

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: July 9, 2009	Time: 1:30 P.M.	Agenda Item No.: 1
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 1,667 square foot two-story single family dwelling and 430 square foot guesthouse, the construction of a 2,473 square foot three-level single family dwelling with an attached 585 square foot garage, and including grading of approximately 810 cubic yards of cut and 20 cubic yards of fill; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) Design Approval.		
Project Location: 2409 Bay View Road, Carmel Point		APN: 009-422-001-000
Planning File Number: PLN080343		Owner: Bill and Meg Conners Agent: James Smith
Planning Area: Carmel Area Land Use Plan		Flagged and staked: Yes
Zoning Designation: MDR/2-D (18)(CZ) [Medium Density Residential, 2 units per acre, with Design Control Overlay and 18 foot maximum height (Coastal Zone)]		
CEQA Action: Categorically Exempt per Section 15302		
Department: RMA - Planning Department		

RECOMMENDATION:

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

- 1) Categorically exempt PLN080343 per CEQA Guidelines Section 15302;
- 2) Approve PLN080343, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

The applicant proposes to demolish an existing 1,667 square foot residence and 430 square foot detached guesthouse, and construct a 2,473 square foot residence with an attached 585 square foot garage. County records identify the project site is within an area of high sensitivity for prehistoric cultural resources, and the project includes a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. An archaeological survey prepared for the project site concluded that there is no surface evidence of potentially significant archaeological resources. The potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of the County's standard project condition (Condition No. 3).

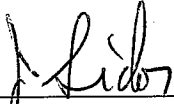
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
Environmental Health Division
- √ Water Resources Agency
- √ Cypress Fire Protection District
Parks Department
California Coastal Commission

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the RMA-Public Works Department, the Environmental Health Division, the Water Resources Agency, the Cypress Fire Protection District, and the RMA-Planning Department have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The project was referred to the Carmel 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 warrant referral to the LUAC because it involves a Design Approval subject to review by the Zoning Administrator. The Carmel Highlands LUAC unanimously recommended approval, with comments and conditions, at a public meeting held on February 2, 2009.

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



Joseph Sidor, Associate Planner
(831) 755-5262, SidorJ@co.monterey.ca.us
June 17, 2009

cc: Front Counter Copy, California Coastal Commission; Zoning Administrator; Cypress Fire Protection District; Parks Department; Public Works Department; Environmental Health Division; Water Resources Agency; Laura Lawrence, Planning Services Manager; Joseph Sidor, Project Planner; Carol Allen, Senior Secretary; James Smith, Agent; Bill and Meg Conners, Applicants/Owners; Planning File PLN080343.

Attachments: Exhibit A Project Data Sheet
 Exhibit B Draft Resolution, including:
 1. Conditions of Approval
 2. Site Plan, Floor Plan and Elevations
 Exhibit C Vicinity Map
 Exhibit D Advisory Committee Minutes
 Exhibit E Technical Report

This report was reviewed by Laura Lawrence, Planning Services Manager.



EXHIBIT A
PROJECT DATA SHEET

PLN080343 – Conners

Zoning Administrator
July 9, 2009

EXHIBIT A

Project Information for PLN080343

Project Title: CONNERS MARGARET PARKER

Location: 2409 BAY VIEW RD CARMEL

Primary APN: 009-422-001-000

Applicable Plan: Carmel Land Use Plan

Coastal Zone: Yes

Permit Type: Combined Development Permit

Zoning: MDR/2-D(18)(CZ)

Environmental Status: Exempt

Plan Designation: RESIDENTIAL

Advisory Committee: Carmel/Carmel Highlands

Final Action Deadline (884): 7/17/2009

Project Site Data:

Lot Size: 3,800

Coverage Allowed: 35%

Coverage Proposed: 35%

Existing Structures (sf): 2,097

Height Allowed: 18

Proposed Structures (sf): 3,058

Height Proposed: 18

Total Sq. Ft.: 3,058

FAR Allowed: 45%

FAR Proposed: 44%

Resource Zones and Reports:

Environmentally Sensitive Habitat: No

Erosion Hazard Zone: N/A

Biological Report #: N/A

Soils Report #: LIB090025

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: HIGH

Geologic Hazard Zone: II/LOW

Archaeological Report #: LIB090026

Geologic Report #: N/A

Fire Hazard Zone: URBAN

Traffic Report #: N/A

Other Information:

Water Source: PUBLIC

Sewage Disposal (method): SEWER

Water Dist/Co: CAL AM

Sewer District Name: CAWD

Fire District: CYPRESS FPD

Grading (cubic yds.): 830.0

Tree Removal: N/A

EXHIBIT B
DRAFT RESOLUTION w/

1. Conditions of Approval
2. Site Plan, Floor Plans, and Elevations

PLN080343 – Conners

Zoning Administrator
July 9, 2009

**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

CONNERS (PLN080343)

RESOLUTION NO. PLN080343

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically exempting PLN080343 per CEQA Guidelines Section 15302; and
- 2) Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 1,667 square foot two-story single family dwelling and 430 square foot guesthouse, the construction of a 2,473 square foot three-level single family dwelling with an attached 585 square foot garage, and including grading of approximately 810 cubic yards of cut and 20 cubic yards of fill; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) Design Approval.
(PLN080343, CONNERS, 2409 Bay View Road, Carmel Point, Carmel Area Land Use Plan (APN: 009-422-001-000))

The Connors application (PLN080343) came on for public hearing before the Monterey County Zoning Administrator on July 9, 2009. 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:** **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 Monterey County General Plan,
 - Carmel Area Land Use Plan,
 - Carmel Area Coastal Implementation Plan
 - 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 2409 Bay View Road, Carmel Point

(Assessor's Parcel Number 009-422-001-000), Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential, 2 units per acre, with a Design Control District Overlay and an 18 foot height limit, Coastal Zone ["MDR/2-D (18) (CZ)"], which allows the construction of single family residences with a Coastal Administrative Permit and development within 750 feet of a known archaeological resource as a conditional use with the approval of a discretionary permit. Therefore, the project is an allowed land use for this site.

- c) The project planner conducted a site inspection on August 1, 2008, to verify that the project on the subject parcel conforms to the plans listed above.
- d) Scenic and Visual Resources: The property is located in an area identified on the Carmel Area Land Use Plan (LUP) General Viewshed Map (Map A of the LUP) as within the general viewshed. The project involves the demolition of an existing residence, and the construction of a new residence in an area already developed for residential purposes. The project, as proposed, will not significantly increase the amount of structure within the general viewshed. Staff conducted a site visit on August 1, 2008, to assess the potential viewshed impacts of the project. Based on the site visit, the proposed structure will be consistent with the applicable Visual Resource policies of the Carmel Area LUP. The development will harmonize with and be subordinate to the natural scenic character of the area (LUP Visual Resources Key Policy 2.2.2). The design of the proposed structure does not detract from the natural beauty of the public viewshed (LUP Policy 2.2.3.1), and shall be subordinate to and blended into the environment, using appropriate materials to that effect (LUP Policy 2.2.3.6). The project, as proposed, will use earth tones. The proposed design, colors, and materials will blend with the surrounding environment, and not detract from the general viewshed.
- e) Archaeological Resources: The project includes a Coastal Development Permit to allow development within 750 feet of a known archaeological resource, and County records identify the project site is within an area of high sensitivity for prehistoric cultural resources. An archaeological survey prepared for the project site concluded that there is no surface evidence of potentially significant archaeological resources. The potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of the County's standard project condition (Condition No. 3).
- f) The project was referred to the Carmel 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 warrant referral to the LUAC because it involves a Design Approval subject to review by the Zoning Administrator. The Carmel Highlands LUAC unanimously recommended approval at a public meeting held on February 2, 2009. The LUAC raised concerns related to the slope of the driveway, the amount of truck traffic related to the excavation, drainage, and the proposed exterior color of the residence. The LUAC also recommended the addition of four conditions related to exterior lighting, the driveway slope, the exterior stucco color, and the proposed fire pit. The traffic concern will be addressed via the requirement for the applicant to

submit a Construction Management Plan (Condition No. 13) for review and approval. The applicant also agreed to change the stucco color, and submitted a revised material board. The exterior lighting on the new residence and landscaping will be controlled with the County's standard condition (Condition No. 7). To address the drainage concern, the applicant will be required to submit a drainage plan to the Water Resources Agency for review and approval (Condition No. 14). Regarding the driveway slope, the applicant submitted a cross-section of the proposed driveway. Public Works reviewed the plan, and did not identify any required changes nor impose additional conditions. The LUAC recommended a condition that the proposed fire pit be gas only to alleviate smoke impacts on neighbors. The Monterey County Code does not require this limitation on fire pits, and the Cypress Fire Protection District did not impose this condition.

- g) 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 PLN080343.

2. **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, Cypress Fire Protection District, Parks, Public Works, Environmental Health Division, 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 and archaeological resources. 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:
 - Geotechnical Report (LIB090025) prepared by Grice Engineering, Inc., Salinas, California, October 24, 2008.
 - Preliminary Archaeological Reconnaissance (LIB090026) prepared by Archaeological Consulting, Salinas, California, August 28, 2008.
 - Phase I Historical Assessment (LIB090165) prepared by Circa: Historic Property Development, San Francisco, California, April 29, 2009.
 - c) Staff conducted a site inspection on August 1, 2008, 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 PLN080343.

3. **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 RMA - Planning Department, Cypress Fire Protection District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/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. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions (**Exhibit 1**).
- b) Necessary public facilities are available. The existing residence has public water and sewer connections. The proposed residence will continue to use these same connections.
- c) Preceding findings and supporting evidence for PLN080343.

4. **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 Monterey County records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on August 1, 2008, 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 PLN080343.

5. **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 15302 (Class 2) categorically exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
- b) The project, as proposed, consists of the demolition of an existing 1,667 square foot two-story single family dwelling and 430 square foot guesthouse, and the construction of a 2,473 square foot three-level single family dwelling with an attached 585 square foot garage. The project is consistent with the Class 2 categorical exemption.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on August 1, 2008.
- d) Exceptions to exemptions listed in Section 15300.2.a-f are inapplicable. The project does not involve: a 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, development that would result in a cumulatively significant impact, nor development in a particularly sensitive environment.

e) Preceding and following findings and supporting evidence.

6. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3, Public Access Map, in the Carmel Area Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - 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 PLN080343.
 - e) The project planner conducted a site inspection on August 1, 2008.

7. **FINDING: APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission: Sections 20.86.080.A.1 and A.3 of the Monterey County Zoning Ordinance (Title 20). Approved projects within 300 feet of the inland extent of any beach, or approved projects involving development in the underlying zone as a conditional use, are appealable to the Coastal Commission.

