

MONTEREY COUNTY PLANNING COMMISSION

Meeting: October 29, 2014	Agenda Item No.: 1
Project Description: Adopt an ordinance to amend Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan – Part 1) of the Monterey County Code to rezone a 0.18 acre parcel from the “MDR/2-D (18) (CZ)” [Medium Density Residential, 2 units per acre with a Design Control Overlay and 18 foot Height Restriction (Coastal Zone)] zoning classification to the “MDR/2-D-HR (18) (CZ)” [Medium Density Residential, 2 units per acre with a Design Control and Historic Resources Overlay and 18 foot Height Restriction (Coastal Zone)] zoning classification, upon finding that the ordinance is categorically exempt under the California Environmental Quality Act.	
Project Location: 2337 Bay View Avenue, Carmel	APN: 009-422-007-000
Planning File Number: PLN140737	Owner: Michael Caddell & Cynthia Chapman Agent: Jun Sillano, IDG
Planning Area: Carmel Area Land Use Plan	Flagged and staked: No
Zoning Designation: : “MDR/2-D (18) (CZ)” [Medium Density Residential, 2 units per acre with a Design Control Overlay and 18 foot Height Restriction (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15308 of the CEQA Guidelines	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit A**) recommending that the Board of Supervisors adopt an ordinance to amend Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan – Part 1) of the Monterey County Code to rezone a 0.18 acre parcel from the “MDR/2-D (18) (CZ)” [Medium Density Residential, 2 units per acre with a Design Control Overlay and 18 foot Height Restriction (Coastal Zone)] zoning classification to the “MDR/2-D-HR (18) (CZ)” [Medium Density Residential, 2 units per acre with a Design Control and Historic Resources Overlay and 18 foot Height Restriction (Coastal Zone)] zoning classification.

PROJECT OVERVIEW:

On June 27, 2013, the Monterey County Zoning Administrator approved a Combined Development Permit (Resolution No. 13-025, PLN120764) consisting of main floor and basement additions to an existing dwelling, which is located within an area known to contain archaeological resources. Condition No. 10 of the approval requires the applicant to request a rezoning of the parcel to add the “HR” [Historic Resources Overlay] designation to the existing zoning of the parcel in order to protect cultural resources. The applicant submitted the request on July 22, 2013. This rezoning is required by Monterey County Code, Section 20.146.090.D.2.b which requires that development on parcels with an archaeological site to be subject to a condition of approval requiring the applicant to “request a rezoning of the parcel to add an “HR” (Archaeological Resources) zoning district to the existing zoning of the parcel.” That section provides that the rezoning shall not necessitate an amendment to the Land Use Plan or to Chapter 20.146. (Coastal Implementation Plan, Part 4: Regulations for Development in the Carmel Area Land Use Plan).

CEQA:

A Mitigated Negative Declaration was adopted by the Zoning Administrator as part of the approval of the Combined Development Permit (Resolution No. 13-025). The proposed rezoning is exempt per CEQA Guidelines Section 15308, which exempts actions by regulatory agencies for the protection of the environment where the regulatory process involves procedures for protection of the environment.



Dan Lister – Assistant Planner
(831) 759-6617, listerdm@co.monterey.ca.us
September 23, 2014

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District; RMA - Public Works; RMA – Environmental Services; Environmental Health Bureau; Water Resources Agency; Luke Connolly, RMA Services Manager; Dan Lister, Project Planner; Carol Allen, Senior Secretary; Michael Caddell & Cynthia Chapman, Owner; Jun Sillano (IDG), Agent; The Open Monterey Project; LandWatch; Planning File PLN140737 (PLN120764).

Attachments: Exhibit A Draft Planning Commission Resolution
• Attachment A – Draft Ordinance with Exhibit 1 (Zoning Map)
Exhibit B Vicinity Map
Exhibit C Zoning Administrator, Resolution No. 13-025 (PLN120764)

This report was reviewed by  Luke Connolly, RMA Service Manager.

