

**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

December 10, 2014
Wednesday
Tour – 1:30 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 1:30 p.m., the Commission will leave the Council Chambers for an on-site Tour of Inspection of all properties listed on this agenda (including those on the Consent Agenda). The Tour may also include projects previously approved by the City and not on this agenda. Prior to the beginning of the Tour of Inspection, the Commission may eliminate one or more on-site visits. The public is welcome to follow the Commission on its tour of the determined sites. The Commission will return to the Council Chambers at **4:00 p.m.** or as soon thereafter as possible.

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

F. APPEARANCES

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

G. CONSENT AGENDA

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

1. Consideration of draft minutes from October 8, 2014 Regular Meeting
2. Consideration of draft minutes from November 12, 2014 Regular Meeting

H. PUBLIC HEARINGS

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

- | | |
|---|---|
| 1. MP 14-03 (Carmel-by-the-Sea)
City of Carmel-by-the-Sea
Citywide | Consideration of Municipal Project (MP 14-03):
Design Options and Locations for Cigarette
Receptacles |
| 2. MP 12-01 (Carmel-by-the-Sea)
City of Carmel-by-the-Sea
West side of Scenic Road at the
intersection of Santa Lucia
APN: 010-294-001 | Update on Scenic Road Restroom Project (MP 12-
01) and the associated landscape plan |
| 3. DS 14-90 (Shannon)
Carl and Dianne Shannon
Monte Verde 3 NW of 4 th Ave
Blk: II, Lots: North ½ of Lot 9 & South
½ of 11
APN: 010-223-032 | Consideration of Final Design Study (DS 14-90) and
associated Coastal Development Permit application
for the construction of a new residence located in the
Single-Family Residential (R-1) and Archaeological
Significance Overlay (AS) Zoning Districts |
| 4. DS 14-117 (Pedersen)
Ole M. Pedersen
Torres 4 SE of 8 th Ave
Blk: 100, Lot: 10
APN: 010-053-007 | Consideration of Design Study (DS 14-117) for the
replacement of a wood-shake roof with composition
shingles on a residence located in the Single-Family
Residential (R-1) District |
| 5. DR 14-33 (Levett)
Dennis Levett
SE Corner of Ocean and Mission | Consideration of a Design Study (DR 14-33) for the
replacement of a composition roof with composition
shingles on a commercial building located in the |

Blk: 58, Lots: 2 & 4
APN: 010-098-015

Service Commercial District

6. DS 14-114 (OSBT)
Alan Lehman
NE Corner of Forest and 7th
Block 2, Lot 5;
APN: 009-201-013
Consideration of Concept Design Study (DS 14-114) 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 14-115 (Churchward)
Santa Fe Street 5 SW of 5th Ave
Blk: 60, Lot: 9;
APN: 010-092-004
Consideration of Concept 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
8. DS 14-107 (Hoffman)
San Antonio 3 NW of 13th
Blk: A5, Lots: South portion of 4
APN: 010-292-006
Consideration of Concept Design Study (DS 14-107) and associated Coastal Development Permit application for the construction of a new residence located in the Single-Family Residential (R-1), Park Overlay (P), and Beach and Riparian (BR) Overlay Zoning Districts

I. DIRECTOR'S REPORT

1. Update from the Director
2. Goals and Departmental Work-Plan for 2015
3. Review and possible amendment to the Planning Commission Rules of Procedure

J. SUB-COMMITTEE REPORTS

1. Report from Median Lighting Subcommittee (Reminder: on Dec. 8, 2014 Workshop)
2. Report from Other Sub-Committees

K. ADJOURNMENT

The next meeting of the Planning Commission will be:

Wednesday, January 14, 2015, at 4:00 p.m.

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

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are available upon request of the

Administrative Coordinator. If you need assistance, please advise the Planning Commission Secretary what item you would like to comment on and the microphone will be brought to you.

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

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

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 December 4, 2014.

Dated this 4th day of December 2014 at the hour of 4:15 p.m.

Robert A. Mullane, AICP
Community Planning and Building Director

**ITEM G1. MINUTES FROM 10/8/14 PLANNING
COMMISSION MEETING**

THIS ITEM WILL BE PROVIDED SEPARATELY

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION – DRAFT MINUTES
November 12, 2014**

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

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

ABSENT: Commissioners: None

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

B. TOUR OF INSPECTION

The Commission convened at 2:08 p.m. and then toured the following sites:

1. DS 14-96 (Domicile Capital); 9th Ave. 2 NE of Monte Verde, Block: 94; Lot: W ½ of 17 & 19
2. DS 14-64 (Webster); Camino Real 2 NW of 11th Ave. Block: Q; Lot: 17
3. DR 14-30/UP14-18 (Carmel Coffee and Cocoa Bar); SE Corner of Ocean and Mission Block: 78; Lots: All
4. DS 14-27 (Piccadilly Park); Dolores 2 SW of Ocean Ave. Block: 75; Lot: 11
5. DS 14-72 (Levett); Monte Verde 3 NE of 4th Ave. Block: 32; Lots: 16 (two Commissioners)

C. ROLL CALL

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

D. PLEDGE OF ALLEGIANCE

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

E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS

Commissioner Goodhue requested that the landscape for the City's Scenic Beach Bathrooms be placed on the agenda for the December 10th Planning Commission meeting. Mr. Mullane addressed question from the Commission for the Ocean Ave. median lighting experiment and noted that it should start Friday November 14th and last from 7-10 days.

F. APPEARANCES

Chair Reimers opened the meeting to public comment.

Speaker 1: Barbra Livingston, resident, noted that Rob Mullane, Director of Community Planning and Building, will be speaking at the Carmel Residents Association’s November meeting on the 20th at 5:00 p.m.

G. CONSENT AGENDA

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- 1. Consideration of minutes from October 8, 2014 Regular Meeting.

Rob Mullane, Community Planning and Building Director, noted that staff was not able to prepare the draft minutes from the October 8, 2014 meeting in advance of this November meeting but will have those minutes for review at a subsequent meeting, likely at the December 10th meeting.

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| 2. DS 14-17 (Debus)
Laura Debus
Monte Verde 2 SW of 9 th Ave
Blk: D, Lot: 3
APN: 010-186-017 | Consideration of Final Design Study (DS 14-17) and associated Coastal Development Permit application for the addition of a second story to an existing residence located in the Single-Family Residential (R-1) Zoning District |
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Chair Reimers noted that she will be recusing herself from voting on Item G.2 because she owns property within 500 feet of the subject property.

Chair Reimers opened the meeting to public comment, and asked if any member of the public wished to speak or pull any items. Seeing no other public speakers or requests to pull any items, Chair Reimers closed the public comment.

Vice Chair LePage moved to accept DS 14-17. Motion seconded by Commissioner Paterson and carried by the following vote:

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

ABSTAIN: COMMISSIONERS: REIMERS

H. PUBLIC HEARINGS

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| 1. DR 14-27 (Piccadilly Park)
City of Carmel-by-the-Sea
Dolores 2 SW of Ocean Ave
Blk: 75, Lot: 11
APN: 010-147-019 | Consideration of a Design Review (DR 14-27) application for new landscaping in Piccadilly Park which is located in the Central Commercial (CC) Zoning District |
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Chair Reimers recused herself from this item.

Christy Sabdo presented the staff report, which included a brief explanation on the Garden Club donating the labor and materials for the proposed park improvements. Mr. Mullane noted that this is a City-owned property, and the City is a co-applicant in this project. As such the Commission may comment on the application, but that staff would need to evaluate the financial impact of any requested revisions.

Vice Chair LePage opened the public hearing.

Speaker 1: Hallie Mitchell Dow, Carmel-by-the-Sea Garden Club representative and applicant, provided an overview of the project.

Speaker 2: Barbra Livingston, had concerns with the design looking too commercial and requested that the proposed ginkgo tree in the City right-of-way be replaced with a upper canopy tree instead.

Speaker 3: Marion Weaver, project landscape architect, spoke on the planter design for the sitting wall.

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

The Commission thanked the Garden Club for their service for the City.

Commissioner Goodhue moved to accept the design review with the special condition to repoint the grout joints on the patio. Motion seconded by Commissioner Paterson and carried unanimously on a 4-0-1 vote as follows:

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

Chair Reimers returned to the dais and announced that Item H.3: DS 14-21 had been continued to the December 10, 2014 meeting at the request of the applicant.

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| <p>2. SI 14-42 (Carmel Public Library Foundation)
Southwest side of Rio Road at Ladera Drive
Block: U.S., Lot: 39
APN: 009-530-004</p> | <p>Consideration of a Temporary Sign Permit (SI 14-42) for the Carmel Public Library Foundation in the Park Overlay (P) Zoning District</p> |
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Mr. Mullane presented the staff report, which included an overview of the proposed project and the permit history of previous users of the Larson Field fence.

Chair Reimers opened the public hearing.

Speaker 1: Amy Donohue, Executive Director of the Carmel Public Library Foundation and applicant, went over the history of the project and fielded questions from the Commission. She noted that they would like the banner to be displayed until December 15, 2014.

Chair Reimers announced a disclaimer that her husband was President of the Carmel Library Association and is now President of the Board of Trustees for the Carmel Library Association.

Speaker 2: Barbra Livingston, resident, asked for clarity on process to use the Larson Field fence and asked that policy allow Larson Field banners to be handled at Staff level. She also suggested limiting display to City-specific fundraising efforts only.

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

Mr. Mullane noted that he has encouraged the Carmel Mission representatives to compile and submit for City staff review a proposed program to continue to allow the display of banners on the Larsen Field fence.

Commissioner LePage moved to approve the project. Motion seconded by Commissioner Paterson and carried unanimously.

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

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| <p>3. DS 14-21 (Gordon)
Kathleen Gordon
NE Corner of Dolores and 2nd Ave.
Blk: 10, Lots: west 1/2 of Lots 18 & 20
APN: 010-126-021</p> | <p>Consideration of Final Design Study (DS 14-21) and associated Coastal Development Permit application for the construction of a new residence located in the Single-Family Residential (R-1) Zoning District</p> |
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Item H.3 was continued to the December 10th 2014 meeting at the request of the applicant.

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| 4. DS 14-72 (Levett)
Dennis Levett
Monte Verde 3 NE of 4 th
Blk: 32, Lot: 16
APN: 010-222-007 | Consideration of Final Design Study (DS 14-72) 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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Marc Wiener, Senior Planner, presented the staff report, noting the revisions to the project since it was last reviewed by the Commission.

Chair Reimers opened the public hearing.

Speaker 1: John Mandurrigo, applicant, addressed questions from the Commission in regards to the 2nd story not being able to be shifted, story poles not being revised, and the inability to build on a slope without a Use Permit.

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

The Commission suggested that more separation from the house to the north may be beneficial. The Commission requested that staff require applicants to revise their story poles and noted that this should not be an optional task.

Vice Chair LePage moved to accept the application with an added special Condition to not plant a cypress tree at the north side of property and to work with staff to plant a different tree species 6-8' tall. Motion seconded by Commissioner Paterson and passed by the following vote:

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

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| 5. DS 14-43 (Jarve)
John and Jacque Jarve
Scenic Road 1 SE of 9 th Ave
Blk: A-2, Lots: portions of Lots 2 & 3
APN: 010-302-015 | Consideration of Final Design Study (DS 14-43) and associated Coastal Development Permit application for the construction of a new residence located in the Single-Family Residential (R-1), Park Overlay (P), and Beach and Riparian (BR) Overlay Zoning Districts |
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Mr. Wiener presented the staff report, noting the revisions to the project since it was last reviewed by the Commission. He noted the shades and the applicant passed four samples around the dias.

Speaker 1: Eric Miller, project architect, went over the project. He provided clarifications on the proposed switch-glass system, copper roof, transim window, and fielded questions from the Commission on the proposed design.

Speaker 2: Dr. Steven Beutler, resident and neighbor, noted his opposition to the project because of the high volume of construction and related noise in the area of the project over the last few years. He recommended a delay on approving the project. He also requested the City include more stringent noise mitigation and impose a time limit for the construction phase of approved projects.

Speaker 3: Barbara Livingston, resident, noted her support for time limits on construction properties and recommended that the applicant plant a Cypress tree on the west side of the property.

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

Vice Chair LePage moved to accept the application with shade option #1 or #3 and an additional Special Conditions that construction only be allowed from Monday-Friday 8 a.m. to 5 p.m. with no work on holidays permitted and that any change to glass need to be approved by the Planning Commission. Motion seconded by Commissioner Goodhue and carried by the following vote:

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

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| 6. DS 14-64 (Webster)
Martha Webster
Camino Real 2 NW of 11 th Ave
Blk: Q, Lot: 17
APN: 010-275-008 | Consideration of Final Design Study (DS 14-64) 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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Mr. Wiener presented the staff report noting the revisions to the project since it was last reviewed by the Commission.

Chair Reimers opened the public hearing.

Speaker 1: Eric Miller, project architect, went over the project. He presented clarifications on the proposed existing story poles, the revisions made to the north elevation, and proposed steel windows.

Speaker 2: James Jungroth, neighbor to the north, noted concerns with the project's current story poles and proposed an alternative plan for the second story addition. He distributed a

depiction of this alternative plan to the Commission. Mr. Jungroth also pointed out issues with the installation of netting.

Speaker 1: Eric Miller, project architect, returned to the podium and stated that the current netting was correctly installed.

Speaker 3: Martha Webster, applicant, spoke in support of the project and noted that she made several attempts to work with the neighbors to achieve an acceptable compromise.

Speaker 4: Barbra Livingston, had a question on the proposed window design.

Speaker 3: Martha Webster, returned to the podium and provided clarity on the window design.

Speaker 1: Eric Miller, returned to the podium and fielded questions from the Commission on design impacts to the neighbor to the north and the need to trim the existing tree.

Seeing no other speakers, Chair Reimers closed the public hearing. The Commission discussed the project and options for reducing impacts for the neighbor to the north.

Mr. Mullane addressed the netting and ribbing instructions and noted that not everyone uses 2-ft wide netting. He also showed the Commission a handout with story pole instructions that staff distributes to the applicant.

The Commission had a brief discussion on netting and recommended that staff require the 2-ft width of netting to be used.

Commissioner Goodhue moved to accept the application with elimination of the second floor bay window element. Motion seconded by Commissioner Paterson and carried unanimously.

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

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| <p>7. DS 14-96 (Domicile Capital)
Domicile Capital, LLC
9th Ave. 2 NE of Monte Verde
Blk: 94, Lots: west 1/2 of Lots 17 & 19
APN: 010-193-008</p> | <p>Consideration of Concept Design Study (DS 14-96) and associated Coastal Development Permit application for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) Zoning District</p> |
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Mr. Wiener presented the staff report, which included an overview of the proposed project, a discussion of the addition, the crawl space being unlivable, and the sidewalk at front of property be maintained as asphalt instead of pavers.

Mr. Mullane noted there was a typo in the staff report and that the correct application number is DS 14-96 and not DS 14-92.

Chair Reimers opened the public hearing.

Speaker 1: Jerry Case, project designer, went over the project and the applicant's preference to not have to adjust the ceiling height for the crawl space. He noted preference for a deed restriction rather than a structural change.

Speaker 2: Barbra Livingston, resident, states she favors the floor being lowered or ceiling raised and is not in support of deed restriction because of the difficulty in monitoring such deed restrictions.

Speaker 3: Pat Corrigan, applicant, spoke in support of a deed restriction.

Seeing no other speakers, Chair Reimers closed the public hearing. The Commission discussed the project, the impacts of the existing crawl space and its proposed and alternative design. The Commission discussed Municipal Code Section 17.10.030.D and the Zoning Code's definition of floor area. Concerns with the tree removal were also discussed.

Commissioner LePage requested that the Commission have the preliminary site assessment information and any applicable tree report included with the staff report in future agenda packets.

Vice Chair LePage moved to accept the application with recommendations to staff to include the site assessment of the tree report in next agenda packet and for applicant to remove the ivy. Motion seconded by Commissioner Martin and carried by the following vote:

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

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|---|--|
| 8. DR 14-30/UP 14-18 (Carmel Coffee and Cocoa Bar)
Mathew Porgess
SE Corner of Ocean and Mission
(Carmel Plaza – Spaces 121 & 122)
Blk: 78, Lots: All
APN: 010-086-006 | Consideration of Design Review (DR 14-18) and Use Permit (UP 14-30) applications for exterior alterations and the expansion of an existing restaurant located in the Central Commercial (CC) Zoning District (Carmel Coffee and Cocoa Bar) |
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Chair Reimers recused herself, because she owns property within 500 feet of the subject property.

Mr. Wiener presented the staff report, which included an overview of the proposed project and the Use Permit.

Vice Chair LePage opened the public hearing.

Speaker 1: Matthew Porgess, project designer/business owner, went over the project.

Speaker 2: Mira Porgess, co-owner, clarified the process they used in selecting the proposed color palette.

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

Vice Chair LePage reopened the public hearing so that the applicants could address questions on the color of an exterior support post. Mr. Porges noted that he will have to speak to the Plaza because the post is outside of his lease space and its color is not in his control. He noted that the Carmel Plaza has their own approved color palette.

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

Commissioner Goodhue moved to approve the concept with the revision to Special Condition 19 to reflect wood windows, as recommended by staff. Motion seconded by Commissioner Paterson and carried on the following vote:

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

I. DIRECTOR'S REPORT

1. Update from the Director

Mr. Mullane provided an update on recent City Council and Department issues of interest to the Commission. He noted the recent addition of two new contract staff: Howard Bell, who will be helping out the Building Safety Division, and Ashley Hobson, contract planner with PMC. He briefly went over their qualifications and roles.

Mr. Mullane also noted that the recruitment of a new full-time Assistant or Associate Planner was on-going, and that interviews were scheduled for this Friday.

Mr. Mullane noted that the code compliance case load remains very heavy and that additional staff may be needed and may be considered by the City Council in upcoming budget discussions.

He stated that the Department's office remodeling work was still coming along and that the office has a more professional look as a result of these efforts.

He provided some highlights of the November City Council meeting, including the report from City Administrator Doug Schmitz and City Attorney Don Freeman on workload and personnel issues, as well as other actions and discussions regarding the farmers market.

Mr. Mullane reported on the median lighting experiment and the efforts of community volunteers Jim Griffiths and Meredith Noel. A follow-up public workshop on the median light options is tentatively planned for December 8th.

Mr. Mullane also noted that he should have for the next meeting a review of the Planning Commission Rules of Procedure with respect to the election of the Chair and Vice Chair.

J. SUB-COMMITTEE REPORTS

1. Report from Sub-Committees

Wine tasting sub committee schedule a workshop 2nd week of dec.

Revised policy by marc will be reviewed by winetasting sub committee.

Chair Reimers announced that there will be a public workshop conducted by the Median Lighting Subcommittee on Tuesday, September 16th at 5:00 pm.

Vice Chair Paterson noted that the Wine Tasting Subcommittee would be scheduling an internal planning meeting later in September and anticipates a public workshop in late October.

K. ADJOURNMENT

There being no further business Chair Reimers adjourned the meeting at 7:48 p.m.

The next meeting of the Planning Commission will be:

Wednesday, December 10, 2014, at 4:00 p.m.

SIGNED:

Janet Reimers, Planning Commission Chair

ATTEST:

Roxanne Ellis
Acting Planning Commission Secretary

Staff Analysis: City staff is seeking the Planning Commission's approval of one or more designs for the receptacles as well as input on the preferred locations for these receptacles. As depicted in Attachment A, there are several design options for the receptacle, including the following.

Style:

Teak Urn: City staff recommends the procurement of teak urns with a stainless steel ashtray (Option 1A). The urn is available with a teak lid instead of stainless steel (Option 1B).

- Benefits: Natural materials, similar to the City's existing wood trash containers.
- Disadvantage: Slot may be used for other types of litter
- Size: 29 inch high by 12 inch diameter
- Cost: \$325-350 each.

Buttler Ash Receptacle:

- Benefits: Pole or wall mount; cigarette graphic; maintenance
- Disadvantage: Synthetic materials, although color and texture options
- Size: 48 inch height by 6 inch diameter (pole mount)
- Cost: \$335-495 each (base price)

Smokers' Outpost Stand or Wall-Mounted:

- Benefits: Discrete litter slot; wall-mounted option (may be able to attach to existing City trash containers); maintenance
- Disadvantage: Synthetic material, color choice of black or silver
- Size:
 - Outpost stand: 41 inch height by 14 inch diameter
 - Outpost wall-mounted (or swivel): 16 inch height by 4 inch diameter
- Cost: \$85 for wall mounted; \$117 for swivel wall mounted, \$171 for smoke stand

Locations:

Keep America Beautiful has gathered data regarding efforts to reduce cigarette litter. The organization has found in its 2009 report that 30% of litter at transition points consisted of cigarette butts. A transition point is an area where a smoker must extinguish a cigar or cigarette before proceeding, such as outside hotels, stores, restaurants, office building or public transportation (trains, bus shelters). Based upon data collected by volunteers, suggested locations include sites along Ocean Avenue, Lincoln Street, San Carlos Street and Dolores Street. The map included as Attachment B shows possible locations sites, with red dots indicating

potential Phase 1 locations and blue dots indicating locations for a subsequent phase of the installation (Phase 2). The Phase 2 installation would be optional, based upon the success of the initial pilot phase.

Following input from the Planning Commission, City staff would then engage in outreach to the various businesses about the style of receptacle, location and assistance in monitoring the collection efforts. As a pilot project, it is recommended that five locations be identified and monitored for six months (from approximately January-June) and, based upon the initial evaluation, additional receptacles may be procured and installed at other locations throughout the City.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15311 (Class 11 Categorical Exemptions) – Accessory Structures. The proposed installation of a limited number of cigarette receptacles is to reduce litter and maintain the aesthetics of the downtown area. The proposed receptacles do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Examples of Receptacles
- Attachment B – Map of Possible Locations
- Attachment C – City Policy C97-02 (pertinent excerpt)

Attachment A - Examples of Cigarette Receptacles

Option: Teak Ash Urn



Option: Buttler Ash Receptacles

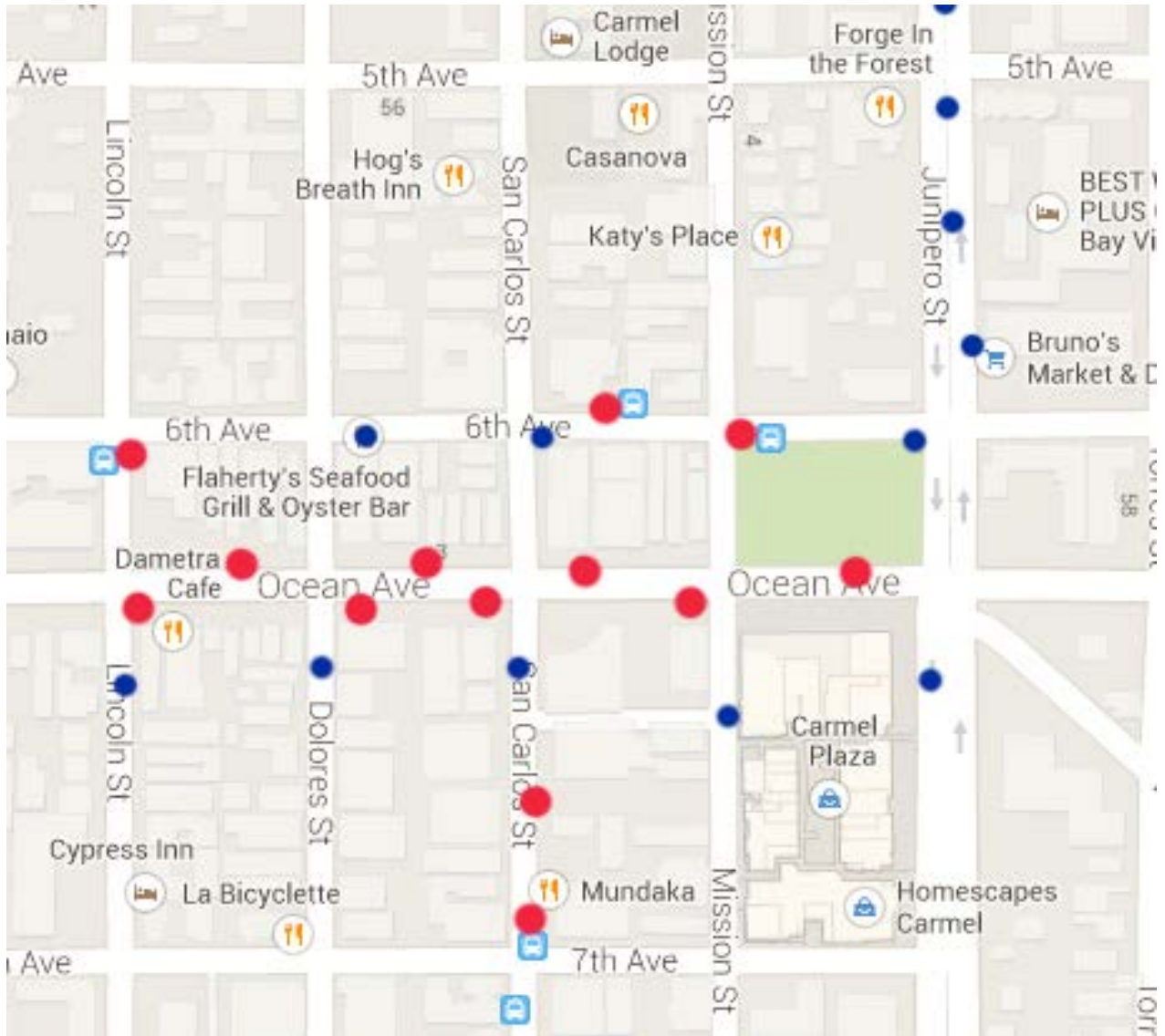


Attachment A - Examples of Cigarette Receptacles

Option: Smokers Outpost



Attachment B - Map of Possible Locations



Legend:
Red dots: Phase 1 Possible Locations
Blue dots: Phase 2 Possible Locations

CITY OF CARMEL-BY-THE-SEA
POLICY AND PROCEDURE DATA SHEET

Policy/Procedure No.: C97-02
Effective Date: 12/9/97
Revision Date(s): _____

Department of Origin: Administration
Authority: Resolution No. 97-143

SUBJECT: Policy and Standards for Public Way Design	
RESPONSIBLE PARTY: City Administrator/Planning Commission	
PURPOSE: To establish guidelines for design of the public way	
POLICY/PROCEDURE: As fully set forth in the policy document, attached.	
RESCINDED: (Date)	CITY ADMINISTRATOR APPROVAL OF DEPARTMENTAL POLICIES: Date: _____ Initial: _____

CITY OF CARMEL-BY-THE-SEA

POLICY AND STANDARDS

FOR

PUBLIC WAY DESIGN

STATEMENT OF PURPOSE

The purpose of this policy is to identify objectives and to set forth guidelines and standards for review of design (including placement), construction or reconstruction of projects that include sidewalks, pathways, handicapped ramps, curbs, gutters, tree planters, mini-parks, landscaping, utilities, street signs and other amenities located on public ways within the City of Carmel-by-the-Sea. It is the intent of the following policies and guidelines to provide direction in using safe, varied and diverse materials, colors and design approaches that implement the General Plan.

DESIGN REVIEW PROCESS:

For public and private projects requiring Planning Commission review, each municipal department responsible for elements of project design shall review proposed plans and provide comments and recommendations to the applicant or to the Department sponsoring the project. These recommendations shall be forwarded to the Planning Commission at the time of its review. For those projects not requiring Planning Commission review, these policies, standards and guidelines shall be used by the City Administrator and appropriate staff as a basis for design and review of public or private projects.

The City Administrator may give final approval for public projects valued at less than the administrative approval authority limits established by policy of the City Council and/or the California Public Resources Code if they are consistent with the standards in this policy. The Planning Director and any other Municipal Department appropriate to the project shall be advisory to the City Administrator on such projects.

The City Council shall give final approval for all public projects valued greater than the administrative approval authority limit and/or the limits established by the California Public Resources Code. The Planning Commission shall be advisory to the City Council on such projects when they will be visible to the public, located in the public way and represent a change from existing design conditions.

When the City Administrator believes that the project may (1) conflict with these standards, (2) raise issues warranting a policy discussion or (3) would result in a significant change in design character or material, the matter shall be referred to the Planning Commission for review and comment regardless of project cost.

DESIGN GUIDELINES:

A. Sidewalks:

Sidewalks shall be constructed of safe, durable materials that are not slippery when dry, wet or worn and shall be selected to promote a limited variety of different sidewalk treatments. Materials for sidewalk surfaces should enhance the village character for the pedestrian and allow for percolation of water into the soil to enhance the urban forest. Standard urban sidewalk treatments such as exposed aggregate (unsafe), blacktop and plain concrete (unattractive) should be avoided.

Sidewalks should not appear excessively uniform. Some variety, or break in paving shapes or colors can help in preserving an informal, unplanned visual appearance. To achieve a balance between excessive monotony and excessive variety, sidewalks should incorporate occasional changes in materials or color at intervals between 200 and 300 feet in length. Changes should occur at natural breaks such as intersections, driveways and similar features. Materials and colors selected should play a subtle, background role and should not compete with adjacent buildings by calling attention to them. To achieve this, sidewalks should:

- Be constructed from sand-set pavers that facilitate percolation using square, rectangular, hexagonal, cobble or creased-keystone shapes. Non-creased keystone and wave edged pavers should be avoided. (See Figure #1)
- Use earthen, warm hues (tan, brown, warm grey). Saturated colors (solid brick red, etc.) and cool hues (green, blue, cold grey) should be avoided.
- Use a single hue or a mix of not more than two similar hues in paving areas.
- Avoid the creation of patterns through the arrangement of pavers. Changes to colors or patterns shall not be used to identify the entrances to driveways, doorways or courtyards.
- Use colored concrete, or driveway pavers, for commercial driveways where the use of standard sand-set pavers is impractical. Driveway colors and/or materials should match at least one of the adjacent sidewalk designs.
- Remain the same bordering large areas (e.g. Devendorf Park, Sunset Center) where there are no storefronts.

B. Pathways and Footpaths:

Informal pathways and footpaths of decomposed granite should be considered the preferred design in all areas that form a transition between the commercial and residential (R-1) districts. Asphalt may be used in specific areas where drainage or erosion-control problems make decomposed granite impractical. The width of pathways and footpaths should not exceed four to five feet of available public ways. Randomly placed landscaping and trees should predominate in these areas to emphasize the transition from the urban to the residential.

C. Sidewalk Ramps:

Access to sidewalks at every intersection must be handicap accessible ramps to meet Title 24 California State Accessibility Standards for the physically impaired as depicted in Title 24 Standards Diagram (See Figure 2). Ramps should be constructed with materials and in colors that blend harmoniously with adjacent sidewalk materials.

D. Furniture in the Public Way:

The Planning Commission shall review the design and siting of furniture in the public way (e.g. benches, newspaper racks, cigarette butt containers, fountains, drinking fountains and tables). The Commission will determine whether a location or placement is appropriate based on demonstrated need, public safety, pedestrian flow, access to parked vehicles, existing structures located in the sidewalk area, the architecture of the area, location of underground utilities and the type of business that the furniture will impact.

Furniture shall be purchased, installed and maintained by the party making the request. The construction material shall be appropriate to the area, and natural appearing using wood, metal or recycled products. All street furniture shall require the property owner to obtain an encroachment permit and maintain insurance coverage acceptable to the City consistent with all City policies.

The City Administrator, following review and comment by the Director of Community Planning and Building and the City Forester, may approve installations of the City's standard wood-enclosed trashcans. The Planning Commission must approve the location of new standard light fixtures.

E. Curbs and Street Gutters:

Throughout most of the Residential District, rolled blacktop berms are the preferred design for street gutters. Concrete and cobblestone curbs should be restricted normally to the Commercial District except when required for safety or drainage. (See Figures #3 and #4, Stone and Concrete Curb and Gutter and Blacktop Rolled Berm).

F. Sidewalk Street Trees:

Sidewalk street trees are those planted in spaces on existing sidewalks. Sidewalk street trees are encouraged. The exact number of trees, their species, and location shall be determined by the City Forester depending on site conditions. Sidewalk street trees should be located near the head of, and adjacent to, parallel parking spaces with the trunk of the tree located 4 1/2 feet back from the head of the parking space. (See Figure #5, typical parking stall with planter). These specifications have been designed so that these sidewalk street trees will not be injured by cars maneuvering in parking stalls and not block car doors being opened on the sidewalk side. For trees at the curb line there should be at least 4 feet between the trunk and the facing building or planters in front of the building.

All tree planters should be made as large as practicable so that additional landscaping can be incorporated into the planters. There should also be no contrasting edging around the planter, rather the sidewalk material should frame and be flush with the exposed earth around the tree. Root barriers to prevent root damage to streets, gutters and sidewalks will be installed as directed by the City Forester.

G. Mini-Parks:

A mini-park protrudes into the street from the curb line or is in the street. Landscaping in mini-parks should include native, drought resistant plants and/or trees. If trees or large shrubs are included, they should not be used at the corner of a street where they could cause a safety hazard by blocking views of cross traffic. The design of mini-parks shall be consistent with the standards in the Forest and Beach Management Plan (See Figure #6). All new mini-park installations shall be reviewed for recommendations by the Staff Traffic Committee and approved by the Planning Commission with consideration of:



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

December 10, 2014

To: Chair Reimers and Planning Commissioners

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

Submitted by: Marc Wiener, Senior Planner

Subject: Update on Scenic Road Restroom Project and the associated landscape plan

Recommendation:

Receive an update on the Scenic Road Restroom Project and the associated landscape plan and provide comments

Application: MP 12-01 **APN:** 010-294-001
Location: West side of Scenic Road at the intersection of Santa Lucia Avenue
Applicant: City of Carmel-by-the-Sea

Background and Project Description:

On November 15, 2012, the Planning Commission approved Municipal Project (MP 12-01), which included a Design Review and Coastal Development Permit for the construction of a new restroom facility on the west side of Scenic Road at its intersection with Santa Lucia Avenue. The approved plan set included conceptual landscaping and indicated that additional landscaping would be planted in the area surrounding the restroom.

Construction of the restroom is nearly complete, as shown in the photographs included as Attachment A. The project architect, Rob Carver of Studio Carver, has prepared a more detailed landscape plan for the project. New landscaping is proposed in the area surrounding the restroom facility, as depicted in the site plan included as Attachment B. The Planning Commission is being provided with an update on the project, including the new landscape plan and an opportunity to comment on the proposed final landscaping.

The City Forester has reviewed the landscape plan and supports the proposal. The landscaping consists of native drought-tolerant plants that will grow to a low height and will not block ocean views. The proposed landscaping is also consistent with the existing landscaping along the Scenic Road pathway. The City Forester will be available at the meeting to answer questions regarding the landscape plan. Staff notes that the City has worked with a property owner located directly east of the restroom facility in developing this plan.

Environmental Review: Environmental Review: The Scenic Road Restroom Project was determined to be categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – Construction or modification of a limited number of new or existing small structures. A Notice of Exemption was filed with the County Clerk on November 27, 2012.

ATTACHMENTS:

- Attachment A – Restroom Photographs
- Attachment B – Landscape Plan

Attachment B – Site Photographs



Restroom Facility – Facing northeast



Restroom Facility – Facing south



Back of Restroom – Facing north



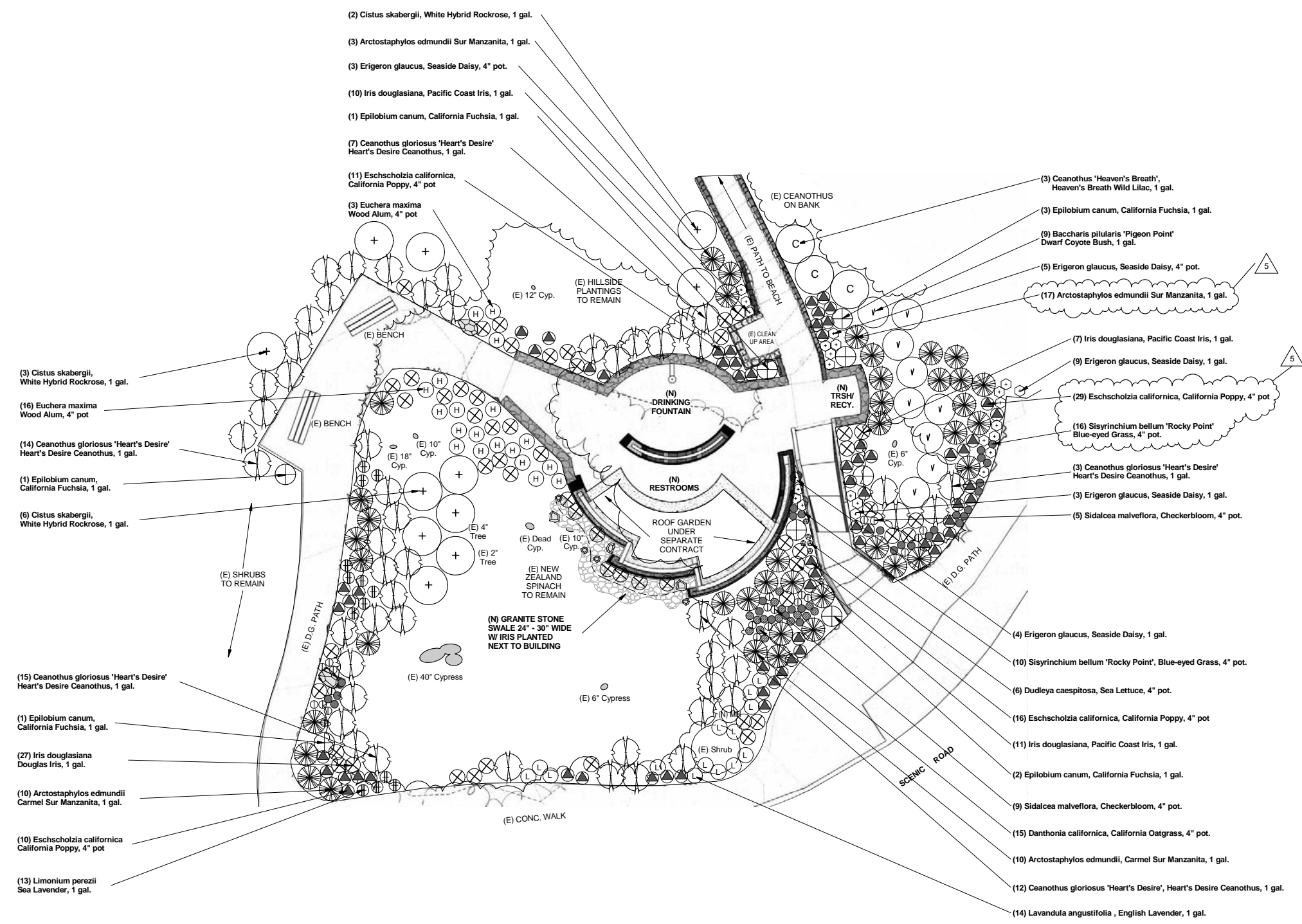
△ REVISION #

3	6-27-2014	Drawing revisions
4	11-3-14	Landscape, Morganroth Commis.
5	11-20-14	Morganroth Comments 2

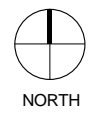
ARCHITECTURAL
LANDSCAPE PLAN

Scale: A N.T.S.
@ 24x36
Drawn By: MP
Job: 0912

PLANT LIST					
TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANT.
SHRUBS					
	(C)	Arctostaphylos edmundii 'Carmel Sur'	Carmel Sur Manzanita	5 gal	40
	(V)	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush	5 gal.	9
	(C)	Ceanothus gloriosus 'Heaven's Breath'	Heaven's Breath Ceanothus	1 gal.	3
	(H)	Ceanothus gloriosus 'Heart's Desire'	Heart's Desire Ceanothus	1 gal.	51
	(+)	Cistus skabergii	White Hybrid Rockrose	1 gal.	18
	(+)	Epilobium canum 'Bert's Bluff'	Bert's Bluff California Fuchsia	1 gal.	8
	(L)	Lavandula angustifolia	English Lavender	1 gal.	14
FORBS AND GRASSES					
	(●)	Danthonia californica	California Oatgrass	4" Pot	15
	(●)	Dudleya caespitosa	Sea Lettuce	4" Pot	6
	(○)	Erigeron glauca	Seaside Daisy	4" Pot	26
	(●)	Eschscholzia californica var. maritima	California Poppy	4" Pot	26
	(H)	Heuchera maxima	Island Alum Root	4" Pot	18
	(X)	Iris douglasiana	Pacific Coast Iris	4" Pot	53
	(⊕)	Limonium perezii	Sea Lavender	4" Pot	13
	(⊖)	Sidalcea malviflora	Checkerbloom	4" Pot	21
	(●)	Sisyrinchium bellum 'Rocky Point'	Blue-eyed Grass	4" Pot	26



LANDSCAPE PLAN
N.T.S.



Use of these plans 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. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

December 10, 2014

To: Chair Reimers and Planning Commissioners

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

Submitted by: Marc Wiener, Senior Planner

Subject: Consideration of Final Design Study (DS 14-90) and associated Coastal Development Permit application for the construction of a new residence located in the Single-Family Residential (R-1) Zoning and Archaeological Significance Overlay Zoning Districts

Recommendation:

Approve the Final Design Study (DS 14-90) and the associated Coastal Development Permit subject to the attached findings and conditions

Application:	DS 14-90	APN:	010-223-032
Location:	Monte Verde St. 3 NW of 4 th Ave.		
Block:	II	Lots:	North ½ of Lot 9 & South ½ of 11
Applicant:	Justin Pauly, architect	Property Owners:	Carl and Dianne Shannon

Background and Project Description:

The project site is located on Monte Verde Street, three parcels northwest of Fourth Avenue. The property is developed with a one-story 933-square foot stucco-clad residence, detached carport, and detached studio. A Determination of Historic Ineligibility was issued by the City on March 16, 2005, based on a professional review. The determination was re-issued by staff on October 1, 2014.

The applicant has submitted plans to demolish the existing residence and construct a new two-story residence on the subject property. The proposed residence would be 1,927 square feet in size, which includes 1,161 square feet on the ground level, 438 square feet on the upper level, and a 328-square foot lower level of which 156 square feet qualifies as bonus basement floor area.

The proposed residence has a contemporary-cottage architectural style. The design includes a 12:12 roof pitch with no roof eaves. With regard to finish materials, the residence includes a combination of plaster and vertical wood siding. The applicant is also proposing a zinc-metal roof, as well as unclad wood windows and doors throughout the residence.

The Planning Commission reviewed this project on October 8, 2014, and continued it with a request for certain changes. The applicant has revised the design to address the recommendations made by the Planning Commission.

PROJECT DATA FOR THE RECONFIGURED 4,000-SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 sf (45%)	933 sf (23%)	1,927 sf (48%)* 1,707 sf – residence 220 sf - garage
Site Coverage	556 sf (13.9%)**	Not provided	524 sf (13.1%)
Trees (upper/lower)	3/1 trees (recommended)	0/4 trees	0/3 trees
Ridge Height (1 st /2 nd)	18 ft./24 ft.	Not provided	17 ft./23 ft.
Plate Height (1 st /2 nd)	12 ft./18 ft.	Not provided	10.5 ft./18 ft.
Setbacks	Minimum Required	Existing	Proposed
Front	15 ft.	17 ft.	15 ft. residence
Composite Side Yard	10 ft. (25%)	18 ft.	10 ft.***
Minimum Side Yard	3 ft.	3.5 ft.	3 ft.
Rear	3 ft. (1st-story) 15 ft. (2nd-story)	3.5 ft.	12 ft. (1st-story) 30.5 ft. (2 nd -story)
* Includes 156 square feet of bonus basement floor area			
**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 evaluate the issues raised by the northern neighbor and potentially revise the design if necessary.*

Analysis: At the October 2014 Planning Commission meeting, the adjacent neighbors to the north, Ron and Mae Olson (northern neighbors), expressed concern with the impact that the proposed residence would have on the view from their south facing second-story living room and kitchen windows. The northern neighbors also indicated that they did not receive a public notice and had only learned of the project shortly before the meeting. The Planning Commission directed the applicant to meet with the northern neighbors to evaluate the impacts.

The applicant met with the northern neighbors after the October meeting and revised the design to address their concerns. The two-story portion of the residence was shifted 6 inches in a westerly direction, and the chimney on the south side of the living room was lowered 2 feet by converting the fireplace from wood burning to gas. Both revisions help mitigate the impact to the northern neighbors' living room window.

The northern neighbors also expressed concern with the view impact to the south-facing kitchen window, as shown in the photograph included in Attachment A. As proposed, the roof of the new residence would be visible from the kitchen window. The applicant is not proposing any design changes to address the impact to the kitchen window.

The northern neighbors are still concerned with the impact created by the proposed new residence and have submitted an opposition letter and an appraisal, which are included in Attachment D. Also included with this attachment are three additional opposition letters submitted by associates of the northern neighbors. The northern neighbors are requesting that the height of the residence be lowered and that the applicant shift the second story farther back (west).

In staff's opinion, the impacts to the Olson residence are not significant and do not warrant a substantial redesign. The living room window will maintain the majority of its view and solar access. The roof of the new residence will be visible from the kitchen window; however, the roof does not loom over the kitchen window, nor will it substantially block solar access. The Commission will have the opportunity to visit the northern neighbors' residence during the tour.

2. *The applicant shall mail out the public notice for the Final Planning Commission meeting.*

Analysis: The Municipal Code requires that the public notice be mailed to neighbors within 300 feet of the project site for the Concept Review, but not for Final Review. At the October 2014 meeting, the northern neighbors stated that they did not receive a public notice for the Concept Review, and had only learned of the project shortly before the meeting. To address

this issue, the applicant was required to mail out the public notice for the December 10, 2014 Final Review. The northern neighbor sent an e-mail to staff on November 29, 2014, confirming that the public notice was received.

Other Project Components:

Finish Materials: The proposed residence includes a combination of plaster and vertical wood siding, as well as unclad wood windows and doors. The garage, chimney, and driveway retaining walls would be surfaced with board-formed concrete. In addition to these proposed finish materials, the applicant is proposing a zinc-metal roof. A sample of the zinc-metal roof material will be provided for the Planning Commission to review at the meeting. Staff supports the proposed materials, which would be visually interesting and consistent with the contemporary-style design of the residence.

Forest Character/Landscaping: The site contains four lower-canopy oak trees, three of which are classified as significant. The applicant has obtained a tree removal permit to remove one non-significant oak tree located near the center of the property. The tree was classified as non-significant due to its health. Staff notes that the rear portion of the residence would be located to the remaining three significant oak trees.

The City Forester has worked with the applicant to ensure the protection of these significant trees. The applicant hand dug an exploratory trench in the area of the trees to allow for evaluation of the root system. The City Forester reviewed the trench and determined that no significant roots would be impacted by the new residence. In addition, the applicant was required to raise the finished floor level at the rear of the residence to reduce the depth of the excavation. Staff notes that the originally proposed ridge height has been maintained.

The applicant has provided a landscape plan depicting new landscaping on the property and in the City Right-of-Way (ROW). Planning staff and the City Forester have reviewed the plan and support the proposed vegetation, with the exception of the artificial turf proposed between the driveway strips. A condition has been drafted requiring the applicant to use natural vegetation in the area of the driveway. Staff notes that a patch of artificial turf is also proposed in the rear yard, which staff could support since it is not visible to the public way.

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) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

The location and style of the proposed wall-mounted and landscape light fixtures are depicted on the lighting plan included on Sheets A-1.4 and A-1.5 of the plan set. Additional details on the proposed light fixtures are also included as Attachment F. Staff notes that some but not all of the proposed fixtures comply with the maximum allowed wattage and lumen levels. The exception is the wall sconces referred to as “Twilight” series. Staff supports the style of the fixture; however, the applicant is proposing 13-watt fluorescent luminaries (light bulbs), which exceed the allowed 375-lumen level. A condition has been drafted requiring that the construction plan set submitted with the building permit application be revised to include luminaries that meet the allowed lumen level.

Generator: The applicant is proposing a generator on the north side of the residence that encroaches into the 10-foot composite side-yard setback. A condition has been drafted requiring the applicant to revise the construction plan set to relocate the generator out of the composite side-yard setback. Staff will evaluate the new location to ensure that it is placed in a location that minimizes impacts to neighboring properties. In addition, the applicant is also required to include specifications on the generator as part of the Building Permit application. Staff will review the specifications to ensure compliance with generator standards included in Municipal Code Section 17.28.020.

Public ROW: The ROW at the front of the property is approximately 14 feet wide between the front property line and the edge of pavement on Monte Verde Street. The City ROW includes a large tree stump and contains excess asphalt. Sheet A-1.1 of the plan set includes a note that the excess asphalt will be removed. The City Forester has agreed to remove the tree stump as indicated on the plans. A condition has been drafted regarding the removal of the excess asphalt.

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 any potentially significant environmental impacts.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Applicant Letter
- Attachment E – Opposition Letters and Appraisal

- Attachment F – Light Fixture Details
- Attachment G – Project Plans

Attachment A – Site Photographs



Project site – Facing west on Monte Verde Street



Photo taken from project site – Neighboring residence to the south



Photo taken from project site – Facing northwest



Project site – Facing northwest on Monte Verde Street showing excess pavement in ROW



Project site – Facing south from northern neighbor's living room window



Project site – Facing south from northern neighbor's living kitchen window

Attachment B – Findings for Approval

DS 14-90 (Shannon)
 December 10, 2014
 Concept Findings
 Page 1

<u>FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE (CMC 17.64.8 and LUP Policy P1-45)</u>		
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. As conditioned, the project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	
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 14-90 (Shannon)
 December 10, 2014
 Conditions of Approval
 Page 1

Conditions of Approval		
No.	Standard Conditions	
1.	Authorization: This approval of Design Study (DS 14-90) authorizes the demolition of an existing 933-square foot residence and construction of a new 1,927-square foot residence, which includes 1,161 square feet on the ground level, 438 square feet on the upper level, and a 328-square foot lower level of which 156 square feet qualifies as bonus basement floor area. Finish materials include a combination of plaster and vertical wood siding, and board-formed concrete on the garage, chimney, and driveway retaining walls. Additional finish materials include a zinc-metal roof, as well as unclad wood windows and doors. The residence shall be consistent with the December 10, 2014 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 4,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✓
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
9.	Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✓
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	N/A
11.	The Carmel stone façade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed	N/A

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

	shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
20.	Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
Special Conditions		
22.	The applicant shall plant and maintain one new upper-canopy tree of substantial size and caliber and of a species approved by the City Forester. The location, size, and species of this tree shall be noted on the landscape plan submitted with the construction plan set. Prior to final planning inspection, the tree shall be planted on site located approximately 10 feet from any building.	✓
23.	The landscape plan submitted with the construction plan set shall be revised to eliminate the artificial turf at the front in the front yard.	✓
24.	The applicant shall revise the lighting plan on the construction plan set so that the wall sconce luminaries comply with the allowed lumen level. The lumen level of all proposed luminaries shall be included on the construction plan set.	✓
25.	The applicant shall revise the site plan on the construction plan set to relocate the generator out of the 10-foot composite side-yard setback. Staff will review the proposed location to ensure that it is placed in a location that minimizes impacts to neighboring properties. In addition, the applicant is also required to include specifications on the generator as part of the Building Permit	✓

	application, which will be reviewed by staff to ensure compliance with Municipal Code Section 17.28.020.	
26.	The applicant shall revise the site plan on the construction plan set to provide height and material call-outs for all proposed walls on the property.	✓
27.	Prior to final Planning inspection, the applicant shall remove the excess asphalt from the City ROW as indicated on the project plans.	✓

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

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



10.22.14

City of Carmel by the Sea
Department of Community Planning and Building
Carmel by the Sea, CA 93921

Marc Weiner:

We are writing this letter to discuss the "view" impacts on our neighbor to the north and how we have attempted to address the impacts, both with the original design and with the revised plans being submitted with this letter.

We feel strongly that the proposed design is sensitive to it's northern neighbor. We minimized the size of the upper level footprint to 438 sq. ft. Furthermore, the upper level was set back as far as possible on the site in order to allow the light and views of the northern neighbor to be preserved. The positioning of the upper level is essentially entirely shrouded in the existing tree canopies. North facing windows on the proposed upper level are small, and the heads of the windows are well below the sills of the upper level windows to the north. A majority of the glazing on the upper level of our proposed design was focussed to the south in order to maximize natural light in the structure.

From time spent in the Olson's home, we identified three main views:

- front porch deck view towards the ocean and forest/ridge line to the south
- living room bay window view towards the forest and ridge line to the south
- dining room picture window view towards the forest and ridge line to the southeast

I have provided images from each of the views in the Olson's house with notes below. The images on page 2 illustrate that there is no impact to views from the front deck and that the existing ocean view has been preserved.

The image on page 3 illustrates that there are no view impacts to the living room view. The Olson's have complained about our chimney projecting the code-required 2'-0" above the proposed ridge line, so in a concession to the Olsons, we will forgo our ability to have a wood-burning fireplace and instead use a gas insert which will allow us to drop the chimney so that it is in line with our proposed ridge and this will allow for zero view impact on the existing bay window.

Finally, the images on page 4 illustrate the slight overlap with our second story and the existing dining room picture window. However, whatever view or light impacts exist in this window are already generated by the existing tree canopy. Again, in a concession to the Olsons, we will push the entire house back 6" (thereby darkening our interior spaces by shrouding them deeper in the tree canopies), but we can not go back any further due to the protected oak trees in the backyard.

Thanks for you consideration of the matter, please let me know if you have any questions.

