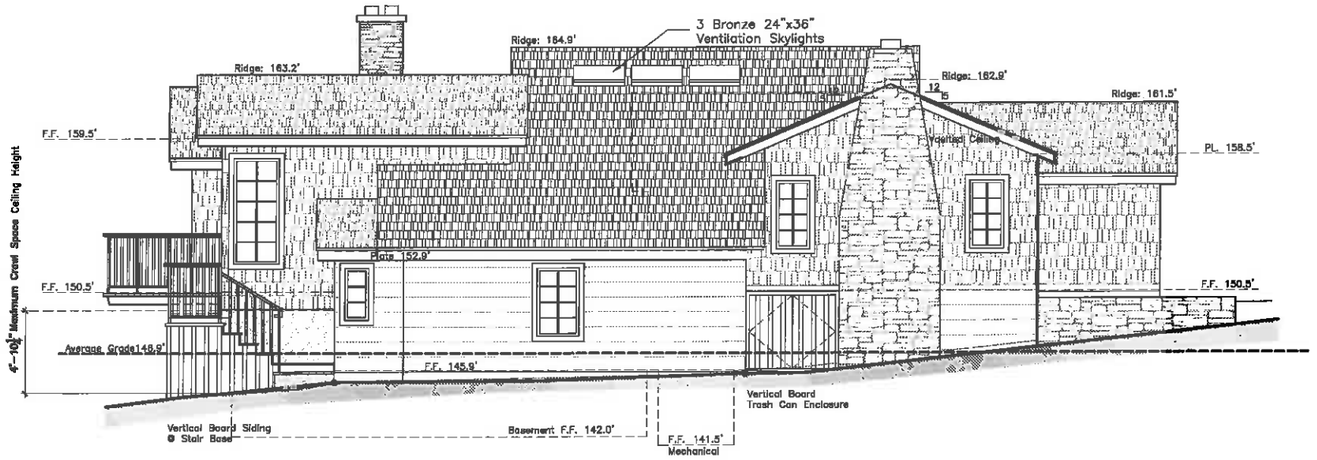
Date	**Revisions**
1/23/2015	

Sheet Number
A-2.1
of: Sheets

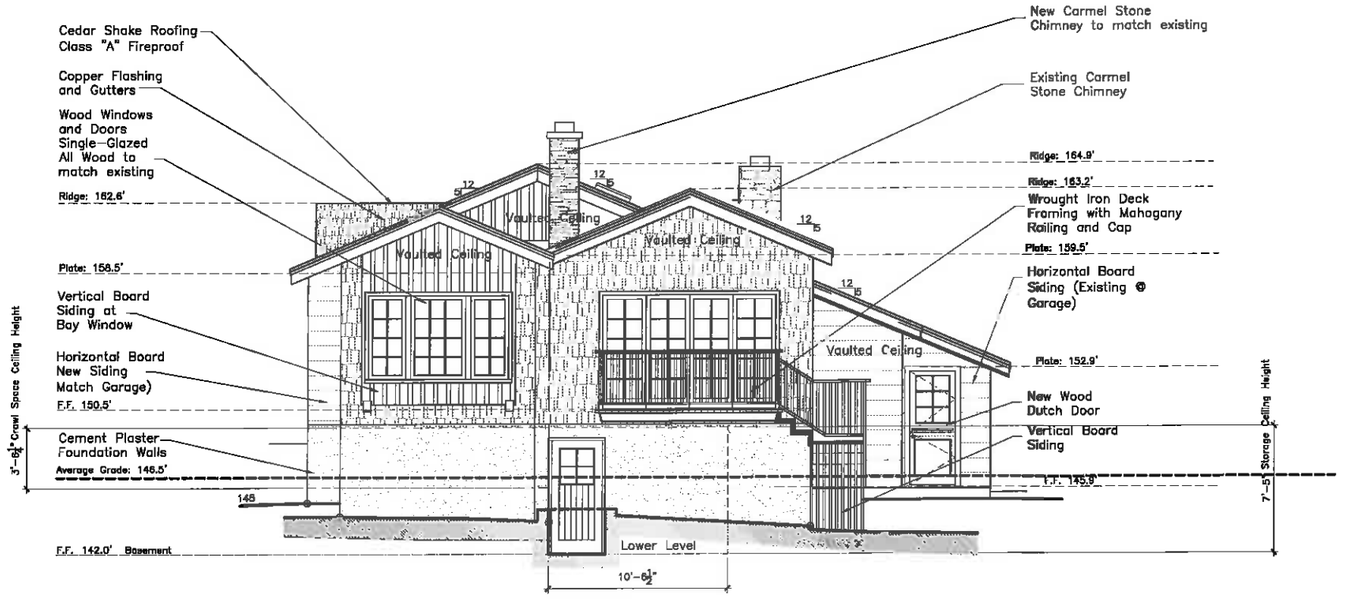
PROPOSED ELEVATIONS



PROPOSED SOUTH ELEVATION

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

S



PROPOSED WEST ELEVATION

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

W

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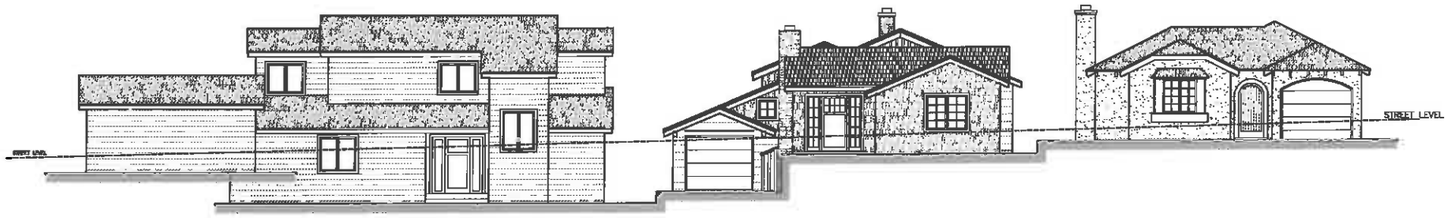
Job Number	Drawn By:
2014-03	
Date	**Revisions**
1/23/2015	

Sheet Number

A-2.2

of: Sheets

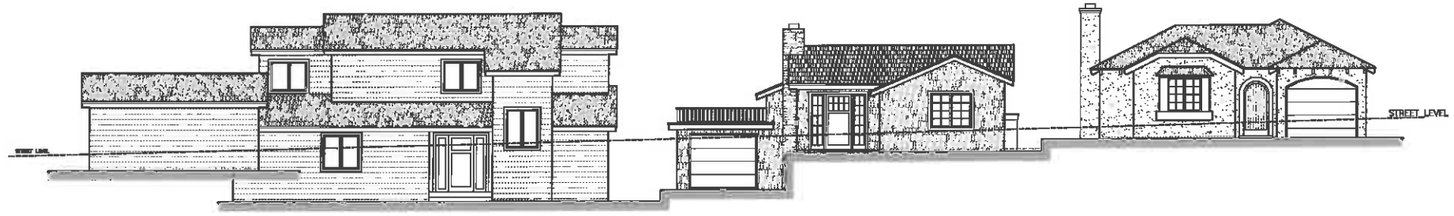
PROPOSED ELEVATIONS



PROPOSED LINCOLN STREET PROFILE

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

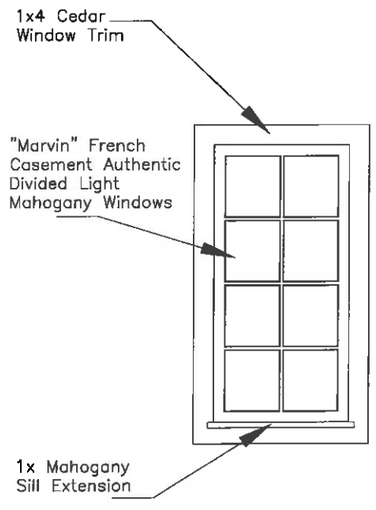
1



EXISTING LINCOLN STREET PROFILE

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

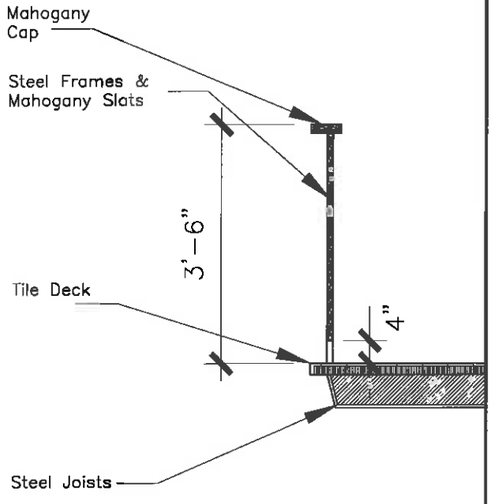
2



WINDOW DETAIL

Scale: 1"=1'-0"

4



RAILING DETAIL

Scale: 1"=1'-0"

3

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

5

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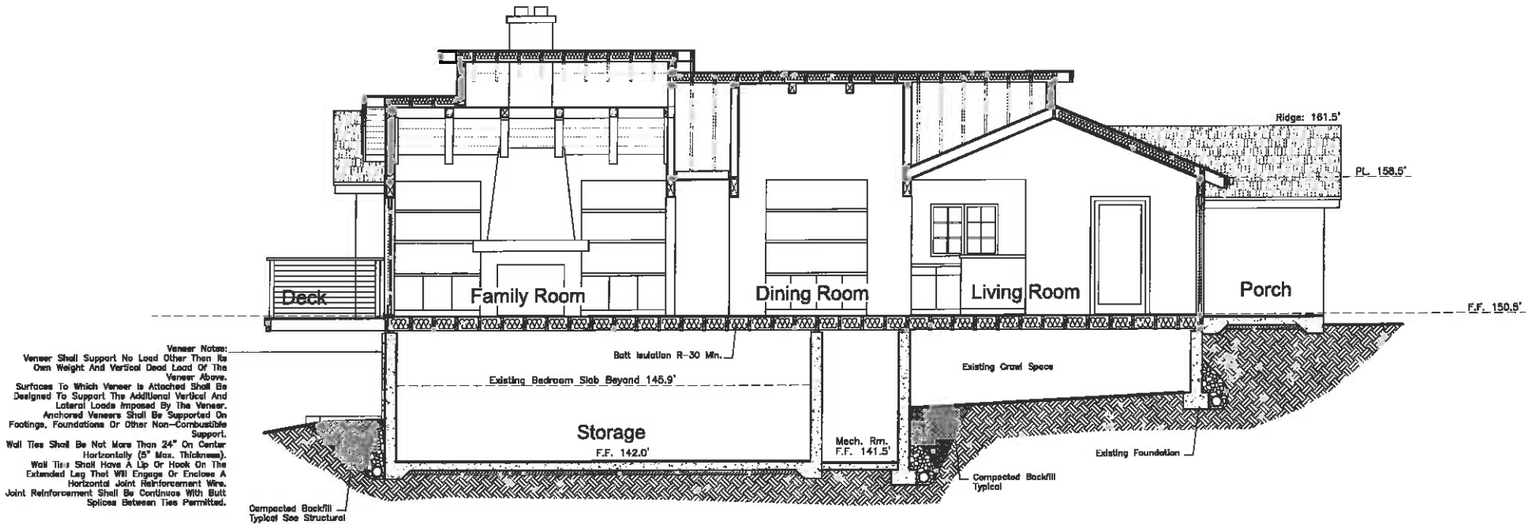
Job Number	Drawn By:
2014-03	
Date	**Revisions**
1/23/2015	

Sheet Number

A-3.1

of: Sheets

Street Elevations and Construction Details



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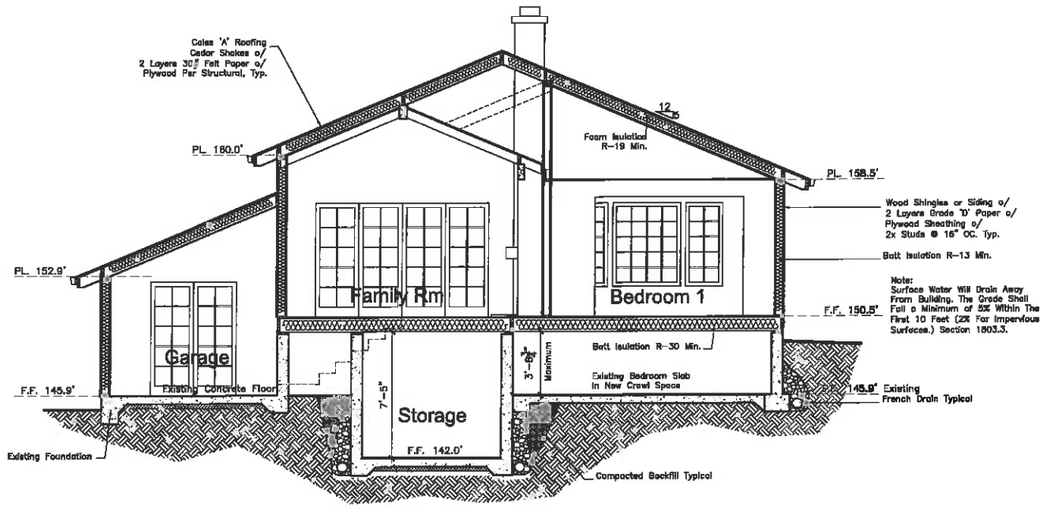

BUILDING SECTION Scale: 1/4"=1'-0" 1

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"Hearts and Flowers"

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Date	**Revisions**
1/23/2015	

Sheet Number
A-4.1
of: Sheets

BUILDING SECTIONS

DOOR SCHEDULE

NUMBER	ROOM NUMBER	MAIN FLOOR	SIZE	TYPE	HDW.	REMARKS
D-01		ENTRY-LIVING ROOM	3-0/6-8	-		TEMPERED GLASS
D-02		GARAGE	8-0/7-0			SECTIONAL OVERHEAD
D-03		GARAGE	2-8/6-8			DUTCH DOOR - TEMPERED GLASS
D-04		FAMILY ROOM	PR 5-4/8-8			FRENCH DOOR - TEMPERED GLASS
D-05		LIVING ROOM (CLOSET)	1-8/6-8			
D-06		BEDROOM 2	2-6/6-8			
D-07		BEDROOM 2 (CLOSET)	PR 3-0/6-8			
D-08		BATH 2	2-6/6-8			
D-09		GARAGE	2-6/6-8			1 HR FIRE RATED-SELF CLOSING & SELF LATCHING. CRC R311.3.1
D-10		BEDROOM 1	2-6/6-8			
D-11		CLOSET	2-6/6-8			
D-12		BATH 1	2-6/6-8			
D-13		BATH 1 (SHOWER)	2-0/6-0			TEMPERED GLASS
D-14		BATH 1 (TOILET)	2-8/6-8			POCKET
D-15		GARAGE MUD ROOM	2-0/6-8			
D-16		LOWER LEVEL ACCESS DOOR	2-8/6-8			

DOOR SCHEDULE | 1

DOOR and WINDOW NOTES

DOOR and WINDOW NOTES

1 SHOP DRAWINGS FOR DOORS AND WINDOWS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING OF MATERIALS

2 DOOR AND WINDOW SIZE: 2870= 2'-8" x 7'-0"

3 (T) = TEMPERED GLASS

4 ALL WINDOWS and EXTERIOR DOORS SHALL BE SOLID WOOD (UNCLAD) with TRUE DIVIDED LITES to MATCH the EXISTING RESIDENCE

5 GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIALS CONFORMING TO C.B.C. CHAPTER 24. SUCH AREAS SHALL INCLUDE BUT ARE NOT LIMITED TO SLIDING GLASS DOORS, TUB & SHOWER ENCLOSURES, STEAM ROOMS. PROVIDE SAFETY GLAZING AT THE FOLLOWING LOCATIONS (C.B.C. 2408.3 AND 2406.4);
a) GLAZING WITHIN A 24" RADIUS OF THE VERTICAL JAMB OF ANY DOOR AND LESS THAN 60" ABOVE THE WALKING SURFACE,
b) b) GLAZING IN WALLS ENCLOSING A SHOWER OR BATHTUB WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET,
c) c) GLAZING WITH AN AREA MORE THAN 9SQ.FT., LESS THAN 18" ABOVE THE FLOOR AND WITH ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF GLAZING,
d) d) GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE.

6 WINDOWS FOR NATURAL LIGHT & VENTILATION SHALL BE SIZED IN COMPLIANCE WITH CBC 1205.

7 EMERGENCY ESCAPE AND RESCUE: BEDROOM WINDOWS SHALL HAVE OPERABLE AREAS OF MIN. 5.7 S.F. (5.0 S.F. FOR GRADE-FLOOR OPENINGS) WITH MIN. DIMENSIONS OF 20" WIDTH AND 24" HEIGHT WITH SILL HEIGHTS NOT MORE THAN 44" AFF. CBC 1026.

