



STAFF REPORT
Monterey County Design Approval
Resource Management Agency - Planning Department
168 W. Alisal St. 2nd Floor, Salinas, CA 93901
(831) 755-5025; FAX (831) 757-9516

Date: May 10, 2012

To: Jacqueline Onciano, Zoning Administrator

From: Lucy Bernal (831) 755-5235.
bernell@co.monterey.ca.us

cc: Front Counter Copy; Lucy Bernal Planner; Wanda Hickman, Planning Services Manager; Frances Collins & Kate Stillman, Property Owner; Belinda Taluban, Agent/Representative; Project File PLN 120191

Re: Collins (PLN120191)

Location: Assessor's Parcel Number: 103-151-005-000
509 Loma Alta Carmel
Greater Monterey Peninsula Land Use Plan

Design Approval for the demolition of an existing 1,685 square foot single family dwelling and an existing garage of 487 square feet and the construction of a 13,122 square foot single family dwelling with a 4,004 square foot attached garage. Colors and material consist of stucco walls (beige) and sod roof, grading approximately 1,400 cubic yards of cut; and tree removal two Monterey Pines 20" and 16" inches in diameter. The property is located at 509 Loma Alta Rd, Carmel (Assessor's Parcel Number: 103-161-005-000) Greater Monterey Area Plan.

The property is located within a moderate archaeological sensitivity zone. Therefore an archaeological report was prepared by an archaeological consultant (LIB110289). The report concludes that archaeological reconnaissance did not reveal any of the indicators expected of a prehistoric site. A condition of approval requires that if during the course of construction, cultural, archaeological, historical, or paleontological resources are uncovered at the site, work shall be halted immediately until a qualified professional archaeologist can evaluate the find.

The Collins project (PLN120191) as described above is consistent with the plans and policies of the Monterey County General Plan, the Greater Monterey Peninsula Land Use Plan and the requirements and standards of the Monterey County Zoning Ordinance (Title 21).

Therefore, staff is recommending approval of the Design Approval subject to the conditions in **Exhibit B**.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Recommended Conditions of Approval
	Exhibit C	Site Plan, Floor Plans, and Elevations
	Exhibit D	Vicinity Map
	Exhibit E	Proposed Colors and Materials
	Exhibit F	Photographs

This report was reviewed by Bob Schubert, Senior Planner. *BS*

Monterey County Planning Department

Condition Compliance Status Report for PLN120191

(as of 05/16/2012)

1. PD001 - SPECIFIC USES ONLY

Current Status: Applied

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

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

**Compliance or
Monitoring
Action to be Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

Comments By Staff

Last Update on:

Updated By:

5/16/2012 1:45:21PM

BERNALL

2. PD002 - NOTICE PERMIT APPROVAL

Current Status: Applied

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval was approved by Zoning Administrator for Assessor's Parcel Number 103-151-005-000 on May 31, 2012. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

Comments By Staff

Last Update on:

Updated By:

5/16/2012 1:48:33PM

BERNALL

Condition Compliance Status Report for PLN120191

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

Current Status: Applied

Responsible Department: Planning Department

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

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

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

Comments By Staff

Last Update on:

Updated By:

4/19/2012 2:06:51PM

BERNALL

Condition Compliance Status Report for PLN120191

4. PD011 - TREE AND ROOT PROTECTION

Current Status: Applied

Responsible Department: Planning Department

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

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

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

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

Comments By Staff

Last Update on:

Updated By:

4/19/2012 2:06:51PM

BERNALL

5. PD012(A) - (OBSOLETE) LANDSCAPE SFD

Current Status: Applied

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning 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)

Compliance or Monitoring Action to be Performed: At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal.

Comments By Staff

Last Update on:

Updated By:

5/16/2012 1:53:00PM

BERNALL

Condition Compliance Status Report for PLN120191

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

Current Status: Applied

Responsible Department: Planning Department

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

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

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

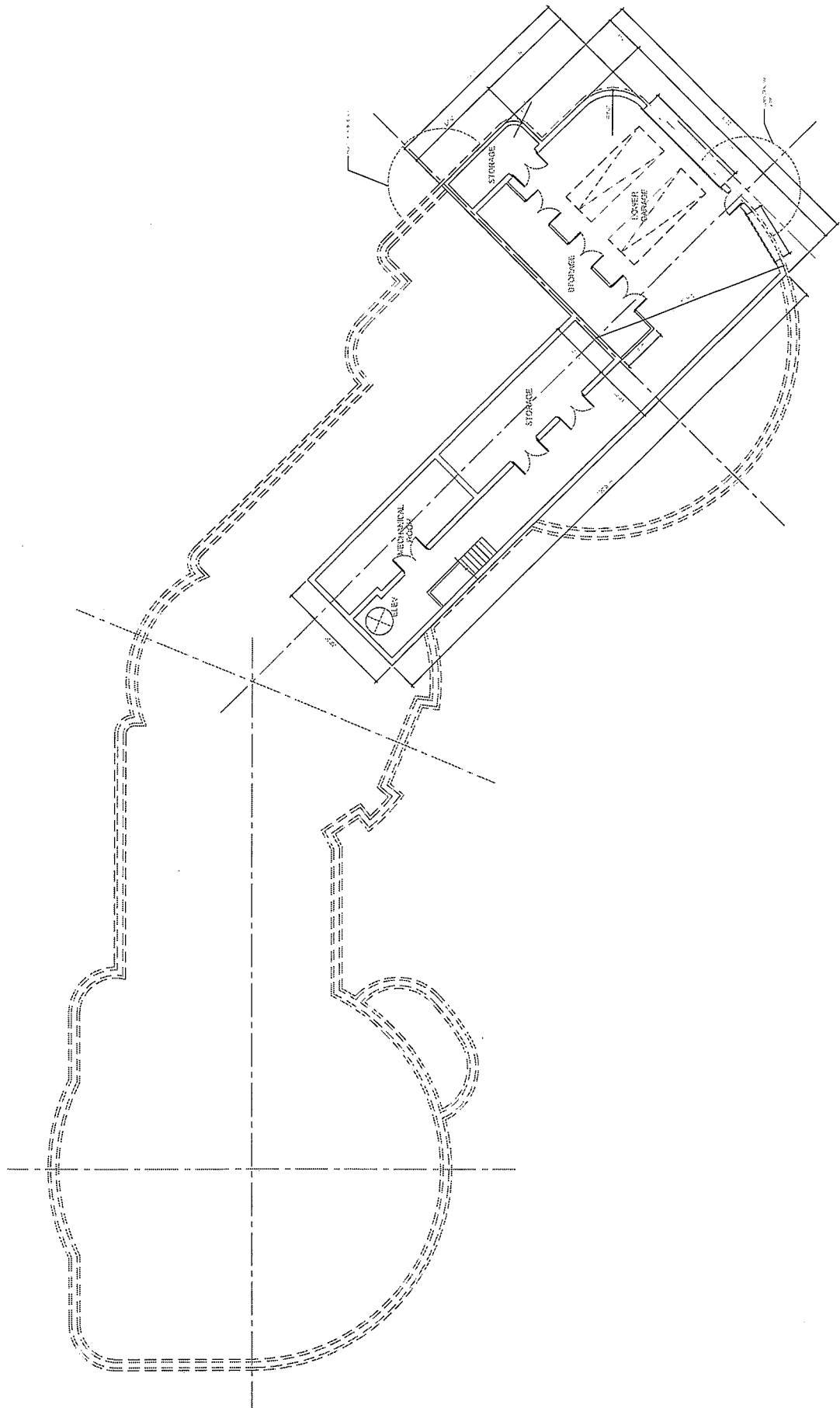
Comments By Staff

Last Update on:

Updated By:

4/19/2012 2:06:51PM

BERNALL



Foundation / Garage Level Plan

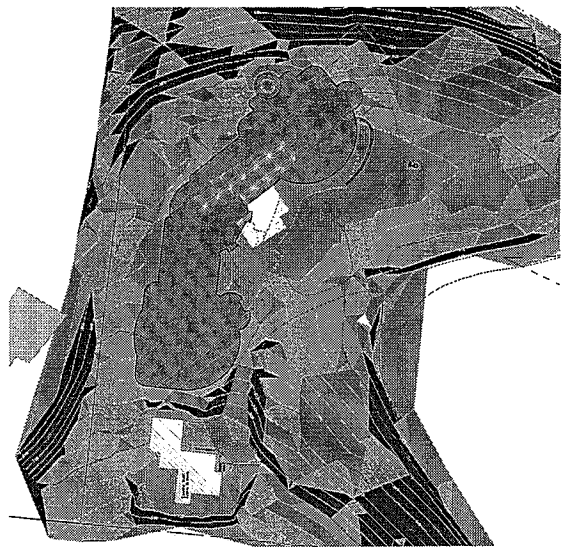
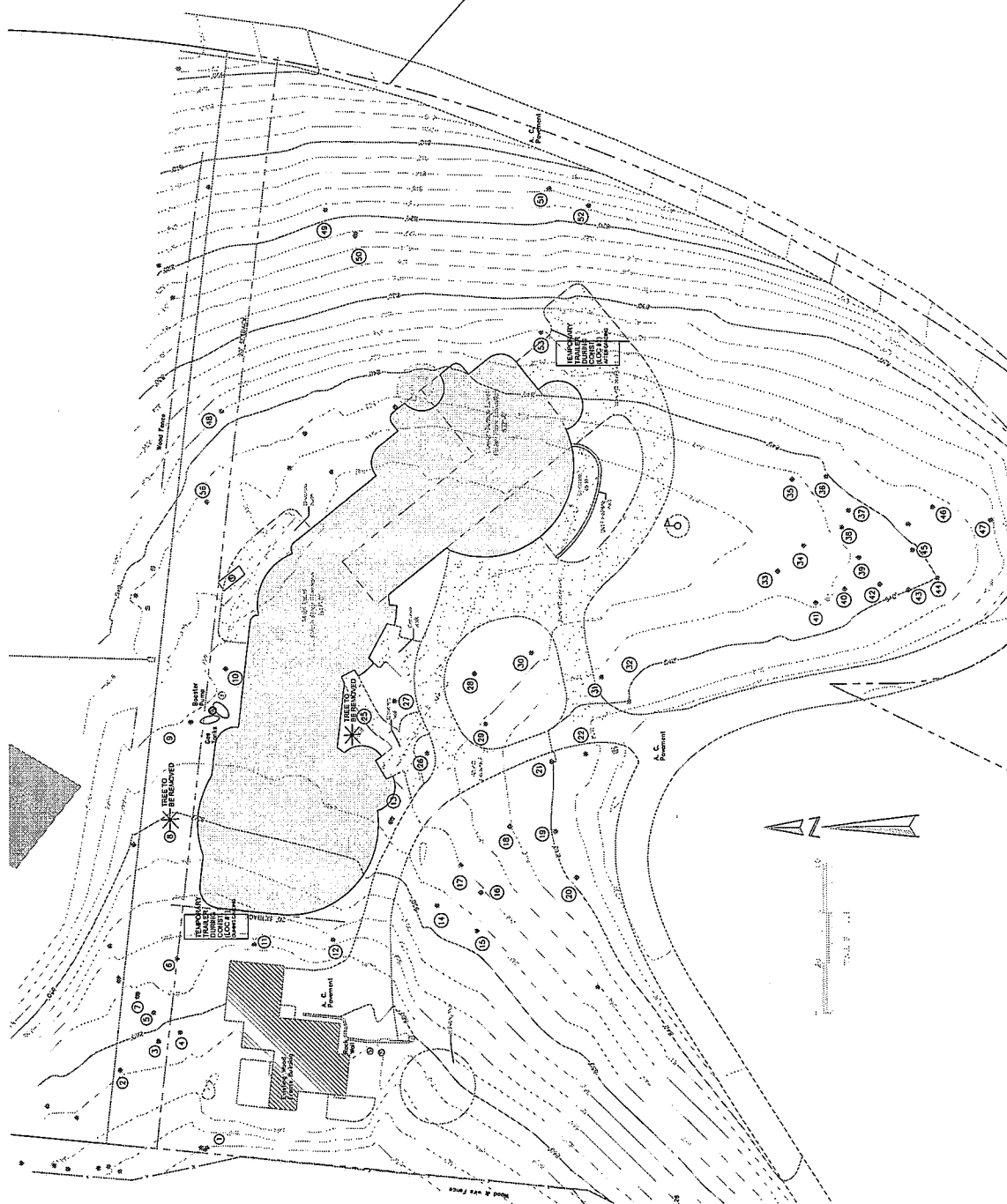
1" = 20'-0"

