



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

Date: November 7, 2013

To: Jacqueline Onciano, Zoning Administrator

From: Fernando Vargas Romero (831) 755-5229 *FVR*
vargasf@co.monterey.ca.us

cc: Front Counter Copy; Fernando Vargas Romero, Planner; Wanda Hickman, Planning Services Manager; Elliot Sigal, Property Owner; Brian Groza, Agent/Representative; The Open Monterey Project; Land Watch; Project File PLN130554

Re: Elliott Sigal (PLN130554)

Location: Assessor's Parcel Number: 239-151-007-000
10 Red Trail Trace, Carmel
Santa Lucia Preserve, Greater Monterey Peninsula Area Plan

The Design Approval allows the construction of a 4,530 square foot two-story single family dwelling with an attached 673 square foot garage and grading (approximately 2,000 cubic yards (cut) and 200 cubic yards (fill)). Colors and materials will consist of Wash Vertical Cedar Siding (Custom Grey Brown), Stone Veneer Wainscot (Syar Dry Stone) with a Metal Roof painted a Cool Dark Bronze.

The parcel is zoned Rural Conservation 40 acres per unit with Design Control and Site Plan Review overlays ("RC/40/D/S"). The single family dwelling is an allowed use pursuant to Section 21.36.030(A) of the Monterey County Code, Title 21, subject to Design Approval and Site Plan Review. The Site Plan Review generally requires an Administrative Permit. However, the Site Plan review is not required in this case since an Administrative Permit was previously approved to allow a 4,800 square foot single family dwelling on this site in 2003 and this project is a design change.

The project is consistent with the policies of Greater Monterey Peninsula Area Plan and the Monterey County 2010 General Plan and the regulations of the Title 21 regarding the Design Approval "D" District. The dwelling, materials and colors as proposed are also consistent with the Design Guidelines approved as part of the Chamisal Subdivision (PLN010278) in the Santa Lucia Preserve.

The project is categorically exempt from environmental review pursuant to CEQA guidelines Section 15303(a) which exempts the construction of a single family residence. Staff performed a site visit on September 3, 2013 to verify compliance with policies and regulations and no impacts were identified.

Therefore, staff is recommending approval of the Design Approval PLN130554 subject to the conditions in **Exhibit B**.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Recommended Conditions of Approval
	Exhibit C	Site Plan and Elevations
	Exhibit D	Proposed Colors and Material
	Exhibit E	Vicinity Map

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

EXHIBIT A

Project Information for PLN130554

Application Name:	Sigal Elliott & Ruth	
Location:	10 Red Tail Trace, Carmel	
Applicable Plan:	Greater Monterey Peninsula	Primary APN: 239-151-007-000
Advisory Committee:	None	Coastal Zone: No
Permit Type:	Design Approval	Final Action Deadline (884): 12/22/2013
Environmental Status:	Categorical Exemption	
Zoning:	RC/40-D-S(see note)	Land Use Designation: Resource Conservation

Project Site Data:

Lot Size:	145926	Coverage Allowed:	25%
Existing Structures (sf):	0	Coverage Proposed:	3.6%
Proposed Structures (sf):	4800	Height Allowed:	30'
Total Sq. Ft.:	4800	Height Proposed:	24'6"
Special Setbacks on Parcel:		FAR Allowed:	N/A
		FAR Proposed:	N/A

Resource Zones and Reports:

Seismic Hazard Zone:	VI	Soils Report #:	N/A
Erosion Hazard Zone:	High	Biological Report #:	N/A
Fire Hazard Zone:	Very High	Forest Management Rpt. #:	N/A
Flood Hazard Zone:	X (unshaded)	Geologic Report #:	N/A
Archaeological Sensitivity:	high	Archaeological Report #:	N/A
Visual Sensitivity:	Sensitive	Traffic Report #:	N/A

Other Information:

Water Source:	PRIVATE	Grading (cubic yds.):	2000
Water Purveyor:	WELL	Sewage Disposal (method):	SEWER
Fire District:	Monterey County Regional FPD	Sewer District Name:	N/A
Tree Removal:	NONE		

Monterey County Planning Department

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130554

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Design Approval for the construction of a 4,800 square foot two-story single family dwelling with a 600 square foot attached garage and grading of 2,000 cubic yards (Cut) and 200 cubic yards (fill). Colors and Materials consisting of wash vertical Cedar siding (Custom Grey Brown); Stone Veneer wainscot (Syr Dry Sone) and Metal roof (Cool Dark Bronze SRI 36). The property is located at 10 Red Tail Trace, Carmel (Assessor's Parcel Number 239-151-007-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 239-151-007-000 on November 14, 2013. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: Planning Department

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

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

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

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

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

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 for review and signature by the County.