DECISION

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

- A. Categorically exempt PLN080343 per CEQA Guidelines Section 15302; and
- B. Approve the Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 1,667 square foot two-story single family dwelling and 430 square foot guesthouse, the construction of a 2,473 square foot three-level single family dwelling with an attached 585 square foot garage, and including grading of approximately 810 cubic yards of cut and 20 cubic yards of fill; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) Design Approval, in general conformance

with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of July, 2009.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

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 4 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION PLN080343 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: CONNERS
File No: PLN080343
APN: 009-422-001-000
Approved by: Zoning Administrator
Date: July 9, 2009

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA - Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY</p> <p>This Combined Development Permit (PLN080343) allows the demolition of an existing 1,667 square foot two-story single family dwelling and 430 square foot guesthouse, the construction of a 2,473 square foot three-level single family dwelling with an attached 585 square foot garage, and grading of approximately 810 cubic yards of cut and 20 cubic yards of fill; development within 750 feet of a known archaeological resource; and Design Approval. The property is located at 2409 Bay View Road, Carmel Point (Assessor's Parcel Number 009-442-001-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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.</p> <p>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.</p>	<p>Owner / Applicant</p> <p>RMA - Planning</p> <p>WRA</p> <p>RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
2.		<p>PD002 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution PLN080343) was approved by the Zoning Administrator for Assessor's Parcel Number 009-442-001-000 on July 9, 2009. The permit was granted subject to nineteen (19) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)</p>	<p>Obtain appropriate form from the RMA-Planning Department.</p> <p>The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.</p>	Owner / Applicant RMA-Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		<p>PD003(A) - CULTURAL RESOURCES - NEGATIVE ARCHAEOLOGICAL REPORT</p> <p>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 Society 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 the discovery. (RMA - Planning Department)</p>	<p>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.</p>	Owner / Applicant / Archaeologist	Ongoing	
4.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the 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</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA - Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA -</p>	Owner / Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits,	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his 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 the property, filing of the final map, 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)</p>	<p>Planning Department.</p>		<p>use of the property, filing of the final map, whichever occurs first and as applicable.</p>	
5.		<p>PD007 - GRADING-WINTER RESTRICTION 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 Department. (RMA - Planning Department and Building Services Department)</p>	<p>Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.</p>	<p>Owner / Applicant</p>	<p>Ongoing</p>	
6.		<p>PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY) 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 the RMA - Planning</p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.</p>	<p>Owner / Applicant / Licensed Landscape Contractor / Licensed Landscape</p>	<p>Prior to issuance of building permits.</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>Department. 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 Department. 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 Department)</p>	<p>Submit an approved water permit from the MPWMD to the RMA - Building Department.</p>	<p>Architect Owner / Applicant / Licensed Landscape Contractor / Licensed Landscape Architect</p>	<p>Prior to issuance of building permits.</p>	
			<p>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 Department.</p>	<p>Owner / Applicant / Licensed Landscape Contractor / Licensed Landscape Architect</p>	<p>Prior to occupancy.</p>	
			<p>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.</p>	<p>Owner / Applicant</p>	<p>Ongoing</p>	
7.		<p>PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN 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 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</p>	<p>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.</p>	<p>Owner / Applicant</p>	<p>Prior to issuance of building permits.</p>	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	<p>Owner / Applicant</p>	<p>Prior to occupancy / Ongoing</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)				
8.		PD032 - PERMIT TIME/YEAR & DATE The permit shall be granted for a time period of 4 years, to expire on July 9, 2013. (RMA-Planning Department)	The 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. Install and maintain utility and distribution lines underground.	Owner / Applicant	As stated in the conditions of approval.	
9.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)		Owner / Applicant	Ongoing	
10.		PD041 - HEIGHT VERIFICATION The 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. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department 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 Department and Building Services Department)	The 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. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Owner / Applicant	Prior to the issuance of grading or building permits.	
11.		PD047 - DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439) In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include	Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set	Contractor / Owner / Applicant	Prior to the issuance of a demolition	

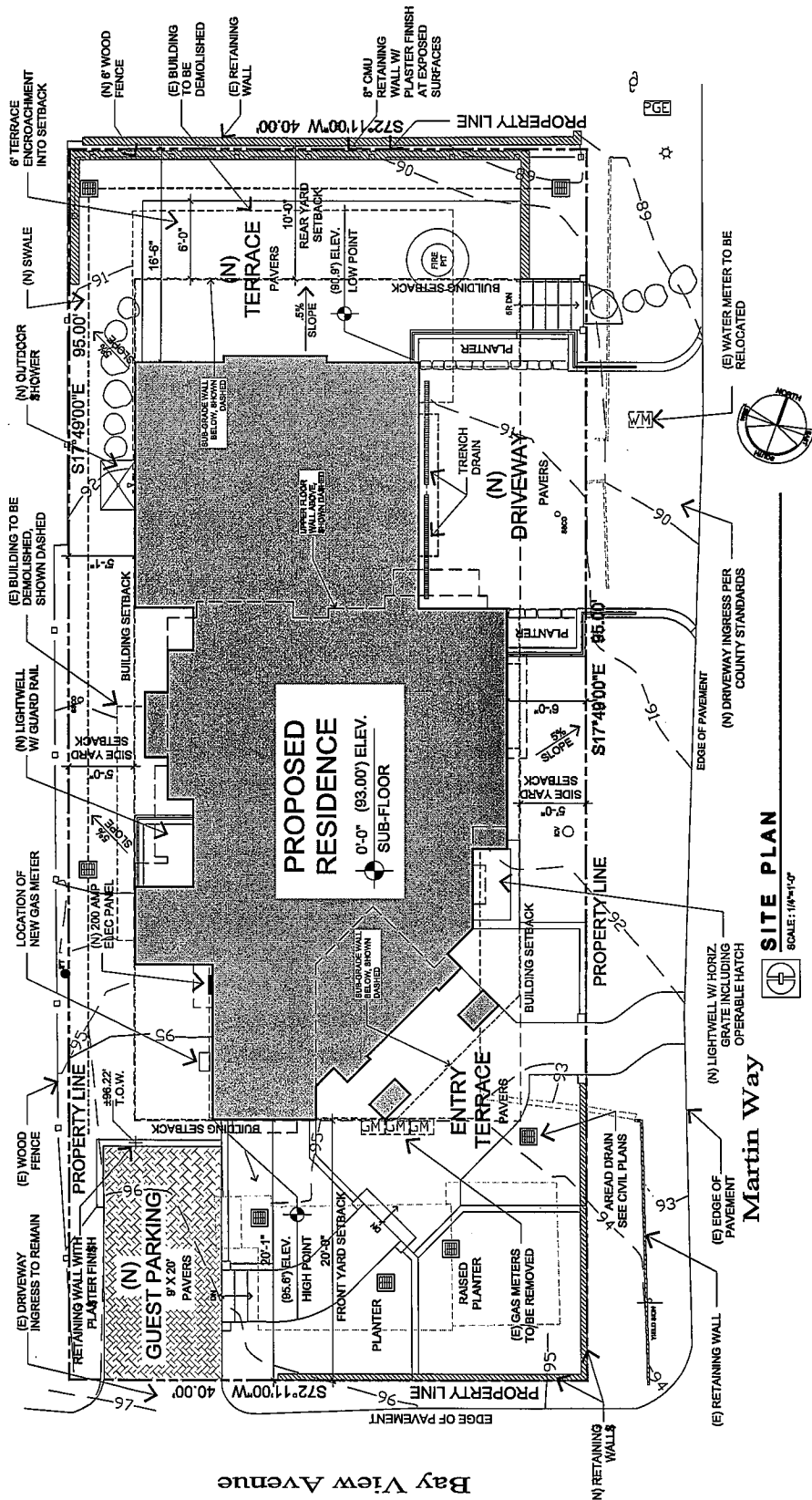
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>"Demolition and Deconstruction" notes that incorporate the following work practice standards:</p> <ol style="list-style-type: none"> 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. <p>All Air District standards shall be enforced by the Air District. (RMA – Planning Department)</p>	<p>forth in this condition.</p> <p>Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.</p>	<p>Contractor / Owner / Applicant / Air District</p>	<p>permit.</p> <p>During demolition.</p>	
RMA – Public Works Department						
12.		<p>PW0005 – ENCROACHMENT (STD DRIVEWAY)</p> <p>Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Martin Way. (Public Works)</p>	<p>Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.</p>	<p>Owner / Applicant</p>	<p>Prior to issuance of building or grading permits.</p>	
13.		<p>PWSP001 – CONSTRUCTION MANAGEMENT PLAN (NON-STANDARD)</p> <p>Prior to issuance of Grading Permits or Building Permits, 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</p>	<p>The applicant shall submit a Construction Management Plan to the RMA-Planning Department and the Department of Public Works for review and approval.</p>	<p>Owner / Applicant</p>	<p>Prior to issuance of building or grading permits.</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>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. (Public Works Department)</p>				
<p>Monterey County Water Resources Agency</p>						
14.		<p>WR1 - DRAINAGE PLAN The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	<p>Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.</p>	<p>Owner / Applicant / Engineer</p>	<p>Prior to issuance of grading or building permits.</p>	
15.		<p>WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads,</p>	<p>Compliance to be verified by building inspector at final inspection.</p>	<p>Owner / Applicant</p>	<p>Prior to final building inspection /occupancy</p>	

Permit Cond Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
16.		<p>bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p> <p>WR43 - WATER AVAILABILITY CERTIFICATION</p> <p>The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)</p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner / Applicant	Prior to issuance of any building permits.	
Cypress Fire Protection District						
17.		<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection.</p>	Owner / Applicant	Prior to issuance of building permit.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Cypress Fire Protection District)				
18.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Cypress Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. rough sprinkler inspection. Applicant shall schedule fire dept. final sprinkler inspection. Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant Owner / Applicant Owner / Applicant Owner / Applicant	Prior to issuance of building permit. Prior to framing inspection. Prior to final building inspection. Prior to final building inspection.	
19.		FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD) All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Cypress Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permits.	