EXHIBIT A

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

Caddell/Chapman (PLN140737)

RESOLUTION NO. _____

Resolution of the Monterey County Planning Commission recommending that the Board of Supervisors adopt an ordinance amending Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan – Part 1) of the Monterey County Code to rezone a 0.18 acre parcel from the “MDR/2-D (18) (CZ)” [Medium Density Residential, 2 units per acre with a Design Control Overlay and 18 foot Height Restriction (Coastal Zone)] zoning classification to the “MDR/2-D-HR (18) (CZ)” [Medium Density Residential, 2 units per acre with a Design Control and Historic Resources Overlay and 18 foot Height Restriction (Coastal Zone)] zoning classification, upon finding that the ordinance is categorically exempt under the California Environmental Quality Act.

[PLN140737, Caddell/Chapman, 2337 Bay View Avenue, Carmel, Carmel Area Land Use Plan (APN: 009-422-007-000)]

The amendment to Section 20-16 and of the Monterey County Sectional District Maps (Monterey County Coastal Implementation Plan – Part 1) to add the “HR” zoning overlay district to the subject parcel came on for public hearing before the Monterey County Planning Commission on October 29, 2014. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission recommends that the Monterey County Board of Supervisors approve the following amendment with reference to the following facts:

RECITAL

1. On June 27, 2013, the Monterey County Zoning Administrator approved a Combined Development Permit (Resolution No. 13-025, PLN120764) consisting of main floor and basement additions to an existing dwelling, which is located within an area known to contain archaeological resources. Condition No. 10 of the approval requires the applicant to request a rezoning of the parcel to add the “HR” [Historic Resources Overlay] designation to the existing zoning of the parcel in order to protect cultural resources.
2. Section 20.146.090.D.2.b of the Monterey County Code requires that development on parcels with an archaeological site to be subject to a condition of approval requiring the applicant to “request a rezoning of the parcel to add an “HR” (Archaeological Resources) zoning district to the existing zoning of the parcel.” Condition No. 10 of the approved resolution requires the applicant to request a rezoning of the parcel to add the “HR”

[Historic Resources Overlay] designation to the existing zoning of the parcel in order to protect the historic structure. The applicant submitted the request on July 22, 2013.

3. The proposed zoning ordinance would reclassify the subject 0.18 acre parcel from the “MDR/2-D (18) (CZ)” [Medium Density Residential, 2 units per acre with a Design Control Overlay and 18 foot Height Restriction (Coastal Zone)] zoning classification to the “MDR/2-D-HR (18) (CZ)” [Medium Density Residential, 2 units per acre with a Design Control and Historic Resources Overlay and 18 foot Height Restriction (Coastal Zone)] zoning classification.
4. The subject parcel is located at 2337 Bay View Avenue, Carmel, (APN: 009-422-007-000), in the unincorporated area of Monterey County.
5. The proposed rezoning is exempt per CEQA Guidelines Section 15308 which exempts actions by regulatory agencies for the protection of the environment where the regulatory process involves procedures for protection of the environment.
6. Section 21.08.060 of the Monterey County Zoning Ordinance references sectional district maps that reflect the Zoning Plan. Section 21-16 of the Sectional District Maps of the Monterey County Zoning Plan provides a graphic representation of the zoning designations in this portion of the planning area.
7. On October 29, 2014, the Monterey County Planning Commission held a duly noticed public hearing to consider and make recommendations to the Board of Supervisors regarding the proposed Zoning Ordinance. At least 10 days before the first public hearing date, notices of the hearing before the Planning Commission were published in the Monterey County Weekly and were also posted on and near the property and mailed to the property owners within 300 feet of the subject property.
8. The proposed Zoning Ordinance is attached to this as **Attachment A** and is incorporated herein by reference. The ordinance would amend Section 20-16 of the Sectional District Maps of Section 20.08.060 of Title 20 of the Monterey County Code to apply the “HR” [Historic Resources] zoning overlay to the existing “MDR/2-D (18) (CZ)” zoning classification of the parcel.