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

5. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning Department

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

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

6. PD010 - EROSION CONTROL PLAN

Responsible Department: Planning Department

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

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

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

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

7. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. ***) for the Design Approval Permit (Planning File No.: PLN130554) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

8. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning Department

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

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

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

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

9. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

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. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to issuance of building permits. (RMA - Planning)

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

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

10. PD032 - PERMIT LENGTH

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This permit shall be granted for a specific period of time, with an expiration date as specified in the permit. (RMA - Planning)

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

LOCAL PROJECT NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORD WITH THE CITY OF CARMEL ZONING ORDINANCE, CHAPTER 11.02, AND THE CARMEL PLANNING DEPARTMENT.
 2. THE PROJECT SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA FIRE CODE, CHAPTER 7A, AND THE CALIFORNIA BUILDING CODE, CHAPTER 7B.
 3. THE PROJECT SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PLUMBING CODE, CHAPTER 19, AND THE CALIFORNIA ELECTRICAL CODE, CHAPTER 24.
 4. THE PROJECT SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA MECHANICAL CODE, CHAPTER 15, AND THE CALIFORNIA GAS CODE, CHAPTER 18.
 5. THE PROJECT SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA LAND USE ACT, CHAPTER 35, AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, CHAPTER 149.

PROJECT INFORMATION
 PROJECT NAME: SIGAL RESIDENCE
 PROJECT ADDRESS: 10 RED TAIL TRAIL, CARMEL, CA 95008
 LOT AREA: 1.00 AC (43,560 SQ. FT.)
 LOT 1: 1.00 AC (43,560 SQ. FT.)
 LOT 2: 1.00 AC (43,560 SQ. FT.)

PROPOSED LOT AREA DATA
 LOT 1: 1.00 AC (43,560 SQ. FT.)
 LOT 2: 1.00 AC (43,560 SQ. FT.)
 TOTAL LOT AREA: 2.00 AC (87,120 SQ. FT.)
 TOTAL BUILDING AREA: 4,500 SQ. FT. (103,000 SQ. FT.)
 TOTAL LOT AREA: 150,000 SQ. FT.

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1 SITE PLAN

SCALE: 1" = 20'-0"

EXHIBIT C

0 10' 20' 40'

A1.1

SCALE: 1" = 20'-0"

