

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: August 30, 2012 Time: 1:30 pm	Agenda Item No.: D-1
Project Description: Administrative Permit to allow for the demolition of an 1,685 square foot single family dwelling with an attached 487 square foot garage and the construction of a 10,870 square foot single family dwelling with a 604 square foot garage, a 3,094 square foot lower level attached garage/storage/mechanical room, 149 square foot elevator lobby/stairs, retaining walls, new septic system with leachfields, landscaping and lighting plan, the removal of two Monterey Pines (8 and 25 inches in diameter), grading (approximately 2,831 cubic yards of cut and 221 cubic yards of fill); and Design Approval	
Project Location: 509 Loma Alta Road, Carmel	APN: 103-161-005-000
Planning File Number: PLN120191	Owner: Frances Collins and Katherine Anne Stillman Agent: Belinda Taluban/Safwat A. Malek
Planning Area: Greater Monterey Area Plan (GMAP)	Flagged and staked: Yes
Zoning Designation: "RDR/5.1-UR-D-S" [Rural Density Residential, 5.1 acres per unit with Urban Reserve, Design Control, and Site Plan Review Overlays]	
CEQA Action: Categorically Exempt per Section 15303 (a)	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Find the project the project exempted under CEQA section 15303 (a); and
- 2) Approve the Administrative Permit and Design Approval, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

The Zoning Administrator continued the project on May 31, 2012 and required that the project be referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) and that the project be properly staked. The project was staked and the LUAC recommended approval of the application by a vote of 4-0, 2 absent.

See attached for further discussion. (**Exhibit B**)

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

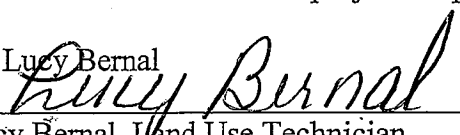
- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Cypress Fire Protection District

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

The project was referred to the Greater Monterey Land Use Advisory Committee (LUAC) for review on July 18, 2012. The LUAC suggested changes of the original Design which included a 13,122 square foot single family dwelling with a 4,004 square foot garage/basement. On August 1, 2012 the project was heard by the LUAC for the second time, new plans were submitted addressing the LUAC concerns by reducing the size from approximately 17,126 square feet to approximately 14,717 square foot. The LUAC recommended approval with conditions by a vote of 4-0, 2 absent.

Note: The decision on this project is appealable to the Planning Commission.

/S/ Lucy Bernal


Lucy Bernal, Land Use Technician
(831) 755-5235 bernall@co.monterey.ca.us
August 20, 2012

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Wanda A. Hickman, Planning Services Manager; Bob Schubert, Senior Planner; Lucy Bernal, Land Use Technician; Frances Collins, Katherine Stillman, Owner; Belinda Taluban and Safwat Malek, Agent; The Open Monterey Project; LandWatch; David Hughes, David Prew; Debra West; Bryndie Beach; Marion Paul; Margaret Farrier; Marilyn Woods; Frank Campo; Aguajito Property Owners Association; Paul Kephart; Russell Groome; Paul Baszucki; Susan Ajeski; Katie Mazzolo; Planning File 120191

Attachments:

Exhibit A	Project Discussion
Exhibit B	Draft Resolution, including: <ul style="list-style-type: none">• Conditions of Approval• Site Plan, Floor Plan and Elevations
Exhibit C	Vicinity Map
Exhibit D	Advisory Committee Minutes
Exhibit E	Project Correspondence

This report was reviewed by Wanda A. Hickman, Planning Manager.

EXHIBIT A DISCUSSION

Project Description

The subject residential project is proposed within a designated 5.83 acre parcel located approximately 5 miles east of Highway in the Aguajito Area of Carmel. The property is zoned Rural Density Residential 5.1 acres per unit with an Urban Reserve, Design Control, and Site Plan Review Overlays, (RDR-5.1-UR-D-S).

The project components include:

- 1,618 square foot residence (to be demolished)
- 1,118 square foot caretaker unit (to remain)
- 700 square foot yurt (to be removed prior final)
- 10,870 square foot single family dwelling with a 604 square foot garage, a 3,094 square foot lower level attached garage/storage/mechanical room, 149 square foot elevator lobby/stairs (new construction)
- retaining walls
- new septic system with leach fields.
- exterior landscaping and lighting
- grading (approximately 2,831 cubic yard of cut and 221 cubic yard of fill)

In response to the concerns raised by neighbors, the applicant redesigned the residence eliminating approximately 3, 000 square foot.

Project Issues

Several issues were raised by neighboring property owner and concerned citizen. Issues raised included visibility, size of the structure, drainage, tree removal and the potential use of the property.

Visibility:

The project site is mapped as "highly sensitive" on the Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity map, (Figure #14) as found in the 2010 Monterey County General Plan (GP).

Policy GMP 3-3 reads that "the Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity map (Figure #14) shall be used to designate visually sensitive and highly sensitive areas generally visible from designated scenic highways." Staff analyzed potential visual impacts from Point Lobos, Jack Peaks Park trails, Highway One and Carmel Valley Road. Although from the site you could see Point Lobos, staff could not find the staking nor determine the location of the site from Point Lobos State Park with unaided vision. Based on the distance, existing vegetation as well as the fact that the color of the structure is earthtone with a sod roof, the structure will not have an impact from any of the aforementioned areas and specifically not from any designated scenic highways.

Many of the dwellings in the vicinity are sited to minimize impacts to neighboring property owners. This proposed structure will impact the neighbor to the north; however, the policies in the GMAP don't protect visual impacts to neighbors.

Size:

Several concerns were raised regarding the size of the structure and the potential impacts associated with a large structure. The proposal complies with setbacks, lot coverage and the height requirement of the Rural Density Residential zoning district and is consistent with the policies of the 2010 General Plan. Drainage plans, lighting plan, landscape screening has been proposed as part of the project design and will be incorporated as a condition of approval to mitigate impacts to neighboring properties.

Drainage:

Several concerns were raised regarding potential drainage issues. Neighbors indicated that drainage at one time was directed under the road and across the street to an open space area and that now water is at the base of the driveway. Preliminary grading plans were submitted that addresses potential runoff, it proposed to utilize runoff for landscaping. Due to the size of the structure with the new driveway areas a considerable amount of ground will be covered on the upland slope of the property, as a condition of approval all run-off shall be required to be retained on site. Plans that depict how the drainage will be contained are required prior to issuance of grading or building permits.

Tree removal:

Two Monterey Pines (8 and 25 inches in diameter) are proposed to be removed. An Arborist report was submitted analyzing the impact to surrounding trees and tree protection during construction. Conditions of approval require tree protection during construction activities.

Type of Use (business)

A few concerns were voiced on potential business use out of the proposed 10,870 square foot residence as a therapeutic recovering center. The application does not include a request for this use. The "RDR" zoning district does not permit commercial uses, however, the property owner could apply for a Use Permit to allow a cottage industry.

Environmental Review

The project is categorically exempted under CEQA guidelines, section 15303 (a)

Recommendation

The proposed residential development is consistent with the General Plan and applicable Zoning designation. Staff recommends approval of the project as proposed.

EXHIBIT B
DRAFT RESOLUTION

**Before the Director of the RMA-Planning Department
in and for the County of Monterey, State of California**

In the matter of the application of:

Collins (PLN120191)

RESOLUTION NO. [REDACTED]

Resolution by the Monterey County Director of the RMA-Planning Department:

- 1) Finding the project exempt from CEQA per CEQA Guidelines Section 15303 (a); and
- 2) Approving an Administrative Permit to allow for the demolition of an 1,685 square foot single family dwelling with an attached 487 square foot garage and the construction of a 10,870 square foot single family dwelling with a 604 square foot garage, a 3,094 square foot lower level attached garage/storage/mechanical room, 149 square foot elevator lobby/stairs, retaining walls, new septic system with leachfields, landscaping and lighting plan, the removal of two Monterey Pines (8 and 25 inches in diameter), grading (approximately 2,831 cubic yards of cut and 221 cubic yards of fill); and Design Approval

(PLN120191) Collins/509 Loma Alta Rd, Carmel
(Assessor's Parcel Number: 103-161-005-000)

The Frances Collins & Kate Stillman application PLN120191 came on for an administrative/public hearing before the Monterey County Director of the RMA-Planning Department on August 30, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Director of the RMA-Planning Department 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 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan;
 - Monterey County Zoning Ordinance (Title 21);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 509 Loma Alta Road, Carmel (Assessor's Parcel Number 103-161-005-000), Greater Monterey Area Plan.

The parcel is zoned RDR-UR-5-1-D-S, which allows for single family dwelling. Therefore, the project is an allowed land use for this site.

- c) The project site is mapped as "highly sensitive" on the Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity map, (Figure #14) as found in the 2010 Monterey County General Plan (GP).
- d) Policy GMP 3-3 of the 2010 Monterey County General Plan reads that "the Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity map (Figure #14) shall be used to designate visually sensitive and highly sensitive areas generally visible from designated scenic highways." Staff analyzed potential visual impacts from Point Lobos, Jack Peaks Park trails, Highway One, Highway 68 and Carmel Valley Road. Although from the site you could see Point Lobos, staff could not find the staking nor determine the location of the site from Point Lobos State Park with unaided vision. Based on the distance, existing vegetation as well as the fact that the color of the structure is earthtone with a sod roof, the structure will not have an impact from any of the aforementioned areas and specifically not from any designated scenic highways. Staff field notes and photos as found in Planning File PLN120191.
- e) The project is consistent with Policy GMP-3-3 (d) the 2010 Monterey County General Plan which reads that new development should not be sited on those portions of property that have been mapped as "highly sensitive." The policy states that exceptions are appropriate to maximum the goals, objectives, and policies of the General Plan. That development shall be sited in a manner that minimizes visible effects of proposed structures and roads to the greatest extent possible, and that landscape screening shall be utilized and other techniques to achieve maximum protection of the visual resource. The project design, materials, and colors and color treatments chosen for the residence improvements blend with the natural landscape. The proposed roof has been designed as sod. To ensure that impacts will not occur in the future from this development conditions require that any changes to landscaping, lighting, color or material require approval by the Zoning Administrator.
- f) The proposal is consistent with Policy GMP-3-3 (e) of the 2010 Monterey County General Plans reads that new development to be located in areas mapped as "sensitive" or highly sensitive" and which would be visible from a designated scenic route shall maintain the visual character of the area. The project planner conducted a site inspection on June 30, 2012 and determined the project on the subject parcel conforms to the policy listed above. Staff reviewed the staking and flagging on August 1, 2012, and determined that the proposed residential unit will not create a visual impacts when viewed from a common public viewing area. On August 5, 2012, staff walked the following trails at Jacks Peak County Park: Skyline and Coffee berry Trail and could not find the staking from these areas.