Sincerely,

Justin Pauly, AIA

Justin Pauly Architects
1821 249 7765 (AIA) (CA) (CP) (P)
justin@jpauly.com

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



view from front deck- darkened to illustrate small ocean view which has been preserved. Red circle highlights existing ocean view.



the same view lightened to show the relationship between our upper level and the existing tree canopy. Red circle highlights existing ocean view.



view from living room bay window: this picture was taken from a seated position approximately 8'-0" away from the window and illustrates that, even from that vantage point, our ridge appears lower than the downhill neighbors. The Olsons have complained that the chimney for our wood-burning fireplace projects the code required 2'-0" above our ridge line and we have agreed to switch to a gas insert so that the chimney may be lowered to the same height as the proposed ridge and thereby have no view impact on this window.



view from dining room picture window: The ridge of the second story slightly overlaps this picture window, but the portion of the "view" from this window that our ridge line overlaps is currently obstructed by the large oak canopy. The open view to the southeast will be preserved precisely because the upper level has been set back as indicated. In a concession to the neighbor, we will push the entire house 6" further back, but the protected oak trees in the rear of the property prevent us from moving the house any further.

Reference to Design Proposal DS 14-90 (Shannon) vs Blocked view to Ron and Mae Olson's house north of Shannon site.

Stated problem: 1. Chimney will block part of the view out of living room bay picture window. 2. The two story part of the house blocks major part of dining room picture window towards 4th avenue canyon. It also will block light and winter southern sun.

We like the looks of the new house and it will add to the neighborhood, but should not devalue and cause us to lose the beautiful views we have loved for so many years. With the removal of trees down 4th avenue our view of 4th avenue canyon made our view better than ever.

Taken from Justin Pauly Architect design proposal DS 14-90

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

Staff has not identified any view impacts that would be created by the proposed new residence. With regard to privacy, the windows on the north elevation of the proposed residence have been dimensioned and located to avoid impacting the privacy of the adjacent residence to the north. There is also existing vegetation along the north side of the project site that provides additional privacy between the two properties.

We were not contacted by anyone, we had to discover this new project by our children seeing the posted notice. It is obvious by the above comment "Staff has not identified any view impacts that would be created by the proposed residence." It appears that not a lot of care was taken in this area.

Following are sections taken out of Carmel by the Sea Planning department Design Guidelines that relate to this problem and referred to in DS 14-90 design proposal.

Key issues for us:

1. Protect our beautiful view we love so much
2. To not block the light we get from our large picture windows
3. To enjoy the warm southern sun in the winters
4. Placement of the chimney blocks part of our view
5. Loss of value due to diminished view

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

Views, Light and Air

Views to natural features and landmarks are key features of Carmel's design traditions. Important views occur to the ocean, canyons, and along streets. Protecting views is an important community concern. This includes views from public ways as well as those through properties. Also note that the desire to maximize view opportunities from one's own property must be balanced with consideration of respecting views of others. The preliminary site analysis may help identify view opportunities as well as existing views enjoyed by others.

Designs also should preserve reasonable solar access to neighboring parcels. Designs should protect and preserve the light, air and open space of surrounding properties, when considered cumulatively with other buildings in the neighborhood. Incorporating tall or bulky building elements near the property line of an adjoining site should be avoided.

Policy P1-65

Consider the effect of proposed residential construction on the privacy, solar access and private views of neighbors when evaluating the design review applications. Avoid designs that are insensitive to the designs of neighboring buildings. Attempt to achieve an equitable balance of these design amenities among all properties affected by design review decisions.

All applicants are strongly encouraged to consult with neighbors early in the design process to learn their concerns and explain proposed projects.

5.3 Maintain views through a property to natural features when feasible.

- Locate major building masses to maintain some views through the site from other properties.
- Consider keeping the mass of a building low in order to maintain views over the structure.
- Also consider using a compact building footprint to maintain views along the sides of a structure.









Possible solutions for Design Proposal DS 14-90 (Shannon)

- 1. Blocking of the dining room picture window—Move 2nd floor back 6 to 8 feet.**
- 2. Improve view from living room picture window—Lower the pitch of the roof and put in gas fireplace that lowers fireplace chimney to the height of the roof peak**
- 3. Cutting out light for the kitchen garden window—Lower the peak of the second story.**

TO MR. MARC WIENER

SENIOR PLANNER
CITY OF CARMEL-BY-THE-SEA
P.O. DRAWER G

HI MY NAME IS RICHARD T OLSON I AM THE SON OF RON AND MAE OLSON. I AM WRITING THIS LETTER REGARDING THE REMODELING CONSTRUCTION CURRENTLY IN PROGRESS ALONG SIDE MY PARENTS HOUSE ON MONTE VERDE KNOWN AS THE LAZY DAISY. I HAVE BEEN ENJOYING THE USE OF THE CARMEL HOUSE BELONGING TO MY PARENTS FOR OVER FIFTEEN YEARS NOW. ONE OF THE MAIN REASONS I FREQUENT THE HOUSE IS DUE TO THE BEAUTIFUL NATURAL SCENERY AROUND THE HOUSE AND NEIGHBORHOOD. I LOVE TO LOOK OUT THE LARGE WINDOWS IN MY PARENTS HOUSE AND ENJOY THE NICE TREES, MOUNTAINS, AND A VARIETY OF BIRDS VISIBLE THRU THE DINING AND LIVING ROOM. I WAS RECENTLY SHOCKED TO FIND OUT WITHOUT WARNING THAT THE ONCE BEAUTIFUL VIEW WOULD NO LONGER BE THERE DUE TO CONSTRUCTION OF THE NEIGHBORS. I WAS ADVISED THAT NEW CONSTRUCTION WOULD GO UP ALONG SIDE OF OUR HOUSE ONLY SEVERAL FEET AWAY BLOCKING THE ONCE BEAUTIFUL NATURAL VIEW OUTSIDE THE WINDOWS. I WAS VERY UPSET AND DISCOURAGED KNOWING THE MAIN REASON I LOVE CARMEL WAS NO LONGER GOING TO BE PRESENT. IT IS MY UNDERSTANDING THAT THE SIDE OF OUR NEIGHBORS HOUSE AND CHIMNEY WILL NOW BLOCK THE VIEW I ONCE ENJOYED. OVER THE PAST FEW MONTHS I HAD THE OPPORTUNITY TO WATCH A TV SHOW CALLED HOUSE HUNTERS. IT IS BASED ON RANDOM COUPLES WHO ARE GIVEN SEVERAL DIFFERENT HOUSES TO CHOOSE FROM TO BECOME THERE PERMANENT FUTURE HOUSE. I NOTICE TIME AFTER TIME WHEN THEY ARE SELECTING THEIR DREAM HOUSE THE MAIN CONCERN ABOVE ALL OTHERS IS THE VIEW. NO MATTER HOW NICE THE HOUSE IS INSIDE IT'S ALWAYS A DEAL BREAKER IF THE VIEW IS OR WILL BE BLOCKED BY CONSTRUCTION. WELL I AM NO DIFFERENT THEN THE AVERAGE PERSON. IF THIS PROPOSED CONSTRUCTION IS ALLOWED AND OUR VIEWS ARE BLOCKED THEN OUR ONCE BEAUTIFUL VIEW WILL HAVE BECOME NOTHING MORE THAN A MEMORY.

I HOPE ALL THIS CAN BE RESOLVED SOME HOW, MAYBE SOME TYPE OF AMENDED PROPOSAL THAT CAN SAVE OUR VIEW AND STILL ALLOW THE ADDITION TO OUR NEIGHBORS HOUSE. PLEASE GIVE CAREFUL CONSIDERATION TO THIS MATTER AND ASK YOURSELF CITY PLANNER IF YOU WERE IN THIS SITUATION AND FOR MANY YEARS ENJOYED A BEAUTIFUL VIEW WHETHER YOU WOULD BE DEVASTATED WITH ANYTHING LESS THAN A FAIR RESOLUTION TO THIS SITUATION.

THANK YOU

SINCERELY
RICHARD T OLSON.
PH.(408 603 6729).

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NOV 01 2014

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

Steven & Katherine Shaw

November 2, 2014

P.O. Box 963 Carmel-By-the-Sea, CA 93921

RE: DS-14-90 (Carl Shannon)

We are permanent residents living on Monte Verde 5 NW of 4th Ave. , next door to the Olson's and 2 doors down from the proposed Shannon house.

There are two issues at hand that we strongly object to:

The first are the views of our friends and neighbors, (the Olson's) home. It will be destroyed with the high pitched roof of the proposed Shannon's new house. We believe that they have the right to build, but do not have the right to decrease the value of their neighbors property, and enjoyment of their home by taking away their view. The home the Shannon's have designed is indeed a nice design, but is not considering neighbors view. We feel it is best to lower the pitch of the roof, and reconfigure the home.

The second issue **and equally as important** is the beautiful healthy live oak tree in the center of the existing back yard of the Shannon's home. After reading all of the current reports on the tree, we feel that the tree is only being removed for the convenience of building the new home, and for no other purpose. The tree is not un-healthy, has been there longer than most of us have been alive and has a right to thrive. The house should be designed around it. If the tree is ailing as they say, then it should be treated properly, not with the removal of it.

One of the reasons we moved to Carmel was the respect for the "forest by the sea" **as it used to be!** The current conditions of our town by allowing money to prevail and the mowing down of our City's beautiful heritage oaks and pines is absolutely criminal and has made us and many more tax paying residents sick! There seems to be a trend of this tree removal and also the removal of the quaint cottages that make Carmel the town it now **once was.**

Redesigning the Shannon's home to accommodate the existing large oak tree and preserving the view of the Olson's property is our plea. We want our neighborhood to continue with the charm and heritage that it currently has **and** keep the beautiful trees at the same time. This does not seem to be much to ask as we watch others do their building/remodeling by respecting what was living there first, the trees and the wildlife!

Sincerely,

Steven & Katherine Shaw

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NOV 02 2014

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

Carmel Opposition Case# DS 14-90 Carl Shannon

Marie T. Martinez
3863 Via Cristobal
Campbell, CA 95008
November 2, 2014

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

City Of Carmel-by-the-Sea
P.O. Drawer G
Carmel-by-the-Sea CA 93931
Case # DS14-90 Carl Shannon

Dear City Planner, Marc Wiener:

I am writing to you to express my concerns over the negative effects the proposed new construction, referred as Case # DS14-90, will have on the property located on Lazy-Day-Z home on Monte Verde. I am a long-time friend and frequent visitor of the home, and based on the design of the proposed construction, there are three main issues that are of concern detailed below:

- **Aesthetic:** Loss of light. The large windows of the home provide natural light. The height of the proposed construction will be greater than the property's, thus blocking the natural light, including winter southern sun. This impact can be mitigated by establishing a setback at the portion of the proposed building where light could be obstructed. I suggest that a shadow study be conducted to properly mitigate for this impact –back the construction at least
- **Privacy Impact:** Complete loss of privacy since I am now able to walk as I please without regard of prying eyes.
- **View Impact:** Complete loss of view to anything but a structure higher than the home. Who wants to look out the window and see a darkening structure, not to mention the devaluation of the property now and in the future. Who would want to buy a house with a view to a structure surrounded by darkness?

Finally, the well-established neighborhood and surroundings provides a beautiful sight with lots of light. Allowing construction higher than the home will only bring darkness all-year-round and diminish the not just the view, but the value of the home. I request for consideration and that these impacts be evaluated and mitigated to preserve the existing home viability. I would not buy a home with a wall-view or filled with darkness, and you probably wouldn't either. Thank you for your support in this matter.

Sincerely,

Marie T. Martinez

APPRAISAL OF REAL PROPERTY



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NOV 29 2014

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

LOCATED AT

4NW Monte Verde & 4th
Carmel-by-the-Sea, CA 93921
Vol 15 Sur Maps Pg 230 Par B

FOR

Ron Olson
6172 Squire dell Dr.
San Jose, CA 95129

OPINION OF VALUE

View Amenity valued at \$100,000 to \$125,000

AS OF

November 6, 2014

BY

Jeffrey Ford, SRA
Ford Appraisal Company
PO Box 605 Carmel CA 93921

831-626-3395
Ford@pacbell.net



Ford Appraisal Company
P.O. Box 605
Carmel CA 93921
831-626-3395

11/14/2014

Ron Olson
6172 Squiredell Dr.
San Jose, CA 95129

Re: Property: 4NW Monte Verde & 4th
Carmel-by-the-Sea, CA 93921

File No.: 142-Olson

Opinion of Value: \$ View Amenity valued at \$100,000 to \$125,000
Effective Date: November 6, 2014

In accordance with your request, I have determined a value for the view amenity associated with the above referenced property. The report of that analysis is attached.

The purpose of the analysis is to develop an opinion of market value for the view amenity of the subject property described in this appraisal report, based on a hypothetical assumption that proposed construction on the adjacent property has either eliminated, or diminished the existing views.

This report is based on a physical observation of the site, improvements, and its views, consideration/analysis of properties with similar and superior views. Although the process entails generating market value for the subject as one of the methods used to support the value of the view amenity, this is not the primary goal of this report. The conditions and scope of work of this assignment require it to be developed and reported in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of view value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me if I can be of additional service to you.

Sincerely,

Jeffrey Ford, SRA
License or Certification #: AR029734
State: CA Expires: 11/26/2014
Ford@pacbell.net

Assignment Parameters: Description of the Problem to be solved:

The client is very concerned with the potential loss of his views based on proposed remodeling of the next door neighbor's house to the south. The problem to be solved is based upon the hypothetical assumption that such construction will eliminate the view amenity that the subject property currently enjoys. The answer to this question lies in determining the value difference between three basic categories of views found in the subject's North West Carmel Neighborhood.

These three types of views can be categorized as (1) *Strong, dynamic* views, which primarily refers to clear ocean and coastline views, but can also be present in panoramic mountain/valley views that provide an *unmistakable* sense of tranquility. (2) *Moderate* views, which come from having either filtered/distant ocean views, or a clear mountain/greenbelt vista. And lastly, (3) *Average, or Neighborhood* views that simply provide the typical views of surrounding homes and foliage. From inspection, and experience in the Carmel market, it is assumed that the subject's view falls into the second, or moderate category.

• The Scope of Work includes the following categories of development:

1. Observations: Conduct a "head and shoulders" only walk-through observation of readily observable areas of the subject interior, exterior, and the site around the improvements. Note the compatibility of the subject with the surrounding neighborhood. Observe the condition of the property and most particularly its view amenities. Photograph the subject and its views.

2. Interviews: Speak with the necessary realtors or agents, owners, buyers and tenants, city planning officials to obtain essential information including market data, or market insights.

3. Data: Determine the relevant property characteristics upon which the analysis should be based. Select relevant sales and research and analyze pertinent office files, consult MLS, and RealQuest data services to confirm transactions, check county, city and other public records.

4. Reporting: Report data, analysis, and conclusions using the appropriate Income, Cost, Sales approaches to value with accompanying certification of work.

Methodology and Analysis:

This analysis will establish the value of the subject's views within its residential market by using several approaches: The first method will use descriptive statistics to delineate the other Carmel properties that define the subject's competitive market. The most appropriate measure of central value tendency will be selected, and compared to a group of competitive properties that all exhibit a strong view amenity. The difference in value between these two data sets will be analyzed.

The second method used to find the subject's view value will come from selecting a matched pair of recent sales whose only major difference is their view amenity; one will have a strong view, and the other an average view. These differences will be analyzed to offer support or rejection of values for moderate and strong view amenities.

The third approach used to confirm, and measure the value of the subject's moderate view will come from a single variable, market model of the subject's value based solely on its view amenity component. A single variable, linear regression formula will be created that illustrates the degree that the view is related to a properties' total value. The co-efficient connected to the view factor is considered an indicator of the market adjustment for it on a sales grid. The other value factors are found in the size of the house, its location, and age/condition. For purposes of this report, these are lumped together by the y-intercept value rather than broken out into their individual components.

A reconciliation of the values produced by these three methods will result in a final conclusion for the very moderate view shed provided by the subject. Obviously, elimination of these views would logically diminish the overall value of the property by an equal amount.

Effective Date: The property was first viewed October 29th, 2014. It was also seen on November 6, 2014 which is the effective date of value of this report.

Scope of Work Conclusion: Based on the client's needs, the age of the property, and buyer's approaches in this market, the income and cost approaches appear unwarranted unless new or supplemental information is discovered.

Borrower _____ File No. 142-Olson
Property Address 4NW Monte Verde & 4th
City Carmel-by-the-Sea County Monterey State CA Zip Code 93921
Lender/Client Ron Olson

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification


Note any USPAP related issues requiring disclosure and any State mandated requirements:

APPRAISER INDEPENDENCE REQUIREMENT:

This report was completed in compliance with the rules and regulations of the appraiser independence requirement.

The signatures affixed to this report, and certification, was applied by the original appraiser and represents the acknowledgment of the facts, opinions, and conclusions found in the report. The appraiser applied his signature electronically using a password encrypted method. This signature has safeguards and carries the same validity as the individualized hand signature. If the report has a hand-applied signature, this comment does not apply

APPRAISER:

Signature: 
 Name: Jeffrey Ford/SRA
 State Certification #: AR029734
 or State License #: _____
 State: CA Expiration Date of Certification or License: 11/26/2014
 Date of Signature and Report: 11/14/2014
 Effective Date of Appraisal: November 6, 2014
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): November 6, 2014

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

Borrower	File No. 142-Olson			
Property Address	4NW Monte Verde & 4th			
City	Carmel-by-the-Sea	County	Monterey	State CA Zip Code 93921
Lender/Client	Ron Olson			

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Subject Photo Page

Borrower				
Property Address 4NW Monte Verde & 4th				
City	Carmel-by-the-Sea	County	Monterey	State CA Zip Code 93921
Lender/Client Ron Olson				



Subject Front

4 NW Monte Verde & 4th Ave
 Sales Price
 Gross Living Area 1,265
 Total Rooms 6
 Total Bedrooms 2
 Total Bathrooms 2.0
 Location NW Carmel
 View Mtns/GmBlt-Mod
 Site 4,000 SF
 Quality Q3
 Age 44



Subject Rear



Subject Street

Photograph Addendum

Borrower				
Property Address 4NW Monte Verde & 4th				
City	Carmel-by-the-Sea	County	Monterey	State CA Zip Code 93921
Lender/Client Ron Olson				



Proposed Roof Line of South Adjacent Property



Subject South Views From Living Room



Subject South Views from Dining Room



Additional South Views from Interior



Subject South Views from Kitchen Bay Window



Subject South Views From Front Balcony
A small portion of Carmel Bay is typically visible from the end of the balcony.

Supplemental Addendum

File No. 142-Olson

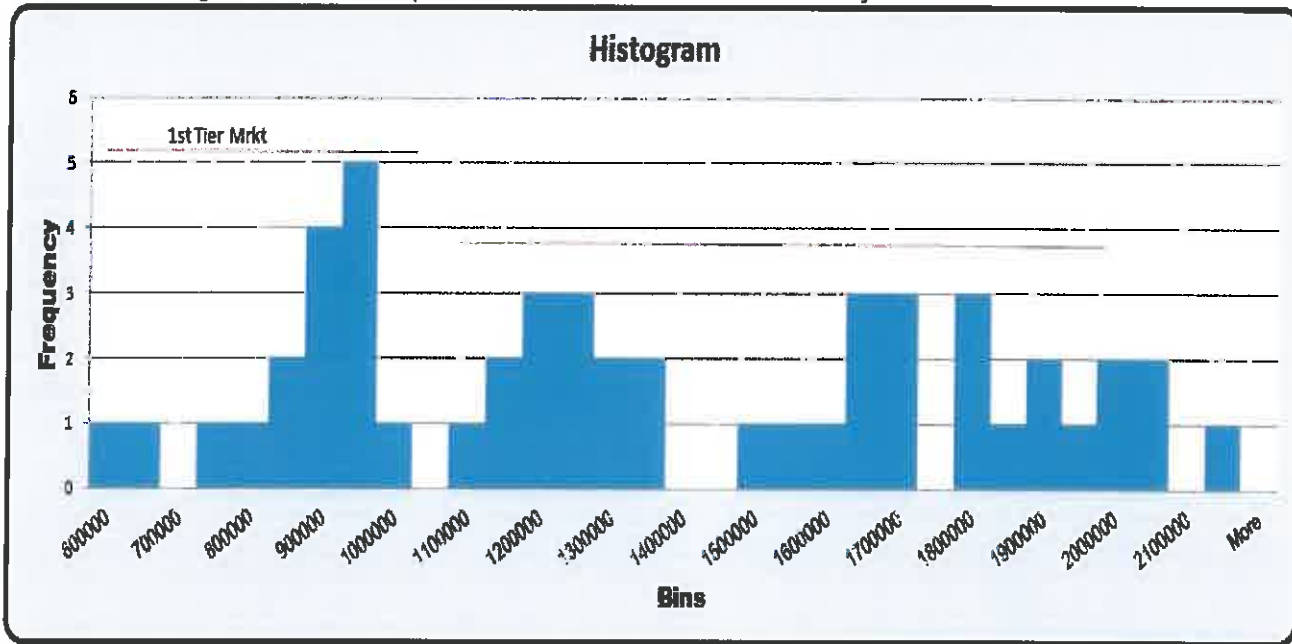
Borrower					
Property Address 4NW Monte Verde & 4th					
City	Carmel-by-the-Sea	County	Monterey	State	CA Zip Code 93921
Lender/Client Ron Olson					

DELINEATION OF SUBJECT'S MARKET:

The histogram below was produced by searching for properties less than 5,000 sq.ft. with improvements 1600sq.ft. and smaller that sold in Carmel within the past 24 months. These criteria are used to find properties within the subject's Carmel market. The resulting 51 data points produces a curve with fairly normal distribution, although, like most real estate profiles, it is skewed slightly to the right, which means the mean (average sale price) is larger than the median (middle sale price), which is larger than the mode (most frequent sale price).

There are three apparent tiers of residential properties that emerge: Homes at \$1,000,000 and less, homes between \$1.1M and \$2.1M, and a third tier for properties above this price point. The buyers of the subject property come from the second tier between \$1M-\$2M.

FIGURE 1: Histogram Profile of Comparable Camel Residential Sales last two years



A statistical analysis (using excel functions) of these sales gives the chart below which shows skewness of 0.14. Any level between -1 and +1 is considered relatively normal. A perfect bell curve would show "0" skew, but that is never the reality. The mean, median, and mode measures of central price tendency are considered; and the mean, or average sale price is most reflective of this neighborhood market. Additionally, since the median is not a calculated number, like the mean, it is not used to make predictions; it simply represents the middle position of value in a data sample. The results follow on the next page. Some, but not all the statistics produced are helpful.

Another search is done with the same parameters, but this time specifying properties that have ocean, bay, or mountain views that characterise homes with strong view amenities. 17 data points result, and a similar descriptive statistical table is produced. Not surprisingly, the same three measures of value are higher; both the skewness, and kurtosis stats remain between -1 and +1 and again a fairly normal distribution of data results in a regular bell curve.

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Property Address 4NW Monte Verde & 4th				
City	Carmel-by-the-Sea	County	Monterey	State CA Zip Code 93921
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Sale Price: Strong Views

Mean	1,559,088
Standard Error	126,589
Median	1,695,000
Mode	1,625,000
Standard Devia on	521,938
Sample Variance	2.7242E+11
Kurtosis	-0.377322612
Skewness	-0.752247764
Range	1,800,000
Minimum	575,000
Maximum	2,375,000
Sum	26504500
Count	17

Sale Price: All Views

Mean	1,346,411
Standard Error	61,771
Median	1,262,500
Mode	950,000
Standard Devia on	436,790
Sample Variance	190,785,500,137
Kurtosis	(1.21)
Skewness	0.14
Range	1,575,000
Minimum	575,000
Maximum	2,150,000
Sum	67,320,527
Count	50

Descriptive Statistics

Descriptive Statistics

When the two averages are compared, we see a difference of 15.8% between the average property and one with a strong views.

Total Change

Analysis Ending #	=	\$1,559,088.00	
Analysis Start #	=	\$1,346,411.00	
Total Change	=	Analysis Ending #	= 1,559,088.00 -1 = 1.1580 -1 = 0.1580 = 15.80%
		Analysis Start #	1,346,411.00

MARKET CONDITIONS ANALYSIS

Supplemental Addendum

File No. 142-Olson

Borrower				
Property Address	4NW Monte Verde & 4th			
City	Carmel-by-the-Sea	County	Monterey	State CA Zip Code 93921
Lender/Client	Ron Olson			

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Borrower				
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Borrower					
Property Address 4NW Monte Verde & 4th					
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Lender/Client Ron Olson					

1	\$-
2	\$-
3	\$-
4	\$-
5	\$-
6	\$-
8	\$-
9	\$-
10	\$-
11	\$-

Using the market trend factor calculated above, the ten in market value over the 24 month period. At this point closely the value of a property corresponded to its view: support from the R-squared and P-measurements of rel influenced by the small size of the data and that it is a b chosen data. One only has to compare the subject to th the street to see that the resulting value for the subject | however the process does produce a counter-point for e neighborhood. It would also be amiss not to mention th the subject's street that sold in October of 2014 for \$1,9 Single sale instances alone can sometimes be mis-lead beyond their common sense.

VALUATION BY MULTI-L

This analysis was performed by the least squares meth approach the valuation process has been controlled by the valuation of real property in the subject's market are analysis were chosen by the valuator and are listed bek predicted for them.

- Value by Multi-linear Regression: _____
- R² & Adjusted R²: _____
- Average Absolute Residuals & CV: _____
- Standard Error of Regression: _____
- Over-all Confidence Rating: _____

Total Indicated Value by the Direct Comparison Apprao

Final Opinion of Value (Rounded)

The effective date of this value is 11/6/2014.

**Qualification of
Mod**

Supplemental Addendum

File No. 142-Olson

Borrower					
Property Address	4NW Monte Verde & 4th				
City	Carmel-by-the-Sea	County	Monterey	State	CA Zip Code 93921
Lender/Client	Ron Olson				

Additional Comparables

File # 142-Olson

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	4 NW Monte Verde & 4th Ave Carmel CA 93921	8 NE Lopez & 4th Ave Carmel Ca 93921			NW Cor Lincoln & 5th Ave. Carmel CA 93921			4 NW San Carlos & 1st Ave Carmel CA 93921		
Proximity to Subject		0.09 miles SW			0.12 miles SE			0.30 miles NE		
Sale Price	\$	\$ 1,650,000			\$ 1,900,000			\$ 1,800,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 1115.62/sq.ft.			\$ 1192.72/sq.ft.			\$ 1183.43/sq.ft.		
Data Source(s)		MLS #8401215 DOM: 39			MISL #81336902 DOM: 172			MLS #81408404 DOM: 17		
Verification Source(s)		RQ Doc #12089			RQ doc #18966			RQ doc #23936		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjust.	DESCRIPTION	+	(-) \$ Adjust.	DESCRIPTION	+	(-) \$ Adjust.
Sales or Financing Concessions		Conventional arms length/none			Conventional arms length/None			Conventional arms length/None		
Date of Sale/Time		s03/14;c02/14	+25,909		s04/14;c03/14/14	+51,287		s05/14;c04/14	+43,515	
Location	NW Carmel	NW Carmel			NW Carmel			NW Carmel		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	4,000 SF	4,000 SF			4,000 SF			4,000 SF		
View	Mtns/GrnBlit-Mod	NHood-Avg			Ocean-Strong			Ocean-Moderate		
Design (Style)	Spanish	Cottage			English Cottage			English Cottage		
Quality of Construction	Q3	Q3			Q2			Q2		
Actual Age	44	6			1			21		
Condition	C3	C2			C2			C2		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	6 2 2.0	7 3 2.0			7 3 2.0			7 3 2.0		
Gross Living Area	1,265 sq.ft.	1,479 sq.ft.			1,593 sq.ft.			1,521 sq.ft.		
Basement & Finished Rooms Below Grade	0	0			0			0		
Functional Utility	2 Story	1 Story			2 Story			2 Story		
Heating/Cooling	FAU/None	FAU/None			Rad/None			Rad/None		
Energy Efficient Items	Furn/W.Htr/DP	Furn/W.Htr/DP			WHtr/DP Wind			Furn/W.Htr/DP		
Garage/Carport	1AG	1AG			1AG			1 Carport		
Porch/Patio/Deck	balcony/patio	Porch/patio			balcony/patio			Patio/Deck		
Other										
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 25,909		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 51,287		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 43,515	
Adjusted Sale Price of Comparables		Net Adj. 1.6 %			Net Adj. 2.7 %			Net Adj. 2.4 %		
		Gross Adj. 1.6 %	\$ 1,675,909		Gross Adj. 2.7 %	\$ 1,951,287		Gross Adj. 2.4 %	\$ 1,843,515	

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer		01/2012	NA	NA
Price of Prior Sale/Transfer		1,562,500	NA	NA
Data Source(s)		RealQuest #2386	RealQuest #18966	RealQuest #23936
Effective Date of Data Source(s)		11/10/2014	11/10/2014	11/10/2014

Analysis of prior sale or transfer history of the subject property and comparable sales

Analysis/Comments

Additional Comparables

File # 142-Olson

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	4 NW Monte Verde & 4th Ave Carmel CA 93921	2 NE Monte Verde & 4th St. Carmel CA 93921			Casanova 3SE of 4th St. Carmel CA 93921					
Proximity to Subject		0.03 miles E			0.11 miles S					
Sale Price	\$			\$ 1,616,000	\$	1,675,000	\$			
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 967.66 sq.ft.			\$ 1340.00 sq.ft.			\$ sq.ft.		
Data Source(s)		MISL #81303096 DOM: 3			MLS #81329869 DOM: 182					
Verification Source(s)		RQ doc #27798			RQ doc #15444					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjust.	DESCRIPTION	+	(-) \$ Adjust.	DESCRIPTION	+	(-) \$ Adjust.
Sales or Financing Concessions		All Cash arms length/none			Conventional arms length/none					
Date of Sale/Time		05/13;c04/13			04/14;c02/14					
Location	NW Carmel	NW Carmel			NW Carmel					
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple					
Site	4,000 SF	3,920 SF			3,920 SF					
View	Mtns/GmBlt-Mod	NHood-Avg			Filtered Ocn-Mod					
Design (Style)	Spanish	Cottage			Med. Cottage					
Quality of Construction	Q3	Q3			Q3					
Actual Age	44	4			8					
Condition	C3	C2			C2					
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
Room Count		6	2	2.0	6	3	2.0	6	3	2.0
Gross Living Area		1,265 sq.ft.			1,670 sq.ft.			1,250 sq.ft.		
Basement & Finished Rooms Below Grade	0	0			0					
Functional Utility	2 Story	2 Story			1 Story					
Heating/Cooling	FAU/None	FAU/None			FAU/None					
Energy Efficient Items	Furn/W.Htr/DP	Furn/W.Htr/DP			Furn/W.Htr/DP					
Garage/Carport	1AG	1AG			1AG					
Porch/Patio/Deck	balcony/patio	balcony/patio			Patio					
Other										
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 78,629			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 49,121			<input type="checkbox"/> + <input type="checkbox"/> - \$		
Adjusted Sale Price of Comparables		Net Adj. 4.9 % Gross Adj. 4.9 % \$ 1,694,629			Net Adj. 2.9 % Gross Adj. 2.9 % \$ 1,724,121			Net Adj. % Gross Adj. % \$		
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer		NA			NA					
Price of Prior Sale/Transfer		NA			NA					
Data Source(s)		RealQuest #27798			RealQuest #154444					
Effective Date of Data Source(s)		11/10/2014			11/10/2014					
Analysis of prior sale or transfer history of the subject property and comparable sales										
Analysis/Comments										

Supplemental Addendum

File No. 142-Olson

Borrower					
Property Address 4NW Monte Verde & 4th					
City	Carmel-by-the-Sea	County	Monterey	State	CA Zip Code 93921
Lender/Client Ron Olson					

II. Matched Pairs Analysis

	Time	Adj Sale Price	Views	Size Sq. Ft.	Condition	Quality
Sale 1		\$1,675,909	Avg	1479	C2	Q3
Sale 2		\$1,951,287	Strong	1593	C2	Q2
Sale 3		\$1,843,515	Moderate	1521	C2	Q2
Sale 4		\$1,694,629	Avg	1670	C2	Q2
Sale 5		\$1,724,121	Moderate	1250	C2	Q3

Sq. Ft. Adjust \$100/sf
 Condition Adj. 5%
 Quality Adj. \$50/sf

Sale 1 (adjusted)	\$1,761,259		\$11,400	\$0	\$73,950
Sale 2	\$1,951,287		\$0	\$0	\$0
<u>View Differential</u>	<u>\$190,028</u>	10.8%	Avg vs Strong		

Sale 4 (adjusted)	\$1,716,421		-\$7,700	\$0	\$0
Sale 2	\$1,951,287		\$0	\$0	\$0
<u>View Differential</u>	<u>\$234,866</u>	13.7%	Avg vs Strong		

Sale 3 (adj)	\$1,850,715		\$7,200	\$0	\$0
Sale 2	\$1,761,259				
<u>View Differential</u>	<u>\$89,456</u>	4.8%	Moderate vs Strong		

Sale 5(adj)	\$1,820,921		\$34,300	\$0	\$62,500
Sale 2	\$1,951,287				
<u>View Differential</u>	<u>\$130,366</u>	7.2%	Moderate vs Strong		

Sale 4 (adj)	\$1,679,729		-\$14,900	\$0	\$0
Sale 3	\$1,843,515				
<u>View Differential</u>	<u>\$163,786</u>	9.8%	Avg vs Moderate		

Sale 4 (adj)	\$1,569,129		-\$42,000	\$0	-\$83,500
Sale 5	\$1,724,121				
<u>View Differential</u>	<u>\$154,992</u>	9.9%	Avg vs Moderate		

Supplemental Addendum

File No. 142-Olson

Borrower				
Property Address	4NW Monte Verde & 4th			
City	Carmel-by-the-Sea	County	Monterey	State CA Zip Code 93921
Lender/Client	Ron Olson			

View Summary	Measured %'s	Average Percentage
Avg vs Strong	10.8% to 13.7%	12.2%
Mod. vs Strong	4.8% to 7.2%	6.0%
Avg vs Moderate	9.8% to 9.9%	9.8%

Reconciliation and conclusions:

The first approach using descriptive statistics produced a difference between an average neighborhood view and a strong view of 15.8%. The linear regression model comparing property views to sales prices generated an associated value of \$142,500 or 8.5% of a properties' total value. This would be a composite of all three types of views from average, to moderate, to strong view amenities.

The matched pair analysis produced an average view weighting of 12.2% between average vs strong, 6.0% between moderate vs strong, and 9.8% between average vs moderate view. This results in an average among the three ratings of 9.3%.

Considering the above analysis results, it is reasonable to conclude that 15% of a properties total value is attributable to its when that view is a strong, clear ocean or panoramic view of the surrounding area. A moderate view that features filtered ocean views, a broad green belt, or partial expanses of mountains and valley would reasonably represent 8 to 10% of a properties' total market value. This is also support by discussions with Carmel brokers and past valuation history. Obviously, this results in a sliding scale which produces much larger view values for an ocean frontproperty on Scenic Avenue, than for a lower priced home in Carmel Woods. For a home in the value range between \$1.4M and \$1.5M this represents a dollar value in the \$100,000 plus area.

My visit inside and around the subject property leads me to categorize the subject's views as average to moderate, leading the the conclusion that its views constitute approximately 8 to 10% of its total value. As part of the hypothetical assumption of this report, if the subject's views were lost due to the construction planned for the house immediately to its south, it is my opinion based on the previous sales comparison approaches that the value lost to the property would be in the range from \$100,000 to \$125,000. This conclusion is as of the report date of 11/6/2014.

Comparable Photo Page

Borrower				
Property Address 4NW Monte Verde & 4th				
City	Carmel-by-the-Sea	County	Monterey	State CA Zip Code 93921
Lender/Client Ron Olson				



Comparable 1

8 NE Lopez & 4th Ave
 Prox. to Subject 0.09 miles SW
 Sale Price 1,650,000
 Gross Living Area 1,479
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location NW Carmel
 View NHood-Avg
 Site 4,000 SF
 Quality Q3
 Age 6



Comparable 2

NW Cor Lincoln & 5th Ave.
 Prox. to Subject 0.12 miles SE
 Sale Price 1,900,000
 Gross Living Area 1,593
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location NW Carmel
 View Ocean-Strong
 Site 4,000 SF
 Quality Q2
 Age 1



Comparable 3

4 NW San Carlos & 1st Ave
 Prox. to Subject 0.30 miles NE
 Sale Price 1,800,000
 Gross Living Area 1,521
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location NW Carmel
 View Ocean-Moderate
 Site 4,000 SF
 Quality Q2
 Age 21

Comparable Photo Page

Borrower				
Property Address 4NW Monte Verde & 4th				
City	Carmel-by-the-Sea	County	Monterey	State CA Zip Code 93921
Lender/Client Ron Olson				



Comparable 4

2 NE Monte Verde & 4th St.
 Prox. to Subject 0.03 miles E
 Sale Price 1,616,000
 Gross Living Area 1,670
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location NW Carmel
 View NHood-Avg
 Site 3,920 SF
 Quality Q3
 Age 4



Comparable 5

Casanova 3SE of 4th St.
 Prox. to Subject 0.11 miles S
 Sale Price 1,675,000
 Gross Living Area 1,250
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location NW Carmel
 View Filtered Ocn-Mod
 Site 3,920 SF
 Quality Q3
 Age 8



Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Location Map

Borrower				
Property Address 4NW Monte Verde & 4th				
City	Carmel-by-the-Sea	County	Monterey	State CA Zip Code 93921
Lender/Client	Ron Olson			



Aerial Map

Borrower				
Property Address 4NW Monte Verde & 4th				
City	Carmel-by-the-Sea	County	Monterey	State CA Zip Code 93921
Lender/Client Ron Olson				



Client	Ron Olson	Client File #	
Subject Property	4NW Monte Verde & 4th, Carmel-by-the-Sea, CA 93921	Appraisal File #	142-Olson

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

NA

VALUE DEFINITION

Market Value Definition (below)

Alternate Value Definition (attached)

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: The Dictionary of Real Estate Appraisal 5th ed., Appraisal Institute

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

Client:	Ron Olson	Client File #:	
Subject Property:	4NW Monte Verde & 4th, Carmel-by-the-Sea, CA 93921	Appraisal File #:	142-Olson

APPRAISER CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the report assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon the developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.
 - None Name(s)

As previously identified in the Scope of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:

Property inspected by Appraiser Yes No

Property inspected by Co-Appraiser Yes No

- Services provided, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment: None Specify services provided: _____ I certify that I have provided no other services in the three-year period prior to accepting this assignment.

ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS, CANDIDATES AND PRACTICING AFFILIATES

Appraisal Institute Designated Member, Candidate for Designation, or Practicing Affiliate Certify:

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I am a Designated Member of the Appraisal Institute. As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

APPRAISERS SIGNATURES

<p>APPRAISER:</p> <p>Signature <u>Jeffrey Ford</u></p> <p>Name <u>Jeffrey Ford, SRA</u></p> <p>Report Date <u>11/14/2014</u></p> <p>Trainee <input type="checkbox"/> Licensed <input type="checkbox"/> Certified Residential <input checked="" type="checkbox"/> Certified General <input type="checkbox"/></p> <p>License # <u>AR029734</u> State <u>CA</u></p> <p>Expiration Date <u>11/26/2014</u></p>	<p>CO-APPRAISER:</p> <p>Signature _____</p> <p>Name _____</p> <p>Report Date _____</p> <p>Trainee <input type="checkbox"/> Licensed <input type="checkbox"/> Certified Residential <input type="checkbox"/> Certified General <input type="checkbox"/></p> <p>License # _____ State _____</p> <p>Expiration Date _____</p>
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PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm. A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information. Please feel free to call us any time if you have any questions about the confidentiality of the information that you provide to us.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Engagement Letter - Page 1



Certified Residential Appraiser
P.O. Box 605
Carmel-By-The-Sea CA 93921
831 626-3395

Appraisal Assignment

DATE OF AGREEMENT: October 28, 2014

PARTIES TO AGREEMENT:

Client:

Ron Olson
6172 Squiredeil Dr.
San Jose, CA 95129
Phone: 408-569-7043/ 831-622-9548
E-mail: rf_olson@pacbell.net

Appraiser:

Jeffrey Ford, SRA
Ford Appraisal Co.
P.O. Box 605, Carmel-by-the-sea, CA 93921
Phone: 831-626-3395 Mobile: 831-238-5459
E-mail: Ford@pacbell.net

Client hereby engages Appraiser to complete an appraisal assignment as follows:

PROPERTY IDENTIFICATION

APN: 010-223-040: Monte Verde-4NW of 4th, Carmel CA 93921

PROPERTY TYPE

Single Family Residence of approximately 1265 square feet, 2 BR/2BA, with an attached single car, built-in garage and sited on a 4,000 sq.ft. lot in Carmel-By-The -Sea.

INTEREST VALUED

Fee simple value.

INTENDED USERS

Client, Ron and Mae Olson, and Carmel City Council/planning departments.

Note: No other users are intended by Appraiser. Appraiser shall consider the intended users when determining the level of detail to be provided in the Appraisal Report.

INTENDED USE

To assist the client by providing an analysis and estimate of value associated with the subject's current views versus having obstructed views. Additionally, if appropriate, to provide same analysis on how such views, or lack of, would affect subject's rental rate

Note: No other use is intended by Appraiser. The Intended use as stated shall be used by Appraiser in determining the appropriate Scope of Work for the assignment.

TYPE OF VALUE

Determining the overall subject market value of the subject is not part of this assignment. The current, contributing value of the views in the Carmel residential market place, and associated rental rate will be developed.

Engagement Letter - Page 2

Ron/Mae Olson

DATE OF VALUE

Date of Inspection: 2pm on October 29, 2014.

HYPOTHETICAL CONDITIONS, EXTRAORDINARY ASSUMPTIONS

The process of comparing current and prospective views will involve a hypothetical assumption that the next door neighbor's renovation has been completed, and is obscuring the subject views. Use of this assumption may have an effect upon the outcome of the analysis.

APPLICABLE REQUIREMENTS OTHER THAN THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP)

The Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute

ANTICIPATED SCOPE OF WORK**Site Visit:**

Interior and exterior observation, photos.

Valuation approaches

No subject market value is needed. Rather, matching paired sales of similar properties, along with using linear regression and residual methods may be considered to support view coefficient values within a market model. Further discussions with property management companies and realtors will be used as additional corroboration for the value of views and rent rates in Camel.

APPRAISAL REPORT**Report option**

A summary of the analysis with appropriate degree of detail for the intended users.

Form or format:

Microsoft Word document with required certifications.

CONTACT FOR PROPERTY ACCESS, IF APPLICABLE

Mr. Olson will provide property access. His phone is 408-569-7043

DELIVERY DATE

7 days upon inspection.

DELIVERY METHOD

E-mail in pdf file format. Send electronic copies to client's email address.

PAYMENT TO APPRAISER

\$300 or \$600, depending on client's decision as to scope of work, to be paid at or prior to the time of the inspection.

PROPERTIES UNDER CONTRACT FOR SALE

If the property appraised is currently under contract for sale, Client shall provide to Appraiser a copy of said contract including all addenda.

CONFIDENTIALITY

Appraiser shall not provide a copy of the written Report to, or disclose the results of the analysis prepared in accordance with this Agreement with, any party other than Client, unless Client authorizes, except as stipulated in the Confidentiality Section of the ETHICS RULE of the Uniform Standards of Professional Appraisal Practice (USPAP).

CHANGES TO AGREEMENT

Any changes to the assignment as outlined in this Agreement shall necessitate a new Agreement. The identity of the client, intended users, or intended use; the date of value; type of value; or property aspects analyzed cannot be changed without a new Agreement.

Engagement Letter - Page 3

Ron/Mac Olson

CANCELLATION

Client may cancel this Agreement at any time prior to the Appraiser's delivery of the Report upon written notification to the Appraiser. Client shall pay Appraiser for work completed on assignment prior to Appraiser's receipt of written cancellation notice, unless otherwise agreed upon by Appraiser and Client in writing.

NO THIRD PARTY BENEFICIARIES

Nothing in this Agreement shall create a contractual relationship between the Appraiser or the Client and any third party, or any cause of action in favor of any third party. This Agreement shall not be construed to render any person or entity a third party beneficiary of this Agreement, including, but not limited to, any third parties identified herein.

USE OF EMPLOYEES OR INDEPENDENT CONTRACTORS

Appraiser may use employees or independent contractors at Appraiser's discretion to complete the assignment, unless otherwise agreed by the parties. Notwithstanding, Appraiser shall sign the written Appraisal Report and take full responsibility for the services provided as a result of this Agreement.

TESTIMONY AT COURT OR OTHER PROCEEDINGS

Unless otherwise stated in this Agreement, Client agrees that Appraiser's assignment pursuant to this Agreement shall not include the Appraiser's participation in or preparation for, whether voluntarily or pursuant to subpoena, any oral or written discovery, sworn testimony in a judicial, arbitration or administrative proceeding, or attendance at any judicial, arbitration, or administrative proceeding relating to this assignment. Any agreement to provide testimony will be billed at \$150 per hour, and preceded by a Naming Fee of \$200 paid as a non-refundable deposit toward expert witness testimony.

APPRAISER INDEPENDENCE

Appraiser cannot agree to provide a value opinion that is contingent on a predetermined amount. Appraiser cannot guarantee the outcome of the assignment in advance. Appraiser cannot insure that the opinion of value developed as a result of this Assignment will serve to facilitate any specific objective by Client or others or advance any particular cause. Appraiser's opinion of value will be developed competently and with independence, impartiality and objectivity.

GOVERNING LAW & JURISDICTION

The interpretation and enforcement of this Agreement shall be governed by the laws of the state of California, in which the Appraiser's principal place of business is located, exclusive of any choice of law rules.

By Appraiser:

By Client:



Ford, J.A.

Jeffrey N Ford
10/28/2014

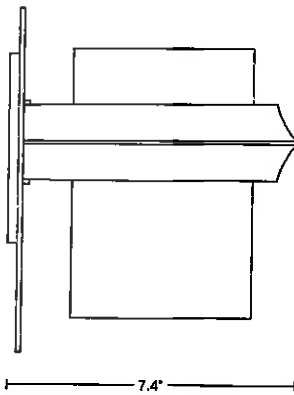
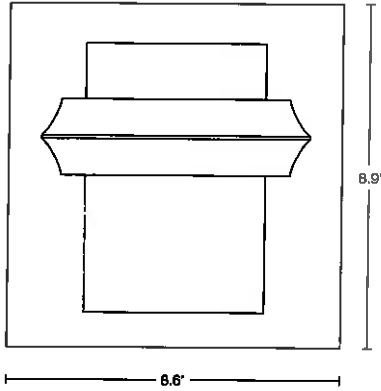
(Signature)



304903
TWILIGHT MEDIUM OUTDOOR SCNCE
As shown: 304903-17

**304903
TWILIGHT**

Outdoor aluminum sconce, medium. Available in additional sizes; see Specification Book for details. Patent Pending



Dimensions

Height	8.9"
Width	8.6"
Projection	7.4"
Backplate	8.9" x 8.6"
Mounting Height	5.3"

Max Hanging Weight

5 lbs

Incandescent Lamping

Socket: medium
Bulb: A-15 60 watt max

Fluorescent Lamping (30-4903F)

Socket: fluorescent: GU24
Bulb (included): GU24 fluorescent, 13 watt

UL / CUL Listing

Outdoor wet



both exceed allowed lumen limit, lumens not stated

Updated 1.13

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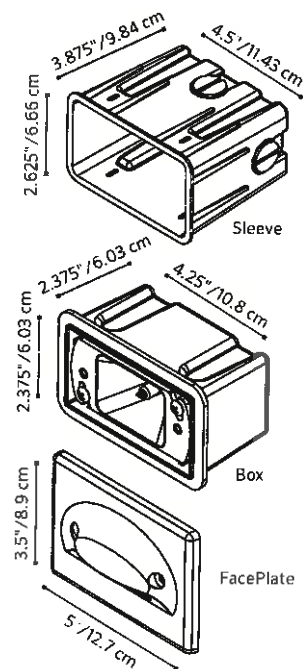
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The UN washes walkways with LED efficiency and a shadow-free illumination, which highlights the detail in fine stonework, or the richness of wooden decks. It is available in both brass and composite material for enhanced application flexibility.

UN: Wall Light

NUMBER OF LEDs	1
HALOGEN LUMEN OUTPUT EQUIVALENT	10 Watt
USEFUL LED LIFE (L70)	50,000 hrs avg
INPUT VOLTAGE	10 to 15V
VA TOTAL (Use this number to size the transformer)	24
WATTS USED	2.0
LUMENS PER WATT (EFFICACY)	55
MAX LUMENS	11
CCT (Ra)	80 2





UN: Wall Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3

FIXTURE CODE	LAMP CODE	FINISH OPTIONS
1 UN	2 1 LED (50,000 avg. life hours)	3 XX (see options to right)

The UN includes a 1LED board, your choice of faceplate finish, 10 ft. lead wire and mounting sleeve.

EXAMPLE: **UN-1LED-CB** = UN - 1 LEDs - Camo Bronze Finish

PHOTOMETRICS:

UN 1LED ILLUMINANCE AT A DISTANCE



Beam angle is calculated using Light-79 method for SLL luminaires. Beam angle is defined as two lines: the vertical angle at which the intensity is 50% of the maximum.

For information on ZD technology please refer to the Luxor page in the Lighting Control section.

METALS



AB = Antique Bronze* (On Brass)



AT = Antique Tumbled* (On Copper)



NP = Nickel Plate



BS = Natural Brass

POWDERCOAT



WG = White Gloss



FW = Flat White



AL = Almond



BZ = Bronze Metallic



DG = Desert Granite



WI = Weathered Iron



VF = Verde Speckle



SB = Sedona Brown



FB = Flat Black

COMPOSITE



DT = Desert Tan



CB = Camo Bronze

* May require longer lead time



All UN wall lights come standard with amber, and frosted filters



The TC is at home in fine landscape architectural structures such as arbors, trellises or dining pavilions. This fixture is designed to surface mount onto beams or posts. The halogen lamp is adjustable to allow maximum forward projection, making this unique model well suited for illuminating steps or planters from adjacent structures. Milled from very heavy gauge solid copper with stainless hardware, this luminaire will enhance any fine lighting project.

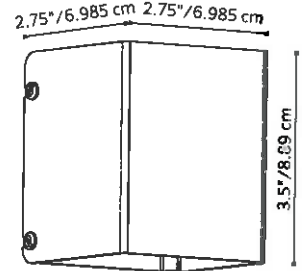
TC: Down Light



Blends in Effortlessly

The TC is easily incorporated into the structures of landscape without introducing a conflicting design element. Its simple geometric form allows it to blend into any fine trellis or arbor.

Note: This fixture is designed for down lighting only.





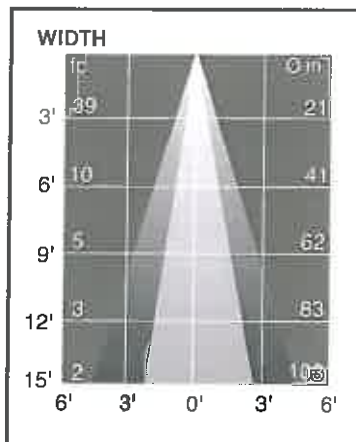
TC: Down Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3

Step	Description	Code
1	FIXTURE	TC
2	LAMP	20 (32° beam), 20N (18° beam), 20V (6° beam), 35 (32° beam) All 2,000 Hr Halogen
3	FINISH	CU, NP, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: TC-20-DG = TC - 20W Halogen Lamp - Desert Granite Finish

PHOTOMETRICS:



20 Watt

KEY

d: circle diameter in inches at that distance from the lamp

fc: footcandle

For approximate conversion to lumens, multiply footcandles by 10

*too bright?
lumen limit?*

METALS

CU = Copper

NP = Nickel Plate*

POWDER COAT

WG = White Gloss

FW = Flat White

AL = Almond

BZ = Bronze Metallic

DG = Desert Granite

WI = Weathered Iron

VF = Verde Speckle

SB = Sedona Brown

FB = Flat Black

The TC includes choice of halogen AR-11 lamp and choice of finish.

* May require longer lead time

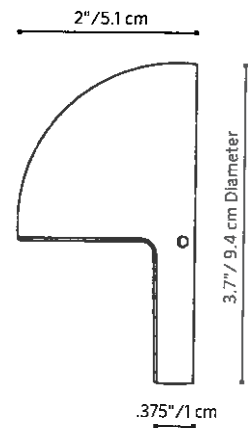




The MS comes to the FX LED line as an immediate favorite thanks to its close relative the MM. The MS takes all the great features of the MM and adds the energy efficiency and long life of LED. Changeable filters and available in Brass or Powdercoat allow you to add glow at night and during the day.

MS: Wall Light

NUMBER OF LEDS	1
HALOGEN LUMEN OUTPUT EQUIVALENT	10 Watt
USEFUL LED LIFE (L70)	50,000 hrs avg
INPUT VOLTAGE	10 to 15V
VA TOTAL (Use this number to size the transformer)	2.4
WATTS USED	2.0
LUMENS PER WATT (EFFICACY)	25
MAX LUMENS	52
CCT (Ra)	78.5





MS: Wall Light

FACTORY INSTALLED OPTIONS: Order 1+2+3

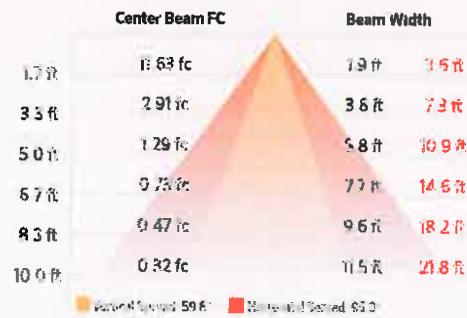
FIXTURE CODE	LAMP CODE	FINISH OPTIONS
1 MS	2 1LED (50,000 avg. life hours)	3 XX <i>(see options to right)</i>

The MS includes a 1LED board and your choice of finish and 10 ft. lead wire.