SITE PLAN

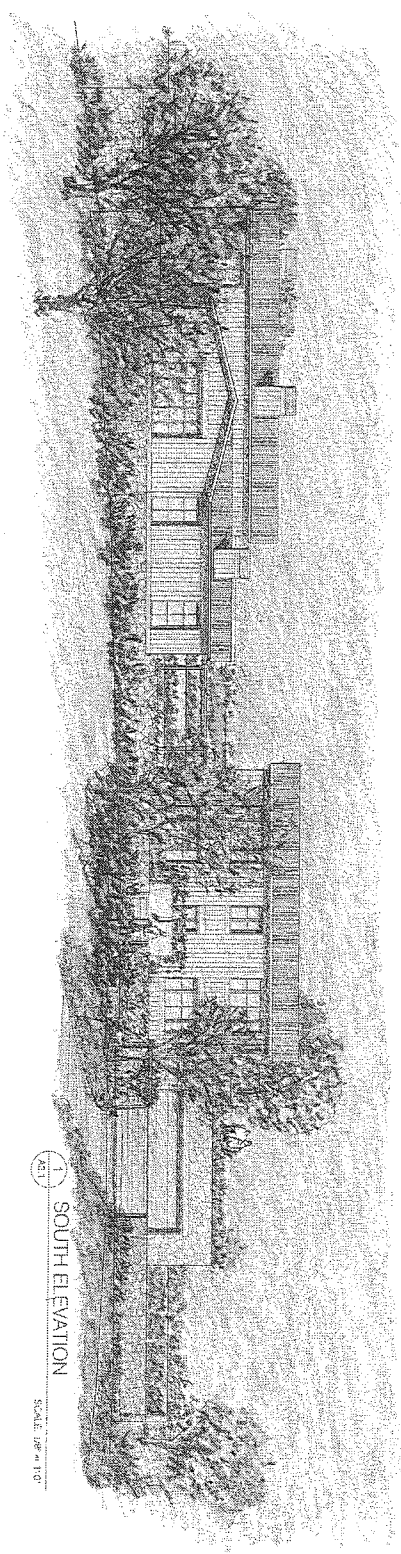
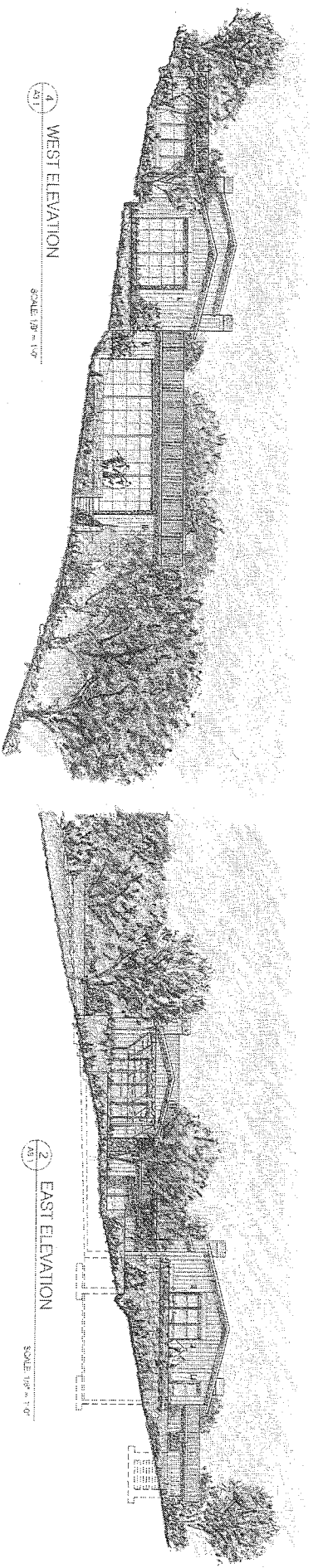
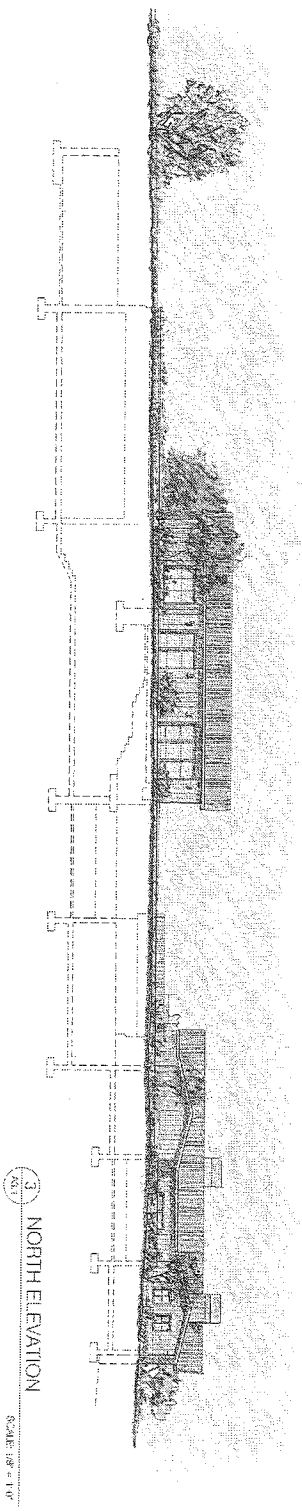
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Revised:	201222
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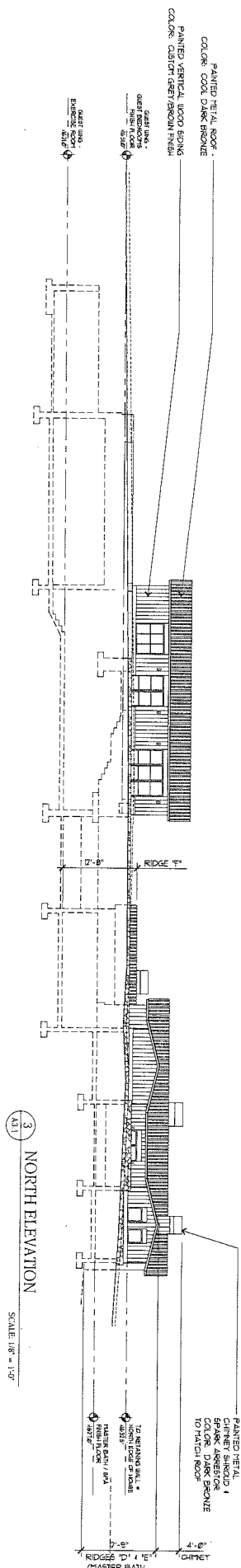
SIGAL RESIDENCE