DECISION

NOW, THEREFORE, the Planning Commission of the County of Monterey, State of California, hereby recommend that the Board of Supervisors adopt an ordinance, attached here to as Attachment A, amending Section 21-10 of the Sectional District Maps of Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan – Part 1) of the Monterey County Code to rezone a 0.18 acre parcel from the “MDR/2-D (18) (CZ)” [Medium Density Residential, 2 units per acre with a Design Control Overlay and 18 foot Height Restriction (Coastal Zone)] zoning classification to the “MDR/2-D-HR (18) (CZ)” [Medium Density Residential, 2 units per acre with a Design Control and Historic Resources Overlay and 18 foot Height Restriction (Coastal Zone)] zoning classification, as shown on Exhibit 1 of Attachment A.

PASSED AND ADOPTED this 29th day of October, 2014 upon motion of _____, seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

**ATTACHMENT A
DRAFT ORDINANCE TO AMEND COUNTY CODE**

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDING SECTION 20.08.060 OF TITLE 20 (MONTEREY COUNTY COASTAL IMPLEMENTATION PLAN – PART 1) OF THE MONTEREY COUNTY CODE TO AMEND THE ZONING CLASSIFICATION OF CERTAIN PROPERTY IN THE COUNTY OF MONTEREY.

County Counsel Summary

This ordinance amends Section 20-16 of the Sectional District Maps of Section 20.08.060 of Title 20 (Monterey County Coastal Implementation Plan – Part 1) of the Monterey County Code to rezone a 0.18 acre parcel located at 3227 Bay View Avenue, Carmel (Assessor’s Parcel Number 009-422-007-000) from the “MDR/2-D (18) (CZ)” [Medium Density Residential, 2 units per acre with a Design Control Overlay and 18 foot Height Restriction (Coastal Zone)] zoning classification to the “MDR/2-D-HR (18) (CZ)” [Medium Density Residential, 2 units per acre with a Design Control and Historic Resources Overlay and 18 foot Height Restriction (Coastal Zone)] zoning classification. The property is located at 2337 Bay View Avenue, Carmel in the unincorporated area of Monterey County.

The Board of Supervisors of the County of Monterey ordains as follows:

SECTION 1. ZONING DISTRICT MAP. Section 20-16 of the Sectional District Maps of Section 20.08.060 of the Monterey County Code is hereby amended to change the zoning of a 0.18 acre parcel located at 3227 Bay View Avenue, Carmel (Assessor’s Parcel Number 009-422-007-000) from the “MDR/2-D (18) (CZ)” [Medium Density Residential, 2 units per acre with a Design Control Overlay and 18 foot Height Restriction (Coastal Zone)] zoning classification to the “MDR/2-D-HR (18) (CZ)” [Medium Density Residential, 2 units per acre with a Design Control and Historic Resources Overlay and 18 foot Height Restriction (Coastal Zone)] zoning classification, as shown on the map attached hereto as Exhibit 1 and incorporated herein by reference.

SECTION 2. FINDINGS. On June 27, 2013, the Monterey County Zoning Administrator approved a Combined Development Permit (Resolution No. 13-025, PLN120764) consisting of additions to an existing dwelling which was identified as having significant archaeological resources on the property. In accordance with Section 20.146.090.D.2.b of the Monterey County Code, Condition No. 10 in Resolution No. 13-025 required the applicant to request a rezoning of the parcel to add the “HR” [Historic Resources] zoning overlay to the existing zoning of the parcel in order to protect the archaeological resources found on the project site. The proposed rezoning is exempt per CEQA Guidelines Section 15308, which exempts actions by regulatory agencies for the protection of the environment where the regulatory process involves procedures for protection of the environment.

SECTION 3. COASTAL COMMISSION CERTIFICATION. Certification by the California Coastal Commission of the rezoning is not required. Section 20.94.040 of the Monterey County Coastal Implementation Plan – Part 1 states that zoning designation reclassifications constituting an amendment to this Title and initiated for the purpose of preserving or enhancing the coastal resources including adding any “B”, “A”, “HR”, or “Z” overlay zoning designations shall not require certification by the California Coastal Commission.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it has passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective on the 31st day following its adoption.