ENVIRO
INTERNATIONAL, INC.

Architects
 1700 Loma Ave., Suite 100
 San Jose, CA 95126
 Phone: (415) 251-1111
 Fax: (415) 251-1112
 Email: info@enviroinc.com

SHIVALI
 A Private Residence for:
Frances "Ambika" Collins & Kate Stillman
 609 Loma Alta, Carmel, CA 93923

Foundation / Garage	
Architectural Plans	Sheet No.
MECHANICAL ROOM	A1.1
LOWER GARAGE	
STORAGE	



Color	Range (Inch)	Percent	Area
0.00	0.00	31.1	4337.03
10.00	0.00	19.2	2648.22
20.00	20.01	10.0	1394.35
30.00	20.01	3.3	4516.19
40.00	20.01	2.5	3424.24

Scale: As Shown
 Not to Scale

PROJECT DATA

PROPERTY OWNER: AMBAL COLINA HARRIS ELLMAN
COUNTY: LOS ANGELES
ADDRESS: 3310 E. 10TH AVE., LOS ANGELES, CA 90058
BUILDING CODE: 2010 C.F.C.
PLUMBING: 2010 C.F.C.
ELECTRICAL: 2010 C.F.C.
Mechanical: 2010 C.F.C.
Energy Code: 2010 C.F.C.

CONSTRUCTION TYPE: V/A
OCCUPANCY TYPE: R3 - CARETAKERS (EXISTING)
 U - CHANGE (EXISTING)
 R - RESIDENTIAL (EXISTING)
 U - CHANGE (EXISTING)
 U - CHANGE (EXISTING)
 U - GARAGE (PROPOSED)
 U - GARAGE (PROPOSED)

ASSESSORS PARCEL NO.: 10-11-005-000
ZONING: R4-1 (RESIDENTIAL)
LOT AREA (SQUARE FEET): 7485 SF (830 SQUARE METERS)
FLOOR AREA RATIO: 100% (MAXIMUM 75%)
PARKING PROVIDED: 7
TREE REMOVAL: ONE
GRADING: MAX CUT (TO BE MAILED OFF SITE FOR DISPOSAL)