10 Red Tail Trail - The Santa Lucia Preserve
 Carmel, CA 95023

**BACKEN
 GILLAM**
 architects

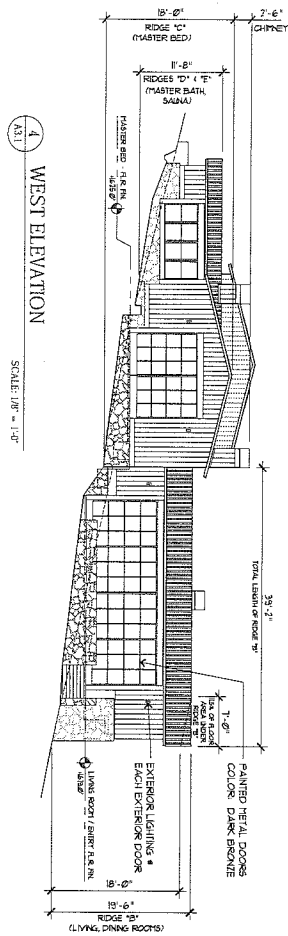
These documents are the property of Backen and Gillam. Any unauthorized use without the written consent is prohibited by law. Backen and Gillam disclaim responsibility for the documents if used whole or in part at any other location.





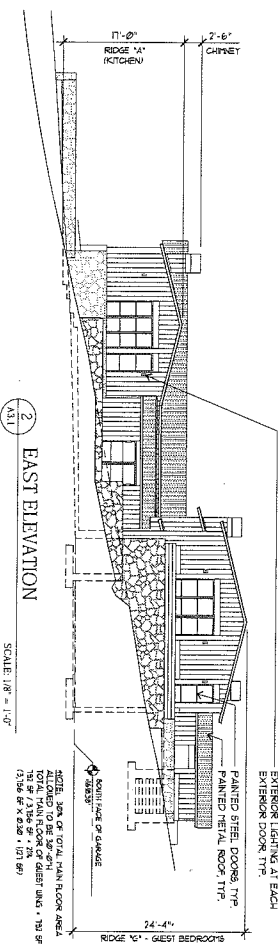
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A3.1 NORTH ELEVATION

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



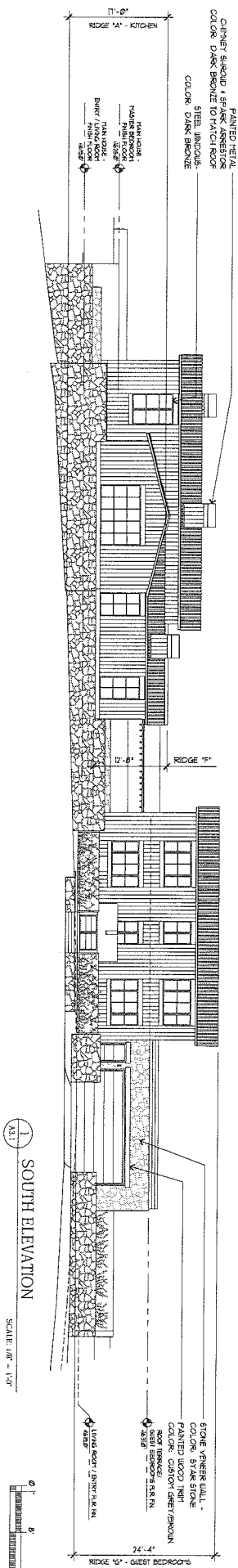
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A3.1 WEST ELEVATION

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



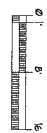
2 EAST ELEVATION
A3.1

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



1 SOUTH ELEVATION

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



BACKEN
GILLAM
KROEGER
architects

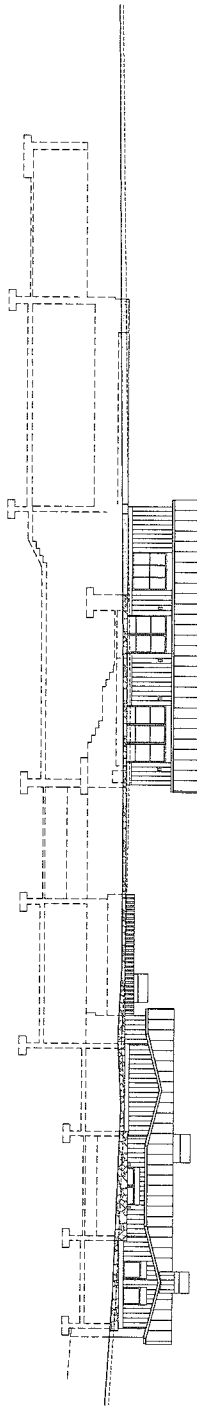
SIGAL RESIDENCE
LOT F7
SANTA LUCIA PRESERVE