EXAMPLE: **MS-1LED-BZ** = MS - 1 LED - Bronze Metallic Finish

PHOTOMETRICS:

MS 1LED ILLUMINANCE AT A DISTANCE



Beam angle is calculated using the method for 95% Lumen as 1 beam angle is defined as the angle that the beam angle is within the intensity is 50% of the maximum.

For information on ZD technology please refer to the Luxor page in the Lighting Control section.

METALS

- AB** = Antique Bronze* (On Brass)
- AT** = Antique Tumbled* (On Brass)
- BS** = Natural Brass
- NP** = Nickel Plate

POWDERCOAT

- WG** = White Gloss
- FW** = Flat White
- AL** = Almond
- BZ** = Bronze Metallic
- DG** = Desert Granite
- WI** = Weathered Iron
- VF** = Verde Speckle
- SB** = Sedona Brown
- FB** = Flat Black

* May require longer lead time



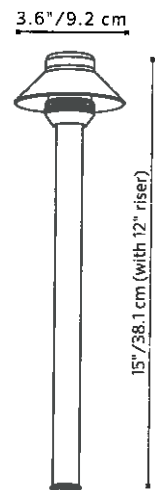
All MS wall lights come standard with amber, and frosted filters



The HC offers soft, efficient, and safe lighting solutions for pathways of all shapes, sizes, and locations. With a unique and sleek hat design, durability, and outstanding efficiency, it is the ideal choice for a wide array of path lighting scenarios.

HC: Path Light

NUMBER OF LEDS	1
HALOGEN LUMEN OUTPUT EQUIVALENT	10 Watt
USEFUL LED LIFE (L70)	50,000 hrs avg
INPUT VOLTAGE	10 to 15V
VA TOTAL (Use this number to size the transformer)	2.4
WATTS USED	2.0
LUMENS PER WATT (EFFICACY)	19.4
MAX LUMENS	39
CCT (Ra)	86





HC: Path Light

FACTORY INSTALLED OPTIONS (TOP ASSEMBLY): Order 1 + 2

Step	Description	Code
1	TOP ASSEMBLY	HCLEDTA
2	TOP FINISH	AB*, AT*, CU, NP*, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: **HCLEDTA-AB** = HC Top Assembly - Antique Bronze Finish

FACTORY INSTALLED OPTIONS (RISER ASSEMBLY): Order 1 + 2 (optional) + 3 + 4 + 5

Step	Description	Code
1	RISER TYPE	P
2	OPTIONAL ZD	ZD (Refer to the Luxor page in the Lighting Control section)
3	LAMP	1LED (50,000 avg. life hours)
4	RISER HEIGHT	8RA, 12RA, 18RA, 24RA, 36RA (in inches)
5	FINISH	AB*, AT*, CU, NP*, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: **P-ZD-1LED-18RA-AB** = Riser Type - ZD Option - 1 LED Board - 18" Riser - Antique Bronze Finish

FIELD INSTALLED OPTIONS: Order Individually

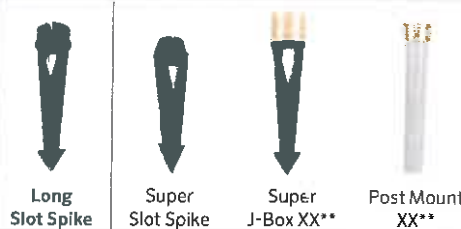
Mounting Options

Long Slot Spike (250015840000) 2.5" x 10" Included ▶

Super Slot Spike (7533900) 2" x 10"

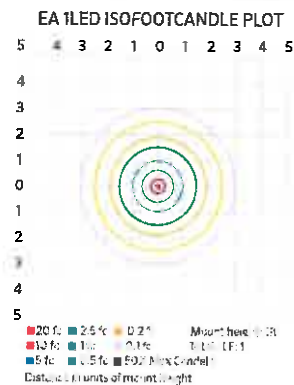
Super J-Box (SJ-XX**) 2.5" x 12"

Post Mount (PM-XX**) 2.5" x 13"



EXAMPLE: **SJ-AB** = Super J-Box - Antique Bronze Finish

PHOTOMETRICS:



Beam angle is calculated using LM-79 method for SSL Luminaires:
*Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum"

METALS



POWDER COAT



All HC path lights come standard with amber, green, blue and frosted filters

The HC includes a 1LED board, choice of riser size and finish, 5 ft. lead wire and Long Slot Spike.

Note: Only the copper portions of the path lights are powder coated. The brass pieces remain natural.

* May require longer lead time

** Denotes finish option

SHANNON RESIDENCE

CARMEL, CALIFORNIA

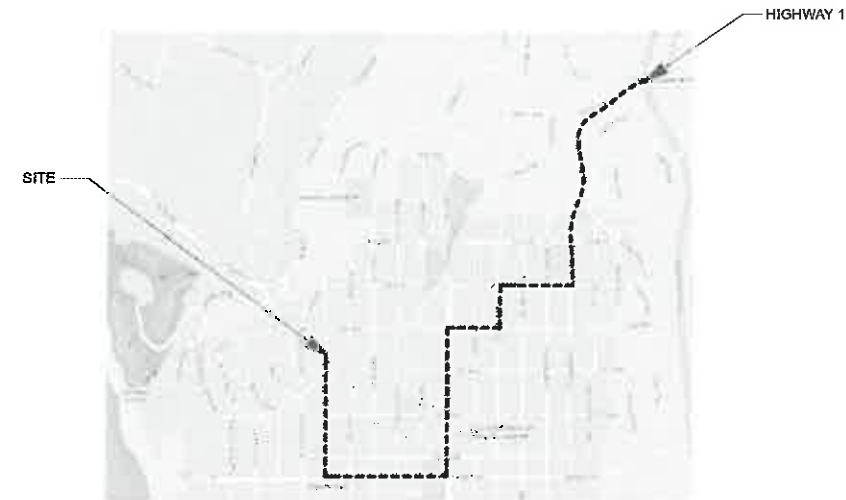
issued: 11/19/14
 revised:
 drawn by: jtp

SYMBOL LEGEND

SHEET INDEX

- A0.0 Cover Sheet
- A1.0 Preliminary Site Assessment
- A1.1 Survey/Take-Down Plan
- A1.2 Proposed Site Plan
- A1.3 Planting Plan
- A1.4 Exterior Lighting Plan
- A1.5 Light Fixtures
- A1.6 Proposed Coverage/Drainage Plan
- A2.0 Proposed Lower Level Floor Plan
- A2.1 Proposed Main Level Floor Plan
- A2.2 Proposed Upper Level Floor Plan
- A2.3 Proposed Roof Plan
- A2.4 Calculations
- A3.0 Exterior Elevations
- A3.1 Exterior Elevations
- A4.1 Building Sections
- A5.0 Window Schedule
- A6.1 Renderings

GRADING REMOVAL MAP & LOADS



PROJECT DATA

OWNER: CARL & DIANE SHANNON
 30 FAWN COURT
 SAN ANSELMO, CA

SITE: MONTEVERDE (3 NW OF 4TH)

A.P.N. 010.223.032

ZONING: R-1

OCCUPANCY: R-1 (SINGLE FAMILY RESIDENCE)

CONSTRUCTION TYPE: V-B

SITE AREA: 4,000 SQ. FT.

PROPOSED BUILDING AREA:
 MAIN LEVEL 1,161 SQ. FT.
 UPPER LEVEL 498 SQ. FT.
 LOWER LEVEL 150 SQ. FT. (includes 128 bonus area)
 BASEMENT 178 SQ. FT.
 "SINGLE STORY" 178 SQ. FT.
 TOTAL 1,927 SQ. FT.

LOT COVERAGE: 556 SQ. FT.

(P) FLOOR AREA RATIO: 40.17% (1,927 SQ. FT.)

WATER SUPPLY: CAL-AM

SEWER: PUBLIC

BUILDING HEIGHT: 24'-0" (24'-0" ALLOWABLE)

GRADING: 15:1 C.Y. CUT / 9:1 C.Y. FILL

FIRE SPRINKLERS: YES

TREE REMOVAL: 1 (non-significant)

VICINITY MAP



FIRE DEPT. NOTES

GRADING & DRAINAGE NOTES

PROJECT TEAM

ARCHITECT:
 JUSTIN PAULY
 JUSTIN PAULY ARCHITECTS
 40 VIA BUENA VISTA
 MONTEREY, CA 93940
 P: 831.240.7765
 jtp@justinpaulyarchitects.com
 CA LICENSE #C32962

TITLE-24
 MONTEREY ENERGY GROUP
 26465 CARMEL RANCHO BLVD, #8
 CARMEL, CA 93923
 P: 831.372.8328
 F: 831.359.4173

STRUCTURAL:
 DEREK BONSPER
 PO BOX 831
 CARMEL VALLEY, CA 93924
 P: 831.659.3825
 F: 831.659.3825
 duckdc@yahoo.com

SURVEY
 JON D. HAGEMEYER
 25170 RANDALL WAY
 CARMEL, CA 93923
 P: 831.624.6807
 jhag@comcast.net 24 CONSULTANT:

GEOTECHNICAL ENGINEER:
 GRICE ENGINEERING
 561 BRUNKEN AVE., SUITE A
 SALINAS CA, 93901
 (510) 422.9619
 samga@bcglobal.net

LANDSCAPE DESIGN:
 VIRIDIAN LANDSCAPE STUDIO
 PO BOX 389
 PACIFIC GROVE, CA 93950
 P: 831.648.1920
 rwells@vlastudio.com

SPECIAL INSPECTIONS/SUBMITTALS

APPLICABLE CODES

SCOPE OF WORK

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES AS FOLLOWS:

- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE

DEMOLITION OF EXISTING SINGLE FAMILY DWELLING & GUEST HOUSE AND CONSTRUCTION OF NEW SINGLE FAMILY DWELLING ON SAME SITE

RECEIVED

NOV 19 2014

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

JUSTIN PAULY ARCHITECTS
 40 Via Buena Vista
 Monterey, California 93940
 P: 831.240.7765
 F: 831.359.4173
 jtp@justinpaulyarchitects.com
 http://jpa.architects.com

PRELIMINARY: NOT FOR
 CONSTRUCTION

a new residence for:
Carl & Diane Shannon
 monte verde, 3 n/w of 4th carmel-by-the-sea, california apr: 010.223.032

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Cover Sheet

sheet 1

A0.0

of 18 sheets

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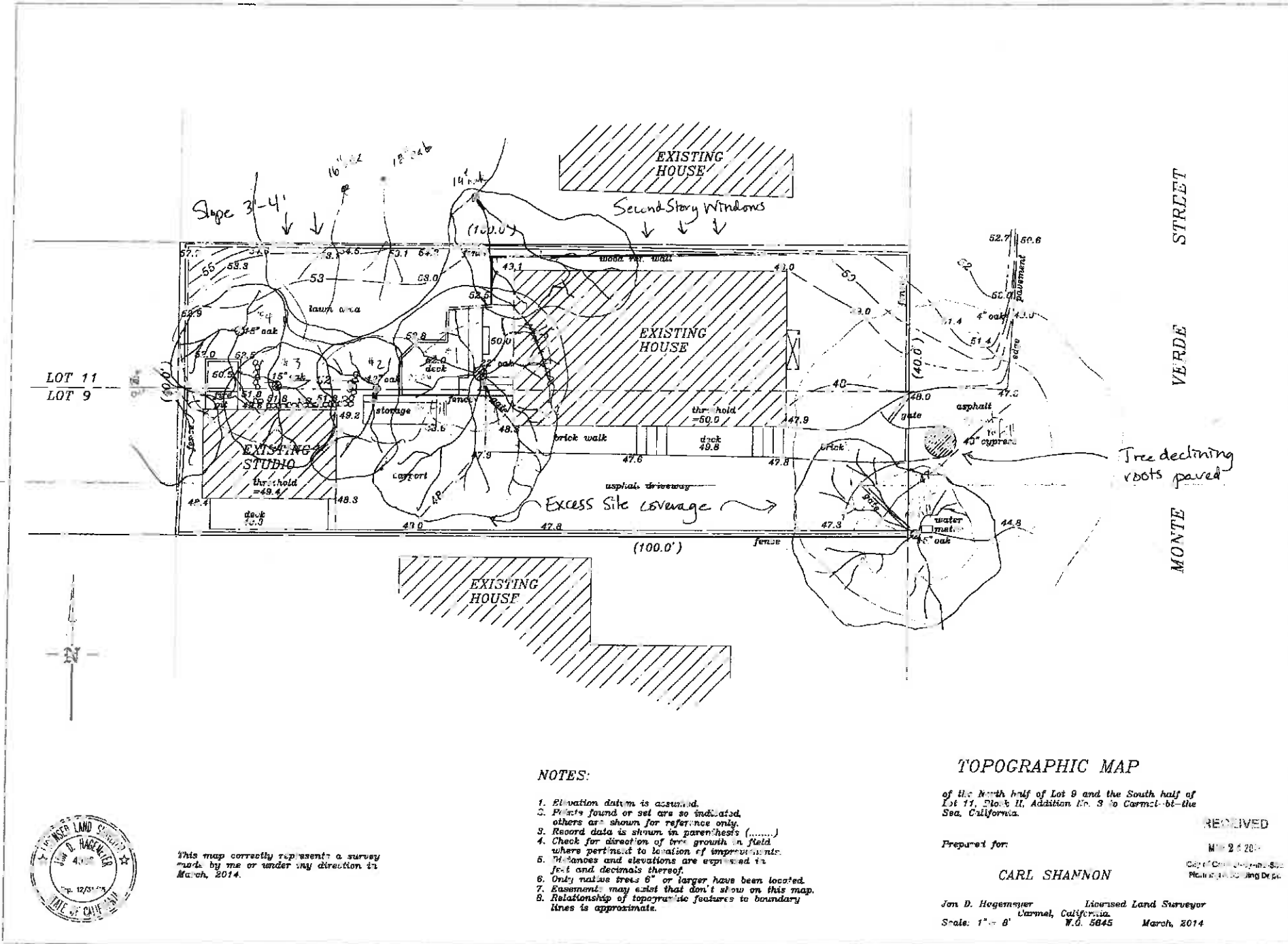
40 Via Buena Vista
Monterey, California 93940
P: 831.440.7765
F: 831.886.8860
jtp@justinpaulyarchitects.com

PRELIMINARY; NOT FOR CONSTRUCTION

Carl & Diane Shannon

a new residence for:

monte verde, 3 n/w of 4th carmel-by-the-sea, california apt: 010.223.032



This map correctly represents a survey made by me or under my direction in March, 2014.

NOTES:

1. Elevation datum is assumed.
2. Points found or set are so indicated, others are shown for reference only.
3. Record data is shown in parenthesis (.....)
4. Check for direction of tree growth in field where pertinent to location of improvements.
5. Distances and elevations are expressed in feet and decimals thereof.
6. Only natural trees 6" or larger have been located.
7. Assessment may exist that don't show on this map.
8. Relationship of topographic features to boundary lines is approximate.

TOPOGRAPHIC MAP

of the North half of Lot 9 and the South half of Lot 11, Block II, Addition No. 3 to Carmel-by-the-Sea, California.

Prepared for:

CARL SHANNON

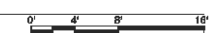
Jon D. Hagemeyer Licensed Land Surveyor
Carmel, California
Scale: 1" = 8' W.D. 5645 March, 2014

RECEIVED

MAR 24 2014

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

1 Preliminary Site Assessment
SCALE: 1/8" = 1'



Preliminary Site Assessment

sheet 2

A1.0

of 18 sheets

NOTE: 100% OF EXTERIOR WALL CLADDING/FRAMING IS PROPOSED FOR TAKE-DOWN

EXISTING RESIDENCE TO BE DEMOLISHED

REMOVE (E) RETAINING WALLS & DECKS

REMOVE (E) FENCE

REMOVE FIRE PIT AND STONE RETAINING WALLS

OAK TO BE REMOVED

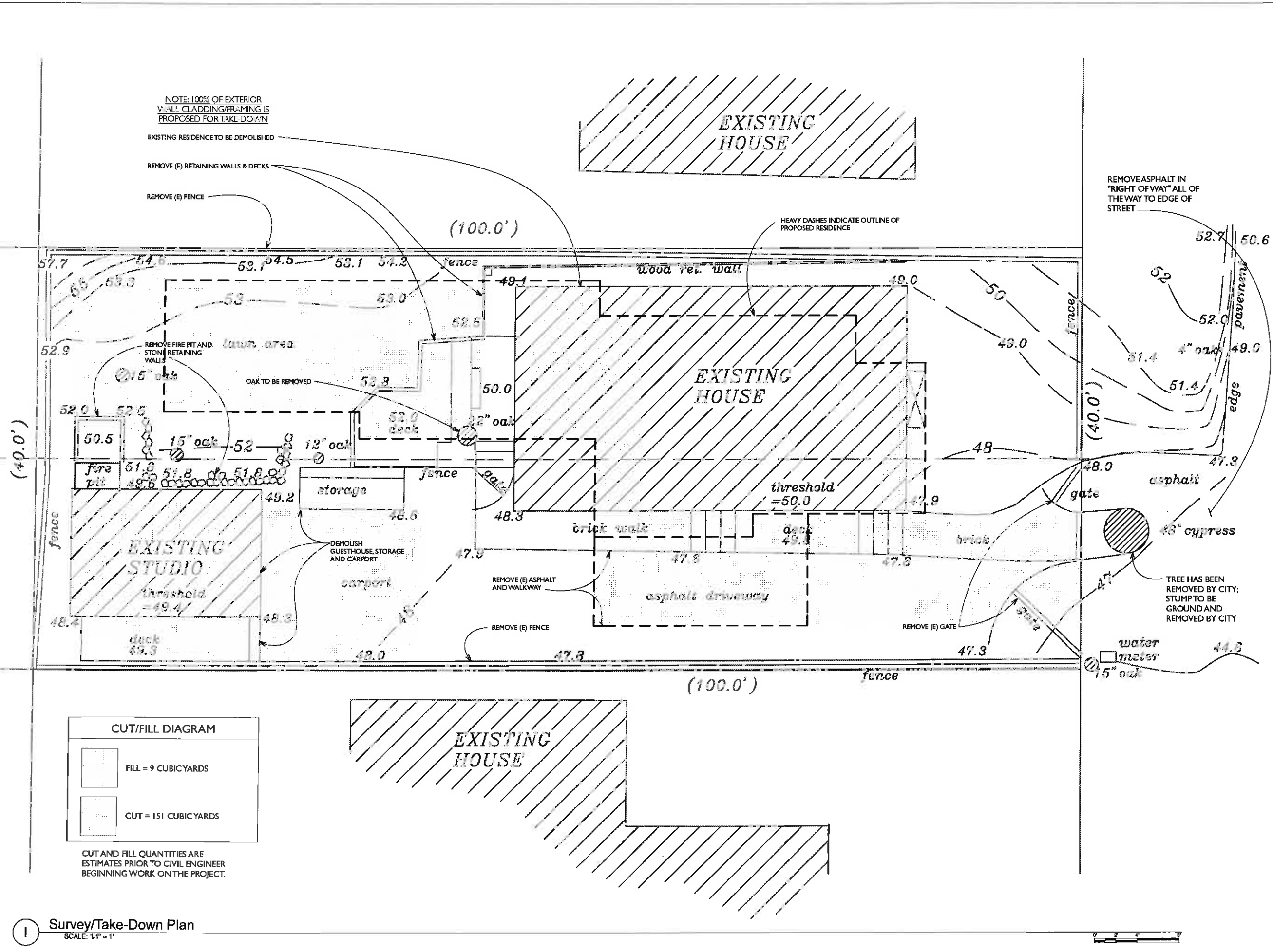
REMOVE (E) ASPHALT AND WALKWAY

REMOVE (E) FENCE

REMOVE (E) GATE

REMOVE ASPHALT IN "RIGHT OF WAY" ALL OF THE WAY TO EDGE OF STREET

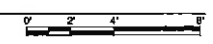
HEAVY DASHES INDICATE OUTLINE OF PROPOSED RESIDENCE



CUT/FILL DIAGRAM	
	FILL = 9 CUBICYARDS
	CUT = 151 CUBICYARDS

CUT AND FILL QUANTITIES ARE ESTIMATES PRIOR TO CIVIL ENGINEER BEGINNING WORK ON THE PROJECT.

1 Survey/Take-Down Plan
SCALE: 1/4" = 1'

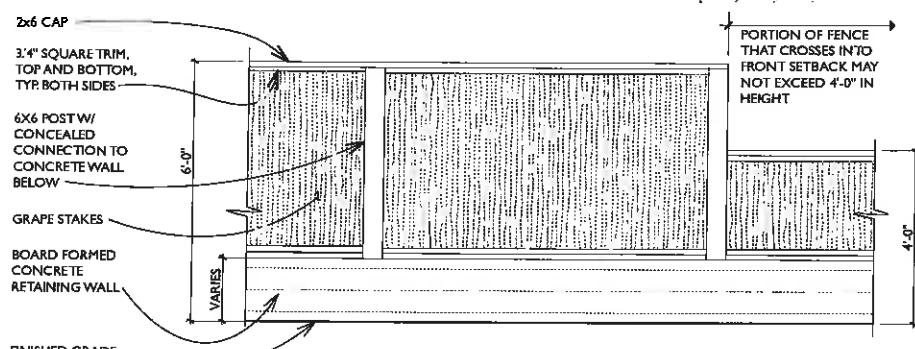
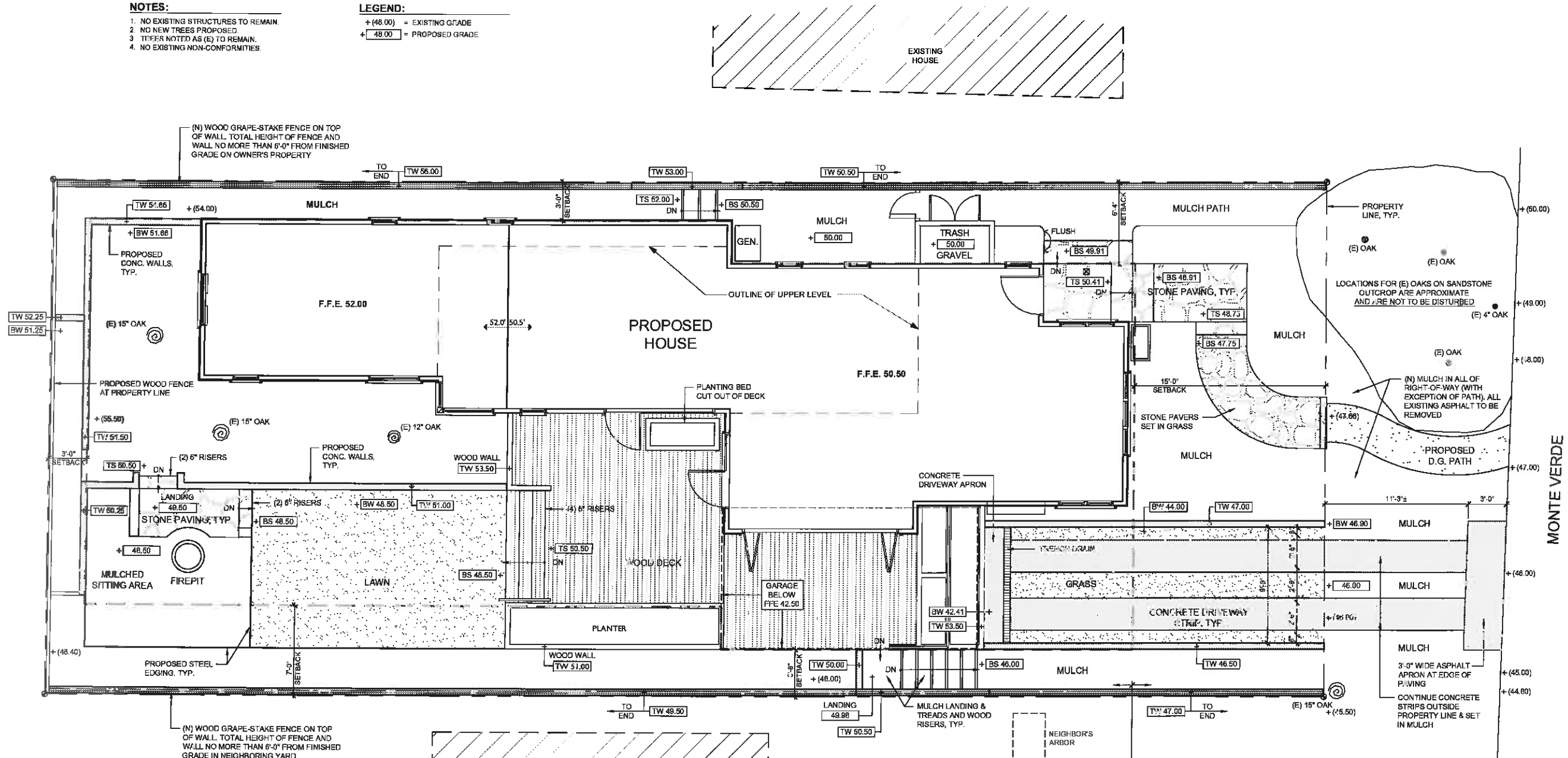


NOTES:

1. NO EXISTING STRUCTURES TO REMAIN
2. NO NEW TREES PROPOSED
3. TYPERS NOTED AS (E) TO REMAIN.
4. NO EXISTING NON-CONFORMITIES

LEGEND:

- + (48.00) = EXISTING GRADE
- + (48.00) = PROPOSED GRADE



4 Fence Detail
SCALE: 1/2" = 1'-0"

Viridian Landscape Architecture
591 Lighthouse Avenue, Ste 15
Pacific Grove, CA 93950
Phone: 831.521.6692 - rosemaryw@vlstudio.com
www.vlstudio.com

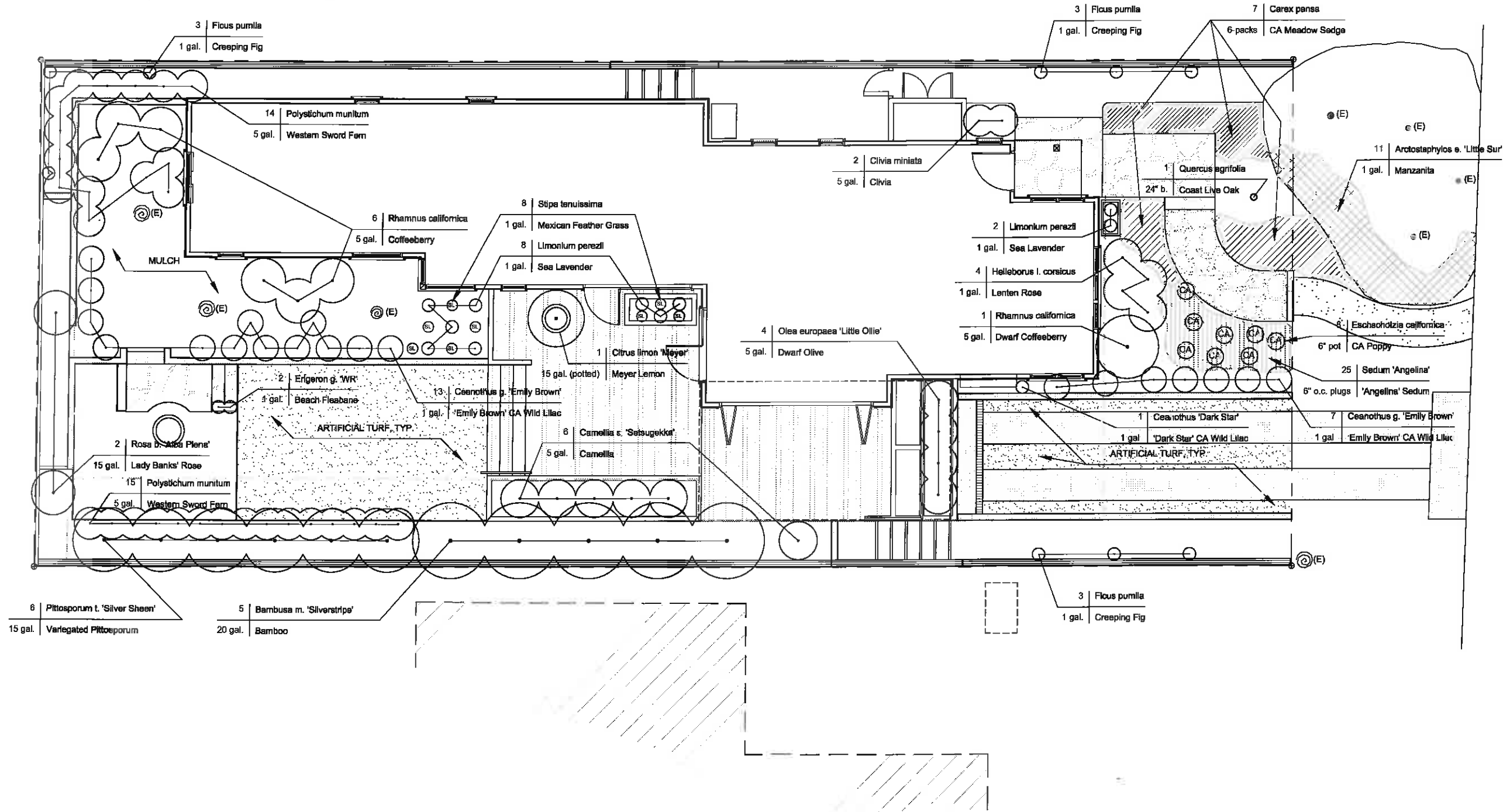


PROPOSED SITE PLAN
SHANNON RESIDENCE
MONTE VERDE, 3 NW OF FOURTH
CARMEL-BY-THE-SEA, CA 93921
APN: 010-223-032

DATE:	11.12.2014
SCALE:	1/4"=1'-0"
DESIGNED:	RW
DRAWN:	SV
REVISION:	

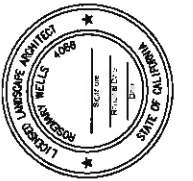
PLANT LIST

BOTANICAL	COMMON	QUANTITY	SIZE	REMARKS	CA NATIVE
Citrus limon 'Meyer'	Meyer Lemon	1	15 Gallon	in pot	
Quercus agrifolia	Coast Live Oak	1	24" Box		yes
Camellia sasanqua 'Satsugekka'	Camellia	6	5 Gallon		
Ceanothus 'Dark Star'	Dark Star California Wild Lilac	1	1 Gallon		yes
Olea europaea 'Little Olive'	Dwarf Olive	4	5 Gallon		
Pittosporum tenuifolium 'Silver Sheen'	Variegated Pittosporum	6	15 Gallon		
Rhamnus californica	Coffeeberry	7	5 Gallon		yes
Arctostaphylos edm. 'Carmel Sur'	Carmel Sur Manzanita	11	1 Gallon		yes
Ceanothus glor. 'Emily Brown'	Emily Brown California Wild Lilac	20	1 Gallon		yes
Ficus pumila	Creeping Fig	9	1 Gallon		
Rosa banksiae 'Alba Plena'	White Lady Banks' Rose	2	15 Gallon		
Clivia miniata	Clivia	2	5 Gallon		
Erigeron glaucus 'WR'	Beach Fleabane	2	1 Gallon		
Helleborus l. corsicus	Lenten Rose	4	5 Gallon		
Limonium perezii	Sea Lavender	10	1 Gallon		
Sedum 'Angelina'	'Angelina' Sedum	25	plugs, 6" o.c.		
Eschscholzia californica	California Poppy	8	6" pot		
Bambusa m. 'Silverstripe'	Bamboo 'Silverstripe'	5	20 Gallon		
Polystichum munitum	Western Sword Fern	29	5 Gallon		yes
Carex pansa	California Meadow Sedge	7	6-packs		yes
Stipa tenuissima	Mexican Feather Grass	8	1 Gallon		



Viridian Landscape Architecture

591 Lighthouse Avenue, Ste 15
 Pacific Grove, CA 93950
 Phone: 831.521.6692 - rosemary@viridianstudio.com
 www.viridianstudio.com



PLANTING PLAN
 SHANNON RESIDENCE

MONTE VERDE, 3 NW OF FOURTH
 CARMEL-BY-THE-SEA, CA 93921
 APN: 010-223-032

DATE:	10.21.2014
SCALE:	1/4"=1'-0"
DESIGNED:	RW
DRAWN:	SV
REVISION:	

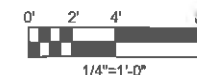
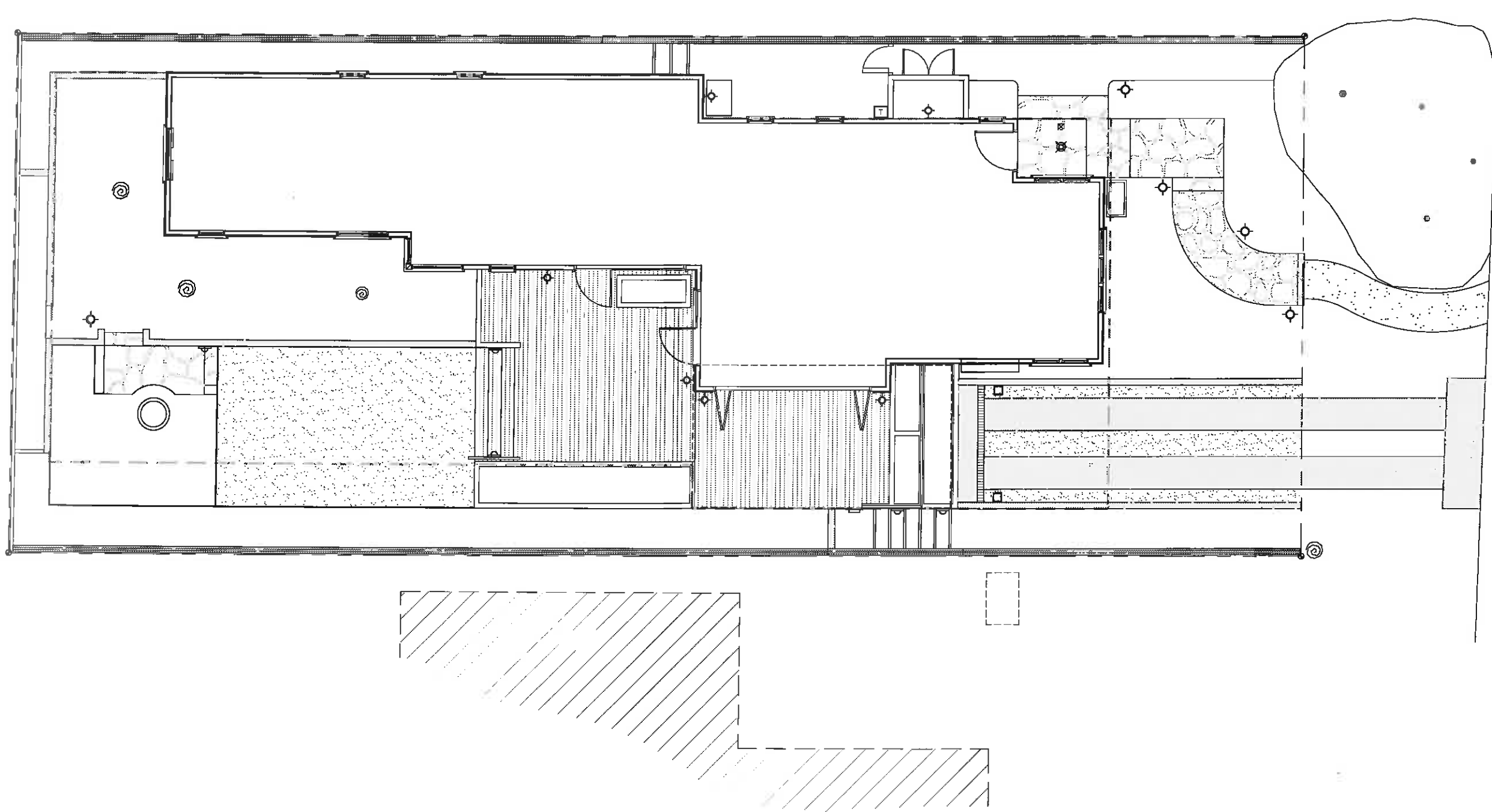
A1.3

LIGHTING NOTES:

1. ELECTRICAL CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, SWITCHES, AND TRANSFORMERS NECESSARY TO INSTALL LIGHTS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ALL LOCAL AND STATE CODES AND ORDINANCES. CONTRACTOR IS RESPONSIBLE FOR ROUTING AND WIRING CIRCUITS AS NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE, AND DETERMINING LOADS FOR TRANSFORMERS.
2. ELECTRICAL CONTRACTOR TO INSTALL IRRIGATION CLOCK AND TO COORDINATE WIRING FOR IRRIGATION CONTRACTOR.
3. ALL FIXTURES ON WIRE SUBJECT TO FIELD PLACEMENT BY LANDSCAPE ARCHITECT. PLACE IS FOR GENERAL LOCATION ONLY. CONTRACTOR TO PROVIDE AT LEAST 3'-0" OF FREE WIRE PER FIXTURE FOR FINAL PLACEMENT BY LANDSCAPE ARCHITECT.
4. ELECTRICAL CONTRACTOR TO VERIFY POWER SOURCE AND PANEL CAPACITY TO OUTDOOR CIRCUITS.
5. ALL WIRING SHOWN IS DIMENSIONAL (SEE NOTE NUMBER 1).
6. IN THE CASE OF FIELD MODIFICATIONS, ELECTRICAL CONTRACTOR TO PROVIDE SKETCH OF AS-BUILT WIRING OVERLAIN ON THIS DRAWING.

LIGHTING LEGEND: (SEE SHEETS A1.5 FOR FIXTURE CUT SHEETS)

- ⊙ FX LUMINAIRE PATHLIGHT HC-1LED-103-NP
- ⊙ FX LUMINAIRE CHEEKWALL LIGHT HS-1LED-NP
- ⊙ FX LUMINAIRE RISER LIGHT UN-1LED-NP
- ⊙ FX LUMINAIRE DOWNLIGHT TC-1S-NP
- ⊙ HUBBARDTON FORGE SCONCE GU24 BASE WITH OPTIONAL TOP PLATE
- ⊙ HUBBARDTON FORGE (SIMILAR) SCONCE GU24 BASE WITH OPTIONAL TOP PLATE
- ⊙ TRANSFORMER (EXACT LOCATION TO BE DETERMINED BY ELECTRICIAN)



Viridian Landscape Architecture

591 Lighthouse Avenue, Ste 15
 Pacific Grove, CA 93950
 Phone: 831.521.6692 - rosemaryw@vlastudio.com
 www.vlastudio.com



EXTERIOR LIGHTING PLAN

SHANNON RESIDENCE
 MONTE VERDE, 3 NW OF FOURTH
 CARMEL-BY-THE-SEA, CA 93921
 APN: 010-223-032

DATE:	11.12.2014
SCALE:	1/4"=1'-0"
DESIGNED:	RW
DRAWN:	SV
REVISION:	

A1.4

TYPICAL PATH LIGHT

TYPICAL CHEEK WALL LIGHT

TYPICAL RISER LIGHT

TYPICAL DOWNLIGHT (DRIVEWAY)

TYPICAL WALL-MOUNTED (HOUSE)

FX Luminaires



HC: Path Light

Model	HC-1
Finish	White
Material	Aluminum
Height	12" (305mm)
Width	2.5" (63.5mm)
Depth	2.5" (63.5mm)
Weight	0.5 lbs (227g)
Power	10W
Beam Angle	30°
Color Temp	3000K
Life Span	50,000 hrs



FX Luminaires



MS: Wall Light

Model	MS-1
Finish	White
Material	Aluminum
Height	6" (152mm)
Width	4" (101.6mm)
Depth	2" (50.8mm)
Weight	0.3 lbs (136g)
Power	10W
Beam Angle	30°
Color Temp	3000K
Life Span	50,000 hrs



FX Luminaires




UN: Wall Light

Model	UN-1
Finish	White
Material	Aluminum
Height	4" (101.6mm)
Width	4" (101.6mm)
Depth	2" (50.8mm)
Weight	0.3 lbs (136g)
Power	10W
Beam Angle	30°
Color Temp	3000K
Life Span	50,000 hrs




FX Luminaires



TC: Down Light



Model	TC-1
Finish	White
Material	Aluminum
Height	2" (50.8mm)
Width	4" (101.6mm)
Depth	4" (101.6mm)
Weight	0.4 lbs (181g)
Power	10W
Beam Angle	30°
Color Temp	3000K
Life Span	50,000 hrs




30493 TWILIGHT NIPPON OUTDOOR SPACE



HC: Path Light

NOTES:
SPECIFIED WITH OCCUPANCY SENSOR

MS: Wall Light




NOTES:
SPECIFIED WITH OCCUPANCY SENSOR

UN: Wall Light



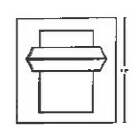


NOTES:
SPECIFIED WITH OCCUPANCY SENSOR

TC: Down Light





NOTES:
SPECIFIED WITH OCCUPANCY SENSOR

30493 TWILIGHT NIPPON OUTDOOR SPACE

NOTES:
SPECIFIED WITH OPTIONAL TOP PLATE TO PREVENT "UP-LIGHTING"



TYPICAL CEILING-MOUNTED (ENTRY PORCH)




issued: 11/19/14

revised:

drawn by: jtp

JUSTIN PAULY ARCHITECTS

40 Via Duane Ave
Monte Verde, California 93110
p. 831.242.7165
f. 831.885.0660
jpa@justinpaulyarchitects.com

PRELIMINARY: NOT FOR CONSTRUCTION

a new residence for:
Carl & Diane Shannon
monte verde, 3 n/w of 4th carmel-by-the-sea, california apn: 010.423.032

ALL DIMENSIONS AND WRITTEN SCHEDULES CONTAINED HEREIN SHALL BE THE ORIGINAL AND UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT AND THE DATE, THEY SHALL BE THE LATEST EDITIONS OF THE SCHEDULES AND SPECIFICATIONS.

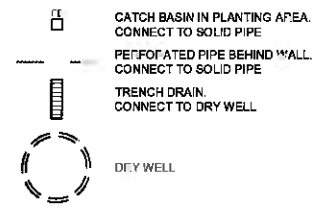
Light Fixtures

sheet 7

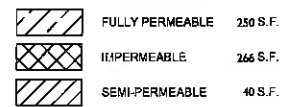
A1.5

of 18 sheets

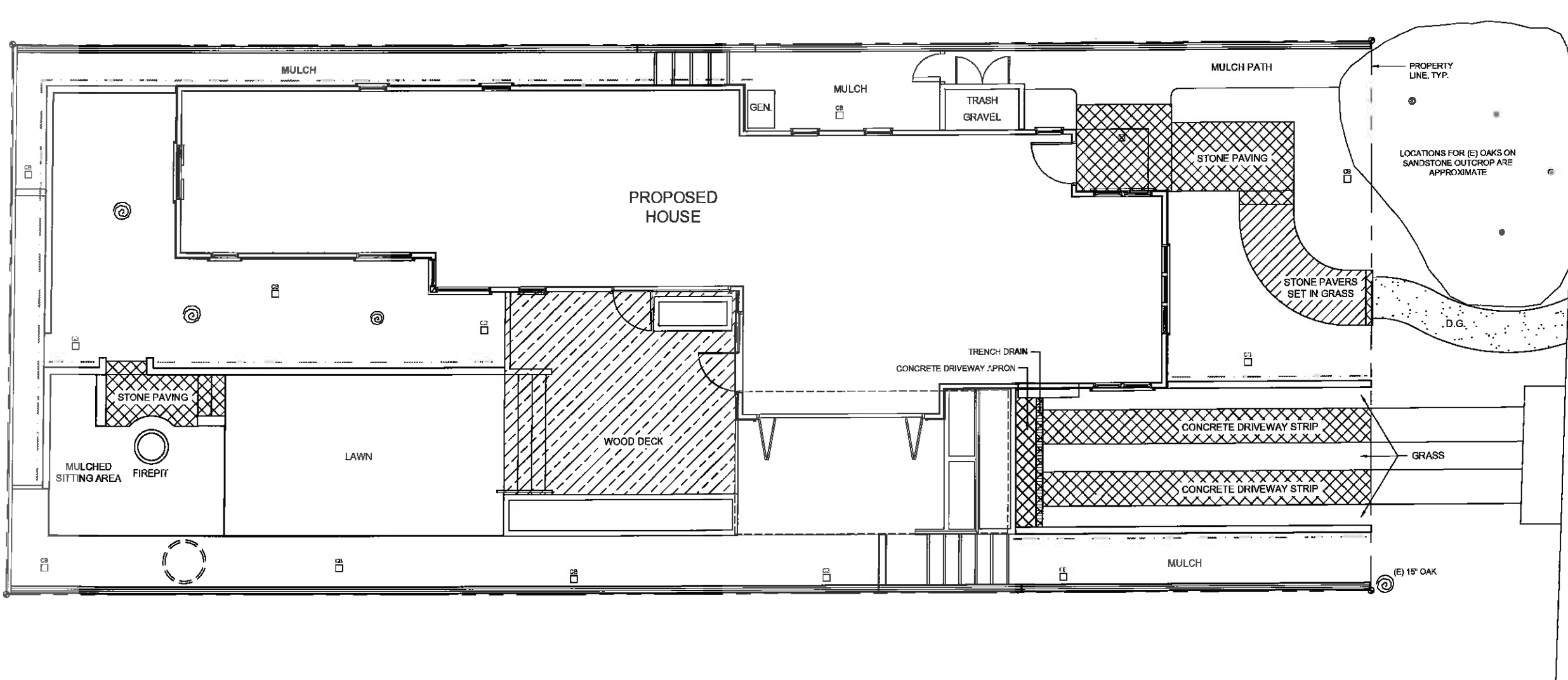
DRAINAGE LEGEND:



COVERAGE LEGEND:



NOTE:
ALL RAIN AND IRRIGATION WATER
TO BE RETAINED ON SITE.



