

MONTEREY COUNTY PLANNING COMMISSION

Meeting: July 10, 2013 Time: 9:00 A.M.	Agenda Item No.: 1
Project Description: Consider a Coastal Development Permit and Design Approval to allow interior remodel, repairs and rehabilitation, seismic upgrade, window rebuild/replacements, re-roofing, a 60 square foot second story addition and a 42 square foot deck addition to a County historically-designated (Mills Act) 1,662 square foot Caretaker's Unit. The property is located at 165 Spindrift Road, Carmel (Assessor's Parcel Number 241-251-011-000), Carmel Land Use Plan, Coastal Zone.	
Project Location: 165 Spindrift Road, Carmel	APN: 241-251-011-000
Planning File Number: PLN130042	Owner: Bella Designs LLC Agent: Cynthia Spellacy (Stocker & Allaire, Inc.)
Planning Area: Carmel Area Land Use Plan	Flagged and staked: Yes
Zoning Designation: : "LDR/1-D(CZ)" [Low Density Residential, 1 acre per unit with Design Control overlay (Coastal Zone)]	
CEQA Action: Exempt per 15331 (Historical Resource Restoration/Rehabilitation)	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Find the project CEQA Exempt per 15331 (Historical Resource Restoration/Rehabilitation) ; and
- 2) Approve a Coastal Development Permit and Design Approval to allow interior remodel, repairs and rehabilitation, seismic upgrade, window rebuild/replacements, re-roofing, a 60 square foot second story addition and a 42 square foot deck addition to a County historically-designated (Mills Act) 1,662 square foot Caretaker's Unit, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

Provide a brief summary of the project and the major issues leading to special conditions. If more detail is needed to describe the project, attach a discussion as (**Exhibit B**).

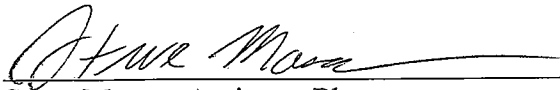
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- RMA - Public Works Department
- Environmental Health Bureau
- √ Water Resources Agency
- Carmel Highlands Fire Protection District
- Parks Department
- California Coastal Commission

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the Water Resources Agency and the RMA-Department of Planning have been incorporated into the Condition Compliance Plan attached to the draft resolution (**Exhibit C**).

The project was referred to the Historic Resource Review Board at their April 4, 2013 meeting, at which time the Board approved the project as proposed by a vote of 4-0.

Note: The decision on this project is appealable to the Board of Supervisors and Coastal Commission.



Steve Mason, Assistant Planner
(831) 755-5228, masons@co.monterey.ca.us
June 20, 2013

cc: Front Counter Copy; Planning Commission; Carmel Highlands Fire Protection District; RMA-Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Steve Mason, Project Planner; Bella Designs LLC, Owner; Cynthia Spellacy, Agent; The Open Monterey Project; LandWatch; Planning File PLN130042

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
• Conditions of Approval Site Plan, Floor Plan and Elevations
Exhibit D Vicinity Map
Exhibit E Advisory Committee Minutes and Resolution (HRRB)
Exhibit F Technical Reports
Exhibit G Secretary of the Interior's Standards for the Treatment of Historic Properties
Exhibit H Site Photos

This report was reviewed by Taven Kinison Brown.



EXHIBIT A

Project Information for PLN130042

Project Information:

Project Name:	BELLA DESIGNS LLC		
Location:	165 SPINDRIFT RD CARMEL		
Permit Type:	Coastal Development Permit		
Environmental Status:	Exempt	Final Action Deadline (884):	7/30/2013
Existing Structures (sf):	7269	Coverage Allowed:	20%
Proposed Structures (sf):	60	Coverage Proposed:	4%
Total Sq. Ft.:	7329	Height Allowed:	15'
Tree Removal:	0	Height Proposed:	25'
Water Source:	Public	FAR Allowed:	n/a
Water Purveyor:	Cal-Am	FAR Proposed:	n/a
Sewage Disposal (method):	Septic	Lot Size:	2.8
Sewer District:	n/a	Grading (cubic yds.):	0

Parcel Information:

Primary APN:	241-251-011-000	Seismic Hazard Zone:	VI
Applicable Plan:	Carmel LUP	Erosion Hazard Zone:	Moderate
Advisory Committee:	Carmel Highlands LUAC	Fire Hazard Zone:	Very High
Zoning:	LDR/1-D(CZ)	Flood Hazard Zone:	FEMA: "X unshaded" (minimal)
Land Use Designation:	Residential - Low Density 1AC/U	Archaeological Sensitivity:	High
Coastal Zone:	Yes	Viewshed:	Yes
Fire District:	Carmel Highlands FPD	Special Setbacks on Parcel:	No

Reports on Project Parcel:

Soils Report #:	n/a
Biological Report #:	n/a
Geologic Report #:	n/a
Forest Management Rpt. #:	n/a
Archaeological Report #:	n/a
Traffic Report #:	n/a

EXHIBIT B DISCUSSION

Project Description

The project is to allow the interior remodel, repairs and rehabilitation, seismic upgrade, window rebuild/replacements, re-roofing, a 60 square foot second story addition and a 42 square foot deck addition to a County historically-designated (Mills Act) 1,662 square foot caretaker's unit. The caretaker's unit, originally constructed in 1921, has fallen into a state of serious disrepair and is not habitable in its current condition. The 3.2 acre project parcel, situated between Spindrift Road and the Pacific Ocean, also contains a 4,727 square foot single family dwelling (also constructed in 1921) of similar architectural design as the caretaker's unit, however, the single family dwelling is not a part of this project.

Project Issues

The subject caretaker unit, and neighboring single family dwelling, was formally recognized as a County Mills Act "historic property" on November 1, 2011 according to Resolution No. 11-358. In order to qualify for this designation, the Historic Resource Review Board (HRRB) must determine that the structures are eligible for a Historic Property Contract due to their consistency with the County's historic preservation goals and policies, and are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (**Exhibit G**). Upon review of the proposed restoration/remodel at their April 4, 2013 meeting, the HRRB approved the project as proposed by a vote of 4-0 with the finding of consistency with Section 18.25 of the Monterey County Code (Preservation of Historic Resources), and that "the project will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site".

As a project condition of approval, the applicant shall record a notice stating that all construction shall be conducted in compliance with the Phase II Historic Report which has been commissioned for the project (**Exhibit E**). Said Report indicates that the project "shall reuse, to the extent feasible, available historic building materials, and match any required replacement features in kind." The Report also states: "The proposed new work will be compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in the future, the essential form and integrity of the historic property will be unimpaired."

The subject structure was designated as a qualified historic property, as recognized by Mills Act designation, pursuant to Resolution 11-358 as approved by the Board of Supervisors on November 1, 2011. The proposed project is consistent with the tenets of the Mills Act contract, specifically those which stipulate that the owner shall restore, rehabilitate and/or preserve the subject property in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The project will add an additional bathroom in the structure. Adequate water credits are available in order to facilitate this addition.

Environmental Review

California Environmental Quality Act (CEQA) Guidelines Section 15331 categorically exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation,

conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Recommendation

Staff is recommending approval of the project as proposed.

**EXHIBIT C
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

BELLA DESIGNS LLC (PLN130042)

RESOLUTION NO. [REDACTED]

Resolution by the Monterey County Hearing Body:

- 1) Finding the project CEQA Exempt per 15331 (Historical Resource Restoration/Rehabilitation); and
- 2) Approving a Coastal Development Permit and Design Approval to allow interior remodel, repairs and rehabilitation, seismic upgrade, window rebuild/replacements, re-roofing, a 60 square foot second story addition and a 42 square foot deck addition to a County historically-designated (Mills Act) 1,662 square foot caretaker's unit.

[PLN130042, Bella Designs LLC, 165 Spindrift Road, Carmel, Carmel Area Land Use Plan (APN:)]

The Bella Designs LLC application (PLN130042) came on for public hearing before the Monterey County Planning Commission on July 10, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Coastal Development Permit and Design Approval to allow interior remodel, repairs and rehabilitation, seismic upgrade, window rebuild/replacements, re-roofing, a 60 square foot second story addition and a 42 square foot deck addition to a County historically-designated (Mills Act) 1,662 square foot caretaker's unit.
EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130042.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;

- Monterey County Coastal Implementation Plan Part 4;
- Monterey County Zoning Ordinance (Title 20);
- Monterey County Buildings and Construction Code – Preservation of Historic Resources (Section 18.25);
- Secretary of the Interior’s Standards for the Treatment of Historic Properties

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 165 Spindrift Road, Carmel (Assessor’s Parcel Number 241-251-011-000), Carmel Land Use Plan. The parcel is zoned LDR/1-D(CZ)” [Low Density Residential, 1 acre per unit with Design Control overlay (Coastal Zone)]which allows alteration to an existing historical resource with an approved Coastal Development Permit and Design Approval. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on January 28, 2013, to verify that the project on the subject parcel conforms to the plans listed above.
- d) The rehabilitation project, as proposed, will be conducted in a manner consistent with the prescribed guidelines of the Secretary of the Interior’s Standards for the Treatment of Historic Properties.
- e) The project was referred to the Monterey County Historic Resource Review Board at their April 4, 2013 meeting, at which time the Board approved the project as proposed by a vote of 4-0.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130042.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Historical Resources. The following reports have been prepared:
 - “Focused Phase II Review” (LIB130110) prepared by Kent L. Seavey, Pacific Grove, California, February 10, 2013.
 The above-mentioned technical report by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
 - c) Staff conducted a site inspection on January 28, 2013, to verify that the site is suitable for this use.

- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130042.
4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. Sewers service will continue to be supported by an existing septic system and water will continue to be provided by California American Water.
 - c) Staff conducted a site inspection on January 28, 2013 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130042.
5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on January 28, 2013 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130042.
6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15331 categorically exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic

Properties.