FINAL DESIGN REVIEW

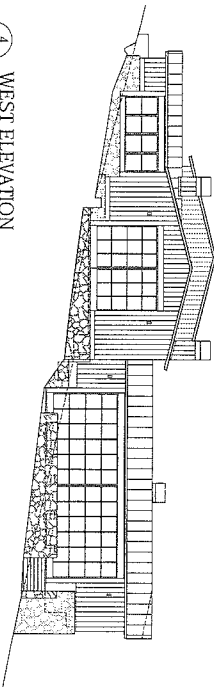
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DRAWN BY: JW

EXTERIOR ELEVATIONS

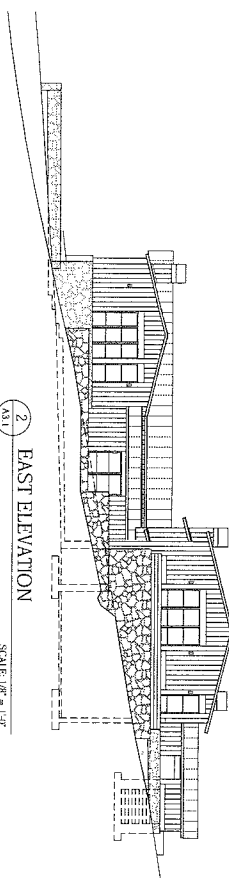
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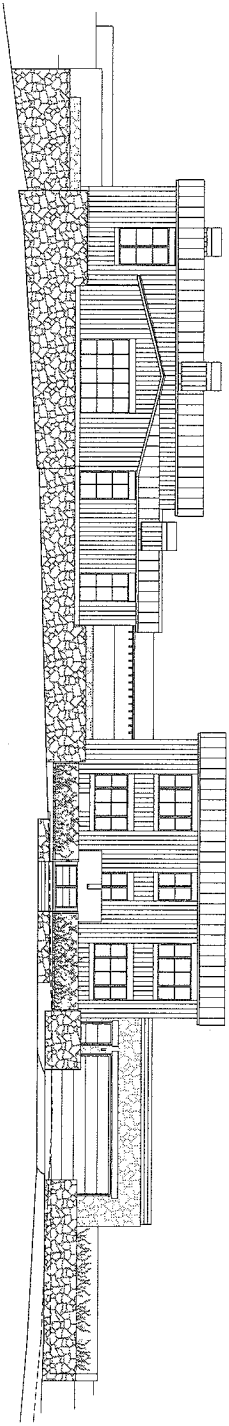
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SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



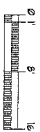
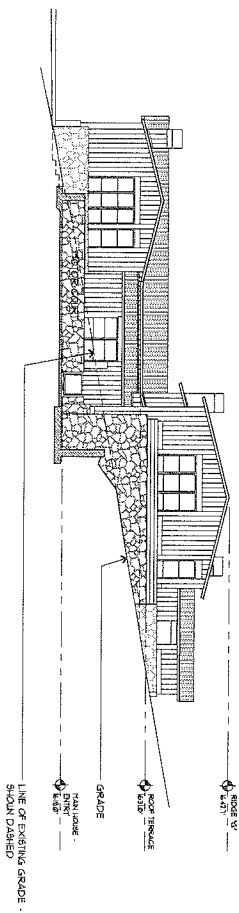
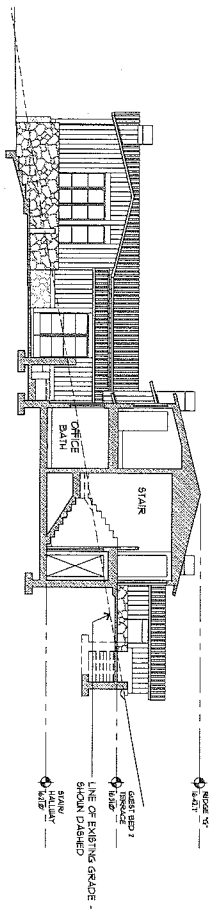
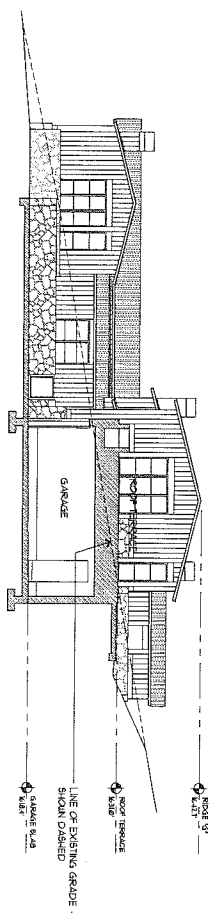
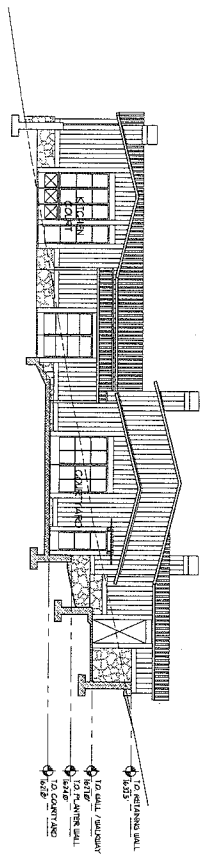
B A C K E N
G I L L A M
K R O E G E R
a r c h i t e c t s