MONTE VERDE

Viridian Landscape Architecture

591 Lighthouse Avenue, Ste 15
Pacific Grove, CA 93950
Phone and fax: 831.648.1920 - rwellis@viastudio.com
www.viastudio.com



DRAINAGE/COVERAGE PLAN

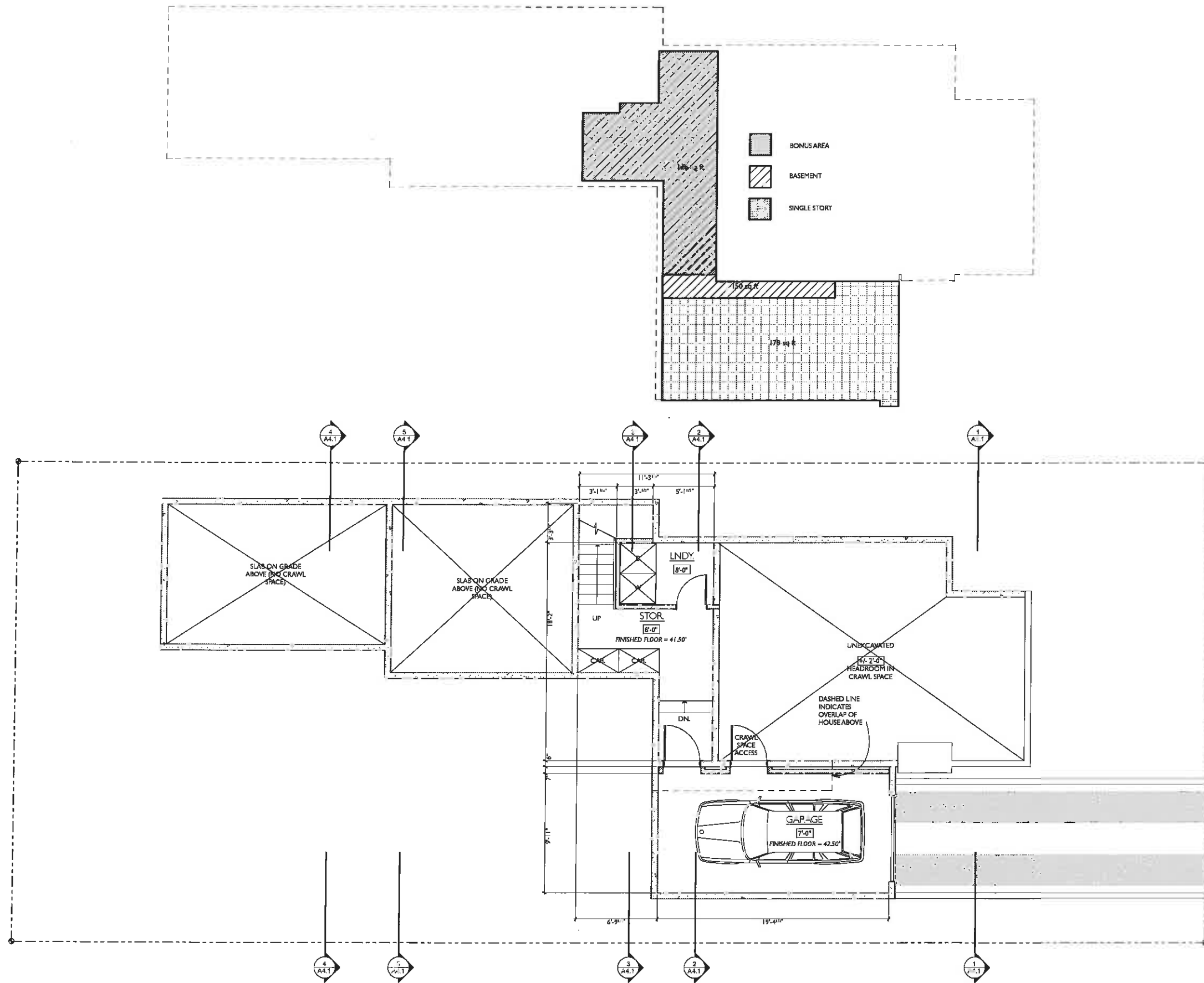
SHANNON RESIDENCE

MONTE VERDE, 3 NW OF FOURTH
CARMEL-BY-THE-SEA, CA 93921
APN: 010-223-032

DATE:	09.03.2014
SCALE:	1/4"=1'-0"
DESIGNED:	RW
DRAWN:	SV
REVISION:	

A1.6





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

issued: 11/19/14

revised:

drawn by: jtp

JUSTIN PAULY ARCHITECTS

48 Via Buena Vista
Monterey, California 93940
P. 831.242.7755
F. 831.885.3650
jpa@justinpauly.com

PRELIMINARY: NOT FOR CONSTRUCTION

a new residence for:
Carl & Diane Shannon
monte verde, 3 n/w of 4th carmel-by-the-sea, california apn: 010.223.032

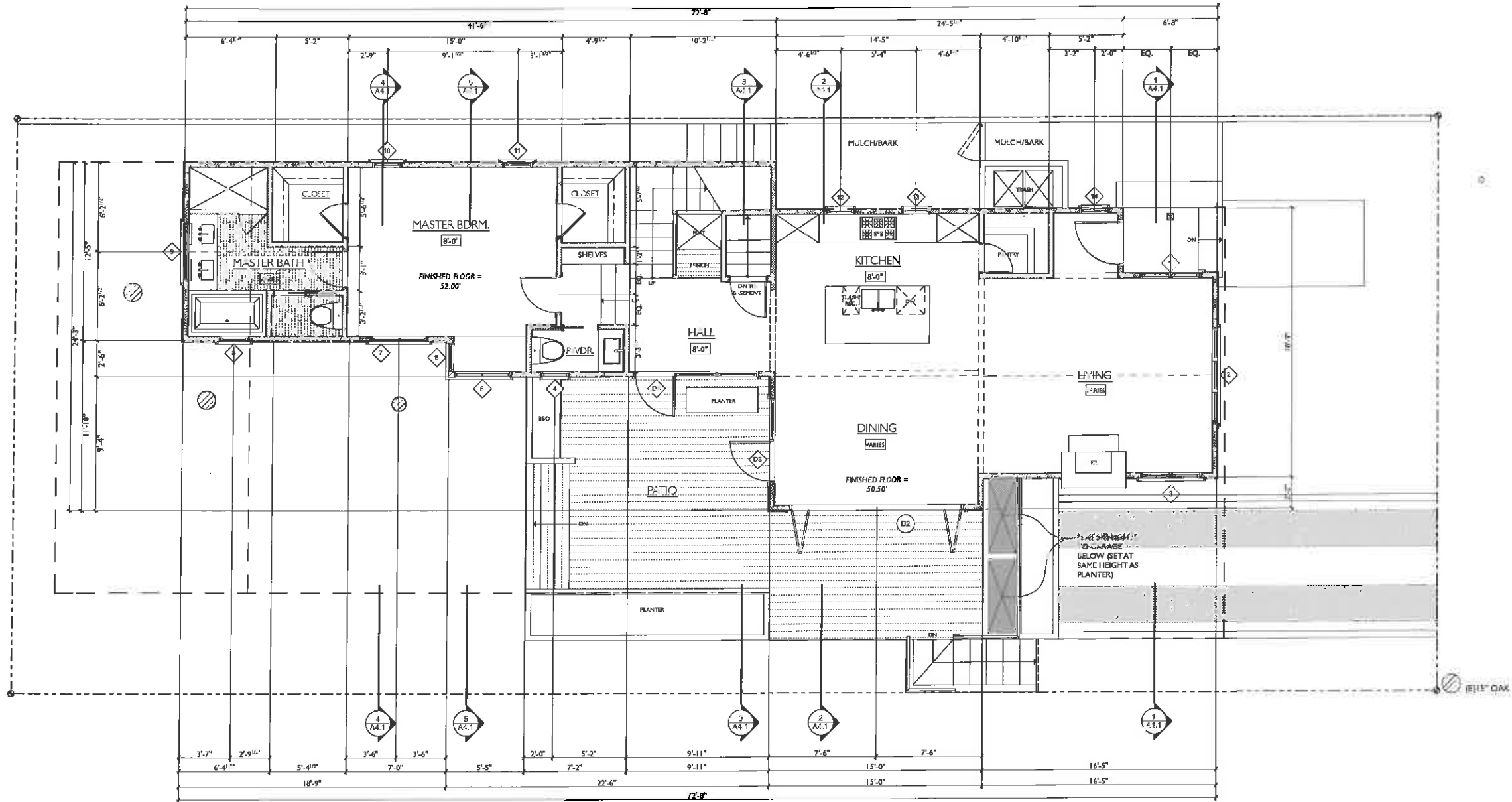
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CONSTITUTE THE ORIGINAL AND
ONLY SET OF BLUEPRINTS FOR
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Proposed Main
Level Floor Plan

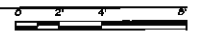
sheet 10

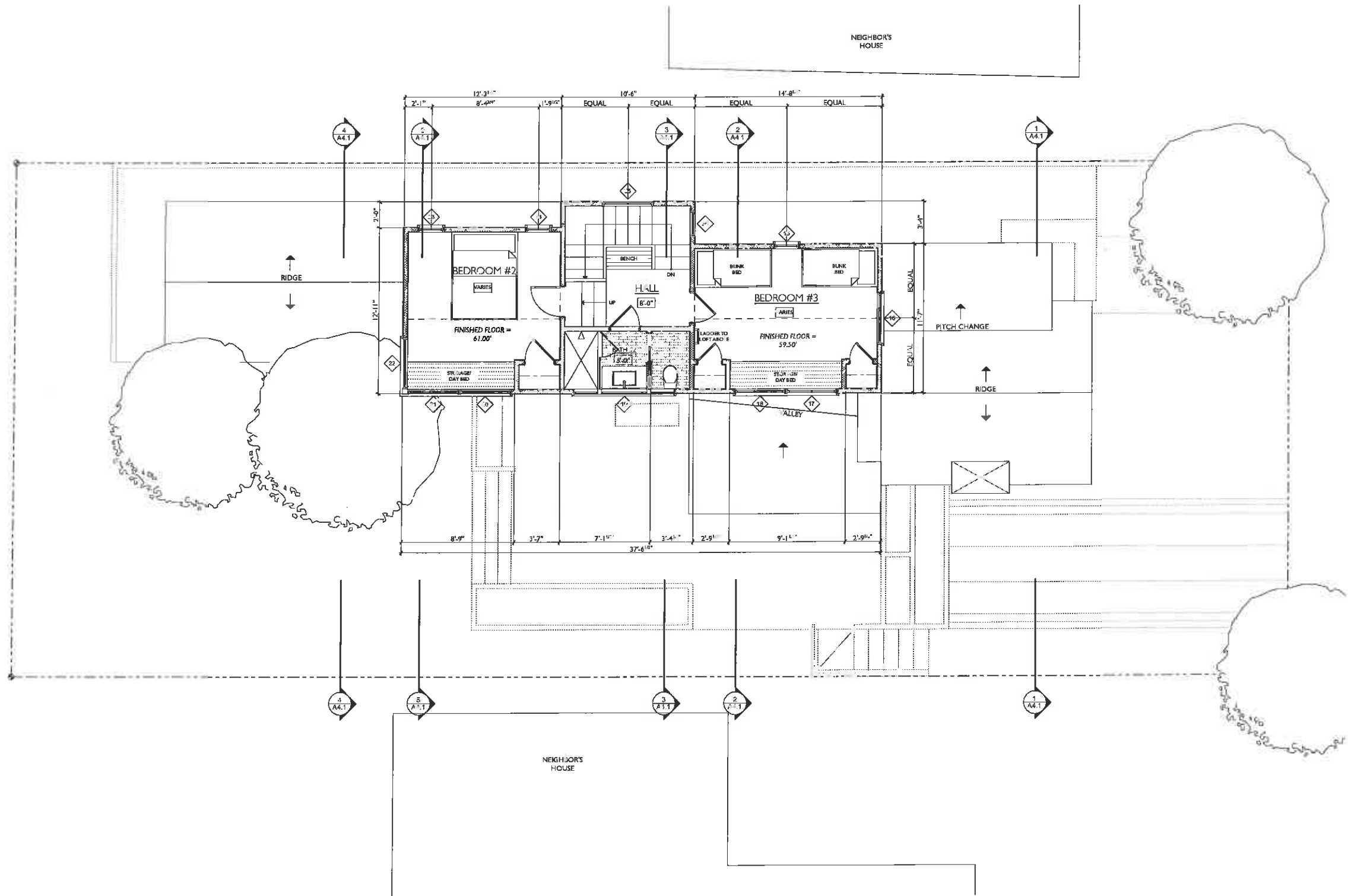
A2.1

of 18
sheets



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





1 PROPOSED UPPER LEVEL
SCALE: 1/4" = 1'-0"

issued: 11/19/14
revised:
drawn by: jtp

JUSTIN PAULY ARCHITECTS
10 Via Buena Vista
Monterey, California 93740
P. 831.642.7105
F. 831.642.2669
jpa@justinpaulyarchitect.com

PRELIMINARY: NOT FOR CONSTRUCTION

a new residence for:
Carl & Diane Shannon
monte verde, 3 n/w of 4th carmel-by-the-sea, california apn: 010.223.032

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Proposed Upper Level Floor Plan

sheet 11
A2.2
of 18 sheets

issued: 11/19/14

revised:

drawn by: jtp

JUSTIN PAULY ARCHITECTS

40 de buena vista
monterey, california 93940
p. 531.240.7785
t. 531.240.7880
jpa@justinpaulyarchitects.com

PRELIMINARY: NOT FOR
CONSTRUCTION

Carl & Diane Shannon

a new residence for:

monte verde, 3 n/w of 4th carmel-by-the-sea, california apn: 010.223.032

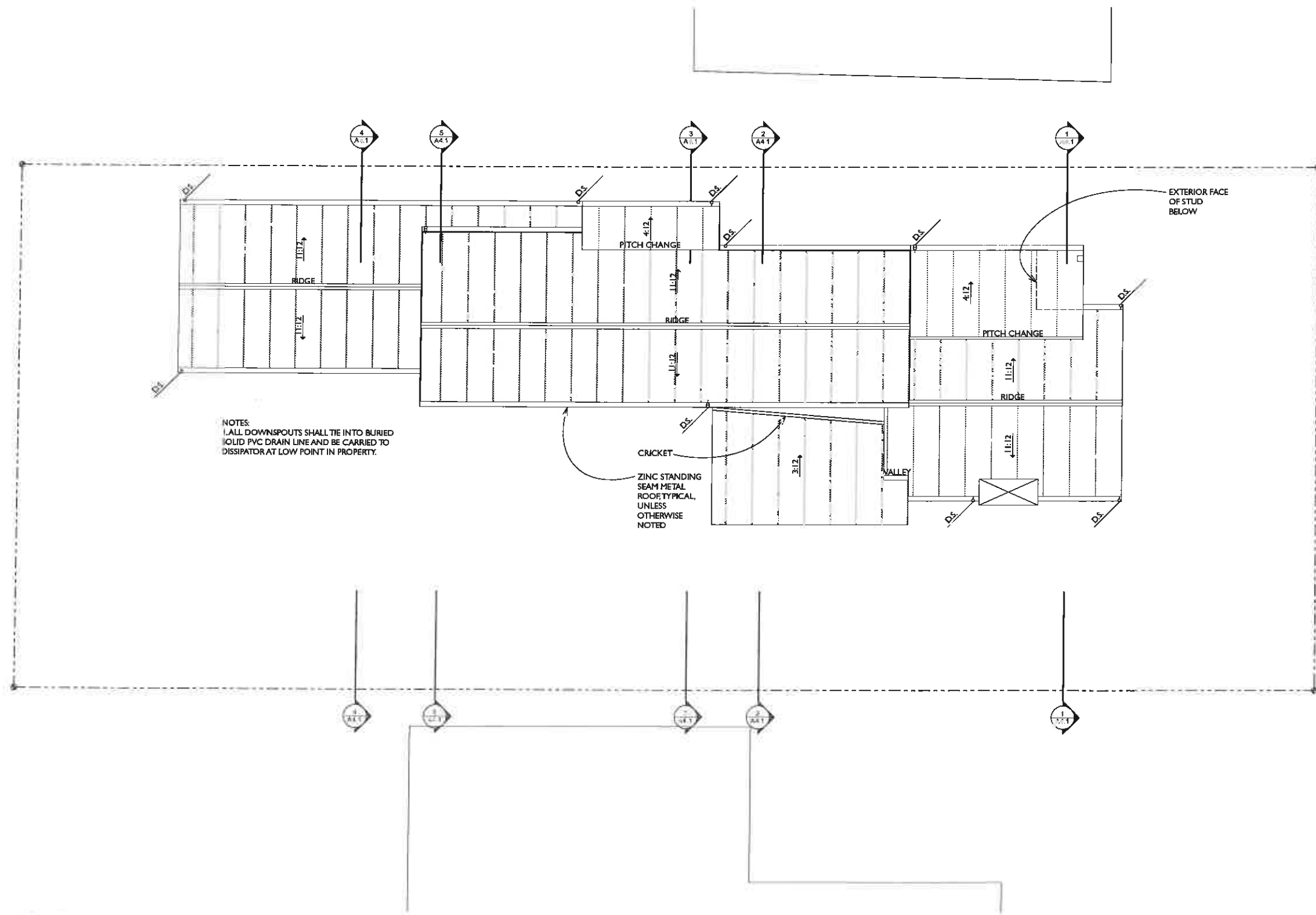
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Proposed Roof
Plan

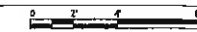
sheet 12

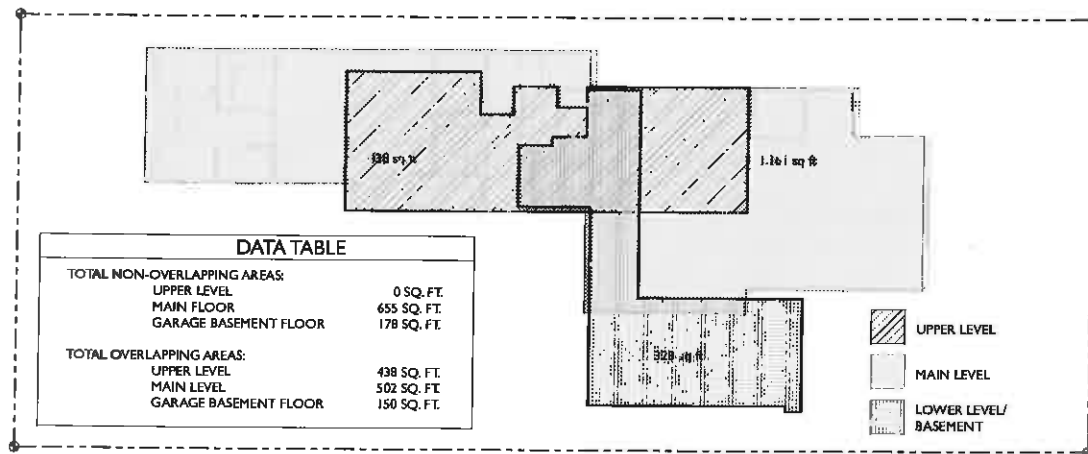
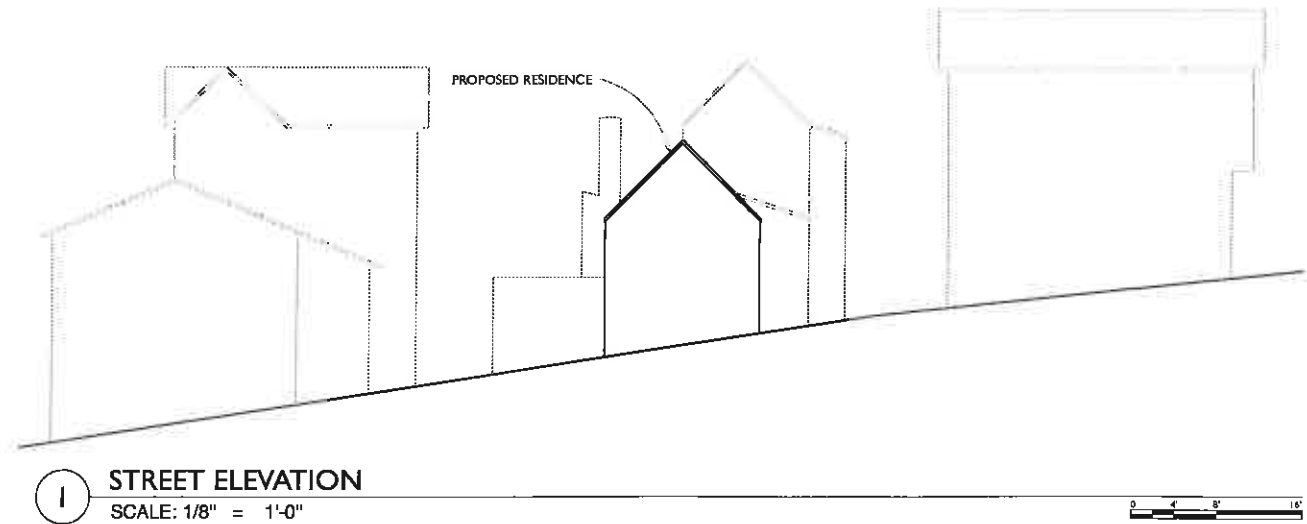
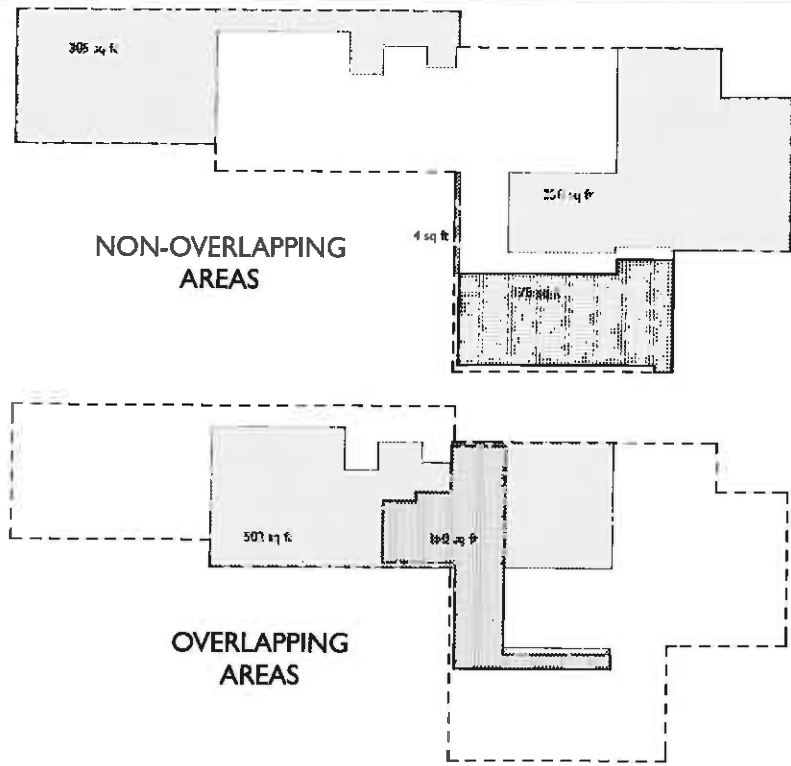
A2.3

of 18
sheets

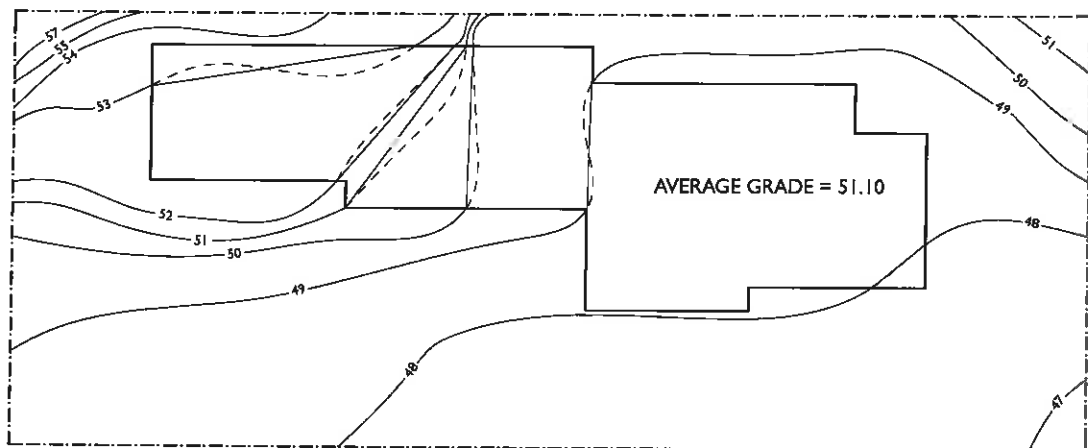


1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

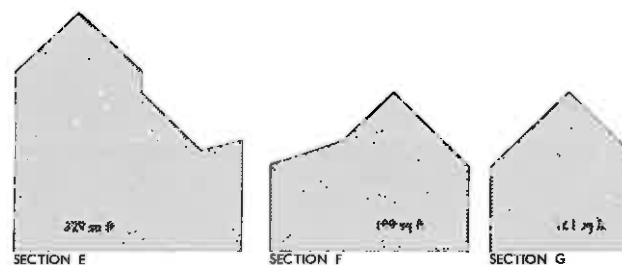
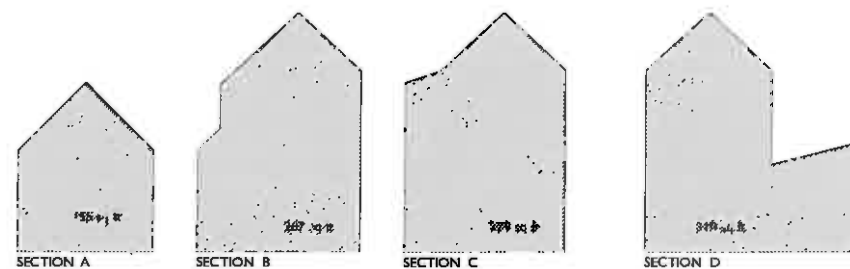
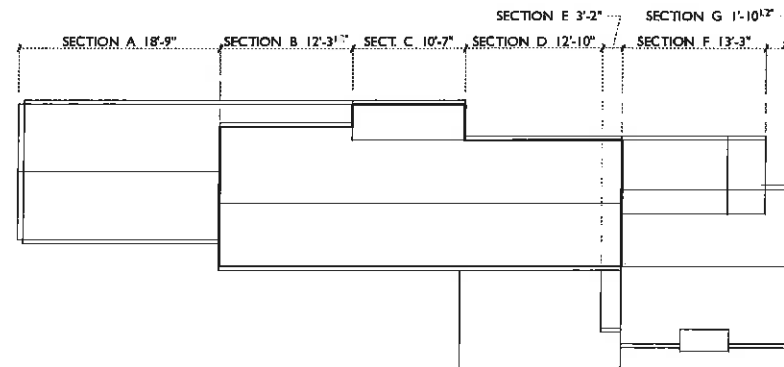




3 FLOOR AREA MAP
SCALE: 1/8" = 1'-0"



4 AVERAGE NATURAL GRADE DIAGRAM
SCALE: 1/8" = 1'-0"



VOLUME CALCULATIONS

SECTION 'A':	18.75 x 155 =	2906.25 CU. FT.
SECTION 'B':	12.29 x 267 =	3,281.43 CU. FT.
SECTION 'C':	10.58 x 279 =	2,951.82 CU. FT.
SECTION 'D':	12.83 x 310 =	3,977.30 CU. FT.
SECTION 'E':	3.16 x 329 =	1,039.64 CU. FT.
SECTION 'F':	13.25 x 199 =	2,636.75 CU. FT.
SECTION 'G':	1.875 x 161 =	301.88 CU. FT.
TOTAL:		17,095.07 CU. FT.

2 VOLUME CALCULATIONS
SCALE: 1/8" = 1'-0"

issued: 11/19/14
revised:
drawn by: jtp

JUSTIN PAULY ARCHITECTS
40 Via Buena Vista
Monterey, California 95940
P: 831.240.7785
F: 831.240.8880
jpa@justinpaulyarchitects.com

PRELIMINARY: NOT FOR CONSTRUCTION

a new residence for:
Carl & Diane Shannon
monte verde, 3 n/w of 4th carmel-by-the-sea, california apn: 010.223.032

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Calculations

sheet 13
A2.4
of 18 sheets

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4810 HUNTERS TRAIL
MONTEREY, CALIFORNIA 93940
P: (408) 407-7855
F: (408) 407-8889
jtp@justinpaulyarchitects.com

PRELIMINARY, NOT FOR CONSTRUCTION

apn: 010.223.032

carmel-by-the-sea, california

a new residence for:

Carl & Diane Shannon

monte verde, 3 n/w of 4th

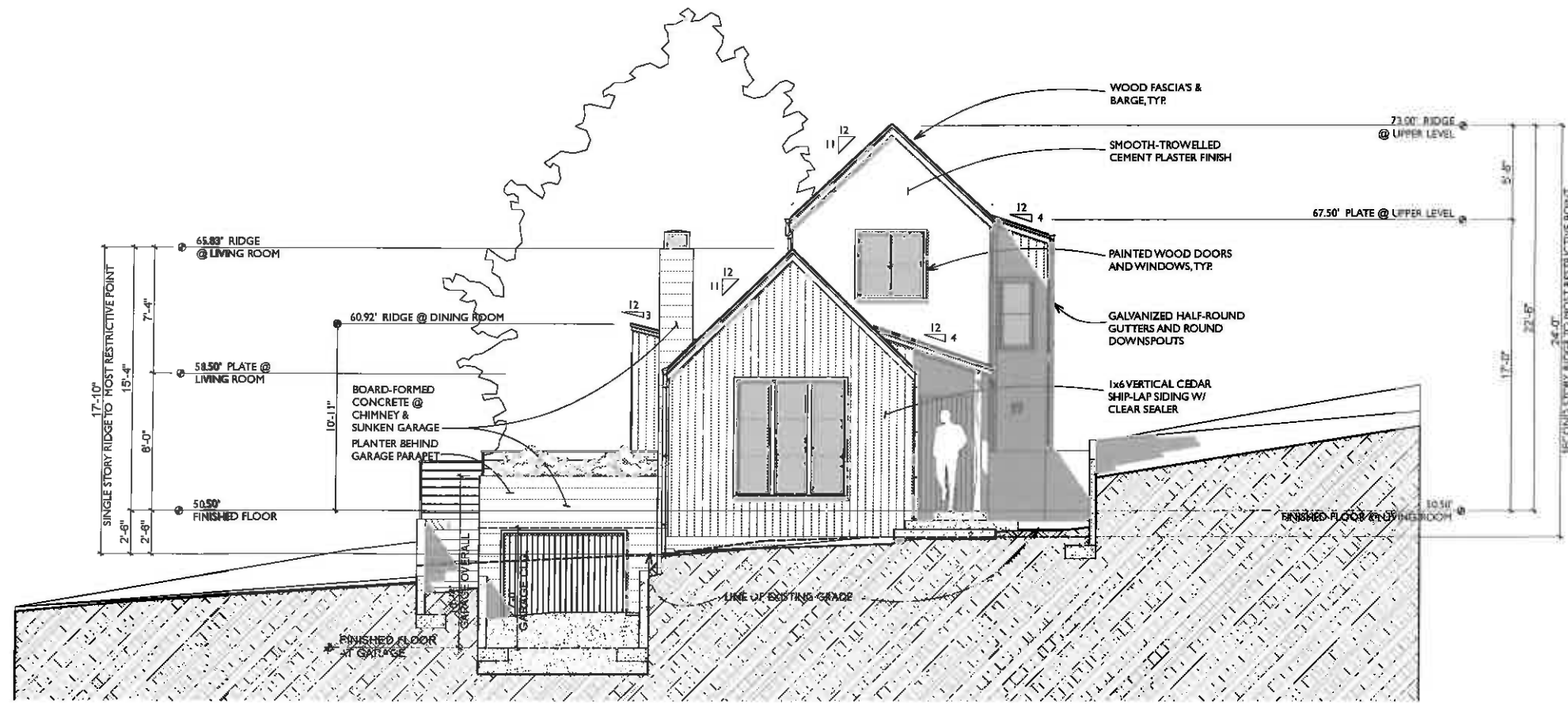
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Exterior Elevations

sheet 14

A3.0

of 18 sheets



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



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

JUSTIN PAULY ARCHITECTS

49 Via Buena Vista
Monterey, CA 93940
Tel: 831.202.7785
Fax: 831.202.7786
jpa@justinpauly.com

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a new residence for:
Carl & Diane Shannon
monte verde, 3 n/w of 4th carmel-by-the-sea, california apr. 010.223.032

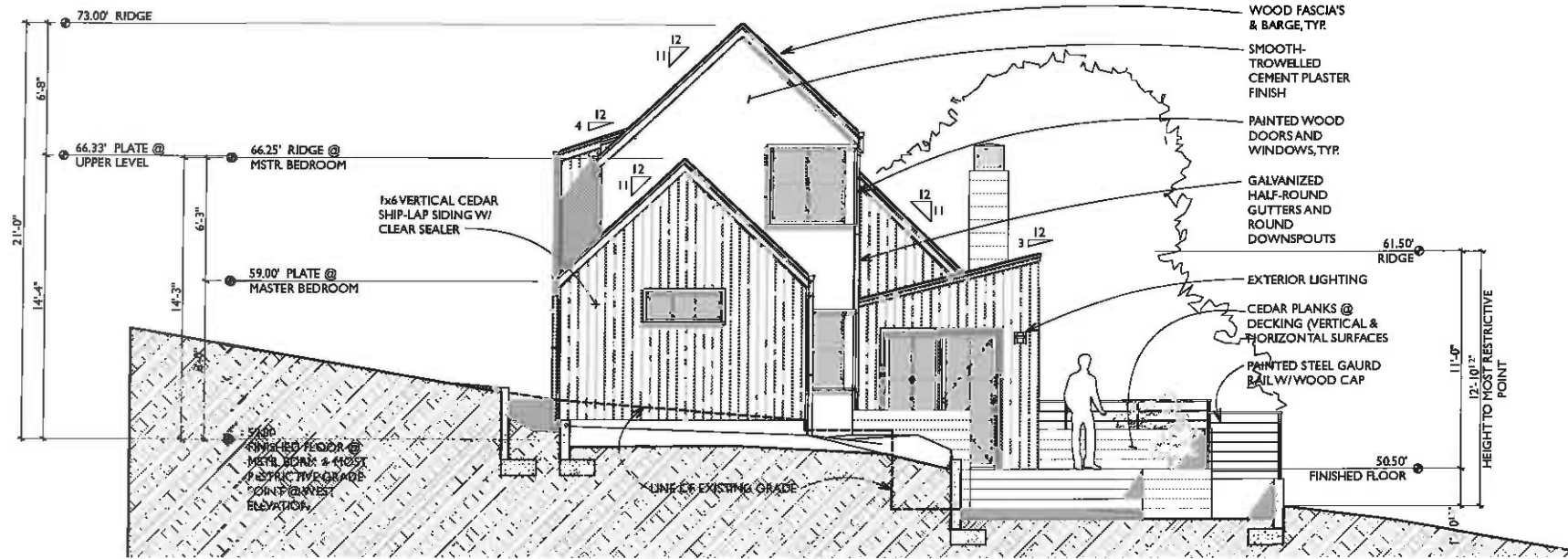
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Exterior Elevations

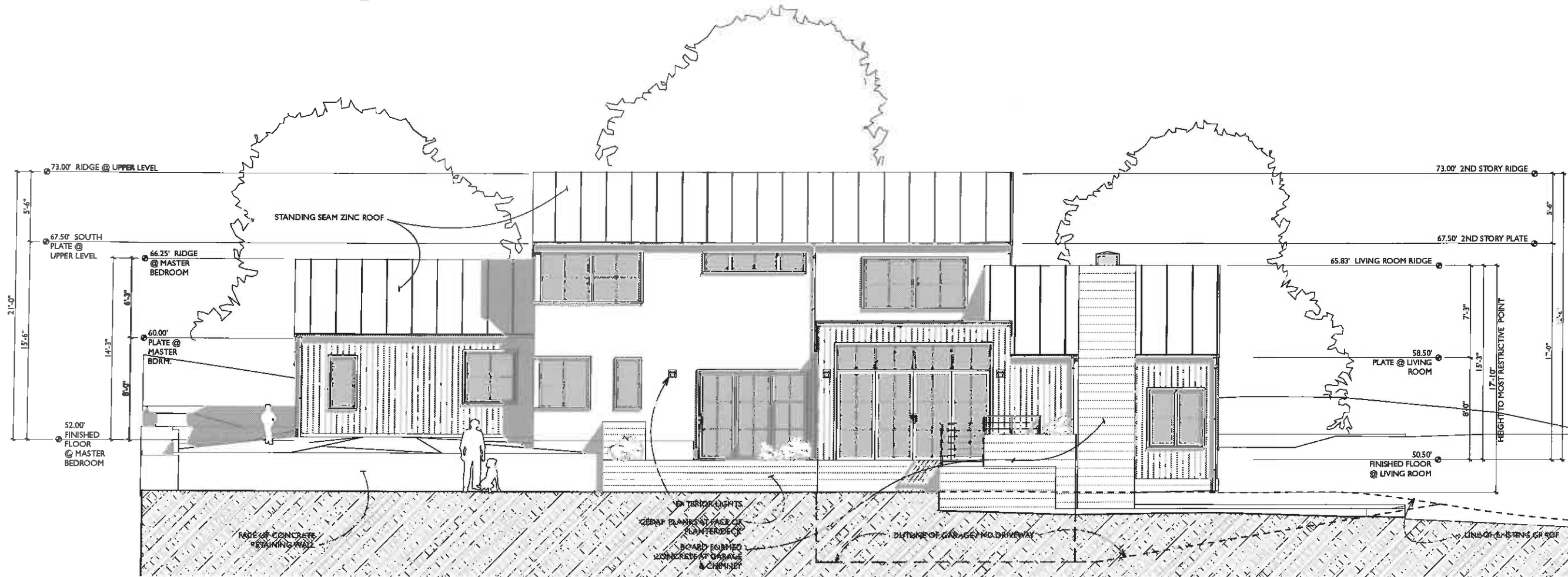
sheet 15

A3.1

of 18 sheets



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



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

issued: 11/19/14

revised:

drawn by: jtp

JUSTIN PAULY ARCHITECTS

40 La Bamba Lane
Montreux, California 93970
P: 831.242.7125
F: 831.285.7689
jtp@justinpaulyarchitects.com

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Carl & Diane Shannon
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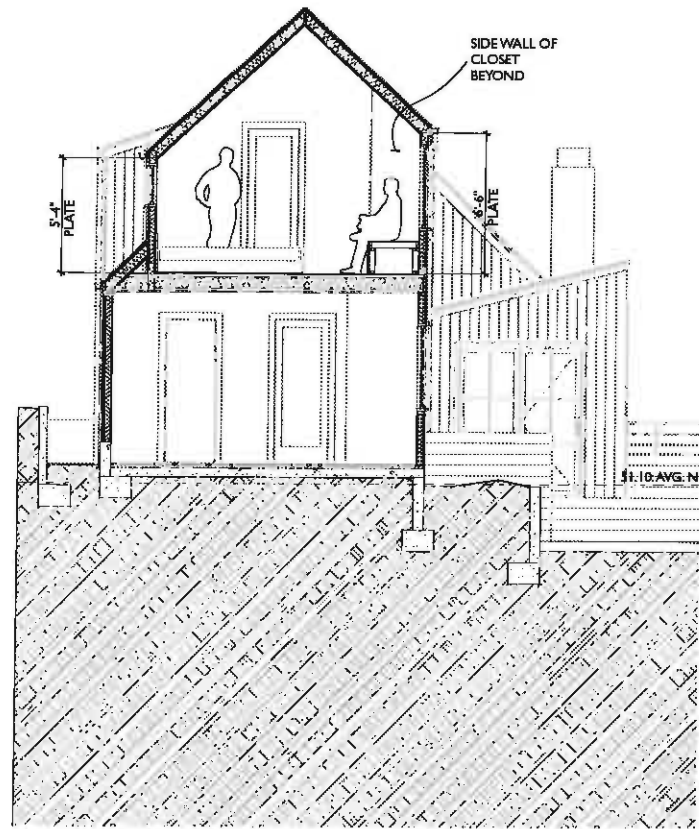
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Building Sections

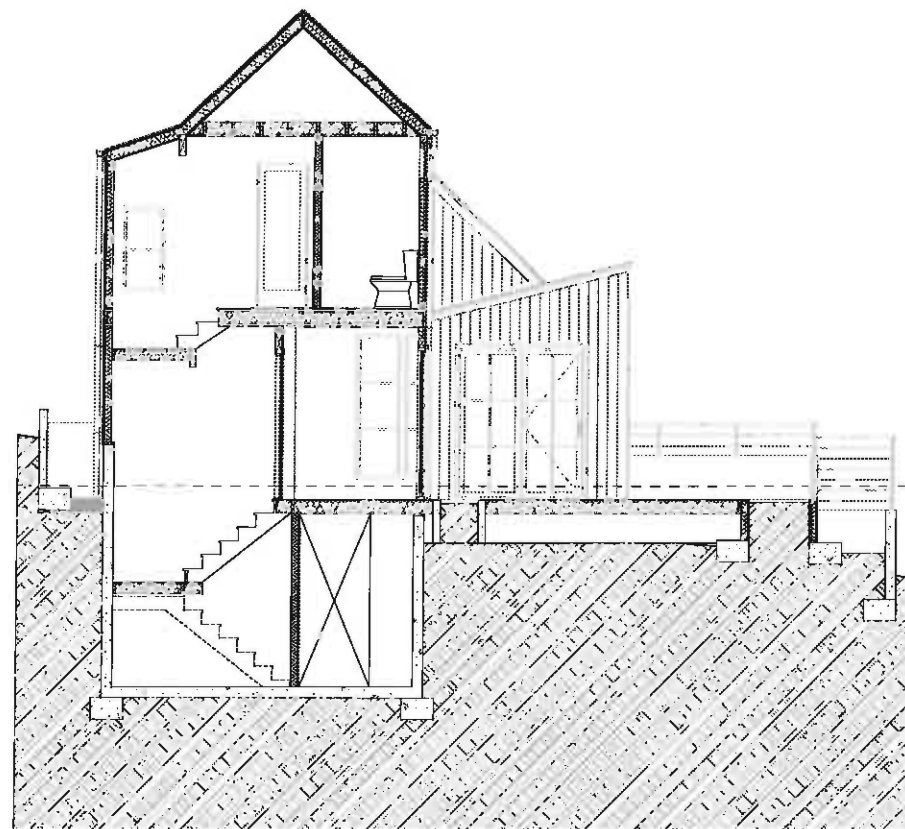
sheet 16

A4.1

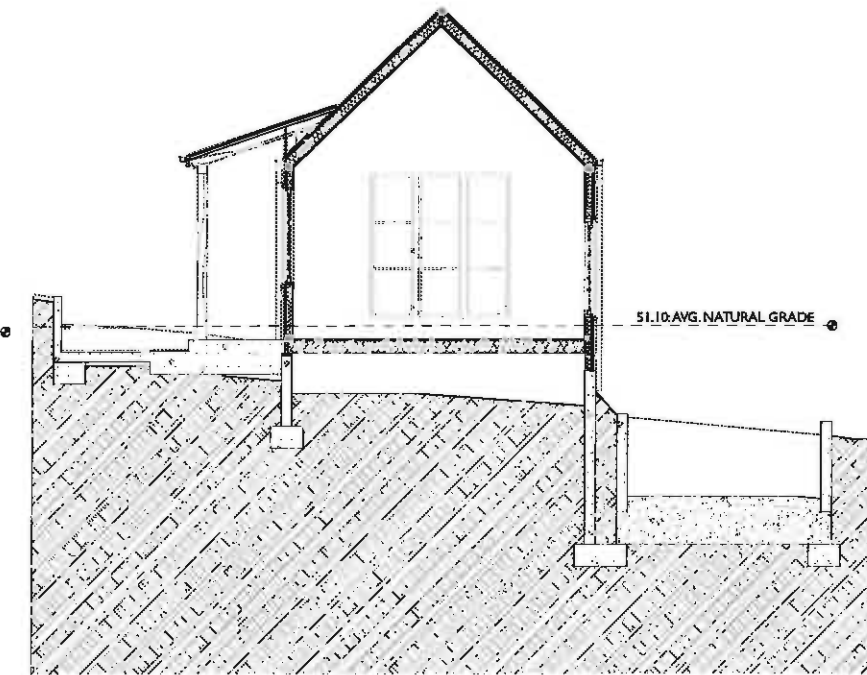
of 18 sheets



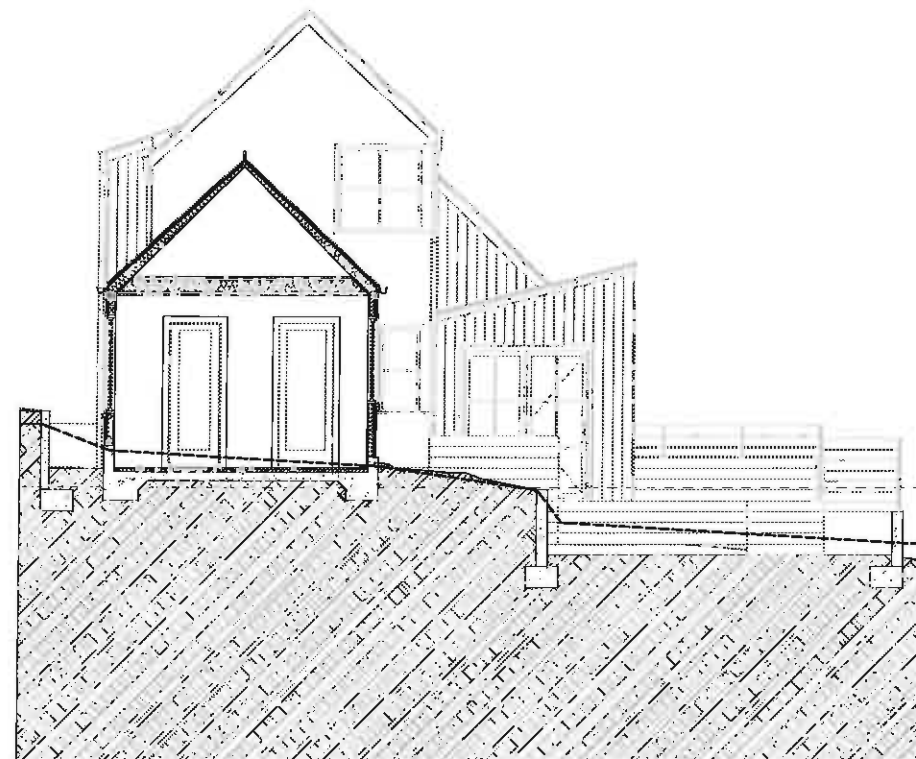
5 SECTION THROUGH GUEST BEDROOM
SCALE: 1/4" = 1'-0"



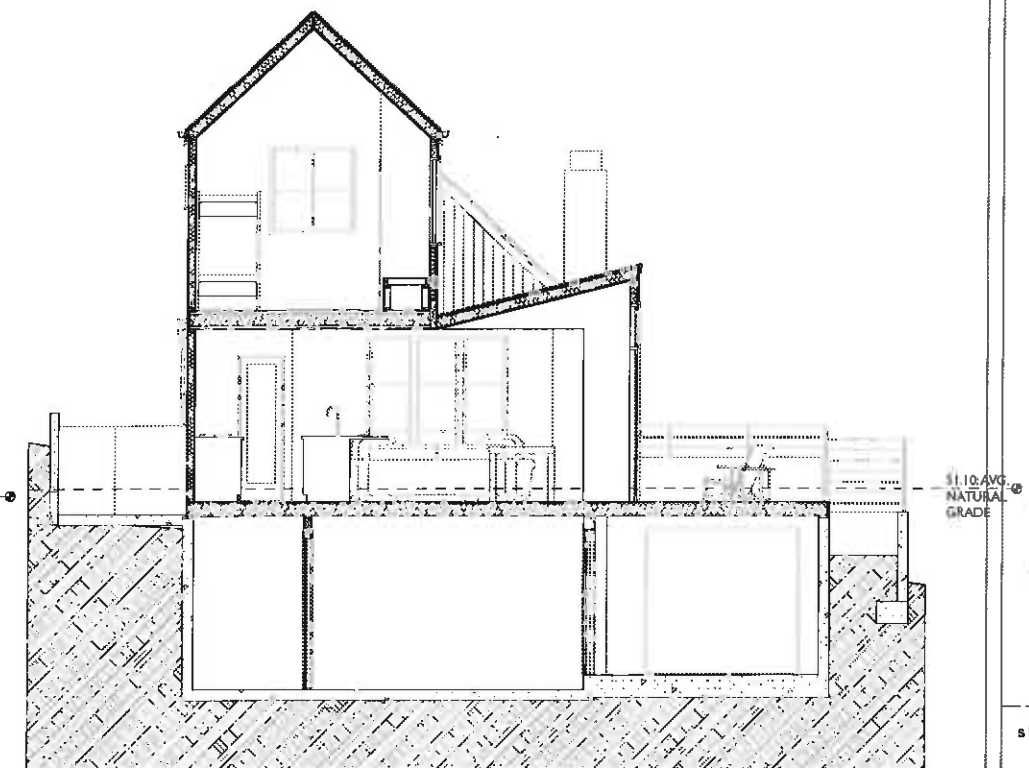
3 SECTION THROUGH STAIRS
SCALE: 1/4" = 1'-0"



1 SECTION THROUGH LIVING ROOM
SCALE: 1/4" = 1'-0"



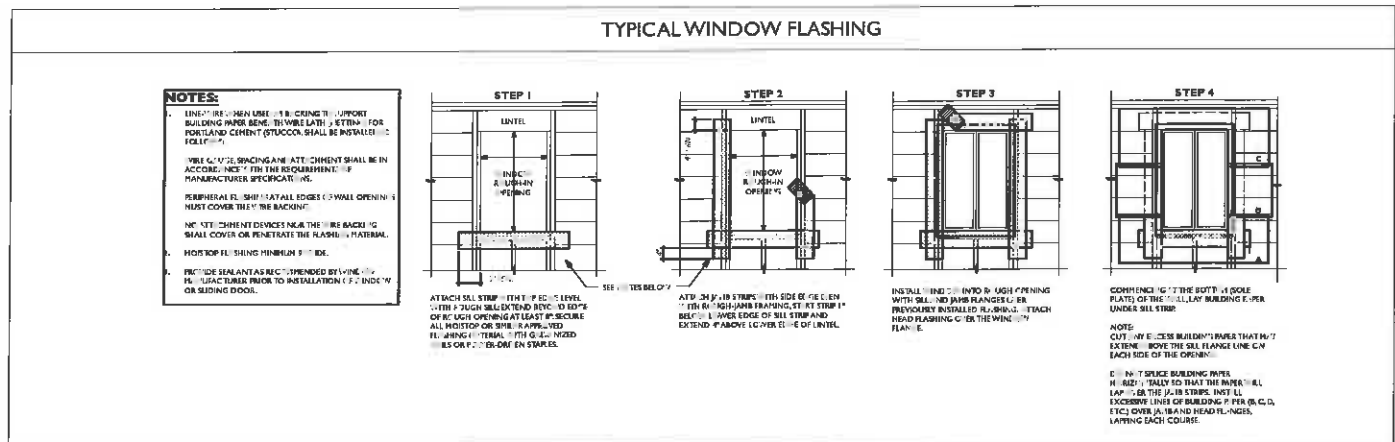
4 MASTER BEDROOM
SCALE: 1/4" = 1'-0"



2 SECTION THROUGH KITCHEN
SCALE: 1/4" = 1'-0"

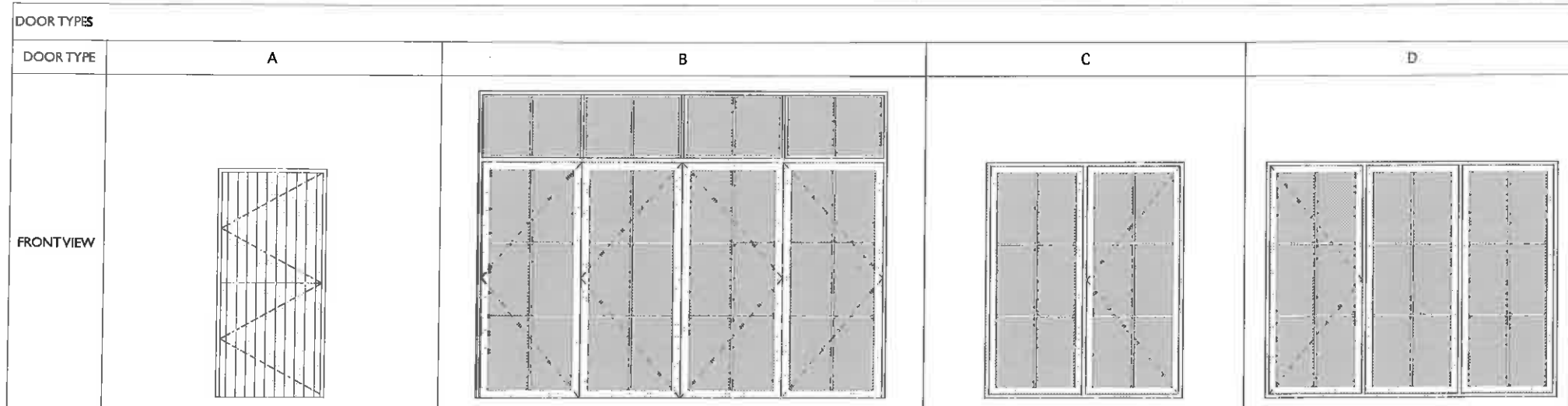
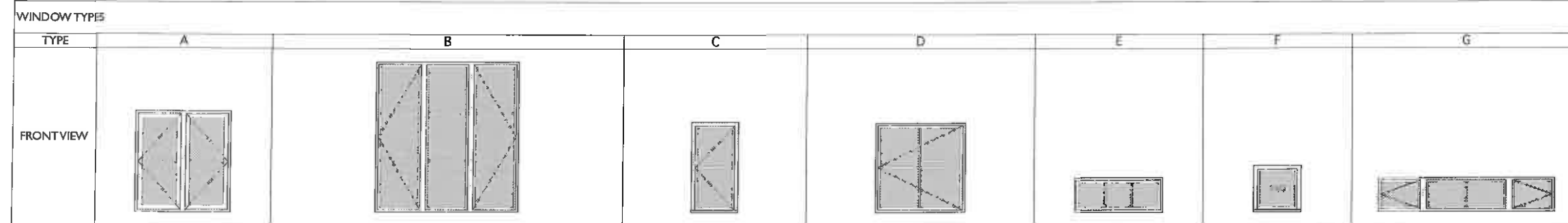
WINDOW SCHEDULE						
MARK	SIZE		TYPE	TEMPERED	NOTES	HEAD HEIGHT
	WIDTH	HEIGHT				
1	4'-3"	4'-6"	A			7'
2	6'-6"	6'-9"	B			7'-8"
3	4'-3"	4'-6"	A	YES		5'-6"
4	2'	4'	C	YES		8'
5	4'	4'	D			8'
6	2'	4'	C			8'
7	4'	4'	D			8'-5 3/4"
8	2'	4'	C	YES		8'
9	4'	1'-6"	E			9'
10	2'	4'-6 1/8"	C			8'-6 1/8"
11	2'	4'	C			8'
12	2'	4'	C			7'-6"
13	2'	4'	C	YES		7'-6"
14	2'	2'	F			6'-8"
15	4'	4'	D			7'-6"
16	4'	4'	D			7'
17	4'	4'	D			7'
18	4'	4'	D			7'
19	8'	1'-6"	G	YES		7'-6"
20	4'	4'	D			6'
21	4'	4'	D			6'
22	4'	4'	D			6'
23	2'	2'	F			5'-1/2"
24	2'	2'	F			5'-1/2"
25	4'	4'	D	YES		4'-6"
26	2'	4'	C	YES		4'-6"

DOOR SCHEDULE									
MARK	DIMENSIONS		TYPE	TEMP'D	DETAILS			HARDWARE GROUP	NOTES
	WIDTH	HEIGHT			HEAD	JAMB	SILL		
D1	3'-2 1/2"	6'-9 1/4"	A						DUTCH DOOR
D2	12'-2 1/2"	9'-1 1/4"	B	YES					
D3	5'-10 1/2"	7'	C	YES					
D4	8'-8 1/2"	7'	D	YES					



ALL EXTERIOR DOORS AND WINDOWS TO BE "LOEWEN" WOOD WINDOWS AND DOORS; COLOR TO BE DETERMINED.

FRONT DOOR TO BE CUSTOM BUILT WOOD PLANK, DUTCH STYLE DOOR, PAINT GRADE.



issued: 11/19/14
revised:
drawn by: jtp

JUSTIN PAULY ARCHITECTS
 40 W. Avenue 1650
 Monterey, California 93940
 P: 831.440.7705
 F: 831.486.2863
 jpa@justinpaulyarchitects.com

PRELIMINARY - NOT FOR CONSTRUCTION

a new residence for:

Carl & Diane Shannon

monte verde, 3 n/w of 4th carmel-by-the-sea, california apt: 010.223.032

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Window Schedule

sheet 17

A5.0

of 18 sheets



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JUSTIN PAULY ARCHITECTS

49 via buena - lila
 monterey, california 93940
 t: 831.386.1889
 jtp@justinpaulyarchitects.com

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Renderings

sheet 18

A6.1

of 18
 sheets

Staff analysis:

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

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

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

The subject residence is clad with board and batt wood siding and has a moderately-pitched hipped roof design that is visually prominent from the street. The existing wood shake-roof is deteriorated and in need of replacement. The proposed re-roofing materials are GAF Grand Sequoia composition shingles in the Weathered Wood style. Site photographs are included as Attachment A. Staff has included a photograph of the proposed roofing as Attachment B.

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

Staff recommends that the Planning Commission deny the proposal for composition shingle roofing, as it would be inconsistent with Design Guideline 9.8. This recommendation is based on the incompatibility of the proposed composition shingles with the majority of the homes in the neighborhood and the design of the subject residence. Staff notes that the Department would be able to administratively approve a re-roofing application to replace the existing roofing with wood shakes or shingles.

Alternatives: Alternatively, the Planning Commission could note its support for the proposed composition shingles or some other style and/or color of composition shingles, in which case, staff would approve the request.

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

ATTACHMENTS:

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

Attachment A – Site Photographs

Project Site – Facing east on Torres Street



Attachment B – Proposed composition shingles (color: Weathered Wood)





CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

December 10, 2014

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 a Design Study (DR 14-33) for the replacement of a composition roof with composition shingles on a commercial building located in the Service Commercial District

Recommendation:

Consider this Design Review application (DR 14-33) for the replacement of an existing composition roof with composition shingles on a commercial building and take the appropriate action on the request.

Application: DR 14-33	APN: 010-098-015
Location: SE Corner of Mission Street & 5 th Avenue	
Block: 58	Lots: 2 & 4
Applicant: Bobby Richards	Property Owner: Dennis LeVett

Background and Project Description:

The project site is located on the Southeast corner of Mission Street and Fifth Avenue and is developed with four commercial buildings, each has composition-shingle roofing. The applicant is only proposing to replace the roofing of the building at the southeast corner of Mission Street and Fifth Avenue, as depicted in the photograph included in Attachment A. The applicant intends to re-roof the other three buildings at a future date. The subject building has a Tudor-style architectural design.

The applicant is requesting to replace the existing composition-shingle roofing with new Landmark-brand composition shingles. The applicant is proposing any of four possible options with colors that range from tan to gray, as depicted in the brochure included as Attachment B.

On January 25, 2012, the Planning Commission determined that all requests for composition shingles in the Commercial District should be reviewed by the Commission. The Commission wanted to ensure that the use of composition shingles would not negatively impact the character of the Commercial District. Staff notes that the Commercial Design Guidelines do not include specific guidelines pertaining to roof materials.

Staff analysis:

Roofing Material: Section E of the City's Commercial Design Guidelines states the following:

Materials, Textures, and Colors. Building materials and colors should respect the traditions already established in the commercial district. The use of richly detailed wood, tile, moldings, corbels, brick, and stone, as well as landscaping, are encouraged.

The existing composition roof is deteriorated and in need of replacement. The applicant has provided four composition-shingle options for consideration. Unlike the Residential Design Guidelines, which provide specific guidance on roofing materials, the Commercial Design Guidelines do not specifically address roofing materials. The Commercial Design Guidelines do, however, specify that materials, textures, and colors should complement the existing context of the building and the commercial district.

The use of wood shakes would be the most consistent with the recommendation for natural materials included in Commercial Design Guideline E. However, the Commission may also consider the request for composition shingles, as the proposed re-roof project would be an in-kind replacement of existing materials. In staff's opinion, the mixed-gray color (Thunderstorm Gray) composition shingles would be the most appropriate color for the this project and would be architecturally compatible with the building. A sample of the proposed roofing material will be available for review at the Planning Commission meeting.

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

ATTACHMENTS:

- Attachment A – Site and Surrounding Context Photographs
- Attachment B – Correspondence from Applicant and Roofing Brochure



Requesting roof
for this building



Problem area



neighbor to The
South.



Two other buildings
in the courtyard.