- b) The project proposes only the maintenance, repair, stabilization, rehabilitation, restoration and preservation of the existing historically-designated caretaker unit, in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 28, 2013.
- d) The project does not fall under any of the criteria which might preclude "Exempt" status, pursuant to CEQA 15300.2 ("Exceptions"); The project will not create an impact within a particularly sensitive environment, will not have a significant cumulative impact or effect on the environment, is not located on a registered Hazardous Waste Site, and will not result in damage to scenic or historic resources.
- e) Staff conducted a site inspection on January 28, 2013 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130042.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) Section 20.86.070 (Action by the Board of Supervisors on Appeal) and 20.86.080.A.3 (Development Appealable to the California Coastal Commission – "Conditional Use") Monterey County Zoning Ordinance.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

- 1. Find the project CEQA Exempt per 15331;
- 2. Approve a Coastal Development Permit and Design Approval to allow interior remodel, repairs and rehabilitation, seismic upgrade, window rebuild/replacements, re-roofing, a 60 square foot second story addition and a 42 square foot deck addition to a County historically-designated (Mills Act) 1,662 square foot caretaker's unit, in general conformance with the attached plan set and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of July, 2013 upon motion of XXXX, seconded by XXXX, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 01-31-2013

Monterey County Planning Department

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130042

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:** This permit:

Coastal Development Permit and Design Approval to allow interior remodel, repairs and rehabilitation, seismic upgrade, window rebuild/replacements, re-roofing, a 60 square foot second story addition and a 42 square foot deck addition to a County historically-designated (Mills Act) 1,662 square foot Caretaker's Unit. The property is located at 165 Spindrift Road, Carmel (Assessor's Parcel Number 241-251-011-000), Carmel Land Use Plan, Coastal Zone.

was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.
(RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit and Design Approval (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Number 241-251-011-000 on July 10, 2013. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:** Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to the RMA - Planning Department for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to the RMA-Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

6. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

7. PD016 - NOTICE OF REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A Phase II Historic Report (Library No. LIB130110), was prepared by Kent L. Seavey on February 10, 2013 and is on file in the Monterey County RMA - Planning Department. All development shall be in accordance with this report."
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to the RMA - Planning Department.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning Department.

8. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on July 10, 2016 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

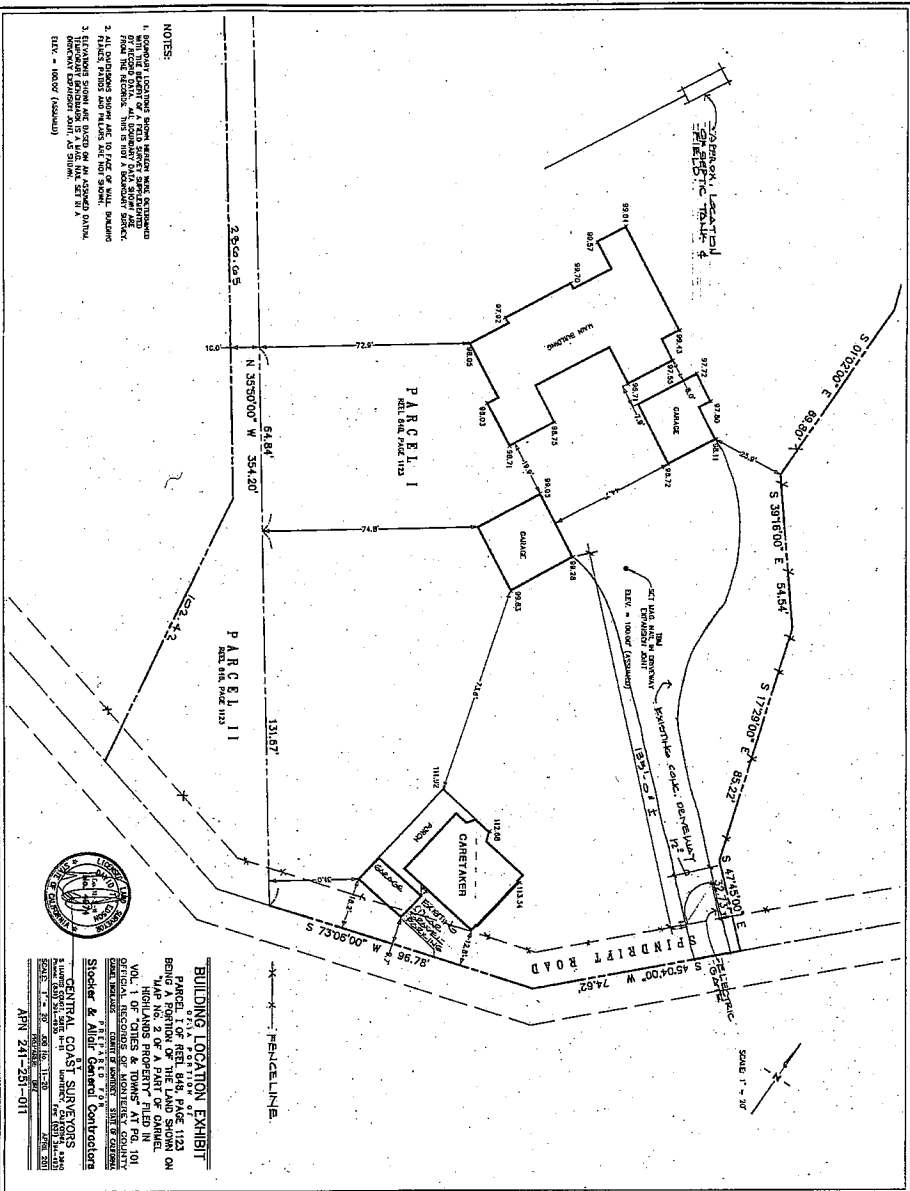
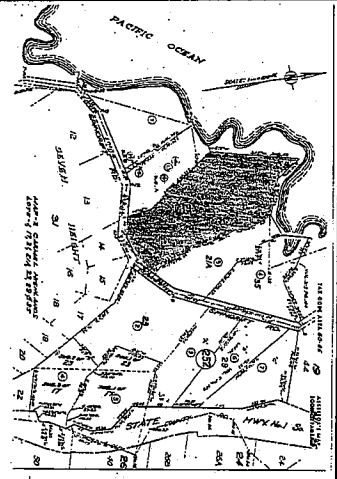
9. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.



NOTES:
 1. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED.
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 5. DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED.



BUILDING LOCATION EXHIBIT
 BEING A PART OF THE MAP NO. 2 OF A PART OF CARMEL, CALIFORNIA, SHOWING THE LOCATION OF THE PROPOSED BUILDING ON THE LAND DESCRIBED IN MAP NO. 2 OF A PART OF CARMEL, CALIFORNIA, AS SHOWN ON THE OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA.
Stockler & Allaire General Contractors
 CENTRAL COAST SURVEYORS
 165 SPINDRIFT RD., CARMEL, CALIFORNIA 93982
 APR 27 2011



PROJECT DATA

OWNER: BELLA DESIGNS, LLC
 165 SPINDRIFT RD
 CARMEL, CA 93982
 (831) 375-1890

APPLICANT: CENTRAL, GRELLACY, STOCKER & ALLAIRE INC.
 218 MANDEVILLE CT.
 MONTEREY, CA 93940
 (831) 375-1890

CONTRACTOR: STOCKER & ALLAIRE INC.
 218 MANDEVILLE CT.
 MONTEREY, CA 93940
 (831) 375-1890

AP #: 241-281-011-000
ZONE: LDRP / R-C (LDRP)
LOT SIZE: 3.2 AC = 139,382 SQ FT

BUILDING AREA:
 MAIN RESIDENCE: 4,727 SQ FT
 MAIN GARAGE: 650 SQ FT
 CARETAKER UNIT: 1,882 SQ FT
 CARETAKER GARAGE: 7288 SQ FT
 TOTAL: 7,289 SQ FT

EXISTING COVERAGE: 4.78%
BUILDING COVERED PORCHES: 387 SQ FT, 818 SQ FT
NO CHANGE IN EXISTING COVERAGE.

OCCUPANCY GROUP: R-3
TYPE OF CONSTRUCTION: V

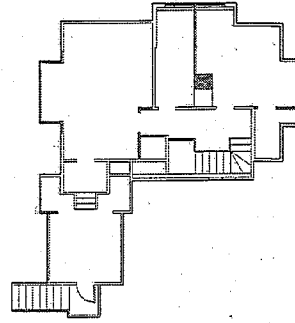
JOB DESCRIPTION

REHABILITATE CARETAKER UNIT WITH A SEISMIC UPGRADE. REPAIR EXTERIOR WALLS, REPAIR PLASTER AND PLASTER MAINTENANCE EXTERIOR MATERIALS AS REQUIRED TO MAINTAIN UNIT IN GOOD CONDITION. ADD 80 SQ FT PORCH AREA TO SECOND STORY AND A 42 SQ FT DECK AT REAR OF BUILDING. COMPLETE INTERIOR RENOVATION INCLUDING REMOVAL OF ALL EXISTING PARTITION WALLS AND CEILING. REMOVE EXISTING PARTITION WALLS AND CEILING. REMOVE EXISTING PARTITION WALLS AND CEILING. REMOVE EXISTING PARTITION WALLS AND CEILING.

