

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: April 24, 2014 Time: 9:10 A.M	Agenda Item No.: 3
Project Description: Consider a Combined Development Permit consisting of a Coastal Administrative Permit to allow for the demolition of a single family residence and the construction of a 1,840 square foot two-story single family residence; a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; a Coastal Administrative Permit to allow a parking space within the front setback; grading of 238 cubic yards of cut; and a Design Approval.	
Project Location: 26250 Inspiration Avenue, Carmel	APN: 009-431-004-000
Planning File Number: PLN130757	Owner: Stephen D. Hossa and Beverly A. Hossa Applicant: Don McBride Agent: Ron Marlette
Planning Area: Carmel Land Use Plan	Flagged and staked: Yes
Zoning Designation: "MDR/2-D (18) CZ" or Medium Density Residential, two units per acre, with a Design Control overlay, and an 18' height limitation, in the Coastal Zone.	
CEQA Action: Categorically Exempt from CEQA per Section 15303 (a) of the CEQA Guidelines	
Department: RMA-Planning	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Find the project Categorically Exempt from CEQA per Section 15303 (a) of the CEQA Guidelines; and
- 2) Approve PLN130757, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

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

- √ RMA-Public Works Department
- RMA-Environmental Services
- Environmental Health Bureau
- √ Water Resources Agency
- Cypress Fire Protection
- California Coastal Commission

SUMMARY:

The proposed project complies with all applicable policies and regulations. The project is before the Zoning Administrator due to concerns of one neighbor (See Exhibit D). Please see the project discussion contained in Exhibit B of this report.

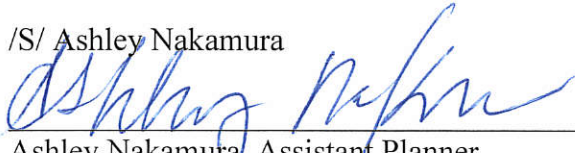
Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the Water Resources Agency, RMA-Public Works Department, and RMA-Planning Department have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution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

The project was not referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not

warrant referral to the LUAC because it is categorically exempt from CEQA, does not include a lot line adjustment involving conflicts, does not include a variance, does not raise significant land use issues that necessitate review prior to public hearing, and review by the LUAC is not required by the Carmel Land Use Plan.

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

/S/ Ashley Nakamura



Ashley Nakamura, Assistant Planner
(831) 755-5892, NakamuraA@co.monterey.ca.us
April 9, 2014

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection Department; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; John Ford, RMA Services Manager; Ashley Nakamura, Project Planner; Stephen D. Hossa and Beverly A. Hossa, Owner; Ron Marlette, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); John H. Farrow; Janet Brennan; Mark and Tiffany Lyon, Neighbors; Aurea V. Bazan, Neighbor; Planning File PLN130757

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, Including:
• Conditions of Approval
• Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map
Exhibit D Letter from concerned Neighbor (Bazan)
Email Correspondence with Neighbor (Lyon)
Exhibit E Vicinity Map

This report was reviewed by John Ford, RMA Services Manager.



EXHIBIT A

Project Information for PLN130757

Application Name: Hossa Stephen D & Beverly A
Location: 26250 Inspiration Ave, Carmel
Applicable Plan: Carmel LUP
Advisory Committee: Carmel/Carmel Highlands Advisory Committee
Permit Type: Coastal Administrative Permit
Environmental Status: Categorical Exemption
Zoning: MDR/2-D(18)(CZ)

Primary APN: 009-431-004-000
Coastal Zone: Yes
Final Action Deadline (884): 3/11/2014
Land Use Designation: Residential - Medium Density

Project Site Data:

Lot Size: 5285
Existing Structures (sf): 1285
Proposed Structures (sf): 2378
Total Sq. Ft.: 2378

Coverage Allowed: 1850
Coverage Proposed: 1850
Height Allowed: 18
Height Proposed: 17.9
FAR Allowed: 2378.62
FAR Proposed: 2378

Special Setbacks on Parcel:

Resource Zones and Reports:

Seismic Hazard Zone: VI|UNDETERMINED
Erosion Hazard Zone: Moderate
Fire Hazard Zone:
Flood Hazard Zone: X (unshaded)
Archaeological Sensitivity: high
Visual Sensitivity: None

Soils Report #: LIB130518
Biological Report #: NA
Forest Management Rpt. #: NA
Geologic Report #: NA
Archaeological Report #: LIB130517
Traffic Report #: NA

Other Information:

Water Source: Mutual System
Water Purveyor: MPWMD
Fire District: Cypress FPD
Tree Removal: 0

Grading (cubic yds.): 238
Sewage Disposal (method): Public Sewer
Sewer District Name: Carmel Area Water District

EXHIBIT B DISCUSSION

Project Description and Background

The subject application is a Combined Development Permit consisting of a Coastal Development Permit to allow for the demolition of a single family residence and the construction of a 1,840 square foot two-story single family residence; a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; a Coastal Administrative Permit to allow a parking space within the front setback; grading of 238 cubic yards of cut; and a Design Approval.

The application was set for administrative approval by the Director of Planning on March 26, 2014.

Public notice was provided in accordance with Section 21.70.040 of the Zoning Ordinance. The noticing period was from March 14-25, 2014.

On March 24, 2014 the RMA-Planning Department received a written request for public hearing from a neighbor.

Pursuant to Section 21.70.060 of the Zoning Ordinance, the project is being referred to the Zoning Administrator for consideration.

Neighbor Concerns

The neighbor's written request includes concerns regarding private views that may be obstructed by the construction of the Hossa residence, and also mentions concerns regarding noise and air pollution created by the demolition of the existing home and construction of the proposed residence.

Private Views and Height of Structure

The County does not protect private views; however, the zoning ordinance does take views into consideration by restricting the height of structures to a maximum of 18'.

The Hossa residence is in compliance with all site development standards of the zoning ordinance.

The residence is proposed to be constructed to a maximum height of 17' 9 3/4". Condition No. 9 (PD041-Height Verification) has been incorporated to ensure the finished height of the structure is consistent with the approved plans.

Staff reviewed the residences located in the neighborhood, and observed numerous two-story residences along the Inspiration Avenue, Ocean View Avenue, and Scenic Road.

Noise and Air Pollution

The noise generated from the construction activities associated with the proposed Hossa residence does not involve any unusual construction activities or methods that would generate

any additional noise beyond noise ordinarily associated with construction of a single family dwelling.

The RMA-Public Works Department applied condition of approval no. 11, which requires submittal of a Construction Management Plan (CMP). The CMP is required to include the duration of the construction activity and hours of operation, amongst other information. If construction activities are planned to occur outside of the normal daytime working hours, prior approval from the County will be required.