- g) The project is consistent with Policy GMP-3-4 of the 2010 Monterey County General Plan Plant materials shall be used to integrate manmade and natural environments, to screen or soften the visual impact of new development, and to provide diversity in developed areas. A landscaping plan was submitted that is consistent with this policy.
- h) The project is consistent with Policy GMP-3-5 of the 2010 Monterey County General Plan removal of healthy, native oak, Monterey pine, and redwoods trees in the Greater Monterey Peninsula Planning Area shall be discourage. The proposal only requires the removal of two Monterey Pines.
- i) The project was referred to the Greater Monterey Land Use Advisory Committee (LUAC) for review on August 1, 2012. The LUAC suggested changes to the originals project design which included a 13,122 square single family dwelling a 4,004 square foot garage/basement. On August 1, 2012, the project was reviewed for the second time by LUAC. New plans were submitted addressing the LUAC concerns by reducing in size from -approximately 17,126 square feet to approximately 14,717 square feet. The proposal includes a 10,870 square foot single family dwelling with a garage of approximately 604 square feet and a basement level garage of approximately 3,094 square feet and storage area.
- j) The application, project plans, photos and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120191

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, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- b) This site was identified in Monterey County Resource Map as a Moderate Archaeological Resource area. Title 21.66.050 of Monterey County Code requires preparation of an Archaeological survey when development is proposed in a site designated as moderate. The following report has been prepared:

“Archaeological Assessment” (LIB110289) prepared by Mary Doane, B.A, and Gary S. Breschini, Salinas, Ca, June 6, 2011

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

Drainage plans and erosion control plans are required to ensure that run-off is contained on site in accordance with Monterey County

- Code. The applicant shall also provide a plan that shows a staging areas for all construction equipment and trucks off County Roads.
- c) Staff conducted a site inspection on May 29, 2012 and July 31, 2012 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 PLN120191
- 2) **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:** a) The project was reviewed by the RMA - Planning Department, Cypress FPD Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Staff conducted a site inspection on May 29, 2012 and June 31, 2012 to verify that the site is suitable for this use.
- c) 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 PLN120191.
- 3) **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on July 31, 2012 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 PLN120191
- 4) **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (a), categorically exempt's single family dwelling.
- b) No adverse environmental effects were identified during staff review of the development application during a site visit on May 29, 2012 and July 31, 2012.
- c) None of the exceptions under CEQA Guidelines Section 15300.2

apply to this project. No adverse environmental effects were identified during staff review of the development application during a site visited on July 31, 2012. Exceptions to exemptions listed in Section 15300.2 a-f are inapplicable to the project does not involve: a historical resources, a hazardous waste site, the development has no unusual circumstances that would result in a significant effect nor development in a particularly sensitive environment.

- d) Staff conducted a site inspection on May 29, 2012 July 31, 2012 to verify that the site is suitable for this use.
- e) 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 PLN120191

- 5) **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission
- EVIDENCE:** a) Section 21.80.040 Monterey County Zoning Ordinance

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Director of the RMA-Planning Department does hereby:

- A. Finding the project exempt from CEQA per CEQA Guidelines Section 15303 (a)
- B. Approved Administrative Permit to allow for the demolition of an 1,685 square foot single family dwelling with an attached 487 square foot garage and the construction of a 10,870 square foot single family dwelling with a 604 square foot garage, a 3,094 square foot lower level attached garage/storage/mechanical room, 149 square foot elevator lobby/stairs, retaining walls, new septic system with leachfields, landscaping and lighting plan, the removal of two Monterey Pines (8 and 25 inches in diameter), grading (approximately 2,831 cubic yards of cut and 221 cubic yards of fill); and Design Approval. Sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of August, 2012.

Jacqueline, Onciano Zoning Administrator
Director of the RMA-Planning Department

COPY OF THIS DECISION MAILED TO APPLICANT ON **DATE**

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION

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

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

NOTES

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

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

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

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

Monterey County Planning Department

Condition Compliance Status Report for PLN120191

(as of 08/29/2012)

1. PD001 - SPECIFIC USES ONLY

Current Status: Applied

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

This Administrative Permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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:

8/29/2012 11:27:52AM

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 Administrative Permit was approved by Zoning Administrator for Assessor's Parcel Number 103-151-005-000 on August 30, 2012. The permit was granted subject to 15 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:

8/29/2012 11:28:57AM

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:

8/29/2012 11:20:20AM

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:

8/29/2012 11:20:20AM

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:

8/29/2012 11:20:20AM

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:

8/29/2012 11:20:20AM

BERNALL

7. PDSP01 -NON-STANDARD CONDITON-YURT

Current Status: Not Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to final inspection, the yurt shall be remove.

Compliance or Monitoring Action to be Performed: Prior final inspection, the owner/applicant shall obtain a demolition permit for the removal of the existing Yurt.

Comments By Staff

Last Update on:

Updated By:

8/29/2012 4:46:17PM

BERNALL

Condition Compliance Status Report for PLN120191

8. PD004 - INDEMNIFICATION AGREEMENT

Current Status: Not Met

Responsible Department: Planning Department

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

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

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

Comments By Staff

Last Update on:

Updated By:

8/29/2012 11:20:20AM

BERNALL

9. PD007- GRADING WINTER RESTRICTION

Current Status: Not Met

Responsible Department: Planning Department

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

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

Comments By Staff

Last Update on:

Updated By:

8/29/2012 11:20:20AM

BERNALL

Condition Compliance Status Report for PLN120191

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Current Status: Not Met

Responsible Department: Public Works Department

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

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

Comments By Staff

Last Update on:

Updated By:

8/29/2012 11:20:20AM

BERNALL

13. WR002 - STORMWATER CONTROL

Current Status: Not Met

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields. Erosion control shall be provided at each outlet. All drainage shall be contained on site. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

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

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

Comments By Staff

Last Update on:

Updated By:

8/29/2012 4:43:32PM

BERNALL

Condition Compliance Status Report for PLN120191

14. WR049 - WATER AVAILABILITY CERTIFICATION

Current Status: Not Met

Responsible Department: Water Resources Agency

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

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

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

Comments By Staff

Last Update on:

Updated By:

8/29/2012 11:20:20AM

BERNALL

15. FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)

Current Status: Not Met

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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. Responsible Land Use Department: Cypress Fire District.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of building permit the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.
2. Prior to framing inspection the applicant or owner shall schedule fire dept. rough sprinkler inspection.
3. Prior to final building inspection the applicant or owner shall schedule fire dept. final sprinkler inspection.

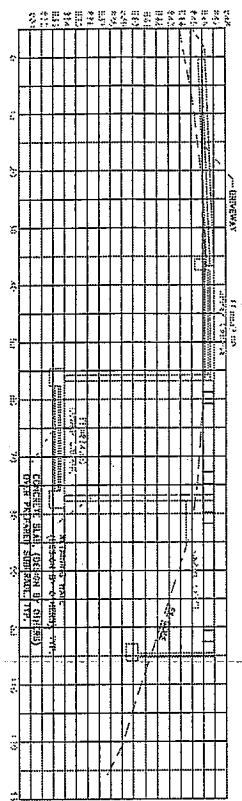
Comments By Staff

Last Update on:

Updated By:

8/29/2012 11:20:20AM

BERNALL

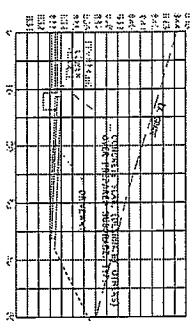


SECTION 3.13

MEET @ 10' - 0" VERT. = 5'

D

4

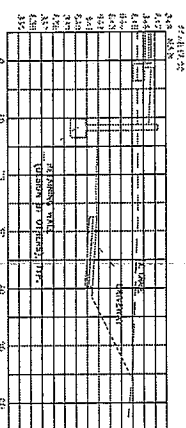


NOTE: WALLS, FOOTINGS, FOUNDATIONS AND SLABS ARE
SHOWN FOR REFERENCE ONLY. SEE DRAWINGS BY OTHERS

SECTION E-E

1/2
C4

MOBET 110" - 120" x 5

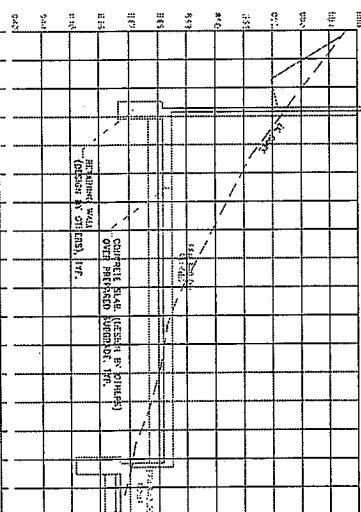


NOTE:
1. ALL WALLS, FOOTINGS, REINFORCEMENTS AND SLABS ARE SPREADER
REFERENCE ONLY. SEE DRAWINGS BY OTHERS FOR CONTINUOUS

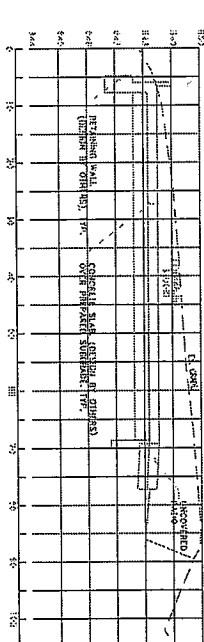
SECTION P-P

(04)

Hydral - Vert -



SECTION A..A
MUNIT=10 .. VUNIT=2

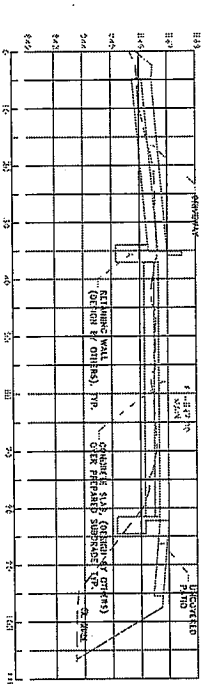


B
C-6

SECTION B-B

1. ALL WALLS, FOOTINGS, FOUNDATIONS AND SLABS ARE SHOWN WITH CONSTRUCTION DETAILS.

JUNE 17 "10" .. VERT "A-A"



SECTION 6
10017101 - 14017102

SECTIONS

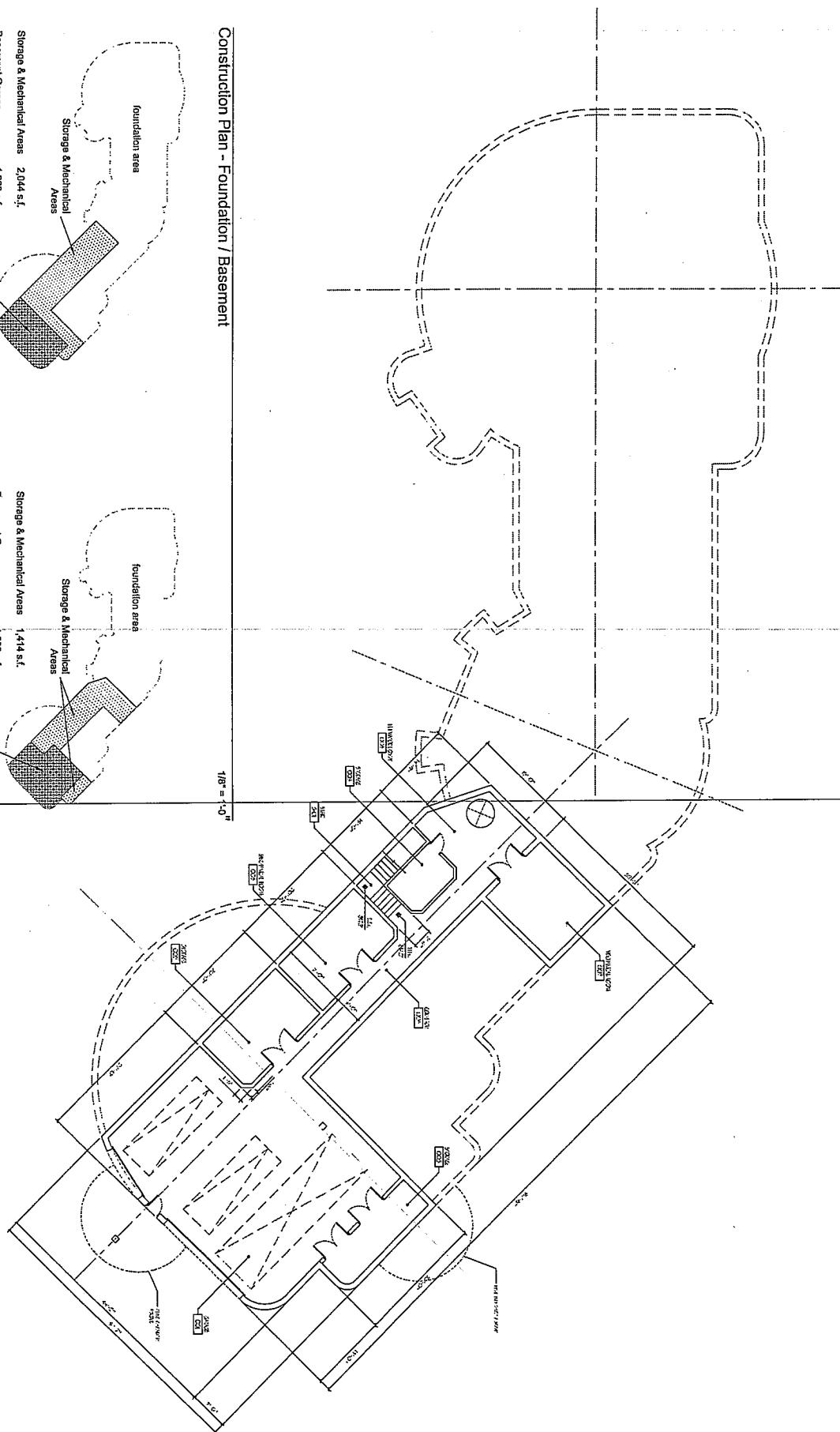
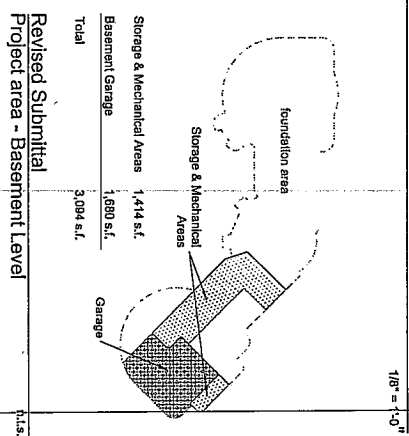
SHIVALI
APNS 103-141-903
LOS RANCHITOS DE AGUAFUEJO - LOT 7
CDS 103A ALA. CARTEL. CA 03013