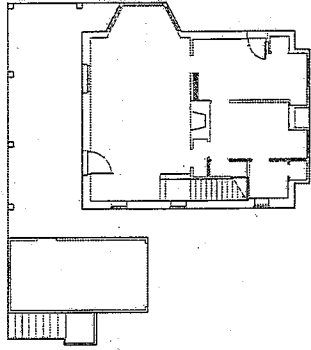
FINEBERG RESIDENCE
 165 SPINDRIFT RD.,
 CARMEL, CALIFORNIA 93982

STOCKER & ALLAIRE INC.
 GENERAL CONTRACTORS LIC. NO. 504797
 218 MANDEVILLE CT., MONTEREY, CA 93940
 (831) 375-1890

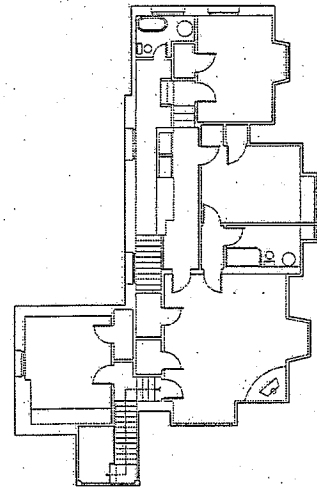
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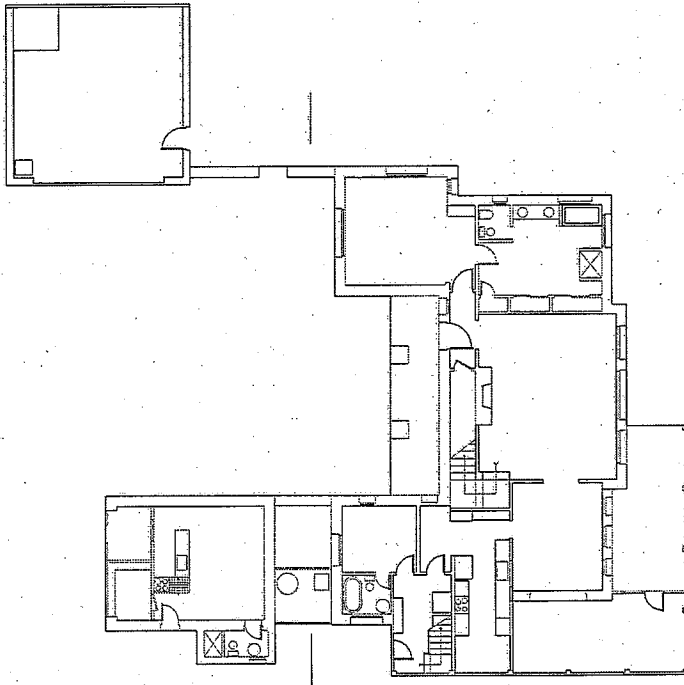
CARETAKER UPPER FLOOR PLAN



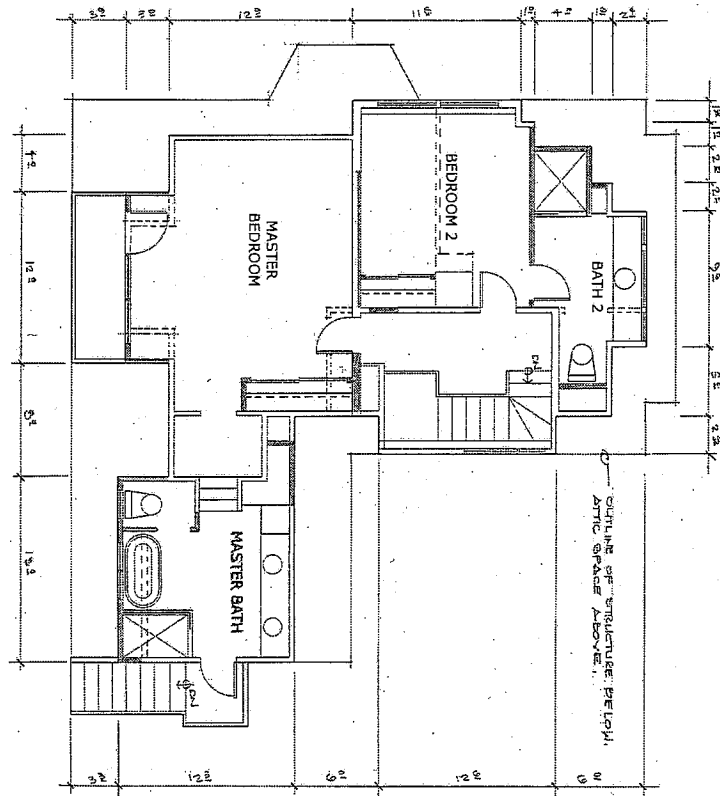
CARETAKER LOWER FLOOR PLAN
AREAS OF DEMOLITION



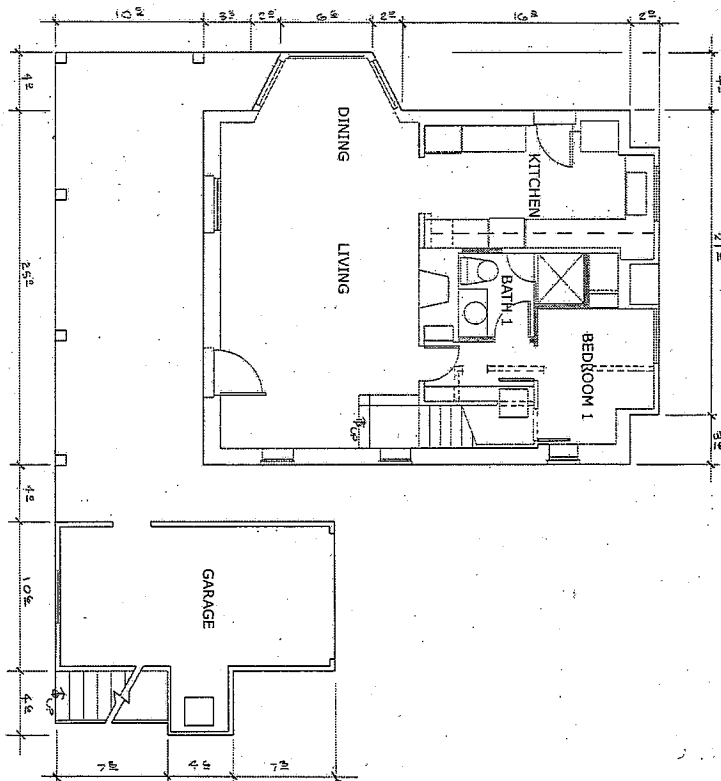
MAIN RESIDENCE UPPER FLOOR PLAN



MAIN RESIDENCE LOWER FLOOR PLAN

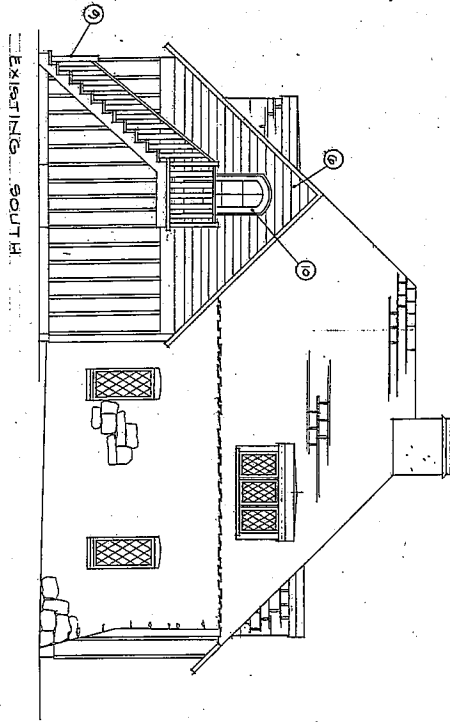


PROPOSED CARETAKER UPPER FLOOR PLAN



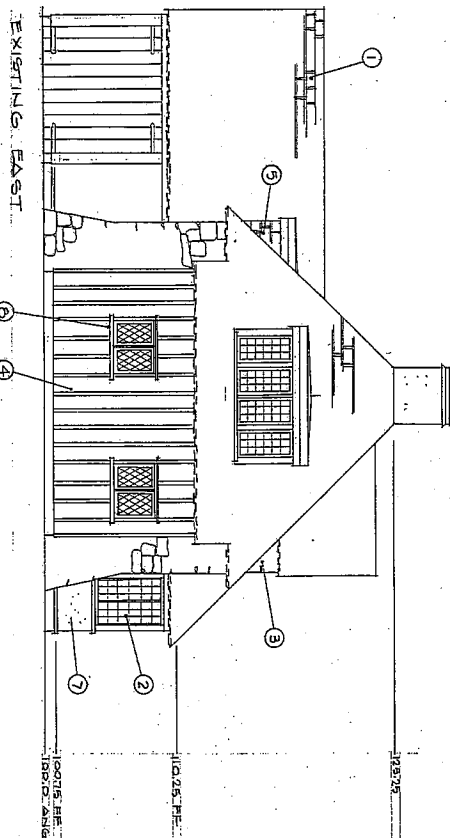
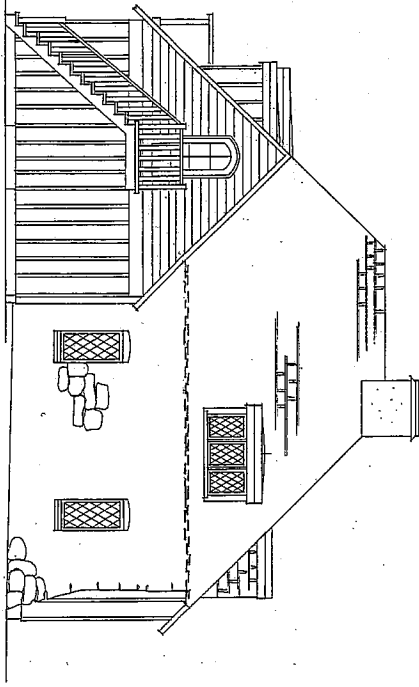
PROPOSED CARETAKER LOWER FLOOR PLAN

- WALL LEGEND**
- Solid of finish wall has no insulation
 - Solid of finish wall has insulation
 - Solid of finish wall has insulation and vapor barrier
 - Solid of finish wall has insulation, vapor barrier and exterior finish
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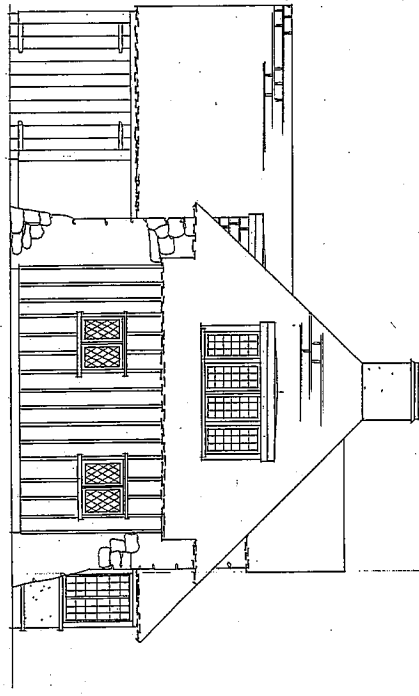
EXISTING SOUTH