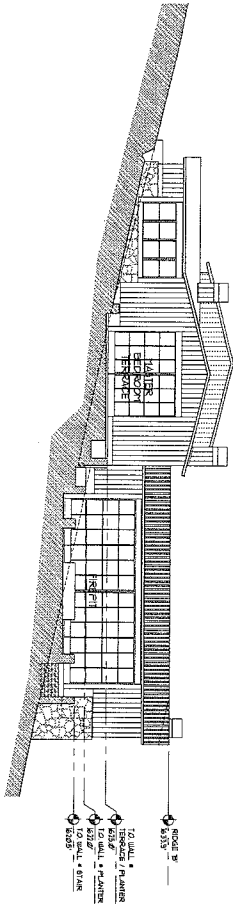
SIGAL RESIDENCE
LOT F7
SANTA LUCIA PRESERVE

FINAL
DESIGN REVIEW

SCALE: 1/8" = 1'-0"
DATE: 09.12.2013
DRAWN BY: JW

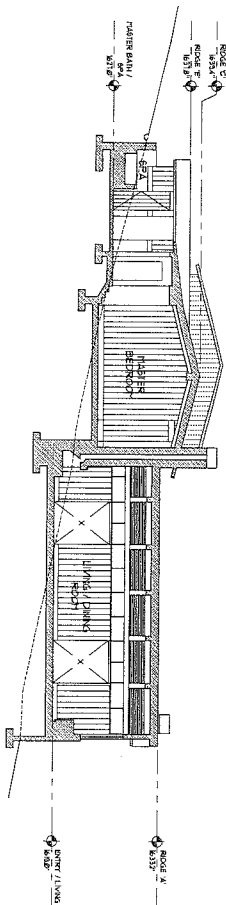
EXTERIOR ELEVATIONS
(STANDING SEAM ROOF) A3.1A





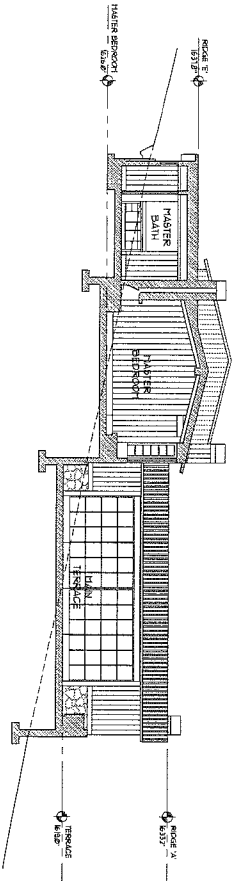
SECTION "H-H"

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



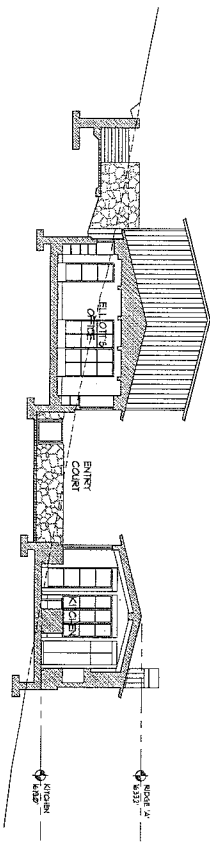
SECTION "F-F"