The air pollution created from the construction activities associated with the proposed Hossa residence does not involve any unusual circumstances that would create any air pollution beyond pollution ordinarily associated with demolition and construction of a single family dwelling.

The RMA-Planning Department has applied condition of approval no. 10, which requires that all deconstruction or demolition activities be performed in accordance with Monterey Bay Unified Air Pollution Control District Rule 439, and that prior to demolition activities the applicant must obtain any permits required by the Air District.

Recommendation

The project as proposed complies with all applicable rules and regulations of the Title 20 Zoning Ordinance, the Carmel Land Use Plan, and the Monterey County Coastal Implementation Plan Part 4. Staff recommends approval of File No. PLN130757, subject to the recommended conditions of approval contained in Exhibit C.

EXHIBIT C

DRAFT RESOLUTION

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:
Stephen D. Hossa and Beverly A. Hossa
(PLN130757)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorical Exempt from CEQA per Section 15303 (a) of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit consisting of a Coastal Administrative Permit to allow for the demolition of an existing single family residence and the construction of a 1,840 square foot two-story single family residence; a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; a Coastal Administrative Permit to allow a parking space within the front setback; grading of 238 cubic yards of cut; and a Design Approval.

[PLN130757, Stephen D. Hossa and Beverly A. Hossa, 26250 Inspiration Avenue, Carmel, Carmel Land Use Plan (APN: 009-431-004-000)]

The Hossa application (PLN130757) came on for public hearing before the Monterey County Zoning Administrator on April 24, 2014. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

- 1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of a Coastal Administrative Permit to allow for the demolition of an existing single family residence and the construction of a 1,840 square foot two-story single family residence; a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; a Coastal Administrative Permit to allow a parking space within the front setback; grading of 238 cubic yards of cut; and a Design Approval.
- EVIDENCE:** The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130757.

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;
- The Carmel Area Land Use Plan;
- Monterey County Coastal Implementation Plan Part 4;
- Monterey County Zoning Ordinance (Title 20);

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 26250 Inspiration Avenue, Carmel (Assessor’s Parcel Number 009-431-004-000), Carmel Land Use Plan. The parcel is zoned “MDR/2-D (18) CZ” or Medium Density Residential, two units per acre, with a Design Control overlay, and a 18’ height limitation, in the Coastal Zone, which allows single family residences, subject to a Coastal Administrative Permit and Design Approval. Therefore, project is an allowed land use for this site.
- c) The property is located within a Design Control Zoning District. The intent of the Design Control Zoning District is to regulate the location, size, configuration, materials, and colors of structures in areas of the county where design review is appropriate to assure the protection of the neighborhood character. The application proposes the demolition of a one-story residence and the construction of a two-story residence, which is consistent with the height and bulk of other residences within the vicinity. The exterior of the residence will consist of light tan, plaster siding (Farrow and Ball - Clunch); pale blue, wood trimming, windows and doors (Farrow and Ball – Parma Gray); gray slate roofing (Autumn Dusk); copper gutters and downspouts; and Carmel Chalk Stone accents, which is consistent with exterior of surrounding residences.
- d) The parcel zoning includes an 18’ height limitation. The residence is proposed to be constructed to a maximum height of 17’ 9 ¾”. Condition No. 9 (PD041-Height Verification) has been incorporated to ensure the finished height of the structure is consistent with the approved plans.
- e) The project is identified as an area of high archaeological sensitivity and located within 750 feet of a known archaeological resource. Pursuant to Section 20.146.090.A, a Coastal Development Permit is required. Due to the parcel location within 750 feet of a known archaeological resource, an archaeological survey was prepared. The report determined that no archaeological resources were present on the property and no impacts to archaeological resources would occur.
- f) Section 20.58.040 requires a minimum of two on-site parking spaces, one of which must be a covered parking space. The application includes the construction of an attached one car garage, and proposes the second required parking space within the front setback. Pursuant to Section 20.58.050.E, parking spaces which are located within the required front setback shall not count toward the amount of required parking without the benefit of a Coastal Administrative Permit. A Coastal

Administrative Permit is approved for this purpose.

- g) The project was not referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because it is categorically exempt from CEQA, does not include a lot line adjustment involving conflicts, does not include a variance, does not raise significant land use issues that necessitate review prior to public hearing, and review by the LUAC is not required by the Carmel Land Use Plan.
- h) The project planner conducted a site inspection on November 6, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130757.

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, Cypress Fire Protection Department, RMA-Public Works, RMA-Environmental Services, 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, Archaeological Resources, and Soil/Slope Stability. The project as proposed and conditioned is consistent with all applicable policies and regulations. Technical reports 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 independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - A Preliminary Archaeological Assessment (Library No. LIB130517), was prepared by Archaeological Consulting on October 17, 2013;
 - A Geotechnical Investigation and Focused Fault Investigation (Library No. LIB130518), was prepared by Pacific Crest Engineering Inc. and Consulting Geotechnical Engineers on December 2013; and
 - A Phase I Historic Review (Library No. LIB130516), was prepared by Kent L. Seavey on July 3, 2013.The above-mentioned technical reports 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 November 6, 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 for the proposed development found in Project File PLN130757.

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, Cypress Fire Protection Department, 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) The Environmental Health Bureau reviewed the project and determined that necessary public facilities are available and will be provided through an existing sewer connection to the Carmel Area Wastewater District and an existing water connection to Cal-Am, served by the Pebble Beach Community Services District.
 - c) Staff conducted a site inspection on November 6, 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 for the proposed development found in Project File PLN130757.

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 and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on November 6, 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 Monterey County RMA-Planning for the proposed development are found in Project File PLN130757.

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 15303 (a) categorically exempts the construction of the first single family residence in a residential zone.
 - b) The proposed project includes demolition of a residence to be replaced by the construction of a single family residence on a residentially zoned

- parcel.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on November 6, 2013.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
- e) Pursuant to Section 20.146.090.C.1 of the Monterey County Coastal Implementation Plan Part 4, projects proposed on parcels with known archaeological resources identified through an archaeological report shall be subject to environmental review. The archaeological report prepared for the project concluded based on background research and field assessment that there is no evidence of potentially significant archaeological resources on the parcel.
- f) Staff conducted a site inspection on November 6, 2013 to verify that the site is suitable for this use.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130757.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and not the California Coastal Commission
- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080 of the Monterey County Zoning Ordinance states that the proposed project is not subject to appeal by/to the Coastal Commission because the subject property is not located between the sea and the first public road, within 300 feet of the inland extent of any beach, or mean high tide line of the sea where there is no beach, is not located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 200 feet of the top of the seaward face of any coastal bluff, and is not a conditionally permitted use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project Categorically Exempt from CEQA per Section 15303 (a) of the CEQA Guidelines; and
2. Approve the Combined Development Permit consisting of a Coastal Administrative Permit to allow for the demolition of a single family residence and the construction of a 1,840 square foot two-story single family residence; a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; a Coastal Administrative Permit to allow a parking space within the front setback; grading of 238 cubic yards of cut; and a Design Approval, in general conformance with the attached sketch and subject to the attached conditions all being attached hereto and incorporated herein by reference; and