PROPOSED SOUTH



EXISTING EAST

PROPOSED EAST (NO CHANGE AS SEEN FROM SUNDRIE)



- EXTERIOR MATERIALS - PATCH EXISTING
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ELEVATIONS 1/4"

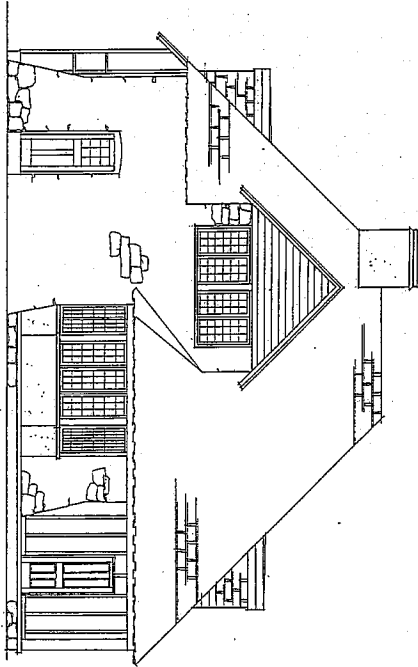
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 SHEET: 4 OF 5

FINEBERG RESIDENCE
 165 SPINDRIFT RD.,
 CARMEL, CALIFORNIA 93923

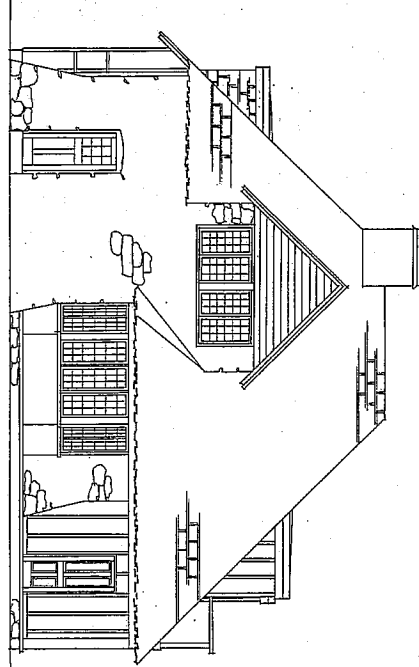
STOCKER & ALLAIRE INC.
 GENERAL CONTRACTORS LIC. NO. 504787
 218 MANDEVILLE CT., MONTEREY, CA 93940
 (831) 375-1890

NO.	DESCRIPTION

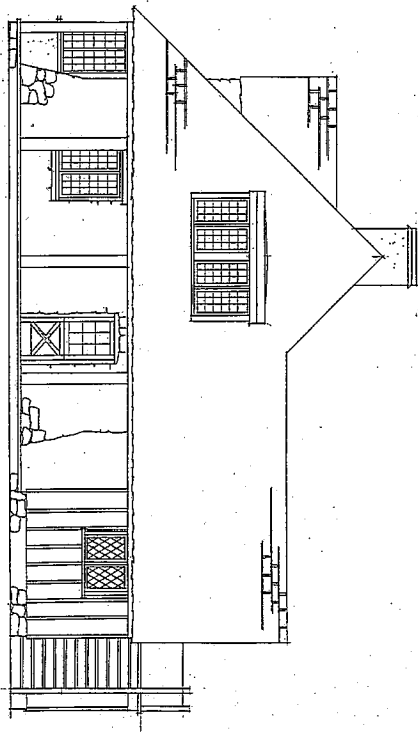
EXISTING NORTH



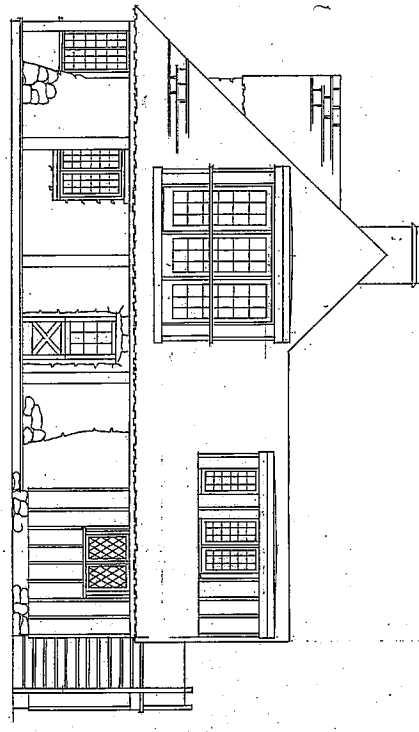
PROPOSED NORTH



EXISTING WEST



PROPOSED WEST



ELEVATIONS 1/4"

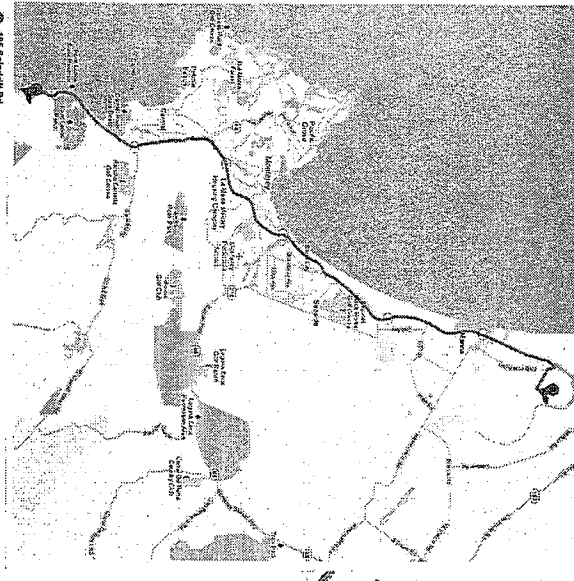
FINEBERG RESIDENCE
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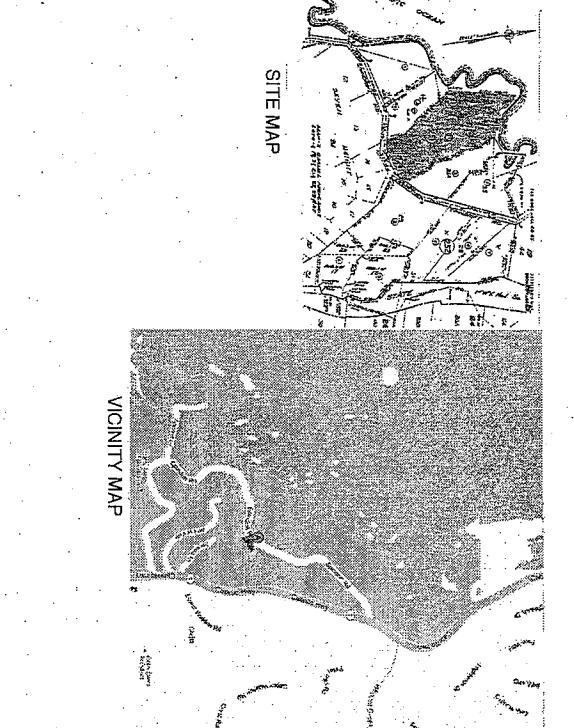
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NOT FOR CONSTRUCTION

OF 5 SHEETS

NO. 1000000000



VICINITY MAP



SITE MAP

CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8 AM TO 5 PM.
2. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE PER DAY, FREQUENCY SHOULD BE BASED UPON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE.
3. ALL GRADING ACTIVITIES SHALL BE HAUTED DURING PERIODS OF HIGH WINDS (15 MPH).
4. HAUL TRUCKS SHALL MAINTAIN 2 - FEET FREEBOARD AND BE COVERED.
5. COVER INACTIVE STORAGE PILES.
6. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THESE SHALL BE AVAILABLE TO THE CONSTRUCTION SHALL BE BREED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ON SITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
8. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER).
9. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO EACH WORKOPER AND CONSTRUCTION AS WELL AS AT THE END OF CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.

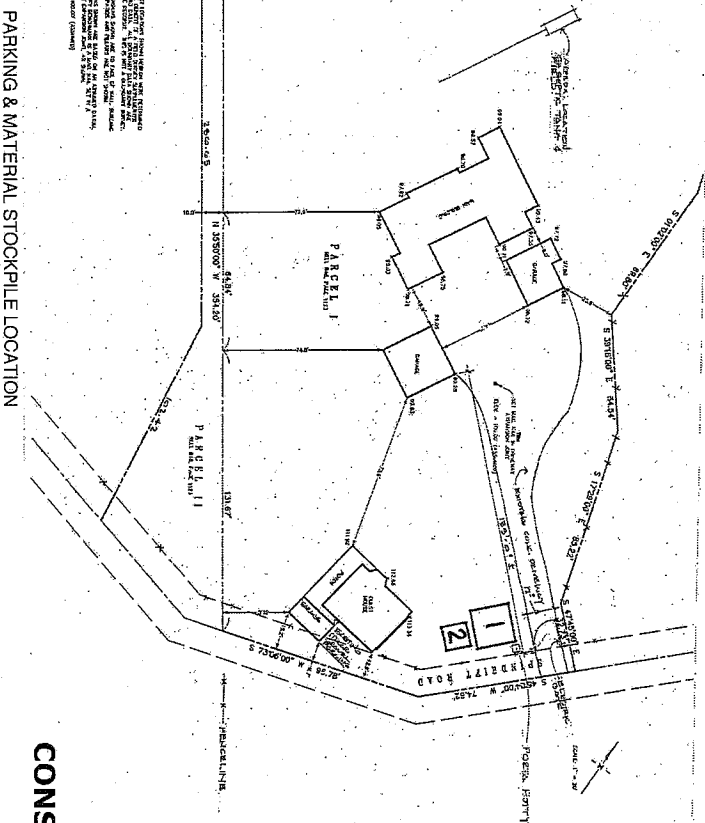
CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES), THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES), THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS AND TAKE IMMEDIATE ACTION, IF NECESSARY, WITHIN 24 HRS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION ACTIVITY DESCRIPTION

DURATION: 12 MOS. BEGINNING UPON PERMIT ISSUANCE
 MONDAY THRU FRIDAY 8AM - 5PM
 4. MOVERS
 2. REGULAR PICKUP TRUCKS
 80% RECYCLE RATE FOR LUMBER.
 TRASH AND UNRECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND A REGULAR PICKUP TRUCK ONCE A MONTH TO THE MARINA LANDFILL.
 AREA 1: VEHICULAR PARKING
 AREA 2: MATERIAL STOCKPILE
 THERE IS NO GRADING ASSOCIATED WITH THIS WORK. THERE IS NO TREE REMOVAL PROPOSED.