RECEIVED

OCT 31 2014

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

Project is located on the SW Corner of 5th and Mission. Property consists of four like buildings. One building is in need of roof repair. We feel to completely reroof this building would be a better fix then to simply repair it. The current composition roof will be replaced with a new composition roof. The new composition roof has a higher fire rating and is a thicker layer, giving it what we feel is a better look. We eventually hope to use this product for all buildings.

OCT 8 1 2014

City of Camel-by-the-Sea
Planning & Building Dept

LANDMARK color palette



Shown in Moire Black



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

December 10, 2014

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 a Concept Design Study (DS 14-114) and for the substantial alteration of an existing residence located in the Single-Family Residential (R-1) District

Recommendation:

Accept the Conceptual Design Study (DS 14-114) and the associated Coastal Development Permit subject to the attached findings and recommendations/draft conditions

Application:	DS 14-114	APN:	009-201-013
Block:	2	Lot:	5
Location:	NE Corner of Forest & 7 th Ave.		
Applicant:	Alan Lehman	Property Owner:	OSBT Investments

Background and Project Description:

The project site is located at the northeast corner of Forest Road and 7th Avenue. The property is developed with a split-level stucco-clad residence on a property that is 5,000 square feet in size. A Final Determination of Historic Ineligibility for the subject residence was issued by the Community Planning and Building Department on August 28, 2014.

The applicant is proposing to remodel and expand the residence from 1,616 square feet to 2,129 square feet. The project includes the following components: 1) the net addition of 513 square feet of floor area, 2) the conversion of a two-car garage into a one-car garage, 3) new exterior siding including board and batten siding on the upper level and stucco on the lower level, 4) new composite-shingle roofing, and 5) install new unclad wood windows and doors.

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 5,000 SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	2,150 (43%)	1616 sf (32%)	2,129 sf (43%)
Site Coverage	673 sf (13.4%)	600 sf (12%)	652 sf (13%)
Trees (upper/lower)	4/3 (recommended)	1/8	1/8
Ridge Height (1 st /2 nd)	18 ft./24 ft.	14 ft. /22 ft.	New addition: 12 ft.
Plate Height (1 st /2 nd)	12 ft./18 ft.	10 ft. /16 ft. 9 in.	New addition: 8 ft.
Setbacks	Minimum Required	Existing	Proposed
Front	15 ft.	15 ft.*	No change
Composite Side Yard	14 ft. (25%)	11 ft. (19.6%)	New addition: 14 ft. (25%)
Minimum Side Yard	3 ft.	Interior Side: 3.5 ft. Street Side: 7 ft. 7 in.	Interior Side: No Change Street Side: 10 ft. 2 in.
Rear	15 ft.	49.5 ft.	22.5 ft.
* Front porch 7 ft 7 in			

Staff Analysis:

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

The site contains nine trees, including one significant 18” Coast Live Oak tree at the rear of the property. The tree will not be impacted by the proposed addition. The City Forester has recommended that the applicant plant one new upper canopy tree on the site and that the property owner eliminate all ivy from the site. A condition has been drafted regarding the new tree and the removal of the ivy.

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 of *“view opportunities.”*

Staff has not identified any view or privacy impacts associated with this project. Staff notes that there is an existing 6-foot high wood fence along the north, east, and west property lines that is proposed to be rebuilt and that would help to provide privacy for neighboring properties. The height of this fence will need to be reduced to 4 feet along the west (Forest Road-fronting) property line to comply with the City’s maximum allowed fence height within a street-side setback. A condition of approval has been drafted for this requirement.

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 construct a one-story, 513-square foot addition at the rear of the existing residence. The proposed addition is 12 feet high and does not substantially increase the size of the building.

Building & Roof Form: Residential Design Guidelines 8.1 through 8.3 states to *“avoid busy building forms”* and *“keep building walls simple in the extent of variation in wall and roof plans.”* The guidelines also encourage roofs to be designed in proportion to the scale of the building.

The proposed addition is compatible with the design of the main residence. However, staff is concerned that the proposed roof design, in particular on the north elevation, may have a “busy” appearance. The Commission should consider whether the project should be revised to simplify the roof design. The applicant could revise the design for Final Planning Commission Review.

Front Setback: The applicant is proposing a bay window on the south (front) elevation that encroaches 18 inches into the 15-foot front-yard setback. A condition has been drafted requiring the applicant to eliminate the south elevation bay window in order to meet the setback requirement.

Public Right Of Way: The portion of the Right of Way (ROW) between the front property line and the edge of pavement for Forest Road is 10 feet wide and largely unimproved. There is one small (2 ft in diameter) concrete slab adjacent to the driveway, and removal of this slab is proposed. The

portion of the ROW fronting the property along Seventh Avenue is approximately 20 feet wide and contains stairs. Photographs of the ROW fronting of the property are included in Attachment A.

The applicant is proposing to replace the stairs, which would require an encroachment permit. The Planning Commission is advisory to the City Administrator and/or City Council on encroachment permits. Staff could potentially support the proposed request, as this area has a steep grade and stairs may be needed to provide safe access to the property. A condition has been drafted requiring the applicant to apply for an encroachment permit for the stairs.

Project Components for Final Review: Project components such as the finish materials, fencing, and skylights are evaluated as part of the final Design Study Review; therefore, this Concept Review does not include an analysis of these project components. The Planning Commission may provide the applicant with preliminary input on these design features as part of the concept review.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The project includes a 513-square foot addition an existing 1,616-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 – Project Plans

Attachment A – Site Photographs



Project site (Street Elevation) – Facing east from Forest Road



Project Site (Front Elevation)



Project Site – Rear (North) Elevation



Project Site (Street Elevation) – Looking North from Seventh Avenue

Attachment B – Findings for Concept Acceptance

DS 14-114 (OSBT)
 December 10, 2014
 Concept Findings
 Page 1

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

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

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

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

Attachment C – Recommendations/Draft Conditions

DS 14-114 (OSBT)

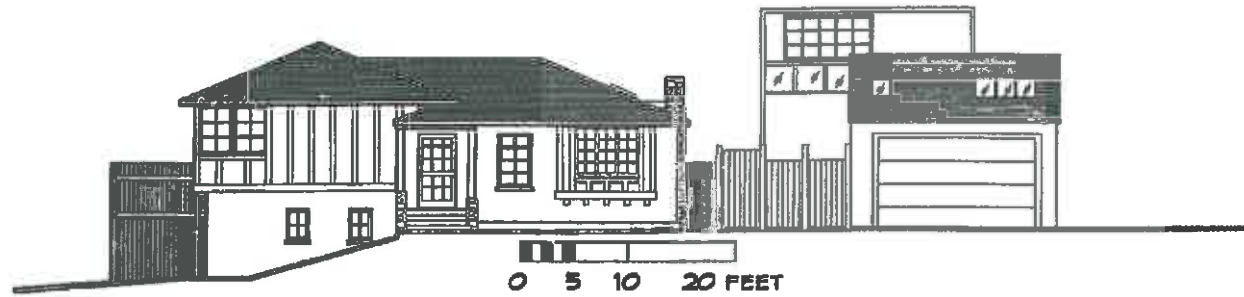
December 10, 2014

Recommendations/Draft Conditions

Page 1

Recommendations/Draft Conditions of Approval		
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. The landscape plan shall also indicate the removal of all ivy from the property.	
2.	The applicant shall eliminate the proposed south elevation bay window in order to meet the front-yard setback requirement.	
3.	The applicant shall apply for an encroachment permit for the proposed stairs in the City ROW prior to submitting for the Building Permit.	
4.	The applicant shall revise the fence height along the west property line to conform to the City's street-side setback fence height limit of 4 feet.	

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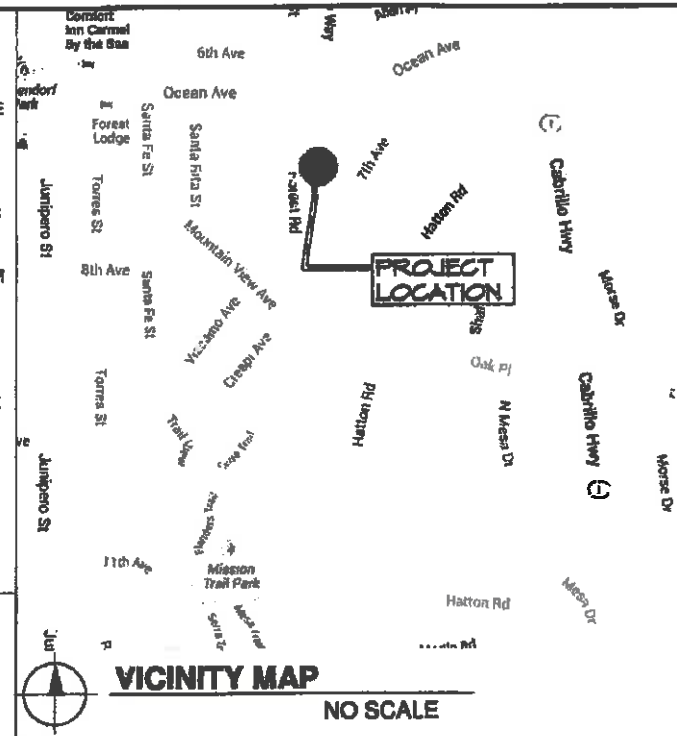


STREET ELEVATION FROM 7TH AVENUE

SCALE 1/8" = 1'-0"

GÉNÉRAL NOTES

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



VICINITY MAP

NO SCALE

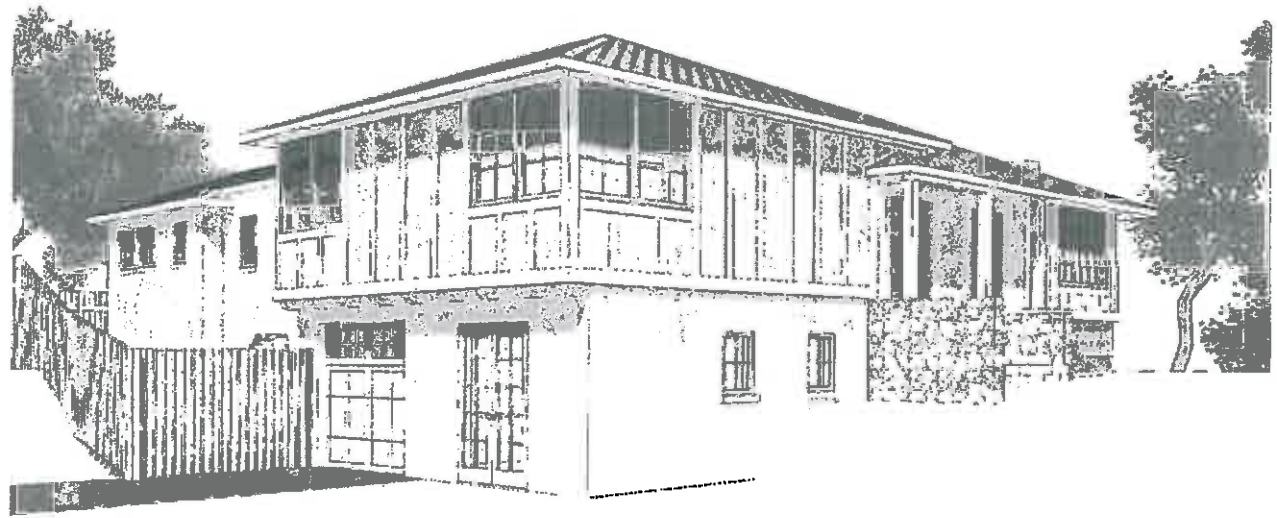
REVISION NOTES

- 1. SIGNIFICANT OAK TREE NOTED ON SITE PLAN
- 2. REDESIGN OF FRONT PORCH DUE TO SET BACK ISSUE
- 3. BAY WINDOW CANTILEVERED AREAS SHOWN ON SITE PLAN
- 4. ELEVATION HEIGHT CALL OUTS SHOWN TO GRADE
- 5. FENCE DETAIL ON SHEET A4

RECEIVED

DEC 01 2014

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



PERSPECTIVE VIEWS FROM STREET

NO SCALE

PROJECT INFORMATION

OWNER	OSBT INVESTMENTS
SITE ADDRESS	Forest 0 N.E. of 7th, Carmel CA 93921
A P N	APN 009-201-013
LEGAL	MAP OF PARADISE PARK TR 4 LOT 5 BLK 2.
LOT/BLOCK	LOT 5, BLK 2
YEAR BUILT	1941
ZONING	R-2
CONST. TYPE	V-B
OCCUPANCY	R-3
FIRE SPRINKLERS	NO
HISTORIC	NO

LOT SIZE	5000 S.F.
EXISTING BUILDING AREA	1112 S.F.
EXISTING GARAGE	504 S.F.
EXISTING TOTAL BUILDING AREA	1616 S.F.
PROPOSED BUILDING AREA (+800)	1912
PROPOSED GARAGE AREA (-287)	217
PROPOSED TOTAL BUILDING AREA	2129 S.F.
BUILDING COVERAGE	34%
F.A.R.	43%

SITE COVERAGE	
FRONT PORCH, LANDING	186 S.F.
DRIVEWAY	82 S.F.
SIDE AND REAR EXTERIOR LANDINGS	45 S.F.
SIDE YARD STEPS AT GRADE	19 S.F.
FRONT YARD PATH	80 S.F.
REAR PATIO AND PATH	260 S.F.
SITE COVERAGE TOTAL	552 S.F.

SCOPE OF WORK

REMODEL AND ADDITION TO SINGLE FAMILY RESIDENCE. 800 S.F. ADDITION TO LIVING AREA, 287 S.F. REDUCTION TO GARAGE AREA. MASTER SUITE ADDITION ON UPPER LEVEL. KITCHEN RELOCATION. REPLACE ONE GARAGE BAY WITH OFFICE ROOM IN LOWER LEVEL. (6) NEW SKYLIGHTS. NEW SIDING, ROOFING AND HARDSCAPE. UPGRADE PLUMBING AND ELECTRICAL.

CONTACT INFORMATION

OWNER - OSBT Investments 831.747.4718
 DESIGNER - Alan Lehman 831.747.4718

CODE COMPLIANCE NOTES

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

DRAWING INDEX

A1	PROJECT DATA, VICINITY MAP, STREET ELEVATION, PERSPECTIVE VIEWS
A2	EXISTING SITE PLAN, PROPOSED SITE PLAN
A3	PROPOSED FLOOR PLANS
A4	ELEVATIONS, SCHEDULES, FENCE ELEVATION
A5	ELEVATIONS, SCHEDULES
A6	ROOF PLAN, FLOOR LEVEL MAP
A7	DEMOLITION, WALL TAKE DOWN AND GRADING PLANS
A8	EXISTING ELEVATIONS, EXISTING FLOOR PLANS
A9	SURVEY
A10	PRELIMINARY SITE ASSESSMENT

REVISIONS

11/13/14

ph 831.747.4718
 26483 mission fields road
 Carmel CA 93923
 info @ lehmandesignstudio.com

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DRAWN BY ALAN LEHMAN

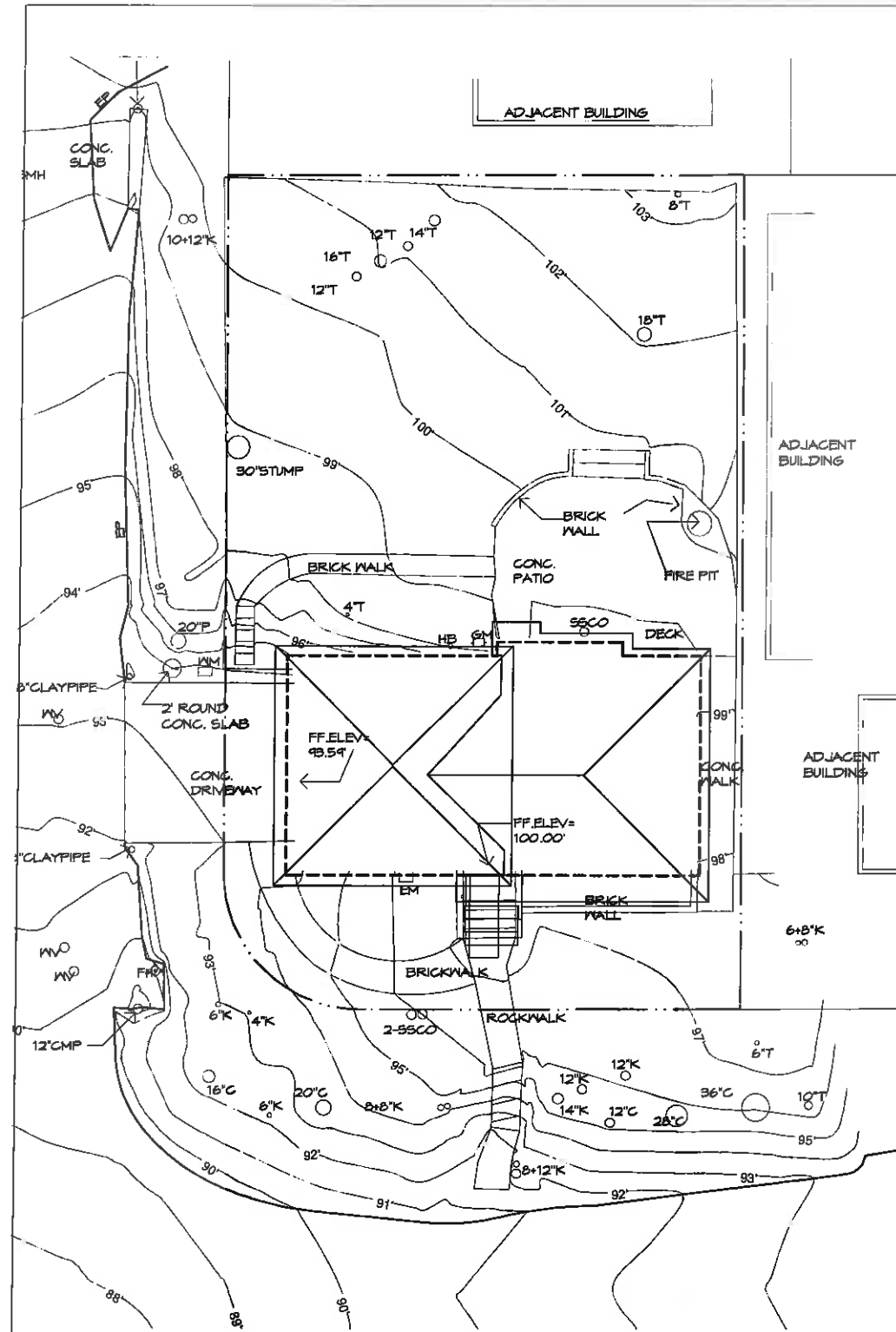
PROJECT INFORMATION
STREET ELEVATION
PERSPECTIVE VIEWS

OSBT Residential Remodel
 Forest 0 N.E. of 7th, Carmel CA 93921
 APN 009-201-013

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SHEET A1

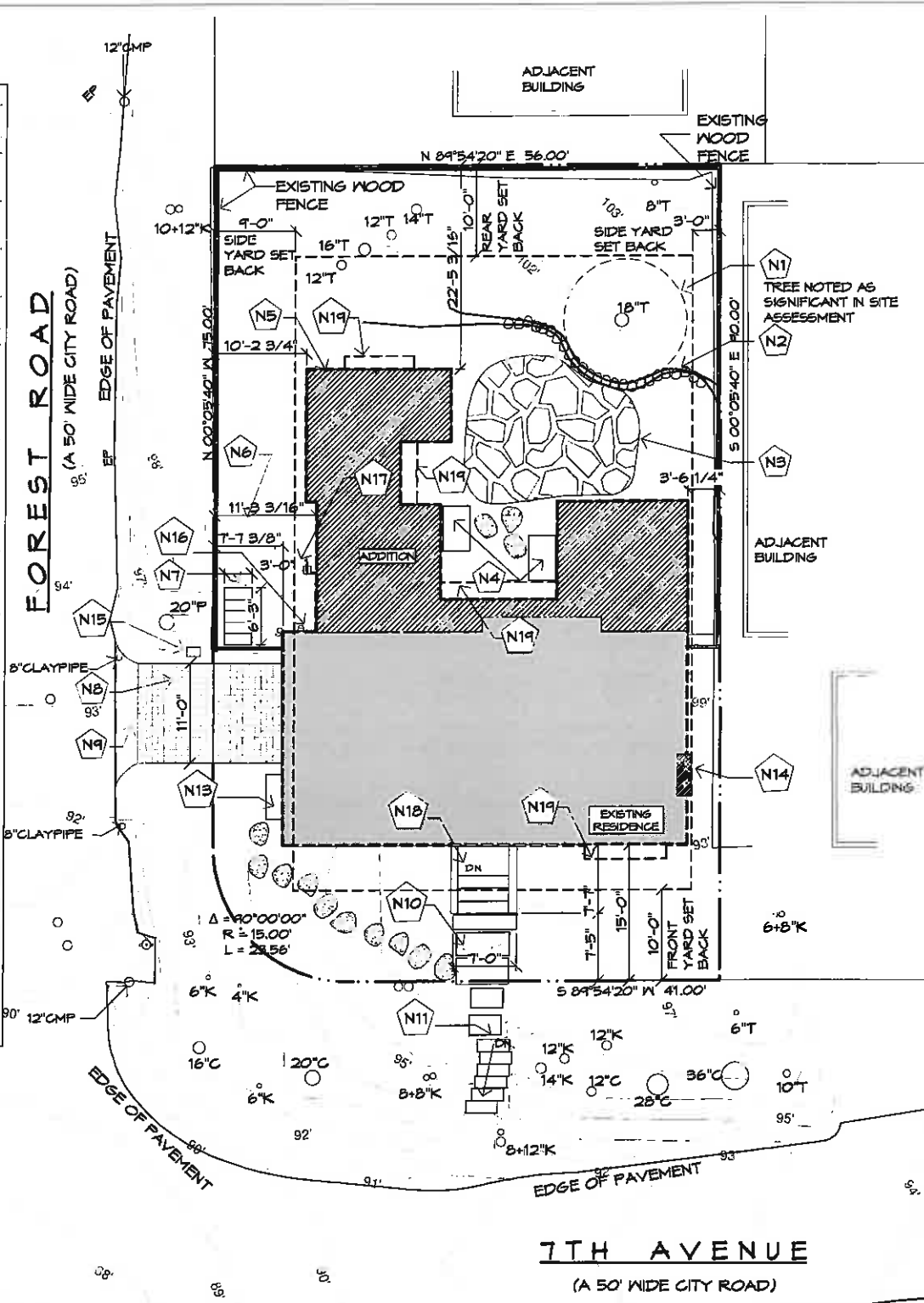
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EXISTING SITE PLAN
SCALE 1/8" = 1'-0"

SITE PLAN NOTES

- N1 72" CLEAR TO BASE OF TREE, NO GRADING
- N2 NATURAL STONE LANDSCAPE WALL, LESS THAN 18" HIGH
- N3 SAND SET NATURAL STONE PATIO (270 S.F.)
- N4 5'X3' SAND SET STONE LANDING AT GRADE (30 S.F.)
- N5 AREA OF ADDITION SHOWN SHADED
- N6 EXISTING NON CONFORMING SET BACK
- N7 EXISTING CONCRETE STEPS, REMOVE AND REPLACE WITH SAND SET NATURAL STONE STEPS (19 S.F.)
- N8 REPLACE CONCRETE DRIVEWAY WITH SAND SET PAVER DRIVEWAY (82 S.F.)
- N9 30" ASPHALT APRON
- N10 SAND SET STONE PATH AND STEPS TO REPLACE EXISTING CONCRETE SET PATH AND STEPS (80 S.F.)
- N11 SAND SET STONE PATH AND STEPS TO REPLACE EXISTING CONCRETE SET PATH AND STEPS IN r.o.w.
- N12 STONE LANDING AND STEPS (166 s.f.)
- N13 5'X3' SAND SET STONE LANDING AT GRADE (15 S.F.)
- N14 STONE CLAD NON MASONRY CHIMNEY
- N15 WATER METER
- N16 RELOCATED ELEC. METER, VERIFY WITH P.G.E
- N17 RELOCATED GAS METER, VERIFY WITH P.G.E
- N18 EXISTING MASONRY LANDING AND STAIRS
- N19 DASHED LINE OF WINDOW SEAT CANTILEVER



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

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ph 831.747.4716
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

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DRAWN BY
ALAN LEHMAN
Alan Lehman

EXISTING SITE PLAN
PROPOSED SITE PLAN

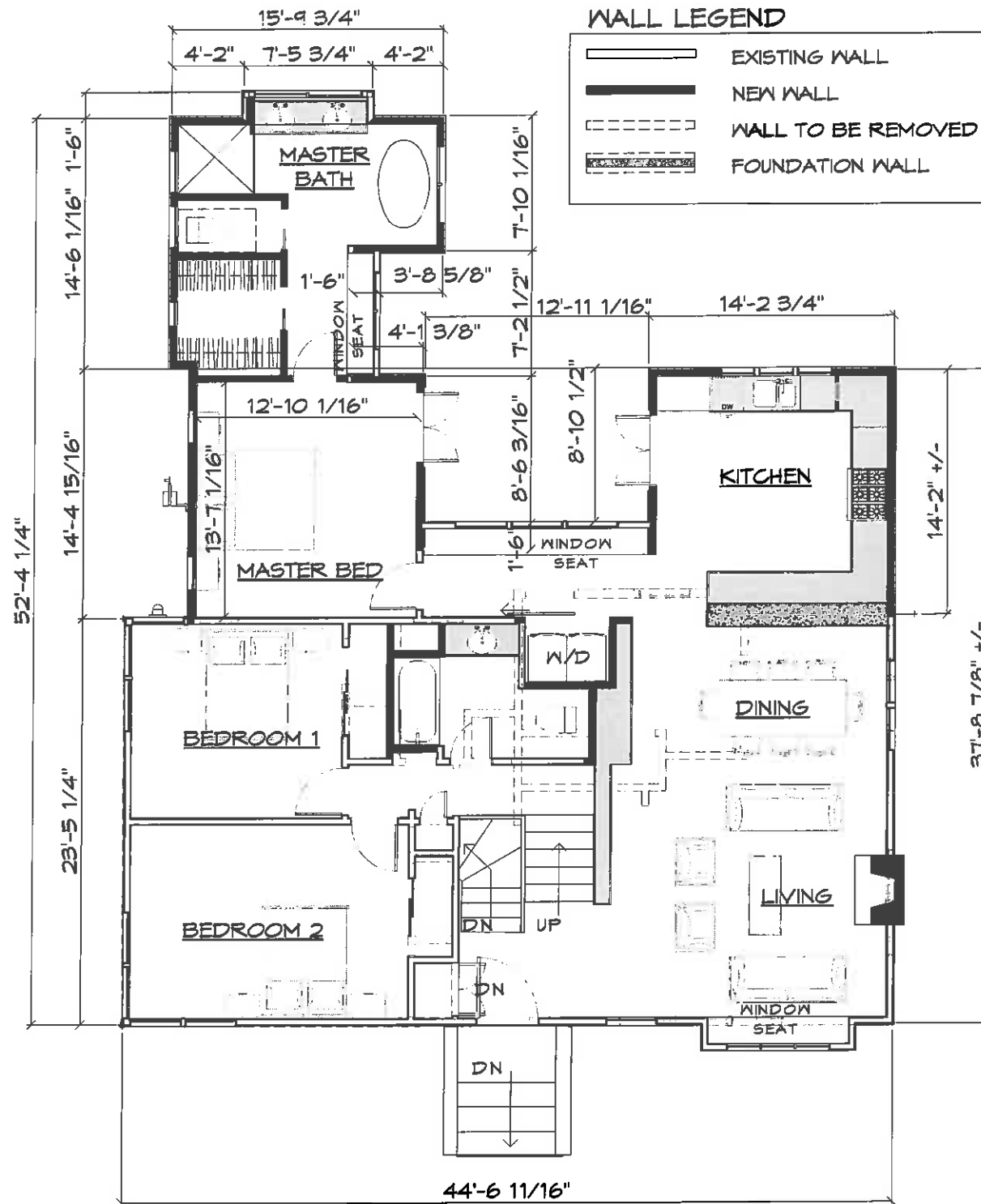
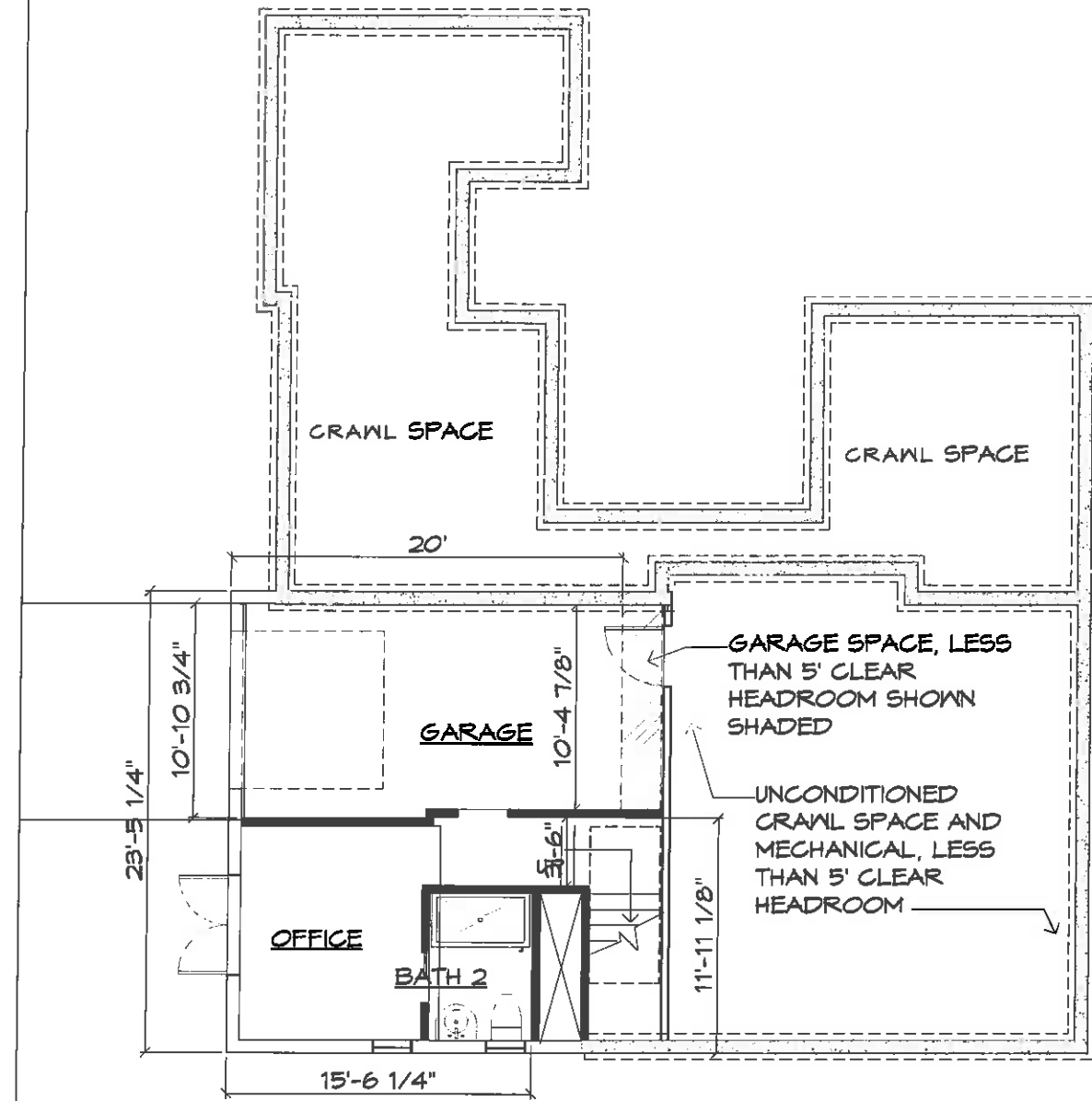
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SHEET
A2

OSBT PLANNING

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ph 831.747.4718
 26463 mission fields road
 carmel CA 93923
 info @ lehmandesignstudio.com

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 ALAN LEHMAN
Alan Lehman

PROPOSED FLOOR PLANS

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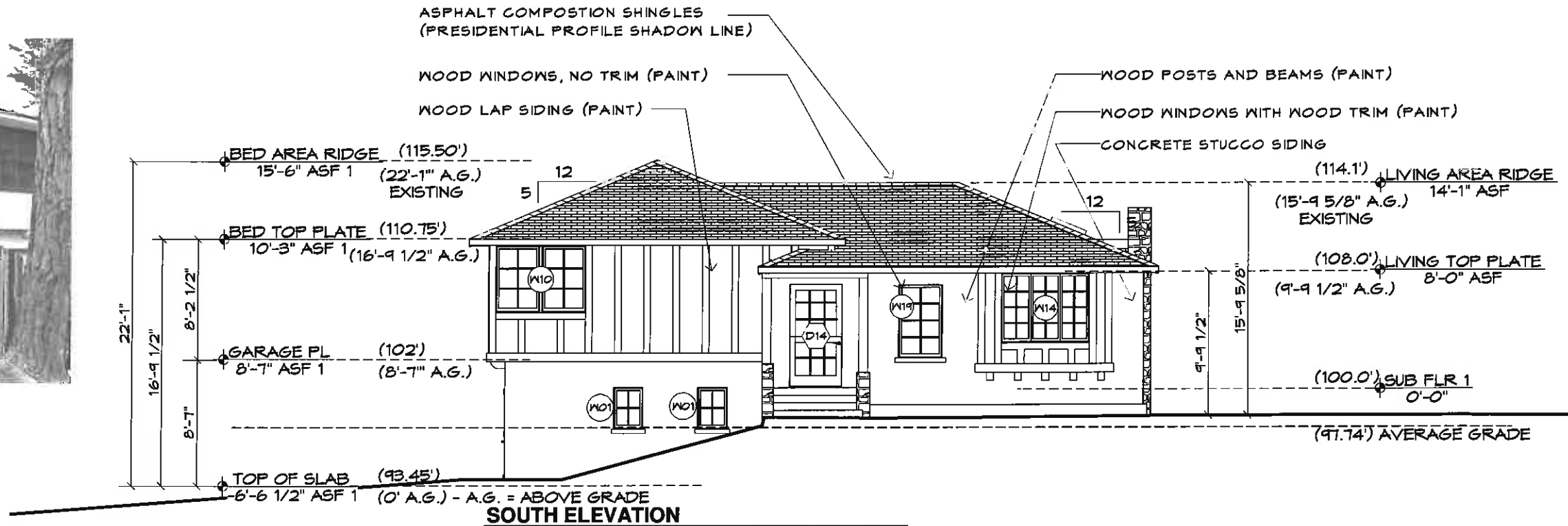
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FENCE PHOTO



SOUTH ELEVATION

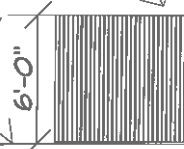
SCALE 1/4" = 1'-0"

CEDAR SPLIT PALING
FENCE BOARDS,
.5" - 1" RANDOM SPACING

72" MAX.

GRADE

PROPOSED FENCE TO
MATCH EXISTING



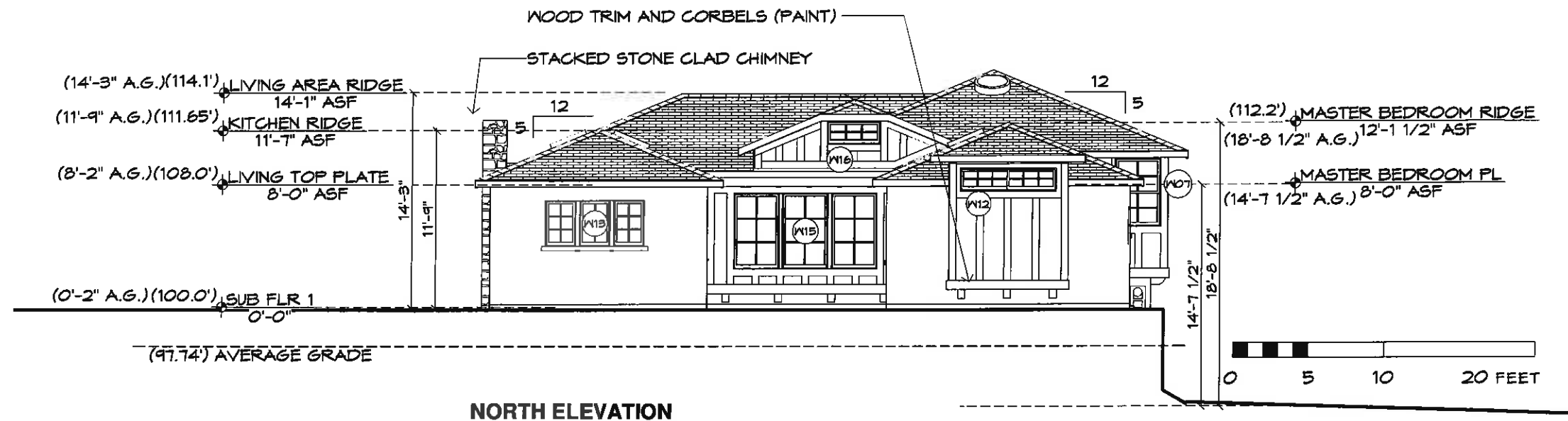
FENCE ELEVATION

SCALE 1/4" = 1'-0"

NUMBER	QTY	FLOOR	SIZE	R/O	WINDOW SCHEDULE		DESCRIPTION	COMMENTS
					EGRESS	TEMPERED		
W01	2	1	20210SC	25"X35"			SNGL CASEMENT-HR	
W02	1	2	1626SC	19"X31"			SNGL CASEMENT-HR	
W03	1	2	2030SC	25"X37"			SNGL CASEMENT-HR	
W04	1	2	2626SC	31"X31"		YES	SNGL CASEMENT-HL	
W05	1	2	2626SC	31"X31"		YES	SNGL CASEMENT-HR	
W07	1	2	3046SH	37"X55"	YES		SINGLE HUNG	
W08	2	2	4646DC	55"X55"		YES	DBL CASEMENT-LHL/RHR	
W09	1	2	5346	64"X55"			MULLED UNIT	
W10	2	2	6246	75"X55"			MULLED UNIT	
W11	1	2	6246	75"X55"	YES		MULLED UNIT	
W12	1	2	6416RS	76 5/8"X19"			RIGHT SLIDING	
W13	1	2	6630	79"X37"			MULLED UNIT	
W14	1	2	6049TC	73"X57 5/8"			TRIPLE CASEMNT-LHL/RHR	
W15	1	2	9550	114 5/16"X61"			MULLED UNIT	
W16	1	3	3616AW	43"X19"			AWNING	
W17	1	2	2030SC	25"X37"			SNGL CASEMENT-HL	
W19	1	2	3060SC	37"X61"			SNGL CASEMENT-HR	

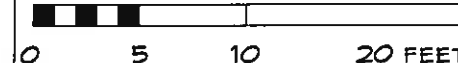
NUMBER	QTY	FLOOR	SIZE	R/O	THICKNESS	FIRE	DOOR SCHEDULE		COMMENTS
							DESCRIPTION		
D01	1	1	2668	32"X82 1/2"	1 3/8"		EXT. POCKET-DOOR P04		
D02	1	2	3055	38"X67 1/2"	1 3/8"		DOUBLE HINGED-PANEL		
D03	1	1	3068	38"X83"	1 3/4"		EXT. HINGED-GLASS		
D04	1	1	5070	62"X87"	1 3/4"		EXT. DOUBLE HINGED-GLASS		
D05	1	1	8073	98"X90"	1 3/4"		GARAGE-C12-SQ24		
D06	1	2	1668	20"X82 1/2"	1 3/8"		HINGED-PANEL		
D08	1	2	2468	30 1/8"X82 1/2"	1 3/8"		POCKET-DOOR P04		
D09	1	2	2468	30 1/8"X82 1/2"	1 3/8"		HINGED-PANEL		
D10	1	2	2668	32"X82 1/2"	1 3/8"		POCKET-DOOR P04		
D11	1	2	2668	32"X82 1/2"	1 3/8"		HINGED-PANEL		
D12	3	2	2868	34"X82 1/2"	1 3/8"		HINGED-PANEL		
D14	1	2	3670	44"X87"	2 1/4"		EXT. HINGED-DOOR F03		
D15	2	2	4068	50"X83"	1 3/4"		EXT. DOUBLE HINGED-GLASS		
D16	1	2	4568	55 3/16"X82 1/2"	1 3/8"		SLIDER-PANEL		
D17	1	2	5068	62 7/16"X82 1/2"	1 3/8"		SLIDER-PANEL		

ALL EXTERIOR WINDOWS AND DOORS SHALL BE WOOD INSIDE AND OUT. WINDOWS BY SIERRA PACIFIC.
FRENCH DOORS BY SIERRA PACIFIC. FRONT DOOR BY CUSTOM DOOR SHOP.



NORTH ELEVATION

SCALE 1/4" = 1'-0"



REVISIONS

1	11/13/14
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ph 831.747.4718
26463 mission fields road
carmel CA 93923
lehmansdesignstudio.com

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ALAN LEHMAN
Alan Lehman

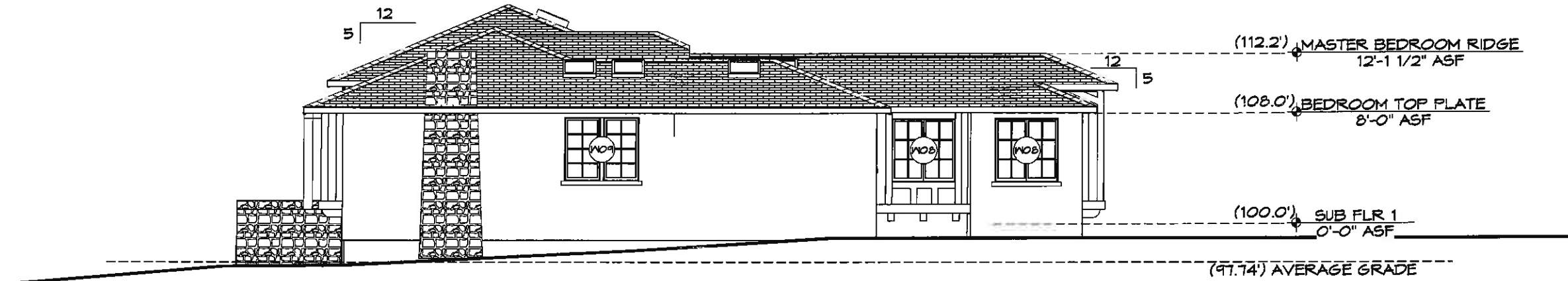
**PROPOSED ELEVATIONS
SCHEDULES**

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Forest 0 N.E. of 7th, Carmel CA 93921
APN 009-201-013

10/14/2014

**SHEET
A4**

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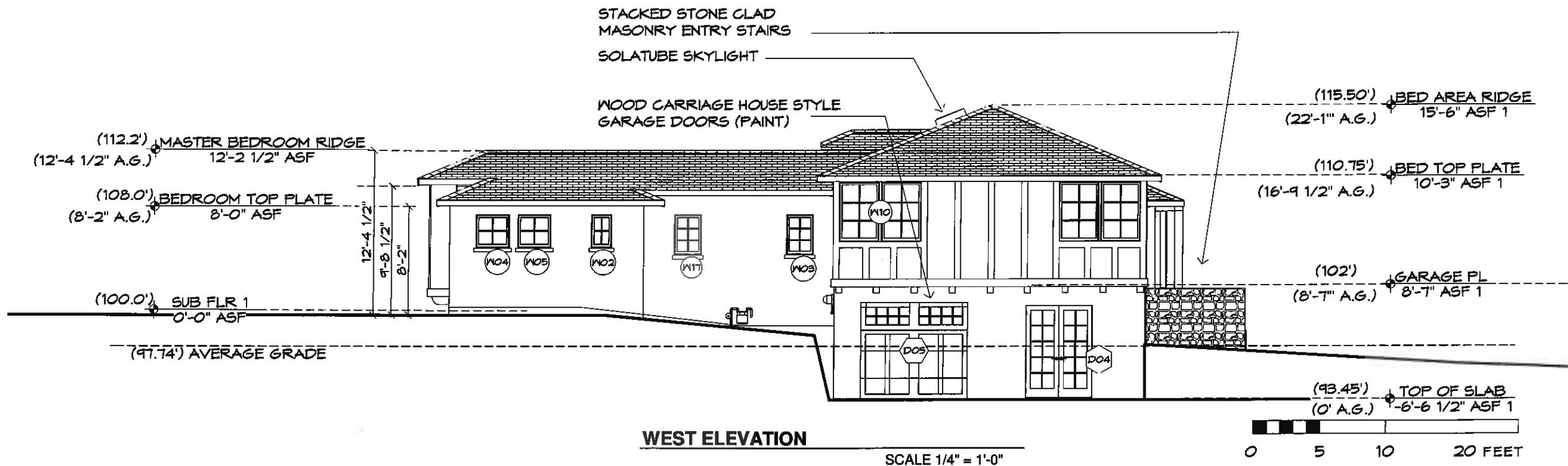
EAST ELEVATION

SCALE 1/4" = 1'-0"

WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	SIZE	R/O	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	2	1	20210SC	25"X35"			SINGL CASEMENT-HR	
W02	1	2	1628SC	19"X31"			SINGL CASEMENT-HR	
W03	1	2	2030SC	25"X37"			SINGL CASEMENT-HR	
W04	1	2	2628SC	31"X31"		YES	SINGL CASEMENT-HL	
W05	1	2	2628SC	31"X31"		YES	SINGL CASEMENT-HR	
W07	1	2	3048SH	37"X55"	YES		SINGLE HUNG	
W08	2	2	4646DC	55"X55"	YES	YES	DBL CASEMENT-LHL/RHR	
W09	1	2	5346	64"X55"			MULLED UNIT	
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W17	1	2	2030SC	25"X37"			SINGL CASEMENT-HL	
W19	1	2	3050SC	37"X61"			SINGL CASEMENT-HR	

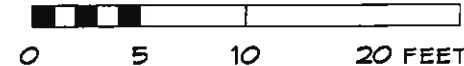
DOOR SCHEDULE								
NUMBER	QTY	FLOOR	SIZE	R/O	THICKNESS	FIRE	DESCRIPTION	COMMENTS
D01	1	1	2668	32"X82 1/2"	1 3/8"		EXT. POCKET-DOOR P04	
D02	1	2	3055	38"X67 1/2"	1 3/8"		DOUBLE HINGED-PANEL	
D03	1	1	3068	38"X83"	1 3/4"		EXT. HINGED-GLASS	
D04	1	1	5070	62"X87"	1 3/4"		EXT. DOUBLE HINGED-GLASS	
D05	1	1	8073	98"X90"	1 3/4"		GARAGE-C12-SQ24	
D06	1	2	1668	20"X82 1/2"	1 3/8"		HINGED-PANEL	
D08	1	2	2468	30 1/8"X82 1/2"	1 3/8"		POCKET-DOOR P04	
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D17	1	2	5068	62 7/16"X82 1/2"	1 3/8"		SLIDER-PANEL	

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WEST ELEVATION

SCALE 1/4" = 1'-0"



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1	11/13/14
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ph 831.747.4718
26453 mission fields road
carmel CA 93923
lehmansdesignstudio.com

**LEHMAN
DESIGN
STUDIO**

**DRAWN BY
ALAN LEHMAN**

Alan Lehman

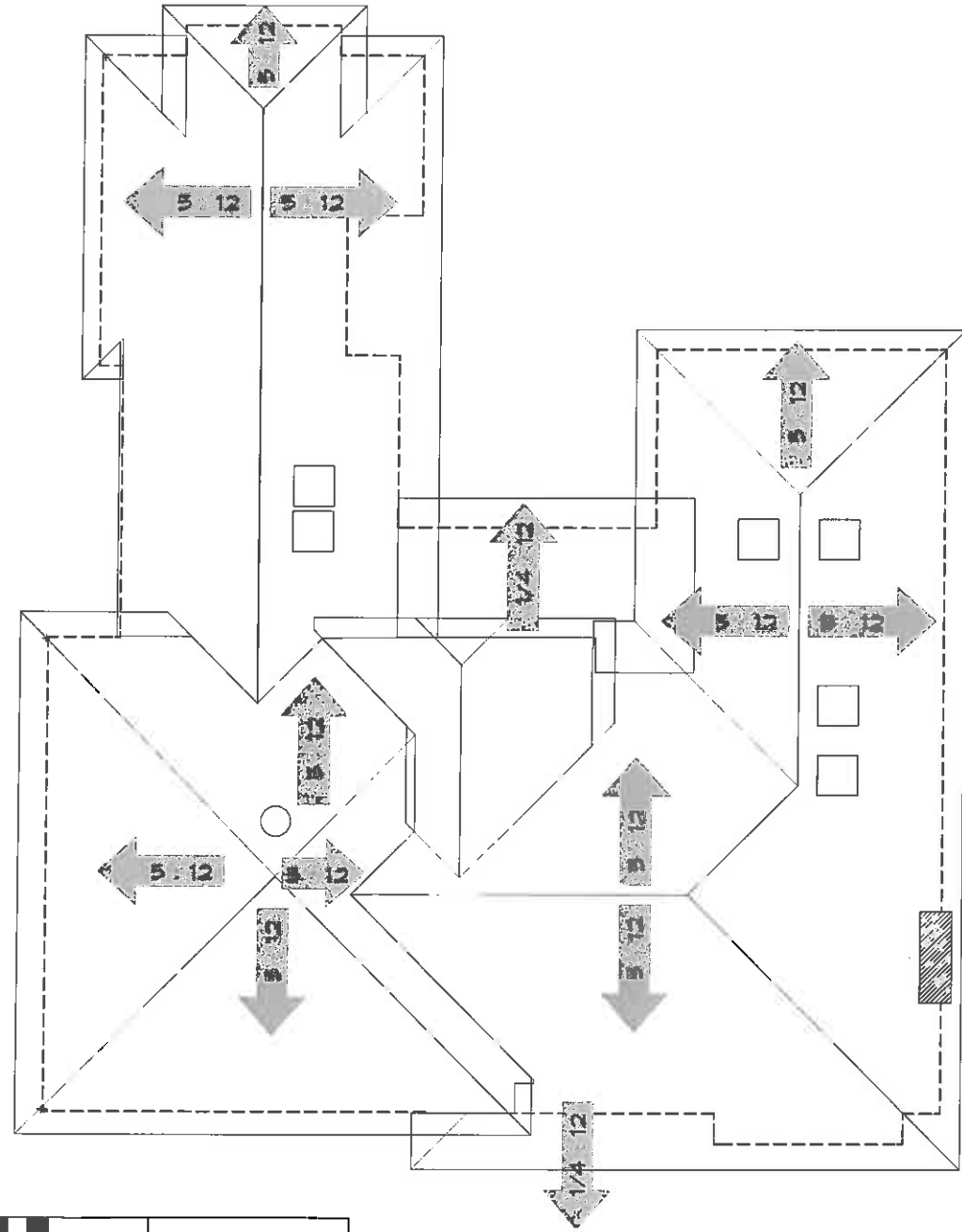
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10/14/2014