PASSED AND ADOPTED on this ____ day of _____, 2014, by the following vote:

AYES: Supervisors
NOES:
ABSENT:
ABSTAIN:

Chair, Monterey County Board of Supervisors

A T T E S T:

GAIL T. BORKOWSKI,
Clerk of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM
WENDY STRIMLING Senior Deputy County Counsel

Exhibit 1

CITY OF
CARMEL BY-THE-SEA

To be Rezoned From
"MDR/2-D (18) (CZ)"
To "MDR/2-D-HR (18) (CZ)"

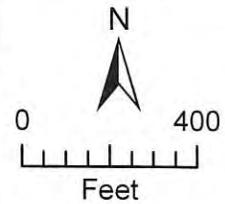
Pacific Ocean



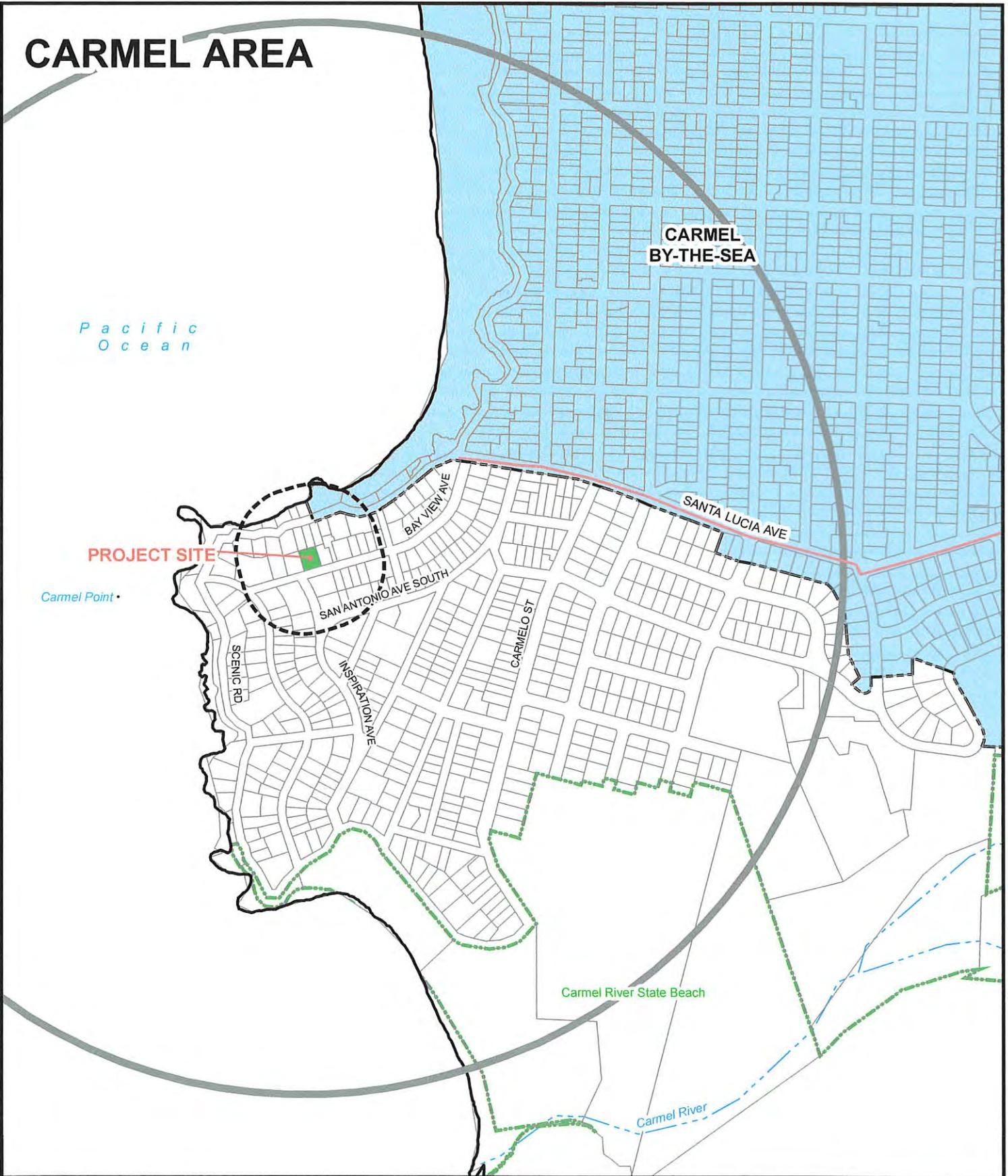
PROPOSED REZONING OF SECTION 20-16

APN: 009-422-007-000

FILE # PLN140737, CADDELL



CARMEL AREA



Pacific Ocean

CARMEL BY-THE-SEA

PROJECT SITE

Carmel Point

SCENIC RD

SAN ANTONIO AVE SOUTH

INSPIRATION AVE

BAY VIEW AVE

CARMELO ST

SANTA LUCIA AVE

Carmel River State Beach

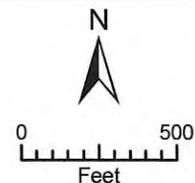
Carmel River

APPLICANT: CADDELL

APN: 009-422-007-000

FILE # PLN120764

2500' Limit 300' Limit Water City Limits



PLANNER: LISTER

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

In the matter of the application of:
Caddell/Chapman (PLN120764)

RESOLUTION NO. 13-025

Resolution by the Monterey County Hearing Body:

- 1) Adopting a Mitigated Negative Declaration;
- 2) Approving a Combined Development Permit consisting of: (1) an Coastal Administrative Permit to allow an addition and remodel to an existing 3,666 square foot single family dwelling including a 1,570 square foot lower floor addition, a 228 square foot balcony extension and associated grading (800 cubic yards cut, 3 cubic yards fill); (2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and (3) a Design Approval; and
- 3) Adopting a Mitigation Monitoring and Reporting Plan

[PLN120764, Caddell/Chapman, 2337 Bay View Avenue, Carmel, Carmel Area Land Use Plan (APN: 009-422-007-000)]

The Caddell/Chapman application (PLN120764) came on for public hearing before the Monterey County Zoning Administrator on June 27, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of: (1) an Coastal Administrative Permit to allow an addition and remodel to an existing 3,666 square foot single family dwelling including a 1,570 square foot lower floor addition, a 228 square foot balcony extension and associated grading (800 cubic yards cut, 3 cubic yards fill); (2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and (3) a Design Approval.

 EVIDENCE: 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 PLN120764.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

 EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan;

- Monterey County Coastal Implementation Plan Part 4;