PASSED AND ADOPTED this 24th day of April, 2014 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline R. Onciano, Zoning Administrator

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 NOT 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 Monterey County RMA-Planning and RMA-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. 4-1-2014

Monterey County Planning Department

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN130757

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN130757) allows the demolition of an existing single family residence and the construction of a 1,840 square foot two-story single family residence; development within 750 feet of a known archaeological resource; a parking space within the front setback; grading of 238 cubic yards of cut; and a Design Approval with colors and materials to consist of light tan plaster, pale blue trim, and a gray slate roof. The property is located at 26250 Inspiration Avenue, Carmel (Assessor's Parcel Number 009-431-004-000), Carmel Area Plan. This permit 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 RMA - Planning. 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)

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 Combined Development Permit (Resolution Number 14-014) was approved by RMA-Director of Planning for Assessor's Parcel Number 009-431-004-000 on March 26, 2014. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

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.

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. Monterey County RMA - Planning 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)

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 Monterey County RMA - Planning 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. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

5. PD010 - EROSION CONTROL PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of RMA - Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to RMA - Planning and RMA - Building Services for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and the Director of RMA - Building Services.

Prior to final inspection, the Owner/Applicant shall provide evidence of compliance with the Implementation Schedule to RMA - Planning Department and RMA - Building Services.

6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit to RMA-Planning approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County RMA - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

7. 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 lighting source shall be shielded and recessed into the fixture. 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 RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

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 RMA - Planning 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.

8. 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 Preliminary Archaeological Assessment (Library No. LIB130517), was prepared by Archaeological Consulting on October 17, 2013;
A Geotechnical Investigation and Focused Fault Investigation (Library No. LIB130518), was prepared by Pacific Crest Engineering Inc. and Consulting Geotechnical Engineers on December 2013; and
A Phase I Historic Review (Library No. LIB130516), was prepared by Kent L. Seavey on July 3, 2013;
and are on file in Monterey County RMA - Planning. All development shall be in accordance with these reports."
(RMA - Planning)

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 RMA - Planning.

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.

9. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

10. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the applicant shall conduct all deconstruction or demolition activities as required by the Air District.

11. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:
Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

12. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

13. 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.

SITE PHOTOS

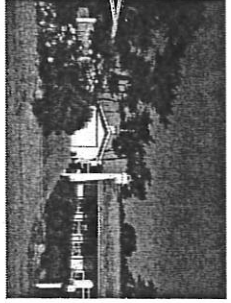


PHOTO X

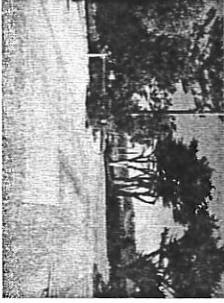


PHOTO Y

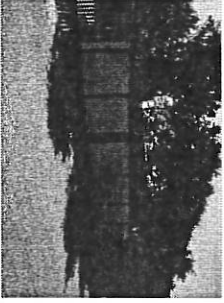


PHOTO Z

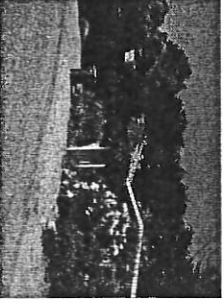


PHOTO T

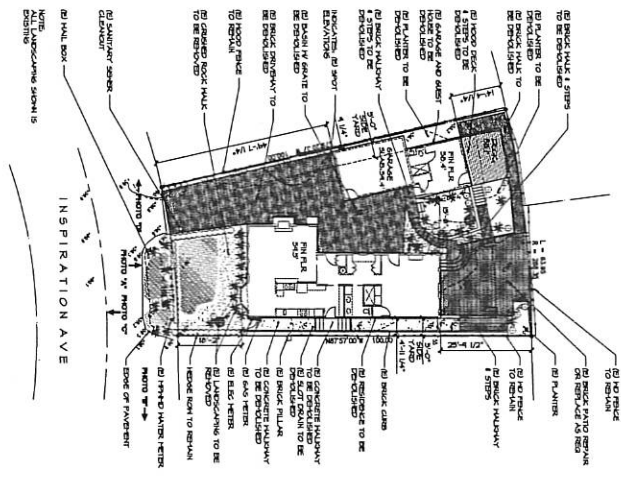
DATE: 11-15-14

PROJECT DATA

PROJECT: HOSSA REMODEL
SITE ADDRESS: 26250 INSPIRATION AVE, CARMEL, CA 95018
LAND USE: RESIDENTIAL
OWNER: HOSSA
ARCHITECT: MARLETTE ASSOCIATES ARCHITECTURE

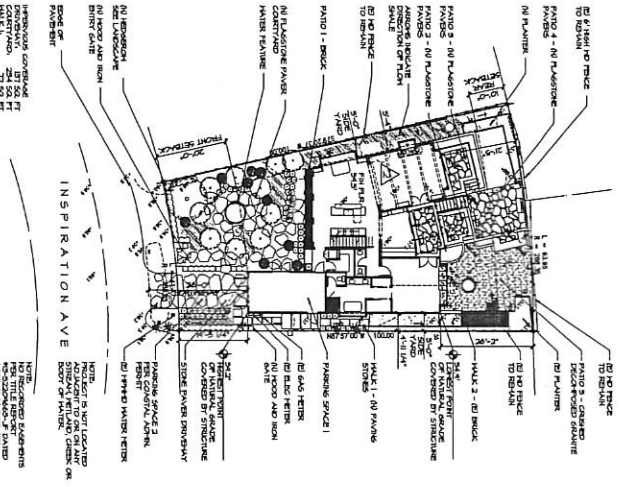
AVENUE NATURAL GRADE
MAX ALLOWABLE BUILDING FT: 37'-0" ±
MINIMUM SIDE YIELD: 75'-0" ±
ZONING: R1
SETBACKS: FRONT 30'-0" ±, SIDE 15'-0" ±, REAR 15'-0" ±