END OF CONDITIONS



EROSION CONTROL NOTES		PROJECT INFORMATION		VICINITY MAP	
1.	ALL GRADING SHALL CONFORM TO MONTEREY COUNTY EROSION CONTROL ORDINANCE #2004.	PROJECT DESCRIPTION:	CONSTRUCT NEW TWO STORY SINGLE FAMILY RESIDENCE WITH AND BASEMENT DECK/SLIPY RESIDENCE AND (2) GUEST HOUSE.	PROJECT SITE	
2.	LIMITS OF GRADING SHOULD BE CONFINED TO THOSE AREAS NECESSARY FOR THE SUBJECT PROJECT; I.E. AS MUCH AS POSSIBLE, GRADING NOT ASSOCIATED WITH THE PROPOSED CONSTRUCTION SHOULD BE LEFT AS UNDISTURBED AS POSSIBLE.	PLANNING INFORMATION:	A.P.N. 09-022301 LEGAL DESCRIPTION: LOT 10 BLOCK 10 TITLE 20 (CONSTITUTIONAL ZONING) MONTEREY COUNTY ZONING: MTR 2-R-016 (C2) MAX ALLOWABLE 1F MAX ALLOWABLE 1F TOPOGRAPHY: GENTLY SLOPING GRADING: SEE CIVIL PLAN	EXISTING RESURFACE SQ. FT. = 901 S.F. MAIN LEVEL = 708 S.F. LOWER LEVEL = 430 S.F. TOTAL LIVABLE AREA = 2,047 S.F.	
3.	IF PAVERS IN THE FORECAST ARE USED, SOIL SHOULD BE IMMEDIATELY PROTECTED WITH STRAW MULCH HAND AT ALL TIMES DURING CONSTRUCTION.	PROJECT OWNERS:	BILL & MEG CONNERS 2408 BAY VIEW RD. CARMEL, CA 93923 (831) 956-4391	PROJECT SQUARE FOOTAGE INFORMATION:	
4.	CUT AND FILL MATERIALS SHOULD NOT BE STOCKPILED WHERE THEY MAY WASH ONTO ADJACENT PROPERTIES, ROADS, DRAINAGE FACILITIES OR WATERWAYS. ANY IMPORTED OR NATIVE MATERIALS REMAINING AFTER COMPLETION OF THE JOB SHOULD BE HAULED OFFSITE.	DRAWING INDEX:	ARCHITECTURAL A1.0 SITE PLAN & PROJECT INFO A2.0 EXISTING SITE PLAN A2.1 LOWER LEVEL PLAN A2.2 UPPER LEVEL PLAN A2.3 ROOF PLAN A2.4 EXTERIOR ELEVATIONS A2.5 INTERIOR ELEVATIONS	TOTAL SITE AREA: 3,300 S.F. PROPOSED LOT COVERAGE: 1,237 S.F. BUILDING FOOTPRINT: 36 S.F. ENTRY PORCHES: 46 S.F. LIGHT WELLS (2): 1,231 S.F. MAX. ALLOWABLE COVERAGE: 1,301 S.F. MAN LEVEL: 1,237 S.F. UPPER LEVEL: 432 S.F. TOTAL FLOOR AREA RATIO: 1,408 S.F. (44%) MAX. ALLOWABLE F.A.R.: 1,710 S.F. (50%)	
5.	CUT AND FILL MATERIALS SHOULD NOT BE STOCKPILED WHERE THEY MAY WASH ONTO ADJACENT PROPERTIES, ROADS, DRAINAGE FACILITIES OR WATERWAYS. ANY IMPORTED OR NATIVE MATERIALS REMAINING AFTER COMPLETION OF THE JOB SHOULD BE HAULED OFFSITE.	ERODIBLE AREAS:	1. 200' CRG. CHM. CFC 2. CAL. FIRE CODE-CFC 3. CAL. ELEC. CODE 4. CAL. ENERGY CODE 5. CAL. FIRE CODE 6. CAL. ELEC. CODE 7. CAL. ENERGY CODE 8. CAL. FIRE CODE 9. CAL. ELEC. CODE 10. CAL. ENERGY CODE	PROPOSED PROJECT TOTAL: MAN LEVEL: 1,237 S.F. UPPER LEVEL: 432 S.F. LOWER LEVEL: 784 S.F. TOTAL LIVABLE AREA: 2,473 S.F. GARAGE: 605 S.F. PROJECT TOTAL: 3,098 S.F. Pavers (perman and terrace): 1,168 S.F.	
6.	IRRIGATION VEGETATION AT THE SITE SHOULD ALWAYS BE DONE IN A CONTROLLED AND RESPONSIBLE MANNER. PLANTER AREAS SHOULD NOT BE SITED ADJACENT TO BUILDING WALLS. OTHERWISE, MEASURES SHOULD BE IMPLEMENTED TO CONTAIN IRRIGATION WATER AND PREVENT IT FROM SEEPING INTO WALLS AND UNDER FOUNDATIONS.	FOUNDATION INFORMATION:	FOUNDATION CDT: 3750 C/T08	PROJECT TOTAL: 3,098 S.F.	
7.	RAIN GUTTERS SHALL BE INSTALLED ON ALL ROOF DOWNSPACES WHICH CONNECT TO PERIMETER STORM DRAIN LINES PER COUNTY STANDARDS.	COMPLIANCE CODES:	1. 200' CRG. CHM. CFC 2. CAL. FIRE CODE-CFC 3. CAL. ELEC. CODE 4. CAL. ENERGY CODE 5. CAL. FIRE CODE 6. CAL. ELEC. CODE 7. CAL. ENERGY CODE	TOTAL LIVABLE AREA = 2,047 S.F.	
8.	NO LAND CLEARING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15TH AND APRIL 15TH UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.	ERODIBLE AREAS:	1. 200' CRG. CHM. CFC 2. CAL. FIRE CODE-CFC 3. CAL. ELEC. CODE 4. CAL. ENERGY CODE 5. CAL. FIRE CODE 6. CAL. ELEC. CODE 7. CAL. ENERGY CODE	VICINITY MAP	

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211 GRAND AVENUE
PACIFIC GROVE, CA.
93950

TEL: 831.372-7251
FAX: 831.372-7252
CEL: 831.915-9518

PROJECT/CLIENT

CONNERS
RESIDENCE

BILL & MEG CONNERS
2408 BAY VIEW ROAD
CARMEL, CA

SHEET TITLE

MAIN LEVEL
PLAN

ISSUE	REVISIONS
① 07-11-08	PRELIM. SUBMITTAL
② 01-12-09	PLANNING SUBMITTAL
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DATE	

PROJECT NUMBER

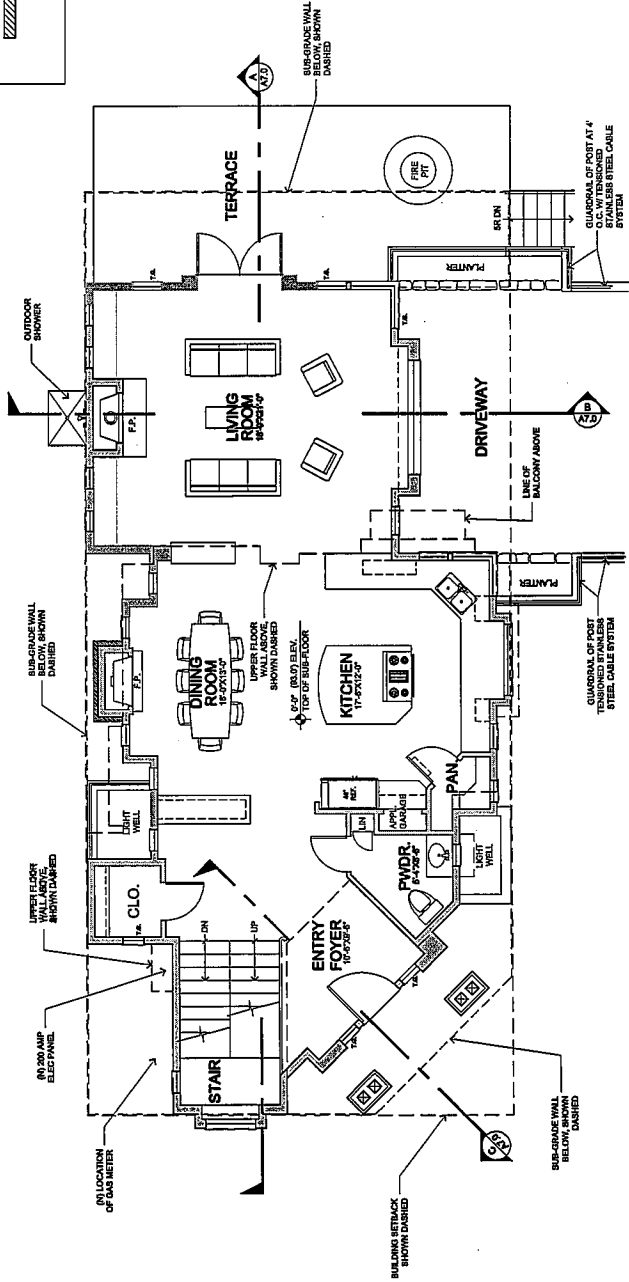
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A2.0

PLAN NOTES




WALL LEGEND

- 2x STUD FRAMED WALL
- STONE VENEER
- CMU WALL-SEE STRUCTURAL DWGS



MAIN LEVEL PLAN

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

PLAN NOTES	
WALL LEGEND	
	2x8 STUD FRAMED WALL
	STONE VENEER
	CMU WALL-SEE STRUCTURAL DWGS



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PACIFIC GROVE, CA.
93950

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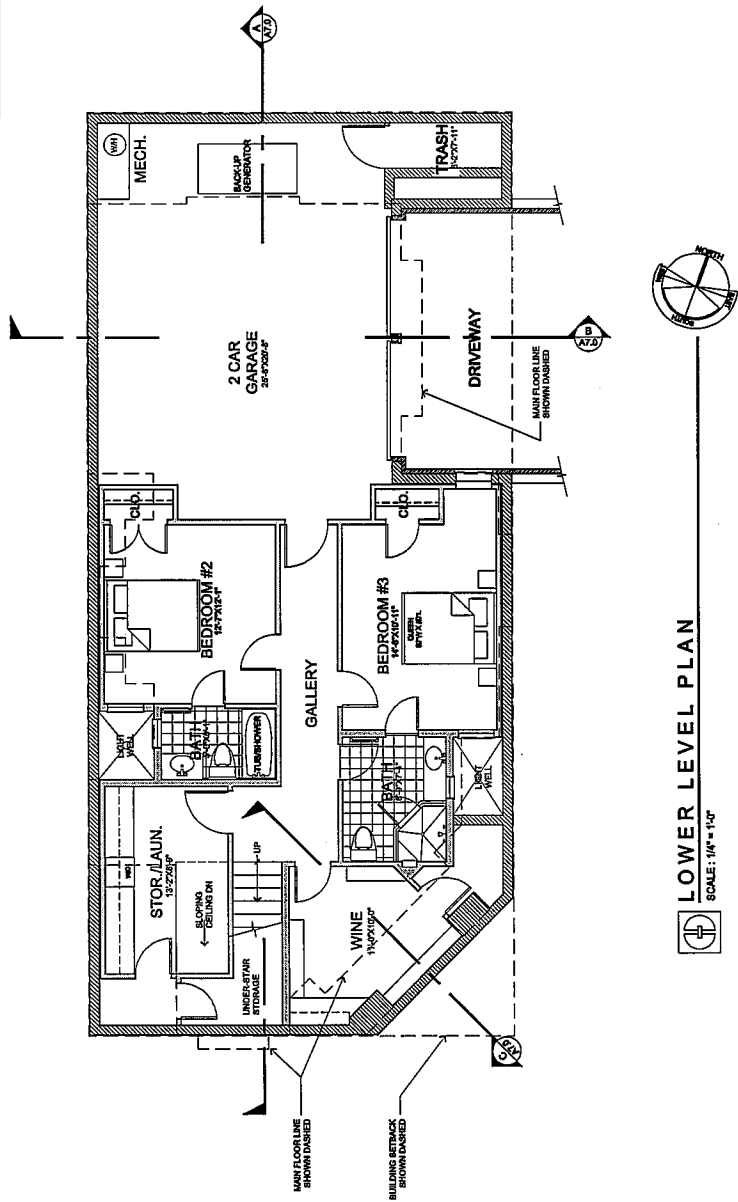
PROJECT/CLIENT
**CONNERS
RESIDENCE**