- Monterey County Zoning Ordinance (Title 20);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 2337 Bay View Avenue, Carmel (Assessor's Parcel Number 009-422-007-000), Carmel Area Land Use Plan. The parcel is zoned "MDR/2-D (18) (CZ)" [Medium Density Residential, 2 units per acre with a Design Control Overlay and Height Restriction 18 feet (Coastal Zone)]. This zoning mainly supports residential uses and associated accessory structures (Chapter 20.12, Zoning Ordinance). The project proposes a 1,570 square foot addition and remodel to an existing 3,666 square foot single family dwelling. Therefore, the project is an allowed land use for this site.
- c) The project is located within a Design Control Zoning Overlay ("D" District) which requires that the project be designed to preserve the neighborhood character (Chapter 20.44, Zoning Ordinance). The project proposes to match the colors and materials of the existing dwelling.
- d) The property is zoned with a Height Restriction Zoning Overlay, restricting the dwelling to a maximum height of 18 feet. The existing structure has a 153 square foot second-story master bathroom that exceeds the 18 foot height limitation. The bathroom was approved prior to the adoption of the 18 foot height limitation and is considered a legal non-conforming portion of the dwelling. The bathroom will not be altered by the proposed project, nor does the project propose any alterations that do not comply with the height regulations. The project proposes two fireplaces with chimneys that exceed the 18 foot height limit. Pursuant to Section 20.62.030.A of the Zoning Ordinance, chimneys may be erected to a greater height than the limit established for the district in which the structure is located.
- e) Pursuant to the Site Development Standards of the Medium Density Residential zoning district regarding building coverage and floor area ratio (Section 20.12.060, Title 20 of the Monterey County Zoning Ordinance) the property is completely built-out. Pursuant to the definition of "Floor Area Ratio" (Section 20.06.564, Zoning Ordinance) floor area that is built completely below ground does not count towards the floor area ratio calculation. Based on the stated definition, the proposed addition completely below grade does not count toward the floor area ratio calculation. Therefore, the project is consistent with the standards.
- f) The project planner conducted a site inspection on November 27, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The project site is located within 750 feet of a known archaeological site, and therefore a preliminary archaeological assessment was prepared by Archaeological Consulting (consistent with Chapter 20.146.090 of the Monterey County Coastal Implementation Plan – Part 4). Positive resources were found on the property. On April 9, 2013, an updated assessment was prepared based on additional auger testing conducted on the property. It was determined that the resources found were sporadic, most likely from previous excavation of the property