8 ALL GLAZING AT CONDITIONED SPACES SHALL BE SINGLE-PANE TRUE DIVIDED LITE.

9 EGRESS DOORS SHALL BE OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. CRC R311.2

10 SEE ADDITIONAL NOTES ON SHEET G-1.2

DOOR & WINDOW NOTES | 2

WINDOW SCHEDULE

NUMBER	ROOM NUMBER	MAIN FLOOR	SIZE	CONF.	TYPE	GLAZING	REMARKS
W-01		LIVING ROOM	1-8/0-0	O	-	DBL-LE	FIXED - TEMP. GLASS
W-02		LIVING ROOM	1-8/0-0	O		DBL-LE	FIXED - TEMP. GLASS
W-03		LIVING ROOM	2-0/4-0	X		DBL-LE	CSMT - TEMP. GLASS
W-04		LIVING ROOM	2-0/4-0	X		DBL-LE	CSMT - TEMP. GLASS
W-05		DINING ROOM	2-0/4-0	X		DBL-LE	CSMT - TEMP. GLASS
W-06		GARAGE	2-8/4-0	X		DBL-LE	CSMT
W-07		FAMILY ROOM	2-8/6-0	X		DBL-LE	CSMT - TEMP. GLASS
W-08		FAMILY ROOM	2-8/6-8	O		DBL-LE	CSMT - TEMP. GLASS
W-09		FAMILY ROOM	2-8/6-8	O		DBL-LE	CSMT - TEMP. GLASS
W-10		READING ALCOVE	8-8/4-10	XOX		DBL-LE	CSMT - EGRESS
W-11		READING ALCOVE	2-8/2-6	X		DBL-LE	CSMT
W-12		BEDROOM 1	2-0/2-6	X		DBL-LE	CSMT - EGRESS
W-13		BATH 1	2-0/2-8	X		DBL-LE	CSMT - TEMP. GLASS
W-14		BATH 1 (TOILET)	1-4/1-8	X		DBL-LE	CSMT - TEMP. GLASS
W-15		KITCHEN	4-0/3-0	XX		DBL-LE	CSMT - TEMP. GLASS
W-16		BATH 2	2-0/3-0	X		DBL-LE	CSMT - TEMP. GLASS
W-17		BEDROOM 2	2-10/4-0	XX		DBL-LE	CSMT
W-18		BEDROOM 2	2-10/4-0	XX		DBL-LE	CSMT

WINDOW SCHEDULE | 3

DOOR TYPES | 4

WINDOW TYPES | 5

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Mc Carthy Residence
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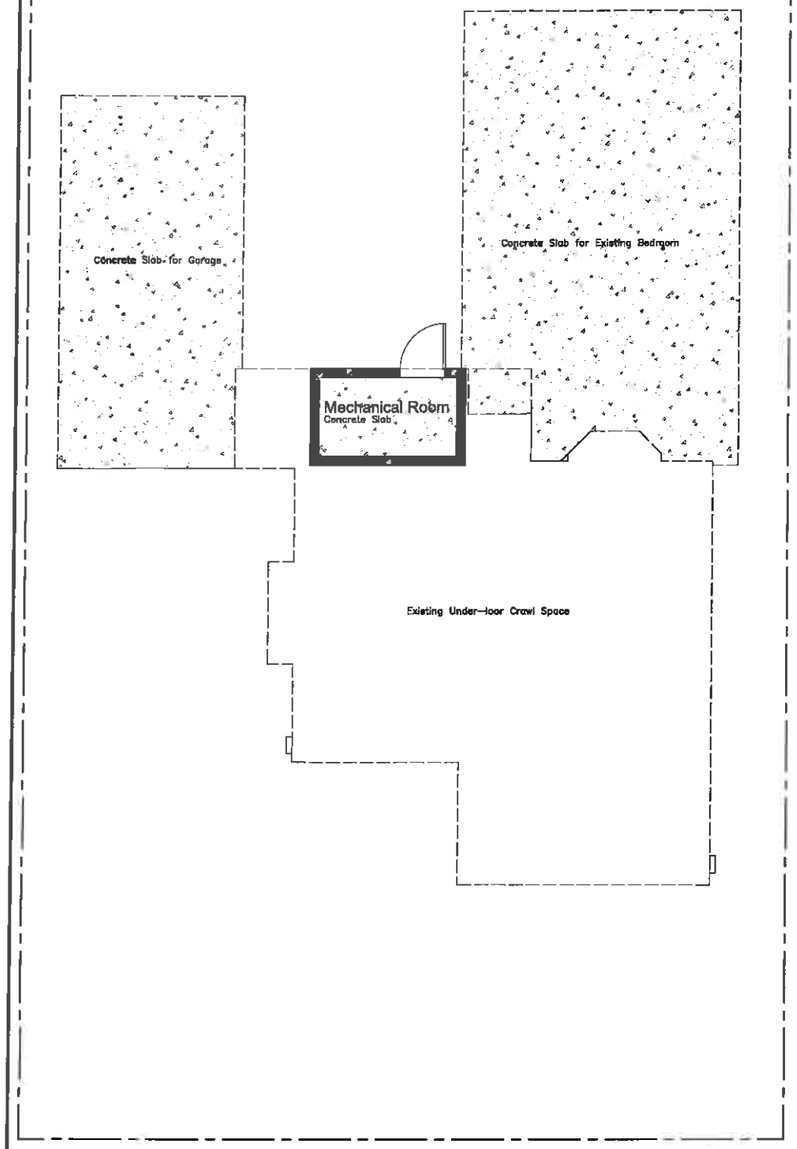
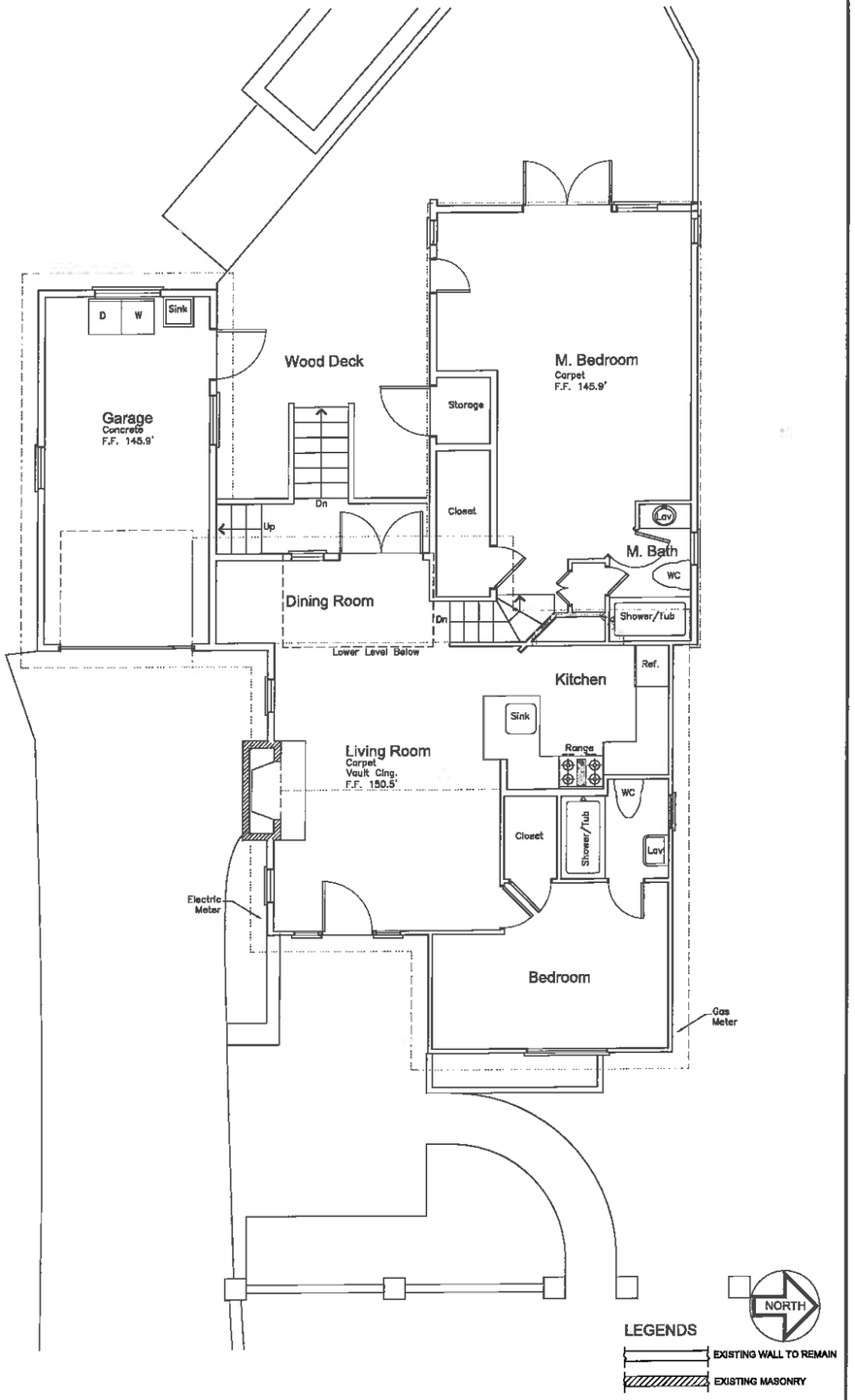
Sheet Number
A-5.1
of: Sheets

SCHEDULES



EXISTING LOWER LEVEL PLAN Scale: 1/4"=1'-0" 2



EXISTING MAIN FLOOR PLAN Scale: 1/4"=1'-0" 1

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1/12/2015	

Sheet Number
Ex-1.1
of: Sheets

EXISTING FLOOR PLANS

EXISTING ROOF PLAN

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

2' 1' 4' 6'

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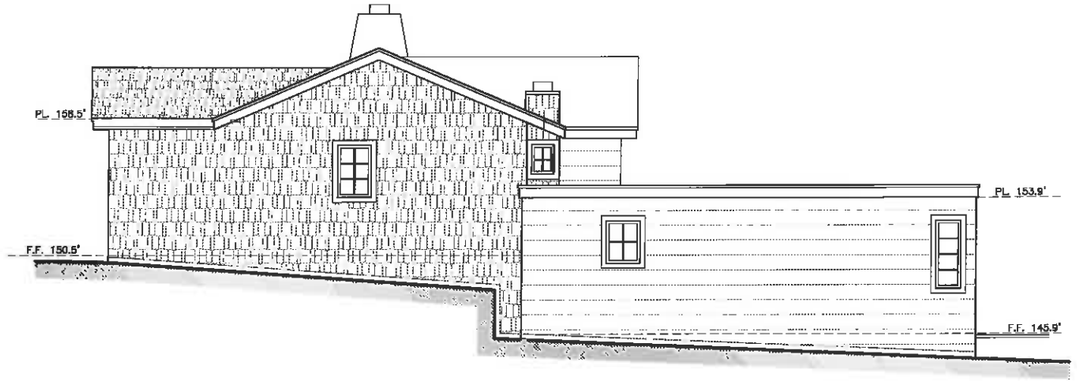
Date	Revisions
1/12/2015	

Sheet Number

Ex-1.2

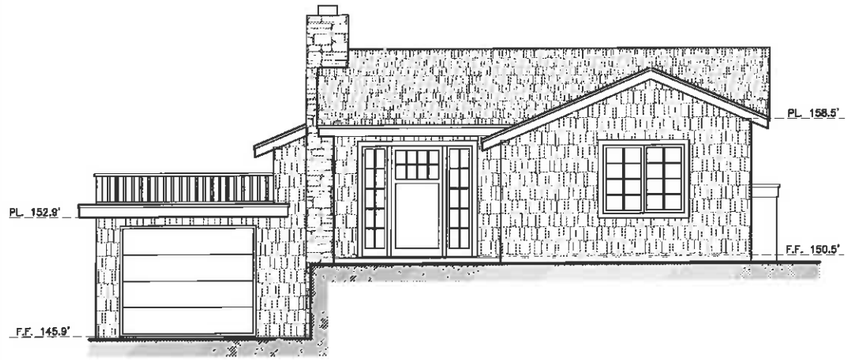
of: Sheets

EXISTING FLOOR-ROOF PLAN



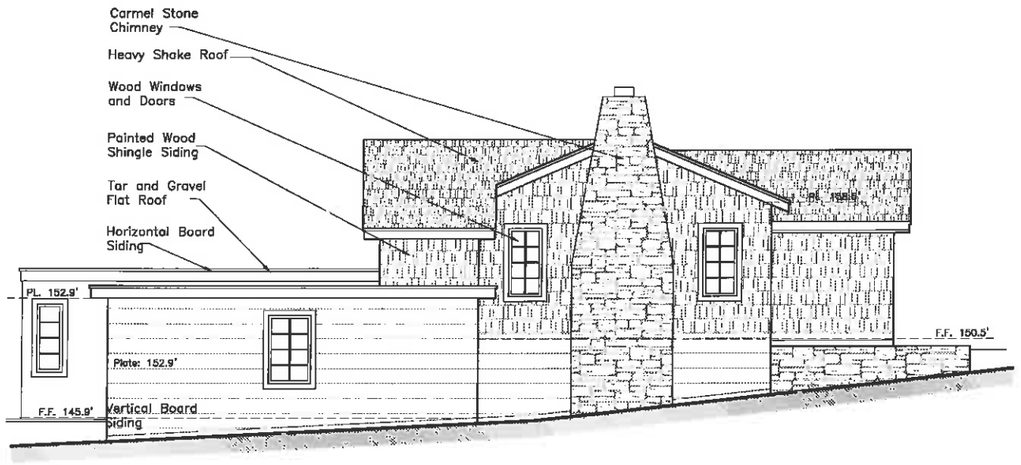
EXISTING NORTH ELEVATION

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



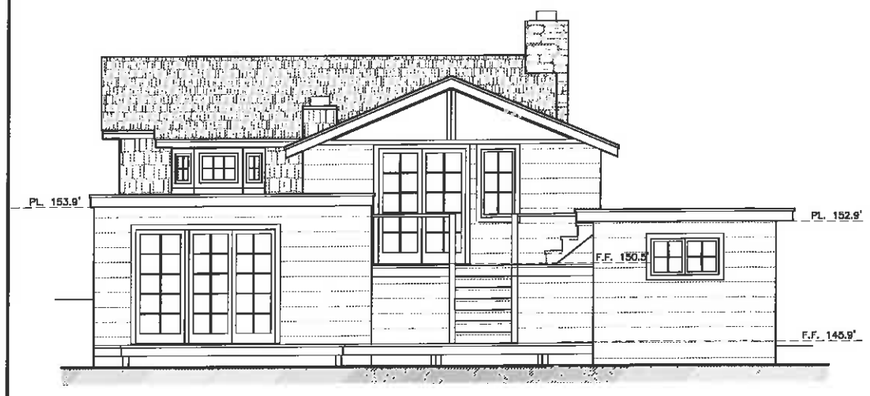
EXISTING EAST ELEVATION

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



EXISTING SOUTH ELEVATION

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



EXISTING WEST ELEVATION

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

DATE	REVISION

Jon Sather Erlandson Architect - C11925

"The MEWS" North East Corner of Dolores and Fifth, Carmel By The Sea

MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel,California 93921
Phone: (831) 625-5163 Facsimile: (831) 625-1578 Email: jon@jonerlandson.com

"Hearts and Flowers"

Residence Remodel and Additions for: Ms. Linda McCarthy
Lincoln Street 3 SW of 10 Avenue Carmel by the Sea, California

Job Number	Drawn By:
2014-03	

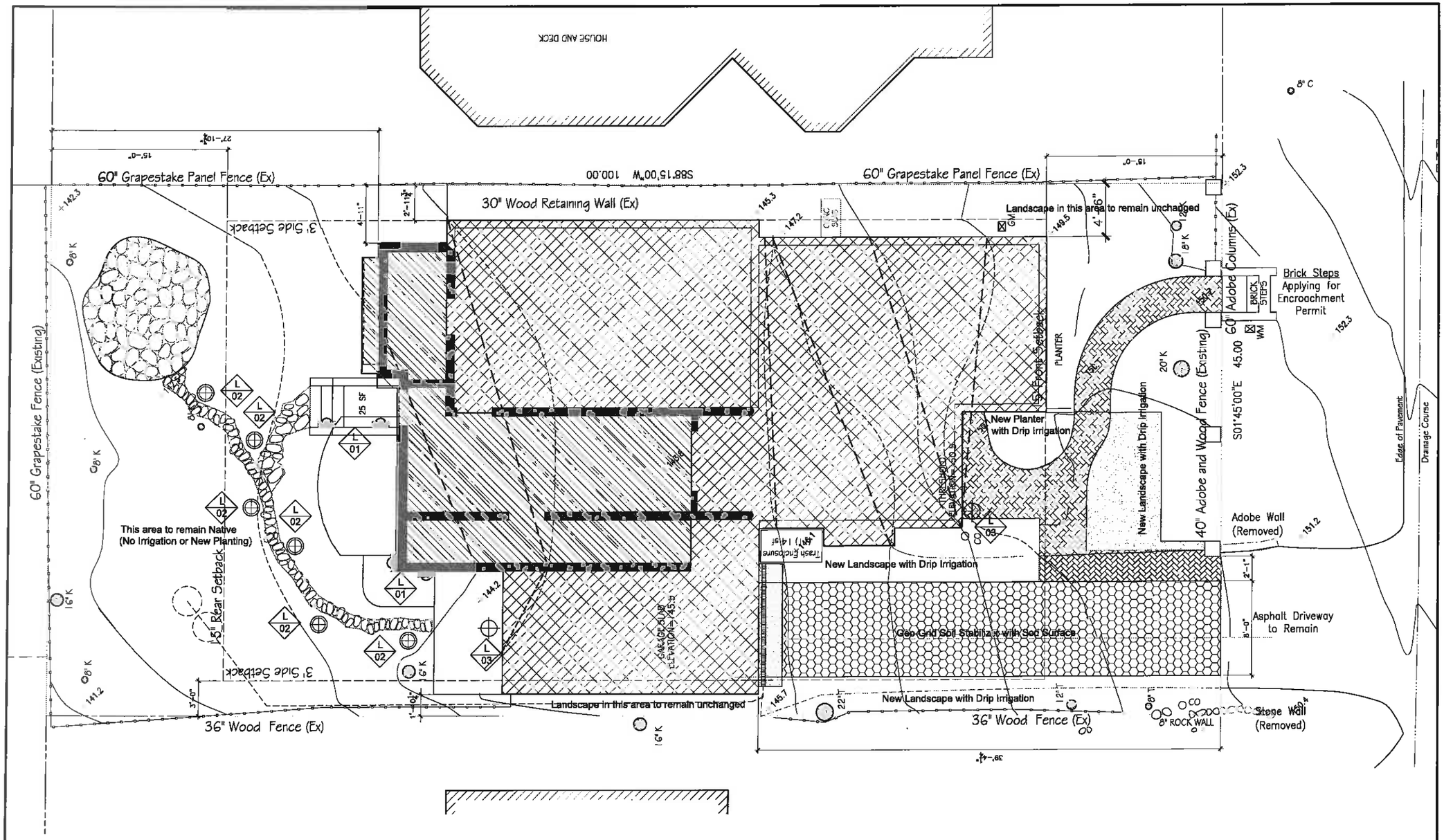
Date	Revisions
1/12/2015	

Sheet Number

Ex-2.1

of: Sheets

EXISTING EXT. ELEVATIONS



SITE SYMBOLS:

- BRONZE RECESSED DOWN LIGHT, 16 WATT MAXIMUM
- PEDESTAL DOWN-LIGHT, 15 WATTS MAXIMUM.
- WALL MOUNTED DOWN-LIGHT 25 WATTS MAXIMUM.