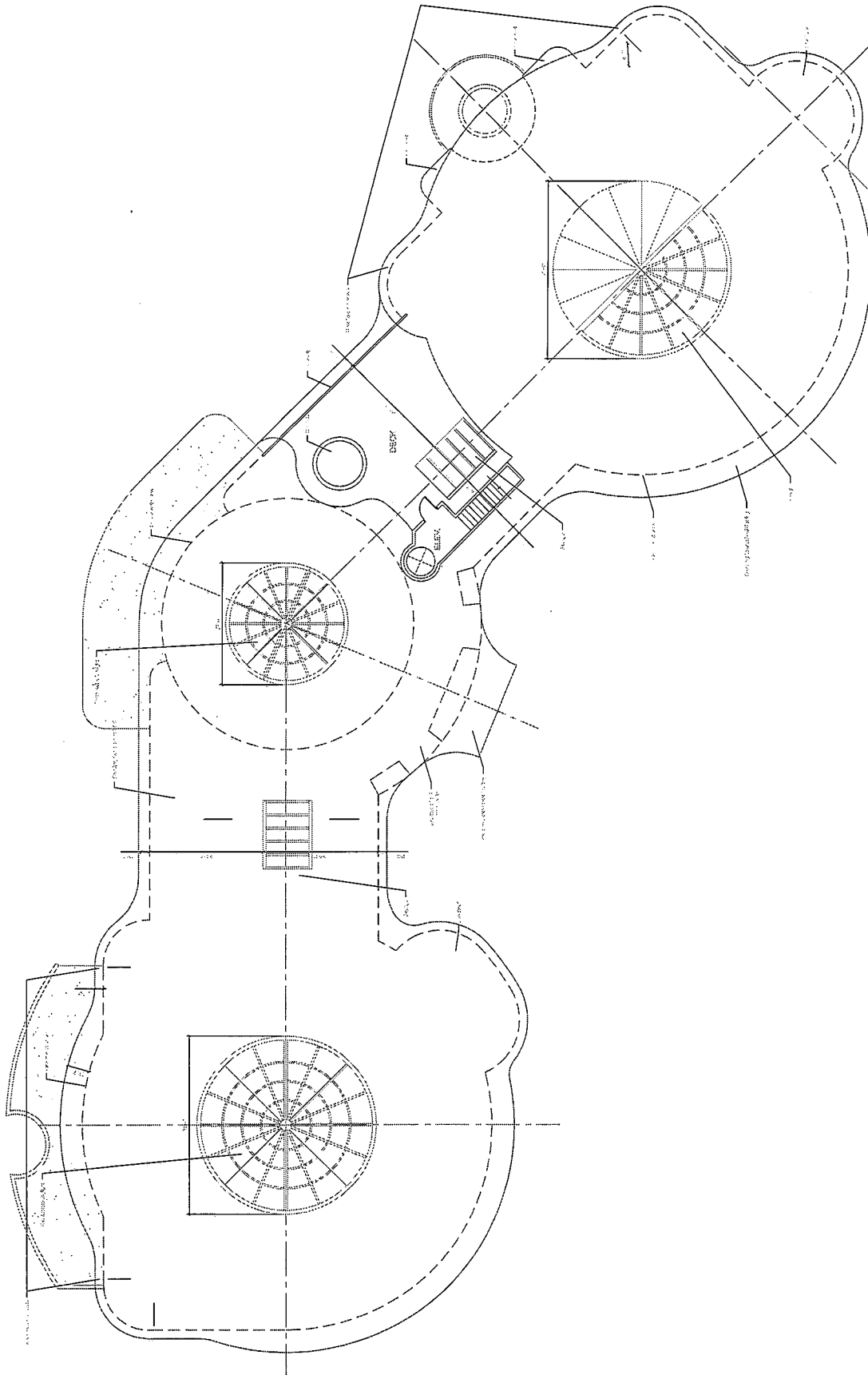
TOTAL: 19852 SF

Sheet 2 of 2

Existing Site Plan
Project No. S1.2
Client: Collins & Sulliman
Date: 10/1/11
Project No. S1.2
Sheet No. 01 of 02
Date: 10/1/11

SHIVALI
 A Private Residence for:
Frances "Ambika" Collins & Kate Sulliman
 669 Loma Alta, Carrollel, CA 93523

ENVIRO
 INTERNATIONAL, INC.
 Architects
 2000 Wilshire Blvd, Suite 1200
 Los Angeles, CA 90060
 Tel: 310.206.1111
 Fax: 310.206.1112
 Email: info@enviro.com



Roof Plan

1" = 20'-0"



Architects
 10000 Wilshire Blvd., Suite 1000
 Culver City, CA 90230
 Tel: 310.309.1234
 Fax: 310.309.1235
 www.enviroinc.com

SHIVALI

A Private Residence for:

Frances "Ambika" Collins & Kate Stillman

599 Loma Alta, Carmel, CA 95023

Roof

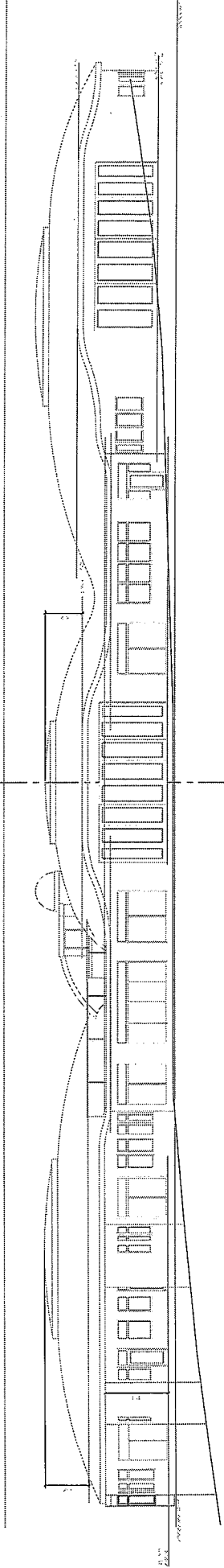
Architectural Plans

DATE: 01/12/11

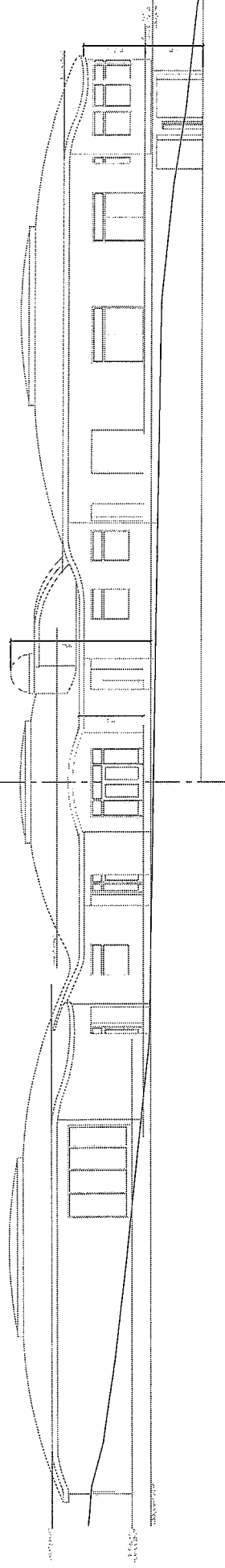
SCALE: 1/8" = 1'-0"