SECRET	AS ROUTED
DATE	06/27/2011
TIME	7:11
MESSAGE ID	ECI
ORIGINATOR NAME	FBI
MESSAGE SUBJECT	

04

06/27/2011 7:11:27



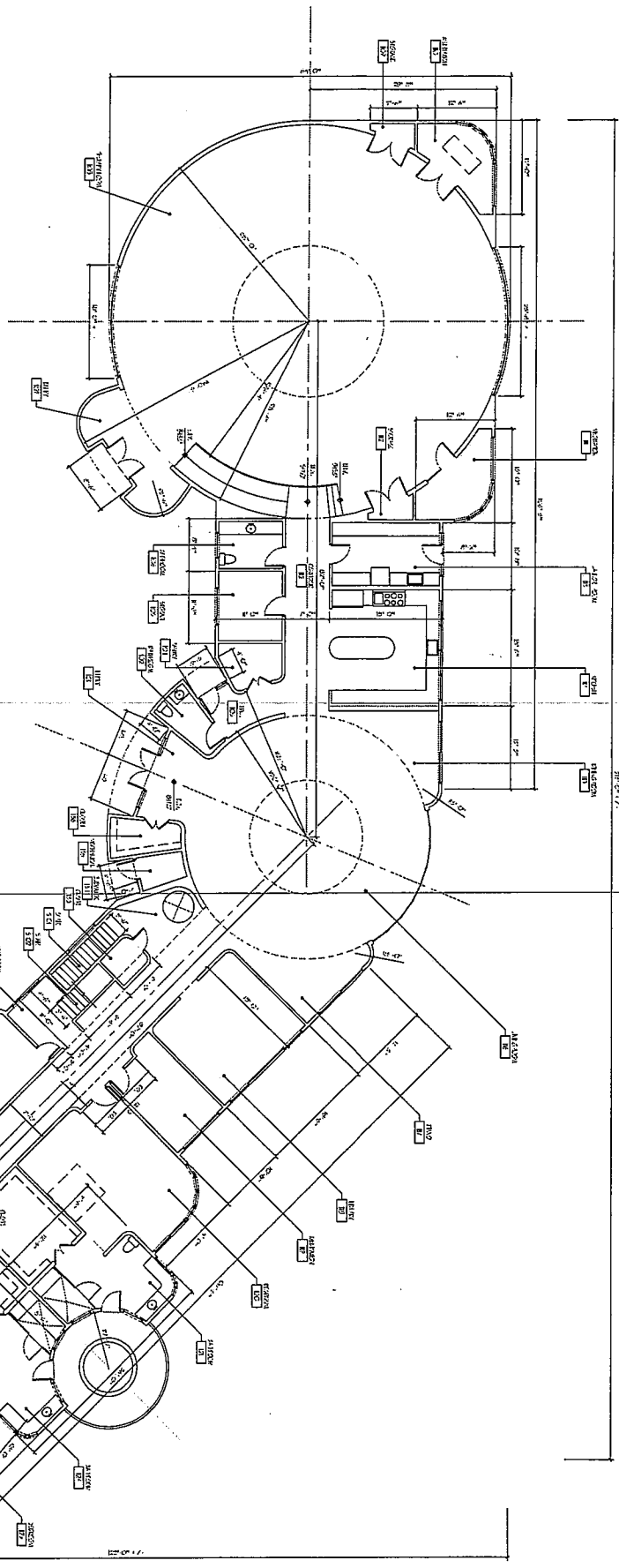
Drawing No. <div style="font-size: 2em; font-weight: bold;">A1.0</div>	Date	7.26.2012
	Scale	AS SHOWN
	Drawn	jhb
	Job	
	File	

Drawing:
Construction Plan -
Foundation &
Basement

"SHIVALI"
A Private Residence for;
Frances "Ambika" Collins & Kate Stillman
509 Loma Alta Road, Carmel, CA 93923 A.P.N. 103-161-005-000

ENVIRO
INTERNATIONAL, INC.
Architects
C-7304
P.O. Box 1734
Pebble Beach, CA 92052
(619) 676-3490
(619) 626-6401 Fax
Seawall@enviro-international.com
Seawall A. Hsieh

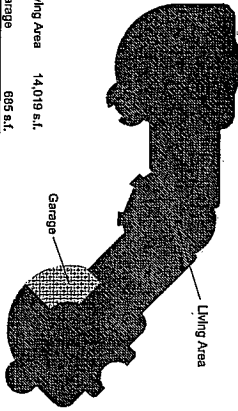
REVISIONS	



General Notes:

1. All doors, skylights and windows to have blinds/shades installed.

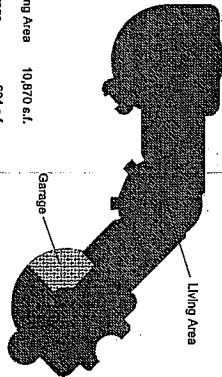
Construction Plan - First Floor



Living Area 14,019 s.f.
Garage 689 s.f.
Total 14,794 s.f.

Original Submittal

Project area - Main Level n.l.s.



Living Area 10,870 s.f.
Garage 604 s.f.
Total 11,774 s.f.

Revised Submittal

Project area - Main Level n.l.s.

Drawing No.

A1.1

Date 7.26.2012
Scale AS SHOWN
Drawn jhb
Job
Pc

Drawing:

Construction Plan -
First Floor

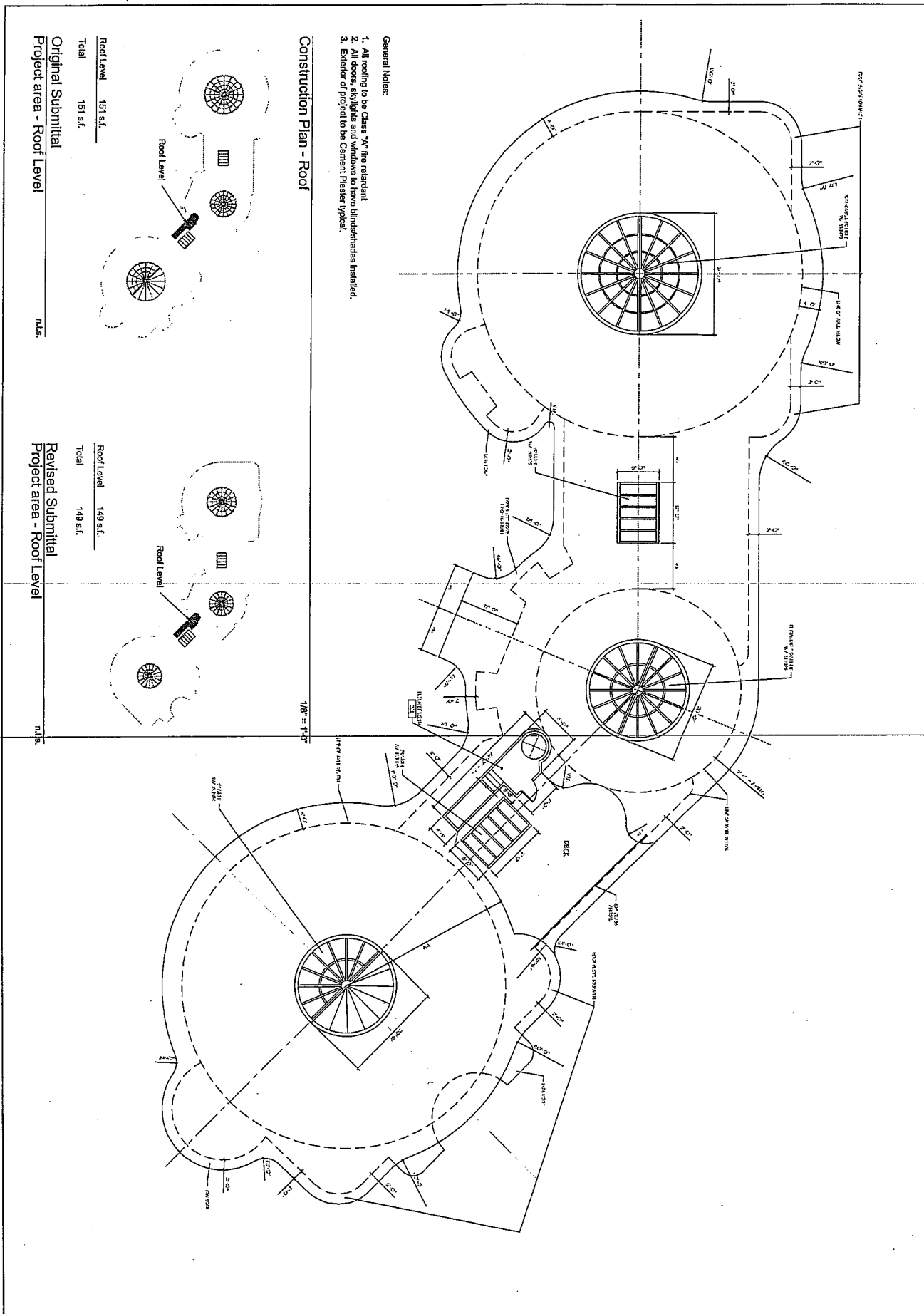
"SHIVALI"

A Private Residence for;
Frances "Ambika" Collins & Kate Stillman
509 Loma Alta Road, Carmel, CA 93923 A.P.N. 103-161-005-000

ENVIRO
INTERNATIONAL, INC.
4400 N. 17th
P.O. Box 1724
Palo Alto, CA 94303
(415) 495-5490
(415) 495-5491 Fax
Salvador@envirointernational.com
Salvador A. Maldonado