SYMBOL: SYMBOL: SYMBOL:

LANDSCAPE and IRRIGATION NOTES

1. EXISTING LANDSCAPE SHALL REMAIN UNLESS SPECIFICALLY DESIGNATED OTHERWISE HEREON.
2. INSTALL BARK-MULCH COVER AT ALL PLANTING AND EXPOSED SOIL AREAS.
3. ALL PLANTING AREAS SHALL HAVE DRIP IRRIGATION UNLESS SPECIFICALLY DESIGNATED OTHERWISE.
4. IRRIGATION CONTROLLER SHALL BE EQUIPPED WITH A RAIN-SENSOR.

EXTERIOR LIGHTING NOTES:

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

INDICATES MAIN FLOOR AREA

PROPOSED SITE LIGHTING

CONCEPTUAL LANDSCAPE PLAN

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

DATE	REVISION

Jon Sather Erlandson Architect - C11925
"The MEWS" North East Corner of Dolores and Fifth, Camnel By The Sea
MAIL: Jon Sather Erlandson, Architect Post Office Box 7108 Carmel,California 93921
Phone: (831) 626-8163 Facsimile: (831) 626-1578 Email: jse@sbcglobal.net

"Hearths and Flowers"
Residence Remodel and Additions for: Ms. Linda McCarthy
Lincoln Street 3 SW of 10 Avenue Carmel by the Sea, California

Job Number	Drawn By:
2014-03	
Date	Revisions
1-23-2015	

Sheet Number
L-1.1
of: Sheets

CONCEPTUAL LANDSCAPE

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

February 11, 2015

To:	Chair Reimers and Planning Commissioners
From:	Rob Mullane, AICP, Community Planning and Building Director RM
Submitted by:	Ashley Hobson, Contract Planner
Subject:	Consideration of Concept Design Study (DS 14-134) for the construction of a new single-family residence located in the Single-Family Residential (R-1) Zoning District.

Recommendation:

Accept the Concept Design Study (DS 14-134) subject to the attached findings and recommendations/draft conditions.

Application:	DS 14-134	**APN:**	010-154-014
Block:	131	**Lot:**	6
Location:	Dolores St., 2 SE of 11th Ave.		
Applicant:	Don McBride	**Property Owner:**	Yeslek Dolores I, LLC

Background and Project Description:

The project site is a mostly vacant lot located on Dolores Street, two parcels southeast of Eleventh Avenue. The property is 4,000 square feet in size and includes 1,019 square feet of site coverage including two patios, a walkway, and multiple retaining walls. There is also a 4-foot high grape-stake fence at the front of the property. Staff notes the property has historically served as a garden space for the adjacent property to the north, which is developed with a two-story residence.

The applicant has submitted plans to build a new 1,800-square foot single-family residence. The residence includes 1,210 square feet on the ground level, 383 square feet on the second level, and a 207-square foot detached garage. Finish materials include board and batten siding with a Carmel stone veneer on the front elevation and chimney. In addition, the applicant is proposing wood-shingle roof and unclad wood windows and doors.

Other project components include: 1) the removal of all existing site coverage (1,019 square feet) and the addition of 390 square feet of new site coverage, 2) a new grape stake fence and wall along a portion of the side property lines and the entire rear property line, 4) and a new 4-foot high wrought-iron fence with gate in the front yard.

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%)	0	1,800 sf (45%)
Site Coverage	396 sf	1,019 sf (57%)	390 sf (22%)
Trees	3 Upper /1 Lower (recommended)	0/3	0/2
Ridge Height (1^{st}/2^{nd})	18 ft/24 ft	n/a	Max. 1^{st} floor: 14.25 ft Max. 2^{nd} floor: 21 ft
Plate Height (1^{st}/2^{nd})	12 ft/18 ft	n/a	Max. 1^{st} floor: 8.6 ft Max. 2^{nd} floor: 16.6 ft
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15 ft	n/a	15ft (residence) 5ft (detached garage)
Composite Side Yard	10 ft (25%)	n/a	Min: 14.5 ft (36%)
Minimum Side Yard	3 ft	n/a	Min. North Side: 3 ft Min. South Side: 11 ft South Side Garage: 3 ft
Rear	15 ft	n/a	Min: 19 ft

Staff analysis:

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

The site contains five trees, two of which are classified as a significant. A significant Oak tree on the north side of the property will have to be pruned to accommodate the new residence. The City Forester has reviewed the story poles and determined that there will be no impact to the tree. In addition, the applicant is proposing to remove three non-significant Oak Trees from the City ROW at the front of the property. A condition has been drafted requiring the applicant to apply for a Tree Removal/Pruning Permit prior to final Planning Commission review.

The City Forester has already recommended one upper canopy tree to be planted on site, and staff notes that the City Forester may require replacement trees as a condition of the Tree Removal Permit. A condition has been drafted requiring the applicant to include a proposal for one additional upper canopy tree on the plans submitted for final Planning Commission Review. Any additional required replacement trees should also be noted on these plans.

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 residence to the north has a second floor balcony that overlooks the subject property. The proposed new residence will not impact the privacy of the balcony.

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

The applicant is proposing to build a new single-family residence on an existing vacant site. The second story is located toward the rear of the residence, which minimizes the appearance of mass. The adjacent properties contain two-story residences, and the neighborhood consists mostly of two-story houses with varied siding styles and materials. 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.

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

The proposed design includes a two-story residence with a detached garage. The stepped gable roofs all have a pitch of 5:12, with three rooflines facing the street, and two rooflines on the side elevations. The proposed detached garage within the front-yard setback also has a roof pitch of 5:12. In staff's opinion, the roof design is simple and complements the building style and neighborhood context.

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

The project site contains 1,019 square feet of site coverage and exceeds the allowed site coverage of 396 square feet by 1,374 square feet. The applicant is proposing to bring the site coverage into compliance by reducing the coverage to 390 square feet.

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

A new 207-square foot detached garage is proposed to be built in the 15-foot front-yard setback, 5 feet from the front property and 3 feet from the south side-yard property line. The garage would be located 18 feet from the Dolores Street edge of pavement. Staff supports the location of the new garage as it provides diversity to the neighborhood streetscape and does not impact significant trees on the property.

Outdoor Fire Pit: The project proposal includes a 19-inch high outdoor fire pit on the patio located on the south side of the residence. Sheet 2 of the plan set (Attachment D) depicts the fire pit at the south end of the patio, which would be within the composite side-yard setback. However, Sheet 3 depicts the fire pit on the patio and out of the setback. Staff has drafted a condition requiring that

the plans submitted for Final Planning Commission review be revised to be consistent with Sheet 3, which places the fire pit out of the composite side-yard setback.

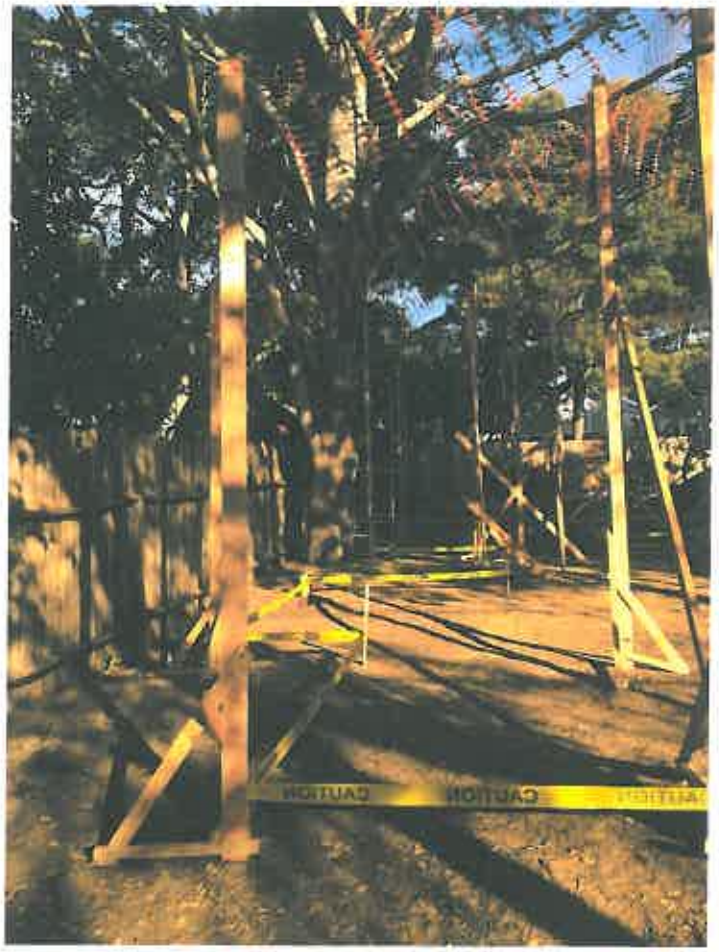
Public ROW: The unimproved portion of the City Right-of-Way (ROW) between the front property line and edge of paving is approximately 12 feet wide. The existing front grape stake fence encroaches approximately 1 foot into the City ROW. The applicant is proposing to remove this fence.

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 Recommendations/Conditions
- Attachment D – Project Plans

Attachment A – Site Photographs



North side setback

Front of the property as seen from Dolores St.

Attachment B – Findings for Concept Acceptance

DS 14-134 (Yeslek)
February 11, 2015
Concept Findings
Page 1

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

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

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

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

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

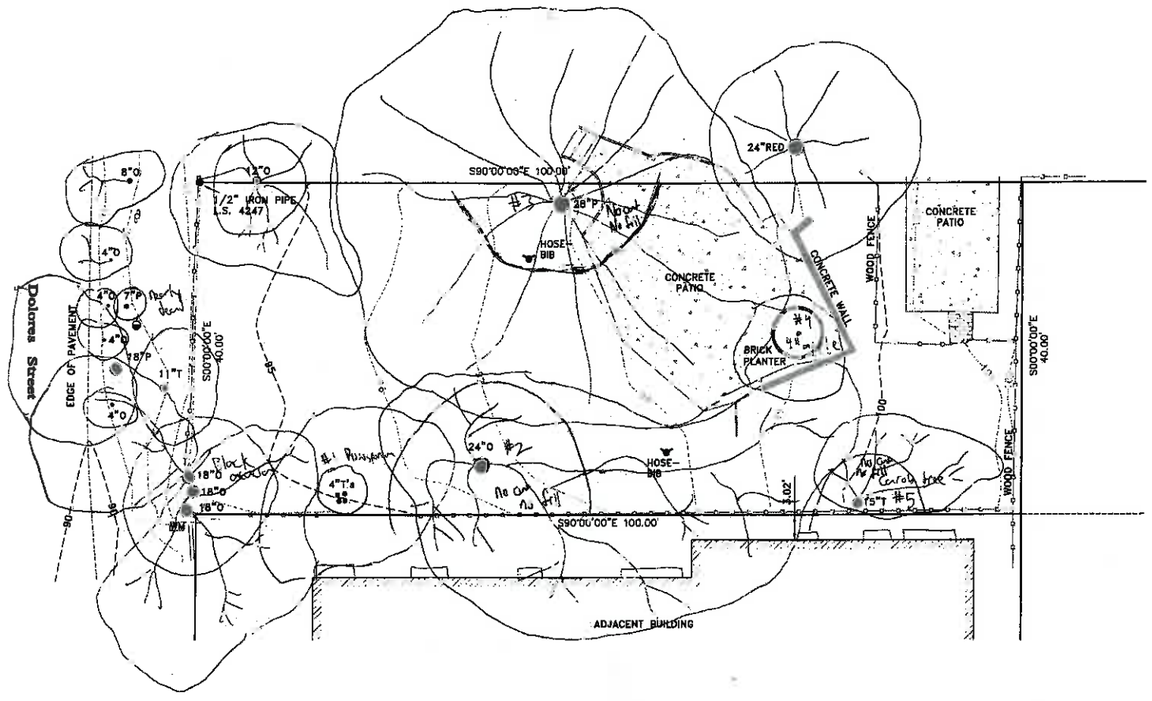
1. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public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

Attachment C – Recommendations/Draft Conditions

DS 14-134 (Yeslek)
February 11, 2015
Recommendations/Draft Conditions

Recommendations/Draft Conditions		
No.		
1.	The applicant shall submit a landscape plan for final Planning Commission review that includes a proposal for one new upper-canopy tree on the site.	
2.	The applicant shall apply for a Tree Removal permit prior to final Planning Commission review.	
3.	Any additional trees required as a condition of the Tree Removal Permit shall be included on plans for Final Review.	
4.	The plans shall be revised prior to final planning commission review to place the fire pit outside of the composite side yard setback.	

Attachment D



GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

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

PRELIMINARY SITE ASSESSMENT
Client's Name: Olive Grimes
Planner's Name: PLL
Date: 1/29/15 Rev. 01-12

LICENSED LAND SURVEYOR MARK T. DOGGETT No. 6332 STATE OF CALIFORNIA

SITE PLAN
APN: 010-154-014
3 SE 11th Ave./ Dolores Street, Carmel, California
Prepared for:
Olive Grimes

DRAWN BY : RWH
APPROVED BY : MTD
M. DOOLITTLE L.S. 6332
REVISION :
SCALE : 1/8"=1'
DATE : 09-15-09

TOPOGRAPHIC SURVEYS
ALTA SURVEYS

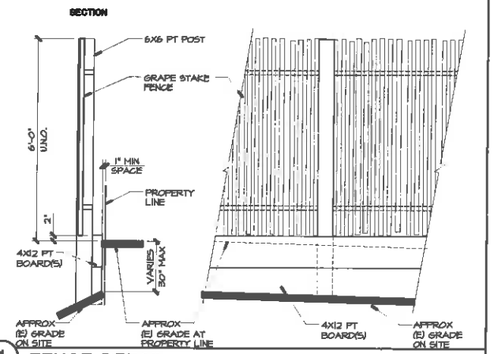
BaseLine Land Surveyors Inc.

CONSTRUCTION STAKING
LAND DEVELOPMENT

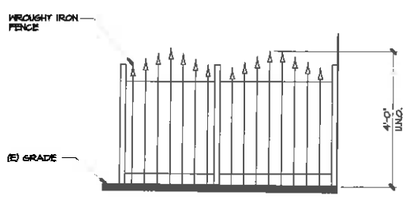
831-373-3293 PH.
201 HOFFMAN AVENUE, SUITE 8
MONTEREY, CALIFORNIA. 93940
FAX 831 373-3294

SHEET 1
OF
1 SHEETS

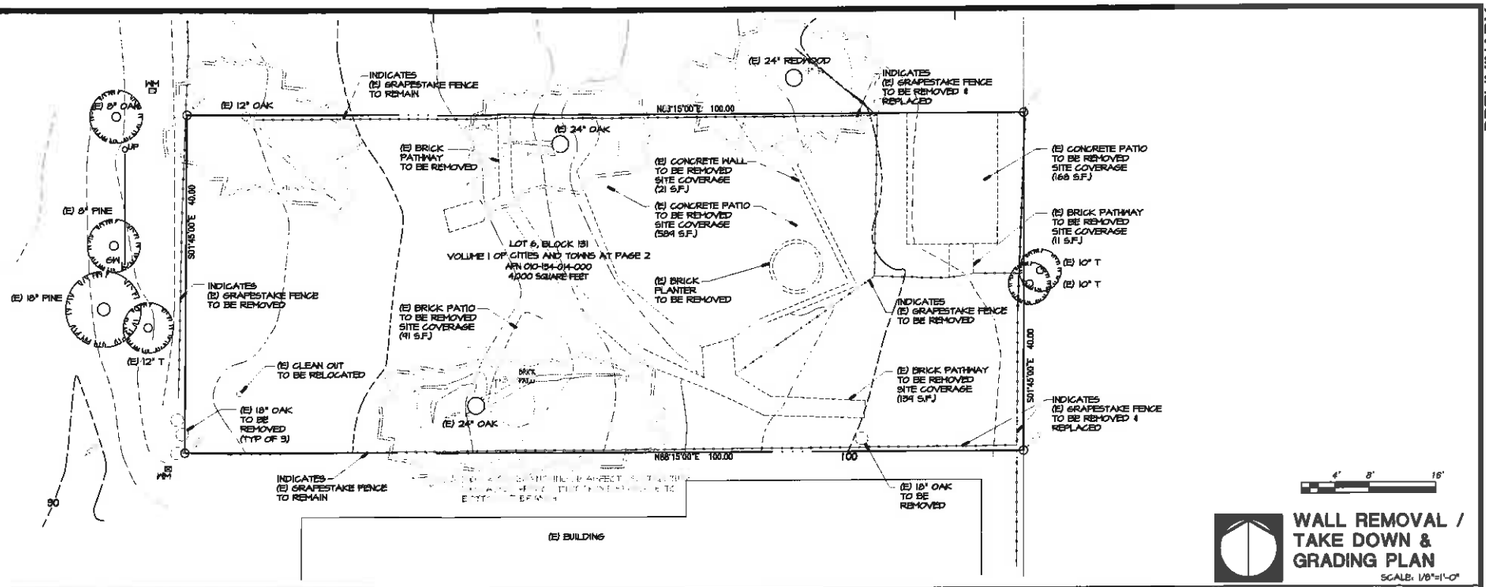
N:\2008\08176\dwg\grimes lot 8.dwg 9-18-09 09:53:07 AM