PROJECT: SHIVALI

Sheet #
A1.3



2 - Elevation
1/8" = 1'-0"

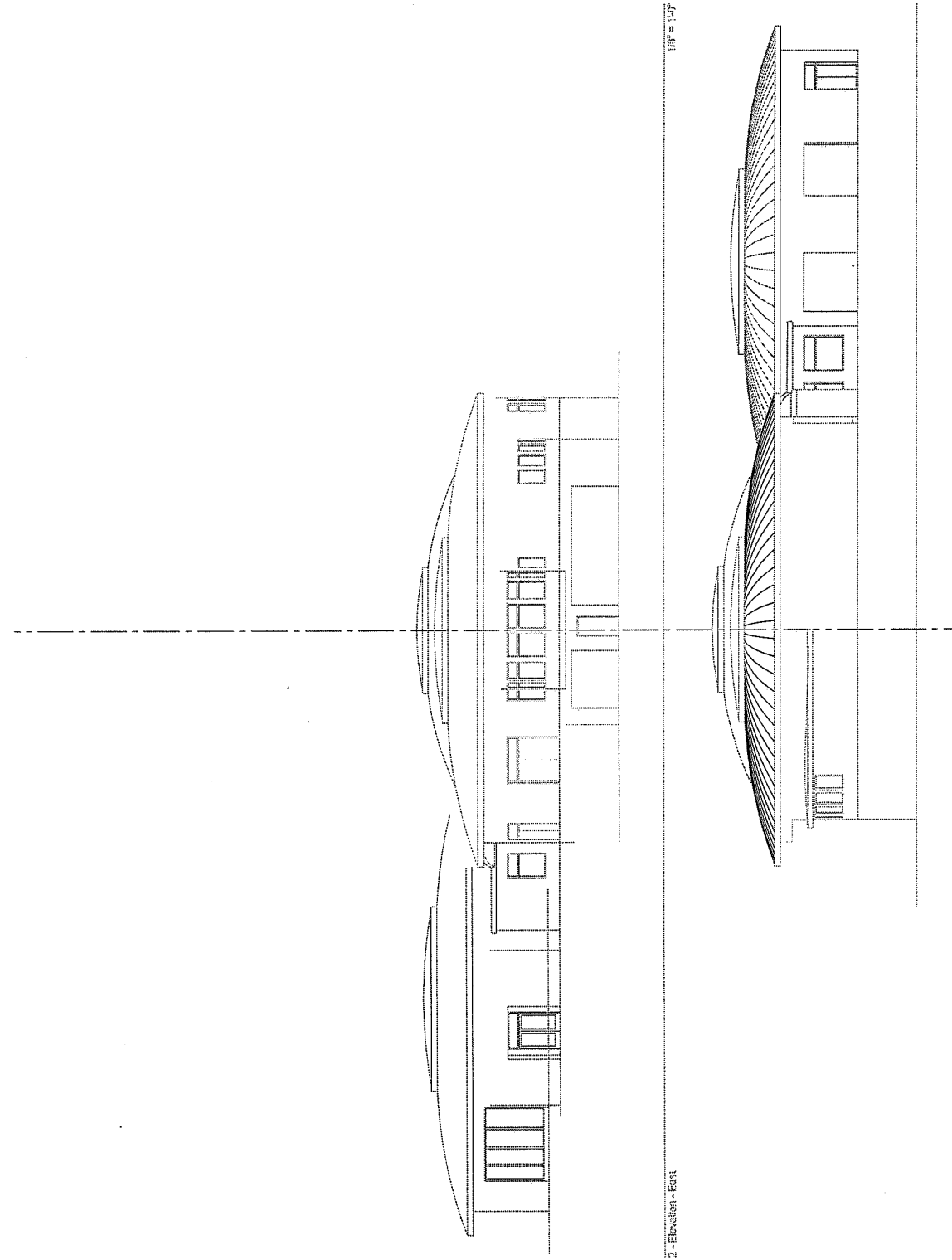


1 - Elevation
1/8" = 1'-0"

ENVIRO
INTERNATIONAL, INC.
Architects
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.1111
Fax: 310.274.1112
www.enviro.com

SHIVALI
A Private Residence for:
Frances "Ambika" Collins & Kate Stillman
598 Loma Alta, Carmel, CA 93923

North
Architectural Elevations
DATE: A2.1
DESIGNED BY: SHIVALI
DRAWN BY: SHIVALI
CHECKED BY: SHIVALI
SCALE: AS SHOWN



ENVIRO
INTERNATIONAL, INC.
Architects
1000 West 10th Street
Carmel, CA 93923
Tel: 408.426.1100
Fax: 408.426.1101

SHIVALI
A Private Residence for
Frances "Ambika" Collins & Kate Stillman
599 Loma Alta, Carmel, CA 93923

East & West
Architectural Elevation
A2.2
Scale: 1/8" = 1'-0"

1/8" = 1'-0"