BILL & MEG CONNERS
2409 BAY VIEW ROAD
CARMEL, CA

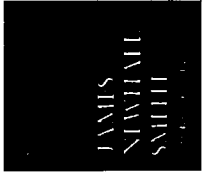
SHEET TITLE
**LOWER LEVEL
PLAN**

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②	01-12-09		PLANNING SUBMITTAL
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			DATE

PROJECT NUMBER
SHEET NUMBER
A2.1



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PACIFIC GROVE, CA
93950

TEL: 831.372-7251
FAX: 831.372-7252
CEL: 831.915-9518

PROJECT/CLIENT

**CONNERS
RESIDENCE**

BILL & MEG CONNERS
2409 BAY VIEW ROAD
CARMEL, CA

SHEET TITLE

**UPPER LEVEL
PLAN**

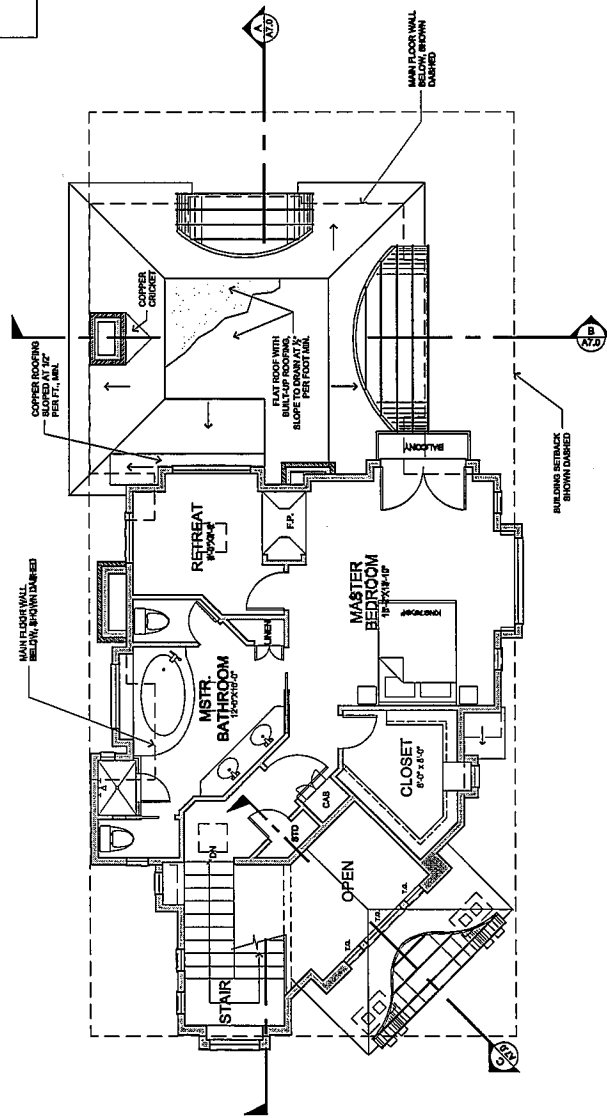
- ISSUE
- REVISIONS
- ① 08-11-08
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PROJECT NUMBER

SHEET NUMBER

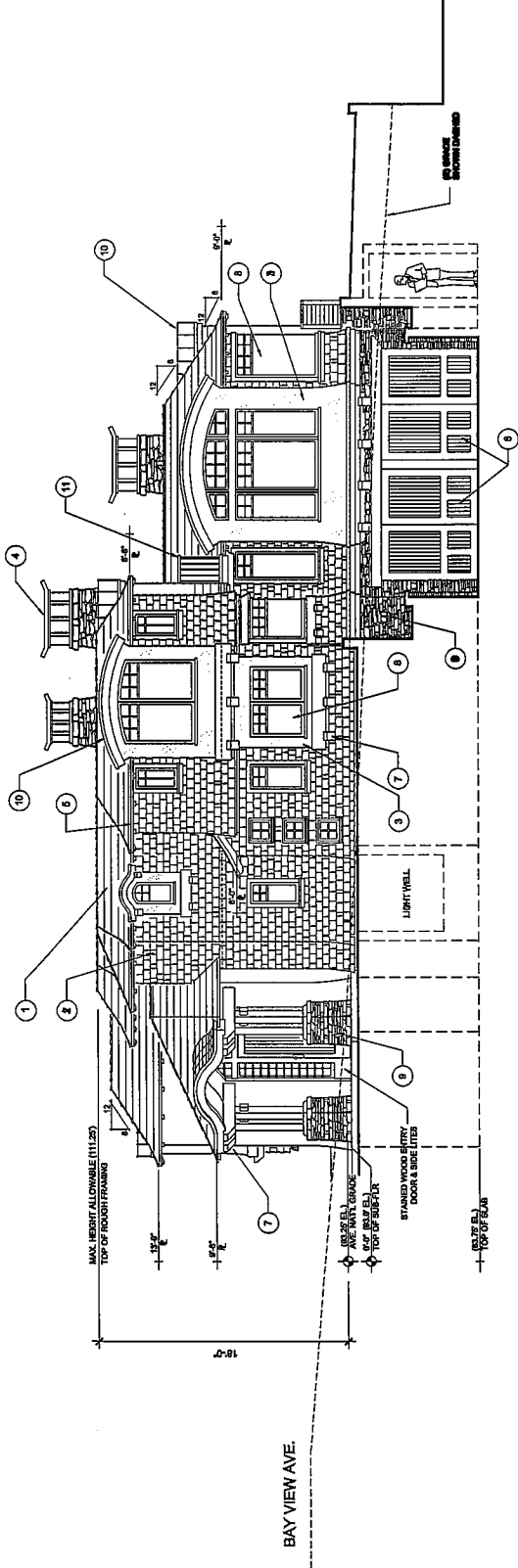
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PLAN NOTES	
WALL LEGEND	
	2x6 STUD FRAMED WALL
	STONE VENEER
	CMU WALL-SEE STRUCTURAL DWGS



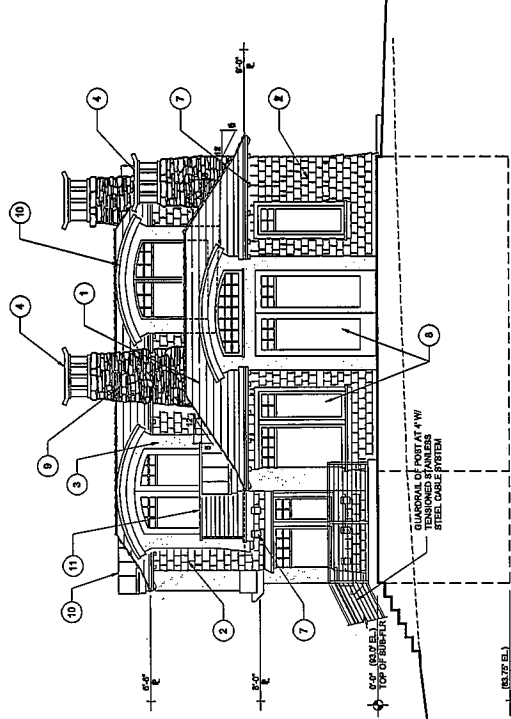
UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

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EAST ELEVATION - MARTIN WAY

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



NORTH ELEVATION

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

ELEVATION MATERIALS LEGEND

- 1 SHADE ROOF - DARK BROWN
- 2 CEDAR SHINGLES, STAINED LT. GREY, BY SHAGERTOWN OR EQ.
- 3 EXTERIOR STUCCO - SMOOTH FRESH MESSON
- 4 CUSTOM STONE AND COPPER-ROOFED CHIMNEY TOP
- 5 ROUND COPPER GUTTERS AND ROUND COPPER DOWNPOUTS
- 6 WOOD CLAD GARAGE DOOR, STAINED
- 7 FLOCS BY CONNERS & CABLE SACK, SAGES, WINDOW TRIM, AND ENTRY COLUMNS PAINTED OFF-WHITE
- 8 CLAD WOOD WINDOWS AND EXTERIOR DOORS
- 9 STONE - COURSED AND ROUGHLY SQUARED WITH MINIMAL GROUT OR TRIP-STACK LOOK AT FACE
- 10 STANDING BEAM COPPER BARREL ROOF
- 11 STAINLESS STEEL CHAIN RAILING