CONSTRUCTION MANAGEMENT PLAN



PARKING & MATERIAL STOCKPILE LOCATION

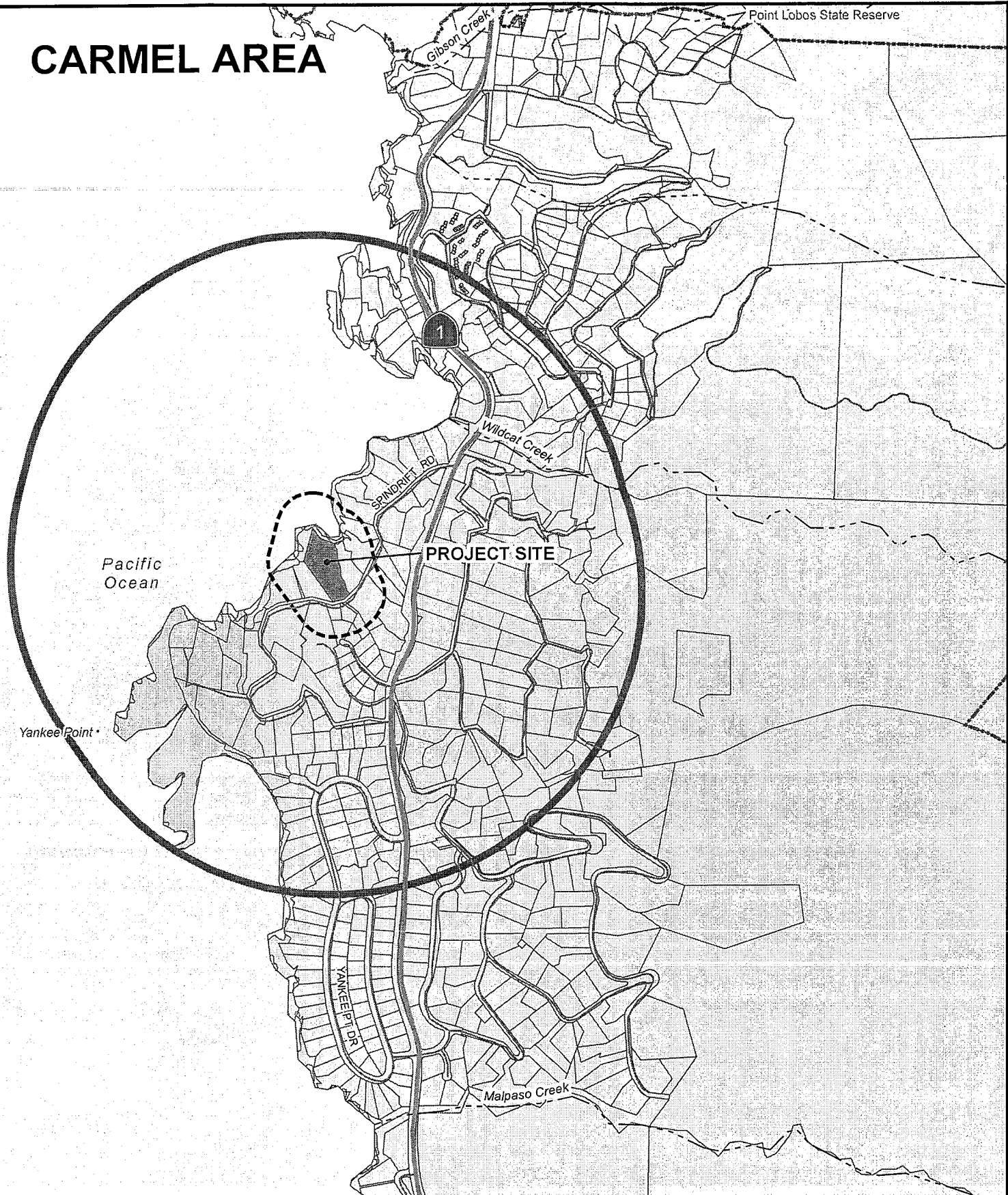
TRUCK HAULING ROUTE

1. Haul southeast on Spindrift Road toward Clark's Backcountry Hwy
2. Turn left onto Clark's Backcountry Hwy
3. Turn east onto Clark's Backcountry Hwy
4. Turn right onto the Marine Blvd
5. Turn left onto Charles Benson Rd

Charles Benson Rd
 Marina, CA 95039

EXHIBIT D
Vicinity Map





CARMEL AREA

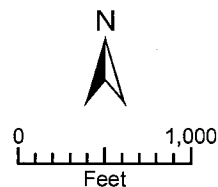


APPLICANT: BELLA DESIGNS LLC

APN: 241-251-011-000

FILE # PLN130042

 2500' Limit  300' Limit  Water  City Limits



PLANNER: MASON

EXHIBIT E

Historic Resource Review Board
Minutes and Resolution

MONTEREY COUNTY HISTORIC RESOURCES REVIEW BOARD

Thursday, April 4, 2013

Monterey County Administration Building

Monterey Room, Second Floor

168 W. Alisal Street, Salinas, CA 93901

MINUTES

I. CALL TO ORDER

John Scourkes, Chair called the meeting to order at 11:43 a.m.

II. ROLL CALL

Members Present	Members Absent	Staff Present	Guests
John Scourkes, Chair	Judy MacClelland, member	Meg Clovis	Mark Norris
Kellie Morgantini, Vice Chair	Salvador Munoz, member	Lynnette Beardsall	David Stoker, Stoker and Allaire
Barbara Rainer, member		Craig Spencer, Planning	Ted Webber, Architect
Sheila Lee Prader, member		Fernando Vargas, Planning	
		Steve Mason, Planning	

III. APPROVAL OF MINUTES - March 7, 2013

Barbara Rainer made a motion to approve the meeting minutes from March 7, 2013. Kellie Morgantini seconded the motion and it was unanimously approved.

IV. PUBLIC COMMENT

There was no public comment.

V. PROJECT REVIEW

1. *Recommendation to the Planning Commission:*

Coastal Development Permit and Design Approval to allow interior remodel, repairs and rehabilitation, seismic upgrade, window rebuild/replacements, re-roofing, and a 60 square foot second story addition to include a 42 square foot deck at a County historically-designated (Mills Act) 1,662 square foot caretaker's unit. The property is located at 165 Spindrift Road, Carmel (Assessor's Parcel Number 241-251-011-000), Carmel Land Use Plan, Coastal Zone. PLN130042. Planner: Steve Mason

Steve Mason from Planning presented the project for HRRB review and approval. Steve mentioned that this property is historic, and currently under Mills Act contract. The property is also known as the "Louise G. Rose House". The exterior changes in the Resolution address the guest house only, not the

main house. The changes will include roofing, and bumping out one window on the west elevation to create a balcony. John Scourkes mentioned that all of the work is consistent with the Mills Act contract.

David Stoker, of Stoker and Allaire, mentioned that they have had a very difficult time finding an insurance company that will cover a residence with wood roofs. Mr. Stoker stated that currently they are planning to use comp shingle roofing on the guest house and asked if there were any suggestions on other suitable material. Sheila Lee Prader asked how the buildings will appear with one type of roofing used on the guest house and another type used on the main house. Mr. Stoker explained that due to the distance between the two structures the two different materials will not impact the look of the property.

Motion: Kellie Morgantini made a motion to approve Resolution PLN130042 with reference to the property as the “caretaker’s unit” and the roofing material to be determined by the builder. Barbara Rainer seconded the motion and it was unanimously approved.

2. *Recommendation to the Director of Planning:*

Remodel an existing 2,650 sq. ft. single family dwelling; replace windows, doors, electrical wiring, plumbing, and mechanical systems, remove and replace composition shingle roofing, and remove wood shingle siding and replace with hardy cementitious horizontal siding. The property is located at 44561 Teague Avenue, Greenfield (Assessor’s Parcel Number 221-092-008-000). File Number: 12CP02050. Planner: Fernando Vargas

Fernando Vargas from Planning presented the Teague Avenue project to the HRRB for review and approval. Fernando reported that the project is a 1925 farmhouse remodel. Ted Webber, the Architect on the project stated that the restoration will retain the exterior appearance. The aluminum windows will be removed and replaced with the original style of window. The goal is to retain the historic nature of the house while also making the home functional. Kellie Morgantini asked what siding will be used. Mr. Webber stated that some siding can be salvaged and those pieces that cannot be salvaged will be replaced with similar material.

Motion: Kellie Morgantini made a motion to approve Resolution 12CP02050 with the correction of the city to Greenfield. Sheila Lee Prader seconded the motion and it was unanimously approved.

VI. NEW BUSINESS

1. Preservation Update: Pebble Beach Context Statement

Meg reported that the most recent version of the context statement has been emailed out to all members. The last public presentation by Page & Turnbull will be May 2nd at the HRRB meeting. The HRRB members should bring their comments to the meeting. However, if they have a lot of comments or the comments are regarding editing then they should be emailed to Meg first. Editing comments do not need to be discussed at the HRRB meeting and they can be addressed before hand. The next step is for the Planning Department to work with Page & Turnbull on the Evaluation Cheat Sheet.

2. Craig Spencer handed out a memo regarding the transfer of Meg Clovis’ duties. Planning hopes to hire a historical consultant but until then Craig Spencer will handle the HRRB. Planning’s long term plan would be to hire a Planner with historic experience.

3. Meg Clovis reminded the members that AMAP will hold training on April 19th. This training does qualify for the required HRRB training.

VII. HRRB COMMENTS

The group thanked Meg for all of her hard work over the years.

VIII. ADJOURNMENT

The meeting was adjourned at 12:30 p.m.