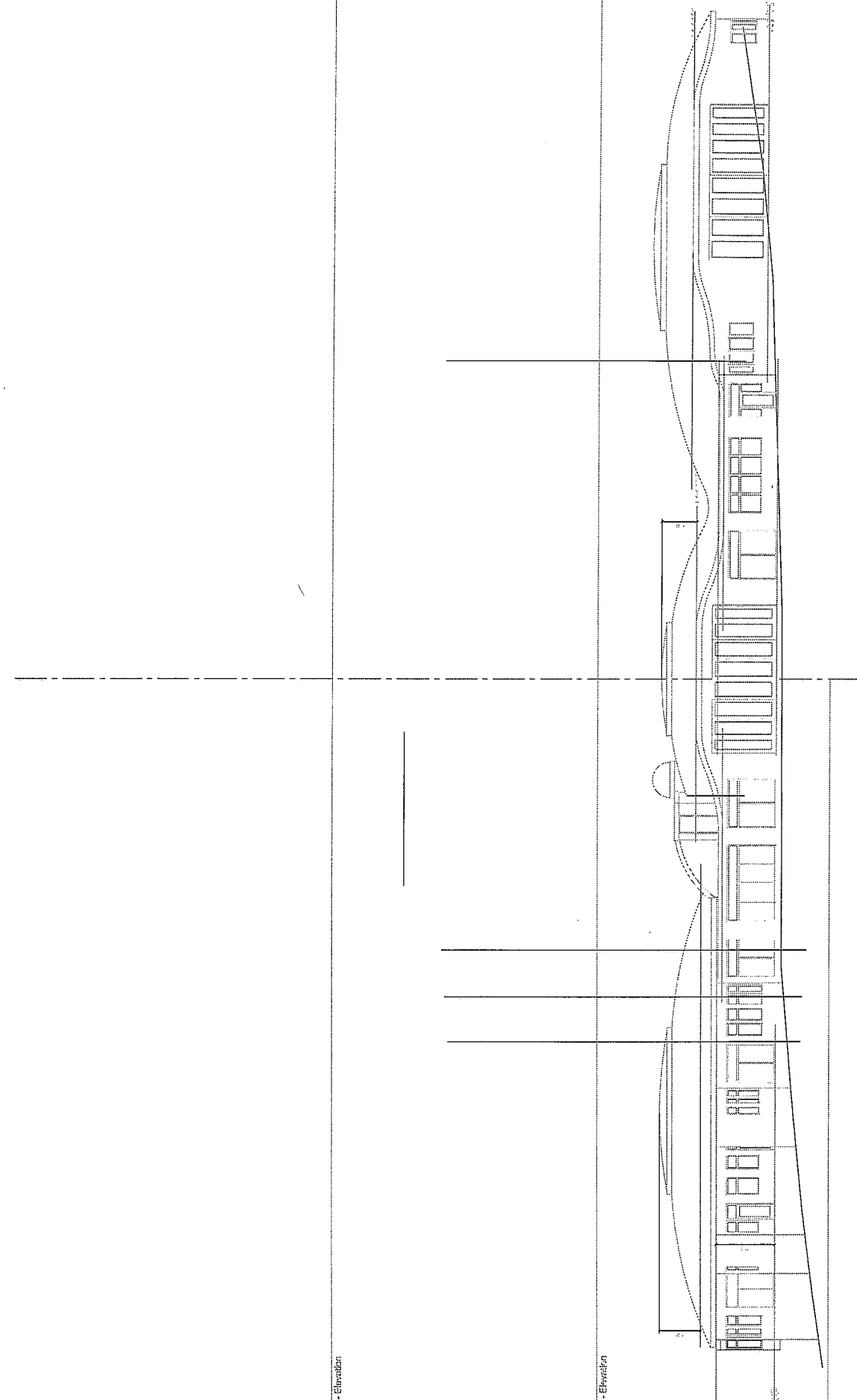
3 - Elevations

1/8" = 1'-0"

2 - Elevations

1/8" = 1'-0"