ELEVATION NOTES

SHEET TITLE

**EXTERIOR
ELEVATIONS**

ISSUE Δ REVISIONS

01-11-08 Δ PROJ. SUBMITTAL

01-12-09 Δ PLANNING SUBMITTAL

02-01-09 Δ

02-01-09 Δ

02-01-09 Δ

02-01-09 Δ

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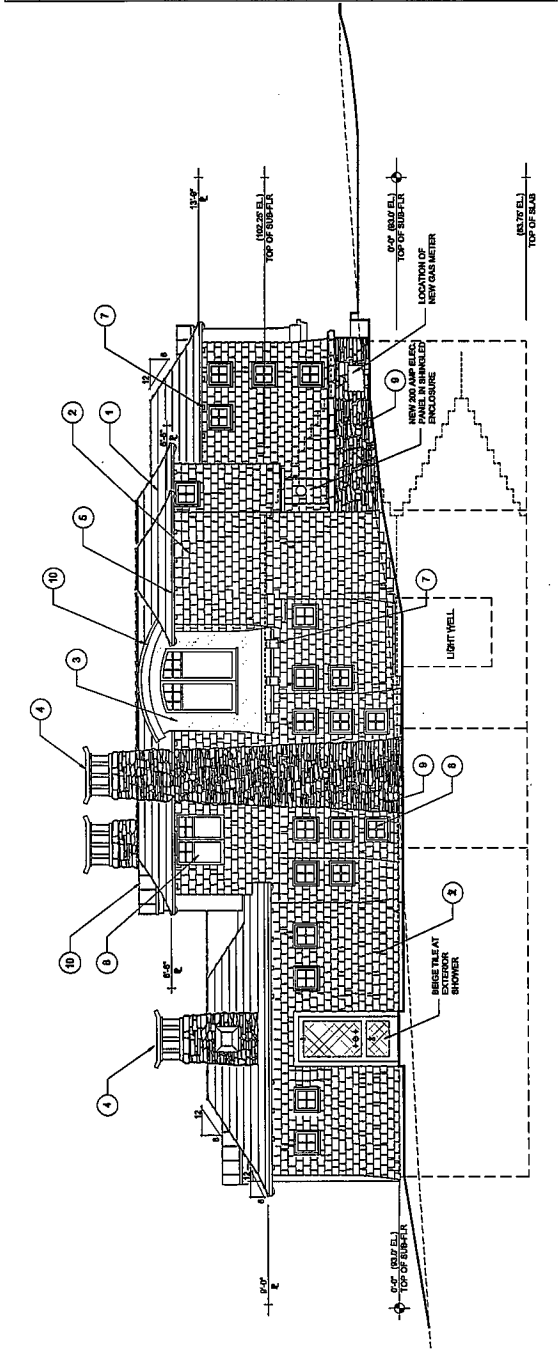
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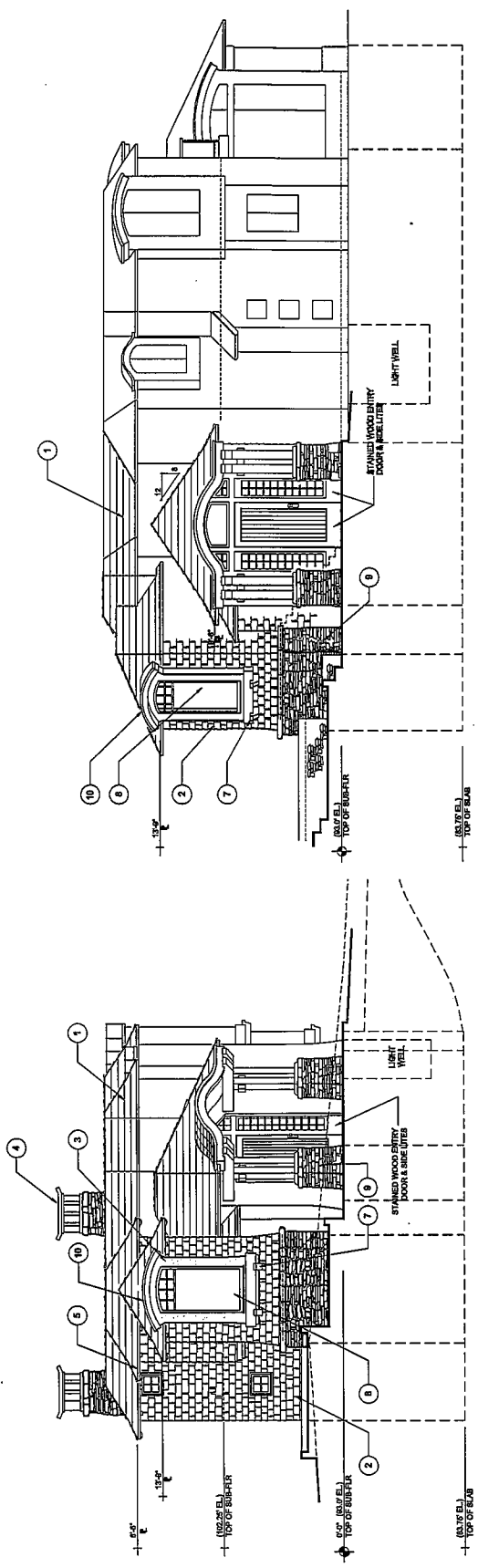
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ELEVATION MATERIALS LEGEND	
1	SHAKE ROOF - DARK BROWN
2	CERAM BRICKS, STAINED LT. GREY, BY BUNKER TOWN OR EQ.
3	EXTERIOR STUCCO - SMOOTH FINISH LUSION
4	CUSTOM STONE AND COPPER-ROOFED CHIMNEY TOP
5	ROUND COPPER GUTTER, AND ROUND COPPER DOWNSPOUTS
6	WOOD CLAD GARAGE DOOR, STAINED
7	6X OR 8X CORBELS, GABLE END, EAVES, WINDOW TRIM, AND ENTRY COLUMNS PAINTED OFF-WHITE
8	CLAD WOOD WINDOWS AND EXTERIOR DOORS
9	STONE - COURSED AND RANDOM GLAZED WITH MINIMAL GROUT OR DRY-STACK LOOK AT FACE
10	STANDING BEAM COPPER BARREL ROOF
11	STAINLESS STEEL CABLE RAILING

ELEVATION NOTES



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



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



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

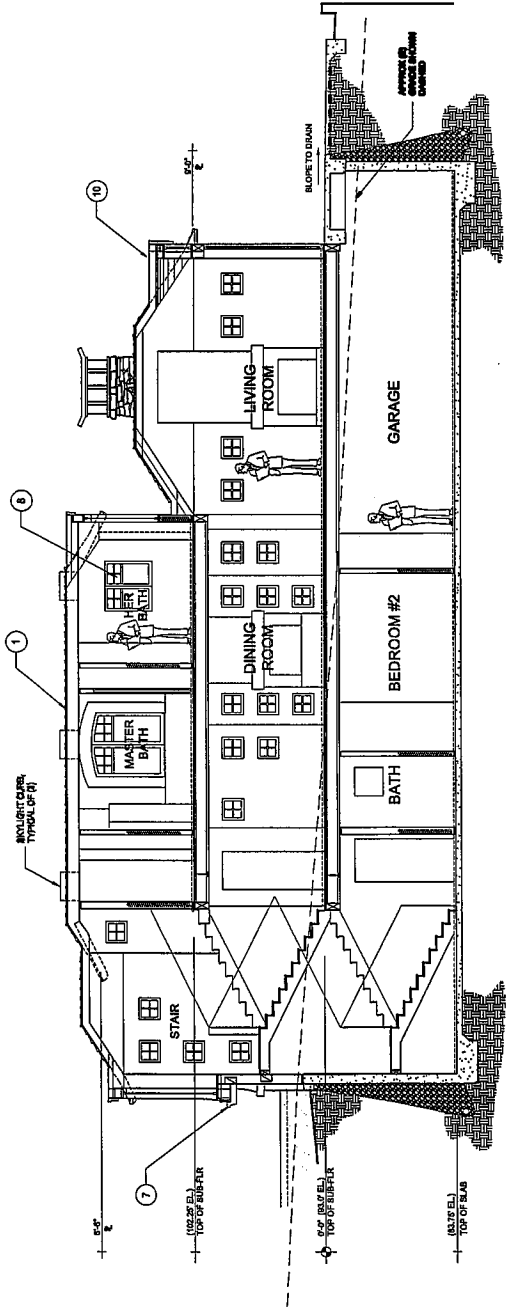


SHEET TITLE	
EXTERIOR ELEVATIONS	
ISSUE	REVISIONS
1 08-11-08	PRELIM. SUBMITTAL
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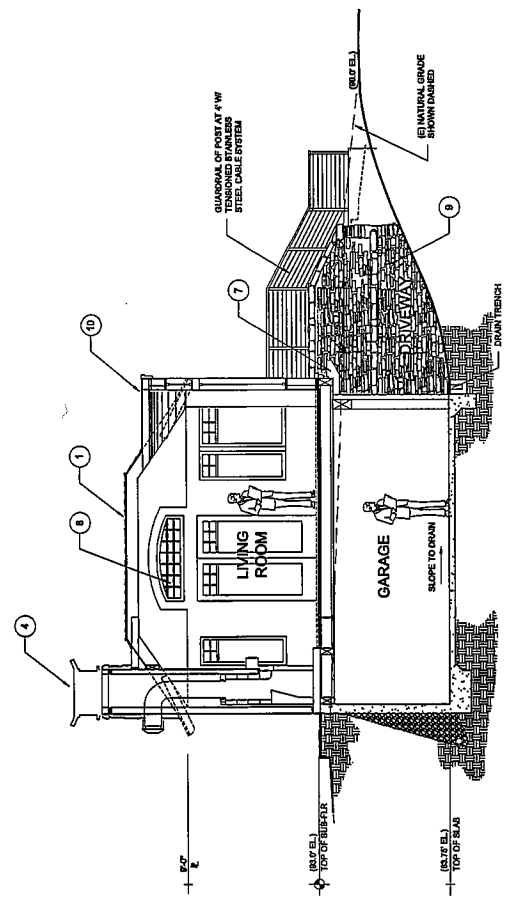
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ELEVATION MATERIALS LEGEND	
1	SHAKE ROOF - DARK BROWN
2	CEDAR SHINGLES, STAINED LT. GREY, BY SHAKER TOWN OREGON
3	EXTERIOR STUCCO - SMOOTH FINISH MEDIUM
4	CUSTOM STONE AND COPPER-ROOFED CHIMNEY TOP
5	ROUND COPPER GUTTER, AND ROUND COPPER DOWNSPOUTS
6	WOOD CLAD GARAGE DOOR, STAINED
7	6X OR 8X CORBELS, GABLE ENDS, EAVES, WINDOW TRIM, AND ENTRY COLUMNS PAINTED OFF-WHITE
8	CLAD WOOD WINDOWS AND EXTERIOR DOORS
9	STONE - COURSED AND ROUGHLY SQUARED WITH MINIMAL GROUT OR DIRTY-STACK LOOK AT FACE
10	STANDING BEAM COPPER BARREL ROOF
11	STAINLESS STEEL CABLE RAILING

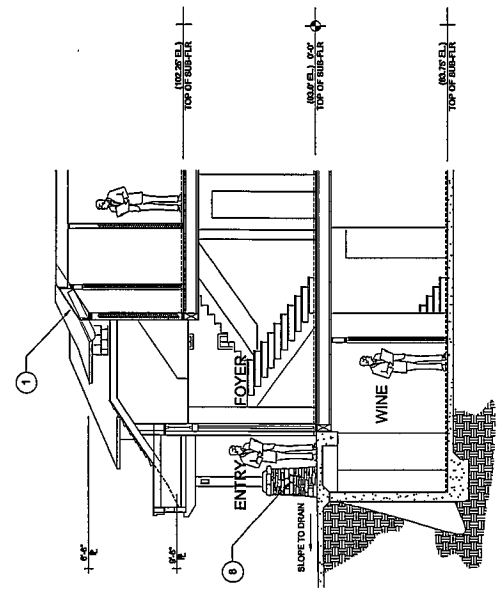
SECTION NOTES



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



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



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

SECTIONS

ISSUE	REVISIONS
1	07-11-08 PRELIM. SUBMITTAL
2	01-12-09 PLANNING SUBMITTAL
3	
4	
5	
6	
DATE	
PROJECT NUMBER	
SHEET NUMBER	

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EXHIBIT C
VICINITY MAP

PLN080343 – Conners

Zoning Administrator
July 9, 2009

CARMEL AREA

Pacific
Ocean

PROJECT SITE

CARMEL

SCENIC RD.

BAY VIEW AV.

MARTIN

SANTA LUCIA AVE.

16TH AV.

MONTE VERDE ST.

CARMELO ST.

RIO RD.

Rio Park

Carmel River State Beach

Carmel River

APPLICANT: CONNERS

APN: 009-422-001-000

FILE # PLN080343



300' Limit



2500' Limit



City Limits



EXHIBIT D
ADVISORY COMMITTEE MINUTES

PLN080343 – Conners

Zoning Administrator
July 9, 2009

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA
(831) 755-5025

Advisory Committee: Carmel Unincorporated/Carmel Highlands

Please submit your recommendations for this application by **February 2, 2009**

Project Name: CONNORS MARGARET PARKER

File Number: PLN080343

File Type: ZA

Project Location: 2409 BAY VIEW RD CARMEL

Project Planner: JOE SIDOR

Project Description: COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING TWO-STORY SINGLE FAMILY DWELLING AND GUESTHOUSE, AND THE CONSTRUCTION OF A 2,473 SQUARE FOOT THREE-LEVEL SINGLE FAMILY DWELLING WITH AN ATTACHED 585 SQUARE FOOT GARAGE, AND GRADING CONSISTING OF APPROXIMATELY 810 CUBIC YARDS OF CUT AND 20 CUBIC YARDS OF FILL; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; AND 3) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 2409 BAY VIEW ROAD, CARMEL POINT (ASSESSOR'S PARCEL NUMBER 009-422-001-000), CARMEL AREA, COASTAL ZONE.