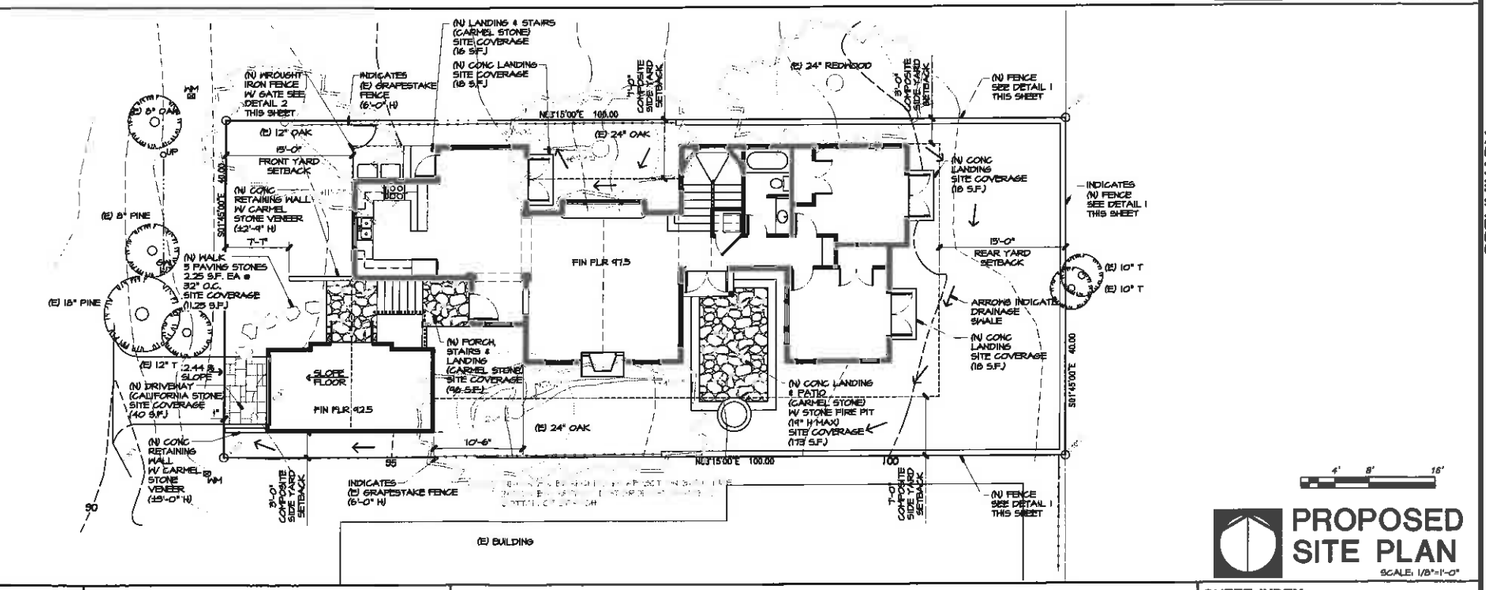
1 FENCE DETAIL 1/2" = 1'-0"



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



WALL REMOVAL / TAKE DOWN & GRADING PLAN
SCALE: 1/8"=1'-0"



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

SITE DATA:

AVG GRADE:

RESIDENCE	+86.6
GARAGE	+93.2

EXT WALL REMOVED:

RESIDENCE	0%

FLOOR AREA: ALLOWABLE: 1,800 SQ. FT.

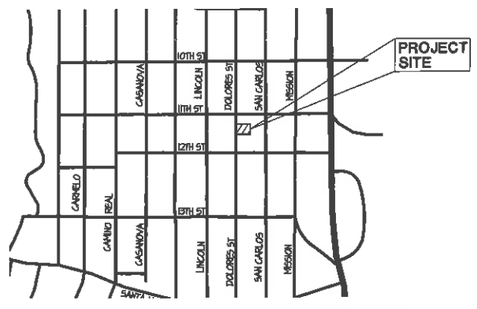
PROPOSED	
GROUND LEVEL	1,210 SQ. FT.
SECOND LEVEL	383 SQ. FT.
GARAGE	207 SQ. FT.
TOTAL	1,800 SQ. FT.

SITE COVERAGE:

ALLOWABLE SITE COVERAGE	398 SQ. FT.
EXISTING	
CONCRETE PATIO	757 SQ. FT.
CONCRETE WALL	21 SQ. FT.
BRICK PATHWAYS & PATIO	241 SQ. FT.
TOTAL REMOVED	1,019 SQ. FT.
NEW:	
DRIVE (CALIFORNIA STONE)	40 SQ. FT.
FRONT PORCH, STAIRS & LANDING (CARMEL STONE)	96 SQ. FT.
PAVING STONE WALK (CARMEL STONE)	11 SQ. FT.
PATIO & FIREPIT-SOUTH SIDE (CARMEL STONE)	173 SQ. FT.
LANDING & STAIRS-NORTH SIDE (CARMEL STONE)	16 SQ. FT.
LANDING (CONCRETE)	54 SQ. FT.
OVERALL TOTAL:	390 SQ. FT.

PROJECT DATA:

PROJECT:	RESIDENCE
SITE ADDRESS:	2 SE CORNER OF DOLORES & 11TH
APN:	010-154-014
ZONE:	R-1
LAND USE:	RESIDENTIAL
LOT SIZE:	4,000 S.F./ ±.09 ACRES
OWNER:	YESLEK DOLORES 1, LLC 140 LAKESIDE AVE #230 SEATTLE, WA. 98122 TEL: (206) 779-6800
ARCHITECT:	MARLETTE ASSOCIATES 451 CLOVIS AVE., SUITE #125 CLOVIS, CALIFORNIA 93612 TEL: (559) 322-8883



VICINITY MAP
N.T.S.

SHEET INDEX

ONE	PRELIMINARY SITE ASSESMENT
TWO	SITE PLAN / WALL REMOVAL/TAKE DOWN AND GRADING PLAN
THREE	PROPOSED GROUND LEVEL PLAN
FOUR	PROPOSED SECOND LEVEL & GARAGE PLAN
FIVE	FLOOR LEVEL MAP
SIX	PROPOSED BUILDING ELEVATIONS
SEVEN	PROPOSED BUILDING ELEVATIONS
EIGHT	PROPOSED BUILDING ELEVATIONS
NINE	PROPOSED ROOF PLAN
TEN	STREET ELEVATION

PRELIMINARY

C 0 1 5 7 8 6

Ronald Gene Marlette
Principal
MARLETTE ASSOCIATES
ARCHITECTURE
451 Clovis Avenue, Suite 125
Clovis, California 93612
Phone (559) 322-8883 Fax (559) 322-8885

project
NEW RESIDENCE
2 SE CORNER DOLORES AND 11TH
CARMEL, CALIFORNIA

REVISION	DATE
1	
2	
3	
4	
5	
6	

PRINTS ISSUED FOR	DATE
TRACT TWO APPLICATION	12-05-14
TRACT TWO APPLICATION RESUBMISSION	1-07-15

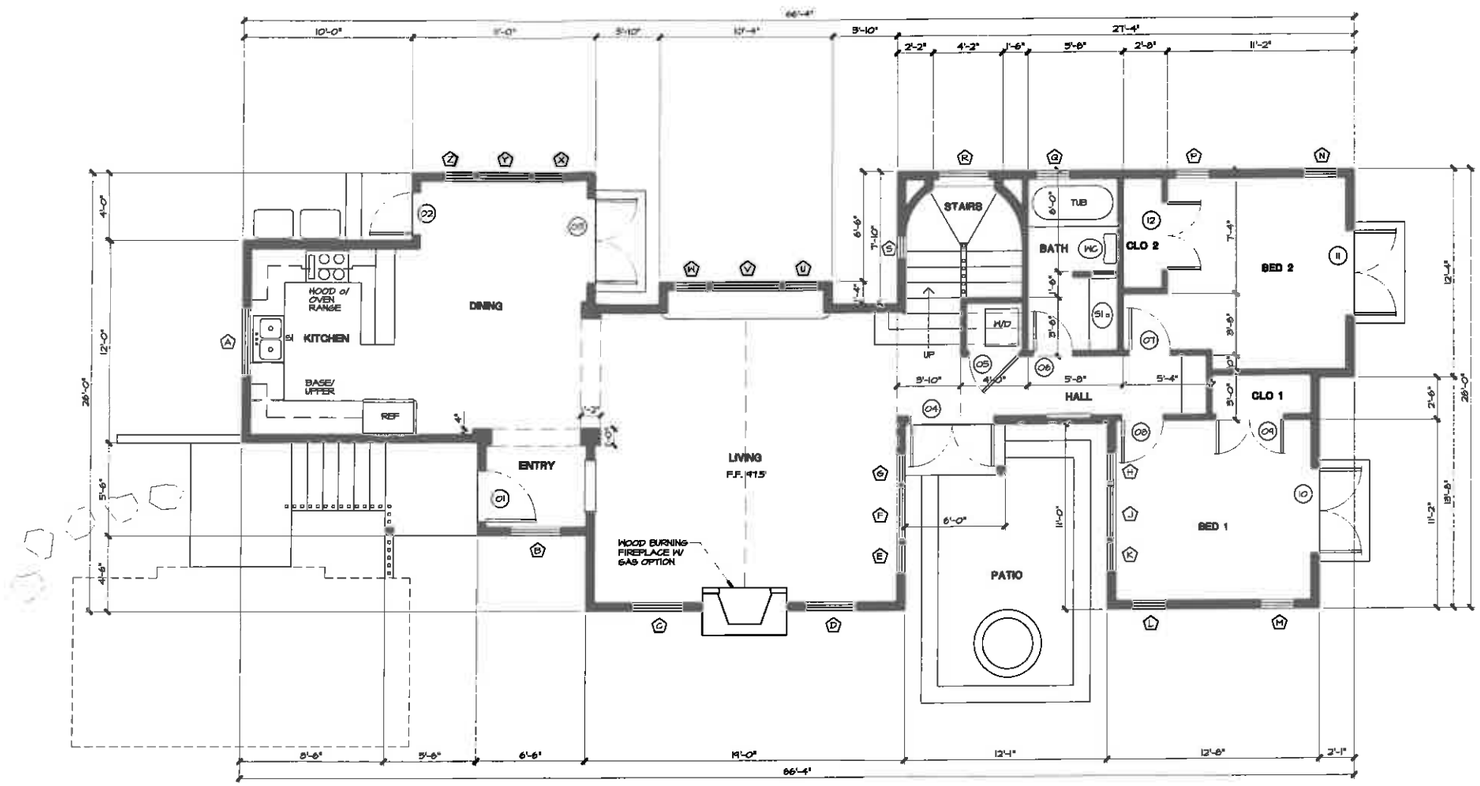
LICENSED ARCHITECT
RONALD G. MARLETTE
NO. C15786
REN. 07-31-15
STATE OF CALIFORNIA

PROJ. NUMBER:14-017 DOLORES&11TH

DRAFTSMAN
JOB CAPTAIN
PROJ MNGR
JNJ

SHEET NUMBER
TWO
OF

PRELIMINARY



WALL LEGEND

2X STUDS @ 16" O.C.

GROUND LEVEL FLOOR PLAN

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

DOOR SCHEDULE

NO.	SIZE	TYPE	MAT'L	JAMB	CASING	MANUF	MODEL	FINISH	REMARKS	HARDWARE TYPE
01	3068	SC ARCHED	WOOD	TBD	TBD	JELD-WEN	TBD	TBD		TBD
02	2868	DUTCH	WOOD	TBD	TBD	JELD-WEN	TBD	TBD	TEMP GLASS	TBD
03	PR 2868	FRENCH	WOOD	TBD	TBD	JELD-WEN	TBD	TBD	TEMP GLASS	TBD
04	PR 2668	FRENCH	WOOD	TBD	TBD	JELD-WEN	TBD	TBD	TEMP GLASS	TBD
05	3068	-	WOOD	TBD	TBD	JELD-WEN	TBD	TBD		TBD
06	2468	-	WOOD	TBD	TBD	JELD-WEN	TBD	TBD		TBD
07	2868	-	WOOD	TBD	TBD	JELD-WEN	TBD	TBD		TBD
08	2868	-	WOOD	TBD	TBD	JELD-WEN	TBD	TBD		TBD
09	PR 2068	-	WOOD	TBD	TBD	JELD-WEN	TBD	TBD		TBD
10	PR 2668	FRENCH	WOOD	TBD	TBD	JELD-WEN	TBD	TBD	TEMP GLASS PANEL	TBD
11	PR 2868	FRENCH	WOOD	TBD	TBD	JELD-WEN	TBD	TBD	TEMP GLASS PANEL	TBD
12	PR 2068	-	WOOD	TBD	TBD	JELD-WEN	TBD	TBD		

DOOR NOTES:

1. SELF-CLOSING AND SELF-LATCHING 1 3/8" MIN. THICK SOLID CORE WOOD DOOR.
2. HARDWARE SPECIFIED FOR GENERAL FUNCTION AND QUALITY REVISIONS MAY BE REQUESTED AT TIME OF SHOP DRAWING SUBMITTAL.
3. NO THUMB LATCHES OR KEYED CYLINDER DEAD BOLTS ALLOWED ON ANY DOORS UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER FROM THE INSIDE OF THE AREA SERVED.
4. REGARDLESS OF THE OCCUPANT LOAD SERVED, ENTRY AND EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
5. NOT USED.
6. ALL EXTERIOR DOORS & WINDOWS TO BE FULLY WEATHER STRIPPED INCLUDING ANY DOOR OPENING FROM THE DWELLING TO AN ATTACHED GARAGE AND DOORS TO ATTIC SPACES OR CRAWL SPACES. PROVIDE THRESHOLDS AT ALL EXTERIOR DOORS AND DOORS FROM DWELLING TO ATTACHED GARAGE.
7. ALL DOORS TO BE PAINTED, U.N.O.

WINDOW SCHEDULE

NO.	SIZE	EGRESS	TYPE	TEMPERED	MAT'L	CASING	MANUF	MODEL	FINISH	REMARKS
A	PR 2036	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
B	3048	NO	CSMT	YES	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
C	3048	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	W/ 3020 FIXED ABOVE
D	3048	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	W/ 3020 FIXED ABOVE
E	1848	NO	FIXED	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
F	3048	NO	FIXED	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
G	1848	NO	FIXED	YES	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
H	1848	NO	FIXED	YES	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
J	3048	NO	FIXED	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
K	1848	NO	FIXED	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
L	2048	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
M	2048	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
N	2048	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
P	2048	NO	CSMT	YES	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
Q	2020	NO	AWNING	YES	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
R	3048	NO	FIXED	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
S	1436	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
T	NOT USED									
U	2048	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	W/ 2026 FIXED ABOVE
V	4048	NO	FIXED	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	W/ 4026 FIXED ABOVE
W	2048	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	W/ 2026 FIXED ABOVE
X	1848	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
Y	3048	NO	FIXED	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
Z	1848	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	

WINDOW NOTES:

1. HARDWARE SPECIFIED FOR GENERAL FUNCTION AND QUALITY REVISIONS MAY BE REQUESTED AT TIME OF SHOP DRAWING SUBMITTAL.
2. ALL WINDOWS TO HAVE DUAL PANE LOW-E GLAZING WITH ARGON GAS BETWEEN THE PANES.
3. VERIFY WINDOW ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.

PRELIMINARY

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project
NEW RESIDENCE
2 SE CORNER DOLORES AND 11TH
CARMEL, CALIFORNIA

REVISION	DATE
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PRINTS ISSUED FOR	DATE
TRACT TWO APPLICATION	12-05-14
TRACT TWO APPLICATION RESUBMISSION	1-07-15

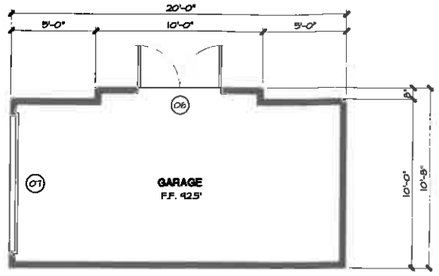
LICENSED ARCHITECT
RONALD G. MARLETTE
NO. C15786
REN. 07-31-15
STATE OF CALIFORNIA

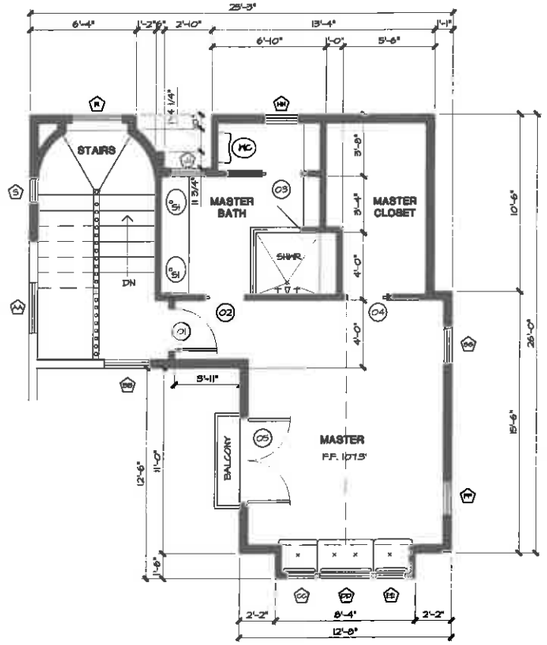
PROJ. NUMBER: 14-017 DOLORES&11TH

DRAFTSMAN
JOB CAPTAIN
PROJ MNGR
JNJ

SHEET NUMBER
THREE
OF

PRELIMINARY





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

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

WALL LEGEND

2X STUDS @ 16" O.C.