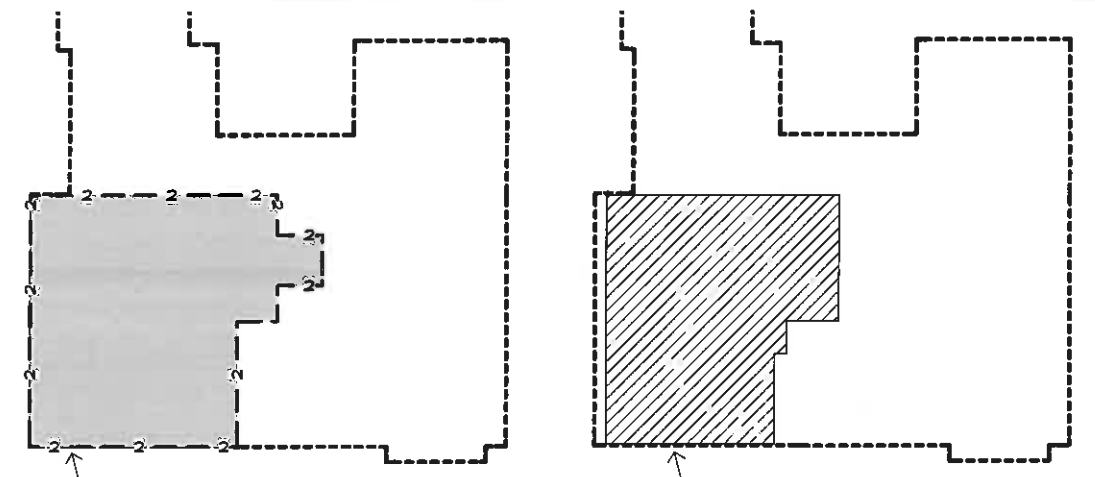
**SHEET
A5**

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ROOF PLAN

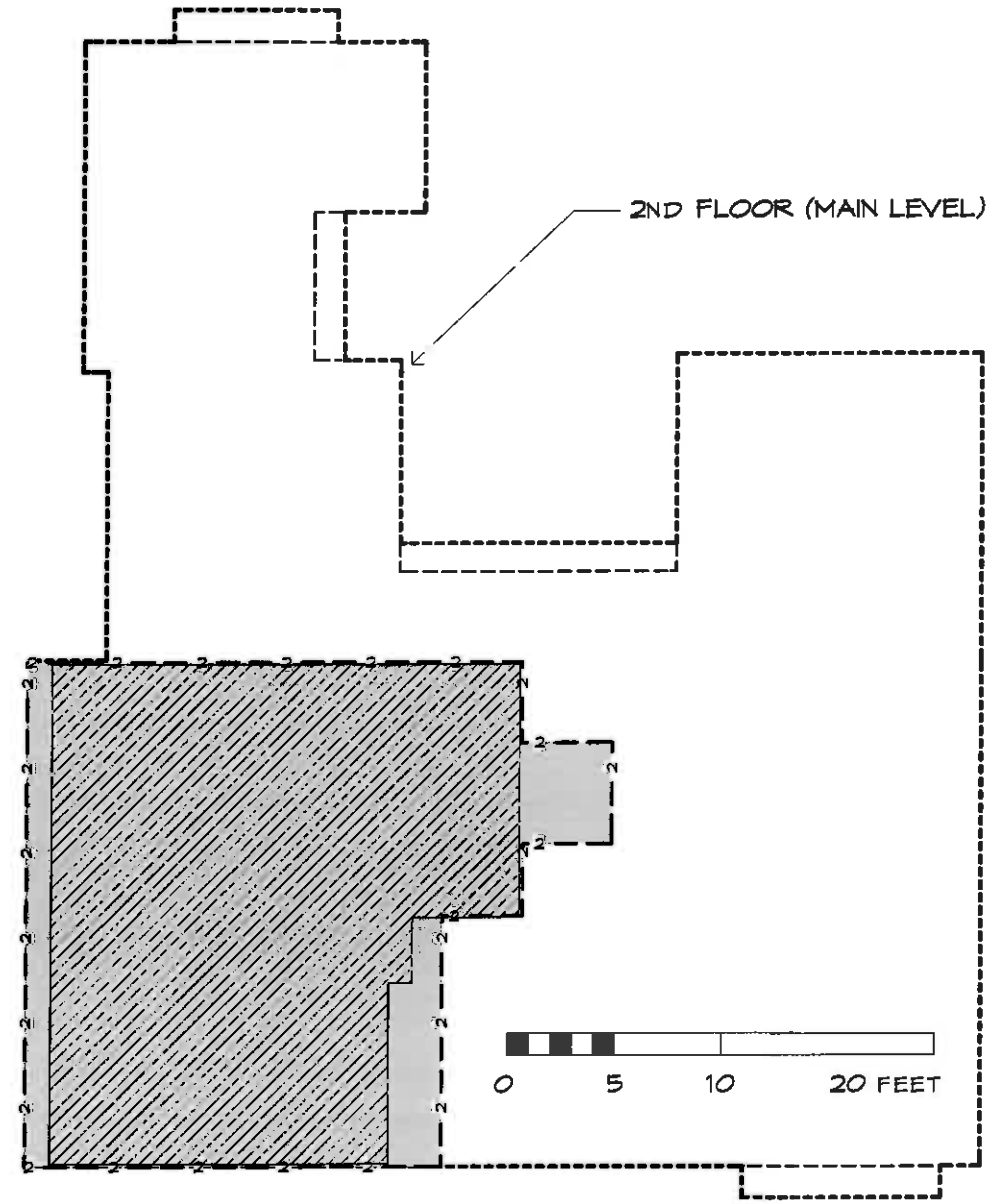
SCALE 1/4" = 1'-0"



SPLIT UPPER FLOOR
(BEDROOM LEVEL)

SPLIT LOWER FLOOR
(GARAGE/OFFICE LEVEL)

KEY PLANS



FLOOR MAP

SCALE 1/4" = 1'-0"

REVISIONS

11/13/14

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

**LEHMAN
DESIGN
STUDIO**

DRAWN BY
ALAN LEHMAN
Alan Lehman

ROOF PLAN
FLOOR LEVEL MAP

OSBT Residential Remodel
Forest 0 N.E. of 7th, Carmel CA 93921
APN 009-201-013

10/14/2014

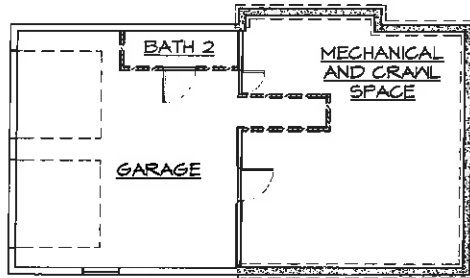
SHEET
A6

OSBT PLANNING

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DEMO PLAN NOTES D1

- D1 AREA OF PROPOSED ADDITION. CUT FOR CRAWL SPACE
- D2 BRICK WALL, REMOVE
- D3 FIRE PIT (remove)
- D4 AREA OF CUT AND FILL FOR PATIO AREA ON GRADE, 50% CUT, 50% FILL
- D5 72" CLEAR OF TREE TRUNK, NO CUT, NO FILL
- D6 WOOD LANDING/DECK, REMOVE
- D7 CONC. PATIO (REMOVE)
- D8 CONC. WALK (REMOVE)
- D9 BRICK WALL (REMOVE)
- D10 ROCKWALK (REMOVE)
- D11 ADJUST GRADE FOR NEW WALK AND STEPS
- D12 CONC. DRIVEWAY (REMOVE)
- D13 2' ROUND CONC. SLAB (REMOVE)
- D14 AREA OF PAVER DRIVEWAY REPLACING CONCRETE DRIVEWAY IN R.O.W.
- D15 EXISTING STONE STEPS IN R.O.W. TO REMAIN, REPAIR TO CORRECT FOR LEGAL RISE AND RUN



WALL LEGEND

	EXISTING WALL
	NEW WALL
	WALL TO BE REMOVED
	FOUNDATION WALL

NOTE: 44 LIN. FT. OF EXTERIOR WALL TO BE REMOVED
164 TOTAL LIN.FT. OF EXTERIOR WALL (44/164 = 26.8%)

NOTE: 733 S.F. OF AREA OF CUT AND FILL.
APPROX. 50% CUT AND 50% FILL

NOTE: (1) 4" ACACIA TREE TO BE REMOVED -



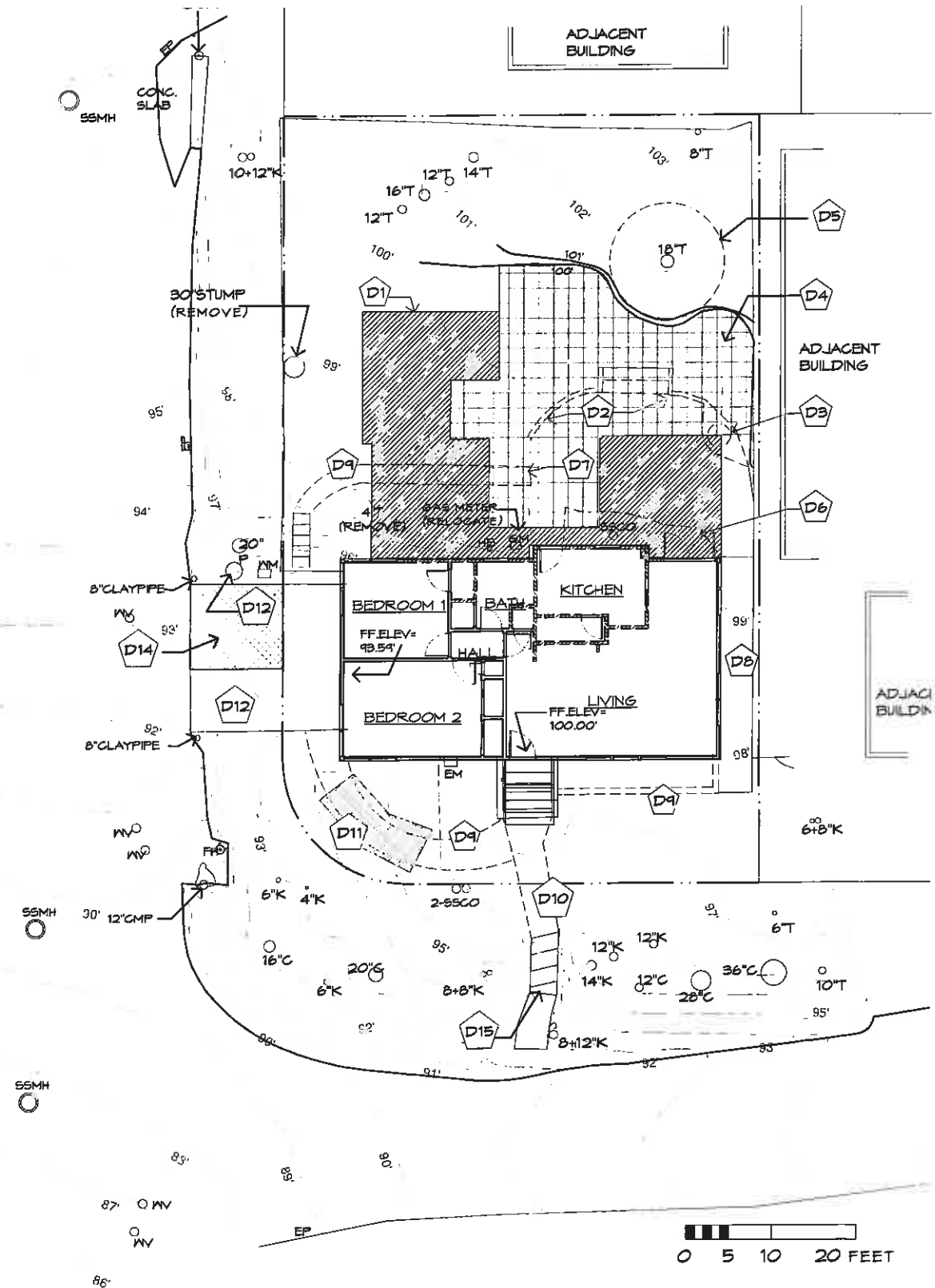
DEMO, WALL TAKE DOWN AND GRADING PLAN - LOWER LEVEL

SCALE 1/8" = 1'-0"



DEMO, WALL TAKE DOWN AND GRADING PLAN - UPPER LEVEL

SCALE 1/8" = 1'-0"



REVISIONS

11/13/14

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26463 mission fields road
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DESIGN
STUDIO

DRAWN BY
ALAN LEHMAN

Alan Lehman

WALL REMOVAL, TAKE DOWN
AND GRADING PLAN

OSBT Residential Remodel

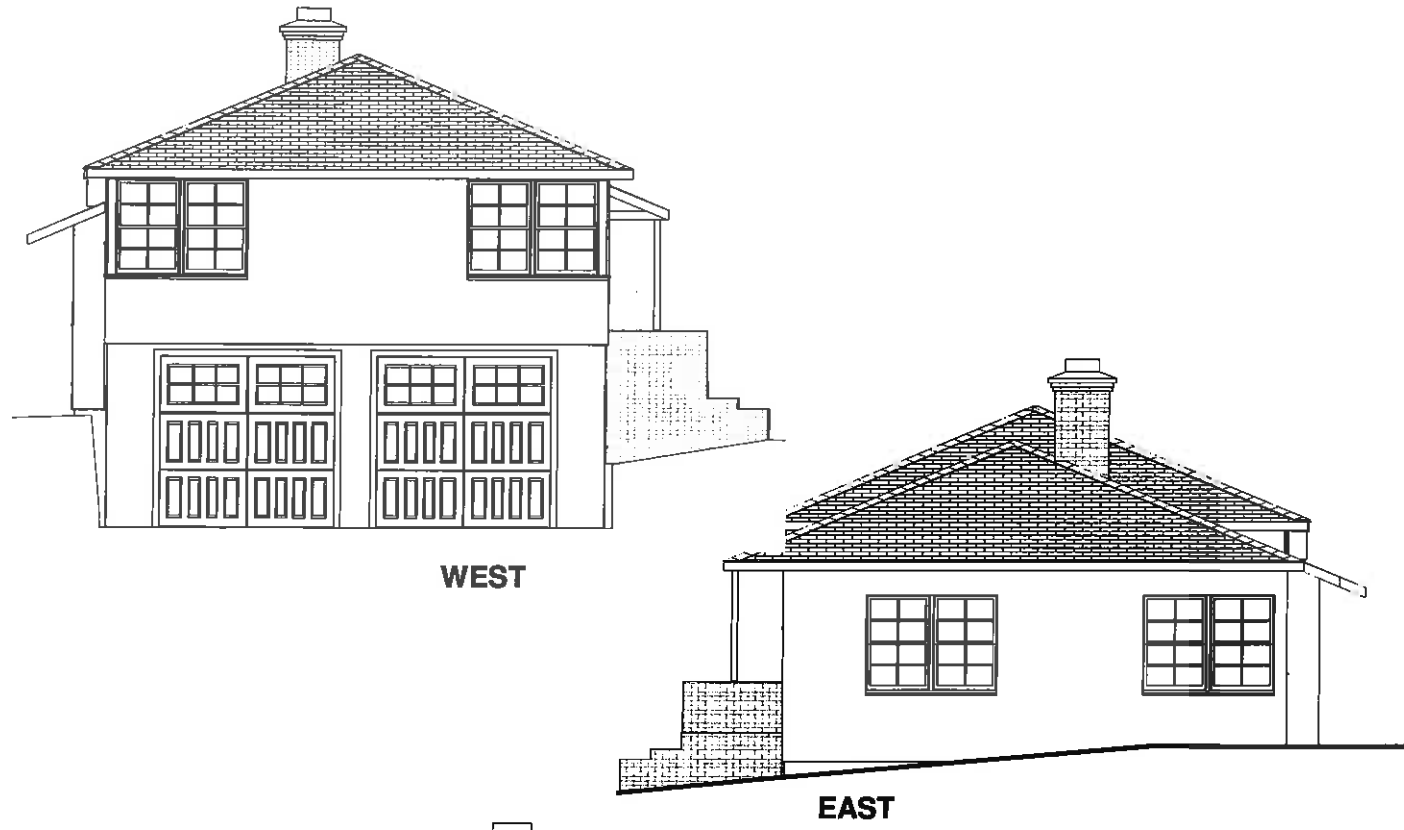
Forest 0 N.E. of 7th, Carmel CA 93921
APN 009-201-013

10/14/2014

SHEET

A7

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WEST

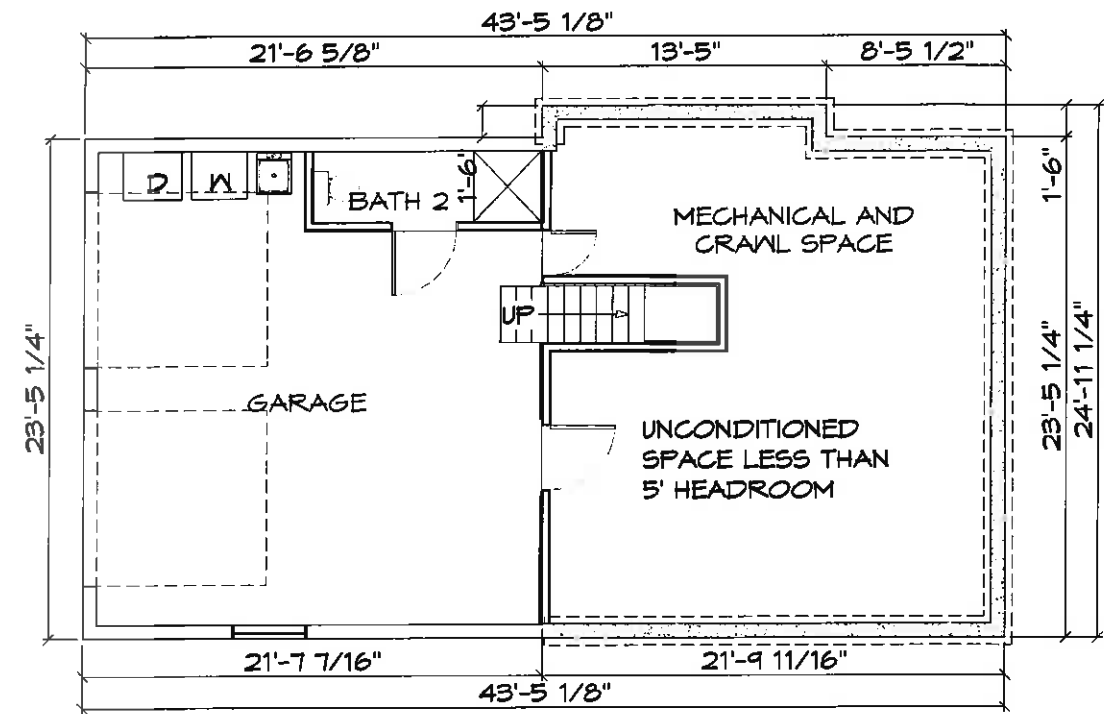
EAST

NORTH

SOUTH

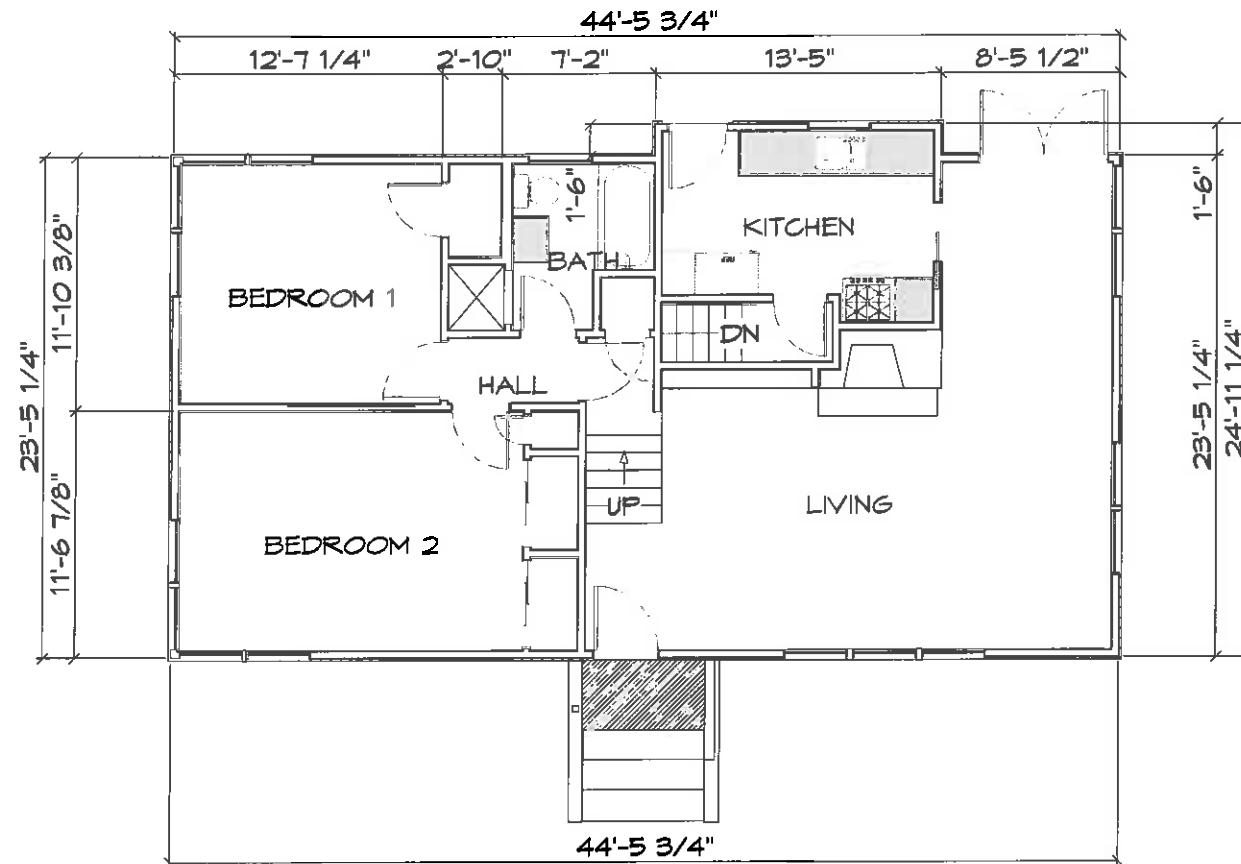
ELEVATIONS - EXISTING

SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN - EXISTING

SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN - EXISTING

SCALE 1/4" = 1'-0"

REVISIONS

1	11/13/14
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LEHMAN
DESIGN
STUDIO

DRAWN BY
ALAN LEHMAN

Alan Lehman

FLOOR PLANS - EXISTING
ELEVATIONS - EXISTING

OSBT Residential Remodel

Forest 0 N.E. of 7th, Carmel CA 93921
APN 009-201-013

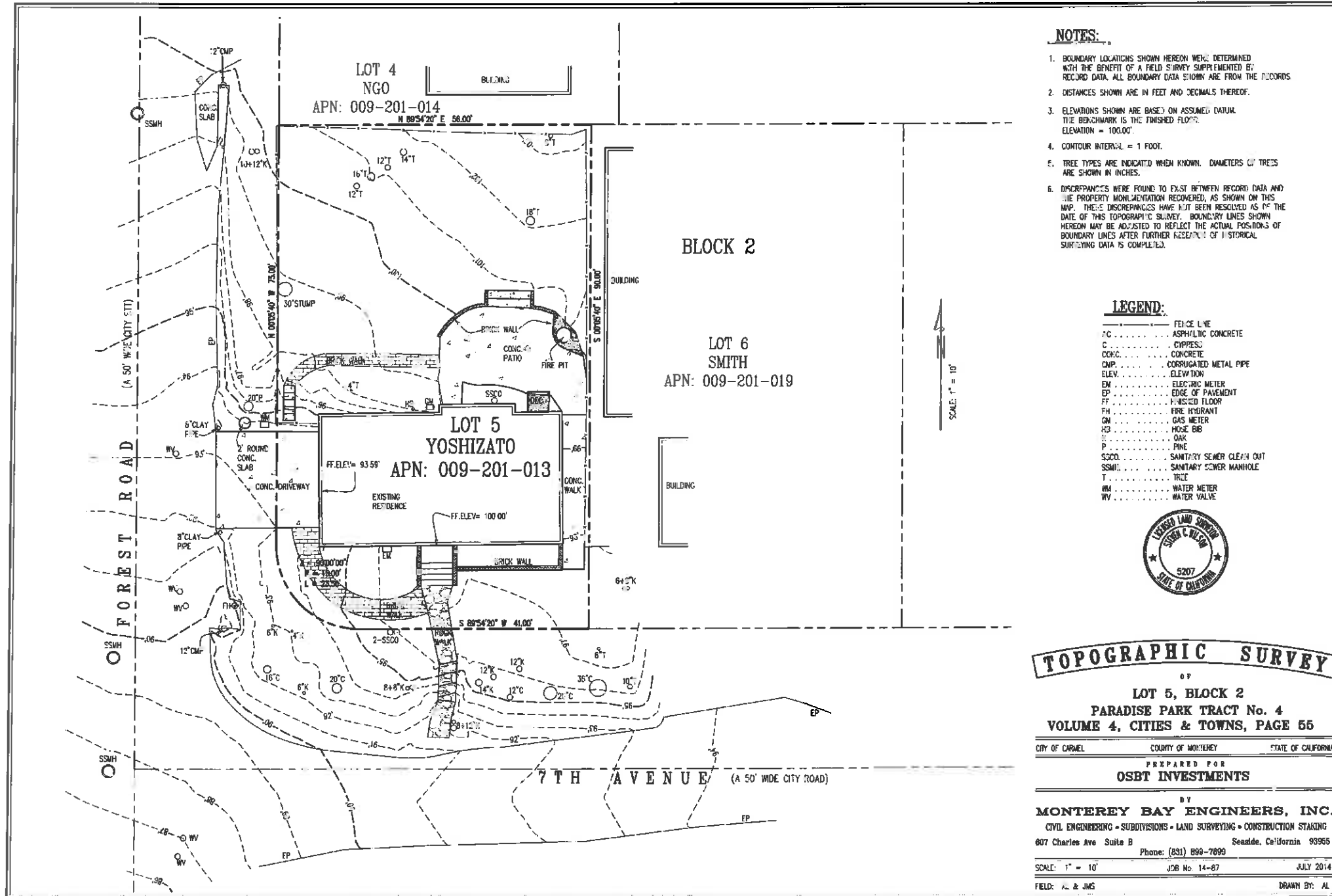
10/14/2014

SHEET

A8

OSBT PLANNING

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- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
 - DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. THE BENCHMARK IS THE FINISHED FLOOR. ELEVATION = 100.00'
 - CONTOUR INTERVAL = 1 FOOT.
 - TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
 - DISCREPANCIES WERE FOUND TO EXIST BETWEEN RECORD DATA AND THE PROPERTY MONUMENTATION RECOVERED, AS SHOWN ON THIS MAP. THESE DISCREPANCIES HAVE BEEN RESOLVED AS OF THE DATE OF THIS TOPOGRAPHIC SURVEY. BOUNDARY LINES SHOWN HEREON MAY BE ADJUSTED TO REFLECT THE ACTUAL POSITIONS OF BOUNDARY LINES AFTER FURTHER RESEARCH OF HISTORICAL SURVEYING DATA IS COMPLETED.

LEGEND:

---	FENCE LINE
AC	ASPHALTIC CONCRETE
C	CYPRESS
CONC.	CONCRETE
CMP	CORRUGATED METAL PIPE
ELEV.	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GM	GAS METER
HD	HOSE BIB
O	OAK
P	PINE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
T	TREE
WM	WATER METER
WV	WATER VALVE



TOPOGRAPHIC SURVEY
 OF
LOT 5, BLOCK 2
PARADISE PARK TRACT No. 4
VOLUME 4, CITIES & TOWNS, PAGE 55

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
OSBT INVESTMENTS

BY
MONTEREY BAY ENGINEERS, INC.
 CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
 807 Charles Ave Suite B Seaside, California 93955
 Phone: (831) 890-7899

SCALE: 1" = 10' JOB No: 14-87 JULY 2014
 FIELD: AL & JMS DRAWN BY: AL

REVISIONS
 11/13/14

ph 831.747.4718
 26453 mission fields road
 carmel CA 93923
 info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

SURVEY OF EXISTING LOT

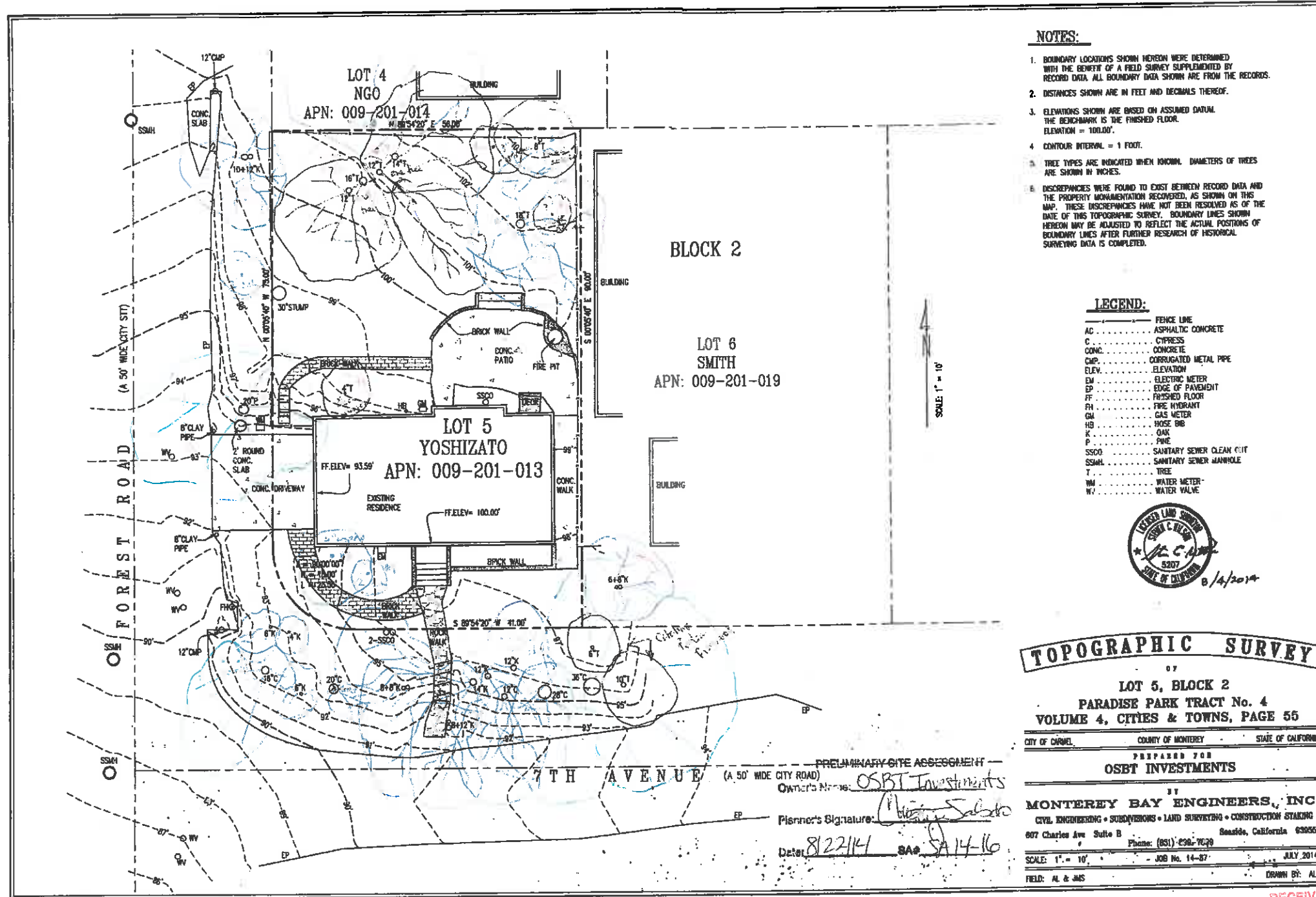
OSBT Residential Remodel
 Forest 0 N.E. of 7th, Carmel CA 93921
 APN 009-201-013

10/14/2014

SHEET
A9

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LEGEND:

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AC	ASPHALTIC CONCRETE
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CMP.	CORRUGATED METAL PIPE
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K	KAH
P	PIPE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
T	TREE
WM	WATER METER
WV	WATER VALVE



TOPOGRAPHIC SURVEY

LOT 5, BLOCK 2
PARADISE PARK TRACT No. 4
VOLUME 4, CITIES & TOWNS, PAGE 55

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

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607 Charles Ave Suite B Seaside, California 93955
Phone: (851) 298-7628

SCALE: 1" = 10' JOB No. 14-87 JULY 2014
FIELD: AL & JMS DRAWN BY: AL

PRELIMINARY SITE ASSESSMENT
Owner's Name: OSBT Investments
Planner's Signature: *Christina Salas*
Date: 8/22/14 SA# SA14-16

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SA 14-16
City of Carmel - Planning & Building Dept.

REVISIONS
11/13/14

ph 831.747.4718
26463 mission fields road
carmel CA 93923
info@lehmandesignstudio.com

LEHMAN
DESIGN
STUDIO

DRAWN BY
ALAN LEHMAN
Alan Lehman

PRELIMINARY SITE ASSESSMENT

OSBT Residential Remodel
Forest 0 N.E. of 7th, Carmel CA 93921
APN 009-201-013

10/14/2014

SHEET
A10

OSBT PLANNING



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

December 10, 2014

To: Chair Reimers and Planning Commissioners

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

Submitted by: Marc Wiener, Senior Planner

Subject: Consideration of Concept 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

Recommendation:

Accept the Conceptual Design Study (DS 14-115) and the associated Coastal Development Permit subject to the attached findings and recommendations/draft conditions

Application:	DS 14-115	APN:	010-092-004
Location:	Santa Fe Street five parcels southwest of 5 th 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.

On August 8, 2012, the Planning Commission reviewed a proposal for a new two-story addition at the rear of the residence. The project was continued by the Planning Commission with a recommendation that the applicant reduce the size of the second story to mitigate the impacts to neighboring properties. Staff notes that the subject property is under new ownership; however, the proposed new design is consistent with the original recommendations made by the Planning Commission.

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.

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	0/3 trees
Ridge Height (1 st /2 nd)	18 ft./24 ft.	20.5 ft.	15.5 ft. (new addition)/ 20.5 ft.
Plate Height (1 st /2 nd)	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:

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 three trees, one of which is classified as a significant. The applicant is proposing to retain these significant trees. The City Forester recommends that one additional upper-canopy tree be planted on the property. A condition has been drafted regarding this recommendation.

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 privacy or view impacts that would be created by the proposed addition. The primary issue with the previous two-story design is that it impacted the view and solar access from the northern neighbor’s residence. The revised one-story design will maintain the view and solar access from the northern neighbor’s property and is a substantial improvement over the original proposal.

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

The proposed addition is at the rear of the residence and is set back 45 feet from the front property line. The 45-foot front-yard setback minimizes building mass to the street, as recommended by the Design Guidelines. The garage portion of the addition is 15.5 feet high, and has a roof design that is consistent with the architectural style of the main residence. One issue with the previous two-story design (proposed in 2012) is that it was 21 feet in height and loomed over the southern neighbor’s property. The revised design is 5.5 feet lower, which mitigates the impact to the southern neighbor’s property.

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 garage portion of the addition includes a Dutch-gable roof with a 12:12 pitch, which is consistent with the roof design of the main residence and appropriate for the front elevation. The rear portion of the addition includes a gable roof with a moderate 4:12 pitch. The proposed addition is architecturally compatible with the existing residence and preserves the appearance of the original residence.

Site Coverage: The project site contains 2,356 square feet of site coverage and exceeds the allowed site coverage of 586 square feet by 1,770 square feet. 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.”* Staff notes that with the addition of 317 square feet to the residence the applicant is required to remove a minimum of 634 square feet of site coverage.

The applicant is proposing to reduce the site coverage from 2,356 square feet to 1,722 square feet, which meets the minimum requirement and brings the property closer to compliance with the allowed site coverage. Nevertheless, with development projects of this scope, the City typically requires that non-conforming site coverage be reduced beyond the minimum requirement to bring the property closer to compliance. Staff notes that Municipal Code Section 17.58.050 grants authority to staff and the Planning Commission to ensure site conformance by conditioning the Design Study approval.

In staff's opinion, there is sufficient opportunity to further reduce the site coverage. A condition has been drafted requiring the applicant to work with staff on further reducing the site coverage prior to Final Review, to an extent directed by the Planning Commission.

Public ROW: 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 stepping stones and a rock planter bed encroaching into the City ROW, as depicted on the photograph included in Attachment A. A condition has been drafted requiring the applicant to note that these encroachments will be removed on the site plan prepared for Final review as well as on the construction drawings submitted with the Building Permit application.

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 Concept Acceptance
- Attachment C – Draft Recommendations/Conditions
- Attachment D – Project Plans

Attachment A – Site Photographs



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

Attachment B – Findings for Concept Acceptance

DS 14-115 (Churchward)
 December 10, 2014
 Concept Findings
 Page 1

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

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

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

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

Attachment C – Recommendations/Draft Conditions

DS 14-115 (Churwardr)

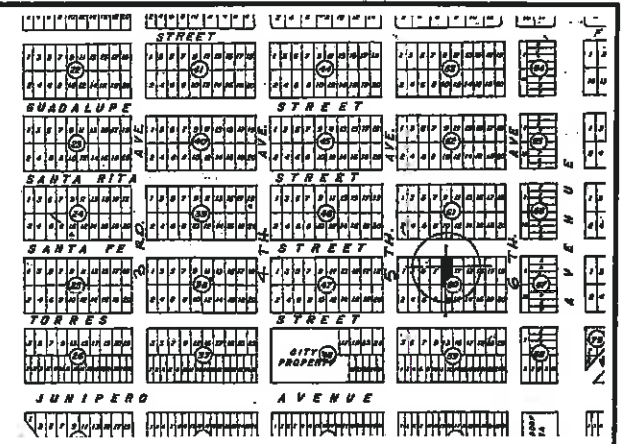
December 10, 2014

Recommendations/Draft Conditions

Page 1

Recommendations/Draft Conditions		
No.		
1.	The applicant shall provide a landscape plan for Final Planning Commission review that includes a provision for one new upper-canopy tree.	
2.	The applicant shall work with staff on removing additional site coverage by an amount specified by the Planning Commission at the December 10, 2014 meeting. A revised site coverage reduction plan shall be submitted for Final Planning Commission review.	
3.	The fence and stepping stone encroachments at the front of the property shall be noted on revised plans submitted for Final Planning Commission review and on the construction plan set submitted with the Building Permit application. These revised plans shall note that these are to be removed. The encroachments shall be removed prior to final planning inspection.	

City of Carmel-by-the-Sea
 Planning & Building Dept.
 NOV 26 2014
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REVISIONS	BY
11-19-14	D

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

2150 GARDEN LANE / MONTEREY, CA 95040 / (831) 666-6666 / FAX 666-5980
 BUILDING DESIGN & CONSULTING
 craftech

EXISTING FLOOR AREA

EXISTING HOUSE	1ST STORY	724 SF
	2ND STORY	186
EXISTING GARAGE	(TO RAZE)	480
TOTAL		1390

PROPOSED FLOOR AREA (+317 SF)

EXISTING HOUSE	1ST STORY	724 SF
	2ND STORY	186
ADDITION TO HOUSE	1ST STORY	557
NEW ONE CAR GARAGE		240
TOTAL		1807
LOT AREA		4250
NET INCREASE		317 SF = 21%

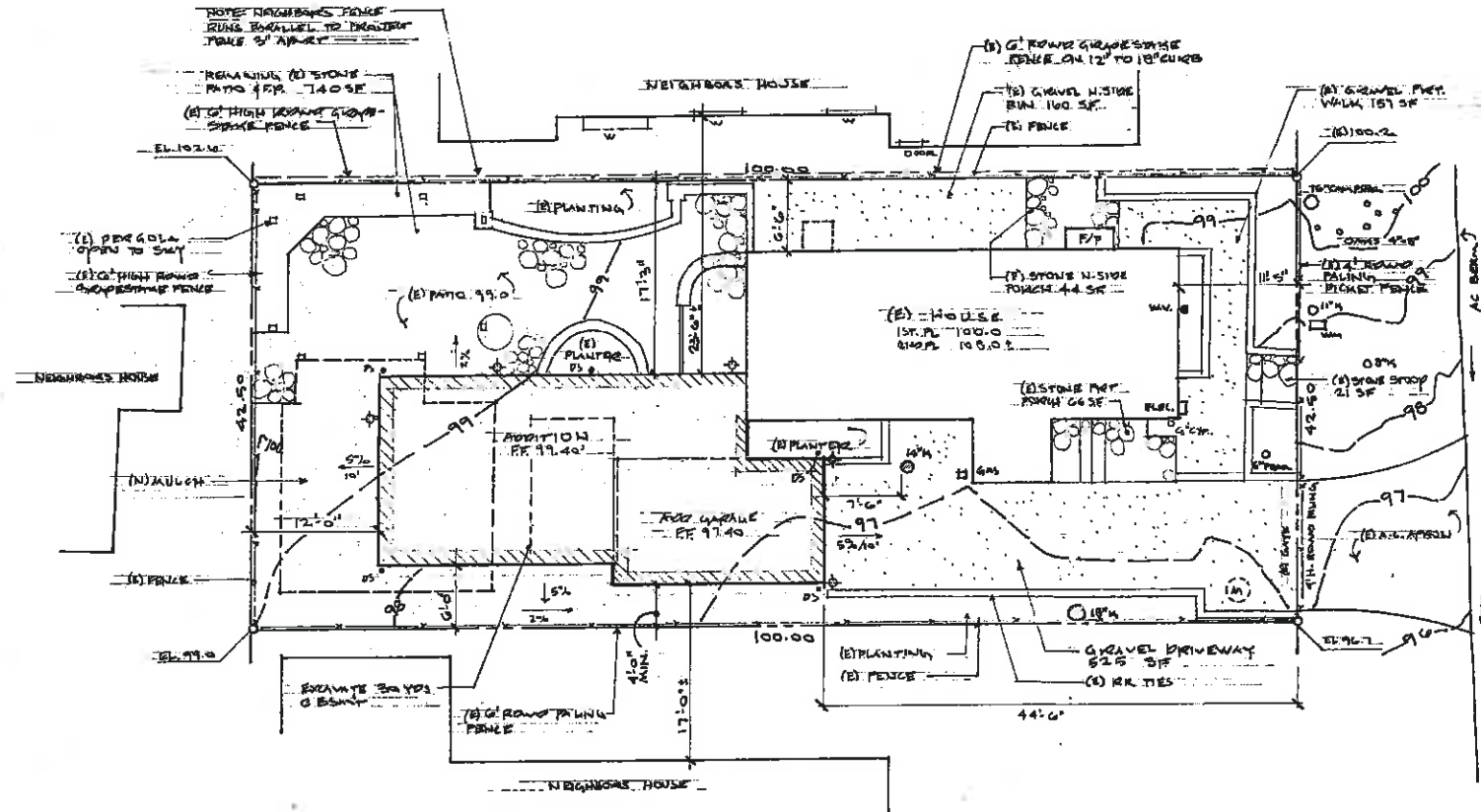
SITE COVERAGE < 634 SF

LAND CONC. IS PROPOSED TO BE REMOVED BY TWO TIMES ADDITIONAL FLOOR AREA (317 X 2 = 634 SF) SEE SH # D1 FOR EXISTING SITE PLAN - TAKE DOWN

DESCRIPTION	TO REMAIN	TO REMOVE	EXISTING
DRIVEWAY (GRAVEL)	525 SF	557 SF	1082 SF
FRONT WALK (GRAVEL)	157	157	157
FRONT SIDEWALK (STONE)	21	21	21
FRONT PORCH (STONE)	20	20	20
N. SIDE PORCH (STONE)	44	44	44
N. SIDE RUN (GRAVEL)	150	150	150
BACK PATIO/PORCH (STONE)	172	172	172
TOTAL	1129	1129	1129

NOTES

- EXISTING LANDSCAPING UNREMOVED AND SUBJECT TO FUTURE GRADING
- DENOTES "S" EXT LIGHT (SEE NOTE)
- DENOTES (R) CONTOURS
- DENOTES (M) CONTOURS
- DENOTES FENCE LINE



SITE PLAN

CHURCHWARD RESIDENCE
 SANTA FE ST. SW OF 5TH AVE.
 BLOCK 60, LOT 9 CARMEL-BY THE SEA
 APN: 010-092-004-000 831 666-5480

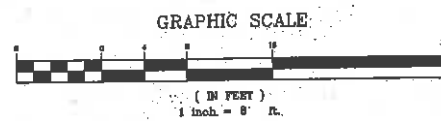
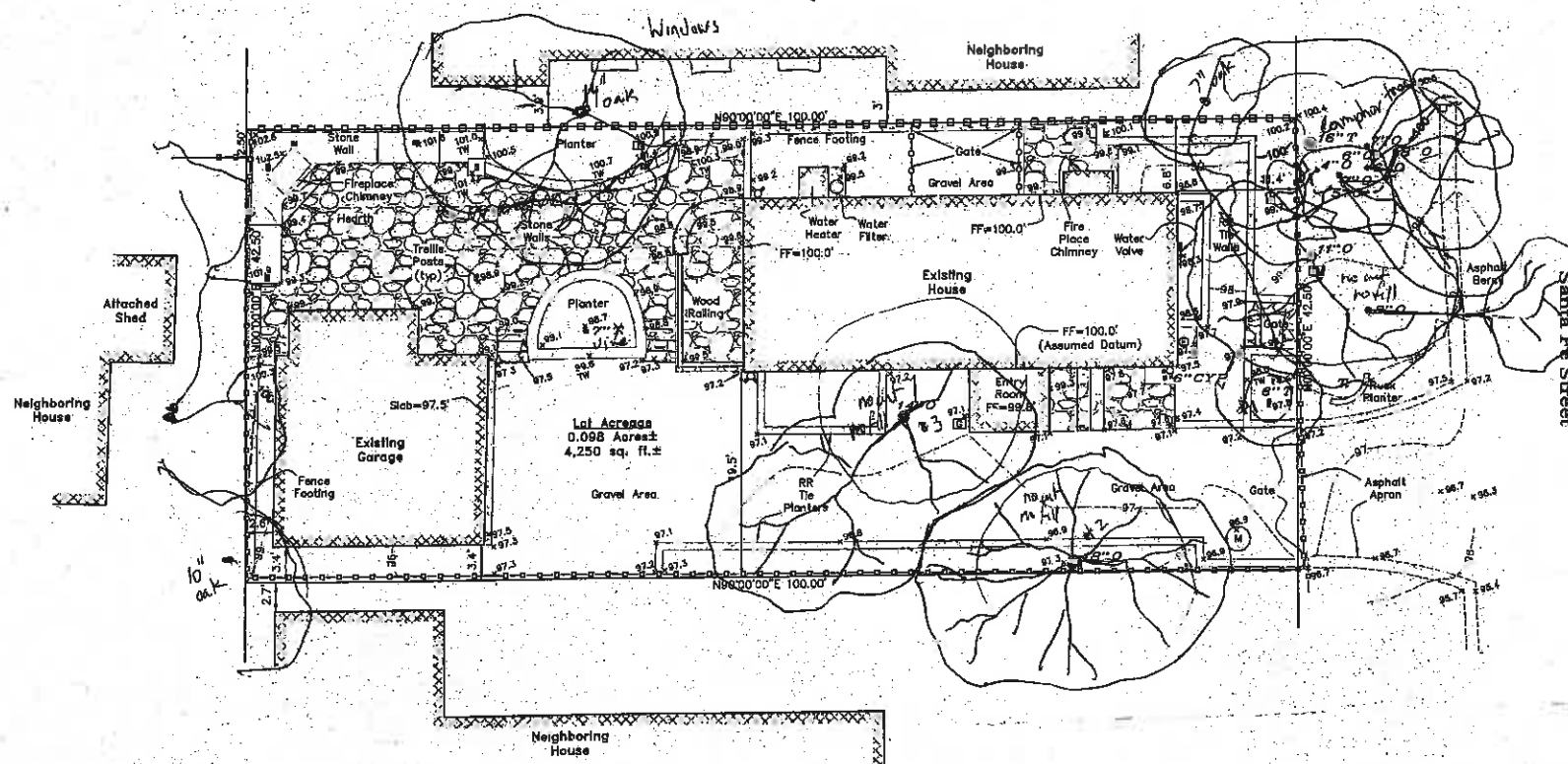
Date	10-10-14
Scale	
Drawn	
Job	54-2014
Sheet	A1
Of 10	Sheets

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-C&T-52, Monterey County Records.