REVISIONS

NO.	DESCRIPTION



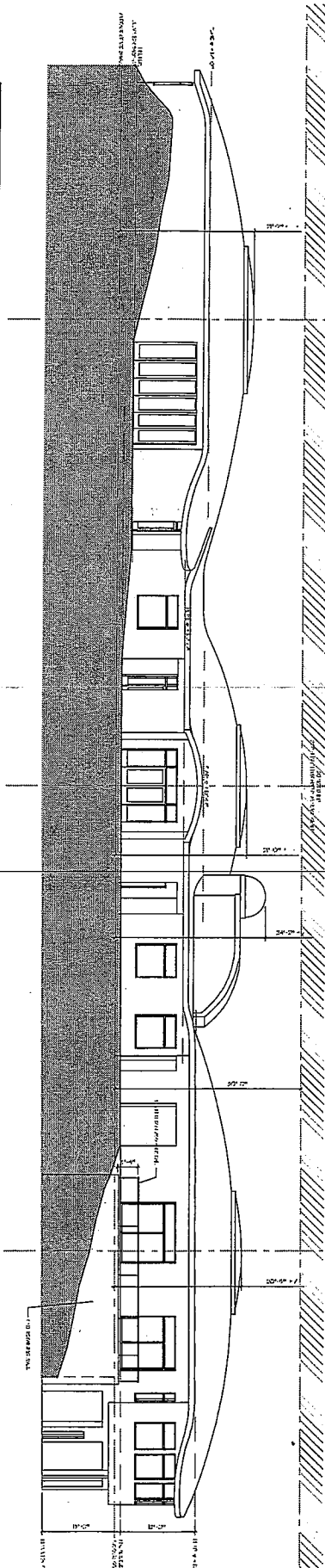
Drawing No. <
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1 - Elevation - South

General Notes:

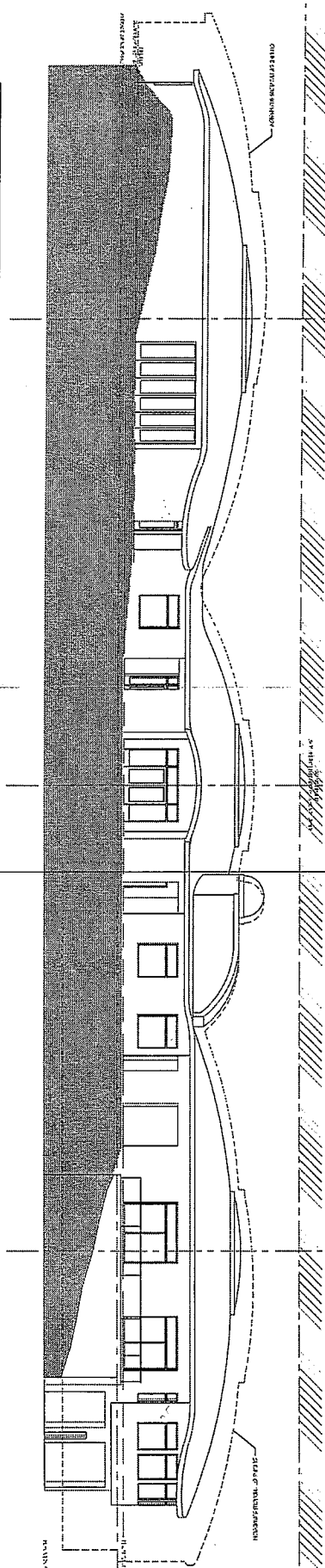
1. All roofing to be Class "IV" fire retardant
2. All doors, skylights and windows to have blinds/shades installed.
3. Exterior of project to be Cement Plaster typical.

1/8" = 1'-0"



0 - Elevation - North - Comparison of Previous Submittal to Revised Residence Profile

1/8" = 1'-0"



Drawing No.

A2.0

Date	7.26.2012
Scale	AS SHOWN
Drawn	jhb
Job	
File	

Drawing:

Elevations

"SHIVALI"

A Private Residence for:

Frances "Ambika" Collins & Kate Stillman

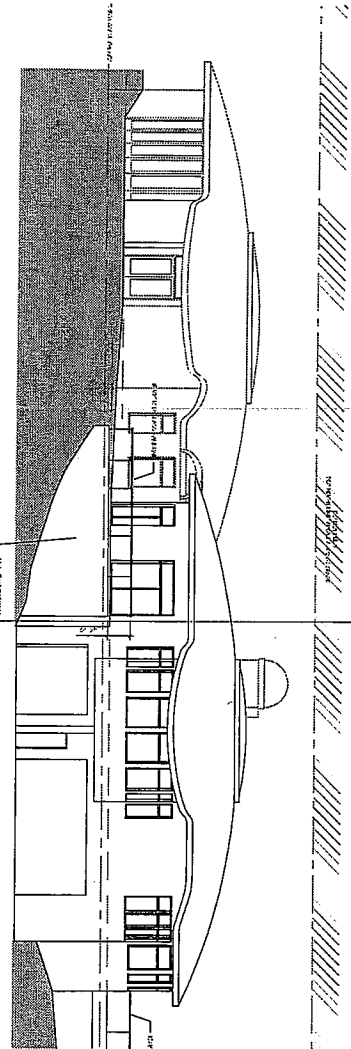
509 Loma Alta Road, Carmel, CA 93923 A.P.N 103-161-005-000

ENVIRO
INTERNATIONAL, INC.
Architects
C7206
P.O. Box 1734
Palo Alto, CA 94303
(415) 828-2400
(415) 828-4401 Fax
Salvo@enviro-intl.com
Salvo A. Salvo

REVISIONS

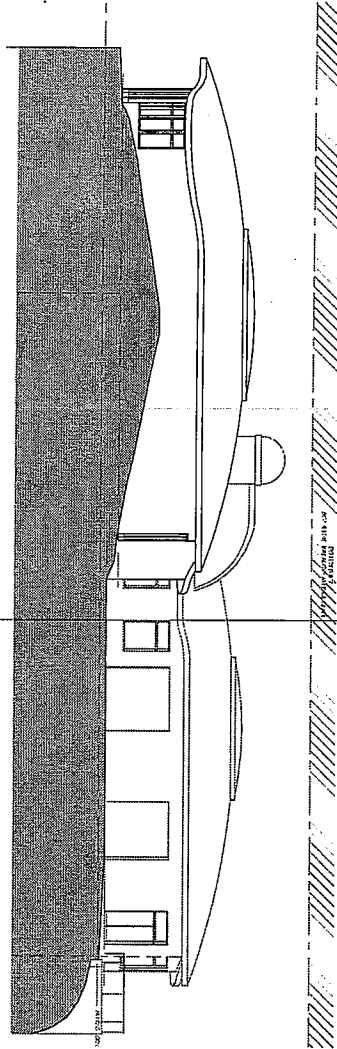
- General Notes:
1. All roofing to be Class "X" fire retardant
 2. All doors, skylights and windows to have blinds/shades installed.
 3. Exterior of project to be Cement Plaster typical.

4 - Elevation - East



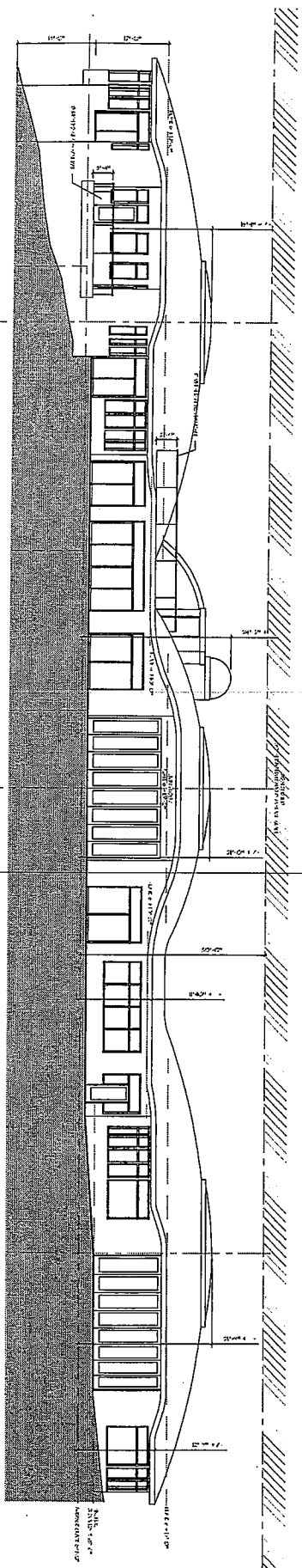
1/8" = 1'-0"

3 - Elevation - West



1/8" = 1'-0"

2 - Elevation - North



1/8" = 1'-0"

Drawing No.

A2.1

Date: 7.26.2012
 Scale: AS SHOWN
 Drawn: jhb
 Job:
 File:

Drawing:

Elevations

"SHIVALI"

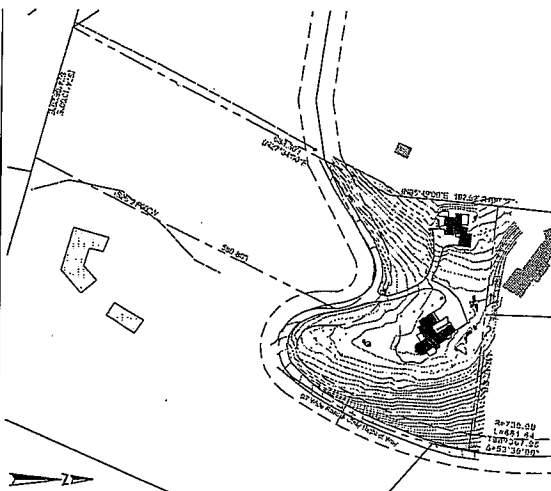
A Private Residence for;

Frances "Ambika" Collins & Kate Stillman

509 Loma Alta Road, Carmel, CA 93923 A.P.N. 103-161-005-000

ENVIRO
 INTERNATIONAL, INC.
 Architects
 C/206
 P.O. Box 1734
 Pebble Beach, CA 93953
 (415) 876-2880
 (415) 876-5411 Fax
 Email: info@envirointl.com
 Sharon A. Hahn

REVISIONS



Existing Overall Site Plan



Location Map

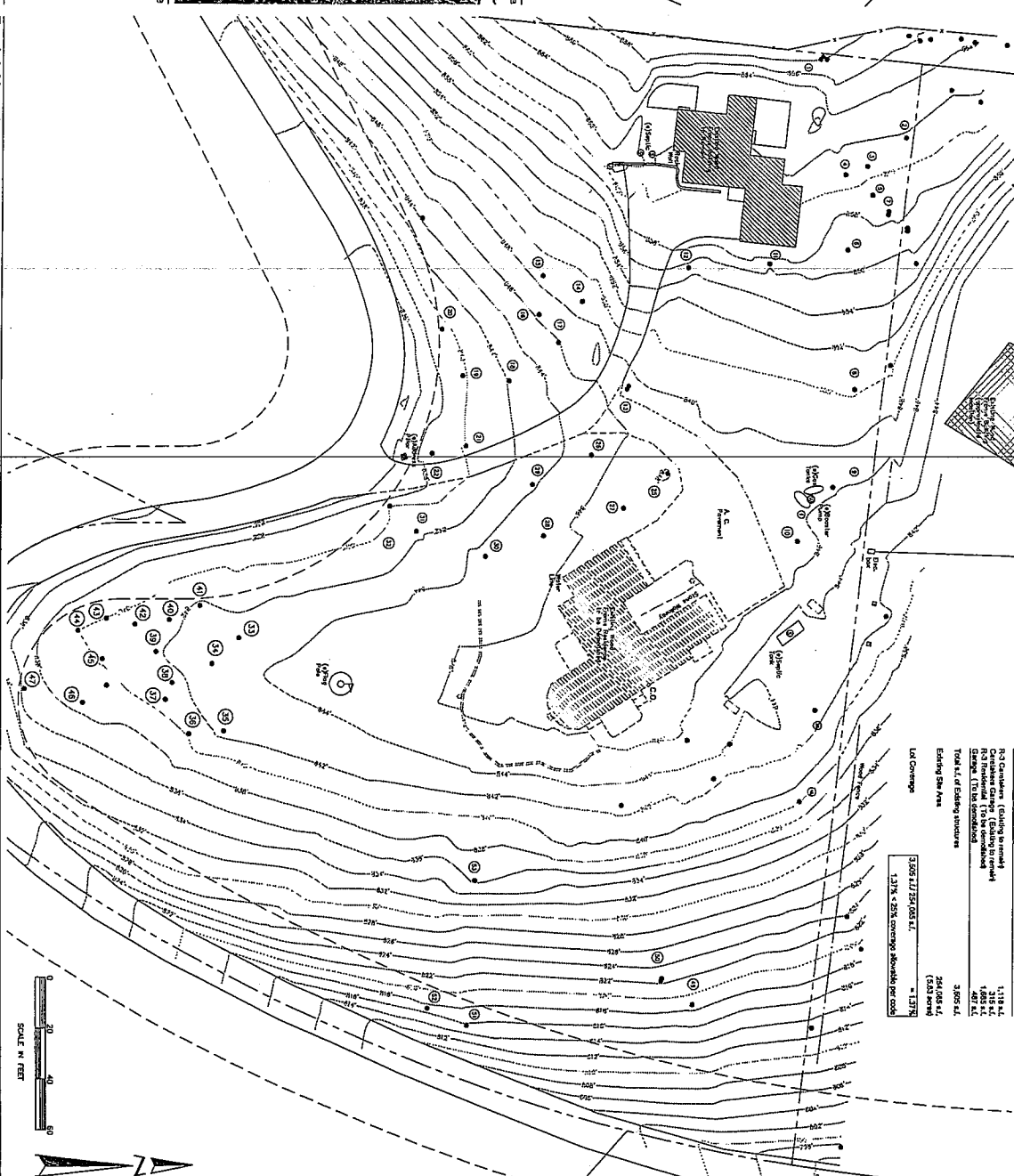
Project Zoning Designation Construction Type	RDR/5.1-UR-D-S VB

County of Monterey
Building

**Fire
Mechanical,**

Plumbing	2010 C.P.C.
Electrical	2010 C.E.C.
Energy Code	2010 C.E.C.