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



SECTION "G-G"

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



SECTION "E-E"

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



BACKEN
GILLAM
KROEGER
ARCHITECTS

SIGAL RESIDENCE
LOT F7
SANTA LUCIA PRESERVE

FINAL
DESIGN REVIEW

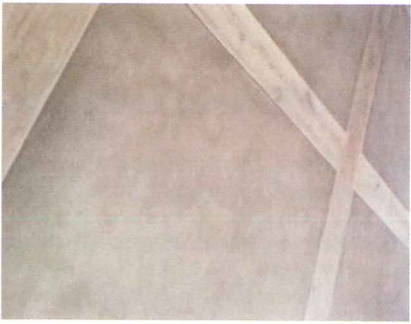
SCALE: 1/8" = 1'-0"
DATE: 09.12.2013
DRAWN BY: JW

BUILDING
SECTIONS

A3.3



EXTERIOR PAVERS,
FINISHED STONE



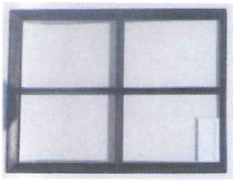
INTERIOR FLOORING:
FINISHED CONCRETE WITH WOOD NLAY



ROOFING:
PAINTED METAL ROOFING (OPTION SPUN CORRUGATED METAL ROOF)
COLOR: AEP SPAN DIBATECH COOL DARK BROWNIE COLOR SPS 36