DOOR SCHEDULE

NO.	SIZE	TYPE	MATL	JAMB	CASING	MANUF	MODEL	FINISH	REMARKS	HARDWARE TYPE
01	2668	-	WOOD	TBD	TBD	JELD-WEN	TBD	TBD		TBD
02	2468	POCKET	WOOD	TBD	TBD	JELD-WEN	TBD	TBD		TBD
03	2468	POCKET	WOOD	TBD	TBD	JELD-WEN	TBD	TBD		TBD
04	2468	POCKET	WOOD	TBD	TBD	JELD-WEN	TBD	TBD		TBD
05	PR 2668	FRENCH	WOOD	TBD	TBD	JELD-WEN	TBD	TBD	TEMP GLASS	TBD
06	PR 2668	FRENCH	WOOD	TBD	TBD	JELD-WEN	TBD	TBD	TEMP GLASS	TBD
07	8' x 7'	GARAGE	WOOD	TBD	TBD	TBD	TBD	TBD	SECTIONAL WOOD CARRIAGE	FACTORY

DOOR NOTES:

1. SELF-CLOSING AND SELF-LATCHING 1 3/8" MIN. THICK SOLID CORE WOOD DOOR.
2. HARDWARE SPECIFIED FOR GENERAL FUNCTION AND QUALITY REVISIONS MAY BE REQUESTED AT TIME OF SHOP DRAWING SUBMITTAL.
3. NO THUMB LATCHES OR KEYED CYLINDER DEAD BOLTS ALLOWED ON ANY DOORS UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER FROM THE INSIDE OF THE AREA SERVED.
4. REGARDLESS OF THE OCCUPANT LOAD SERVED, ENTRY AND EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
5. NOT USED.
6. ALL EXTERIOR DOORS & WINDOWS TO BE FULLY WEATHER STRIPPED INCLUDING ANY DOOR OPENING FROM THE DWELLING TO AN ATTACHED GARAGE AND DOORS TO ATTIC SPACES OR CRAWL SPACES. PROVIDE THRESHOLDS AT ALL EXTERIOR DOORS AND DOORS FROM DWELLING TO ATTACHED GARAGE.
7. ALL DOORS TO BE PAINTED, U.N.O.

WINDOW SCHEDULE

NO.	SIZE	EGRESS	TYPE	TEMPERED	MATL	CASING	MANUF	MODEL	FINISH	REMARKS
R	3046	NO	FIXED	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	REFER TO FIRST FLOOR PLAN
S	1436	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	REFER TO FIRST FLOOR PLAN
T	NOT USED								PAINT	
AA	3080	NO	FIXED	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
BB	2886	NO	CSMT	YES	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
CC	1848	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
DD	3048	NO	FIXED	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
EE	1848	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
FF	2048	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
GG	2048	NO	CSMT	NO	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
HH	2020	NO	AWNING	YES	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	
JJ	2080	NO	CSMT	YES	WOOD	WOOD	JELD-WEN	CUSTOM	PAINT	

WINDOW NOTES:

1. HARDWARE SPECIFIED FOR GENERAL FUNCTION AND QUALITY REVISIONS MAY BE REQUESTED AT TIME OF SHOP DRAWING SUBMITTAL.
2. ALL WINDOWS TO HAVE DUAL PANE LOW-E GLAZING WITH ARGON GAS BETWEEN THE PANES.
3. VERIFY WINDOW ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.

PRELIMINARY

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project:
NEW RESIDENCE
2 SE CORNER DOLORES AND 11TH
CARMEL, CALIFORNIA

REVISION	DATE
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PRINTS ISSUED FOR

DATE	
12-05-14	TRACT TWO APPLICATION
1-07-15	TRACT TWO APPLICATION RESUBMISSION

LICENSED ARCHITECT
RICHARD G. MARLETTE
NO. C15788
REN. 07-31-15
STATE OF CALIFORNIA

PROJ. NUMBER:14-017 DOLORES&11TH

DRAFTSMAN	
JOB CAPTAIN	
PROJ MNGR	JNJ

SHEET NUMBER
FOUR
OF

PRELIMINARY

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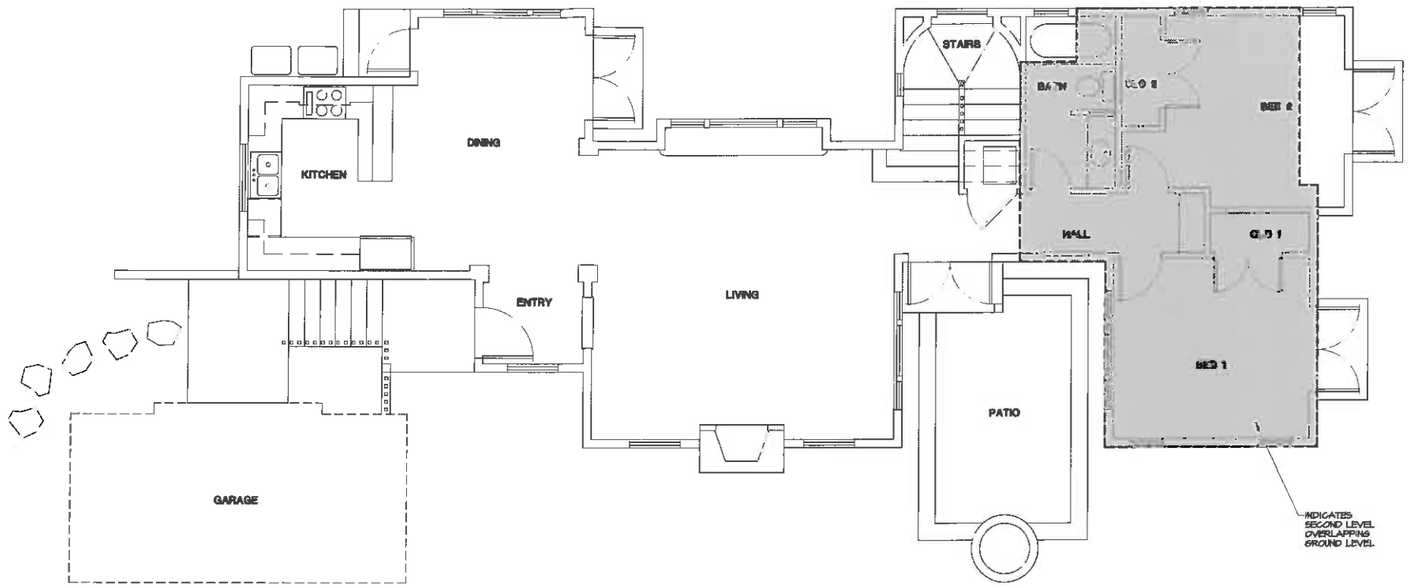

FLOOR OVERLAP AREA:

NON-OVERLAP	827 SQ. FT.
TOTAL OVERLAP	383 SQ. FT.

2' 4' 8'

FLOOR LEVEL MAP

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

PRELIMINARY

C 0 1 5 7 8 6

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project
NEW RESIDENCE

2 SE CORNER DOLORES AND 11TH
CARMEL, CALIFORNIA

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TRACT TWO APPLICATION	12-05-14
TRACT TWO APPLICATION RESUBMISSION	1-07-15

LICENSED ARCHITECT
RONALD G. MARLETTE
No. C15786
REN: 07-31-16
STATE OF CALIFORNIA

PROJ. NUMBER:14-017 DOLORES&11TH

DRAFTSMAN
JOB CAPTAIN
PROJ MNGR
JNJ

SHEET NUMBER
FIVE
OF

PRELIMINARY

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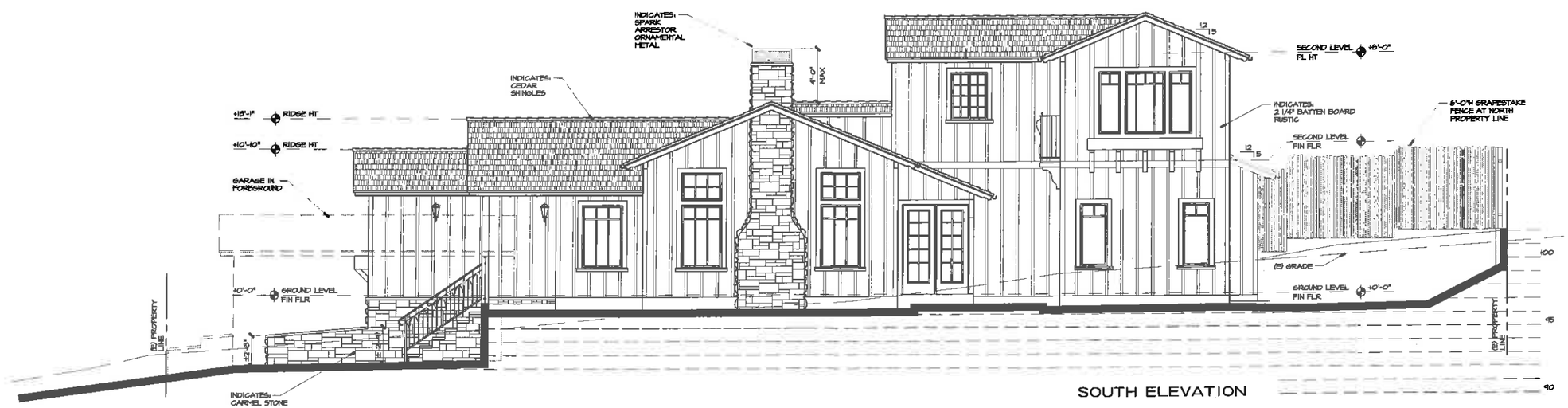
WEST ELEVATION



SOUTH ELEVATION

2' 4' 8'

EXTERIOR ELEVATIONS

AVE GRADE: SEE SHEET 'TWO'

CEILING HT.: GROUND LEVEL +9'-0" A.F.F.
SECOND LEVEL VARIES, VAULTED CLG

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

PRELIMINARY

C 0 15786

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project
NEW RESIDENCE

2 SE CORNER DOLORES AND 11TH
CARMEL, CALIFORNIA

REVISION	DATE
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PRINTS ISSUED FOR	DATE
TRACT TWO APPLICATION	12-05-14
TRACT TWO APPLICATION RESUBMISSION	1-07-15

LICENSED ARCHITECT
RONALD C. MARLETTE
NO. C15788
REN: 02-31-15
STATE OF CALIFORNIA

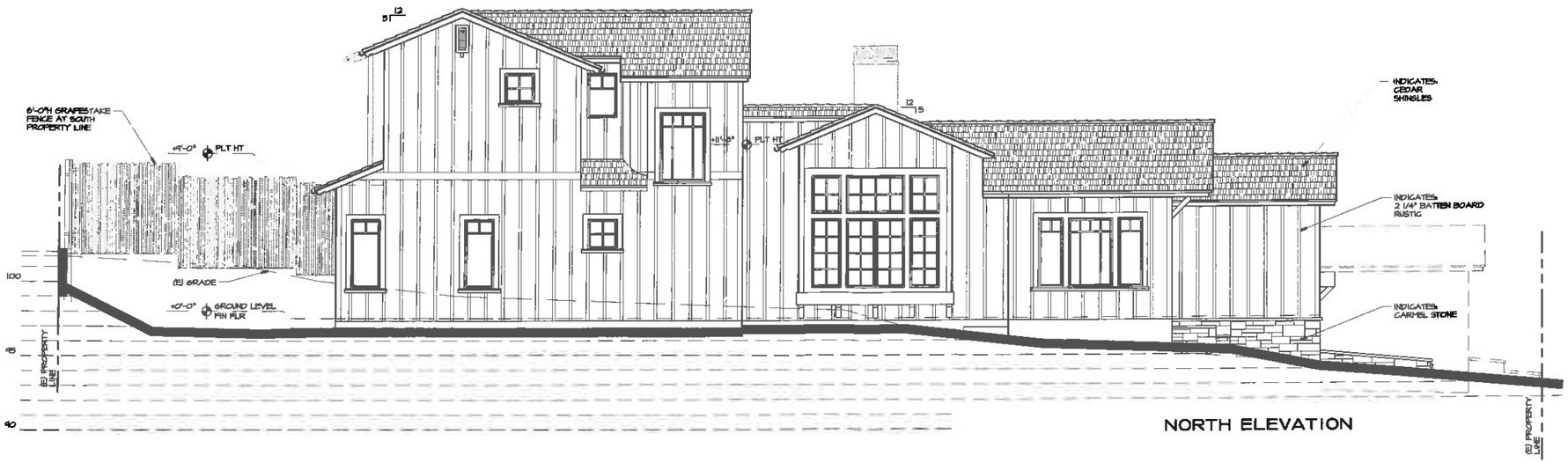
PROJ. NUMBER:14-017 DOLORES&11TH

DRAFTSMAN
JOB CAPTAIN
PROJ. MGR
JNJ

SHEET NUMBER
SIX
OF

PRELIMINARY

EAST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS

AVE GRADE: SEE SHEET 'TWO'

CEILING HT.: GROUND LEVEL +9'-0" A.F.F.
SECOND LEVEL VARIES, VAULTED CLG

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

PRELIMINARY

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project:
NEW RESIDENCE

2 SE CORNER DOLORES AND 11TH
CARMEL, CALIFORNIA

DATE	REVISION
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DATE	PRINTS ISSUED FOR
12-05-14	TRACT TWO APPLICATION
1-07-15	TRACT TWO APPLICATION RESUBMISSION

LICENSED ARCHITECT
RONALD G. MARLETTE
NO. C15786
REN: 07-31-15
STATE OF CALIFORNIA

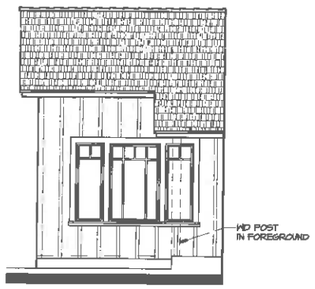
PROJ. NUMBER:14-017 DOLORES&11TH

DRAFTSMAN
JOB CAPTAIN
PROJ MNGR
JMJ

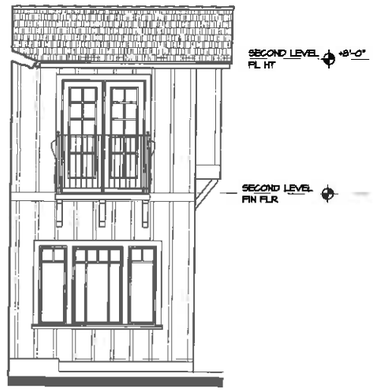
SHEET NUMBER
SEVEN
OF

PRELIMINARY

PLOTTED: 1/?/2015 DRAWING NAME: 14-017_6-8 ELEV.dwg

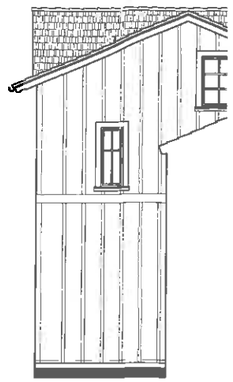


PATIO
EAST ELEVATION

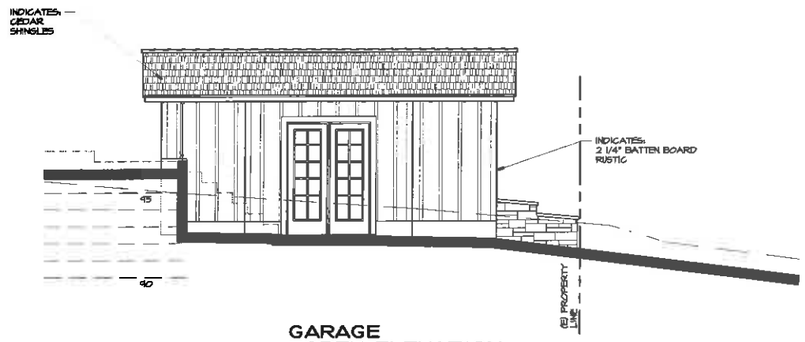


PATIO
WEST ELEVATION

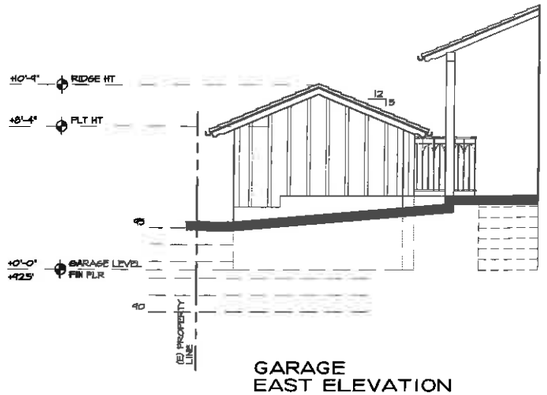
ELEVATION A



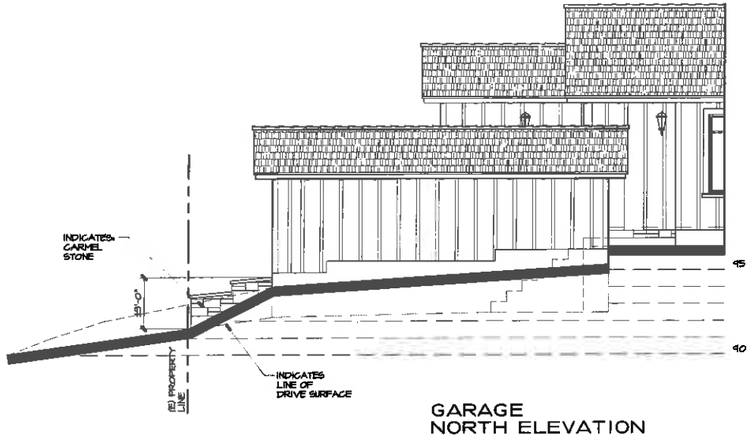
ELEVATION B



GARAGE
NORTH ELEVATION



GARAGE
EAST ELEVATION



GARAGE
NORTH ELEVATION

2' 4' 8'