Was the Owner/Applicant/Representative Present at Meeting? Yes No
Jim Smith, architect

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Linda McCulloch 2381 San Antonio</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Concerned about height of proposed residence. Questioned parking availability.</i>
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
steep slope of driveway entrance to garage area - is it possible to negotiate?		show cross section of driveway slope. Needs further study.
concern for large amount of grading and soil removal in connection with below grade living space and garage		Need traffic plan and schedule for trucks to reduce noise impacts.
questioned how drainage would be accomplished. Would it be pumped to street. Is that allowed?		Water resources must evaluate how water will be dispersed
light color of stucco wall areas should be toned down and be made to compliment cedar shingle color.		show color chip of revised color for stucco wall areas.

ADDITIONAL LUAC COMMENTS

Concerns for traffic impacts from trucking soil (810 cu. ft.) to be removed from site. Safety hazards in a street often used by pedestrians walking to beach. Noise impacts from grading operations. Where will drainage occur? Will run off from light wells, subterranean garage, and flat roof be contained on site or pumped to street? Will there be impacts to neighbors in regards to water dispersal? Keep parking space that is accessed from ~~Green~~ Bay View, (1 parking space)

RECOMMENDATION:

Motion by Wald to approve with 4 conditions (LUAC Member's Name)

Second by Rainer (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

- Conditions:
1. All outdoor lighting of entrance, garage and landscaping be down cast, opaque glass so light source cannot be seen
 2. Driveway cross section needed as it may be too steep to negotiate. Driveway angle must work. Address safety of egress on to Martin Way.
 3. Change stucco areas color from Creamy white to a color that will blend with stained driftwood
 4. Fire pit on patio must be gas only. No wood burning due to smoke impacts on neighbors.

Reason for Continuance: _____

Continued to what date: _____

AYES: 4 - Wald, Borzy, Horst, Rainer

NOES: 0

ABSENT: 3 - Weber, McHeen, Davis

ABSTAIN: 0

EXHIBIT E
TECHNICAL REPORT
PHASE I HISTORICAL ASSESSMENT

PLN080343 – Conners

Zoning Administrator
July 9, 2009

Circa: Historic Property Development

One Sutter Street, Suite # 910

San Francisco, CA 94104

415 362 7711

William and Meg Connors
P.O. Box 1521
Pebble Beach, CA. 93953

April 29, 2009

Re: Phase 1 Historical Assessment Connors Residence

Dear Mr. and Mrs. Connors

I have recently reviewed a letter from the County of Monterey Planning Department dated March 30, 2009 regarding 2409 Bay View, Carmel, Monterey County, California (APN 009-422-001). This letter is in response to the County's request to re-assess the subject property as it "...*may be* [emphasis added] an example of a 'honeymoon cottage' designed by prominent Monterey County architect Robert Stanton". It is not stated as to what documentation the County is basing this assertion, as no Stanton-related materials were uncovered in the research for this property. There is no argument that Robert Stanton is considered a prominent architect in Monterey County. His breadth of work includes the Normandy Inn in Carmel, the Robert Stanton Theater on the King City High School campus, and early, if not the first, pre-fabricated houses referred to as "Honeymoon Cottages," for their modest proportions. The following issues are raised in regard to the lack of substantiated documentation that supports the direct association of Stanton with the property at 2409 Bay View, Carmel Point.

1) Robert Stanton Honeymoon Cottages within Monterey County: In 2007 the California Register of Historical Resources Commission listed the Reynolds/Kirby-Miller House (NW corner of Dolores and 11th) in Carmel specifically for being a Stanton "Honeymoon Cottage". The Honeymoon Cottage was designed as an "...experimental modular housing developed by Wallace Neff and Robert Stanton..." The property was evaluated in 2001 by Richard Janick and found to meet the California Register of Historical Resources under criterion #3 as the second example of "the Honeymoon Cottage"... the other being in Pacific Grove.¹

The Reynolds/Kirby-Miller Honeymoon Cottage was nominated and recognized by the State Historical Resources Commission as "being the best remaining local example of its type. Originally developed for low-cost pre-fabricated housing during the Great Depression...The Reynolds/Kirby-Miller House embodies the modernism residential architecture trends...which incorporated natural material while affording the benefits of modern design and technology".²

¹ California Department of Parks and Recreation 523 A&B forms on file at the City of Carmel Planning Dept.

² California Register of Historical Resources Commission meeting 8/3/07.

The residence at 2409 Bay View, Carmel is neither modular nor experimental in design, craftsmanship or engineering. It is neither pre-fabricated nor does it embody modernism residential architecture trends. No documentation has been found to substantiate the claim that architect Robert Stanton designed the residence at 2409 Bay View. For a visual comparison of the Reynolds/Kirby-Miller Honeymoon Cottage and 2409 Bay View see figures 1 and 2.

2) Plans for nine Honeymoon Cottages and their index³ do not list 2409 Bay View on the index nor do any of the plans reflect the exterior design or interior layout of 2409 Bay View. The only similar characteristics are the low slope roofline and a stacked brick chimney, both of which are characteristics of the architecture of the period, not necessarily that of a specific architect. For period photographs of a Honeymoon Cottage see figures 3 and 4.

3) The opening paragraph of a self-promoting newspaper article from the *Monterey Peninsula Herald* dated April 20, 1935⁴ written by Robert Stanton says:

"The accompanying sketch is a perspective of the west and north elevations...of a small, inexpensive wood house, construction of which was started recently on Carmel Point."

The article continues with non-site-specific broad stroke directives for constructing an affordable residence.

It has been locally speculated that the Carmel Point house referenced in this article and illustration is the residence at 2409 Bay View. A number of factors refute this unsubstantiated speculation:

- The article stating "...construction of which was started recently..." was written in 1935 whereas the residence was constructed in 1940⁵.
- The article begins with a description of the illustration as "...a perspective of the west and north elevations..." Other than the fact that the single illustration is not of both the north *and* the west elevation, it is not applicable to the residence at 2409 Bay View.

The accompanying illustration shows the front gable end of a single story residence clad in board and batten siding with horizontal wood siding at the water table. There is a central, stacked brick chimney, dovecotes (at gable), an entry to the left and a central set of French doors, and a wood deck with access stairs at the left corner of the deck. 2409 Bay View is a single story over garage (originally; now an apartment unit). The north elevation has (on the western most section) a large wood frame fixed window with a single casement on either side that replaced an earlier garage door. Above is a wood frame, arched fixed window. The recessed panel section between the two windows shows remnants of what may have been a small balcony or rail. The central section of the north elevation contains four false dovecotes at the gable end, a wood frame oval window below the dovecotes, and an aluminum slider window off center. The eastern

³ Robert Stanton files in private archives.

⁴ Ibid; "Small, Inexpensive Home Can Be Roomy, Comfortable".

⁵ Monterey County Assessor property records.

most section of the north elevation has a pair of aluminum sliders on the ground level and a single aluminum slider on the main floor level above. The building is sheathed in stucco. The north elevation of 2409 Bay View does not resemble the north elevation of the illustration. For a comparison of the north elevation of 2409 Bay View and the illustration see figures 5 & 6.

The west elevation of 2409 Bay View is not a gable end; therefore the reference in the illustration does not apply.

4) For discussions-sake, if the residence at 2409 Bay View *is* indeed the one referred to in the Stanton article (although there is no documentation to confirm this) then the building fails the test of Integrity. Integrity is the measure by which properties are evaluated. To retain integrity a property must have most of the seven aspects of integrity as defined by the National Park Service.

The seven aspects of integrity are quoted as follows:

- "Location = Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design = Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting = Setting is the physical environment of the historic property.
- Materials = Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration form a historic property.
- Workmanship = Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling = Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association = ...is the direct link between an important historic event or person and a historic property."

In this scenario, comparing the illustrated elevation and current conditions, the residence at 2409 Bay View has undergone significant alterations.

A real estate listing from c. 1972 identifies the main house of the property as consisting of a living room, dining room, lanai, bedroom, kitchen and bath.⁶ The lanai (a living room or lounge area which is entirely, or in part, open to the outdoors) is documented as being 8'x20'. There is no such element existent. The listing also describes the downstairs unit, confirming the conversion from garage/basement to living quarters prior to 1970. It is interesting to note that Stanton is not identified as the architect since he had reached some notoriety in Monterey County by that point.

⁶ ML#4784; archives of the property owner.

The Real Estate Purchase Contract and Receipt dated December 5, 1972 identifies several conditions of purchase, one being "...all fire damage in the upstairs apartment being repaired and restored". A tax-related letter dated 1974 states that the owner "...did a major alteration on the property" implying that the "major alteration" occurred between 1972 and 1974. This is affirmed in the Uniform Residential Appraisal Report for 1986-87 comment section stating: "Significant modernization is particularly apparent in the main dwelling, master kitchen and bath."⁷

Again, a comparison of the illustrated elevation and current conditions as well as multiple visual inspections confirm the following:

In General

The entire lower floor was converted from a garage/basement to a rental unit complete with kitchen and bathroom. The siding for the residence has been changed on all sides from horizontal ship-lap siding below the stringcourse wood trim with wood board and batten siding above, to plaster stucco - except for the water table on the south elevation. This has significantly altered the main characteristic of the building. The roof material has also been changed from a gravel built-up roof to asphalt shingles.

Martin Way / North Elevation

The garage(s) was infilled on both sides on this elevation. It is unclear if two garage doors once existed or just one. The windows and trim on the lower left side (when viewed from Martin Way) are aluminum sliders with crude 1" wood trim and are not original. The stucco patch extending below these two windows to grade suggests that at one time a garage opening would most likely have been there.

The other aluminum windows to the right side on the lower level are set just below the arched window, and are also of a different trim detail from the original windows. Their styling is different from those to the left, suggesting these two sets of windows are modifications from different times. Both sets appear to have replaced the original garage doors. The stone below the right hand set of windows appears to have been added later. It is found nowhere else on the building and is of a later style and color scheme from the original residence. Above this set of windows and above the left side windows are plaster patches where beam-ends used to penetrate the siding/plaster. This would suggest balconies, trellises, planter boxes or other treatments no longer present. Between these two lower window sets, there is also an added aluminum slider bathroom window with crude 1" wood trim that is not original. Various other plaster patches exist, but it is unclear what changes occurred at these locations.

Interior Yard / West Elevation

The lower window on the left side adjacent to the door was added since the detailing and trim does not match the original residence. The windows within the upper bay window have been replaced with aluminum casements and gutters have been added. At the far right can be seen the

⁷ All three documents in the archives of the property owner.