Applicable Zoning, Codes and Jurisdictions

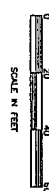


Existing Project Data

R-3 Carriekers (Existing to remain)	R-3 Carriekers Garages (Existing to remain)	R-3 Residential (To be demolished)	Garage (To be demolished)	Total s.f. of Existing structures
1,000	1,000	1,000	1,000	4,000

existing 300 WPA	254,005 s.f. (5.83 acres)
Lot Coverage	3,505 s.f./254,005 s.f. = 1.37%

1.37% < 25% coverage allowable per code

 $\tau = 20^{\circ}0'$

Drawing No.

S1.0

Date	7.26.2012
Scale	AS SHOWN
Drawn	jhb
Job	
File	

Drawing:
Site Plan -
Existing

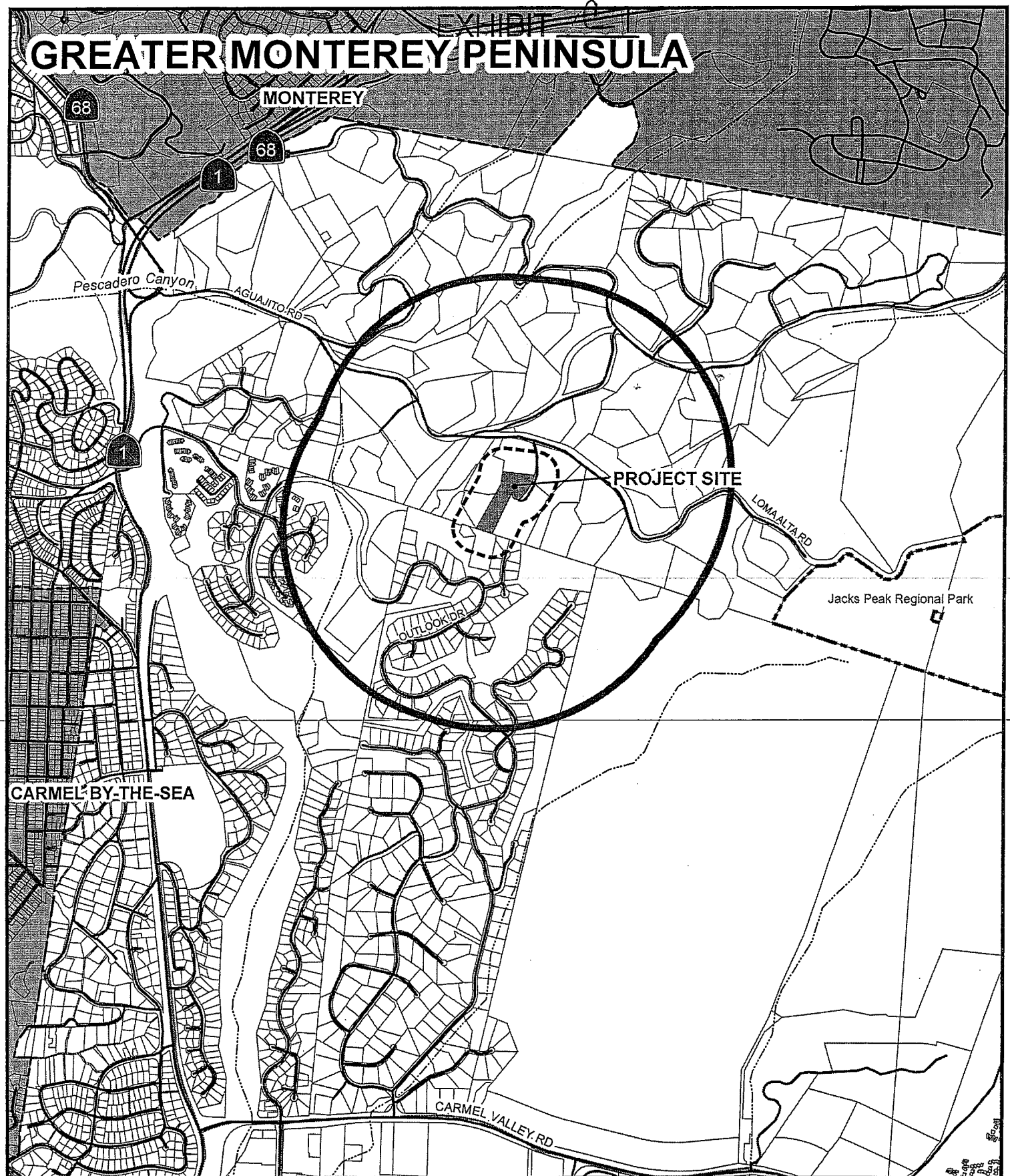
"SHIVALI"

A Private Residence for;
Frances "Ambika" Collins & Kate Stillman
509 Loma Alta Road, Carmel, CA 93923 A.P.N. 103-161-005-000

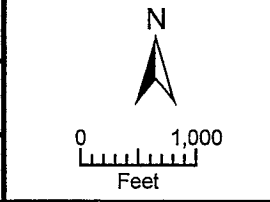
**ENVIRO
INTERNATIONAL, INC.**
Architects
C-7308
P.O. Box 1734
Pebble Beach, CA 95953
(831) 676-3490
(831) 626-8401 Fax
Bea@aol.com or Bea@enviro-international.com
Edward A. Mink

REVISIONS

GREATER MONTEREY PENINSULA



APPLICANT: COLLINS	
APN: 103-161-005-000	FILE # PLN120191
Water 2500' Limit 300' Limit City Limits	



PLANNER: BERNAL

EXHIBIT D

MINUTES

Greater Monterey Peninsula Land Use Advisory Committee
Wednesday, July 18, 2012

1. Site visit at 2:30 PM at 509 LOMA ALTA RD CARMEL [COLLINS]

ATTENDEES: Rierson, DeHoff, Berry, Smith, Harris

2. Meeting called to order by Ron DeHoff at 7:03 pm

3. Roll Call

Members Present: all above / Rierson

Members Absent: Jacobs

4. Approval of Minutes:

A. April 4, 2012 minutes

Motion: Smith (LUAC Member's Name)

Second: Rierson (LUAC Member's Name)

Ayes: all (Smith, DeHoff, Rierson, Berry, Harris)

Noes: none

Absent: Jacobs

Abstain: NONE

RECEIVED

JUL 20 2012

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

5. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

none

6. **Scheduled Item(s)** *Collins & Stillman PLN120191*

7. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

NONE

- B) **Announcements**

NONE

8. **Meeting Adjourned:** *5:20* pm

Minutes taken by:

Tamara Harris

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**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT**

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

RECEIVED

JUL 20 2012

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

Advisory Committee: Greater Monterey Peninsula

Please submit your recommendations for this application by: July 18, 2012

Project Title: COLLINS FRANCES & STILLMAN KATHERINE ANNE

File Number: PLN120191

File Type: ZA

Planner: BERNAL

Location: 509 LOMA ALTA RD CARMEL

Project Description:

Design Approval for the demolition of an existing single family dwelling of 1,685 square feet and an existing garage of 487 square feet and the new construction of a 13,122 square foot single family dwelling with a 4,004 square foot attached garage. The property is located at 509 Loma Alta Road, Carmel (Assessor's Parcel Number 103-161-005-000), Greater Monterey Peninsula Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes ☒ No ☐

Safwat Malek
Francis Collins

PUBLIC COMMENT: *List of attendees is attached*

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
DAVIS Prew	✓		plans are incomplete for grading, water control, retaining walls
Brenda Beach	✓		refer to her letter her mother's letter Marion Paul's letter
marion Paul letter read by B. Beach ✓			concerned over removal of trees/shrubbery - privacy challenged - windows that will invade her privacy
M. Woods			drainage - culvert has been filled in

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JUL 20 2012

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PLANNING & BUILDING
INSPECTION DEPT

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conflicting plan sets
question's LEED certification
claimed by architect
additional planting
require additional water
many trees were removed
prior - worried that
plans will not always
be a residence
homes contiguous to site
are quite small -

rain water catchment
roof is grass

Malk -
diverse homes
are in the area -
subjective -
TAJUBAN comment
within 1/2 mile
radius - 10 projects
7-11000 sq. feet
Collins - plantings
all native will
grow & house
won't ~~be~~ be seen

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)
how will new project impact sun shine on neighbor Mrs. Paul		
		house could be pulled back from Mrs. Paul -
		need clean drawings
		can plans be scaled down

ADDITIONAL LUAC COMMENTS

would like more info. on plantings - esp roof
 need more plan details - need to consider better
 privacy from & for neighbors. House can be
 seen from Jacks Peak park & might want more
 screening.
 Siting is not accurate or adequate
 lighting, soil, drainage plans needed arborist
 house may be too large for neighborhood report

RECOMMENDATION:

Motion by: De Hoff (LUAC Member's Name)

Second by: Rierson (LUAC Member's Name)

☐ Support Project as proposed

☐ Recommend Changes (as noted above)

☒ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

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JUL 20 2012

AYES: 5 Chererson, DeHoff, Berry, Smith, Harris

NOES: 0

ABSENT: 1 (Jacobs)

ABSTAIN: 0

MONTEREY COUNTY
 PLANNING & BUILDING
 INSPECTION DEPT

attendees 7/18/2012

Loma Alta Rd, Carmel

DAVID PREW 511 LOMA ALTA RD OWNER

MARILYN WOODS 511 LOMA ALTA RD

Debra West 512 Loma Alta, Carmel, CA 93923

Marcus Paul 508 Loma Alta 93923

Bryndie Beach 510 Loma Alta Road Carmel CA 93923

Margaret Farrier 518 Loma Alta Rd. Carmel, Ca, 93923

Structural Belinda Taluban PO Box 292, Salinas, CA 93902

Owner Frances Collins 509 Loma Alta Rd, Carmel, CA 93923

Civil Eng FRANK CAMPO 126 EXPOSITO PLACE, SEC,

Architect SEEWAT MALEK P.O. BOX 1734 P.B., CA 93953

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JUL 20 2012

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

EXHIBIT E

MINUTES

Greater Monterey Peninsula Land Use Advisory Committee
Wednesday, August 1, 2012

1. Site visit at 2:30 PM at 509 LOMA ALTA RD CARMEL [COLLINS]

ATTENDEES: De Hoff, Smith, Berry, Reierson

2. Meeting called to order by De Hoff at 4:02 pm

3. Roll Call

Members Present: De Hoff, Smith, Berry, Reierson (4)