during the construction of the main dwelling or existing lower floor, and presented little to no significant resources. On-site monitoring by a qualified archaeological consultant is recommended as a mitigation measure to ensure, in the unlikely chance significant resources are found, that significant resources are properly analyzed and protected from development consistent with the provision of Section 20.146.090.D.2 & 4 of the Monterey County Coastal Implementation Plan – Part 4.

- h) Pursuant to Public Resources Code Section 21084.1 (CEQA), any structures over 50 years in age require a phase one historic assessment. The project proposes additions and remodeling to an existing dwelling originally built in 1936. A historical assessment was prepared for the project which identifies that the dwelling has no historic significance due to significant structural changes that occurred in 1971 and 2002.
- i) On February 19, 2013, the project was referred to the Carmel/Carmel Highlands Land Use Advisory Committee (LUAC) for review based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338. The LUAC unanimously recommended approval of the project with a request that lighting is down-lit and unobtrusive, and that fireplace chimneys are built to the minimum height required by the building code. A standard exterior lighting condition has been applied to the project to ensure all exterior lighting is down-lit and unobtrusive. According to the Building Services Department, the chimneys proposed are approximately one foot higher than the minimum height allowed by the building code. The applicant does not wish to change the chimney height. The height is consistent with height requirements (see Finding 2.e)
- j) 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 PLN120764.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning 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) Staff identified potential impacts to archaeological resources, soil stability and historic resources. The following reports have been prepared:
 - “Phase I Historic Assessment” (LIB130027) prepared by Kent Seavey, Pacific Grove, CA, dated September 8, 2012.
 - “Soil Engineering Investigation for the Caddell/Chapman Residence Additions” (LIB130188) prepared by Landset Engineers, Inc., Salinas, CA, dated January 25, 2013.
 - Preliminary Archaeological Assessment of Assessor’s Parcel 009-422-007” (LIB130017) prepared by Archaeological Consulting,

Salinas, CA, dated January 17, 2013, updated April 9, 2013.

The above-mentioned technical reports by outside consultants indicated that the property is suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on November 27, 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 PLN120764.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Cypress 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) Necessary public facilities existing. The existing dwelling is served by California-American Water (Cal-Am) And Carmel Area Wastewater District (CAWD). The proposed addition can be accommodated by the existing services.
 - c) Staff conducted a site inspection on November 27, 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 PLN120764.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on November 27, 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 PLN120764.

6. **FINDING:** **CEQA (Mitigated Negative Declaration)** - On the basis of the whole

record before the Monterey County Zoning Administrator is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN120764).
 - c) The Initial Study identifies potentially significant effects regarding archaeological resources, but the applicant has agreed to proposed mitigation measures to avoid or mitigate the potential effects to a less-than-significant level.
 - d) A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, designed to ensure compliance during project implementation, and are hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval.
 - e) The Draft Mitigated Negative Declaration ("MND") for PLN120764 was prepared in accordance with CEQA and circulated for public review from May 16, 2013 through June 18, 2013 (SCH#: 2013051041).
 - f) Issues that were analyzed in the Mitigated Negative Declaration include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems.
 - g) On January 17, 2013, a preliminary archaeological assessment was prepared for the project by Archaeological Consulting. Positive resources were found on the property (CA-MNT-16). On April 9, 2013, an updated assessment was prepared based on additional auger testing conducted on the property. It was determined that the resources found were sporadic, most likely from previous excavation of the property during the construction of the main dwelling or existing lower floor, and presented little to no significant resources. A mitigation measure was recommended to provide on-site monitoring by a qualified archaeological consultant to ensure that in the unlikely chance significant resources are found during construction resources are properly analyzed and protected from development.
 - h) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in the RMA-Planning Department (PLN120764) and are hereby incorporated herein by reference.