'ghosting' or residual outline of the original stairs (having been removed) leading from the lower door up to the main entry above. The wood corbels under the bay window are of a different shape and design than the eaves. This strongly suggests that they were added at a later date, most likely when the siding was changed.

Rear Yard / South Elevation

In the illustrated elevation the residence appears to have had an exterior sun deck leading to an entry that would have opened directly to the living room. The stair leading up from the garage below has been removed and the deck has been infilled into a small room. The windows that were added during this time do not reflect the details or trim of the illustrated elevation. Below the exposed deck boards is the last remaining horizontal siding on a badly bowed wall. The enclosed sun deck required the removal of the entry door to the left and the double French doors centered under the ridge. The enclosed sun deck also removed the dove-cote detail at the top of the gable end and utilized a different eave detail. Further, a new entry door was added facing Bay View as well as a new wood deck and stairs.

This significant alteration dramatically altered the character of what was conveyed in the illustrated elevation. Being the original entry elevation to the south, the removed French doors and entry door would have afforded much needed light and access, and the deck would have been a significant living space, and therefore a salient feature, of the original design. The remaining south facing window has been replaced with an aluminum window.

In addition, due to the features of the other elevations, the illustrated elevation could only be the south elevation of the existent residence. This is illogical from a purely functional matter as the entry would have been on the south property line and facing neither street (Bay View or Martin Way). The sun deck would have faced not the ocean or the street, but the side of the adjacent two-story residence.

Bay View / East Elevation

This elevation is now considered the "Front" by virtue of the new entry door. There is a crudely built wood deck and stairs. The two windows on this elevation have been changed to aluminum with the kitchen window having been shortened during the remodel. Both windows include shutters and planter boxes not original to the house. There are several large plaster patches on this elevation, although it is unclear what changes these patches indicate.

If 2409 Bay View is the residence illustrated in the 1935 newspaper article the aspects of Design, Setting, Materials, Workmanship and Feeling have been significantly and irreversibly compromised, therefore the property no longer retains enough integrity to be a historic resource.

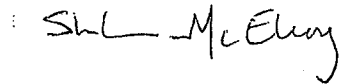
In summary, there is no physical or visual comparison between the State recognized historic "Honeymoon Cottage" and 2409 Bay View. There is no documented association between Robert Stanton and 2409 Bay View on any plans, indexes, photographs, public records, or private correspondence and/or records. The 1935 article by Stanton is too vague regarding the location

at Carmel Point to definitively associate it to 2409 Bay View. The article date and the recorded date of construction are off by five years, not a small margin of time. Stanton's illustration is noted as being of the *north* (and west) elevation of which, if it were 2409 Bay View, it would have to be of the south elevation.

There is far too much speculation and no documentation to substantiate the historic association between architect Robert Stanton and the property at 2409 Bay View. If somehow this documentation was uncovered, and association was made, the physical integrity of the residence at 2409 Bay View is too compromised to meet the criteria as a historic resource.

Should there be any further question I may be reached at 415 362 7711.

Respectfully submitted,

A handwritten signature in black ink that reads "Sheila McElroy". The signature is written in a cursive, flowing style.

Sheila McElroy
Principal

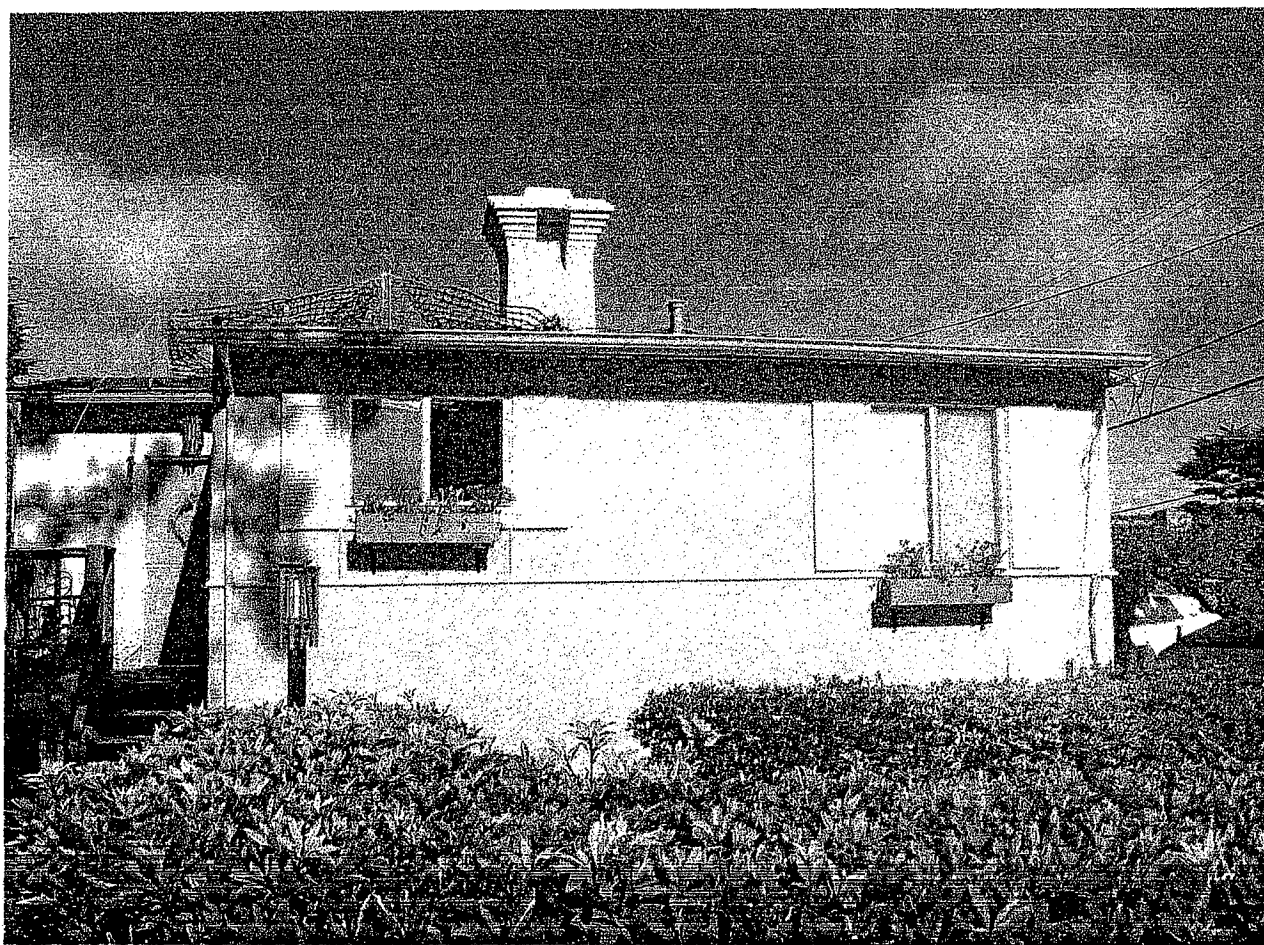


Figure 1: east (front) elevation 2409 Bay View, Carmel Point. Photo dated 3/09



Figure 2: Reynolds/Kirby-Miller Honeymoon Cottage, N.W corner Dolores & 11th, Carmel.
Photo c. 2007

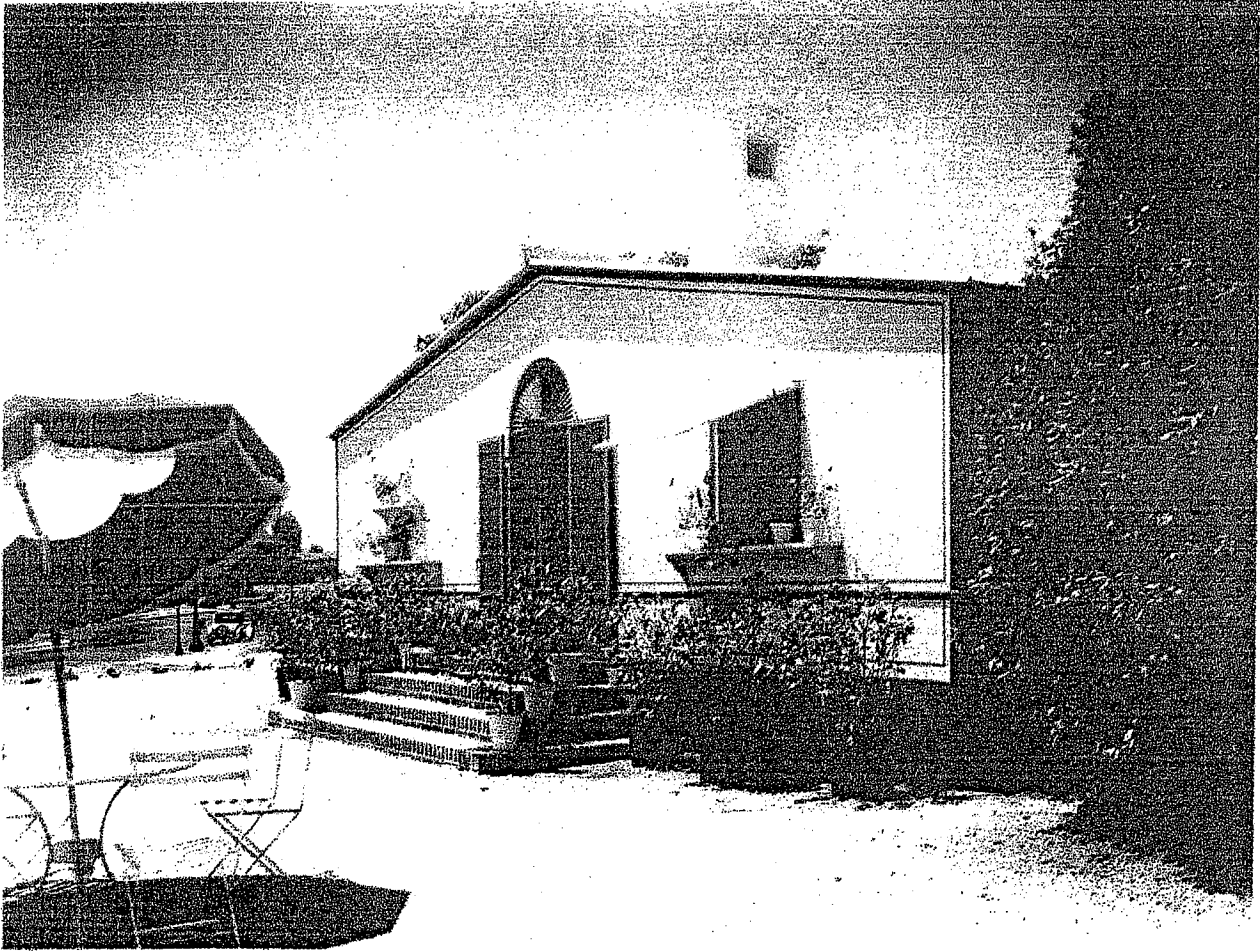


Figure 3: Honeymoon Cottage, Padilla Studio (L.S.) n.d.⁸

⁸ Robert Stanton files in private archives.