Members Absent: Jacobs, Harris (2)

4. Approval of Minutes:

A. July 18, 2012 minutes

approved as corrected; see attached

Motion: De Hoff (LUAC Member's Name)

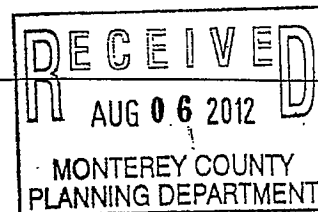
Second: Berry (LUAC Member's Name)

Ayes: De Hoff, Smith, Berry, Reierson

Noes: /

Absent: Jacobs, Harris

Abstain: /



5. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

none

6. **Scheduled Item(s)**

7. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

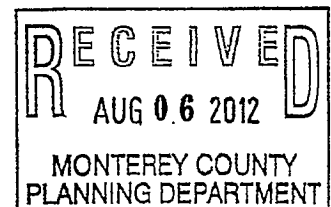
none

B) Announcements

none

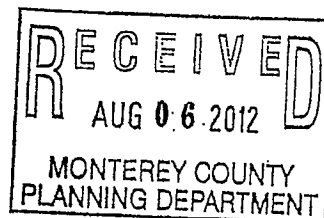
8. **Meeting Adjourned:** 5:31 pm

Minutes taken by: P. Smith



Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: Greater Monterey Peninsula

Please submit your recommendations for this application by: August 1, 2012

Project Title: COLLINS FRANCES & STILLMAN KATHERINE ANNE

Item continued from 7/18/12 meeting

File Number: PLN120191

File Type: ZA

Planner: BERNAL

Location: 509 LOMA ALTA RD CARMEL

Project Description:

Design Approval for the demolition of an existing single family dwelling of 1,685 square feet and an existing garage of 487 square feet and the new construction of a 13,122 square foot single family dwelling with a 4,004 square foot attached garage. The property is located at 509 Loma Alta Road, Carmel (Assessor's Parcel Number 103-161-005-000), Greater Monterey Peninsula Area Plan.

**See newer plans: floored areas as proposed as of 8/2/12 are less ft²*

Was the Owner/Applicant/Representative Present at Meeting? Yes ☒ No ☐

see attached comments re: S. Malek, Paul Kephart, Belinda Taubman, Frank Campo, E. Hernandez, F. Collins, R. Groome
see attachment to minutes

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
David Hughes	X		<i>see attachment to minutes</i>
David Prew	X		<i>several concerns see attachment →</i>
Debra West	X		<i>many concerns see attachment →</i>
B. Beach	X		<i>see letter letter and attachments →</i>
All neighbors attending	X		<i>see attachment Presentations did not change our minds. see attachments →</i>

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)
see attachments to minutes		

ADDITIONAL LUAC COMMENTS: see attachments for all.

Ms Berry: size reduction needed and done; shows env. concerns. low profile good. For reaching design. Appreciates neighbors' concerns.
 Mr Reiersen: change challenging and normal. Hope conversations continue.
 Ms Smith: Will Jacks Peaks views be protected? <Planner: "Yes">
 Mr DeHoff: concerns: Fire access for neighborhood? Lighting plans in and out? Trucking cut soil off of property causing damage?

RECOMMENDATION:

Motion by: Ms Berry (LUAC Member's Name)

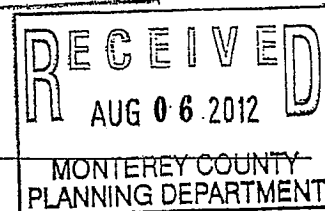
Second by: Ms Smith (LUAC Member's Name)

☒ Support Project as proposed. ** Floored areas are now less than original description. see plans included*
☒ Recommend Changes (as noted above)

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____



AYES: 4 Berry, Reiersen, Smith, DeHoff

NOES: 0

ABSENT: 2 Jacobs, Harris

ABSTAIN: 0

MINUTES

Greater Monterey Peninsula Land Use Advisory Committee

Wednesday, July 18, 2012

Corrected
minutes
for

1. Site visit at 2:30 PM at 509 LOMA ALTA RD CARMEL [COLLINS]

ATTENDEES: Rierson, DeHoff, Berry, Smith, Harris

2. Meeting called to order by Ron DeHoff at 7:03 pm

3. Roll Call

Members Present: all above / Rierson

Members Absent: Jacobs

4. Approval of Minutes:

A. April 4, 2012 minutes

Motion: Smith (LUAC Member's Name)

Second: Rierson (LUAC Member's Name)

Ayes: all (Smith, DeHoff, Rierson, Berry, Harris)

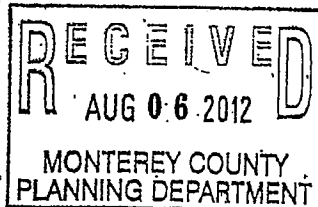
Noes: none

Absent: Jacobs

Abstain: NONE

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5. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

none

6. **Scheduled Item(s)** *Collins & Stillman PLN120191*

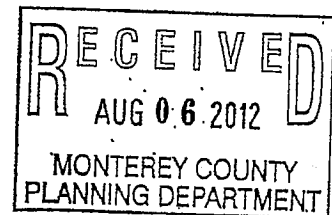
7. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

NONE

- B) **Announcements**

NONE



8. **Meeting Adjourned:** *5:20* pm

Minutes taken by: *Tamara Harris*

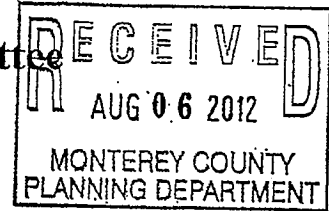
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Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025



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Advisory Committee: Greater Monterey Peninsula

Please submit your recommendations for this application by: July 18, 2012

Project Title: COLLINS FRANCES & STILLMAN KATHERINE ANNE

File Number: PLN120191

File Type: ZA

Planner: BERNAL

Location: 509 LOMA ALTA RD CARMEL

Project Description:

Design Approval for the demolition of an existing single family dwelling of 1,685 square feet and an existing garage of 487 square feet and the new construction of a 13,122 square foot single family dwelling with a 4,004 square foot attached garage. The property is located at 509 Loma Alta Road, Carmel (Assessor's Parcel Number 103-161-005-000), Greater Monterey Peninsula Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes ☒ No ☐

Safwat Malek
Francis Collins

PUBLIC COMMENT: List of attendees is attached

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
DAVIS Prew	<input checked="" type="checkbox"/>	<input type="checkbox"/>	plans are incomplete for grading, water control, retaining walls
Brenda Beach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	refer to her letter her mother's letter Marion Paul's letter
marion Paul letter read by B. Beach <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	concerned over removal of trees/shrubbery - privacy challenged - windows that will invade her privacy
M. Woods	<input type="checkbox"/>	<input type="checkbox"/>	drainage - culvert (existing) has been filled in

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Site Neighbors? continued:
Issues/Concerns

confecting plan sets
questions LEED certification
claimed by architect
additional plantings
require additional water
many trees were removed
prior - worried that
plans will not always
be a residence
homes contiguous to site
are quite small -

Project applicant
Comments:
rain water catchment?
100% is grass/plants?

Mr Malkk -
diverse homes
are in the area -
subject site -

MS TA Urban Environment
within 1/2 mile
radius - 10 projects
7-11000 sq. feet

MS Collins - plantings
all native will
grow & house
won't be seen

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)
how will new project impact sun shine on neighbor Mrs. Paul?		
		house could be pulled back from Mrs. Paul -
		need clean drawings, clean drawings?
		can plans be scaled down? can plans be scaled down?

ADDITIONAL LUAC COMMENTS

- would like more info. on plantings - esp esp
- need more plan details - need to consider better privacy from & for neighbors House can be clearly seen from Jacks Peak park & might want more screening.
- Siting is not accurate or adequate lighting, soil, drainage plans needed
- house may be too large for neighborhood

RECOMMENDATION:

Motion by: De Hoff (LUAC Member's Name)

Second by: Rierson (LUAC Member's Name)

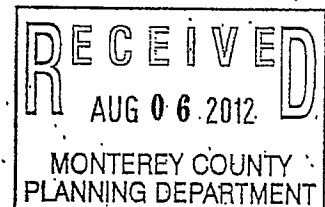
☐ Support Project as proposed

☐ Recommend Changes (as noted above)

☒ Continue the Item

Reason for Continuance: _____

Continued to what date: _____



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AYES: 5 (Rierson, DeHoff, Berry, Smith, Harris)

NOES: 0

ABSENT: 1 (Jacobs)

ABSTAIN: 0

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

attendees 7/18/2012

Loma Alta Rd, Carmel

DAVID PREW 511 LOMA ALTA RD owner

MARILYN WOODS 511 LOMA ALTA RD

Debra West 512 Loma Alta, Carmel, CA 93923

Marcia Paul 508 Loma Alta 93923

Bryndie Beach 510 Loma Alta Road Carmel CA 93923

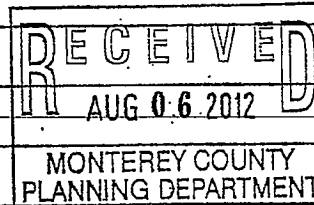
Margaret Farrier 518 Loma Alta Rd. Carmel, Ca. 93923

Structural Belinda Taluban PO Box 292, Salinas, CA 93902

Owner Frances Collins 509 Loma Alta Rd, Carmel, CA 93923

Civil Eng FRANK CAMPO 126 BONFACIO PLACE, SEC,

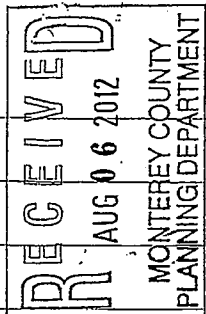
Architect SAEWAT MALAK P.O. BOX 1738 P.O., CA 93953



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509 Loma Alta Rd. Carmel [Collins]

8/1/12

Comments:

PLN 120191

Mr. Malek:

1. Civil grading & drainage plan is per county list
2. Schematic plan for planting included
3. Reduced ^{footprint} by 3000 ft² due to basement/garage
4. Pushed house away from neighbor and removed retaining walls as not needed
5. Exterior lighting illustrated
6. More plan details: including roof plan and elevator
7. Walked Jacks Peak: could not see project
8. Reduced by 1-1.5 ft house height
9. Excavation cut: is up from 1400 to 1800 ft³

Paul Kephart: Living roof = Rana Creek

1. Retains 60% of on-site storm water to reuse outside.
2. 12,000 gals storage gray water in planning stage
3. Roof will be Sedum sp. plants
4. Will screen b/n Mrs Paul's and from road.
5. Catchments ^{to be} on site: surfaces will be porous.
6. Roof plants limited in height to 6 inches and need no maintenance."

Mr. Campos

Drainage conceptual now, and will provide storage Targets zero run off

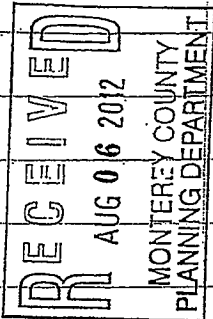
Question: De Hoff = ^{Did} a culvert or a swale exist previously?

Mr. Malek: "A culvert never existed."

Minutes
8/2/12
LUPAC
to
Attachment

8/11/12 CMP LVAC PLN 120 191

page 2
Collins



Mrs Collins: statement: "Design does not dictate commercial use." "Family business is in France. Neighbors have many visitors who park on road. All neighbors refused invitations to visit, and learn about our property." "Helped out Mrs. Paul extensively." "Planted many natives in an appropriate ecosystem (existing), therefore restoring natural local environment" "Fence protects both domestic pets and wild life," "Existing caretakers dwelling is higher than proposed dwelling."

Applicant comment: "No commercial plans for site"

Mrs. Collins: All houses different in size and styles (per De Hoff question). Disabilities require a therapy studio.