NOTE: NOT IN CONTACT OF THIS PROJECT IS LOCATED WITHIN A WELL OR SEPTIC SYSTEM

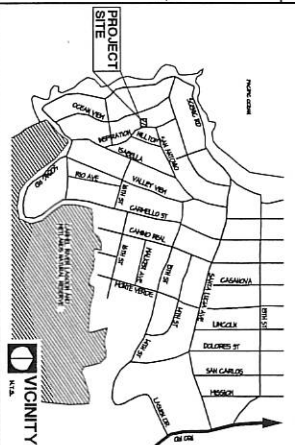


EXISTING SITE PLAN

NOTE: NOT IN CONTACT OF THIS PROJECT IS LOCATED WITHIN A WELL OR SEPTIC SYSTEM



PROPOSED SITE PLAN



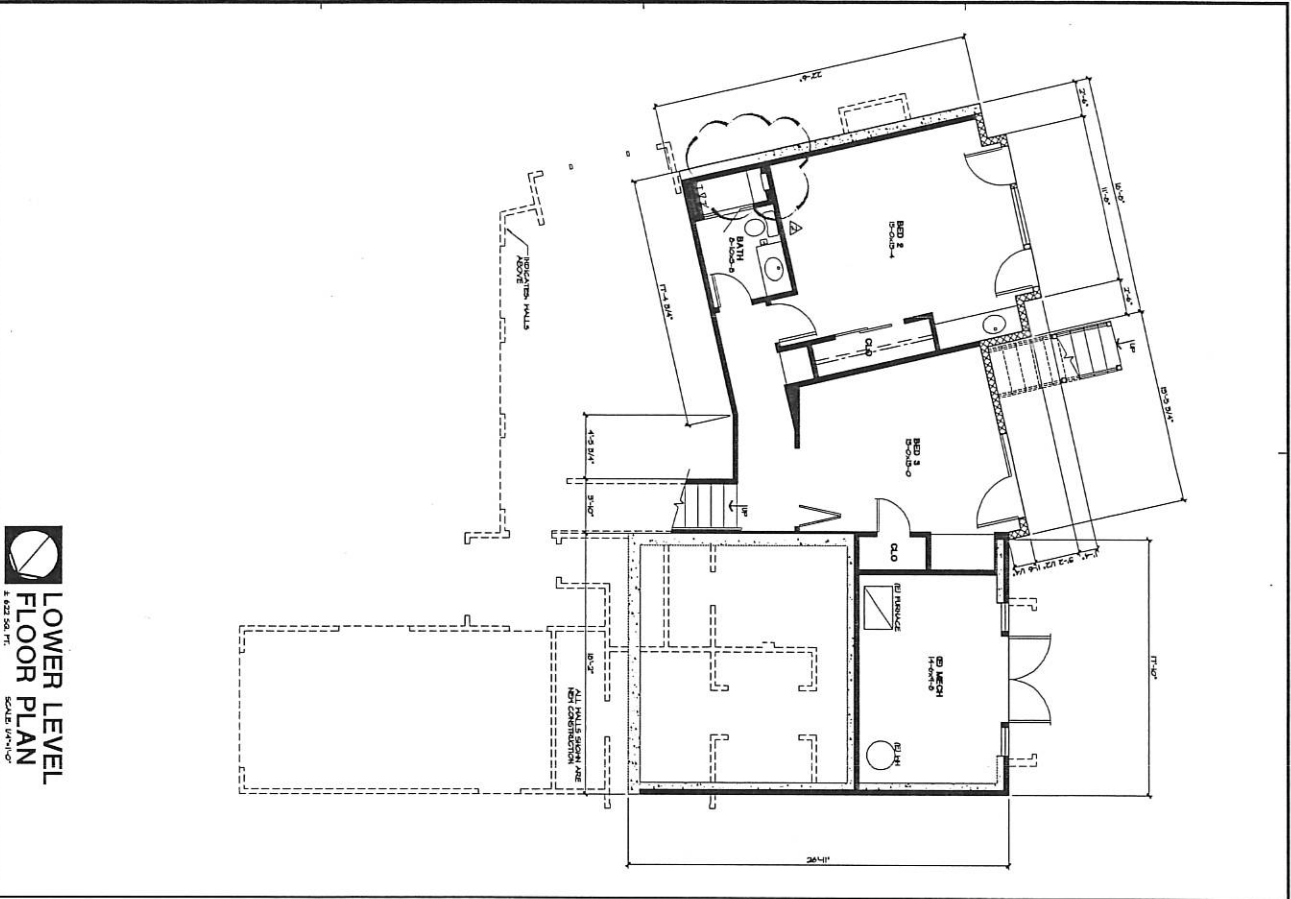
SHEET INDEX

ONE SHEET PLAN
TWO SITE PLAN
THREE EXISTING ELEVATION
FOUR PROPOSED ELEVATION
FIVE EXISTING AND PROPOSED DRIVEWAY AND DRIVEWAY
SIX DRIVEWAY AND DRIVEWAY
SEVEN EXISTING AND PROPOSED DRIVEWAY AND DRIVEWAY

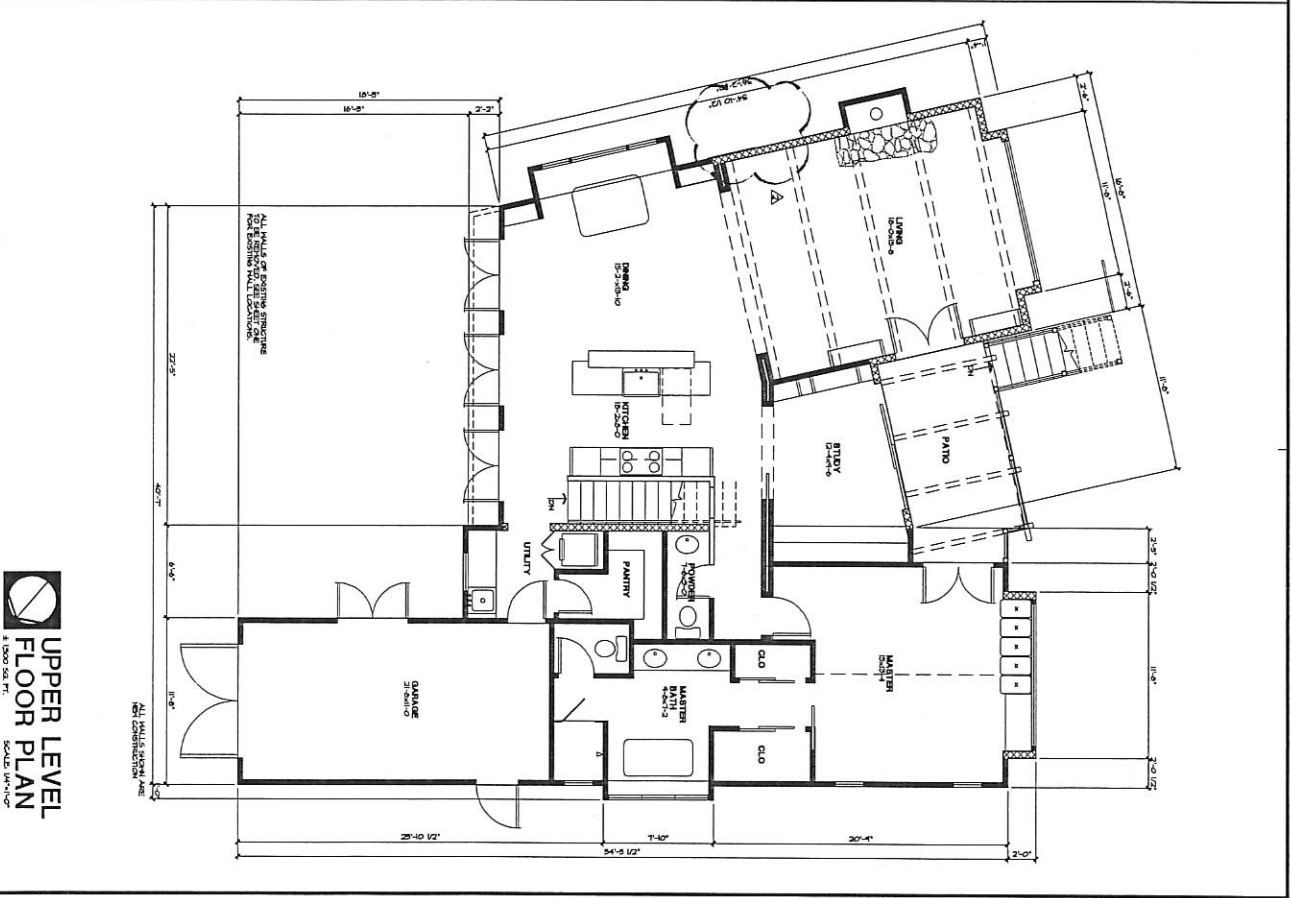
PROJECT: HOSSA REMODEL
26250 INSPIRATION AVE, CARMEL, CALIFORNIA