IX. NEXT MEETING

Date: May 2, 2013

Time: 11:30 a.m.

Place: Monterey Room, Government Building

Prepared by: Lynnette Beardsall, Secretary

*Before the Historic Resources Review Board in and for the
County of Monterey, State of California*

Resolution No. PLN130042 (Bella Designs LLC)
Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval of a Coastal Development Permit and Design Approval to allow interior remodel, repairs and rehabilitation, seismic upgrade, window rebuild/replacements, re-roofing, a 60 square foot second story addition and a 42 square foot deck addition to a County historically-designated (Mills Act) 1,662 square foot caretaker's unit. The property is located at 165 Spindrift Road, Carmel (Assessor's Parcel Number 241-251-011-000), Carmel Land Use Plan, Coastal Zone.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on April 4, 2013, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code and the Secretary of the Interior's Standards for Rehabilitation.

WHEREAS, the property is listed on the Monterey County Register of Historic Resources and is subject to special provisions contained in a Historic Property Contract recorded on the property pursuant to the Monterey County Mills Act Pilot Program (the Rose House property).

WHEREAS, Bella Designs LLC (applicant) filed with the County of Monterey, an application for a Coastal Development Permit and Design Approval to allow interior remodel, repairs and rehabilitation, seismic upgrade, window rebuild/replacements, re-roofing, a 60 square foot second story addition and a 42 square foot deck addition.

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend **approval** of the Coastal Development Permit and Design approval, based on the following findings:

Finding: The proposed work is consistent with Section 18.25 of the Monterey County Code (Preservation of Historic Resources) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

Finding: The use and exterior of the new improvements, addition, building or structure upon a designated historic resource site will neither adversely effect nor be incompatible

with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

- Evidence:
1. Permit Applications and other materials in file PLN130042
 2. "Preservation of Historic Resources" regulations applicable to the site as found in Chapter 18.25 of the Monterey County Code.
 3. Secretary of the Interior's Standards for the Treatment of Historic Properties.
 4. Oral testimony and HRRB discussion during the public hearing and the administrative record.
 5. Phase II Historic Survey prepared by Kent Seavey (File # LIB130110)

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend approval of the Bella designs LLC Coastal Development Permit and Design Approval without conditions.

Passed and adopted on this **4th day of April 2013**, upon motion of Kellie Morgantini, seconded by

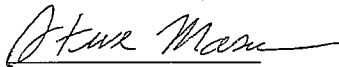
Barbara Rainer, by the following vote:

AYES: *John Scourkes, Kellie Morgantini, Barbara Rainer, Sheila Lee Prader*

NOES:

ABSENT: *Judy MacKelland, Salvador Munoz*

ABSTAIN:



Attest

Steve Mason, Project Planner

April 4, 2013

EXHIBIT F
Phase II Historic Report

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

February 10, 2013

Mr. David Stocker
Stocker & Allaire
General Contractors, Inc.
21 Mandeville Court
Monterey, CA 93940

Dear Mr. Stocker :

Thank you for the opportunity to prepare this Focused Phase II review of the proposed guest house window modifications at the residential property located at 165 Spindrift Rd. (APN# 241-251-011), in Carmel Highlands for consistency of the proposed additions & alterations with the Secretary of the Interior's Standards for the Treatment of Historic Properties (see DPR 523 provided for detailed description & significance).

The Secretary of the Interior's Standards for the Treatment of Historic Properties identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation would be the recommended standard for treatment of the subject property.

Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary's Standards encourages "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist.

As stated in the 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility." Character-defining features of the subject property include:

- Granitic rock wall cladding in a random rubble pattern, combined w/vertical board-and-batten wood siding.

- Steep-pitched hipped roof system covered in wood shakes w/ gabled & shed-roofed wall dormers.
- Multi-paned casement type wood windows, w/ small square & diamond shaped glazing.
- Decorative stone and brick walkways.

The subject property is owned by Joel & Shanna Fineberg, who propose to enlarge an existing 1921 living space in a detached guest house into a bedroom and bathroom for use as caretakers quarters. The proposed addition is located on the upper floor of the rear (west) elevation. It will replace an existing shed-roofed dormer window with a larger window, similar in character, and move the original shed-roofed dormer window to the south edge of the roof plane as a bathroom window.

The proposed new dormer window will provide code required egress from the bedroom space, and the moved original window will provide light and air into the new bathroom. This is consistent with Rehabilitation Standard #10, if the proposed bedroom window were to be removed in future, the existing window, for use in the bathroom, could be returned to its original location, preserving the essential form and integrity of the historic property and its environment (see DPR 523, photos and plans & drawings provided).

As noted above, the Standards recommend new additions be placed on secondary elevations, and where alteration has already occurred. In this instance, the proposed addition is on a secondary elevation. The proposed work shall reuse, to the extent feasible, available historic building materials, and match any required replacement features in kind.

The proposed new work will be compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in the future, the essential form and integrity of the historic property will be unimpaired. No other changes are proposed for this project.

The subject property is listed in the Monterey County Historic Resource Inventory, at the local level of significance, as an excellent example of French Eclectic Style architecture from the early 20th century, in the context of residential development in Carmel Highlands. It is also an important residential design by Carmel architect Earl Percy Parkes.

The subject property is a one and one-half story stone masonry and wood-framed French Eclectic Style guest house, abutting Spindrift Rd. about fifty to seventy-five yards SE of the main Rose residence. It was constructed in 1921.

The guest house shares many design features similar to the main residence. It is irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of granite masonry in a rubble pattern on the building envelope, and vertical board-and-batten wood siding on the rear (east) elevation, and attached wood garage (that may represent an undated in fill of former carriage doors and alterations resulting from repeated mud slides over time). Horizontal wood siding in a rustic sea wave pattern is found on the gable end of the garage addition, as well as in the gable apex of a wall dormer on the north elevation, on the gable ends, and a glazed gallery wall toward the west end of the north elevation. There is a stucco-clad angled bay at the base of an overhanging porch roof on this elevation (north) that may also represent a later addition.

The roof system is less complex than the main house. It includes a steeply pitched hipped main roof, with with narrow, closed soffits, and a lower gabled garage bay projecting off the south end of the south side-elevation. A gabled wall dormer is found, slightly offset to the NE, on the north elevation. Later shed-roofed roof dormers, like those found on the west and north elevations of the main house appear here as well. There are three of them. One is centered over an open porch on the south elevation, a second on the SE side-elevation, and a larger example on the rear elevation, above the former carriage entry. The roof on this elevation projects slightly over the eave line to cover the board-and-batten wall. As with the main building, the hipped roof extends over an open entry porch along the west elevation. It is supported by heavy square wooden posts with simple corbels at their caps. The posts sit on top of a slightly raised stone porch, covered in red brick in a basket weave pattern. The curved shape of the corbels are repeated in decorative detailing running along the top of the main lintel of the porch interior. There is one large, square interior stucco-clad chimney present. It is centered in the ridge line of the main hipped roof. Of note is the fine flared masonry detailing of the base of the building envelope. This detail appears in the main residence, but not so pronounced as in the guest house. A principal entry is off the porch, toward the south and is characterized by a recessed wood Dutch-door with multi-paned glazing above, and cross-braced wood paneling below.

A raised, four panel wood door at the south end of the porch accesses the garage. A simple two panel wood side door, with multi-paned glazed lights above, is located at the north end of the north side-elevation. The roof is covered in wood shakes.

Fenestration is irregular, with a combination of single, paired and banked fixed and casement type multi-paned wood windows. Those on the north and west elevations have small, square panes, while most facing south and east have small diamond patterned panes.

The detached stone masonry two-car garage, just south of the main residence, was constructed in 1980, and is not part of this analysis. The property is sited in a natural landscape setting on a large, gently terraced NW sloping parcel, toward the sea cliffs. It is located in a wooded coastal neighborhood of one and two-story residences of varying ages, sizes and styles.

As described above, the owner has proposed the following alterations and additions for contemporary usage.

NORTH ELEVATION (primary)

As proposed, there will be no change to this elevation.

EAST ELEVATION (secondary)

As proposed, there will be no change to this elevation.

WEST ELEVATION (secondary)

As proposed, to enlarge an existing 1921 living space in the guest house into a bedroom and bathroom for use as caretakers quarters. The proposed addition is located on the upper floor of the rear (west) elevation. It will replace an existing shed-roofed dormer window with a larger window, similar in character, and move the original shed-roofed dormer window to the south edge of the roof plane as a bathroom window. (see photos, plans & drawings provided).

SOUTH ELEVATION (secondary, altered)

As proposed, there will be no change to this elevation.

NOTE: No other exterior changes are proposed for the guest house-caretakers quarters.

As proposed, the work shall reuse, to the extent feasible, available historic building materials, and where necessary match required replacement features in kind. The proposed new work will be compatible with the size, scale, proportions and massing to protect the integrity of the subject property. If removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

The subject property retains much of its physical integrity as constructed in 1921, and evokes a strong sense of time and place and of feeling and association with the expansion of residential housing in the Carmel Highlands area during the 1920s. Architecturally, the French Eclectic Style residence exhibits high artistic values in its design by noted Carmel architect Earl Percy Parkes.

CEQA states in CCR Section 15064.5 (2)(B) that a change which demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that account for its inclusion in a local register of historical resources may constitute a substantial adverse change in the significance of the resource. However, CEQA also notes that the degree of potential adverse change can be considered "proportionate to the level of significance of an historic resource" based on its relative importance in history. The primary reason for listing the subject property is for its style, high artistic values, and design by Earl Percy Parkes. It may also be significant for its association with the residential expansion of the Carmel Highlands area in the 1920s

CONCLUSION

The proposed work on the subject property will be executed consistent with the Secretary's Standards for Rehabilitation, with the least possible loss of historic materials so that the remaining character-defining features of the historic resources will not be obscured, damaged or destroyed. All proposed changes are reversible. As proposed the new work will not create a significant change to the historic building and will not cause a significant adverse effect on the environment.

MITIGATION

The proposed project is in conformance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* under the standard for Rehabilitation. No mitigation is needed for this project.