PRELIMINARY SITE ASSESSMENT
 Owner's Name: Sohn
 Planner's Signature: [Signature]
 Date: 9/9/11 - 08-11-7



CONSTRUCTION STAKING
 LAND DEVELOPMENT
BaseLine
 Land Surveyors
 Inc.
 TOPOGRAPHIC SURVEYS
 ALTA SURVEYS
 DRAWN BY: SJL
 APPROVED BY: R. VREELAND
 L.S. 8503
 REVISION: 1" = 8'
 SCALE: 08-29-11
 DATE:
 831-373-3293 PH
 201 HOFFMAN AVENUE, SUITE 8
 MONTEREY, CALIFORNIA 93940
 FAX 831-373-3294

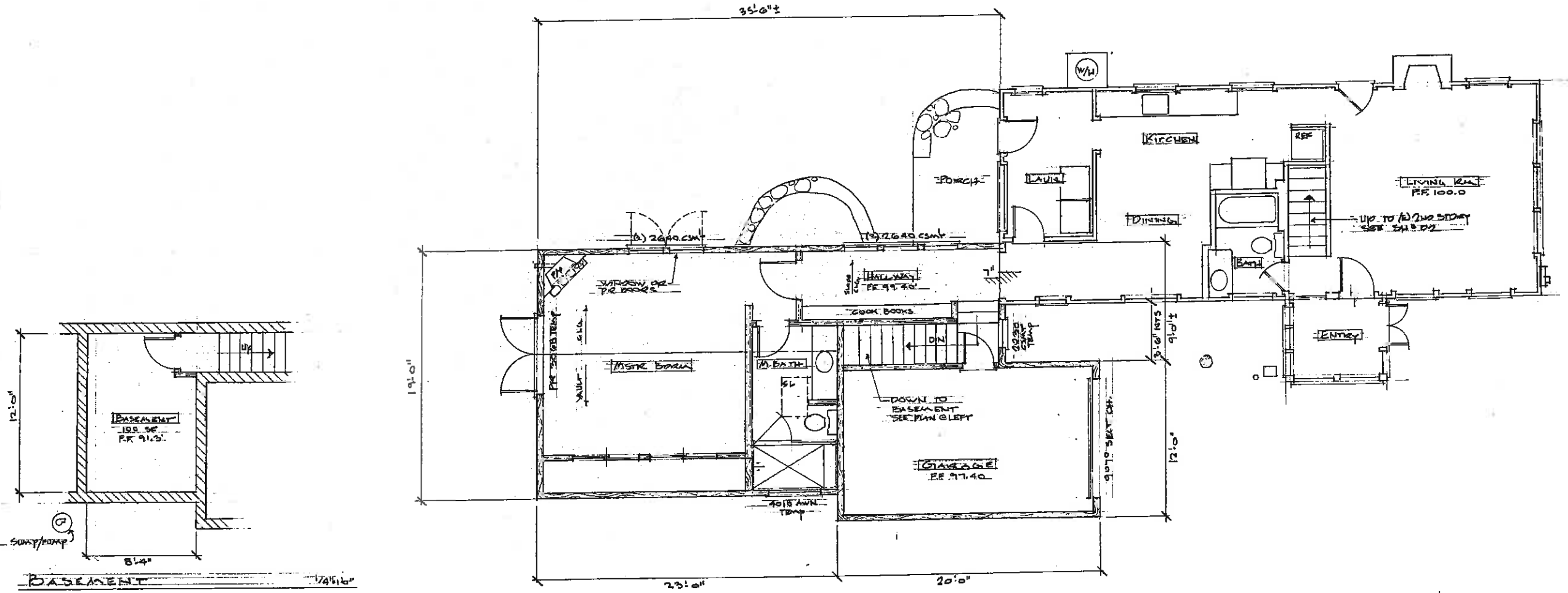
Topographic Site Plan
 APN 010-092-004
 5 SW of 5th Avenue on Santa Fe Street, Carmel, Ca
 prepared for:
 Keith Patterson

SHEET 1
 OF
 1 SHEETS

54-2014

REVISIONS	BY
11-19-14	0

ARCHITECT
 & CONSULTANTS
draftact
 2180 GAUCHERIE, SATELITE / MONTECITO, CALIFORNIA / (818) 466-9990 / FAX 466-9998



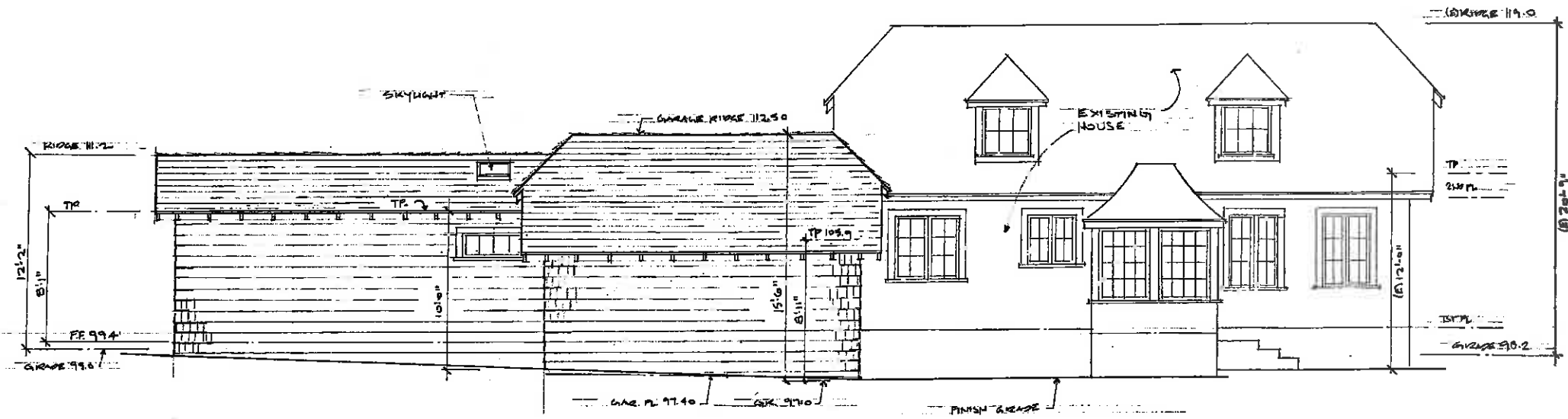
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EXIST'G WALLS	
NEW 2X4 WALLS	
NEW 2X6 WALLS	
NEW CON WALLS	

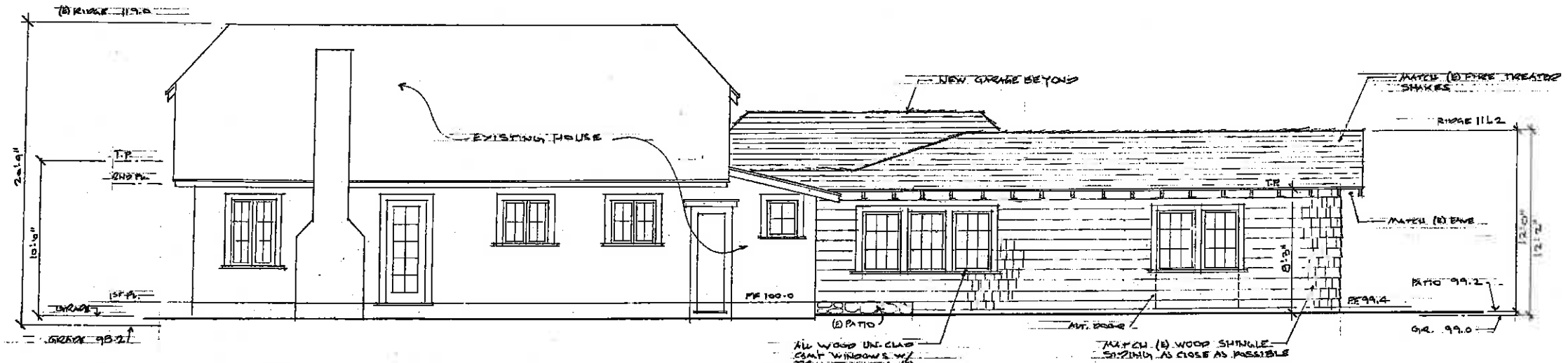
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 SANTA FE ST. 5 SW OF 6TH AVE.
 BLOCK 60, LOT 9 CARMEL-BY THE SEA
 APN: 010-092-004-000 831 566-5480

Date	10-10-14
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Job	54-2014
Sheet	A2
Of	2

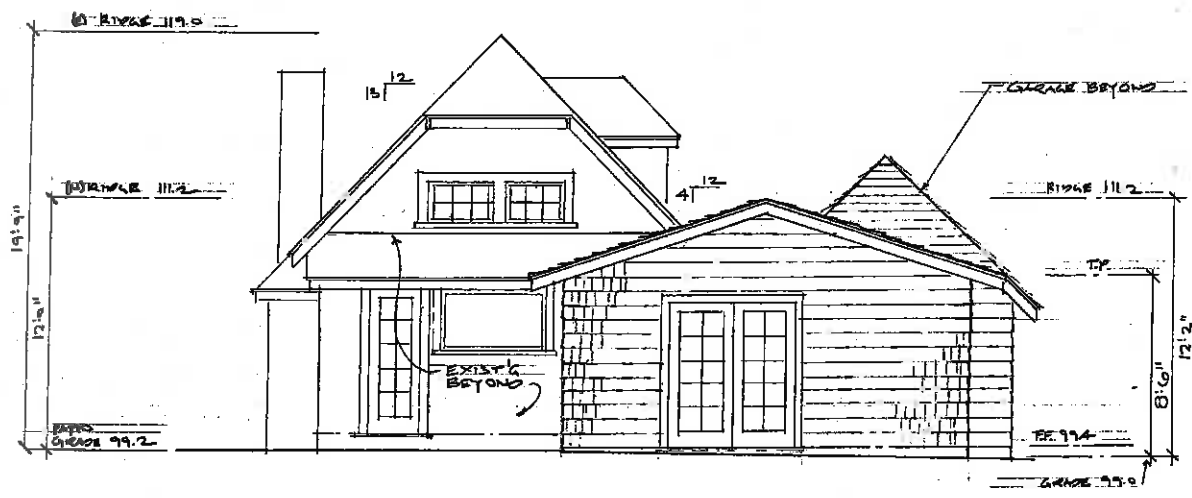
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11-19-14	SP



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



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



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



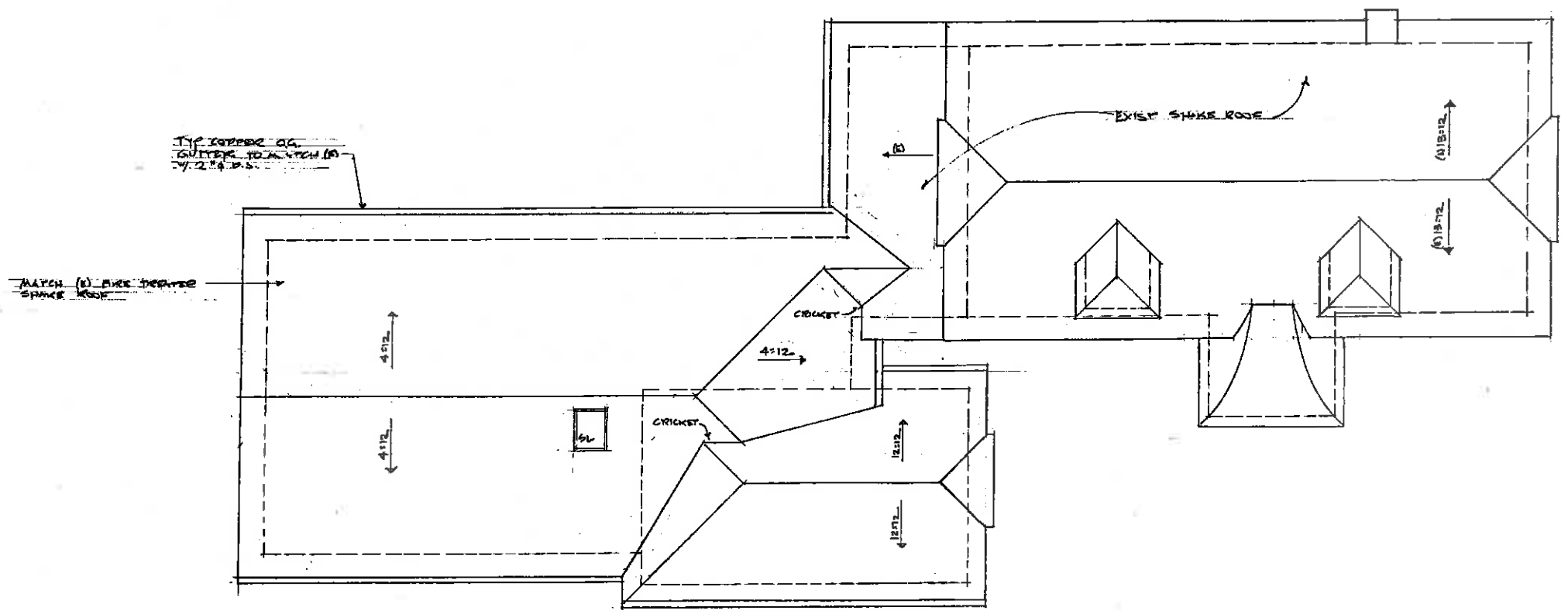
PROPOSED EAST ELEVATION 1/4"=1'-0"

BUILDING DESIGN & CONSULTING
drafted
 2150 SANDHURST, SUITE 101 / MONTEREY, CA 94040 / (831) 668-9986 / FAX 668-9988

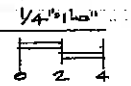
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 BLOCK 60, LOT 9 CARMEL-BY THE SEA
 APN: 010-082-004-000 831 568-5480

Date	10-10-14
Scale	
Drawn	
Job #	4-2014
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Of	Sheets

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11-19-14	0



PROPOSED ROOF PLAN



CHURCHWARD RESIDENCE
 SANTA FE ST. 5TH AVE.
 BLOCK 80, LOT 9 CARMEL-BY THE SEA
 APN: 010-092-004-000 831 566-5480

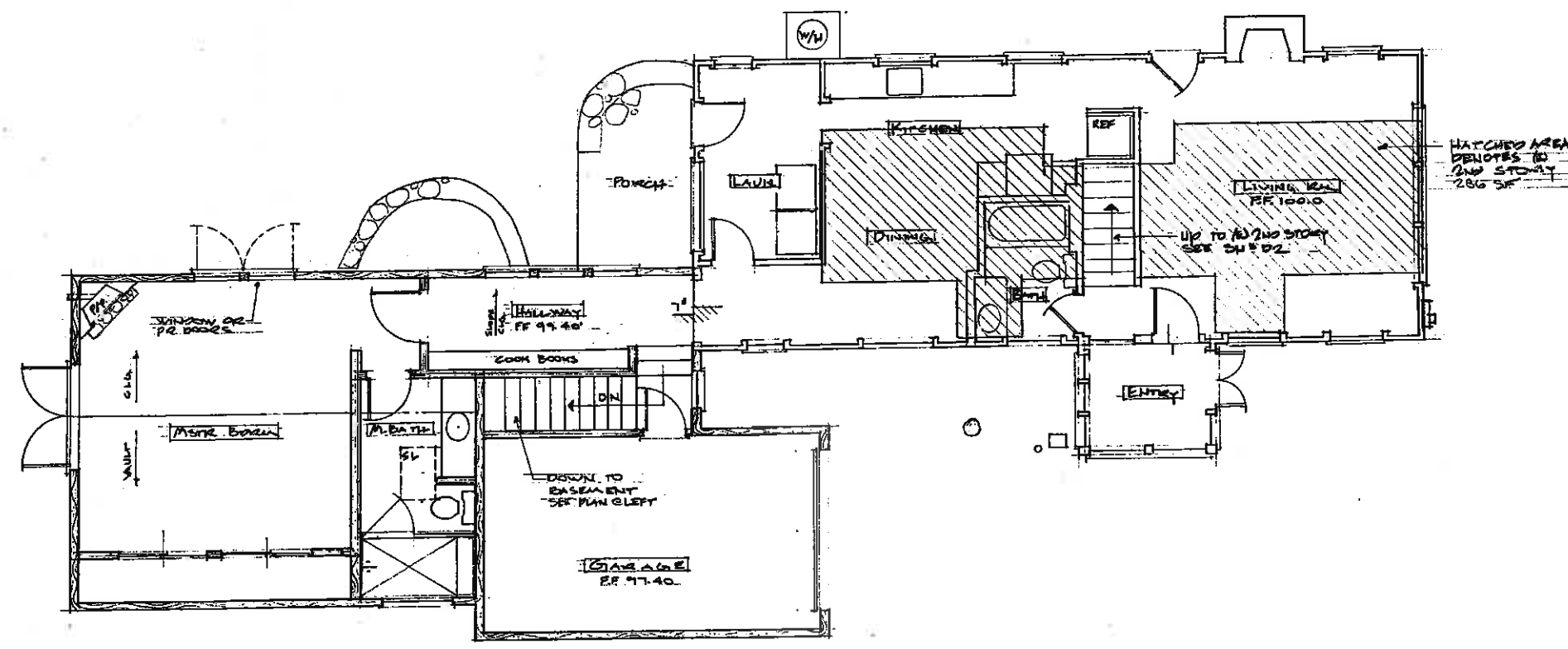
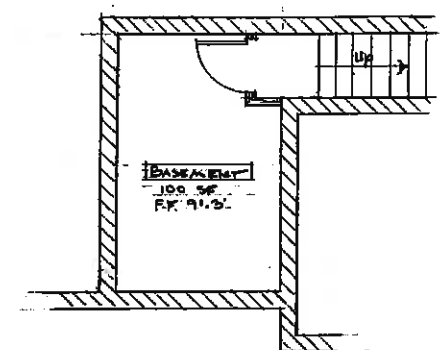
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Job	E-4-2014
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Of	

REVISIONS	BY
11-19-14	0

BUILDING DESIGN & CONSULTING
design
 2100 GARDEN VIEW, SUITE 103 / MONTEREY, CA 95040 / (831) 666-0965 / FAX 831-666-0968

FLOOR LEVEL TABULATION	
ONE STORY ELEMENTS	
(A) FIRST STORY	130 SF
*ADDITION	67 + 240
TWO STORY ELEMENTS	
(B) FIRST STORY	286
(C) SECOND STORY	286
TOTAL	1807 SF

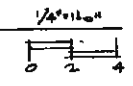
* INCLUDES NEW GARAGE



BASEMENT 1/8"=1'-0"



FIRST STORY w/ FLOOR LEVEL MAP

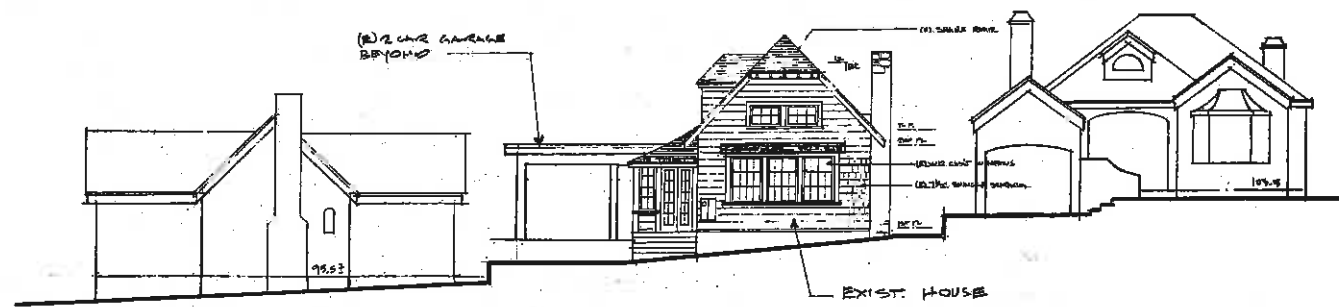


WALL LEGEND	
EXIST. WALLS	
NEW 2x4 WALLS	
NEW 2x6 WALLS	
NEW CMU WALLS	

CHURCHWARD RESIDENCE
 SANTA FE ST. 5 SW OF 6TH AVE.
 BLOCK 80, LOT 9 CARMEL-BY THE SEA
 APN: 010-092-004-000 831 566-5480

Date 10-19-14
 Scale
 Drawn
 Job 64-2014
 Sheet
A5
 Of 2 Sheets

REVISIONS	BY
11-19-14	



EXISTING STREET ELEVATION V0416



PROPOSED STREET ELEVATION V0416

BUILDING DESIGN & CONSULTING
drafttect
 2180 GARDEN RD., SUITE B3 / MONTEREY, CA 95047 / (831) 646-5984 / FAX 646-5985

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

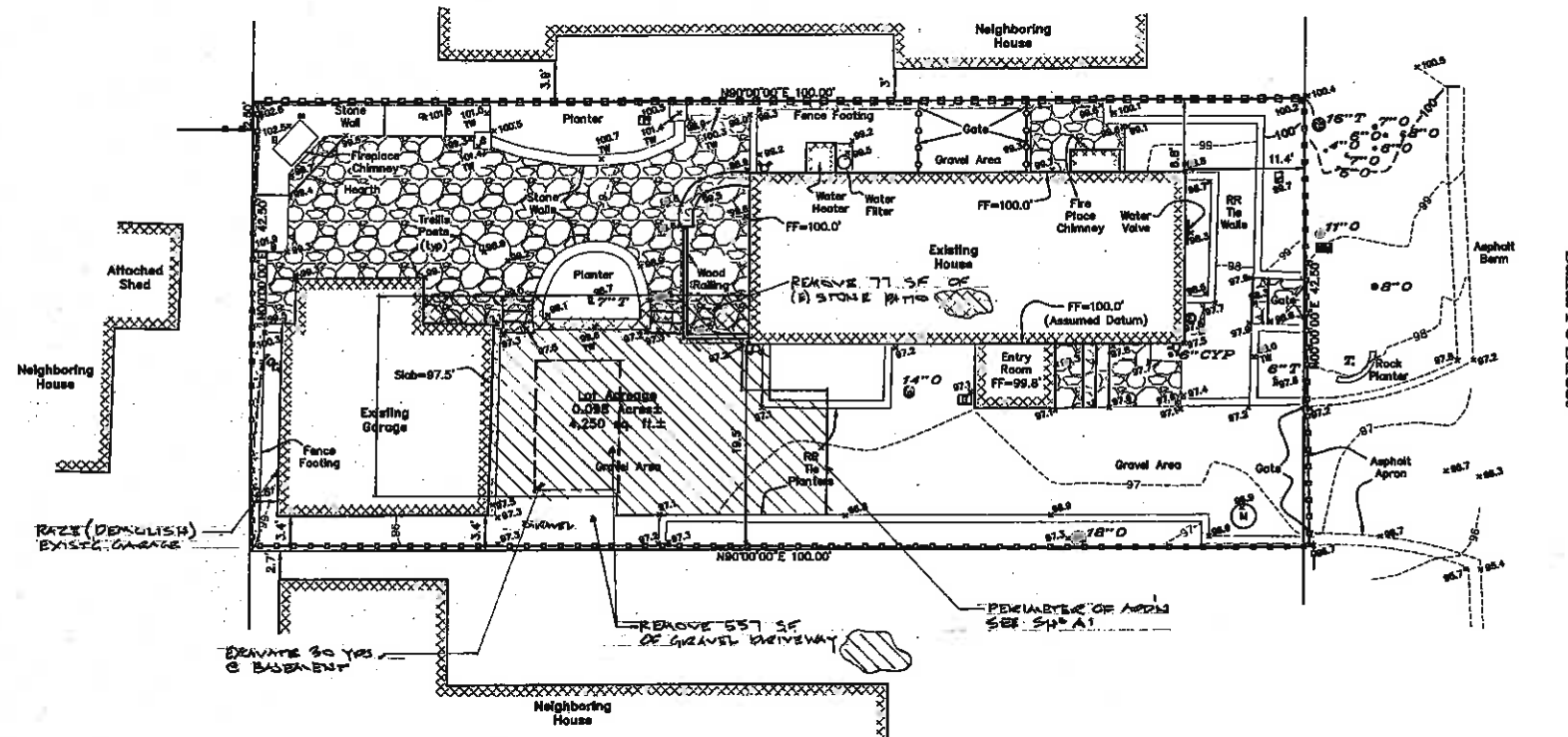
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Scale	
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Job	54-2014
Sheet	AG
Of	Sheets

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

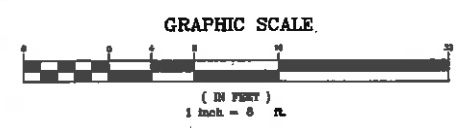
Surveyors Note:

This is not a boundary survey. The intent of this survey is to show the boundary as described in Document #2011016846, 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 instrumentation relative to the map filed in 1-CAT-62, Monterey County Records.



- Notes**
1. REMOVE 654 SF OF NOW. CONFORMING SITE COV. AS NOTED.
 2. SEE SH#A1 FOR FINAL SITE PLAN AND EXISTING & FINISH SITE COV. REGULATIONS.
 3. EXCAVATE 30 YRS. & NEW BSM. NO PM.

EXIST. SITE PLAN w/ SITE COV. TAKE DOWN

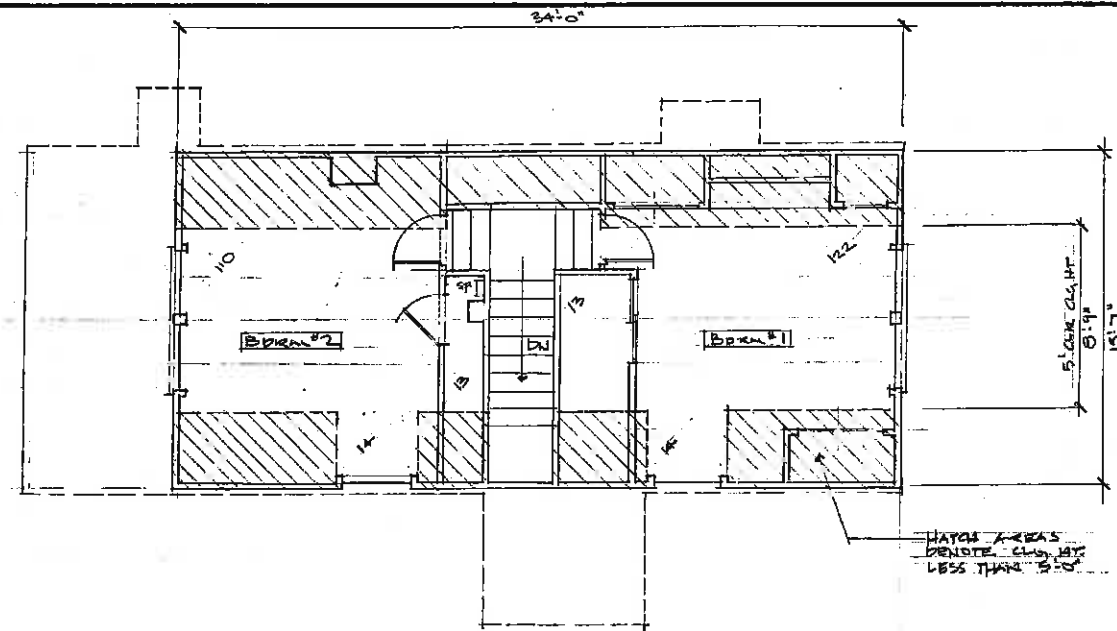
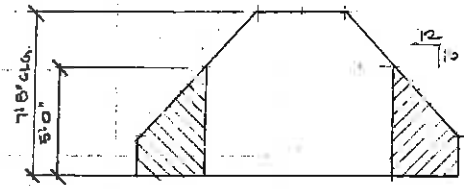


REVISIONS	BY
11-17-14	✓

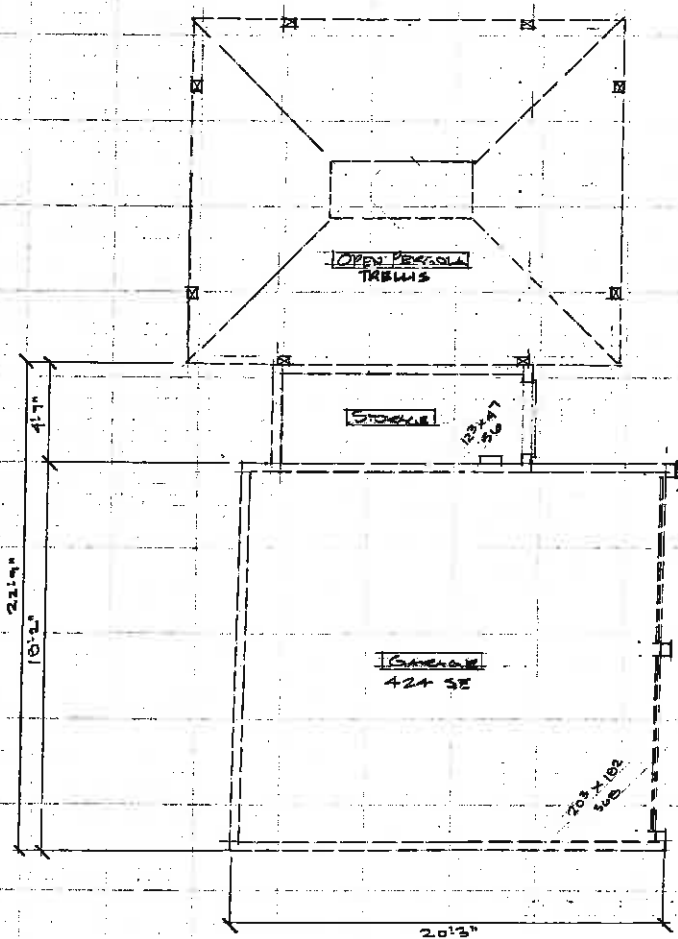


CHURCHWARD RESIDENCE
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 BLOCK 60, LOT 9 CARMEL-BY THE SEA
 APN: 010-092-004-000 831 566-5480

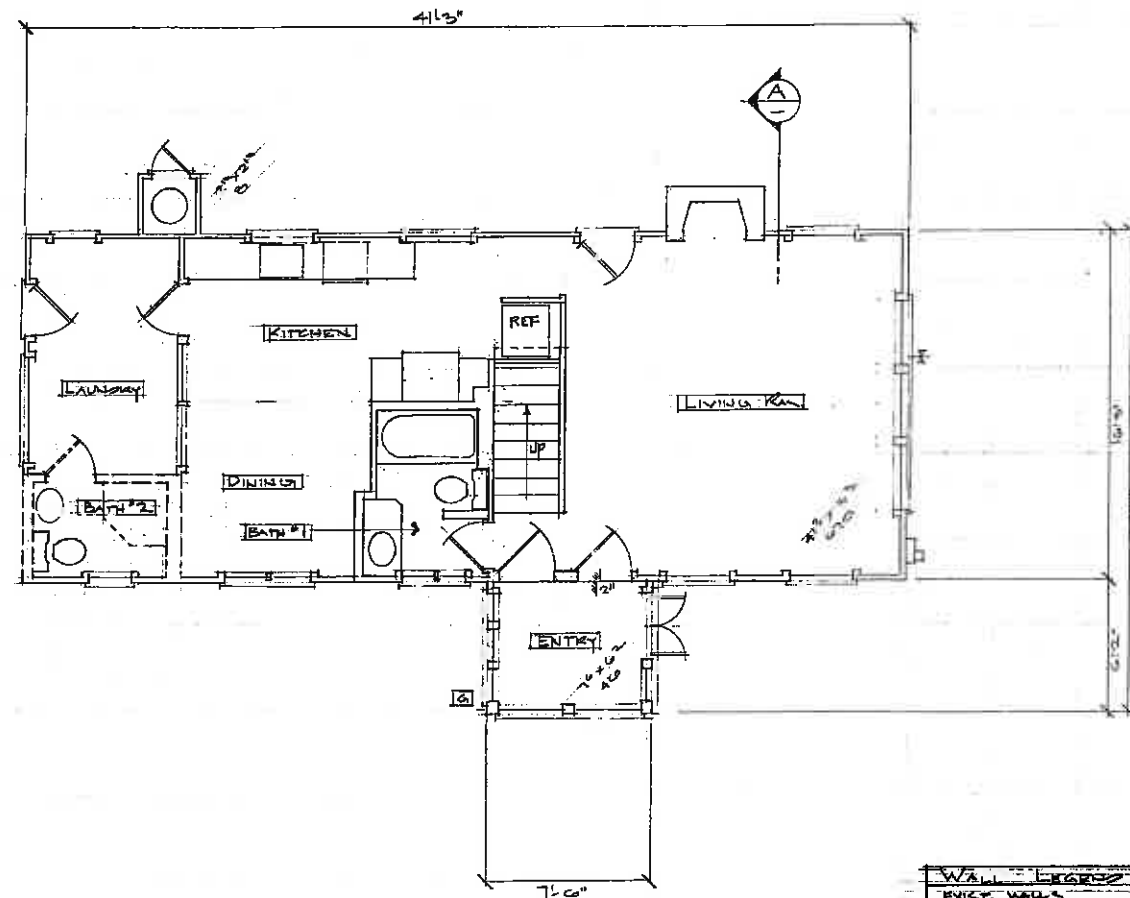
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Drawn	
Job	542014
Sheet	
Of	1



EXISTING SECOND STORY 206 S.F. REV. 1/4/16



EXISTING FIRST STORY W/ TAKE-DOWN 724 SF 1/4/16



WALL = EXISTING
 EXIST WALLS
 WALLS TO TAKE-DOWN EXISTING

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0-19-14	0

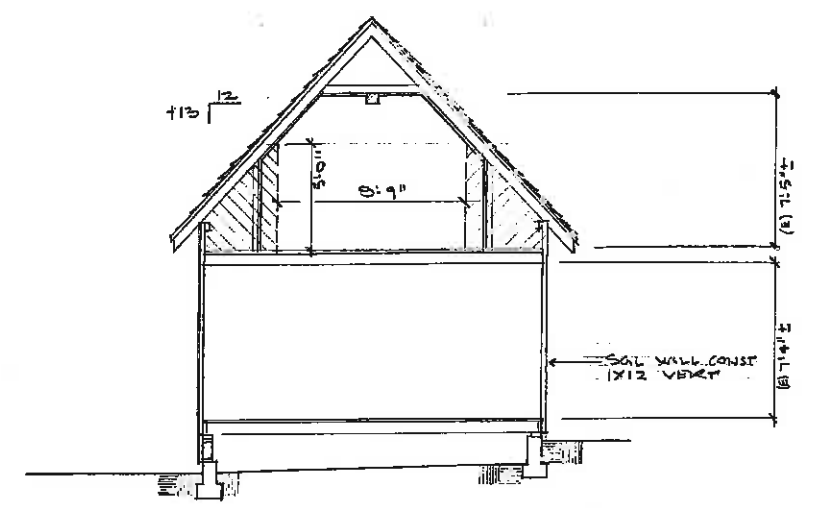
BEAS DESIGN & CONSULTING
draft
 2180 GARDEN RD., SUITE B3 / MONTEREY, CA 93940 / (831) 566-5966 / FAX 831-566-5965

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

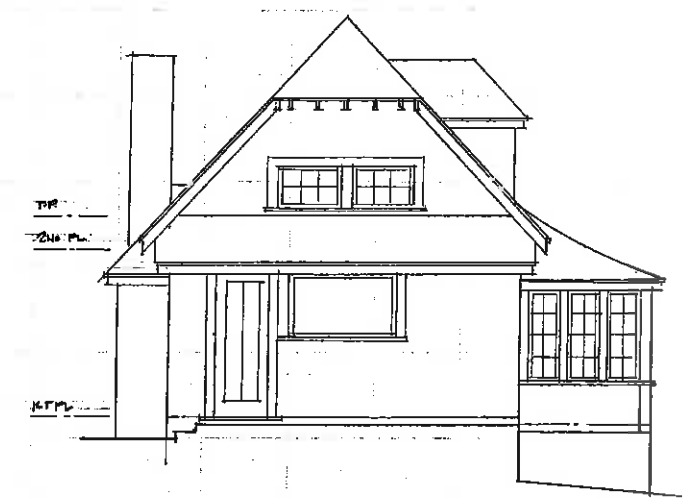
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Drawn:
Job: 54-2014
Sheet:
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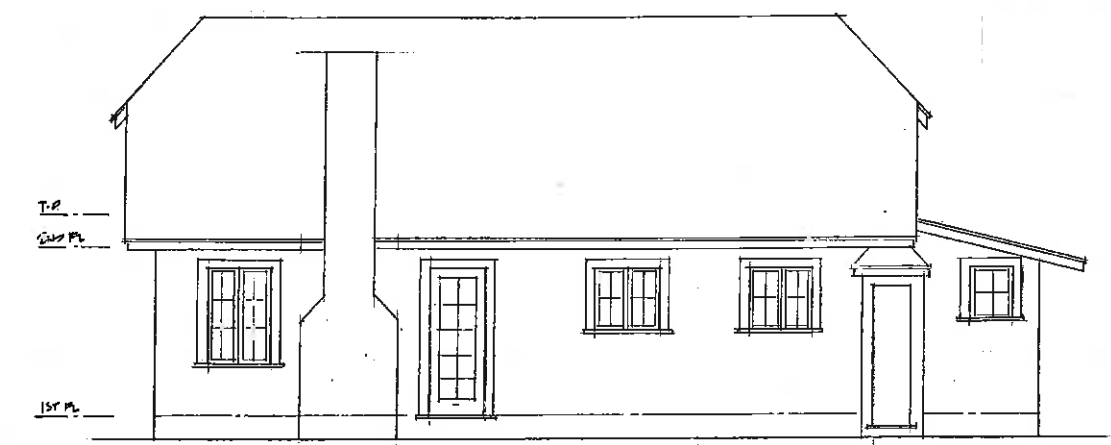
BUILDING DESIGN & CONSULTING
draft
 2160 GARDEN RD., SUITE B3 / MONTEREY, CA 93940 / (831) 466-5985 / FAX 466-5986



EXIST CROSS SECTION A 1/4"=1'-0"



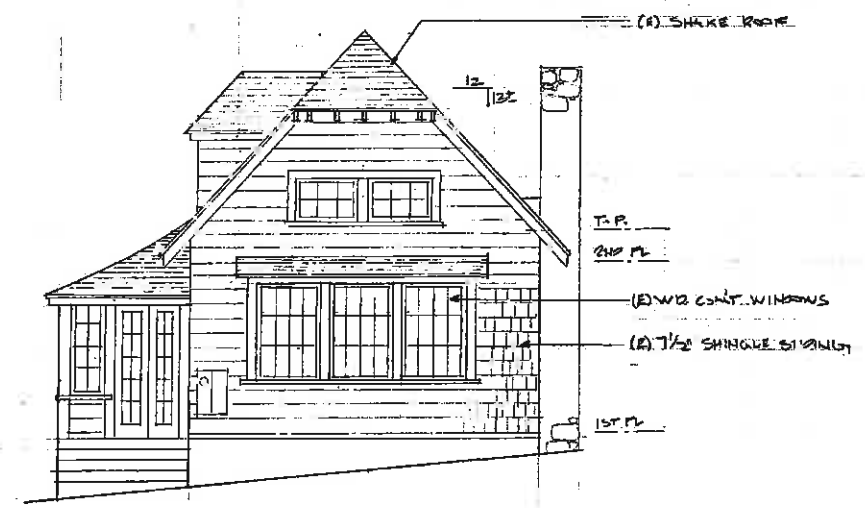
EXIST WEST ELEVATION 1/4"=1'-0"



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



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



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

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
 Scale
 Drawn
 Job 54-2014
 Sheet
 103
 Of Sheets



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

December 10, 2014

To: Chair Reimers and Planning Commissioners

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

Submitted by: Christy Sabdo, Contract Planner

Subject: Consideration of a Concept Design Study DS 14-107 (Hoffman) and associated Coastal Development Permit application for the construction of a new residence located in the Single-Family Residential (R-1), Park Overlay (P), and Beach and Riparian (BR) Overlay Zoning Districts

Recommendation:

Accept the Conceptual Design Study (DS 14-107) subject to the attached findings and recommendations/draft conditions

Application: DS 14-107 (Hoffman)

Block: A5

Lots: S portion of 4

Location: San Antonio 4 NW of 13th

APN: 010-292-006

Property Owners: Carl and Mary Hoffman

Applicant: Craig Holdren, Architect

Background and Project Description:

The project site is located on San Antonio Street four northwest of 13th Avenue. The 5,659-square foot property is developed with a one-story framed log cabin clad with engineered horizontal log siding and was built in 1927. A detached garage that was built in 1964 faces San Antonio, and the residence faces Scenic. On May 20, 2013, the Historic Resources Board determined that the house is ineligible for architectural significance. A Final Determination of Historic Ineligibility for the subject residence was issued by the Community Planning and Building Department on May 21, 2013.

The existing site coverage consists of an asphalt driveway, brick and stone walkways, stone and paver patios, and a wood deck. The site is accessed from the San Antonio property frontage.

The portion of the San Antonio Right-of-Way (ROW) between the front property line and the edge of pavement is largely unimproved, although there is an asphalt driveway, shrubs and a 28" Monterey Cypress. The portion of the Scenic ROW fronting the rear of the property is also unimproved except for a row of shrubs.

The owner has submitted plans to demolish the existing 864-square foot, one-story residence along with the 458-square foot detached garage; and to construct a new one-story residence with a partial subgrade lower level and a new one-car detached garage. The proposed residence would be 2,269 square feet in size, including 1,468 square feet on the main floor and 801 square feet on the lower floor/partial subgrade; the new garage would be 210 square feet in size. All existing site coverage would be removed and replaced with new site coverage.

The individual components of the applicant's proposal include:

- 1) the demolition of the existing one-story residence and detached garage
- 2) the removal of all existing site coverage
- 3) the construction of a new 2,269-square foot one-story residence that includes a 1,468-square foot main level and a 801-square foot partial subgrade lower level
- 4) the construction of a new 210-square foot detached garage
- 5) the installation of 729 square feet of new site coverage, including, a Carmel stone entry porch, paver patio, stone walkways, retaining walls and stairs, deck, and paver driveway

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 5,659 SQUARE FOOT SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	2,359 sf (42%)	1,322 sf (23.4%) – Demolition proposed	2,479 sf (44%) – bonus floor area of 190 sf for partial subgrade lower level and stair
Site Coverage*	745 sf (13.2%)*	978 sf	729 sf (12.8%)
Trees (upper/lower)	4/3 (recommended)	1/0	1/1
Ridge Height (Main floor)	18 ft (Beach and Overlay District)	15 ft 7 in	16 ft 6 in
Plate Height (Main floor)	12 ft/ 18 ft	12 ft 2 in	4 ft 1 in/ 15 ft 1 in
Setbacks	Minimum Required	Existing	Proposed
Front Yard**			
San Antonio Ave.	15 ft	15 ft	15 ft
Scenic Rd.	15 ft	33 ft 6 in	16 ft 3 in
Composite Side Yard	10 ft (25%)	15 ft 3 in (38%)	10 ft (25%)
Minimum Side Yard	3 ft	3 ft 3 in	3 ft 1 in
Rear	n/a	n/a	n/a

*Allowable site coverage with bonus, if 50% or more of the site coverage is permeable.

**This property has a double-frontage lot.

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 one significant upper canopy, Monterey Cypress tree. The City Forester recommends that one new lower-canopy tree from the City’s recommended tree list be planted on-site and that all ivy be removed from the site. A condition has been drafted to address the City Forester’s recommendations.

In addition, the grading proposed at the southwest corner of the subject property for the stepped terrace is within a no cut/fill area identified for a 33” Monterey Cypress tree, which is

located on the neighbor's property to the south. The City Forester has concerns with the proposed excavation in this area. The applicant was asked to provide an exploratory hand excavation in the area of concern for inspection by the City Forester, prior to the Planning Commission's review of the Final Design plan set. A Condition of Approval has been drafted that will require the applicant to work with the City Forester to determine the appropriate actions for minimizing over excavation in the southwest corner of the property for the proposed stepped terrace.

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."*

The proposed new residence does not appear to impact the privacy or views of adjacent residences to the north and south. The proposed residence is smaller in both mass and height compared to the adjacent residences. In addition, the proposed residence is set back 16.3 ft from the west property line along Scenic, approximately 20 ft on the south side and 38 feet on the north side in order to maintain any ocean views and light enjoyed by the adjacent residences. The layout of the proposed residence with the courtyard in the center, avoids any potential view and privacy impacts to the neighboring residence to the south, where the mass of the neighboring residence is more substantial.

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 one-story residence with a partial subgrade lower level. The mass and bulk of the residence is reduced by locating the lower level partially below existing grade, therefore minimizing the mass and bulk as seen from Scenic Road. The lower level would be accessed by a stepped terrace at the back of the residence.

In addition, the subject property is in the Beach and Overlay District, which restricts building heights to 18 ft. The maximum ridge height of the proposed new residence is 16 ft. 6 in., which is under the allowable building height. The ridge height of proposed new residence, as shown on the Street Elevations (Sheet A1.2), is approximately 6 ft 6 in lower than the neighboring

residence to the south and approximately 12 ft lower than the neighboring residence to the north (not including chimney heights). The neighboring residences to the north and south, fronting Scenic, are both two-story homes that are larger in mass than the proposed, new one-story residence (see Attachment D, West Street Elevation, Sheet A1.2). The proposed new garage fronting San Antonio is substantially smaller in mass than the neighboring residences to the north and south (see Attachment D, East Street Elevation, Sheet A1.2). The width of the driveway would also be reduced to conform to City Municipal Code and Design Guideline requirements. With regard to mass and bulk, in staff's opinion, the proposed addition is consistent with Residential Design Guidelines 7.1 through 7.5.

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 proposed, both the new residence and the detached garage have flat roofs, which minimize the appearance of mass from Scenic and compliment the Contemporary architectural style of the home. The Residential Design Guidelines state: "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." The Planning Commission in the past has supported flat roofs if they are consistent with the architectural style of the building. Staff supports the proposed flat roofs as being in keeping with the Contemporary style, and as these would minimize the building mass from public viewpoints along both Scenic Road and San Antonio Avenue.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 (Class 2) – Replacement or Reconstruction. An existing, 864-square foot, non-historically significant single-family residence and 458-square foot garage would be demolished and replaced by a new 2,269-square foot residence and a 210-square foot detached garage. 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 – Project Plans

Attachment A – Site Photographs



Facing north on San Antonio Street



Facing south on San Antonio Street



Front of residence along San Antonio Street



Second frontage along Scenic Road

Attachment B – Findings for Concept Acceptance

DS 14-107 (Hoffman)
 December 10, 2014
 Concept Findings
 Page 1

<u>FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE (CMC 17.64.8 and LUP Policy P1-45)</u> 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.	TBD	
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.	TBD	
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	
Beach and Overlay District Findings	YES	NO
1. The combined area contained within all setbacks is at least equal to the area of the lot that would be included within setbacks if the special beach setback established in subsection (B)(9) of this section were applied (i.e., achieving no net loss of setback area.	N/A	
2. A minimum width of at least three feet will be maintained for the full length of all setbacks.	✓	
3. By reducing any setbacks the proposed structure will not interfere with safe access to other properties in the neighborhood or otherwise result in damage or injury to the use of other adjoining properties.	N/A	
4. Structures proposed for construction within reduced setback areas will be compatible with the residential character of the neighborhood and will exhibit a human scale without excessive building bulk or visual mass.	N/A	
5. The proposed setbacks afford maximum protection for the adjoining parklands for the benefit of the public while still accommodating reasonable development of the property.	N/A	
6. The proposed setbacks are designated on an approved plan attached to the permit or on a scenic easement for purposes of documentation and recordation.	✓	
Park Overlay District Findings	YES	NO
1. The proposed setbacks afford maximum protection for the adjoining parklands for the benefit of the public while still accommodating reasonable development of the property.	N/A	

2. That the proposed setbacks are designated on an approved plan attached to the permit or on a scenic easement for purposes of documentation and recordation.	✓	
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Attachment C – Recommendations/Draft Conditions

DS 14-107 (Hoffman)
December 10, 2014
Recommendations/Draft Conditions
Page 1

Recommendations/Draft Conditions		
No.		
1.	The applicant shall install one lower-canopy tree from the City’s recommended tree list and remove all ivy from the site.	
2.	Prior to Final Design Review by the Planning Commission, the applicant shall work with the City Forester to determine the appropriate actions for minimizing over excavation in the southwest corner of the property where the stepped terrace is proposed.	

HOFFMAN RESIDENCE

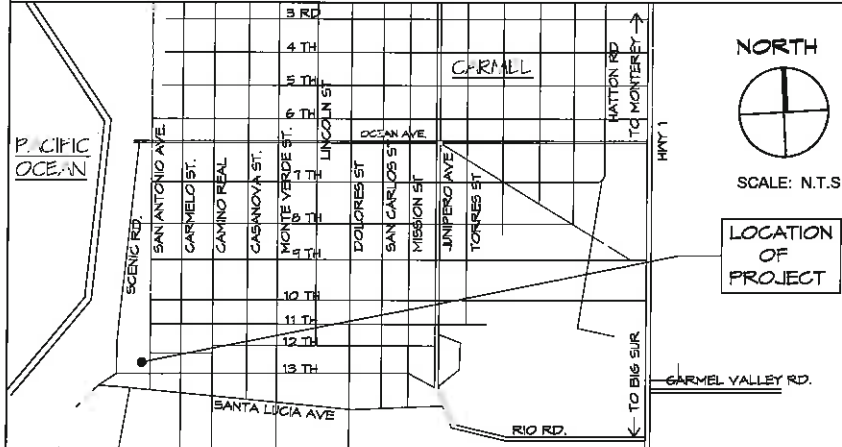
SHEET INDEX

ARCHITECTURAL	
A1.0	COVER SHEET, PROJECT DATA
G1	TOPOGRAPHIC MAP
A1.0	WALL REMOVAL/TAKE DOWN & GRADING PLAN
A1.1	SITE / DRAINAGE PLAN
A1.2	FLOOR LEVEL MAP, STREET ELEVATIONS
A2.0	CONCEPT PLANS
A3.1	MAIN HOUSE EXTERIOR ELEVATIONS
A3.2	GARAGE EXTERIOR ELEVATIONS
A4.1	WINDOW & DOOR SCHEDULES & DETAILS

PROJECT TEAM

OWNER: CARL & MARY HOFFMAN 1225 E. WARNER ROAD #11 TEMPE, AZ 85284 PH: 480-128-3111	ARCHITECT: HOLDREN LIETZKE ARCHITECTURE 225 CANNERY ROW, SUITE A MONTEREY, CA 93940 PH: 831-649-6001
SITE ADDRESS: SAN ANTONIO 3 NW OF 13TH CARMEL-BY-THE-SEA, CA 93921	SURVEYOR: LANDSET ENGINEERS INC. 520-B CRAZY HORSE CANYON RD SALINAS, CA 93907 PH: 831-443-6970

VICINITY MAP



SURVEY NOTE

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

PROJECT DATA

SCOPE OF WORK: DEMOLITION OF (E) SINGLE FAMILY RESIDENCE AND DETACHED TWO CAR GARAGE. CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE WITH BASEMENT AND DETACHED SINGLE CAR GARAGE
SITE DESCRIPTION: PORTION OF LOT 4 IN BLOCK A5, CARMEL BY THE SEA VOLUME 2 CITIES AND TOWNS, PAGE 23, RECORDS OF MONTEREY COUNTY
LOT SIZE: 9,894 S.F.
TREE INFORMATION: NO EXISTING TREES TO BE REMOVED
OCCUPANCY GROUP: RESIDENCE: R-3 GARAGE: U
TYPE OF CONSTRUCTION: V-B

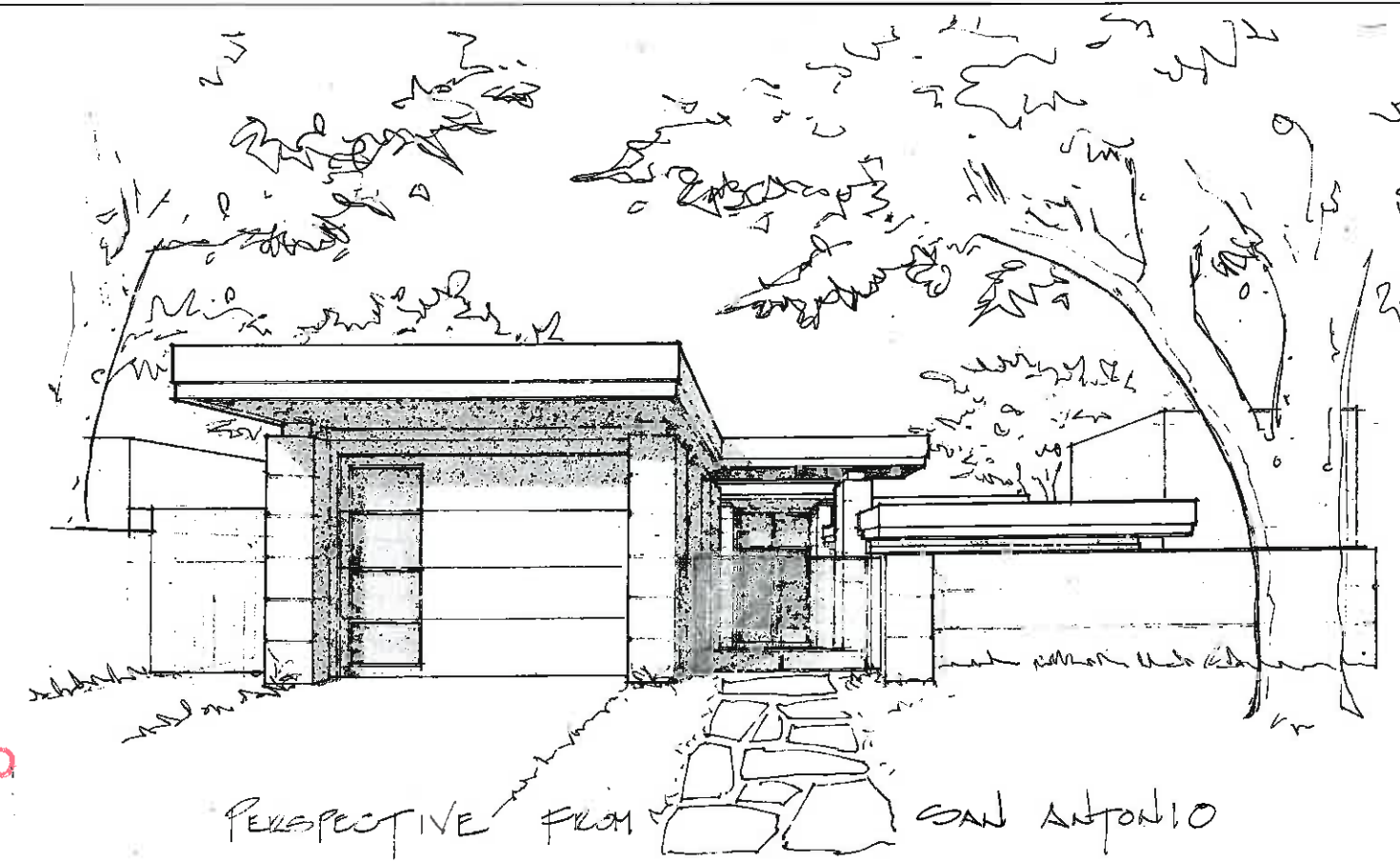
SETBACKS

REQUIRED FRONT SETBACKS = 15'-0"
 PROPOSED FRONT SETBACKS: SAN ANTONIO = 15'-0" SCENIC = 15'-4"
 REQUIRED SIDE SETBACKS = TOTAL OF 25% OF SITE WIDTH = 10'-0"
 PROPOSED SIDE SETBACKS EQUAL 10'-0" IN ALL LOCATIONS

PROPOSED FLOOR AREA	BASE SQ. FT.		ADJUSTMENTS
	MAIN FLOOR	1,468 SQ. FT.	- 90 SQ. FT. (STAIR)
LOWER FLOOR	801 SQ. FT.	- 100 SQ. FT. (BONUS FLOOR AREA)	
GARAGE	210 SQ. FT.		
TOTAL FLOOR AREA	2,479 SQ. FT.	2,289 SQ. FT. (PER CARMEL BUILDING CODE)	
TOTAL ALLOWABLE FLOOR AREA = 2,481 S.F. (-190 S.F. BONUS AREA) = 2,358.76 SQ. FT.			
SITE COVERAGE	IMPERMIABLE		SEMI-PERMIABLE
	ENTRY PORCH, PATIO & WALK	101 SQ. FT.	209 SQ. FT.
RETAINING WALLS	52 SQ. FT.	-	
DECK & STAIR	150 SQ. FT.	34 SQ. FT.	
DRIVEWAY	-	189 SQ. FT.	
SITE COVERAGE TOTALS	303 SQ. FT.	426 SQ. FT.	= 729 SQ. FT.

SITE COVERAGE ALLOWED (22% OF BASE FLOOR AREA): 518.9 S.F.
 PLUS SITE COVERAGE ALLOWED FOR 50% PERMIABLE OR SEMI-PERMIABLE COVERAGE: 226.9 S.F.
 TOTAL SITE COVERAGE ALLOWED: 745.2 S.F.

RECEIVED
 DEC 01 2014
 City of Carmel-by-the-Sea
 Planning & Building Dept.



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ARCHITECTURE
 225 CANNERY ROW - SUITE A
 MONTEREY, CA 93940
 PH: 831.649.6001
 FAX: 831.649.6003
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DATE: 11/20/14
 SCALE:
 DRAWING: LL
 JOB NUMBER: 14.09
 REVISION

COVER SHEET
HOFFMAN RESIDENCE
 SAN ANTONIO 3 NW OF 13TH
 CARMEL, CA 93921
 A.P.N. 010-292-006

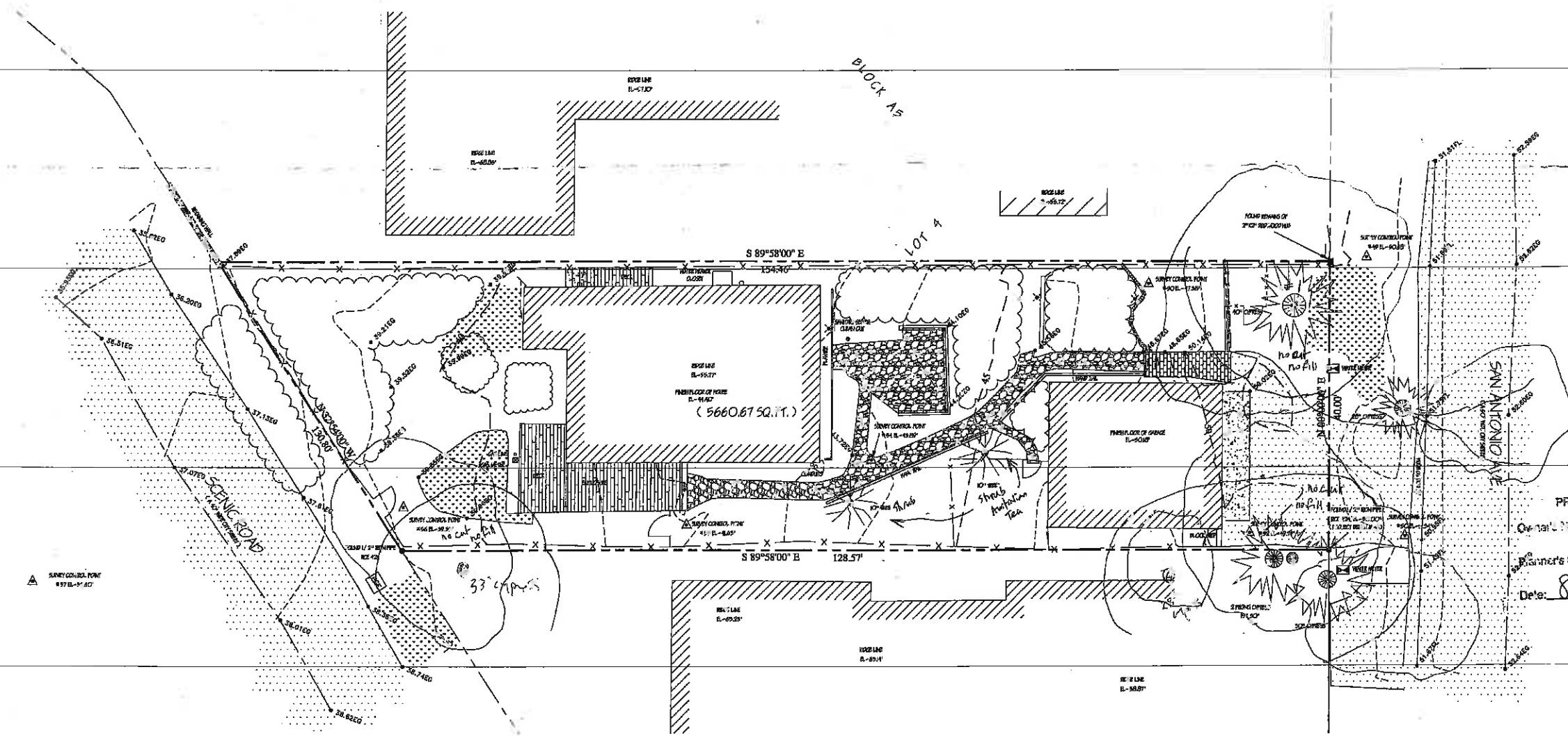
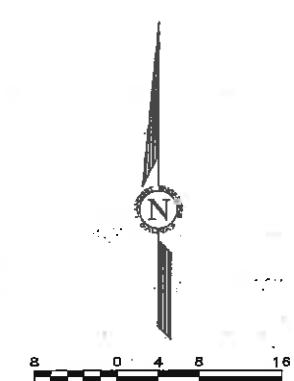
A1.0

GENERAL NOTES

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS A FOUND 1/2" IRON PIPE, RCE 424, LOCATED AT THE SOUTHEASTLY PROPERTY CORNER. ELEVATION = 50.00', AS SHOWN.
- THE BEARING OF S 89° 51'00" E, AS FOUND MONUMENTED WAS USED FOR THE BASIS FOR THIS PROJECT, AS SHOWN ON THE MAP ENTITLED "MAP OF ADDITION NO. 8, CARMEL BY THE SEA, MONTEREY COUNTY, CAL., VOL. 2 OF CITIES & TOWNS AT PAGE 23, IN THE COUNTY RECORDER OF MONTEREY COUNTY."
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (5/29/14) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- WOOD AND WIRE FENCE
- APPROX HEDGE/ LANDSCAPED AREA (SCHEMATIC ONLY)
- ASPHALT CONCRETE SURFACE
- CONCRETE SURFACE
- EXISTING HOUSE
- EXISTING DECK
- LANDSCAPE AREA
- EXISTING WALK AND PATIO AREA
- SURVEY H&V CONTROL POINT
- SANITARY SEWER CLEAN OUT
- HOSE BIB/ WATER METER
- GAS LINE/ G.V.S METER
- TREES (SIZE AND TYPE AS NOTED) - CANOPY SCHEMATIC ONLY
- SPOT ELEVATION



PRELIMINARY SITE ASSESSMENT
 Owner's Name: Hoffman
 Designer's Signature: *Christy Salda*
 Date: 8/29/14 BA 14-18

CONTACT INFORMATION:
 PRIMARY OWNER:
 MR. & MRS. CARL & MARY HOFFMAN
 C/O HOLDREN LITZKE ARCHITECTURE
 ATT. MR. CRAIG HOLDREN
 225 CANNERY ROW
 MONTEREY, CA. 93840
 SITE LOCATION:
 4 NW CORNER OF SAN ANTONIO
 AND 13TH
 CARMEL-BY-THE-SEA, CA.