1 - Elevation

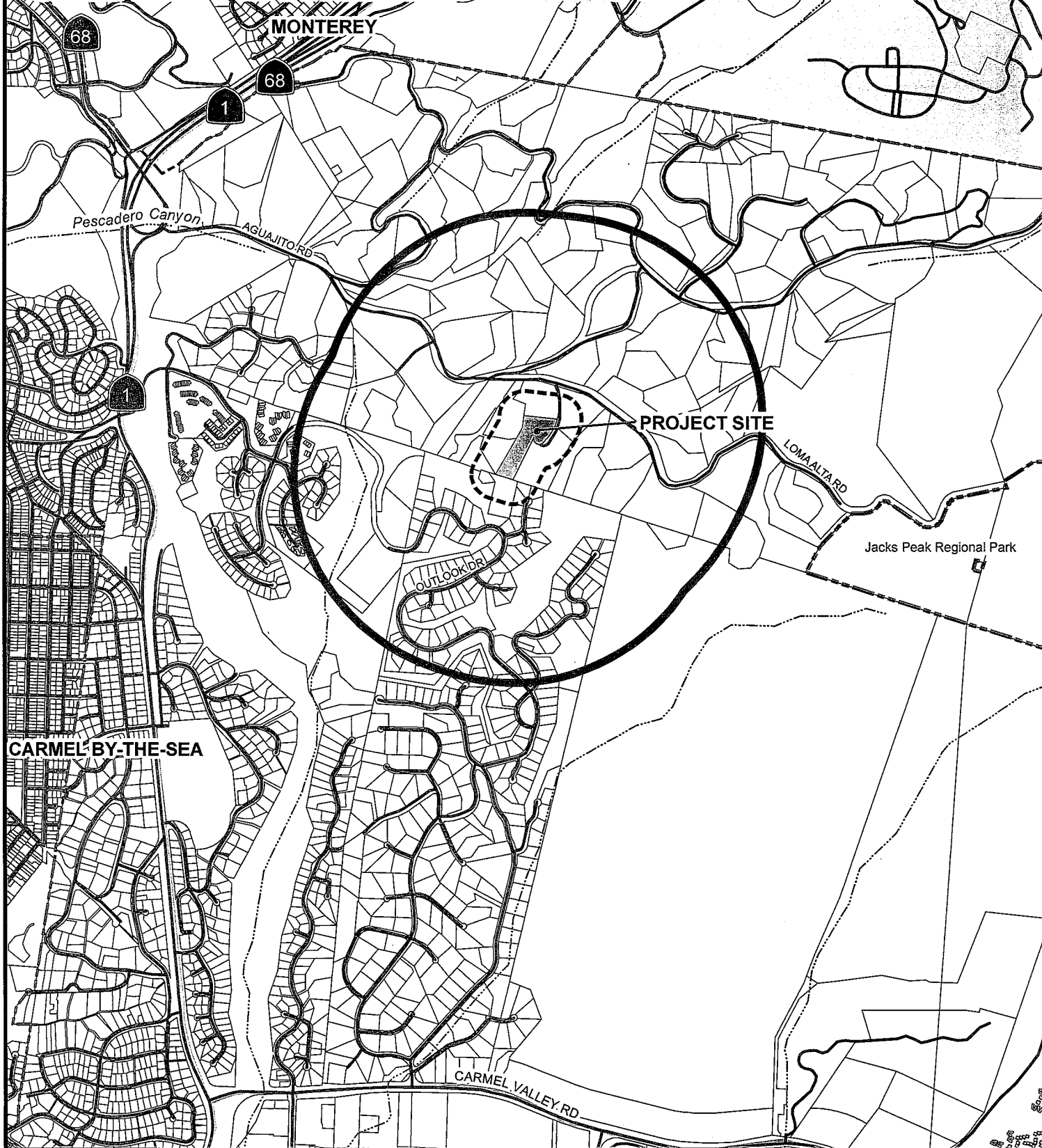


ENVIRO
INTERNATIONAL, INC.
Architects
1000 1st St., Suite 200
San Francisco, CA 94107
Tel: 415.774.1100
Fax: 415.774.1101
www.enviroinc.com

SHIVALI
A Private Residence for:
Frances "Ambika" Collins & Kate Sulliman
509 Loma Alta, Carmel, CA 93923

South
Architectural Elevations
Sheet #
A2.3
DATE
10/15/07
SCALE
1/8" = 1'-0"