EXTERIOR ELEVATIONS

AVE GRADE: SEE SHEET 'TWO'

CEILING HT.: GROUND LEVEL +9'-0" A.F.F.
SECOND LEVEL VARIES, VAULTED CLG

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

PRELIMINARY

C015786

Ronald Gene Marlette
PM 5264

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project
NEW RESIDENCE

2 SE CORNER DOLORES AND 11TH
CARMEL, CALIFORNIA

DATE	REVISION
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DATE	PRINTS ISSUED FOR
12-05-14	TRACT TWO APPLICATION
1-07-15	TRACT TWO APPLICATION RESUBMISSION

LICENSED ARCHITECT
RONALD G. MARLETTE
NO. C15786
REN. 07-31-16
STATE OF CALIFORNIA

PROJ. NUMBER:14-017 DOLORES&11TH

DRAFTSMAN
JOB CAPTAIN
PROJ MNGR
JNJ

SHEET NUMBER
EIGHT
OF

PRELIMINARY

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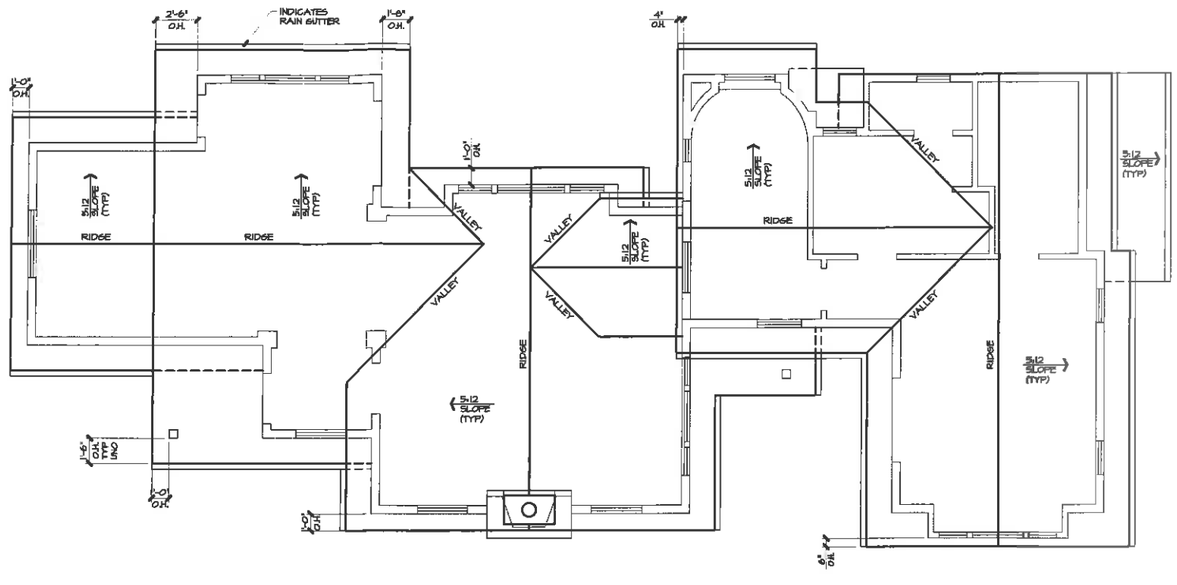
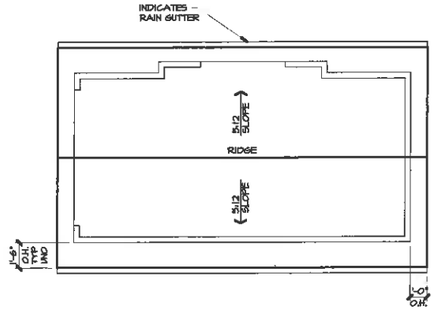


HOUSE ROOF PLAN

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



GARGE ROOF PLAN

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

PRELIMINARY

C 0 1 5 7 8 6

Ronald Gene Marlette
Principal

MARLETTE ASSOCIATES
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project

NEW RESIDENCE

2 SE CORNER DOLORES AND 11TH
CARMEL, CALIFORNIA

REVISION	DATE
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LICENSED ARCHITECT
RONALD G. MARLETTE
NO. C15786
REN. 07-31-15
STATE OF CALIFORNIA

PROJ. NUMBER:14-017 DOLORES&11TH

JOHN TSNAN
JOE CAPTAIN
ROLI RIGA
JNJ

SHEET NUMBER

NINE

OF

PRELIMINARY

PLOTTED: 1/7/2015 DRAWING NAME: 14-017_9 ROOF.dwg

EXISTING DOLORES AVENUE

PROPOSED DOLORES AVENUE

2' 4' 8'

STREET ELEVATION

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

PRELIMINARY

C 0 1 5 7 8 6

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project
NEW RESIDENCE

2 SE CORNER DOLORES AND 11TH
CARMEL, CALIFORNIA

DATE	REVISION
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DATE	PRINTS ISSUED FOR
12-05-14	TRACT TWO APPLICATION
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LICENSED ARCHITECT
RONALD G. MARLETTE
No. C15786
REN. 07-31-15
STATE OF CALIFORNIA

PROJ. NUMBER:14-017 DOLORES&11TH

DRAFTSMAN
JOB CAPTAIN
PROJ MNGR
JNJ

SHEET NUMBER
TEN
OF

PRELIMINARY

PLOTTED: 1/7/2015 DRAWING NAME: 14-017_10 STREETSCAPE.dwg

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

February 11, 2015

To:	Chair Reimers and Planning Commissioners
From:	Rob Mullane, AICP, Community Planning and Building Director RM
Submitted by:	Marc Wiener, Senior Planner
Subject:	Consideration of Concept Design Study (DS 14-130) and associated Coastal Development Permit application for the construction of a new two-car garage with a second-level guesthouse on a property located in the Single-Family Residential (R-1) Zoning District

---

Recommendation:

Accept the Conceptual Design Study (DS 14-130) and the associated Coastal Development Permit subject to the attached findings and recommendations/draft conditions

Application:	DS 14-130	**APN:**	010-161-017
Location:	SW Corner of Rio Road and Junipero Street		
Block:	141	**Lot:**	1
Applicant:	John Moore, designer	**Property Owner:**	Dave and Darlene Mosley

Background and Project Description:

The project site is located at the southwest corner of Rio Road and Junipero Street at a three-way intersection. The site is developed with a 1,266-square foot one-level residence and a 400-square foot detached garage. A Determination of Historic Ineligibility was issued by the Community Planning and Building Department on March 29, 2010.

The applicant has submitted plans to construct a new 935-square foot two-story structure on the property that includes a two-car garage and a second-story guesthouse. The garage portion of the building would be 560 square feet in size and the guesthouse would be 375 square feet. The structure would be approximately 3-4 feet below grade. Proposed finish materials include horizontal wood siding, unclad wood windows and doors, and a composition-shingle roofing to match the main residence.

The applicant is proposing to replace the existing paver driveway with either artificial turf or mulch. The existing driveway would be graded down to a maximum depth of 3 feet. The new driveway would include 3-foot high stucco retaining walls along both sides.

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

PROJECT DATA FOR THE RECONFIGURED 6,218-SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,522 sf (40.5%)	1,666 sf (26.8%)	2,201 sf (35.4%) 1,266 sf residence, 935 sf garage/guesthouse
Site Coverage	803 sf (12.9%)**	1,438sf (23.1%)	800 sf (12.8%)
Trees (upper/lower)	5/4 trees (recommended)	1/13 trees	1/13 trees
Ridge Height (1st/2nd)	18 ft./24 ft.	12 ft. (old garage)	21.5 ft. (new garage)
Plate Height (1st/2nd)	12 ft./18 ft.	8 ft. (old garage)	16.5 ft. (new garage 2nd story)
Setbacks	**Minimum Required**	**Existing (Original Garage)**	**Proposed (New Garage/Guesthouse)**
Front	15 ft.	53 ft.	28 ft.
Composite Side Yard	13 ft. (25%)	34 ft. (28%)	No Change
Minimum Side Yard	3 ft.	3 ft.	No Change
Rear	3 ft. (1st-story)	37 ft.	39 ft.
* Includes a 4% bonus if 50% of all coverage is permeable or semi-permeable			

Staff analysis:

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

The site contains 14 trees, 10 of which are classified as a significant. No trees are proposed for removal. Staff notes that there is an oak tree located at the rear of the existing garage. The

new garage would be approximately 1 foot farther away from this tree. The City Forester does not recommend that any new trees be planted on the site.

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 or privacy impacts that would be created by this project. The adjacent residence to the south is in close proximity to the new garage/guesthouse structure, and this neighbor is the most likely to be impacted. The southern neighbors have submitted a letter, included as Attachment D, indicating that they have reviewed the plans and support the design. However, a new owner of the property to the south may have a different perspective, and the Planning Commission should assess potential view and privacy impacts.

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."*

With regard to the size of the structure, Municipal Code Section 17.8.050 states that accessory structures cannot exceed 75% of the floor area of the primary structure. The proposed garage/guesthouse would be 935 square feet in size, which is 74% of the main 1,266-square foot residence.

The proposed new two-story structure would be 4 feet below grade and has a maximum height of 21.5 feet. The ridge elevation is one foot lower than the one-story main residence. Staff also notes that the total floor area of the structures on the site would still be 321 square feet below the maximum allowed floor area. In staff's opinion, with regard to building mass, the project is consistent with the objectives of Design Guidelines 7.1 through 7.6.

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

The proposed garage/guesthouse structure includes a gabled roof design with a shallow 4.5:12 pitch. The proposed new structure is architecturally compatible with the existing residence. Staff notes that the profile and roof pitch of the new structure is similar to the original garage.

Guesthouse/Use Permit: Pursuant to CMC 17.08.050.C, guesthouses are permitted on sites of 6,000 square feet or greater and are not allowed to have any cooking facilities. The approval of a residential Use Permit is required for the authorization of a guesthouse. One off-street parking space is required for the guesthouse.

The applicant has applied for a Use Permit (UP 14-15) to construct a 375-square foot guesthouse on the second story above the garage. The guesthouse includes a main room, full bathroom, and a laundry room. The proposed two-car garage meets the Municipal Code requirement of one parking space for the main residence and one for the guesthouse. Residential Use Permit findings and conditions for the guesthouse will be prepared for the Final Planning Commission review of this project.

Driveway Design: The site is developed with a 22.5-foot wide paver driveway with an asphalt area near the Rio Road street edge that provides access to the project site and the adjacent property to the south. In order to meet the site coverage requirements, the applicant is proposing to remove 433 square feet of site coverage from the driveway by replacing the existing pavers with either artificial turf or woodchips, and the width of the driveway would be reduced to 18 ft. 10 in. The driveway would maintain pavers around its borders. Staff notes that the first 10 feet of the driveway would be maintained as asphalt. A condition has been drafted requiring the applicant use woodchips, which would be more consistent with the Residential Design Guidelines than using artificial turf.

The asphalt portion of the driveway in the City right-of-way (ROW) is approximately 21 feet wide, but also provides access to the two adjacent properties to the south. Staff notes that project site is located at a busy three-way intersection. The applicant has indicated that the project site and adjacent property directly to the south share each other's driveways in order to maneuver their cars to pull out forward into the intersection. Staff supports maintaining the portion of the driveway in the City ROW.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes the construction of a 935-square foot garage/guesthouse to a site that contains an existing 1,266-square foot residence, and therefore qualifies for a Class 1 exemption. The proposed alterations to the residence do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

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

Attachment A – Site Photographs

Project site (Garage on the right) – Facing west on Rio Road

Project site – Facing northwest on Rio Road

Project site (Main Residence) – Facing southwest on Rio Road

Attachment B – Findings for Concept Acceptance

DS 14-130 (Mosley)
February 11, 2015
Concept Findings
Page 1

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

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

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

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

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

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

Attachment C – Recommendations/Draft Conditions

Recommendations/Draft Conditions		
No.		
1.	The applicant shall eliminate the proposal for an artificial turf driveway and shall note the use of woodchips on the plan submitted for Final Planning Commission review.	
2.	For the plans submitted for Final Design Review, revise Sheet A4.2 to state the proposed bulb type, wattage, and lumen level for the exterior lights.	

Attachment D - Neighbor Letter

July 28, 2014

Carmel-by-the-Sea City Hall

Attention: Marc Wiener, Senior Planner

Subject: Proposed Project at 4NW Rio and Santa Lucia (Mosley's)

Dear Mr. Wiener, we're writing to let you know that we are the neighbors of Dave and Darlene Mosley, and that we have reviewed their latest project plans to replace their existing two car garage with a new garage along with a guest suite on top of the new garage. We not only approve of their plans but we feel the project will be an improvement to our neighborhood and retain the Carmel charm we all enjoy.

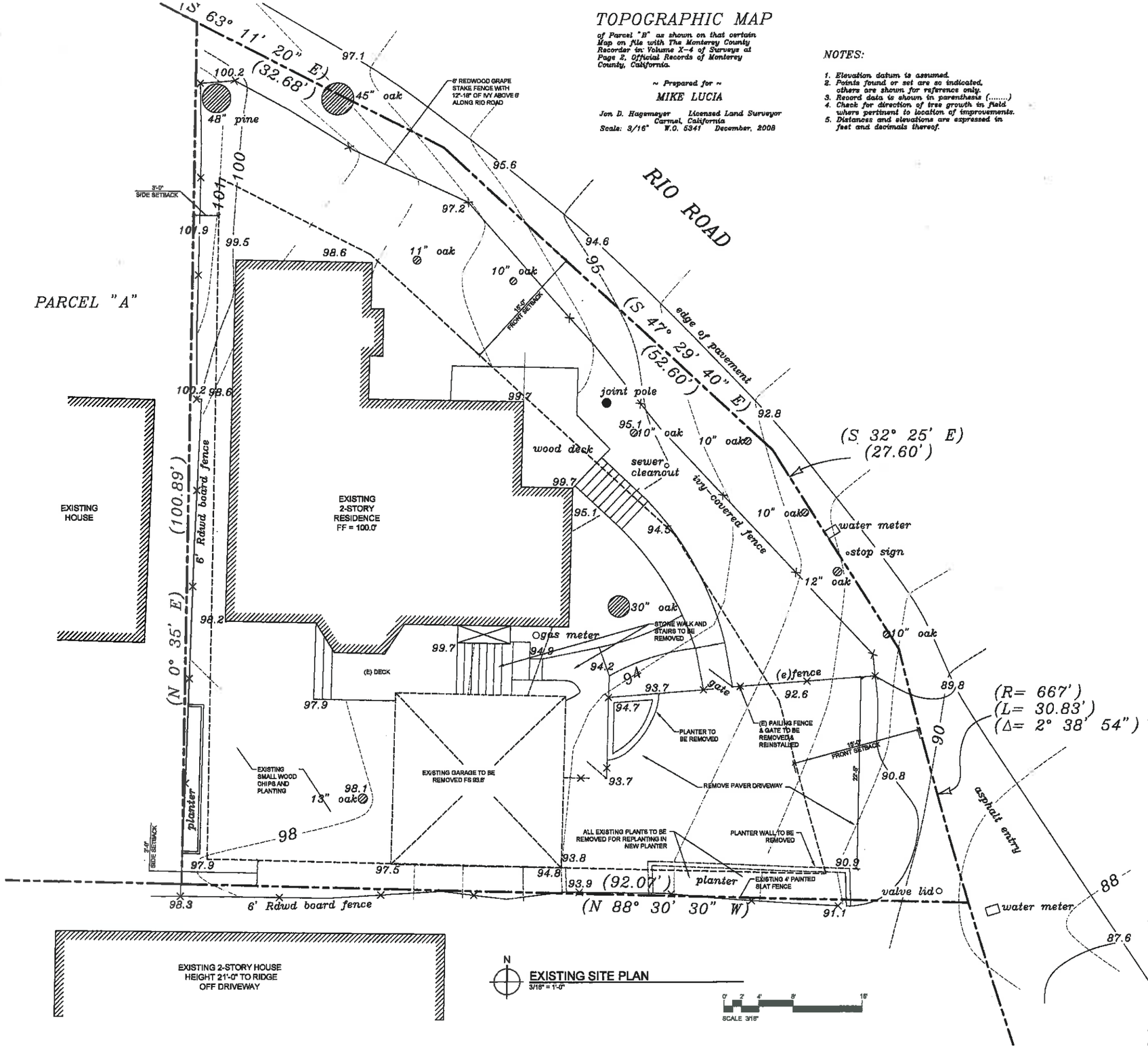
Please give us a call if you have any questions or concerns that we can help with.