Respectfully Submitted,

Kurt L. Seavey

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: (Assigned by recorder) Louise G. Rose Residence

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Monterey
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: 165 Spindrift Road City Carmel Highlands Zip 93923

d. UTM: (Give more than one for large and/linear resources) _____ N/E _____ m/N _____

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 241-251-011

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A one and one-half story French Eclectic Style residence, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of granite masonry in a rubble pattern on the building envelope, vertical board-and-batten and horizontal wood siding in a sea wave pattern in the gable ends, and a glazed gallery wall toward the west end of the NE side elevation. The complex roof system includes a steeply pitched hipped main roof, with lower, stepped gable bays projecting SE off the east end of the NE side of the SE facing facade. The lowest bay is an attached garage, with a vertically planked sliding wood door. A Hipped lower projecting bay also projects SE off the south end of the SW side elevation. This feature may be a later (1935) addition. The flanking bays frame the open, raised front porch which has two square stone piers further supporting the roof overhang. The principal entry is on the SW side of the recessed porch, being an arched, flush wood Dutch-door with small glazed panels above. It is accessed by a straight run of open stone steps. The rear (NW) elevation is characterized by a large, gabled wall dormer, centered in the building envelope, flanked on the north by a sweeping extension of the hipped main roof that forms a covering over an open porch along the north side of this elevation, and an enclosed glazed gallery running p[artially] along the NE side elevation. Thick, square wood posts with cruck-shaped brackets support the overhanging roof on both the open porch and enclosed gallery.

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property HP4 - Ancillary Building

P4. Resources Present Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo (View, date, accession #)
Looking NW at the SE facing facade, w/1980 garage to the SW, Kent Seavey, 4/4/2011

P6. Date Constructed/Age and Sources
 Prehistoric Historic Both

1921 Monterey Co. Assessor's records

P7. Owner and Address

Joel & Sherina Fineberg
Bella Designs LLC
5424 Edison Dr.
Dallas, TX 75220

P8. Recorded by: (Name, affiliation, and address)

Kent Seavey
Preservation Consultant
310 Lighthouse Ave.
Pacific Grove, CA 93950

P9. Date Recorded: 4/16/2011

P10. Survey Type: (Describe)
Intensive-CEQA required review

P11. Report Citation: (Cite survey report and other sources, or enter "none")

None

- Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: (Assigned by recorder) *Louise G. Rose Residence*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *residence*

B4. Present Use: *residence*

B5. Architectural Style: *French Eclectic (asymmetrical Substyle)*

B6. Construction History: (Construction date, alterations, and date of alterations)

main house/guest house constructed in 1921 (Mo. Co. Assessor's records); possible addition of bedroom at the south end of facade in the main house c. 1935 (physical inspection); undated roof dormers on both buildings appear to have been added c. 1950-60s; carriage doors enclosed on guest house & existing garage added (undated).

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features: *Detached stone masonry garage, consistent with the character of the main house, constructed in 1980 (MCBP#29715).*

B9a. Architect: *Earl Percy Parkes*

b. Builder: *Earl Percy Parkes*

B10. Significance: Theme: *Architectural Development*

Area: *Carmel Highlands*

Period of Significance: *1921*

Property Type: *single family residence*

Applicable Criteria: *CR 1, 3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Louise G. Rose House is significant under California Register Criterion 1, in the area of history in the context of early residential development in the Carmel Highlands, and under Criterion 3, in the area of architecture, as an excellent example of the French Eclectic Style, and as an important design by Carmel architect Earl Percy Parkes.

Earl Percy Parkes (1884-1955), was a native of Ohio, where he received a good business education in the public school system. He worked for a time as excursion agent for a railroad line, that brought him to Los Angeles in 1911. He entered law school at UCLA, but left his studies to enter the building trades. He worked as a contractor in L.A. prior to moving to Carmel in 1919. He was well known for his commercial work including the Studio Theater and the Seven Arts Bldg., as well as a number of residential designs, including the memorable moon-gated De Haas Hse. on Mir. View. He worked primarily in the romantic revival styles, but did rustic Carmel cottages as well. His work is characterized by its clean lines and attention to detail. Parkes Rose House is an excellent example of the picturesque French Revival Style. The style became popular in the immediate aftermath of WWI, where many Americans had served in France, becoming familiar with the building forms, especially those in the countryside. The Rose house is an example of the asymmetrical substyle of the mode. Identifying features of the style include steeply pitched massive hipped roofs, paralleling the front of the house with off-center doorways and asymmetrical facades. The form was inspired by rambling French farmhouses and in this case, a smaller French country manor house. The rubble patterned stone wall cladding is a typical exterior finish. Doors in less formal examples, like the Rose house, are usually set in simple arched openings. Windows can be double-hung, or casement type. The latter often have small, leaded panes. Large chimney stacks are also common. Of interest in the Rose House is the glazed gallery, and stout porch posts with their cruck-shaped bracketing, reflective of the medieval roots of the style.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

Carmel Highlands, Kent Seavey, architectural files, Pacific Grove.

Carmel Pine Cone, Notice of completion for 165 Spindriff, 6/9/2.

Monterey County Assessor's records, Mo. Co. Assessor's office, Salinas.

Monterey County Deeds, Chicago Title Co., Salinas.

Parkes. E. P.. MABARI archives. Monterey

B13. Remarks: *Zoning-LDR1(CZ)*

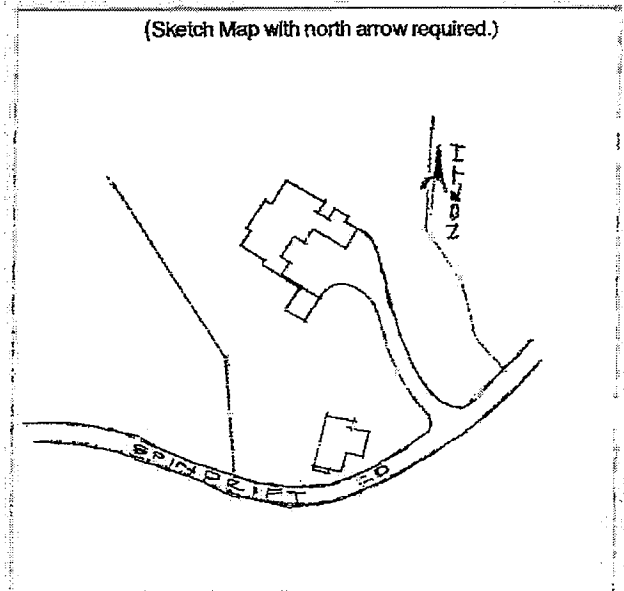
B14. Evaluator: *Kent Seavey*

Date of Evaluation: *4/16/2011*

(This space reserved for official comments.)

HP4 - Ancillary Building

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Page 3 of 4 Resource Name or #: (Assigned by recorder) Louise G. Rose Residence

Recorded by: Kent Seavey

Date 4/16/2011

Continuation Update

P3(cont.) They rest on a raised wooden deck, that projects beyond the roof line. Two smaller shed-roofed roof dormers, flanking the large gabled wall dormer are undated additions. The roof plane on the NE side-elevation has a larger shed-roofed dormer, over the glazed gallery, that is also a later addition. Two modern skylights appear along this elevation, toward the SE. One is on the taller of the two stepped gable bays, and the second in on the lower garage bay. There are two, tall stucco-clad chimneys present. Both are interior types. One is found just below the roof line of the SE facing main roof, centered on the building envelope, with a large decorative metal "S" roof tie. It is capped by two small clay chimney pots. The second is located in the roof plane on the NE side-elevation at the junction of the first lower gabled bay. The steep-pitched roof system slightly overhangs the eave line, and the entire roof is covered in wood shakes.

Fenestration is irregular, with a combination of single, paired and banked fixed and casement type wood windows, with pronounced mullions, set in deep reveals with flattened stone arches, or voussairs. These are found in the masonry portion of the building envelope. Some windows are single-paned, others have diamond pattern leaded glass. The wooden gable ends have paired and banked multi-paned wood casement windows, and the later undated smaller dormers have single and banked single-pane wood windows. Three large fixed plate-glass focal windows, centered on the rear (NW) elevation also appear to be undated later additions. The gallery, along the NE side-elevation, has five bays of large, square, multi-paned fixed lights between the cruck bracketed posts, which support the overhanging flared roof. The last bay, toward the east end of the main building block, abuts a board-and-batten wood wall with much smaller banked vertical multi-paned windows that step up toward the SE.

The guest house, abutting Spindrift Rd. about fifty to seventy-five yards SE of the main residence, was also constructed in 1921, and shares many similar design features. It is irregular in plan, resting on a concrete foundation. The exterior wall cladding is a combination of granite masonry in a rubble pattern on the building envelope, and vertical board-and-batten wood siding on the rear (NE) elevation, and attached wood garage (that may represent an undated in fill of former carriage doors and alterations resulting from repeated mud slides over time). Horizontal wood siding in a rustic sea wave pattern is found on the gable end of the garage addition, as well as in the gable apex of a wall dormer on the NW side-elevation, on the gable ends, and a glazed gallery wall toward the west end of the NE side-elevation. There is a stucco-clad angled bay at the base of an overhanging porch roof on this elevation (NW) that may also represent a later addition.

The roof system is less complex than the main house. It includes a steeply pitched hipped main roof, with with narrow, closed soffits, and a lower gabled garage bay projecting off the south end of the SE side-elevation. A gabled wall dormer is found, slightly offset to the NE, on the NW side-elevation. Later shed-roofed roof dormers, like those found on the rear (NW) and NE side-elevations of the main house appear here as well. There are three of them. One is centered over an open porch on the SW facing facade, a second on the SE side-elevation, and a larger example on the rear (NE) elevation, above the former carriage entry. The roof on this elevation projects slightly over eave line to cover the board-and-batten wall. As with the main building, the hipped roof extends over an open entry porch along the SW facing facade. It is supported by heavy square wooden posts with simple corbels at their caps. The posts sit on top of a slightly raised stone porch, covered in red brick in a basket weave pattern. The curved shape of the corbels are repeated in decorative detailing running along the top of the main lintel of the porch interior. There is one large, square interior stucco-clad chimney present. It is centered in the ridge line of the main hipped roof. Of note is the fine flared masonry detailing of the base of the building envelope. This detail appears in the main residence, but not so pronounced as in the guest house. The principal entry is off the porch, toward the SE and is characterized by a recessed wood Dutch-door with multi-paned glazing above, and cross-braced wood paneling below. A raised, four panel wood door at the SE end of the porch accesses the garage. A simple two panel wood side door, with multi-paned glazed lights above, is located at the north end of the NW side-elevation. The roof is covered in wood shakes.