DATE	BY	REVISION
05/15/14	MAW	RELEASED TO CLIENT
No.	DATE	BY

TOPOGRAPHIC MAP
 OF
 PORTION OF LOT 4, IN BLOCK A5
 VOL. 2, CITIES & TOWNS, AT PG. 23
 CITY OF CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
 FOR
 MR. & MRS. CARL & MARY HOFFMAN

RECEIVED
 AUG 20 2014
 City of Carmel-by-the-Sea
 Planning & Building Dept.
 SCALE: 1" = 8'
 DATE: MAY 2014
 JOB NO. 1329-01
 SHEET **C1**
 OF 1 SHEETS



APPROVED BY:
 GUY R. CEBALDO
 P.L.S. No. 8705

LANDSET
 ENGINEERS, INC.
 ENGINEERING - LAND PLANNING
 SURVEYING - ENVIRONMENTAL CONSULTING
 520-B CRAZY HORSE CANYON ROAD, SALINAS, CA 93807

A.P.N. 010-292-006

SA 14-18

\\c1\proj\proj007-1329\1329-01 LANDS BY HOFFMAN\DWG\1329-01 MAIN SITE PLAN



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ARCHITECTURE**

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Ph: 831.649.6001
Fax: 831.649.6003

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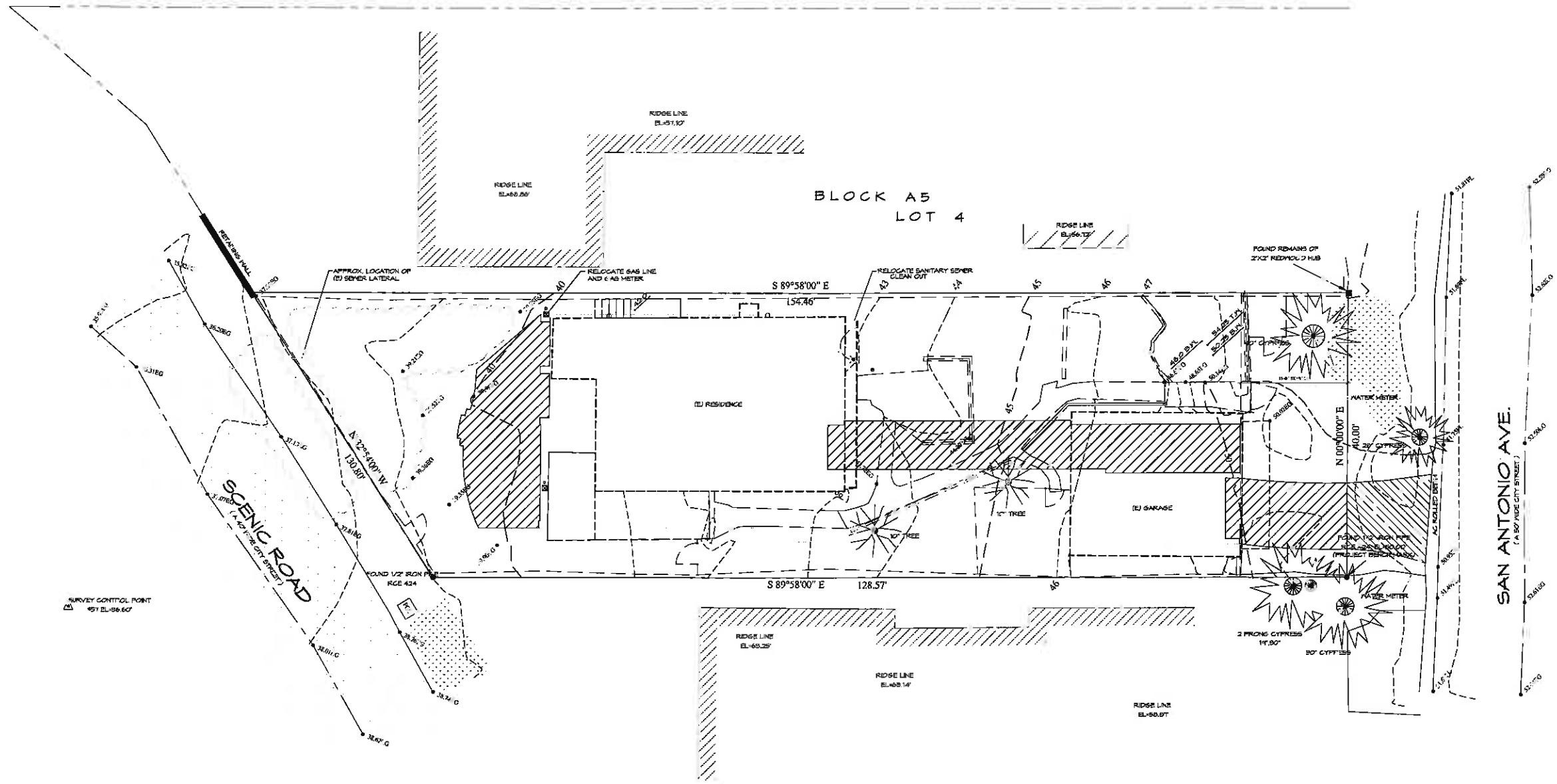
DATE: 11/20/14

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

DRAWN: LL

JOB NUMBER: 14.04

REVISION



**WALL REMOVAL / TAKE DOWN
AND SITE GRADING PLAN**

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



LEGEND	
	EXISTING STRUCTURE TO BE REMOVED
	EXISTING PAVING/DECK TO BE REMOVED
	EXISTING FENCE/STEPS TO BE REMOVED
	LOCATION OF PROPOSED RESIDENCE
	AREA OF GRADING OUTSIDE FOOTINGS (LESS THAN 15 C.Y. CUT, 15 C.Y. FILL)
	AREA OF OFF SITE GRADING (LESS THAN 2 C.Y. CUT, 2 C.Y. FILL)

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

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

MAIN FLOOR: EXISTING/DEMO - 224 LINEAR FEET

WALL REMOVAL/TAKE DOWN & GRADING PLAN

HOFFMAN RESIDENCE

SAN ANTONIO 3 NW OF 13TH
CARMEL, CA 93921

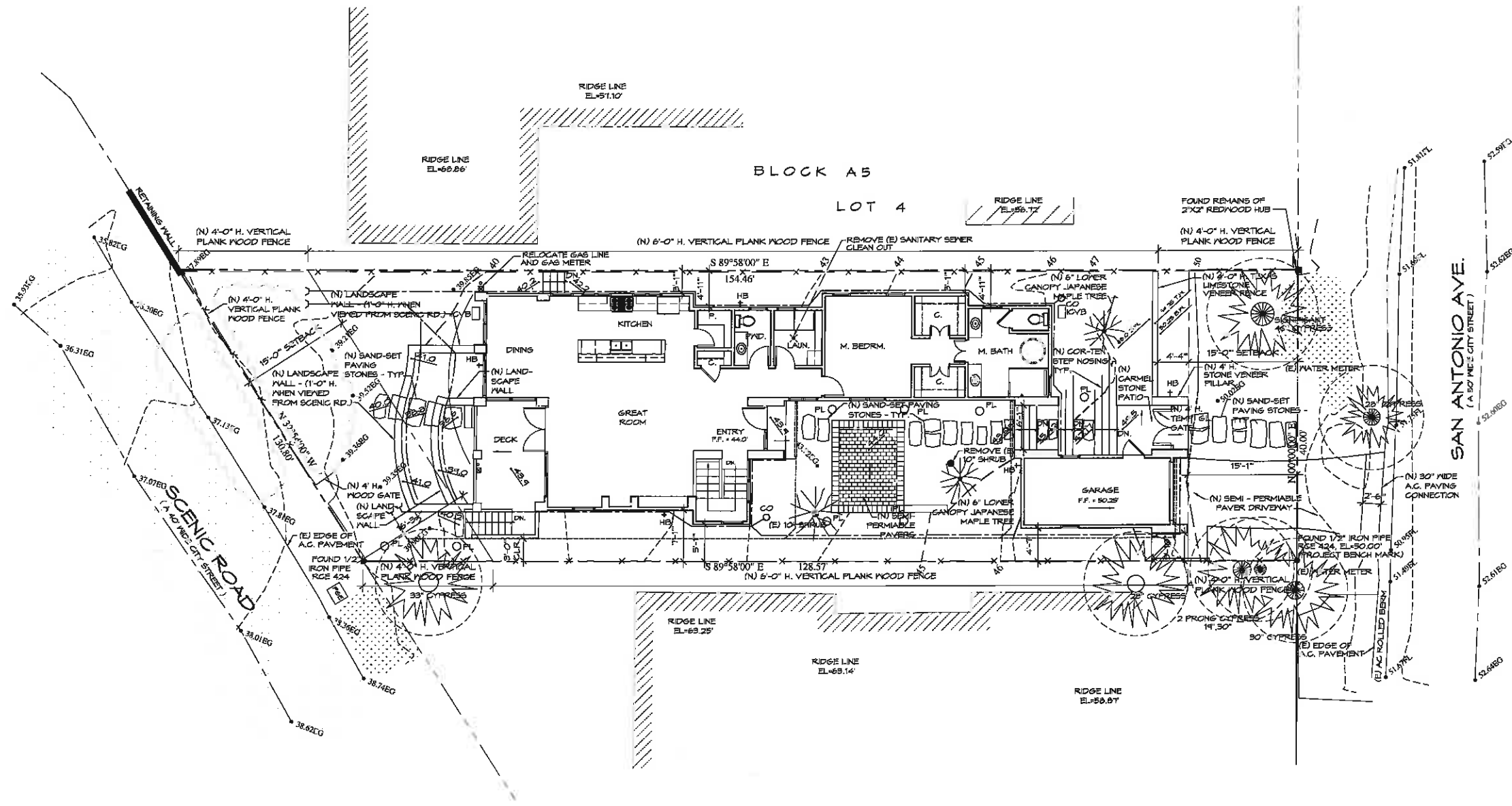
A.P.N. 010-292-006

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DATE: 11/20/14
 SCALE: 1/8" = 1'-0"
 DRAWN: LL
 JOB NUMBER: 14.04
 REVISION:



SITE / DRAINAGE PLAN

SCALE: 1/8" = 1'-0"
 0 4 8 16

LEGEND:

○ PL	PATH LIGHT - SEE LANDSCAPE PLAN
+ HB	HOBBISS
□ ICVB	IRRIGATION CONTROL VALVE BOX
-x-	DENOTES AN (E) WOOD FENCE
---	DENOTES SITE IMPROVEMENTS
---	DENOTES PROPERTY LINE
○ CO	CLEAN-OUT
□ CB	CATCH BASIN W/DECORATIVE IRON GRATE
---	TRENCH DRAIN W/DECORATIVE IRON GRATE
)	DAYLIGHT OPENING
---	FOUNDATION DRAIN - SEE FDN. DRAINAGE DETAIL
---	SHALLOW RAINWATER RUNOFF DRAIN
○	WATER METER

NOTES:

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

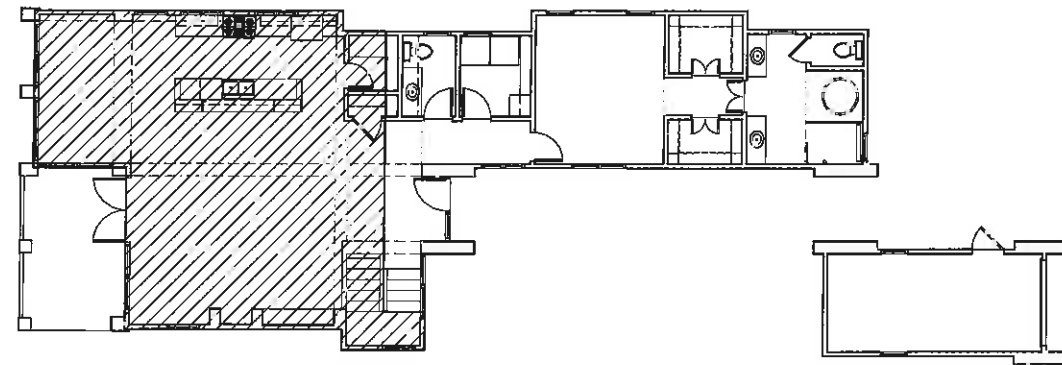
SITE / DRAINAGE PLAN

HOFFMAN RESIDENCE
 SAN ANTONIO 3 NW OF 13TH
 CARMEL, CA 93921
 A.P.N. 010-292-006

A1.1



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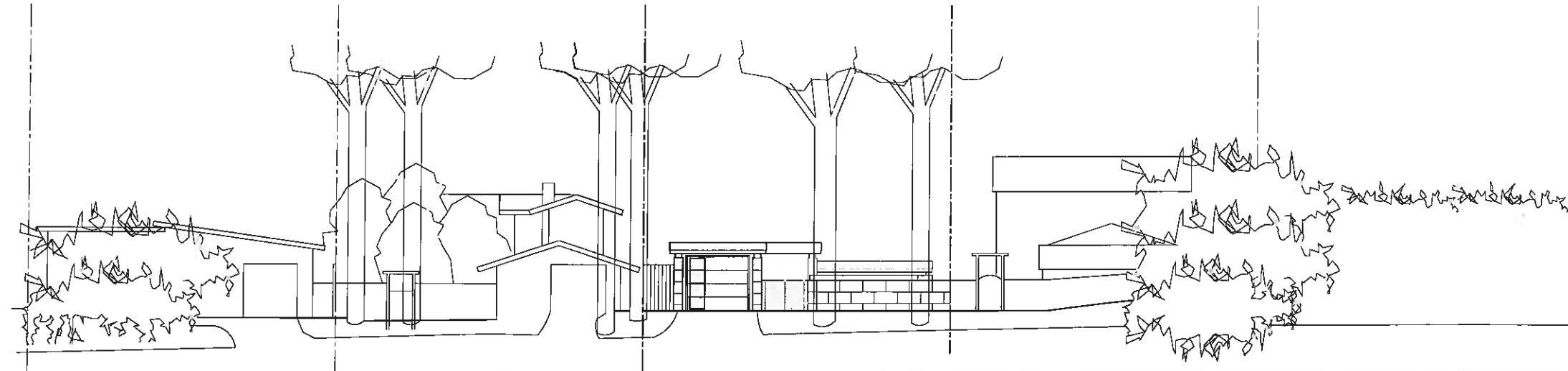
FLOOR LEVEL MAP
 SCALE: 1/16" = 1'-0"
 NORTH

LEGEND	
	AREA OF MAIN LEVEL
	AREA OF LOWER LEVEL THAT IS COMPLETELY OVERLAPPED BY MAIN LEVEL. (NOTE: 100% OF LOWER LEVEL IS OVERLAPPED BY FIRST LEVEL)
FLOOR AREA TABLE	
MAIN FLOOR:	1,468 S.F.
LOWER FLOOR:	421 S.F.
AREA OF LOWER FLOOR THAT IS OVERLAPPED BY FIRST FLOOR:	601 S.F. (100%)

DATE:	11/20/14
SCALE:	
DRAWN:	LL
JOB NUMBER:	14.09
REVISION:	



SCENIC RD. STREET PROFILE - WEST ELEVATION
 SCALE: 1/8" = 1'-0"



SAN ANTONIO AVE. STREET PROFILE - EAST ELEVATION
 SCALE: 1/8" = 1'-0"

FLOOR LEVEL MAP, STREET ELEVATIONS

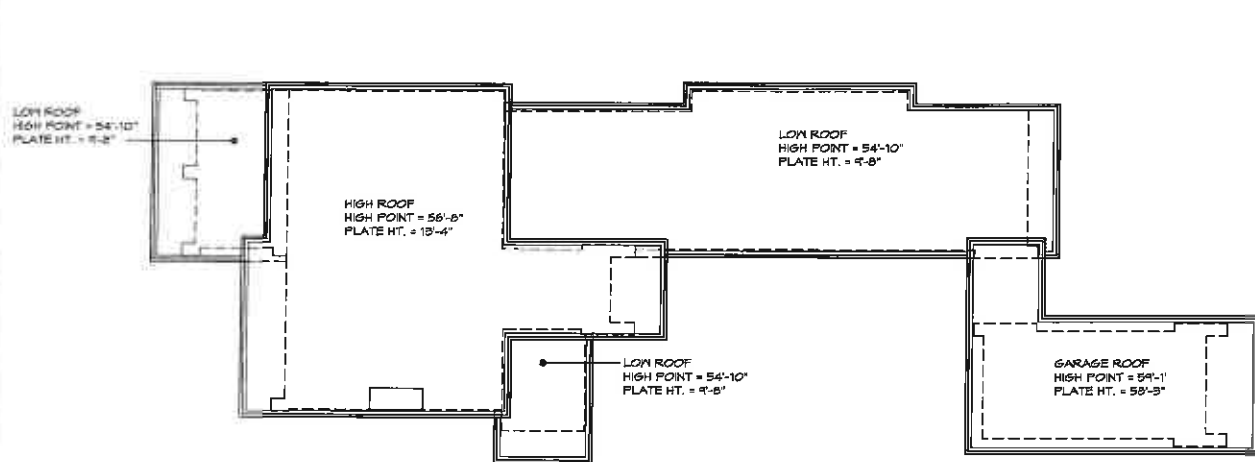
HOFFMAN RESIDENCE
 SAN ANTONIO 3 NW OF 13TH
 CARMEL, CA 93921
 A.P.N. 010-292-006

A1.2

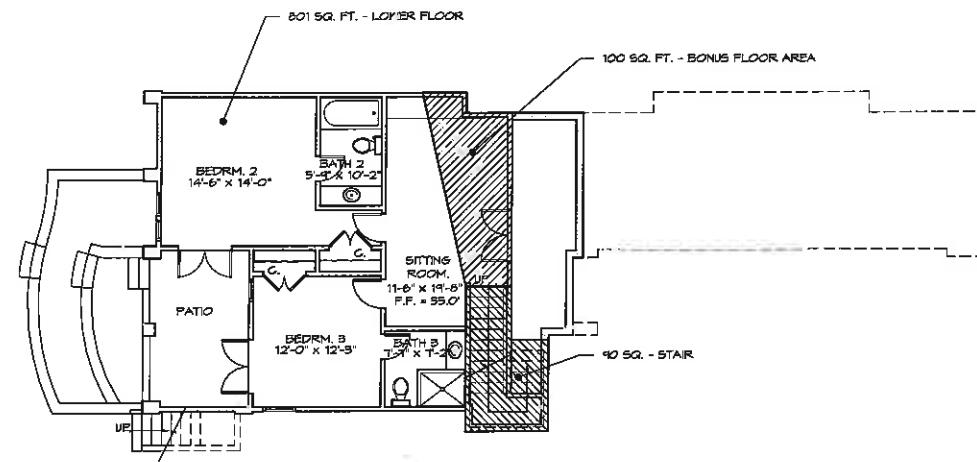


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ARCHITECTURE**
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
PH: 831.643.6001
FAX: 831.549.5003
www.hl-arc.com

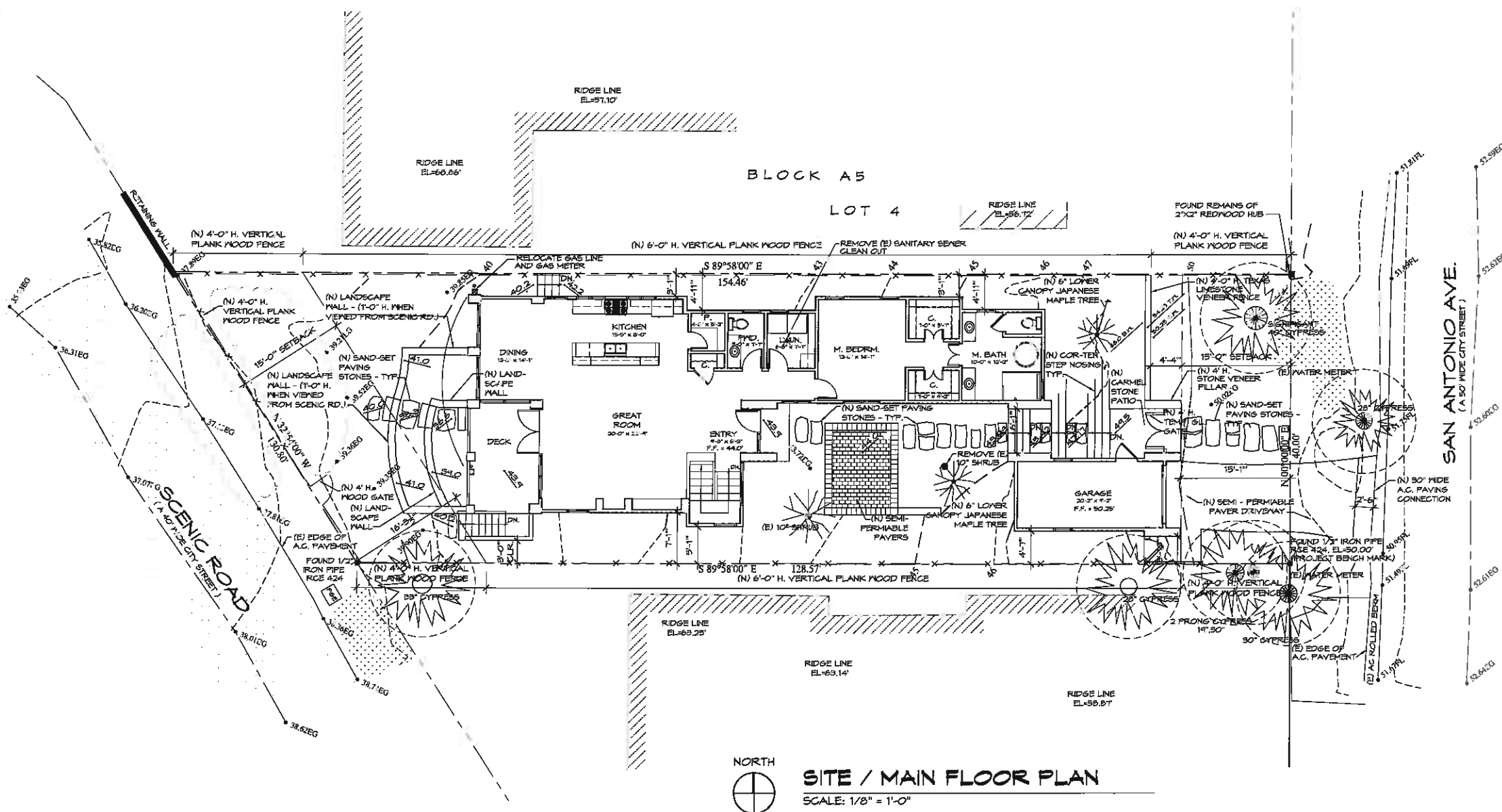
DATE: 11/20/14
SCALE: 1/8" = 1'-0"
DRAWN: LL
JOB NUMBER: 14.09
REVISION:



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



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



PROJECT DATA		
SCOPE OF WORK: DEMOLITION OF (E) SINGLE FAMILY RESIDENCE AND DETACHED TWO CAR GARAGE. CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE WITH BASEMENT AND DETACHED SINGLE CAR GARAGE.		
SITE DESCRIPTION: PORTION OF LOT 4 IN BLOCK A5, CARMEL BY THE SEA VOLUME 2 'CITIES AND TOWNS', PAGE 28, RECORDS OF MONTEREY COUNTY.		
LOT SIZE: 3,654 S.F.		
TREE INFORMATION: NO EXISTING TREES TO BE REMOVED		
OCCUPANCY GROUP: RESIDENCE: R-3 GARAGE: U		
TYPE OF CONSTRUCTION: V-3		
SETBACKS		
REQUIRED FRONT SETBACKS = 15'-0"		
PROPOSED FRONT SETBACKS: SAN ANTONIO = 15'-0" SCENIC = 15'-0"		
REQUIRED SIDE SETBACKS = TOTAL OF 25% OF SITE WIDTH = 10'-0"		
PROPOSED SIDE SETBACKS EQUAL 10'-0" IN ALL LOCATIONS		
	BASE SQ. FT.	ADJUSTMENTS
PROPOSED FLOOR AREA		
MAIN FLOOR	1,468 SQ. FT.	- 90 SQ. FT. (STAIR)
LOWER FLOOR	801 SQ. FT.	- 100 SQ. FT. (BONUS FLOOR AREA)
GARAGE	210 SQ. FT.	
TOTAL FLOOR AREA	2,479 SQ. FT.	2,229 SQ. FT. (PER CARMEL BUILDING CODE)
TOTAL ALLOWABLE FLOOR AREA = 2,481 S.F. (-190 S.F. BONUS AREA) = 2,291 SQ. FT.		

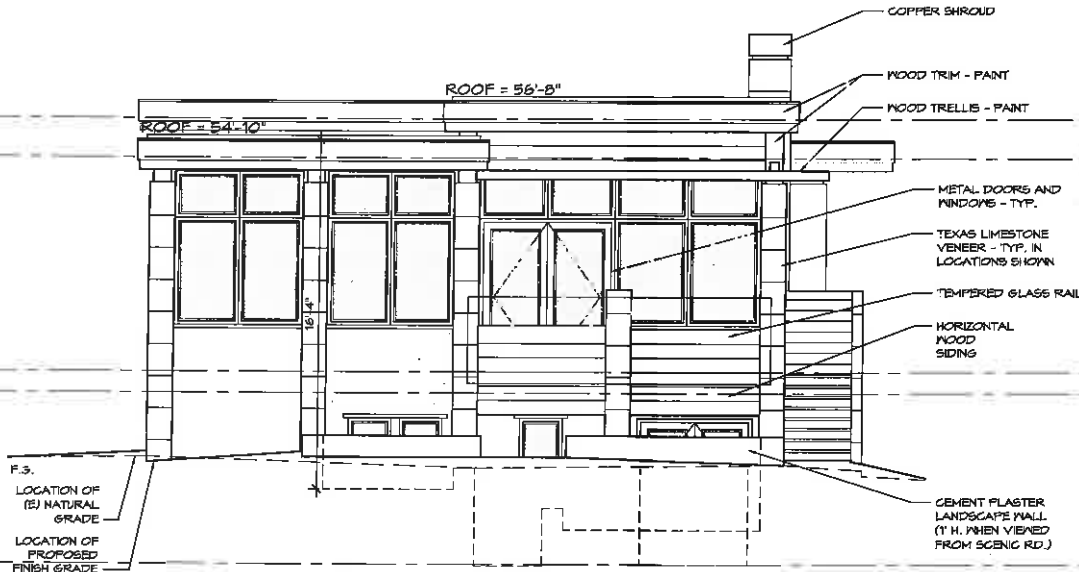
CONCEPT PLANS
HOFFMAN RESIDENCE
SAN ANTONIO 3 NW OF 13TH
CARMEL, CA 93921
A.P.N. 010-292-006

A2.0



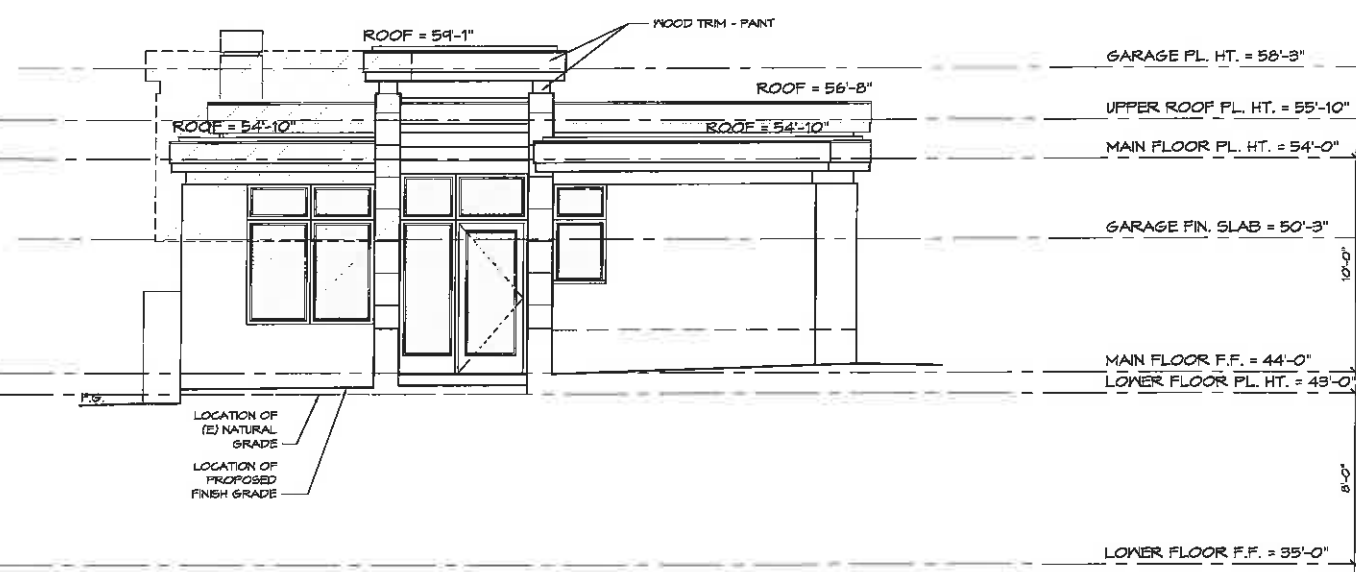
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ARCHITECTURE**
225 CANNERY ROW - SUITE A
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DATE: 11/20/14
SCALE: 1/4" = 1'-0"
DRAWN: LL
JOB NUMBER: 14.09
REVISION



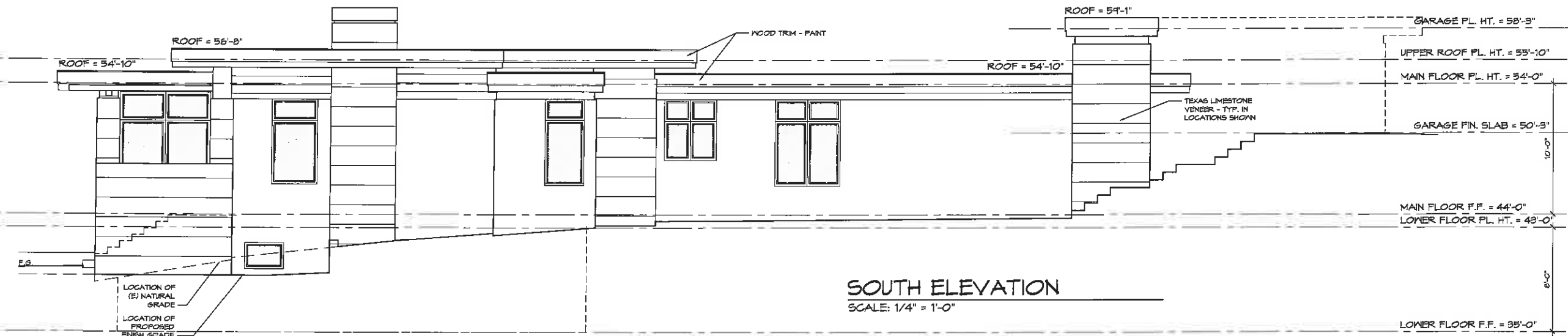
WEST ELEVATION

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



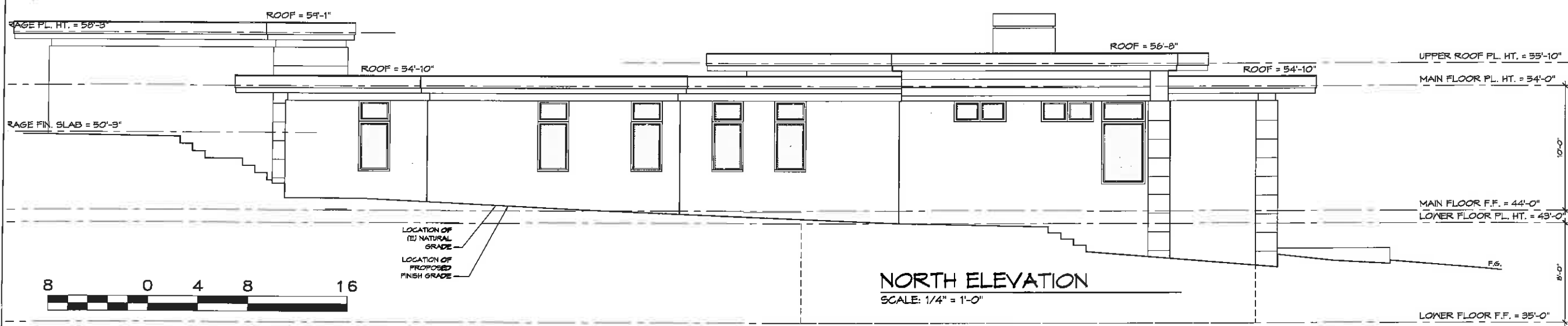
EAST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION

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



MAIN HOUSE EXTERIOR ELEVATIONS

HOFFMAN RESIDENCE

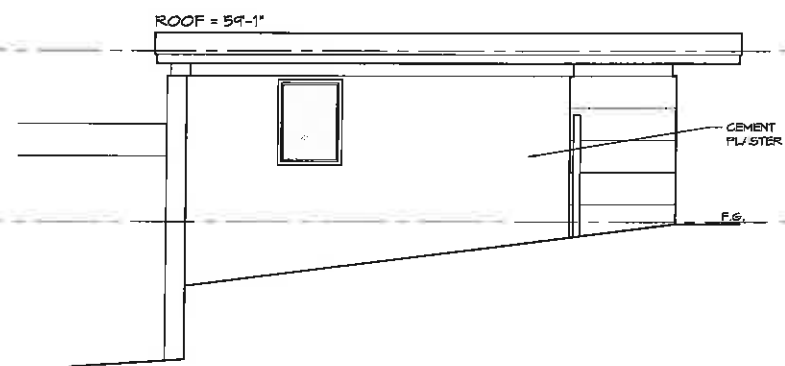
SAN ANTONIO 3 NW OF 13TH
CARMEL, CA 93921
A.P.N. 010-292-006

A3.1

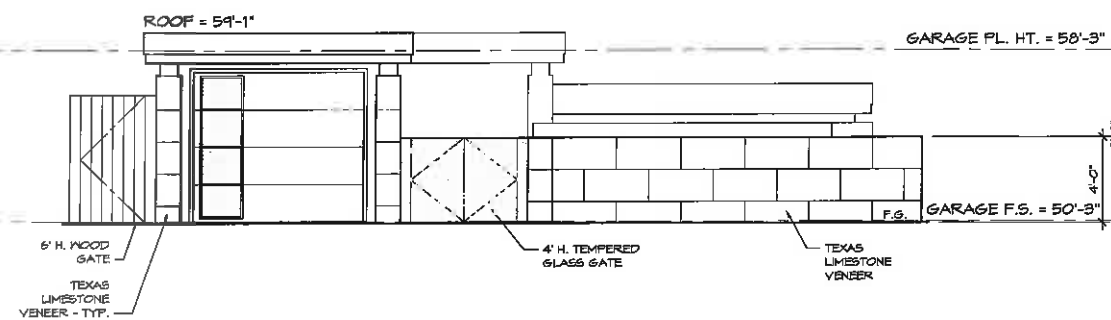


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ARCHITECTURE**
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.219.8001
Fax: 831.649.6503
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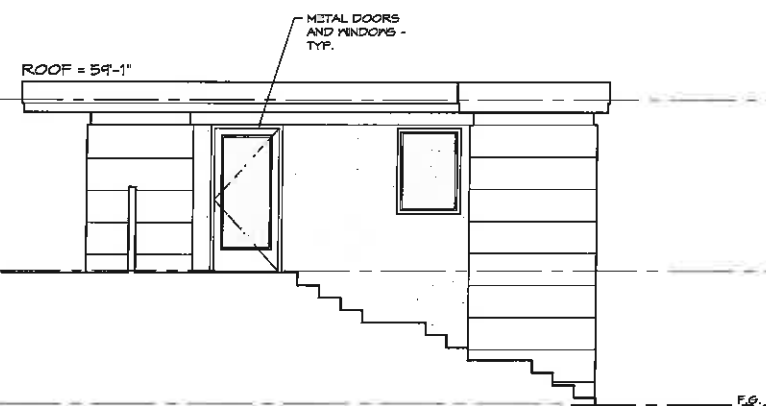
DATE: 11/20/14
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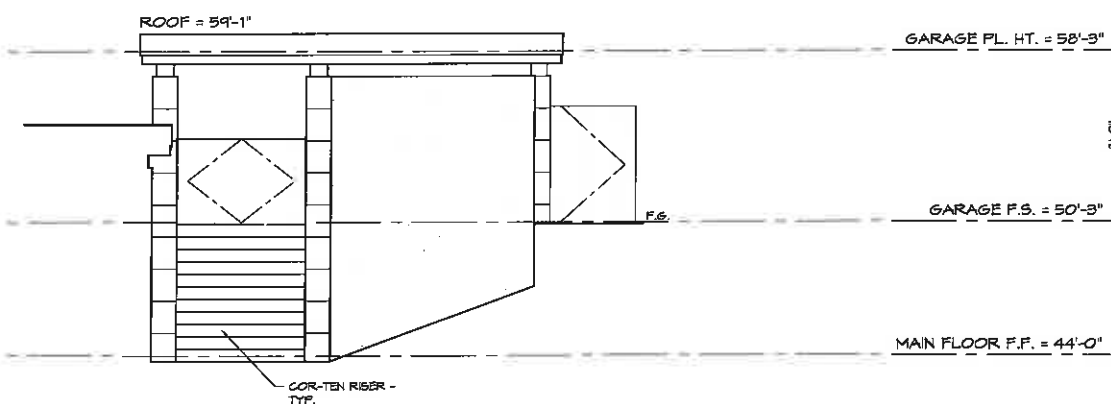
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



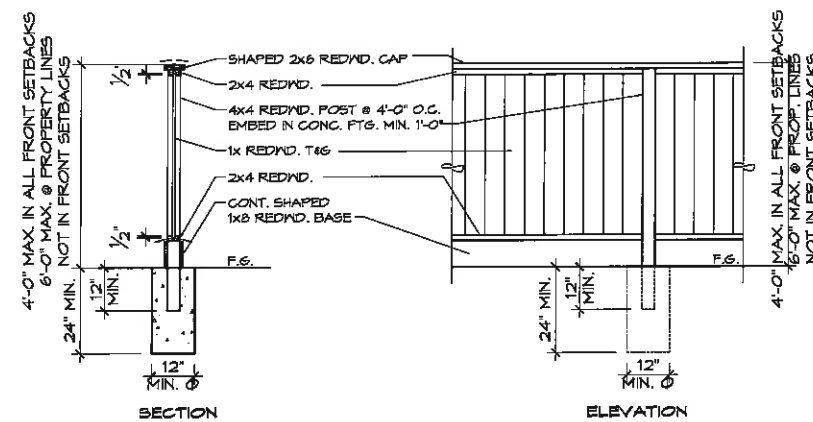
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

GARAGE EXTERIOR ELEVATIONS

HOFFMAN RESIDENCE

SAN ANTONIO 3 NW OF 13TH
CARMEL, CA 93921

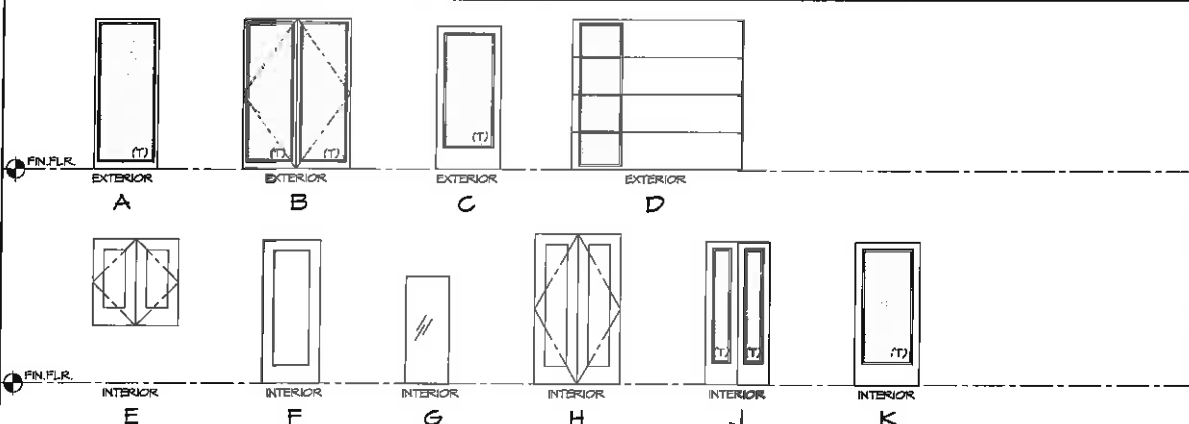
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A3.2

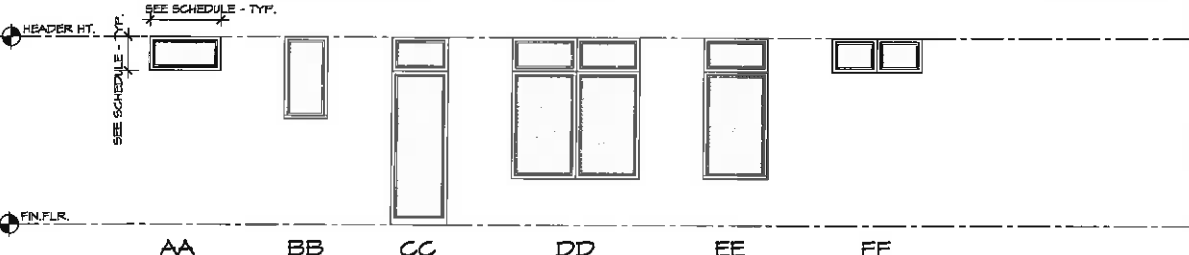
DOOR SCHEDULE

MARK	TYPE				NOMINAL DIMENSIONS			GLAZING	FINISH	FRAME	CORE	HARDWARE	DETAILS		REMARKS					
		B	ROOM	FR	WIDTH	HEIGHT	MIN. THK.						TEMP. GLAZING	ALUMINUM		PAINTED WOOD	S.C.	ENTRY	HEAD	JAMB THRESH.
027	EXTERIOR	B	BEDROOM 1	FR 2'-6"	7'-0"	1-3/4"	TEMP. GLAZING	ALUMINUM	PAINTED WOOD	S.C.	ENTRY			TEMPERED GLAZING. SEE DOOR NOTE 3.						
028	EXTERIOR	B	BEDROOM 2	FR 2'-6"	7'-0"	1-3/4"	TEMP. GLAZING	ALUMINUM	PAINTED WOOD	S.C.	ENTRY			TEMPERED GLAZING. SEE DOOR NOTE 3.						
029	INTERIOR	E	STORAGE	FR 2'-6"	4'-0"	1-3/4"	N/A	PAINTED WOOD	PAINTED WOOD	S.C.	ENTRY									
030	INTERIOR	F	BEDROOM 1	FR 2'-6"	6'-6"	1-3/4"	N/A	PAINTED WOOD	PAINTED WOOD	S.C.	PRIVACY									
031	INTERIOR	F	CLOSET 3	FR 2'-0"	6'-6"	1-3/4"	N/A	PAINTED WOOD	PAINTED WOOD	S.C.	PASSAGE									
032	INTERIOR	F	BATH 1	FR 2'-4"	6'-6"	1-3/4"	N/A	PAINTED WOOD	PAINTED WOOD	S.C.	PRIVACY									
033	INTERIOR	F	BEDROOM 2	FR 2'-6"	6'-6"	1-3/4"	N/A	PAINTED WOOD	PAINTED WOOD	S.C.	PRIVACY									
034	INTERIOR	F	CLOSET 4	FR 2'-0"	6'-6"	1-3/4"	N/A	PAINTED WOOD	PAINTED WOOD	S.C.	PASSAGE									
035	INTERIOR	F	BATH 2	FR 2'-4"	6'-6"	1-3/4"	N/A	PAINTED WOOD	PAINTED WOOD	S.C.	PRIVACY									
036	SHOWER	G	SHOWER	FR 2'-0"	5'-0"	3/8"	TEMP. GLAZING	MATCH FAUCET	FRAMELESS	-	PER. MFR.			TEMPERED GLAZING. SEE DOOR NOTE 3.						

DOOR TYPES (T) = TEMPERED GLAZING



WINDOW TYPES (T) = TEMPERED GLAZING



WINDOW NOTES

1. ALL CASEMENT WINDOWS SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH CLEAR GLAZING. TEMPERED GLAZING SHALL BE CLEAR UNLESS OTHERWISE NOTED.
2. AT DOUBLE PANE WINDOWS WITH OPERABLE INTERIOR GLAZING CAN BE CLEAR TEMPERED WITH THE EXTERIOR BEING UNTEMPERED CLEAR.
3. ALL DETAILS REFER TO SHEET AB.1 UNLESS OTHERWISE NOTED.
4. SEE FLOOR PLANS FOR WINDOW LOCATIONS.
5. SEE EXTERIOR ELEVATIONS FOR WINDOW FINISHES, MILLIONS, OPERATIONS, ETC.
6. ALL DIVIDERS TO BE TRU DIVIDERS.
7. WINDOW SIZES INDICATED ARE APPROXIMATE AND MAY BE ADJUSTED SLIGHTLY TO MEET MANUFACTURED STANDARD DIMENSIONS.
8. ALL OF DIVIDERS 5/16" TO HAVE SCREENS.
9. ALL BEDROOMS SHALL HAVE AT LEAST ONE WINDOW TO MEET CHILD PROOFING REQUIREMENTS. IE. A WINDOW CLEAR OPENING OF 2'-0" NET OPENING WITHIN A HEIGHT OF 2'-0" AND A MAXIMUM SILL HEIGHT OF 3'-8" ABOVE FINISH FLOOR.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING FLOOR PLANS AND EXTERIOR ELEVATIONS FOR VERIFICATION OF NUMBER AND LOCATION OF ALL SASH HENDERS SCHEDULED.
11. DETAILS INDICATE FIXED SASH, SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR OPERATION.
12. WALL HEIGHTS MAY VARY - VERIFY WALL DIMENSIONS PRIOR TO MANUFACTURING WINDOWS.

GLAZING NOTES

1. VERIFY ROUGH OPENINGS WITH WINDOW MFR. PRIOR TO FRAMING WINDOW OPENINGS.
2. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE & THICKNESS OF GLASS. LABELS MAY BE OMITTED FROM OTHER THAN SAFETY GLAZING MATERIALS UNLESS SPECIFICALLY ASSIGNED BY THE BUILDING OFFICIAL TO QUALIFY AS GLASS MATERIAL PERFORMANCE OR CHARACTERISTICS. EACH UNIT OF LAMINATED, HEAT STRENGTHENED, TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION OF TEMPERED GLASS SHALL BE STCHED OR CERAMIC FUSED ON THE GLASS & BE VISIBLE WHEN THE UNIT IS GLAZED.
3. ALL WINDOWS SHALL BE DOUBLE INSULATED CLEAR LOW-E 17, ARGON FILLED.
4. INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS SHALL PASS THE TEST REQUIREMENTS OF CONSUMER PRODUCTS SAFETY COMMISSION 16-CPA OR BY COMPARATIVE TEST SHALL BE PROVEN TO PROVIDE AT LEAST EQUIVALENT PERFORMANCE. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:
 - A. GLAZING IN INGRESS & EGRESS OF EGRESS DOORS.
 - B. GLAZING IN FIXED & SLIDING PANELS OF SLIDING DOOR ASSEMBLIES & PANELS IN SPRINGING DOORS.
 - C. GLAZING IN ALL UNFRAMED SPRINGING DOORS.
 - D. GLAZING IN DOORS & TUB ENCLOSURES.
 - E. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING A SHOWER OR TUB COMPARTMENT WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE DRAIN OUTLET.
 - F. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION & THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
 - G. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT HAS AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 4 SQ. FT. THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, HORIZONTAL SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
5. VERIFY SPRING HAND OF OPERABLE WINDOWS. SEE AB.1 & AB.2, EXTERIOR ELEVATIONS.
6. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL, WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

DOOR NOTES

HARDWARE NOTES: ALL DOORS SHALL COMPLY WITH THE FOLLOWING, U.C.N.:

1. ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
4. PROVIDE 4" X 4" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO HAVE FINISH PER OWNER.
6. ALL FIRE RATED DOORS SHALL HAVE PERMO 568D (OR EQUAL) SMOKE SEALS.

DOOR NOTES:

1. SEE EXTERIOR ELEVATIONS FOR DOOR OPERATION.
2. ALL DOOR GLAZING TO BE TEMPERED: S.C. = STAIN GRADE P.S. = PAINT GRADE MFR. = MANUFACTURER
3. TEMPERED GL. - A PERMANENT LABEL PER CBC SECTION 2406.2 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
4. VERIFY ROUGH OPENINGS WITH DOOR MFR. PRIOR TO FRAMING DOOR OPENINGS.
5. PROVIDE HEAD/JAMB/THRESHOLD EXTENSIONS TO MATCH WALL THICKNESS SHOWN.

WINDOW SCHEDULE

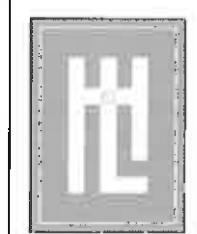
NOTES: 1. (T) = TEMPERED GLAZING
2. BLOMBERG SERIES 1100 ALUMINUM WINDOWS U.C.N.

MARK	TYPE				NOMINAL DIMS (WIDTH X HEIGHT)	HEAD HT. (ABV. F.F.)	FRAME/FINISH	GLAZING	LOUVER	DETAILS - SEE SHEET A4.2 U.C.N.			REMARKS
		B	ROOM	FR						HEAD	JAMB	SILL	
010	EXTERIOR	AA	FIXED	FR	3'-0" X 2'-2"	9'-4"	ALUMINUM	DOUBLE INSULATED	LOUVER				COORDINATE ALIGNMENT IV DOOR #101 - SEE ELEVATIONS, TEMPERED GLAZING
011	EXTERIOR	BB	CASEMENT	FR	2'-0" X 4'-0"	6'-6"	ALUMINUM	DOUBLE INSULATED	LOUVER				SIDELITE, TEMPERED GLAZING. SEE GLAZING NOTES
012	EXTERIOR	BB	CASEMENT	FR	2'-0" X 4'-0"	6'-6"	ALUMINUM	DOUBLE INSULATED	LOUVER				TEMPERED GLAZING & REQUIRED LITE
013	EXTERIOR	BB	CASEMENT	FR	2'-0" X 4'-0"	6'-6"	ALUMINUM	DOUBLE INSULATED	LOUVER				
014	EXTERIOR	BB	CASEMENT	FR	2'-0" X 4'-0"	6'-6"	ALUMINUM	DOUBLE INSULATED	LOUVER				

GENERAL NOTES:

1. ENSURE ALL SURFACES TO RECEIVE MEMBRANE FLASHING ARE CLEAN & DRY.
2. ENSURE MEMBRANE IS WELL SEATED & AGAINST EXTERIOR VAPOR BARRIER (HOUSE WRAP) - EXERCISE CARE SO AS TO REDUCE PUNCTURES IN APPLIED MEMBRANES.

FLASHING REQUIREMENTS
SCALE: 1" = 1'-0"



HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.h-l-arc.com

DATE: 11/20/14
SCALE:
DRAWN: LL
JOB NUMBER: 14.09
REVISION:

HOFFMAN RESIDENCE
SAN ANTONIO, 3 NW OF 13TH
CARMEL, CA 93921
A.P.N. 010-292-006

DOOR & WINDOW SCHEDULES & DETAILS