Sincerely,

Robert R Bianchi

Judy Royce Bianchi

Rio 3 NW Santa Lucia



PROJECT INFORMATION

PROPERTY OWNER:	DAVE & DARLENE MOSLEY PO BOX 1135 CARMEL BY THE SEA ,CA 93921 925-683-1630
PROJECT SCOPE:	DEMOLISH EXISTING DETACHED SINGLE STORY 400 SF GARAGE AND LAUNDRY ROOM. CONSTRUCT NEW DETACHED 560 SF GARAGE WITH 376 SF 2ND FLOOR GUESTHOUSE
RELATED PERMIT	DS 14-89
PROJECT ADDRESS:	SW CORNER OF RIO & JUNIPERO CARMEL BY THE SEA , CA 93923
A.P.N.	010-161-017-000
LEGAL DESCRIPTION:	OF PARCEL"B" AS SHOWN TON THAT CERTAIN MAP ON FILE WITH THE MONTEREY COUNTY RECORDER IN VOLUME X-4 OF SURVEYS AT PAGE2, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA
PROJECT CODE COMPLIANCE:	2013 CBC & CRC, 2013 CEC, 2013 CMC, 2013 CPC 2013 CA. FIRE CODE, 2013 CA. ENERGY CODE
ZONE:	R-1
MAX BLDG. HT:	16'-6" (24'-0" ALLOWED)
CONSTR. TYPE:	TYPE V-B
OCCUPANCY:	R-3 (RESIDENTIAL), U-1
FIRE SPRINKLERS	REQUIRED
WATER SYSTEM:	CAL-AM
SEWER SYSTEM:	PUBLIC SEWER
TREE REMOVAL:	NONE
TOPOGRAPHY:	GENTLY SLOPING
GRADING:	96 CU YARDS CUT EXPORT TO LANDFILL
LOT SIZE:	5,218 SF

FLOOR AREA CALCS:

5218 sf x [.45- ((2218 X 0.2) / 1000)] = BASE FLOOR AREA

5218 sf x .406 = 2624.5 sf BASE FLOOR AREA ALLOWED

RESIDENCE	= 1266 sf	RESIDENCE	= 1266 sf
GARAGE (TO BE REMOVED)	= 400 sf	(N) 2ND FLR GUESTHOUSE	= 376 sf
		(N) GARAGE	= 560 sf
EXISTING FAR	= 1666 sf	PROPOSED FAR	= 2201 sf

LOT COVERAGE CALCS:

2624.5 sf x .22 = 555.4 sf OF SITE COVERAGE

5218 sf x .04(50% PERMEABLE) = 246.7 sf OF SITE COVERAGE

= 804.1 sf OF SITE COVERAGE ALLOWED

EXISTING

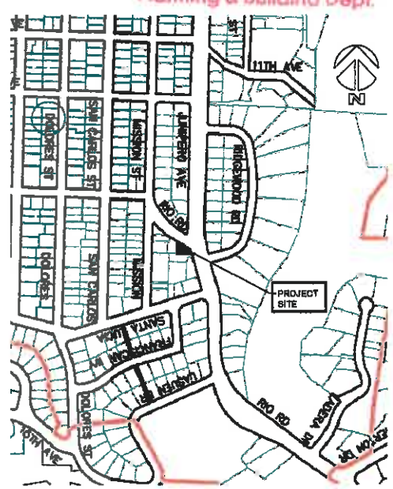
DRIVEWAY PAVERS & ASPHALT	= 909 sf (TO BE REDUCED)
STONE WALK TO FRONT DOOR	= 82 sf (TO BE REMOVED)
DECK & STAIRS AT FRONT DOOR	= 172 sf
SIDE DECK, STAIRS & WALK	= 275 sf (TO BE REDUCED)
EXISTING COVERAGE TOTAL	= 1438 sf

PROPOSED

DRIVEWAY PERMEABLE PAVER BORDER	= 478 sf
DECK & STAIRS AT FRONT DOOR	= 172 sf
SIDE DECK & STAIRS	= 152 sf
PROPOSED COVERAGE	= 802 sf

RECEIVED
JAN 28 2015
City of Carmel-by-the-Sea
Planning & Building Dept.

VICINITY MAP



PROJECT NAME:

MOSLEY GARAGE AND GUESTHOUSE

SW CORNER OF RIO & JUNIPERO
CARMEL BY THE SEA,
CA 93923
APN: 010-161-017-000

MOORE DESIGN LLC

2350 GARDEN ROAD, SUITE 106
MONTEREY CA. 93940
831.642.9782 FAX 831.401.3292
john@mooredesign.org

PRINT DATE: 1/27/2015

DRAWING RECORD

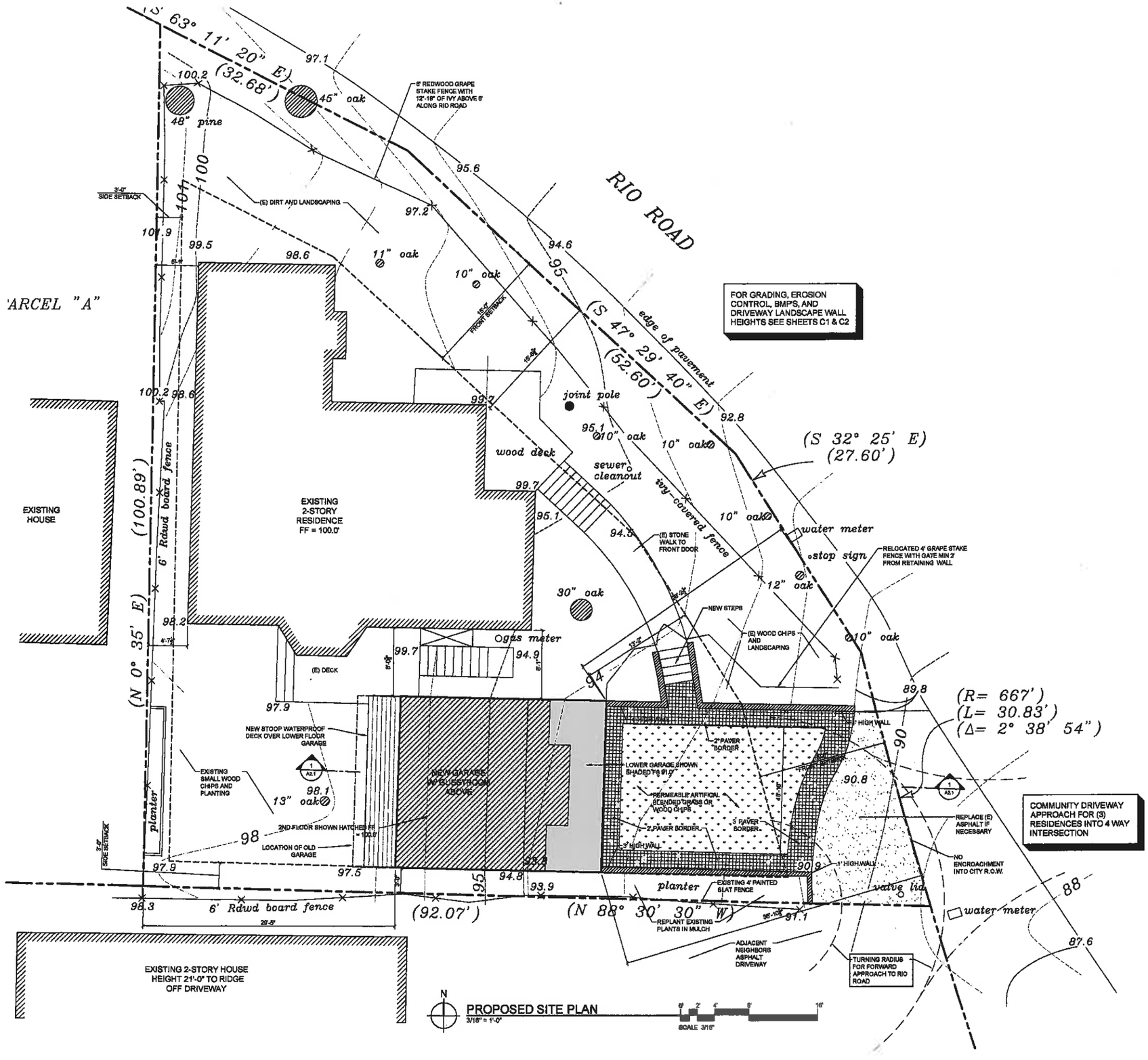
DESCRIPTION	DATE
PLANNING SUBMITTAL	11/24/2014
CONCEPT REVIEW HEARING	1/26/2015

All ideas, designs, arrangements and plans indicated by this drawing are owned by, and the property of Moore Design, LLC. The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with Moore Design, LLC., and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A1.1



PROJECT NAME:

MOSLEY GARAGE AND GUESTHOUSE

SW CORNER OF RIO & JUNIPERO
CARMEL BY THE SEA, CA 93923
APN: 010-161-017-000

MOORE DESIGN LLC

2560 GARDEN ROAD, SUITE 105
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john@mooredesign.org

PRINT DATE: 1/27/2015

DRAWING RECORD

DESCRIPTION	ISSUED
PLANNING SUBMITTAL	11/24/2014
CONCEPT REVIEW HEARING	12/05/2015

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Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:

PROPOSED SITE PLAN

SHEET NUMBER:

A1.2

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS. IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE CITY OF CARMEL DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS);
- THE 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CENC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY OF CARMEL BUILDING DEPARTMENT (CITY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA, FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE. EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

11. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET. PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE CITY GRADING ORDINANCE AND THE EROSION CONTROL ORDINANCE.

3. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

5. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

7. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

8. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

9. ALL FILL SLOPES SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT. THE TOE OF ALL SLOPES SHOULD BE SUPPORTED BY A KEY CUT A MINIMUM OF 3 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL TOE. THIS KEY SHOULD BE A MINIMUM OF 8 FEET IN WIDTH AND SLOPE AT NO LESS THAN 10% INTO THE SLOPE. IN ADDITION AS THE FILL ADVANCES UP THE SLOPE BENCHES 3 FEET ACROSS SHOULD BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE. (SEE SOILS REPORT)

10. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

11. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

12. EARTHWORK QUANTITIES:
CUT = 96 CY
FILL = 0 CY
NET = 96 CY CUT

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

13. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.

14. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

15. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

C. RUN-OFF 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 MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS

16. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

17. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONCENT OF C3 ENGINEERING.

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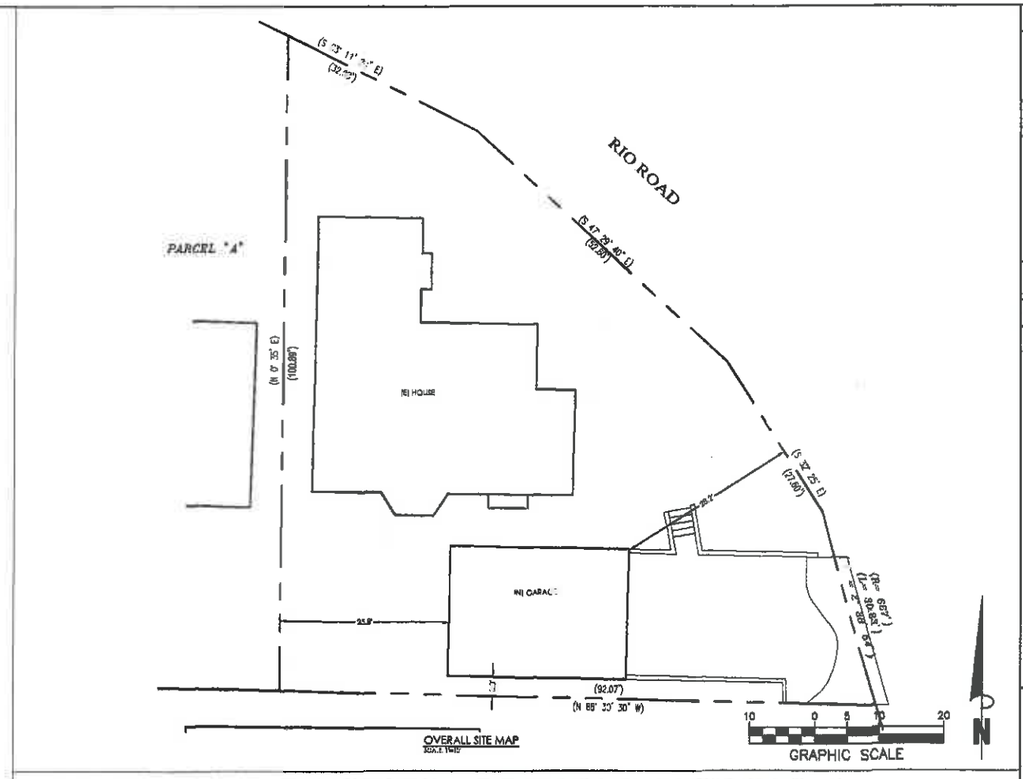
Plotted: Aug 08, 2014 - 4:29pm



OVERALL SITE MAP
SCALE: 1"=20'

VICINITY MAP
NTS

IMAGE SOURCE: GOOGLE EARTH

LEGEND

EXISTING		PROPOSED
	CURB AND GUTTER	
	MAJOR CONTOUR	50
	MINOR CONTOUR	
	SPOT ELEVATION	TC 49.99
	DRAINAGE FLOW	

SHEET INDEX

C1 TITLE SHEET
C2 GRADING PLAN
EROSION CONTROL PLAN

REV.	DATE	DESCRIPTION	BY
A			
A			
A			
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A			
A			
A			

MADE IN THE USA

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COVER SHEET & GENERAL NOTES

LUCIA RESIDENCE
APN: 010-161-017-000

3030 RIO ROAD, CARMEL, CA 93923
PREPARED FOR: DARLENE LUCIA

SCALE:	AS NOTED
DATE:	08/05/2014
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	JPR

SHEET NUMBER:
C1
OF 2 SHEETS
PROJECT# 114139

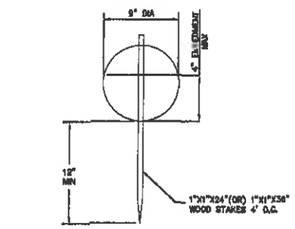
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

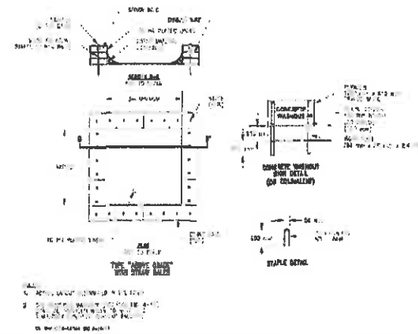
5. CASQA RECOMMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



C/C2 FIBER ROLL
NOT TO SCALE

Concrete Waste Management

WM-8



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GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED SHOULDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. 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 INCLUDE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF 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 DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
F) IF VEGETATION REMOVAL TAKES PLACE DURING THE GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 18.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
5. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
-DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS, EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGERS SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS: SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).

TRACKING CONTROL

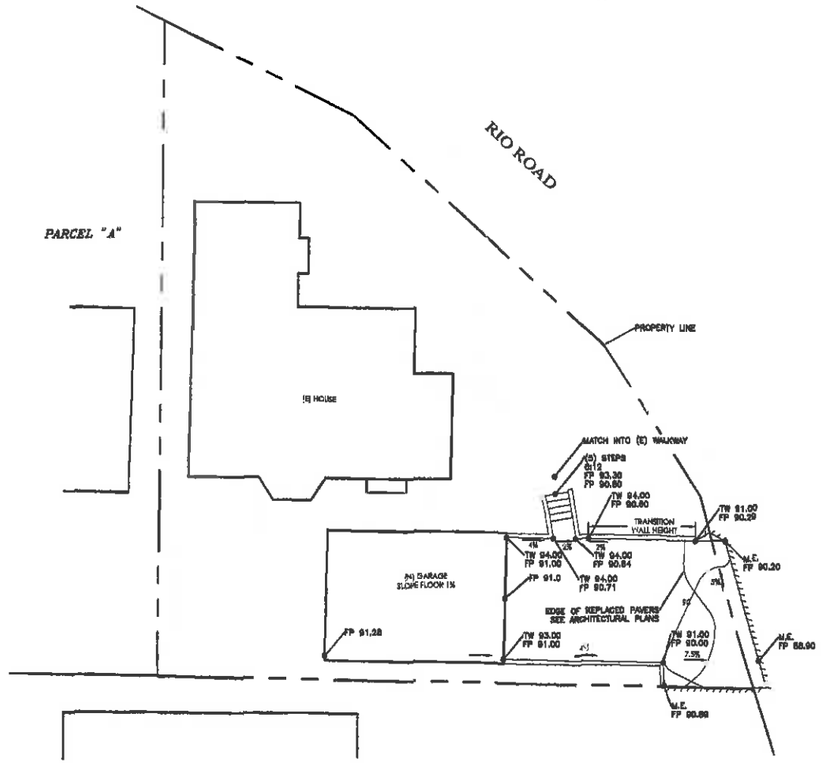
1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.

WIND EROSION CONTROL

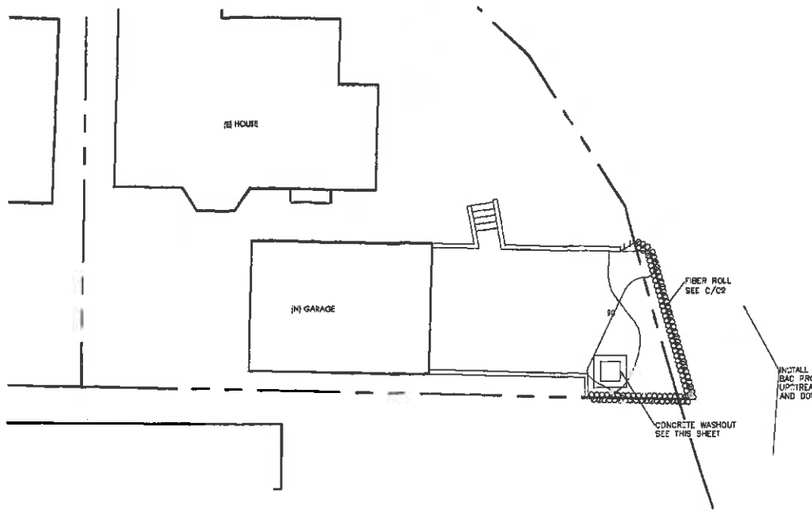
1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS OF THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.