REV	REVISION	DATE
1	REVISION	1/28/14
2	REVISION	3/12/14

Marlette Associates Architecture
451 Oak Avenue, Suite 115
Carmel, California 95018
TEL: (831) 922-8800 FAX: (831) 922-8801



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



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

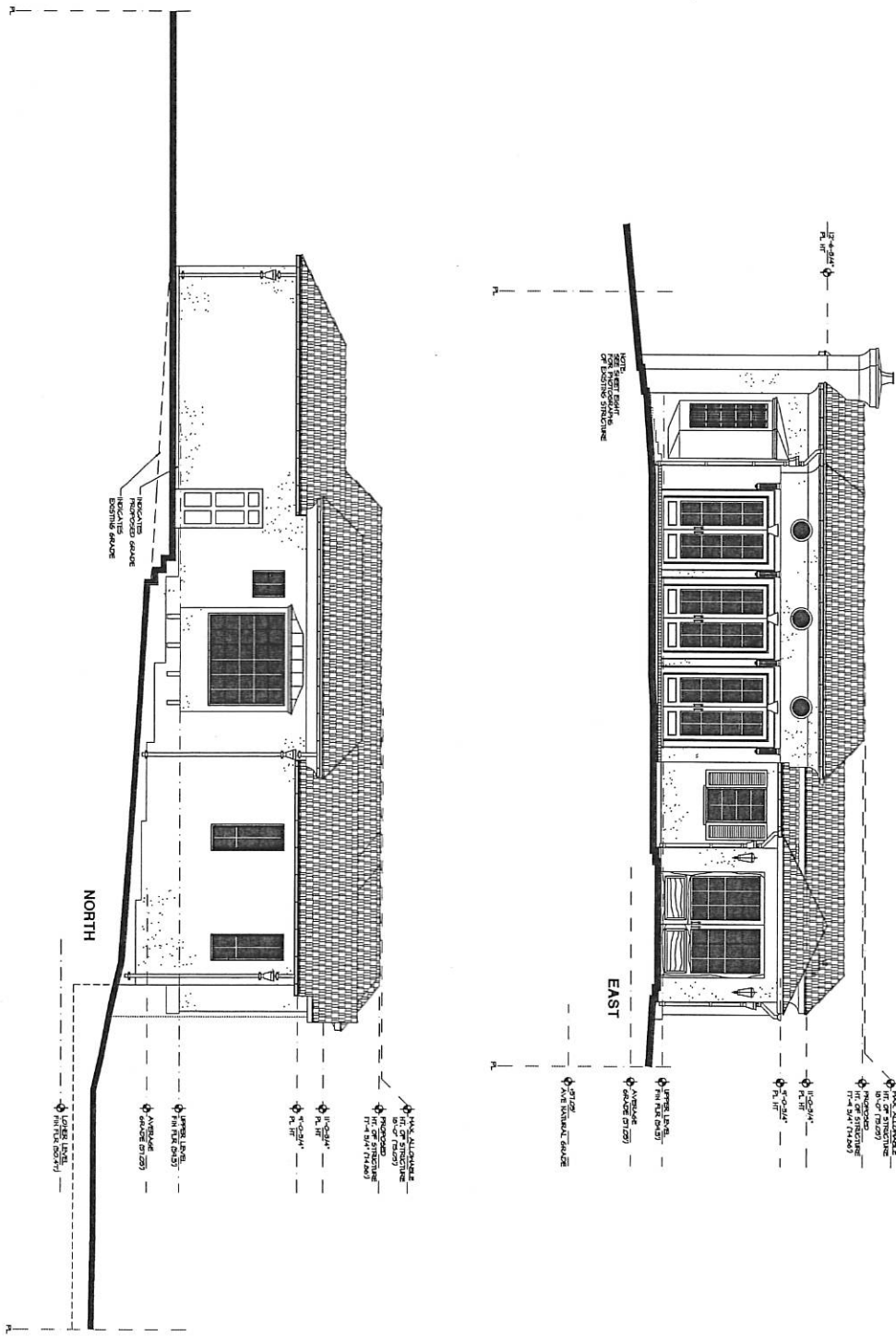
PROJECT NO.	1-208 HOSSA
SHEET NUMBER	TWO
OF	



DATE	PRINTS ISSUED FOR	DATE	REVISION
12/12/13	DEVELOPMENT APPLICATION	1/28/14	REVISION
		3/12/14	REVISION
			REVISION
			REVISION
			REVISION
			REVISION

project
HOSSA REMODEL
 26250 INSPIRATION AVE
 CARMEL, CALIFORNIA

For Sale Condo Market
 Principal
MARLETTE ASSOCIATES ARCHITECTURE
 451 Clark Avenue, Suite 125
 Carmel, CA 95006-4614
 Phone: 831.322.8888 Fax: 831.322.8888



EXTERIOR COLOR SELECTIONS:

FLORING SOME	PANTRY AND BATH (LANTANA) COOK
WOOD TRIM	PANTRY AND BATH (MARRA) GREY/RT
DOORS	PAINT TO MATCH TRIM
WINDOWS	PAINT TO MATCH TRIM
SHUTTERS	COPPER
SLATE ROOF	60% TRAVERTINE MARRA BROWN

NOTES:
 1. EXTERIOR BOARD FOR SHIMMER AND LOCATION

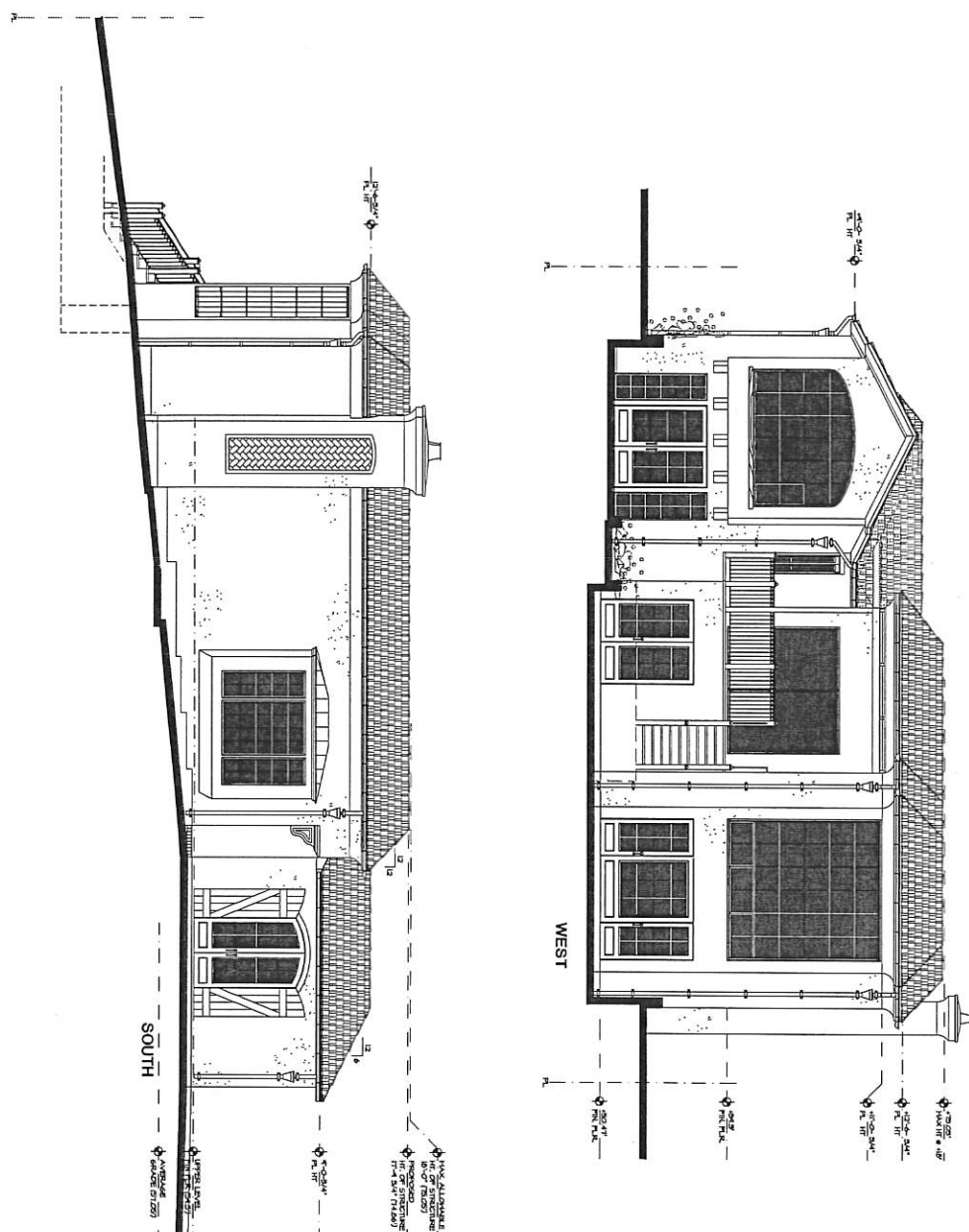
EXTERIOR ELEVATIONS
 SHEET THREE

<p>PROJECT</p> <p>HOSSA REMODEL</p> <p>28250 INSPIRATION AVE CARMEL, CALIFORNIA</p>	<p>DATE</p> <p>12/12/13</p>	<p>PRINTS ISSUED FOR</p> <p>DEVELOPMENT APPLICATION</p>	<p>DATE</p> <p>1/28/14</p>	<p>REVISION</p>	<p>PROJECT NO. 13-008 HOSSA</p> <p>NO. 012788</p> <p>STATE OF CALIFORNIA</p> <p>REGISTERED ARCHITECT</p>	<p>PROJECT NO. 13-008 HOSSA</p> <p>SHEET NUMBER</p> <p>THREE</p> <p>OF</p>
	<p>DATE</p> <p>3/12/14</p>	<p>REVISION</p> <p>REVISION</p>	<p>DATE</p> <p>1/28/14</p>	<p>REVISION</p> <p>REVISION</p>		

015788

Marlette Associates
 ARCHITECTURE

451 CHINA PASTURE, SUITE 125
 CARMEL, CALIFORNIA 93827
 TEL: 831.923.8888 FAX: 831.923.8885



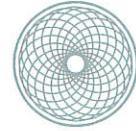
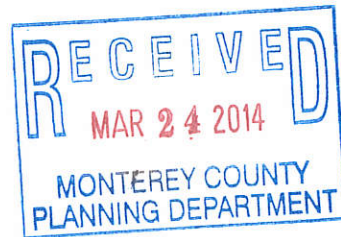
EXTERIOR COLOR SELECTIONS:

PLASTER SCHEM	PANORAMA BELL CLAYTON SPOCK
WOOD TRIM	PANORAMA BELL PINEAPPLE GREY #73
DOORS	PAINT TO MATCH TRIM
WINDOWS	PAINT TO MATCH TRIM
WALLS	CORNER
BASE BOARD	CAFÉ TRAILER KITCHEN ISLAND

NOTES: COLORS SHOWN FOR SITES AND LOCALITIES

EXTERIOR ELEVATIONS
 SOUTH WEST

SHEET NUMBER FOUR OF	PROJECT NUMBER 13-008 HOSSA		DATE: 12/12/13 PRINTS ISSUED FOR: DEVELOPMENT APPLICATION	DATE: 1/28/14 REVISION:	project HOSSA REMODEL 28250 INSPIRATION AVE CARMEL, CALIFORNIA	FUNARI CONG MARIKIC PRINCIPAL MARLETTE ASSOCIATES ARCHITECTURE 451 CHERRY AVENUE, SUITE 122 SAN JUAN, CALIFORNIA 95076 TEL: 831.426.4444 FAX: 831.426.1212 RL15513223852 FAX: 555.5513223852	C O I S T I B
			DATE: 3/12/14 REVISION:	REVISION:			