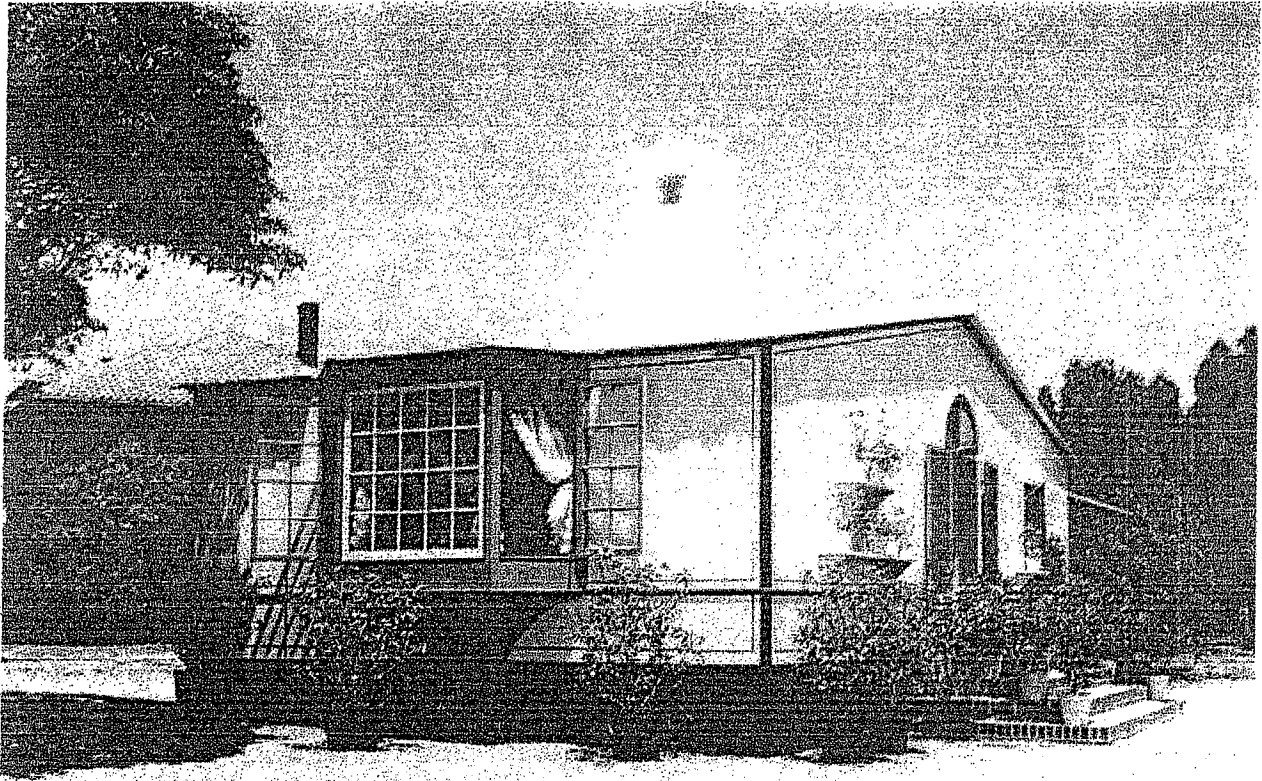


Figure 4: Honeymoon Cottage, Padilla Studio (L.S.) n.d⁹

⁹ Ibid

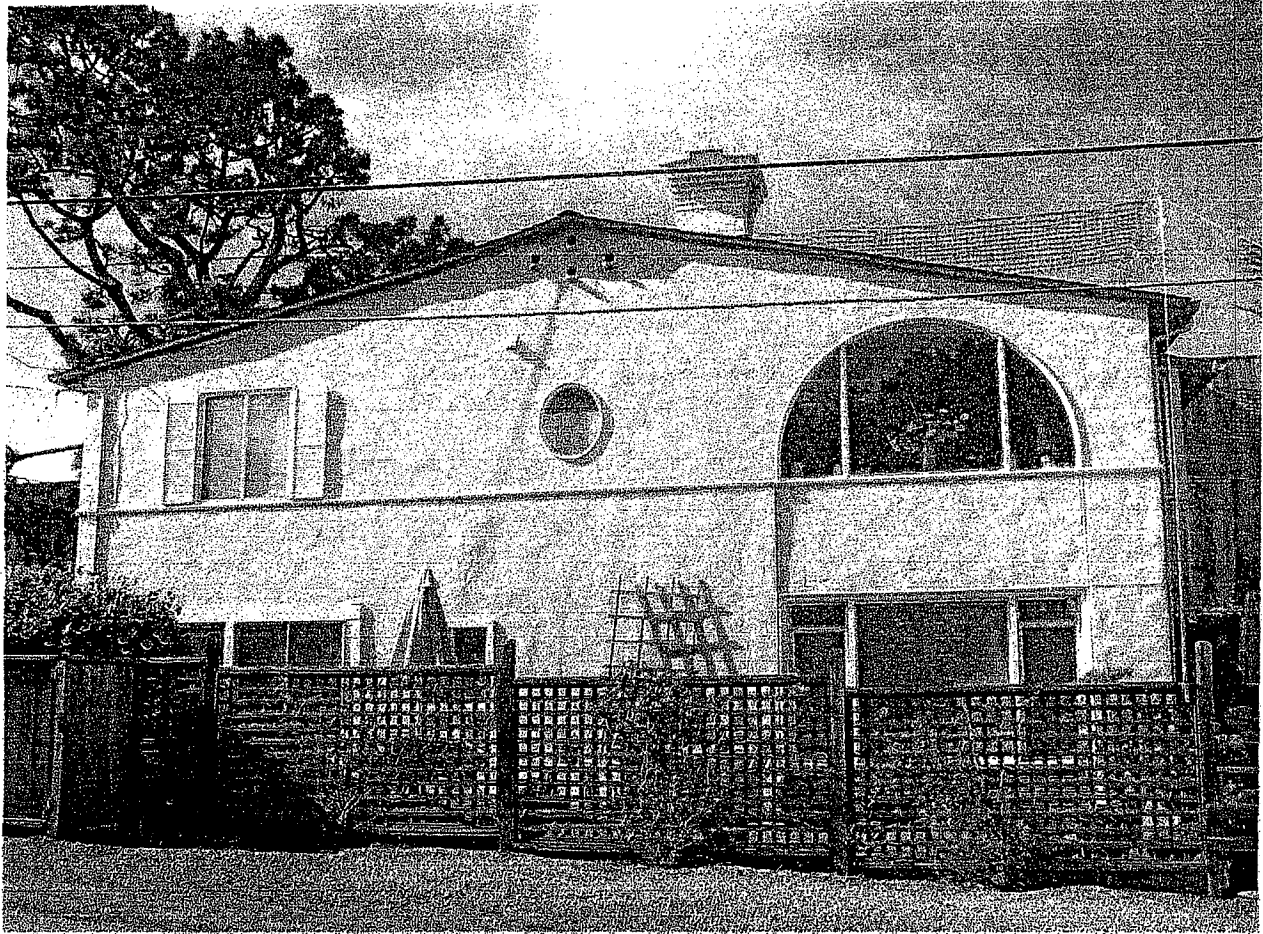
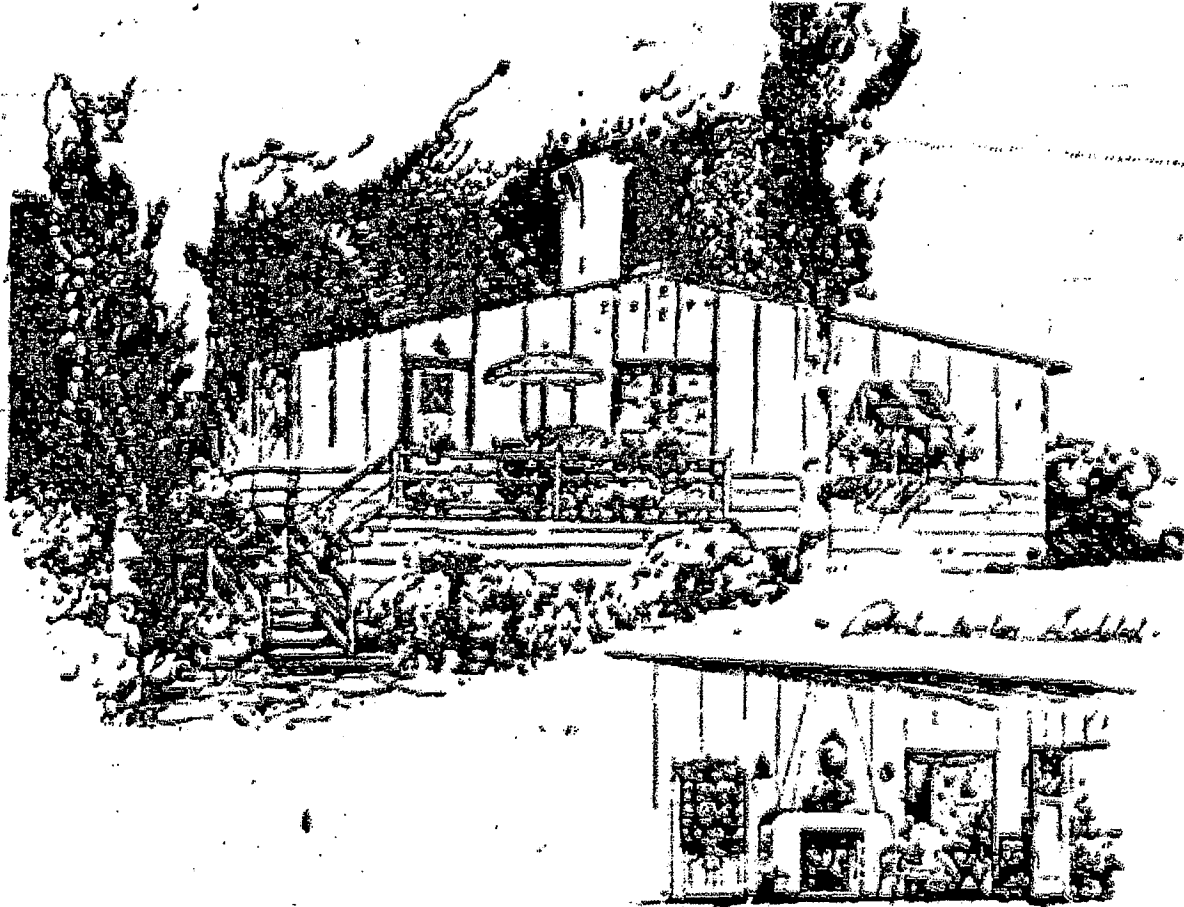


Figure 5: north elevation 2409 Bay View

Attractive Carmel Point Cottage



The sketch above shows perspective of an inexpensive but complete and charming home now being built on Carmel Point. At the right is detail of the living room. Robert Stanton, Pebble Beach, designed the place.

Figure 6: illustration from Stanton newspaper article