A/C2 GRADING PLAN
SCALE: 1"=10'



B/C2 EROSION CONTROL PLAN
SCALE: 1"=10'

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REV.	DATE	DESCRIPTION	BY

MADE IN THE USA

GRADING & EROSION CONTROL PLAN

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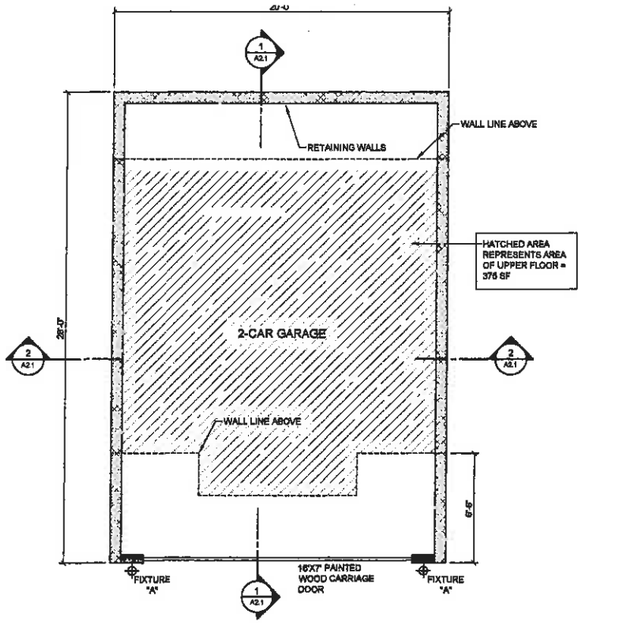
APN: 010-161-017-000
3030 RIO ROAD, CARMEL, CA 93923
PREPARED FOR: DARLENE LUCIA

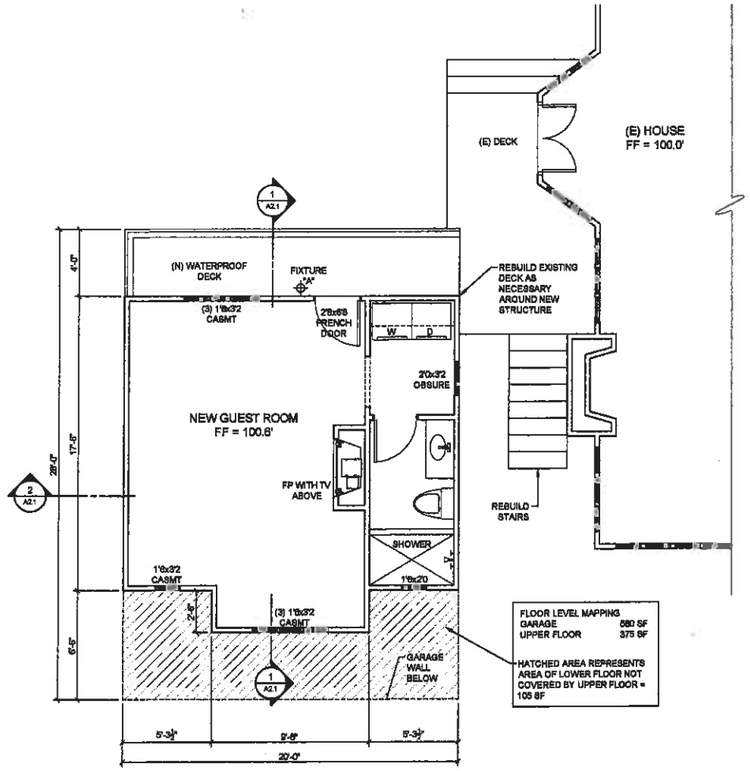
SCALE:	AS NOTED
DATE:	08/05/2014
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	JPR

SHEET NUMBER:
C2
OF 2 SHEETS
PROJECT# 114139



N GARAGE PLAN
1/4" = 1'-0"

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



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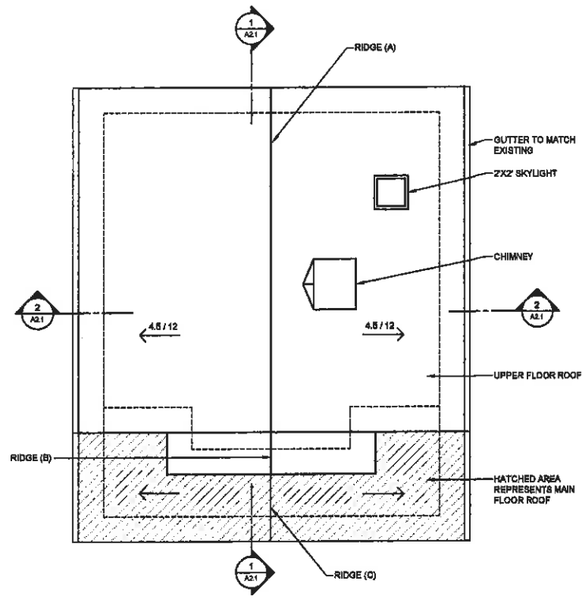
1/4" = 1'-0"



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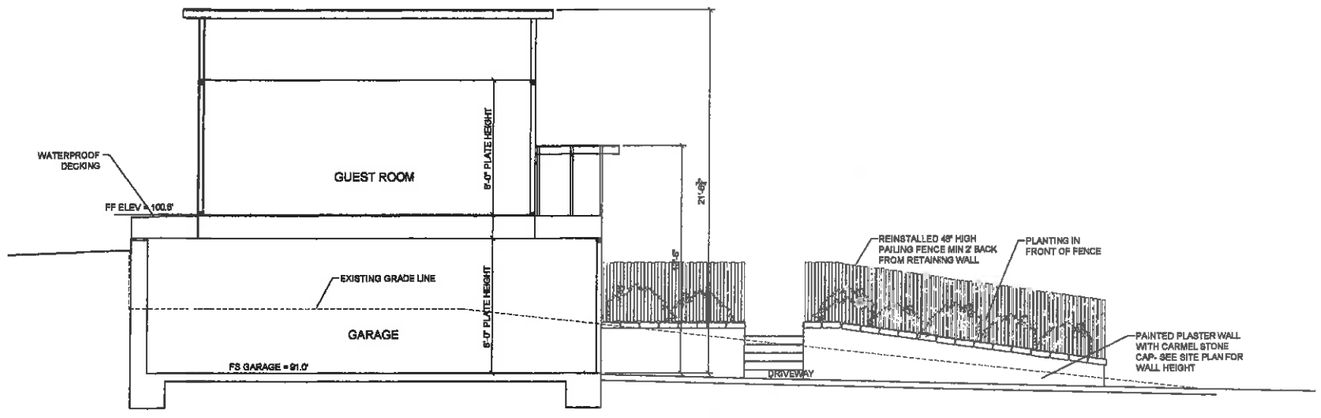
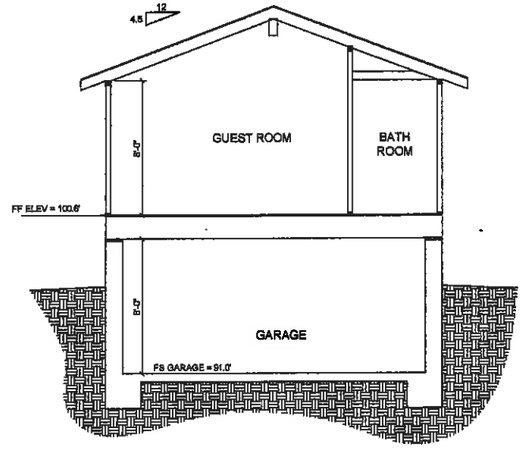


1 BUILDING SECTION
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"

PROJECT NAME:

MOSLEY GARAGE AND GUESTHOUSE

SW CORNER OF RIO & JUNIPERO
CARMEL BY THE SEA, CA 93923
APN: 010-161-017-000

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PRINT DATE: 1/27/2016

DRAWING RECORD

DESCRIPTION	ISSUED
PLANNING SUBMITTAL	11/24/2014
CONCEPT REVIEW HEARING	12/8/2015

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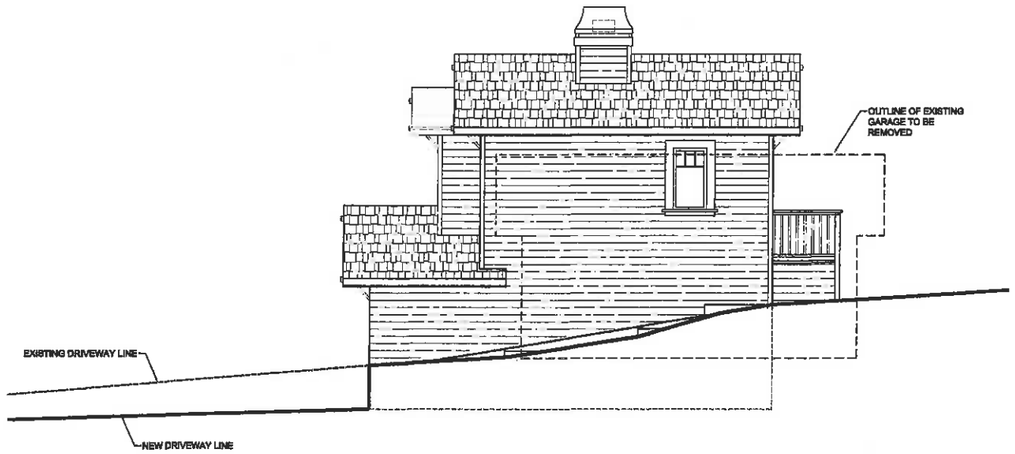
SHEET TITLE:

FLOOR PLANS, ROOF PLAN, SECTIONS

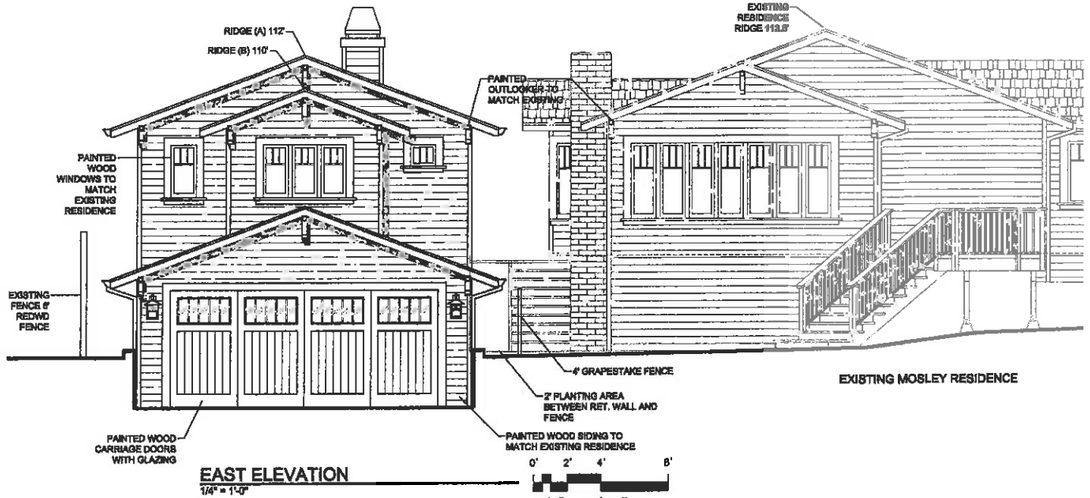
SHEET NUMBER:

A2.1



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

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



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

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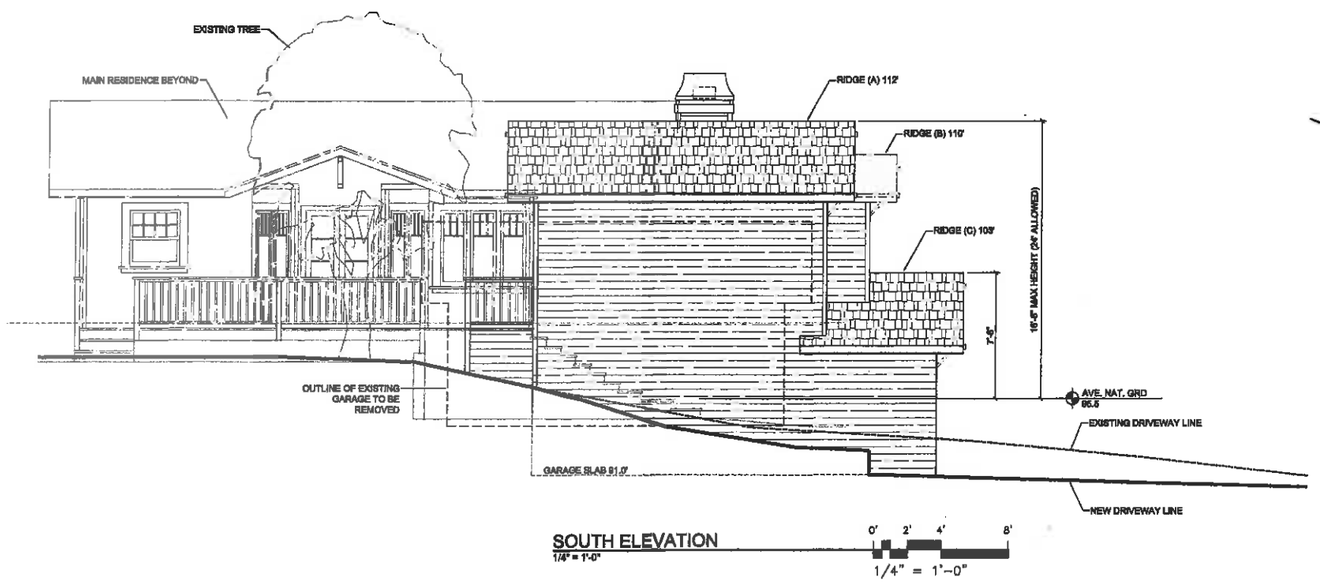
1/4" = 1'-0"



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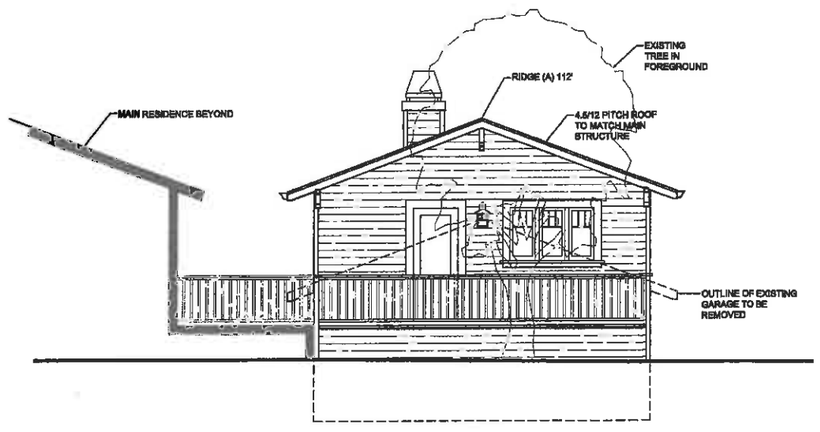
1/4" = 1'-0"



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

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

PROJECT NAME:

MOSLEY GARAGE AND GUESTHOUSE

SW CORNER OF RIO & JUNIPERO
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PRINT DATE: 1/27/2015

DRAWING RECORD

DESCRIPTION	ISSUED
PLANNING SUBMITTAL	6/2/2014
PLANNING RESUBMITTAL	8/14/2014

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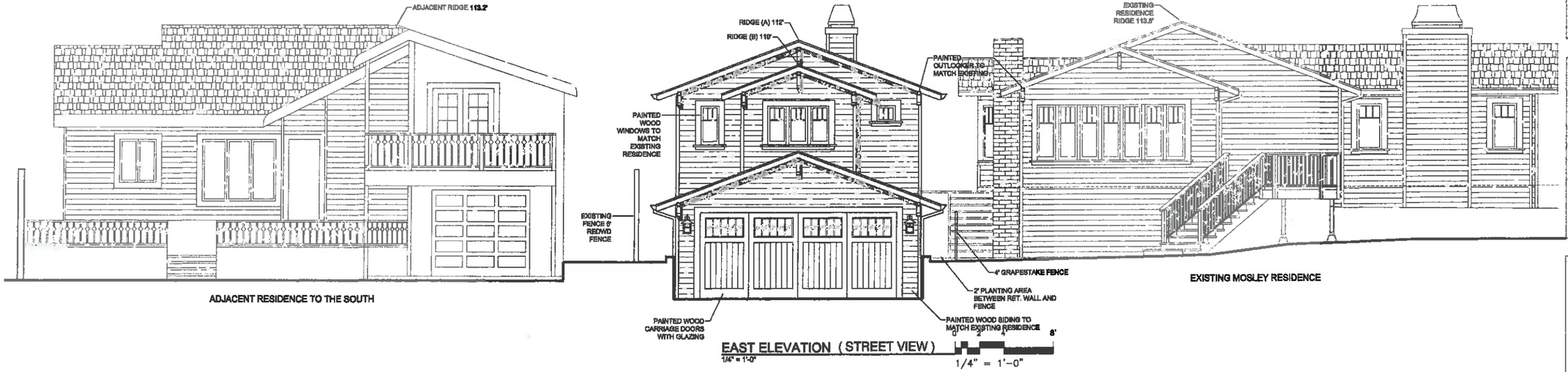
SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A4.1



ADJACENT RESIDENCE TO THE SOUTH

EXISTING MOSLEY RESIDENCE

EAST ELEVATION (STREET VIEW)

1/4" = 1'-0"

PHOTOMONTAGE

N.T.S.

EXTERIOR FIXTURE "A"

N.T.S.

PROJECT NAME:

MOSLEY GARAGE AND GUESTHOUSE

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DRAWING RECORD

DESCRIPTION	ISSUED
PLANNING SUBMITTAL	11/24/2014
CONCEPT REVIEW HEARING	1/26/2015

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SHEET TITLE:

STREET ELEVATION

SHEET NUMBER:

A4.2