Fenestration is irregular, with a combination of single, paired and banked fixed and casement type multi-paned wood windows. Those on the NW and SE elevations have small, square panes, while most facing NE and SE have small diamond patterned panes.

The detached stone masonry two-car garage, just SE of the main residence, was constructed in 1980, and is not part of this analysis. The property is sited in a natural landscape setting on a large, gently terraced NW sloping parcel, toward the sea cliffs. It is located in a wooded coastal neighborhood of one and two-story residences of varying ages, sizes and styles.

B10(cont.) Percy Parkes artistic treatment of the Rose House certainly lived up to his craftsmans reputation for clean lines and attention to detail in his work. The corners of his stone walls remain crisp, and flare subtly at their bases, especially in the guest house. Window casings in the residence are carefully detailed, with stout mullions, and recessed into the stone walls. The flared roof line over the glazed gallery space is quite sophisticated for the seemingly rustic nature of the building, as is the delicate decorative corbeling in the porch areas. The 90 year old Rose House appears little altered from its 1921 date of construction. Only close inspection can detect the deteriorating effects of time and nature in the coastal environment in which it is sited. The wooden elements of the buildings need considerable attention.

Alterations and additions over time, while generally undated, have either been well integrated into the original building envelope(s) of the residence and guest house, or relegated to secondary elevations. The residence and its guest house, in their exceptional natural landscape setting, are excellent examples of the French Eclectic Style of architecture, and secure Earl Percy Parkes reputation as a major architect in the Monterey region. The buildings evoke a strong sense of time and place and of feeling and association with the early architectural development of the Carmel Highlands.

CONTINUATION SHEET

Page 4 of 4 Resource Name or #: (Assigned by recorder) *Louise G. Rose Residence*
Recorded by: *Kent Seavey*

Date *4/16/2011* Continuation Update

B10(cont.) The original owner of the subject property, Mrs. Louise Grout Rose, was a native of Saginaw, Michigan. When she purchased the Spindrift Rd. property in September of 1920 from the Carmel Villas Co., she was listed as the widow of a Mr. Landon Rose (Mo. Co. Deeds, Reel 782-OR-214). Later she married Arthur Hill, a former mayor of Saginaw, and a successful businessman in lumber and shipping. Mrs. Hill outlived her second husband, and in 1936 sold the Spindrift Rd. property to Mr. Lee M. Olds, who at the time was one of San Francisco's leading attorneys.

Louise Grout (Rose, Hill) purchased her Carmel Highlands property in the context of what relator J.F. Devendorf and attorney Frank Powers, partners in the Carmel Development Co. (CDC), saw in 1916 as the next best opportunity for land development in the Monterey region. Dr. John L.D. Roberts, the founder of Seaside, had mapped a coastal route through the Big Sur to San Luis Obispo county in 1897. Some time later Roberts traveled the route accompanied by Frank Powers, who made the first colored slides of the region. Employing Powers color slides, Dr. Roberts convinced the state legislature to include funds to build the highway in a state bond issue which passed in 1919. Well before the bond issue came to a vote, Seth Ulman, the CDC's best salesman was extolling the possibilities of creating an up-scale residential community in the rugged Carmel Highlands, around an exclusive coastal hostelry. The CDC purchased a 600 acre tract that ran from Gibson Creek two miles south to the original Yankee Point and inland about 3/4 of a mile, from then owner Thomas A. Work. By 1917 the CDC had completed construction of the Highlands Inn. The rest of the tract was surveyed into large parcels to attract clients interested in estate properties. The land was divided in such a way as to give each owner access to a communal bridle-path, which led down to the beach at Yankee Point. The beach is still privately held for Highlands residents. Development was slow at first, with several respected Eastern artists and writers purchasing lots and building their west coast studios. Wealthy Southern Californians were also part of the initial tenant mix. Other developers, like the Carmel Villas Corp. purchased land on the periphery of the CDC's holdings. During the same time frame, S.F. B Morse's Pebble Beach enterprise along the 17 Mile Drive interrupted the Highlands growth temporarily, but the latter's development flourished in the mid twenties, until the onset of the Great Depression.

The Louise G. Rose House and property is one of the few remaining intact Carmel Highland estates dating from its early period of development. The French Eclectic manor house and guest house designed by noted Carmel architect Earl Percy Parks in 1921 is an excellent and essentially intact example of the picturesque romantic revival homes that defined the Carmel Highlands residential character at the onset of the 1920s. Existing changes to the Louise G. Rose House over time have respected the historic character of the residence and its guest house for the most part, and have not significantly altered the appearance of the property. Some alterations associated with the guest house were the product of environmental conditions, including three major mud slides since the original construction. The subject property retains its historic integrity of location, design, setting, materials and workmanship to a high degree. It retains a strong sense of time and place and of feeling and association with the early residential development of the Carmel Highlands. It clearly qualifies for listing in the California Register at the state level of significance in the context of this association, and for the high architectural merit of its French Revival design by Earl Percy Parks.

B12(cont.) Polk business directories for Monterey, 1926,1939.

Supplemental Photograph or Drawing



Description of Photo (View, date, accession#)

Looking SE at the NW side-elevation of the guest house, Kent Seavey, 4/4/2011

EXHIBIT G

Secretary of the Interior's Standards
for the Treatment of Historic
Properties

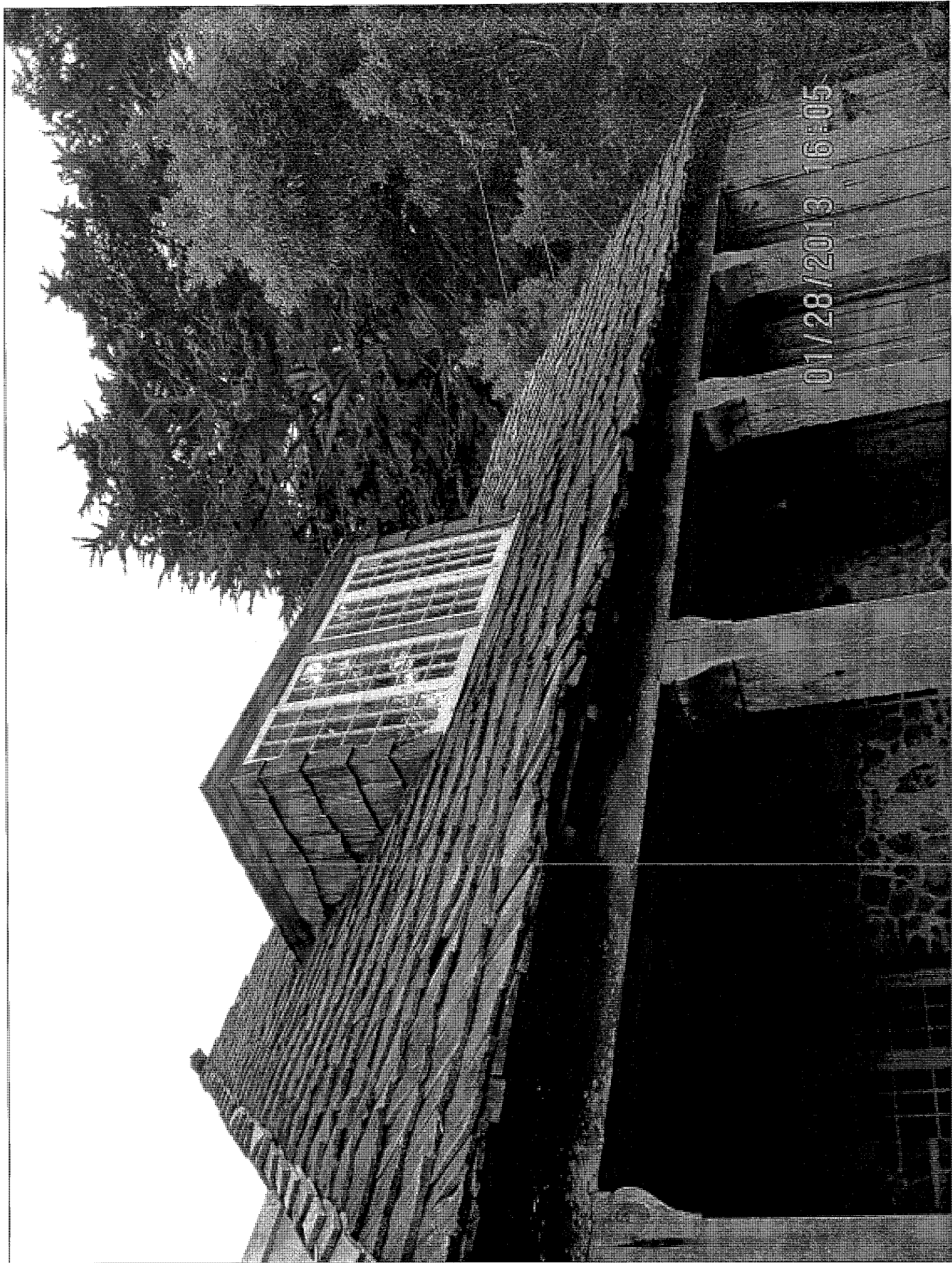
**TITLE 36--PARKS, FORESTS, AND PUBLIC PROPERTY
CHAPTER I--NATIONAL PARK SERVICE, DEPARTMENT OF THE INTERIOR
PART 67--HISTORIC PRESERVATION CERTIFICATIONS UNDER THE INTERNAL
REVENUE CODE**

**Section 7--THE SECRETARY OF THE INTERIOR'S STANDARDS FOR
REHABILITATION:**

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**
- 10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

EXHIBIT H
Site Photos





01/28/2013 16:05