Aurea Bazan Enterprises

Ashley Nakamura
Assistant Planner
Monterey County Resource Management Agency-Planning Department
168 West Alisal St. 2nd Floor
Salinas, CA 93901
Date 3/21/14

Dear Ashley,

We are contacting you today to request a public hearing in reference to the Project Location of 26250 Inspiration Ave. Carmel, CA. 93923. The Project File No is PLN130757. As the owner of 26247 Inspiration Ave. Carmel, CA we feel very strongly about not blocking our current ocean view. Twelve years ago when we purchased the home, we paid extra for the view & feel that it will dramatically reduce our home value if this project is completed. Is it possible to revise the height of the proposed roof line? In addition, the neighbors are also concerned about the noise & air pollution this project will create. Please take serious consideration to our request. Thank you in advance for your consideration. Please let us know what the next steps are.

Sincerely yours,

A handwritten signature in cursive script that reads "Aurea V. Bazan".

Aurea V. Bazan

650-208-5346

009-452-002

Nakamura, Ashley x5892

From: Ron [ronm@marletteassociates.com]
Sent: Tuesday, March 25, 2014 8:21 AM
To: Mark and Tiffany Lyon
Cc: Mark and Tiffany Lyon; H. Mark Lyon; hossasicl@aol.com; hossabev@aol.com; Nakamura, Ashley x5892
Subject: Re: HOSSA PLN130757

Thanks Mark and Tiffany...

Your comments about "the jewel" are well founded...this little stretch of Inspiration really does seem to have a micro-microclimate...sometimes bathed in sunlight while surrounded by shadow...

Ron

-----Original Message-----

From: Mark and Tiffany Lyon

Sent: Monday, March 24, 2014 5:32 PM

To: Ron

Cc: Mark and Tiffany Lyon ; H. Mark Lyon ; hossasicl@aol.com ; hossabev@aol.com ; Ashley x5892 Nakamura

Subject: Re: HOSSA PLN130757

Hi Ron,

Thank you very much for communicating with us; now we can "breathe" a sigh of relief. We raised this issue with you previously and you indicated an intent to place a Cypress or Oak on our shared corner -- both of which we are allergic to and would create heavy shade in our sunny lots (the Hossas probably do not yet realize what a jewel they have acquired -- we have a wholly unexpected warm, sunny and sheltered micro-climate between our homes and on our part of Inspiration Ave.). Per Ashley, you are not required to plant a large native tree as you have not removed one for the project. We read your emails to indicate that the Hossas are no longer intending to plant such trees on our shared border and that you/they will be considerate of our remaining view of the sky and our allergy difficulties when deciding placement of other tall shrubs/trees. Therefore, we support your project whole-heartedly, and are looking forward to sharing many years of friendship and mutual enjoyment of our Carmel Point homes with the Hossas.

We hope to have better communication with the Hossas throughout the rest of this process; we are sure you all understand the disruption the project will create for us. We hope to minimize the disruption as much as possible.

Thank you,

Mark and Tiffany Lyon

On Mar 24, 2014, at 5:00 PM, "Ron" <ronm@marletteassociates.com> wrote:

> Hi guys...

>

> Nice to hear from you again...Ashley notified me of your concerns

> about the tree placement and selection...I spoke with Steve Hossa this
> a.m. and forwarded the response to Ashley, copied the Hossa's...my
> apologies for not copying you on this email...please review my response below...
>
> Basically, our design is such that to place large shade trees on the
> east side of the home would diminish the quality of light produced by
> the rising sun each day...our three french doors and the small windows
> above are designed specifically to allow light to penetrate deep into
> the home...I have the comfortable feeling that your goals and those of
> the Hossas will easily dovetail...our landscape plan is schematic in
> nature, that said, I am certain final placement and selection of trees
> is a topic the Hossa's will be talking with their neighbors
> about...hope you can visit Carmel soon to meet up with them...they are
> a fun couple and they will be living there for several months...
>
> I should clarify a point regarding trees bordering your common
> property line, it is certainly not our intention to create a "wall" of
> trees separating the residences...many reasons to avoid such a thing,
> not the least of which is that it would be an affront to good
> neighborly relations...in the end, both of our homes will enjoy the
> benefit of sky!!!...I suspect that if the County has no requirements
> for shade trees, there will be small ornamental trees at most...I'm
> afraid the term tree elicits images of looming branches, heavily laden
> with leaves, whereas our vision is more neatly branching and of a
> small scale at most...pretty much in keeping with the nature of that portion of
inspiration...
>
> Hope this helps
> Ron
>
> -----Original Message----- From: Ron
> Sent: Monday, March 24, 2014 11:25 AM
> To: Nakamura, Ashley x5892
> Cc: Steve Hossa ; Beverly
> Subject: Re: HOSSA PLN130757
>
> Hello Ashley...
>
> I just spoke with Steve Hossa...the Hossa's are completely amenable to
> discussing tree placement and type with the Lyons...we share a common
> concern regarding trees and natural light on the east side of our home
> (north side of Lyons), our three french doors and the windows above
> are specifically placed to allow morning sun to penetrate the interior
> of the home...as such, the final landscape plan will not likely
> propose any major tree placements that would excessively shade our
> entry or the Lyon kitchen...the "small drought resistant" trees we
> show on the planning submittal are schematic in nature...we are
> certainly open to discussing the final placement and type of tree with
> the Lyons...any final selection of those particular trees will be made
> such that their canopy and placement allows ample natural light and
> sky viewing for both parties...
>
> Hope we have adequately assuaged any concerns...ready for the Director
> Review!!!...
>
> Thanks
> Ron

>
>
> -----Original Message----- From: Nakamura, Ashley x5892
> Sent: Monday, March 24, 2014 9:57 AM
> To: 'Benjamin Aguirre'
> Cc: 'Ron'
> Subject: FW: HOSSA PLN130757
>
> Good Morning,
>
> Please see the neighbors concerns below. Please review & let me know
> if your client is willing to work with the Lyons. Otherwise, we may
> need to go forward with a public hearing. Please let me know ASAP.
>
> Thank you,
> Ashley Nakamura
>

> -----Original Message-----
> From: Mark and Tiffany Lyon [mailto:lyonhome@sbcglobal.net]
> Sent: Sunday, March 23, 2014 7:29 PM
> To: Nakamura, Ashley x5892
> Cc: H. Mark Lyon; Ron
> Subject: HOSSA PLN130757
>