Mr. Hughes: Aquajito Property Owners Assn. Haven't seen most plans. Have concluded they are not consistent w/ neighborhood. They invite unauthorized use which can't be policed by county. Recommendation: Reject project as proposed. (De Hoff question: Is new taking an improvement?)

Mr. Hughes: "Am uncomfortable and confused by project after site visit"

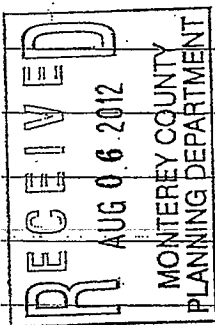
Mr. Prew: So many errors; a rush job; county very lax on procedures; falling down on process; drawings much better; staking still poor; structure gigantic. Is it →
cont. p3

Prew cont. still too big? Does it fit in? Doesn't make sense for this area. Additional concerns Tore down buffer zone btw. McPaul/Collins. Trees cut down. Culvert did exist; it was covered up. Floor plans need to show water use. House should go back to drawing board and include floor plans.

(De Hoff: ^{were} improvements made? (re: planning))

Prew: Yes, but ^{there} are remaining outstanding issues.

Conditions will be ignored, and won't be enforced.



Debra West: We need transparency/clarity.

Neighbors want to get along. Will well water be

pumped up w/o noise? Doesn't wash stress.

Neighbor: what about view requirements?

B. Beach: see letter: problems w/ vagueness.

(De Hoff:) are plans adequate?

B Beach: Need more time to look at/process plans.

Is shown plan the actual intent?

(De Hoff:) What to do?

Beach: Project not timely for LUAC to decide.

(De Hoff to Neighbors:) Did presentations change your minds?

Neighbors: "No." (by raised hands)

Berry: Size reduction needed; that was

done. Shows environmental concerns.

Appreciates neighbors concerns. Low profile

is good. Far reaching design.

Rierson, Larry: Change is challenging. There is a normal reaction. Hope conversations continue.

PN 120 191

8/2/12 Minutes

p. 4

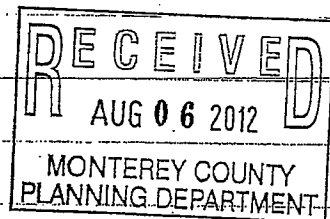
Wanda
Hickman

Smith: will Jacks Peak views* be protected?

Planner: "Impact ^(of project) will be minimized"

~~DeHoff~~ ① Lighting, ③ fire access ② ~~cut~~ trucking off of property causing damage
① - ③ concerns ④ Remove translucent portion of elevator shaft

* On project consistency check list question:
"Would any portion be visible from a ... public park" is incorrectly checked "No"
Also project is located near top of a hill.



Attendees for PLN 120191 8/2/12

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MONTEREY COUNTY
PLANNING DEPARTMENT

SATWAT MALEX ARCHITECT FOR PROJECT
sawat@enviro-international.com

Paul Keplart Landscape Architect
paul@ranacreekdesign.com

BELINDA TALBAN TALBAN ENGINEERING (STRUCTURAL)

FRANK GAMPO C3 ENGINEERING (CIVIL ENGINEER)

~~EDUARDO HERNANDEZ~~ C3 ENGINEERING

Katie Clare Wozzlo

katieclare@sonic.net (close neighbor)

Margaret Farrier (neighbor)

Marian Paul 508 Loma Alta

Bryndie Beach (neighbor) 510 Loma Alta Road

Susan Ajeska - APOA Jacks Peak resident

DAVID PROW RESIDENT

MARILYN X WOOD 511 LOMA ALTA

Debra West - 512 Loma Alta Rd., Carmel

PAUL BASZUCKI 519 LOMA ALTA RD Carmel

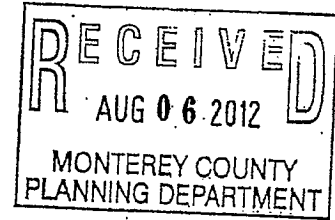
DAVID HUGHES APOA PRESIDENT 584 VIEJO RD, CARMEL 93923

RUSSELL GROOME 509 Loma Alta

Trances Collins 509 Loma Alta

RILEY BERNAL Planning Project

WANDA HICHMAN Planning



The West Family, 512 Loma Alta Road, Carmel, CA

16 July 2012

Greater Mt. Peninsula Land Use Advisory Committee

C/O Michele Friedrich, Office Assistant, Monterey, CA 93923

RE: Project Name: Collins Frances & Stillman Katherine Anne

PLN120191, 509 Loma Alta Road, Carmel, CA 93923, APN: 103-161-005-000

Dear Ms. Bernal, Ms. Friedrich and Mr. Del-Hoff,

Thank you for taking the time to read my letter. I will make it brief realizing that you have already been made abreast of the specific building and planning concerns that our neighbors, Ms. Beach and Mr. Prew have made. I must say that I sincerely appreciate their concerns and untold hours they have spent scrutinizing the plans of 509 Loma Alta Road. In addition, I fully support the need to expect candid and honest planning processes by the inhabitants of 509 Loma Alta Road as they relate to the standards of this area.

For the past twenty-five years, I have been blessed beyond measure to live along this driveway of six single dwelling homes. The neighbors here have been respectful of my need for privacy, are continually friendly and welcoming. In addition, I have ridden my bicycle, ran and walked on all streets of this mountain thus expanding my love for the incredible natural wonders here and for those that live here. It is because of these experiences that I ask you to please help us ensure that our culdesac remain quiet, friendly and within the scope of common sense to keep our natural habitat healthy.

Just ten short years ago, I delivered my son here in our home. Together he and I have examined many a pine needle, viewed salamanders, lizards, snakes, roly-poly bugs, deer, fawn, raccoons, worms and even a family of skunk. It is my hope that my son have those same experiences with his future children. It seems to me though that this new dwelling on 509 Loma Alta will not only cause a temporary inconvenience to our precious wildlife, flora and fauna but, in my opinion, it could deface this area permanently. Please don't let that happen.

It is because of our involvement with the Agujito Property Owners Association, that we realized the vision of those before us to maintain Jack's Peak original beauty by building homes that are congruent with the environment. I am happy to encourage our 509 neighbors to build a home of their dreams but not at the expense of the irreplaceable miracles of nature that Jack's Peak home owners have held dearly.

I hope you will take many looks at 509s existing plans and ask yourselves if it is the correct architectural style for this neighborhood, if it is contaminating the wells nearby, if it will encourage more traffic, if it will overwhelm the building space by removing too much supporting soil from the base, if it will allow the privacy that the neighbors need, if it will be a fire hazard as the yurt is presently, if it will kill environmentally sensitive plants and animals. Furthermore, will it stay within the scope of this splendid natural beauty that the first historical builders envisioned some 70 years ago? Thank you for what you do and for listening.

Sincerely,

Debra West

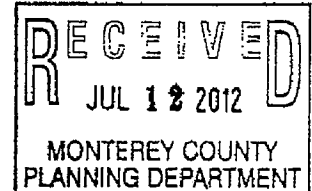
EXHIBIT E

TO: Mr. Ron DeHoff, Chair, Greater Monterey Peninsula Land Use Advisory Committee
Ms. Lucy Bernal, Land Use Technician, Monterey County Department of Planning

FROM: Bryndie Beach, resident 510 Loma Alta Road, Carmel, CA 93923

DATE: July 12, 2012

RE: PLN120191 – 509 Loma Alta Road, Carmel CA 93923
APN: 103-161-005-000



Dear Ms. Bernal and Mr. DeHoff,

My name is Bryndie Beach and I reside on my mother's property at 510 Loma Alta Road on Jacks Peak in Carmel, CA 93923 where my parents have lived for 44 years.

I am writing to you in your capacity as Land Use Technician and the Chair of the Greater Monterey Peninsula Land Use Advisory Committee for the County of Monterey Planning Department, to voice my deep concerns and strong reservations about the proposed "single family dwelling" for 509 Loma Alta Road.

I have had the pleasure of working with Lucy Bernal in reviewing projects for Tehama, and I know that she is very thorough and comprehensive in her review when she receives application for Tehama homes. I appreciate her willingness to communicate with us and her follow through. I am also appreciative of the work done by GMPLUAC members and their regard and respect for County regulations, and for appropriate architecture and site-sensitive design in this area.

For 509 Loma Alta Road, some concerns are as follows:

1. The proposed 13,000 sf structure and 4,000 sf garage are not in keeping the overall character of the neighborhood, or the rural zoning. On a more private lot or larger lot, this would perhaps be less of an issue, but the 509 Loma Alta parcel is split by the road so the portion for which the structure is proposed is not, in fact, nestled in the full 5.8 acres but covers most of the northerly triangle of the lot, and is thus highly visible. The "institutional style" fence which the county approved is already very out of character for this area, as is the "temporary yurt for storage" which was reconverted to use as a gym, and is out of compliance for height above natural grade (the grade was changed prior to the structure being publicly noticed) and has slope issues for an accessory structure. I cannot tell if the temporary yurt is to remain along with the new residence and existing caretaker unit. The siting of the residence creates direct views from the proposed kitchen into Mrs. Paul's bathroom (she resides at 508 Loma Alta), and also would block her exposure to sun at various times of year for much of the day. While designed as a single story structure, the height of the proposed residence in fact functions as a massive two-story structure,

with high visibility from the road and existing homes and is completely out of character with any other architectural structures in the neighborhood.

2. For the "residence," the design of the area indicated as a studio (large round portion on the northwest of the structure), appears to be intended for a use other than residential given its size, exterior portico entry off a drop off area of the circular driveway, and its relation to other more traditional functional spaces in the home. If the plans are correct, it looks like this circular space is 72 feet in diameter, and more in keeping with an auditorium or institutional meeting space rather than a residential space. I do not believe that non-residential uses, other than some agricultural or equestrian accessory uses are allowed in this zoning. Any use other than residential would have significant impact on this quiet, peaceful, rural residential neighborhood, on a narrow private road, which is off a dead end road (Loma Alta) with only one ingress and egress. As one of the conditions of approval, a deed restriction indicating that the property is to be used for residential purposes only should be required.

3. In the same vein, the proposed 4,000+ sf garage area, located to the southeast under the main structure, is also not in keeping with residential garage square footage, and would be more appropriate for parking of numerous guests or clients or used for shipping and receiving, as in a commercial or quasi-public or institutional venture. This is a tremendous amount of parking for a two-bedroom home, even if the garage area also includes storage and space for an elevator, and is more on the scale of a commercial garage. The headlight wash from vehicles would project out on to neighboring properties and homes. The total for compacted exported soil is over 1400 cubic yards, and the number of trucks required for that amount of offhaul would cause significant wear to our shared private road, not to mention the noise and traffic issues. The road surface has already been disfigured by utility work for this property even before the structure has been approved.

4. The driveway approach to turn into the garage cuts into slopes of over 25% and 30%. With the finished floor level of the garage at 837, and the A.C. pavement of the driveway at 828 backing up from the garage entry, this would mean a tall retaining wall would need to be built in steep slopes. I believe this requires a Use Permit or hearing other than by the Zoning Administrator.

5. It appears that proposed locations for utilities including septic with leech fields, and propane tank intrude into the 30' setback from the property line between 508 and 509 Loma Alta, and may affect contiguous properties or properties downhill. Run off onto the road has already been an issue with work done for 509 Loma Alta by Comcast, and the area near the driveway entrance which used to be a drainage area to carry storm water run off down slope under the road to the southwestern corner of the property has been filled in. A condition should be created so that the drainage channel and culvert are restored to be fully functional as to avoid runoff issues on the road.

6. The proposed residence includes an elaborate roof garden, covering the entire roof structure, which would lead to an intensification of water use far beyond the existing fixture count or proposed fixture count. I think there is also an additional bathroom proposed for the main residence beyond the existing baths in the 1,685 sf home which would amount to an increased

fixture count. The roof garden also includes a large terrace area which would overlook neighboring homes and yards, leading to a decrease in privacy. A large amount of additional landscape planting has already occurred on the site since the new owner's have taken up residence which would have already increased permitted water use substantially. As we are all under the regulations of the Monterey Peninsula Water Management District, and have very restricted days on which exterior watering can take place, there are concerns that increased water use for this property has not been permitted by MPWMD.