GREATER MONTEREY PENINSULA



APPLICANT: COLLINS

APN: 103-161-005-000

FILE # PLN120191

Water 2500' Limit 300' Limit City Limits

N



0 1,000
Feet



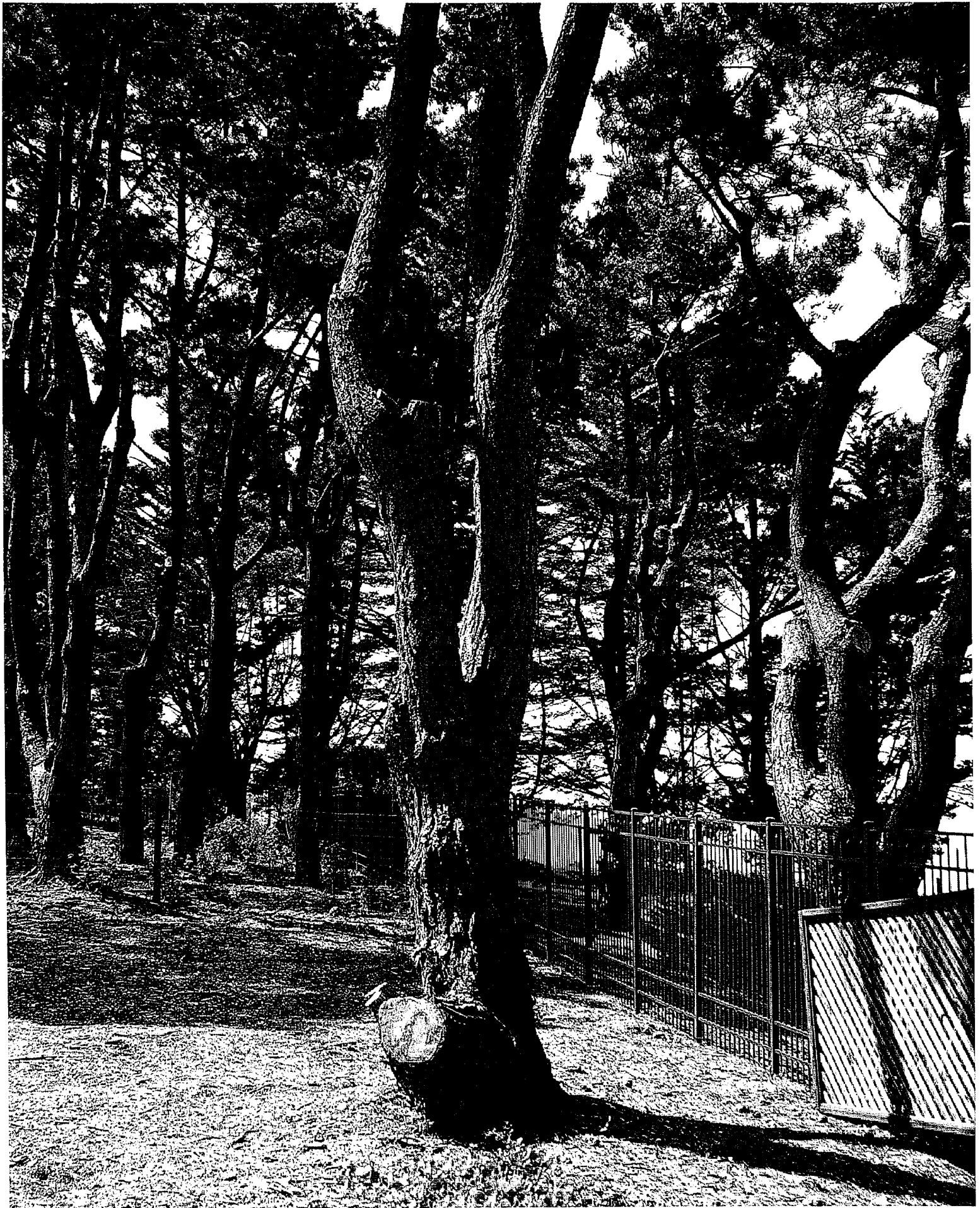
PLANNER: BERNAL



5 @ Neighbors house (facing north) (8305)



6 Facing East. (8314)



Tree to be removed.

(8304)



#1 @ HouseSite

(8289)



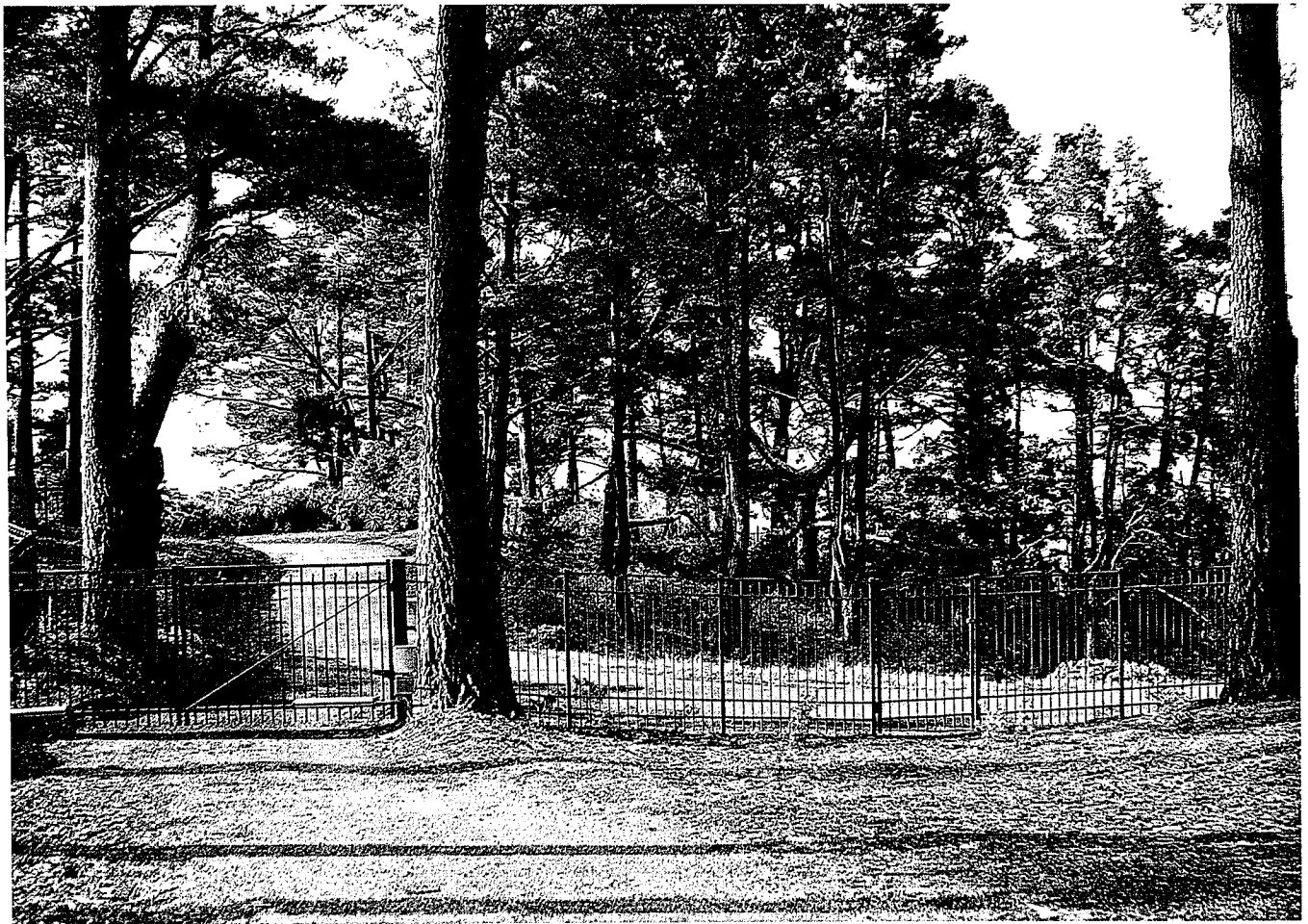
#1 @ YURT / Cardakers

(8291)



#2 @ New House

(82916)



(8300)

#3 @ Front Entrance / Driveway Entry Gate



#3 @ Front going East

(8301)



#3 @ New Driveway to New House

(8302)



#4 @ Front Entry Gate

(8312)



#4 @ (SE) House / (N) House / (NW) Driveway (8311)



#4 @ <E> House / <N> House (Facing East) (8310)



#4 @ <E> House turning north (8309)