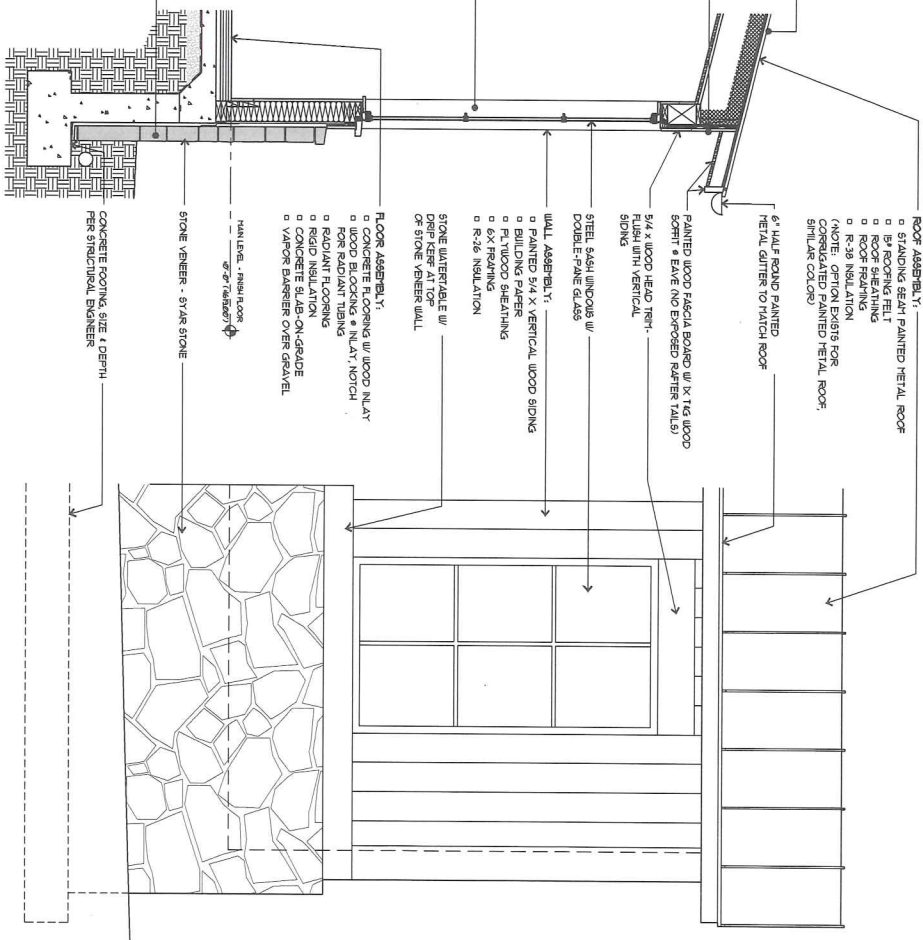
WOOD SIDING
WASHED VERTICAL CEDAR T&G SIDING
COLOR: CUSTOM GREY/BROWN FINISH



WINDOWS AND DOORS:
STEEL 5/8" WINDOWS, DOORS
COLOR: DARK BROWN / BROWNIE



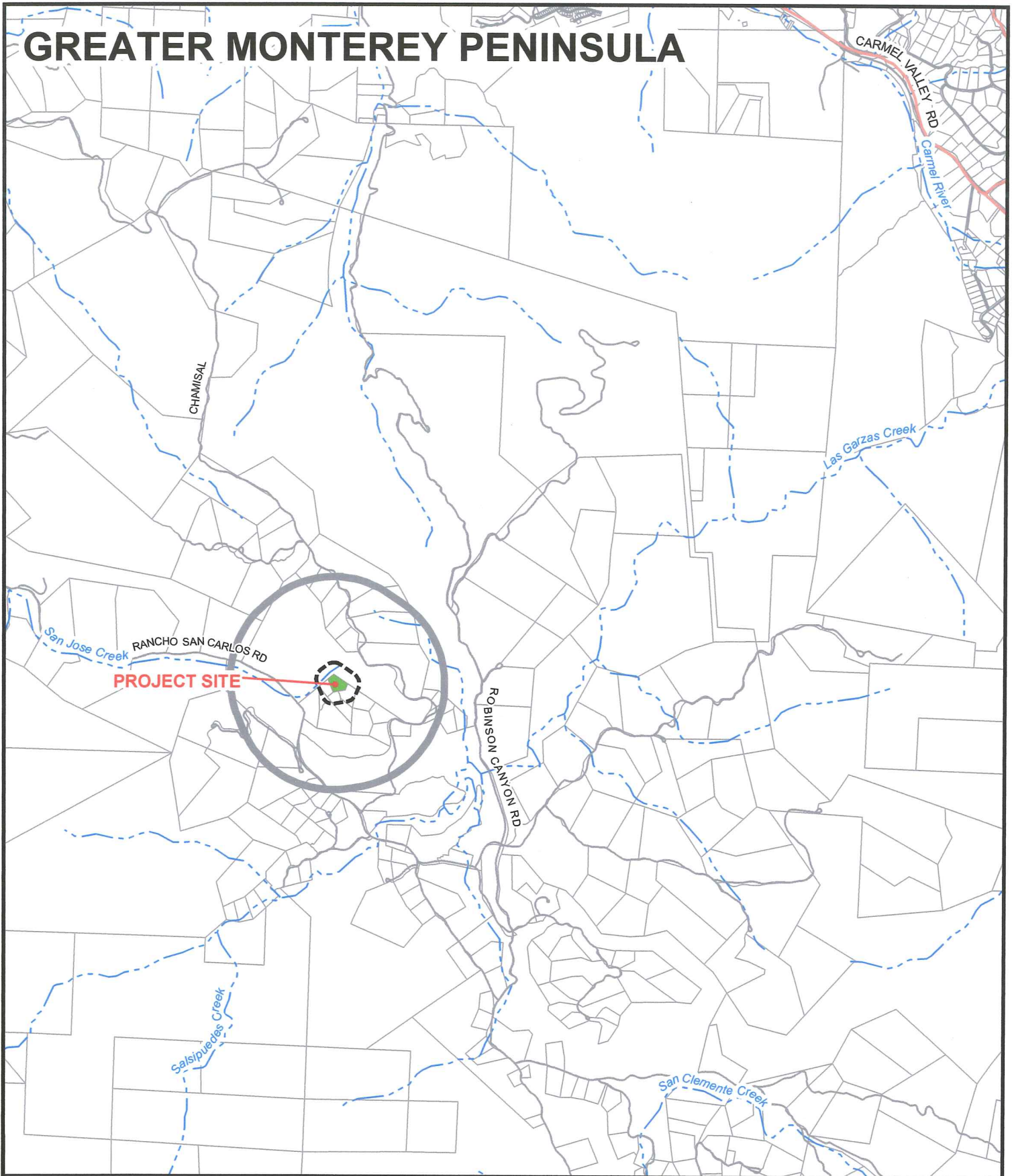
STAR STONE, DRY SET/STACKED APPEARANCE
STONE UNANSCOTT



2 TYPICAL WALL SECTION @ WINDOW
SCALE: 3/4" = 1'-0"

1 TYPICAL EXTERIOR ELEVATION @ WINDOW
SCALE: 3/4" = 1'-0"

GREATER MONTEREY PENINSULA



APPLICANT: SIGAL

APN: 239-151-007-000

FILE # PLN130554



2500' Limit



300' Limit

--- Water



City Limits



0 3,000
Feet



EXHIBIT E

PLANNER: VARGAS