> Dear Ms. Nakamura,
>

> After reviewing the updated plans without the light well, we support
> the beautiful home proposed by the Hossa family at 26250 Inspiration Avenue.
> However, as we have previously mentioned in correspondence with the
> Hossa's agent, Mr. Ron Marlette, we suffer from severe tree allergies
> and hope that our health and safety will be taken into account by the
> Hossas when designing and by the county when approving the landscaping
> plan that goes along with the approved building project.
>

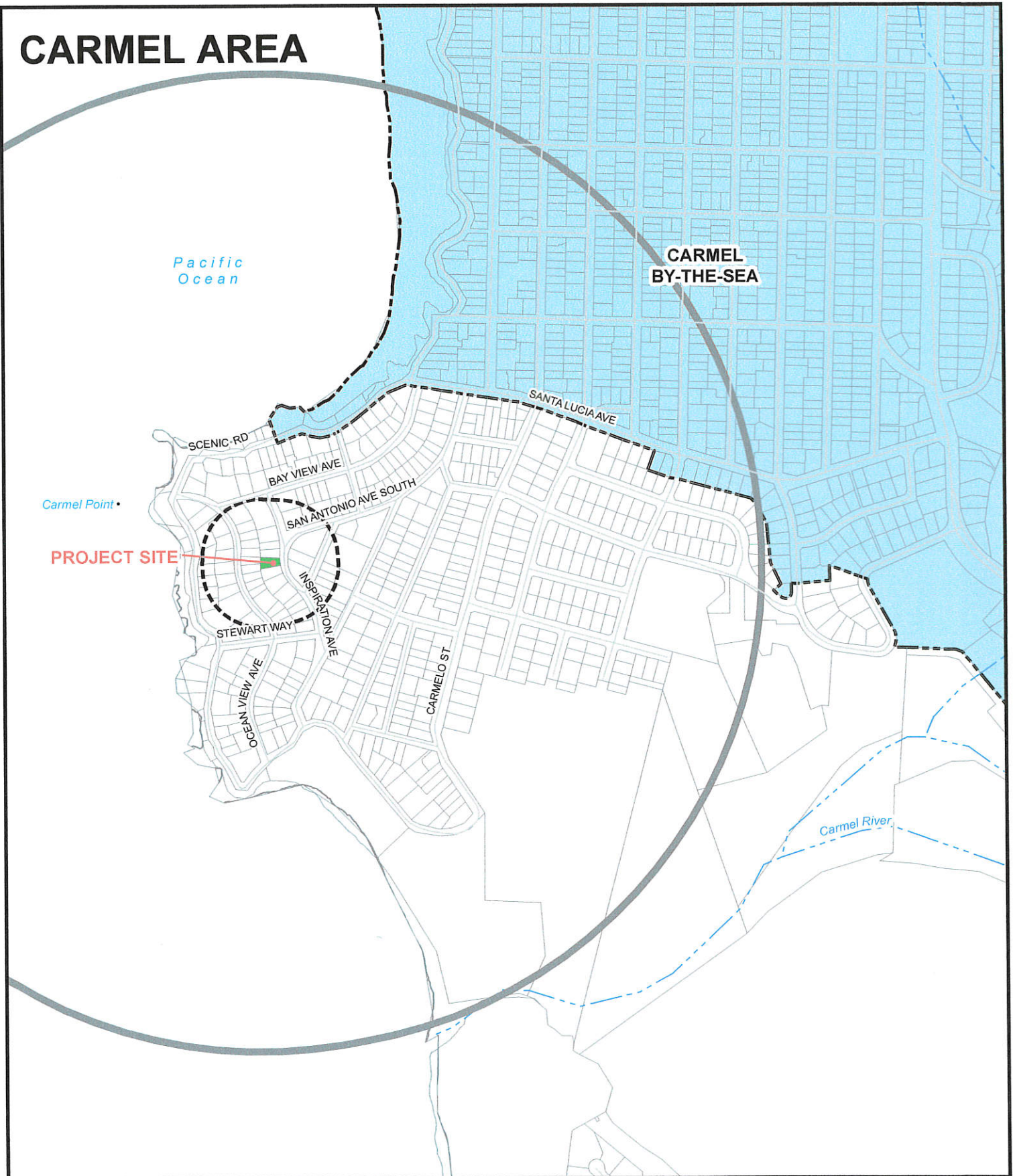
> We purchased the home next door to 26250 Inspiration Avenue, in part,
> because there was a great deal of open, tree-free space next door --
> in fact, there was a driveway and a building (garage and bedroom unit
> with
> deck) bordering our property to the north, including our master
> bedroom, our master bathroom, our sons' bedroom, our sons' bathroom,
> our kitchen, and our eating area. We noticed early on in the Hossa's
> planning, and confirmed with Mr. Marlette, that there is an intent to
> plant trees throughout the area bordering our home that will now be
> converted into landscaping area/courtyard from previous
> hardscape/building. In fact, some of those trees seem to be drawn on
> the plans so that they are encroaching over the property line. We
> have previously mentioned our concerns to Mr. Marlette.
> We are extremely concerned about this portion of the proposal, as it
> will have an impact on our health and enjoyment of our property. We
> hope that any trees planted will be away from our shared property line
> (taking into account their size at maturity) and that our concerns
> will be taken into account when deciding what type of trees will be
> planted. We especially hope that no Cypress/Cedar type trees be placed anywhere near our
home.
> We
> hope to have an opportunity to view the proposed landscaping plans
> prior to their approval.

>
> In addition to our above concerns regarding the potential landscaping
> plans for 26250 Inspiration Ave., the Hossa's proposed residence is
> going from a single story to a two story home. We also bought our
> home due to its large amount of natural light. The new proposed
> building will be taking sky view away from our sons' bedroom as well
> as from our kitchen. While we understand that this is the inevitable
> result of the proposed two-story residence, the proposed plan
> submitted to the Planning Department also seems to indicate an intent
> to plant trees in front of our kitchen window and French door in our
> eating area, potentially eliminating any remaining sky view/natural
> light in our kitchen. We hope that some accommodation can be made so
> that we will not have large pollen producers stealing any remaining
> light and sky view from our kitchen window and French door that opens
> into our kitchen/eating area.

>
> Thank you for your consideration,

>
> Mark and Tiffany Lyon
> 26404 Inspiration Ave.
> Carmel
> (408)872-1487

CARMEL AREA

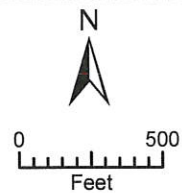


APPLICANT: HOSSA

APN: 009-431-004-000

FILE # PLN130757

2500' Limit 300' Limit Water City Limits



PLANNER: MONTANO