7. Should the project be approved, conditions should be created such that use of hydrant water, construction hours, traffic, deliveries, and noise to cause minimal impact on neighboring properties on Loma Alta. When contractors use hydrant hook ups in the neighborhood, it lowers and negatively affects all the water volume to neighbors, and could be a fire hazard if water thresholds are brought to a low level. The entry to Loma Alta off of Aguajito is very narrow with no shoulder and does not allow for two way traffic when large vehicles are involved. All parking and site staging must be confined to the property itself. Given the proximity to neighboring homes, there should be time and noise restrictions placed on construction (8 am to 5 pm work hours Monday through Friday, no radios and no work on Sundays with reduced work on Saturdays). Given the high fire danger designation for the area, there should also be a ban on smoking on the construction site. These are all reasonable requirements for Best Management Practices in sensitive areas and quiet neighborhoods.

In sum, my main concern is that this structure has been presented for Design Approval only as a single family residence, and that the size, configuration and architectural choices are such to accommodate other uses that are not at all residential in nature. From what I have seen, the plans, while conceptual in nature, do show some flaws in what is permitted per Title 21 zoning and the County. In addition, given that the "yurt's" original purpose was for storage, and then became habitable space with electricity and windows, I am not convinced that, if approved by the Planning Department, that once in review with the Building Department, the use will not again change, with very little chance for review or input by those of use who are neighbors and have lived in and loved this quiet residential area for many years.

I believe everyone would be best served by a reconsideration of the proposed structure at a later date when some of these concerns have been addressed and corrected with a more appropriate design in keeping with the neighborhood aesthetic and conforming to County regulations.

Many thanks for your careful consideration of this proposed structure and the significant impact it will have on our community.

Bryndie Beach

Bryndie Beach
510 Loma Alta Road

Friedrich, Michele x5189

From: Dr. Bruce West [drbwest@comcast.net]
Sent: Thursday, July 12, 2012 8:45 PM
To: BernalL@co.monterey.ca.us
Cc: Friedrich, Michele x5189
Subject: 509 Loma Alta Rd
7-12-12

RECEIVED

JUL 12 2012

**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT**

Re: PLN120191
APN: 103-161-005-000

Dear Ms. Bernal, Ms. Friedrich, and Mr. DeHoff,

My name is Dr. Bruce West, and I live at 512 Loma Alta Rd, Carmel CA 93923. I am writing to you regarding the new proposed single family dwelling for 509 Loma Alta Rd.

I believe that people can do what you want with their property, as long as it is proper, within code, and within considerations for their neighbors. My review of the plans for the new house at 509 leads me to believe that it is none of these.

It seems to me besides being grossly oversized, out of context for the neighborhood, a potential eyesore, and a blight on some of its immediate neighbors, that it is not within code standards.

But more important, it appears to be planned for non-residential use. You can check with letters from my neighbors Bryndie Beach and Dave Prew for the incidentals.

I would at least hope that a paper be signed showing that design approval is only for residential use. The last thing we need on our remote, quiet, small driveway is a steady string of traffic consisting of visitors and/or customers.

I like our new neighbors, but they have shown that I cannot entirely trust their intentions. I've been down that road before in another neighborhood. A signed agreement to residential use only would at least provide some security against a business on our driveway.

Thanks for your time and consideration. Feel free to call me at any time.

Very sincerely,

Dr. Bruce West
831-372-8899

07/13/2012

RECEIVED

JUL 18 2012

Date: Saturday, May 26, 2012 6:30 PM

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

Updated:

To: The Monterey counting Planning department:

Regarding the proposed building on 509 (2) Loma Alta Road, Carmel, CA 93923
PLN120194
APN: 103-161-005

My name is Mary FG Beach and I have lived at 510 Loma Alta Road for 44 years since we moved here in 1968. I am deeply concerned about the planned project for the new structure to be built on our private road off Loma Alta. From looking at the plans and hearing about the possible uses of the buildings I feel that this has nothing to do with the rural character of this area which I have known, loved and protected for almost half a century.

My husband and I started visiting the friends in the Aguajito area in the 1950s and we fell in love with the rural beauty of these hills so close to Monterey and Carmel. When we were lucky enough to move here we got to know most of our neighbors who for decades have preserved this natural beauty of forests and hill as single homes with families, horses and occasional sheep. Living on a dead end road has meant limited traffic and helped keep the feel of this area intact.

When I saw the plans for this massive structure I became concerned that it was intended not just as a single family home, as all the other lots on this hill are, but as a mixed building that included space for events, and large regular gatherings, including space for dozens of cars and performances. This is not the proper place for that type of structure. I feel it is fine to build a big home, everyone has that right, but not to build a building intended as a auditorium which will increase the traffic many times on our road.

Best Regards,

Mary FG Beach

Mary FG Beach

510 Loma Alta Rd

Carmel, Ca 93923

Friedrich, Michele x5189

From: David Prew [daveprew@gmail.com]
Sent: Saturday, July 28, 2012 1:17 PM
To: Ron DeHoff, Friedrich, Michele x5189; Bryndie Beach; Dr. Bruce West; Marilyn; barbeejo@comcast.net; rcarlsberg@comcast.net; Novo; Mike x5192; West; Jacqueline Kerrigan-Prew; Bettencourt, Cynthia x5237; Onciano, Jacqueline x5193; James Valin; Bernal, Lucy (Luciana) x5235
Subject: 509 Loma Alta Road

Good afternoon Mr. DeHoff,

RE: Design Approval Application
 PLN 120191
 509 Loma Alta Road

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JUL 28 2012

**MONTEREY COUNTY
 PLANNING & BUILDING
 INSPECTION DEPT**

I apologize for the Saturday email but once again I and my neighbors are very concerned something is amiss with this project. For some reason your committee has been hastily scheduled to again review the Collins / Stillman project at 509 Loma Alta in Carmel this Wednesday. Considering the date of the notice (July 24) the applicant and planner had only 4 working days to address the various GMPLUAC concerns and modify the staking before the notice was issued. As of today, July 28th, the "modified" staking and flagging has not been performed thus making it impossible for the neighbors to evaluate the true mass and impact. This is also in clear violation of the county's own regulations. Seeing such a quick turn around, I suspect the GMPLUAC's other requests such as plan dimensions, the required grading plan for the 1400 sq. yds., Jack's Peak Park visual impact, exterior lighting, 7' retaining walls to name a few have not been addressed.

APPLICATION CHECKLIST FOR LAND USE AND DEVELOPMENT APPLICATIONS

Staking and Flagging – pursuant to the criteria adopted by the Board of Supervisors.

Proof (e.g. photos) of staking must be completed before the project will be accepted for submittal.

Perhaps it is the applicant's intent to modify the staking at the last possible minute to diminish any evaluation by the neighbors. If this indeed occurs I will ask your committee to re-schedule the hearing to allow proper evaluation and input.

Considering the short notice it is more likely, in obvious arrogance to your committee and neighbors, the applicant simply has no intention to respond to your requests. The lack of staking so close to the hearing may be telling. Based on the architect's presentation as to the "possibly award winning design that speaks for itself" he may simply ask the GMPLUAC to note their concerns, vote on it and let him move on to the Zoning Administrator.

If this is the case, I will ask your committee to take the rare step to recommend denial of the application to allow us a better foundation for the Zoning Administrator hearing and almost certain appeal to the Board of Supervisors.

07/30/2012

Please let me know what you find out and thank you and the committee in advance for their efforts on our behalf.

Best regards,

Dave Prew

831 241-0248

07/30/2012

AGUAJITO PROPERTY OWNERS ASSOCIATION
P.O. Box 1234
Carmel, California, 93921

RECEIVED

AUG 01 2012

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

Ron DeHoff, Chair
Greater Monterey Peninsula Land Use Advisory Committee
Monterey County Department of Planning
168 W. Alisal Street, 2nd Floor
Salinas, Ca 93901
Attn: Michele Friedrich

RE: PLN120191, 509 Loma Alta Road

July 31, 2012

Dear Greater Monterey Peninsula LUAC Members,

The Aguajito Property Owners Association was formed in 1958 with the purpose of preserving the residential and scenic attributes and rural advantages of the Jacks Peak area. There are over one hundred and twenty property owners in the Jack's Peak area.

The Board of the Aguajito Property Owners Association (APOA) has reviewed the proposed plans for 509 Loma Alta Road.

It is the Board's opinion that the project is inconsistent with Monterey County's current zoning designations and requirements for the Jacks Peak residential area.

We are also concerned that the project as designed suggests and invites commercial use which would not be in compliance with current residential single family zoning.

If the project is allowed to go forward, it would be difficult if not impossible for Monterey County or the neighbors to prevent unauthorized commercial use of the property.

The APOA Board believes that property owners should be able to build the residence they desire as long as their plans are consistent with all current County zoning and design requirements. These requirements include assessing the potential impact on existing neighbors, complying with all existing County building, permit and design requirements and assessing traffic, fire and human safety impacts on the neighborhood.

- Page 2 -

In the Board's opinion, the plans for 509 Loma Alta do not conform to the County zoning requirements for our neighborhood. We therefore recommend that the County reject the project as proposed.

Very sincerely,

David Hughes

President, APOA



The West Family, 512 Loma Alta Road, Carmel, CA

16 July 2012

Greater Mty. Peninsula Land Use Advisory Committee

C/O Michele Friedrich, Office Assistant, Monterey, CA 93923

RE: Project Name: Collins Frances & Stillman Katherine Anne

PLN120191, 509 Loma Alta Road, Carmel, CA 93923, APN: 103-161-005-000

Dear Ms. Bernal, Ms. Friedrich and Mr. DeHoff,

Thank you for taking the time to read my letter. I will make it brief realizing that you have already been made abreast of the specific building and planning concerns that our neighbors, Ms. Beach and Mr. Prew have made. I must say that I sincerely appreciate their concerns and untold hours they have spent scrutinizing the plans of 509 Loma Alta Road. In addition, I fully support the need to expect candid and honest planning processes by the inhabitants of 509 Loma Alta Road as they relate to the standards of this area.

For the past twenty-five years, I have been blessed beyond measure to live along this driveway of six single dwelling homes. The neighbors here have been respectful of my need for privacy, are continually friendly and welcoming. In addition, I have ridden my bicycle, ran and walked on all streets of this mountain thus expanding my love for the incredible natural wonders here and for those that live here. It is because of these experiences that I ask you to please help us ensure that our culdesac remain quiet, friendly and within the scope of common sense to keep our natural habitat healthy.

Just ten short years ago, I delivered my son here in our home. Together he and I have examined many a pine needle, viewed salamanders, lizards, snakes, roly-poly bugs, deer, fawn, raccoons, worms and even a family of skunk. It is my hope that my son have those same experiences with his future children. It seems to me though that this new dwelling on 509 Loma Alta will not only cause a temporary inconvenience to our precious wildlife, flora and fauna but, in my opinion, it could deface this area permanently. Please don't let that happen.

It is because of our involvement with the Aguajito Property Owners Association, that we realized the vision of those before us to maintain Jack's Peak original beauty by building homes that are congruent with the environment. I am happy to encourage our 509 neighbors to build a home of their dreams but not at the expense of the irreplaceable miracles of nature that Jack's Peak home owners have held dearly.

I hope you will take many looks at 509s existing plans and ask yourselves if it is the correct architectural style for this neighborhood, if it is contaminating the wells nearby, if it will encourage more traffic, if it will overwhelm the building space by removing too much supporting soil from the base, if it will allow the privacy that the neighbors need, if it will be a fire hazard as the yurt is presently, if it will kill environmentally sensitive plants and animals. Furthermore, will it stay within the scope of this splendid natural beauty that the first historical builders envisioned some 70 years ago? Thank you for what you do and for listening.

Sincerely,

Debra West