- i) Staff analysis contained in the Initial Study and the record as a whole indicate the project would not result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. The project will not be required to pay the State fee; however, a fee payable to the Monterey County Clerk/Recorder is required for posting the Notice of Determination (NOD).
- j) On June 12, 2013, a public comment on the MND was received from a neighbor concerned with the overall construction process and cumulative construction in the area potentially obstructing traffic and parking along Bay View Avenue. Page 31 and 32 of the MND analyzes cumulative construction impacts in the area. Although cumulative impacts are deemed to be less-than-significant acknowledging temporary impacts during construction, a Construction Management Plan (CMP) has been reviewed by the RMA - Public Works Department and Planning Department. The CMP identifies that all construction (including materials and equipment) will remain within the borders of the property, Four (4) employee parking spaces will be provided (two (2) on-site and two (2) off-street parking space); all employees are required to carpool to the project site. Grading activities will require five (5) trips a day for a maximum of 20 days. The project will require nine (9) months to be completed, 8:30 A.M. – 4:30 P.M. Monday thru Friday. The RMA - Public Works Department and Planning Department have determined that the CMP appropriately outlines the construction staging area, construction timing and duration, employee parking, and truck trips during construction activities to minimize temporary construction impacts.
- k) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission.

DECISION

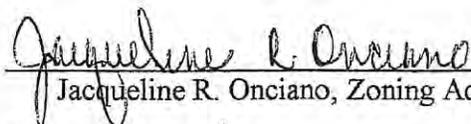
NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Adopt a Mitigated Negative Declaration;
2. Approve a Combined Development Permit consisting of: (1) an Coastal Administrative Permit to allow an addition and remodel to an existing 3,666 square foot single family dwelling including a 1,570 square foot lower floor addition, a 228 square foot balcony

extension and associated grading (800 cubic yards cut, 3 cubic yards fill); (2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and (3) a Design Approval, subject to the attached conditions, all being attached hereto and incorporated herein by reference; and

3. Adopt the attached Mitigation Monitoring and Reporting Program.

PASSED AND ADOPTED this 27th day of June, 2013.



Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JUL 03 2013

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUL 15 2013

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

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

Monterey County Planning Department
Condition of Approval Implementation Plan/Mitigation
Monitoring Reporting Plan

PLN120764

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN120764) consists of: (1) an Coastal Administrative Permit to allow an addition and remodel to an existing 3,666 square foot single family dwelling including a 1,570 square foot lower floor addition, a 228 square foot balcony extension and associated grading (800 cubic yards cut, 3 cubic yards fill); (2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and (3) a Design Approval. The property is located at 2337 Bay View Avenue, Carmel (Assessor's Parcel Number 009-422-007-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a notice which states: "A permit (Resolution 13-025) was approved by the Zoning Administrator for Assessor's Parcel Number 009-422-007-000 on June 27, 2013. The permit was granted subject to 12 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.

3. 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 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 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.

4. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on June 27, 2016 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

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 Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

5. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

6. PD006 - MITIGATION MONITORING

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14 Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. The mitigation monitoring agreement shall be recorded.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into agreement with the County to implement a Mitigation Monitoring Program.
- 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.
- 3) Proof of recordation of the mitigation monitoring agreement shall be submitted to the RMA-Planning Department.

7. 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 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 Director of RMA - Building Services.
(RMA - Planning Department and RMA - Building Services Department)

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 the RMA - Planning Department and the RMA - Building Services Department 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 Director of RMA - Building Services.

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

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The 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.

9. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning Department

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

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

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

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

10. PDSP001 - HISTORIC RESOURCES OVERLAY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Pursuant to Section 20.146.090.D.3 (b) of the Coastal Implementation Plan, Part 4 (Cultural Resources), the applicant shall request a rezoning of the parcel to add an "HR" (Historic Resources) zoning district to the existing zoning of the parcel. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a construction permit, the applicant/owner must submit a request to the RMA - Planning Department to rezone the property to add the "HR" zoning district to the existing zoning of property.

11. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

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

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

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

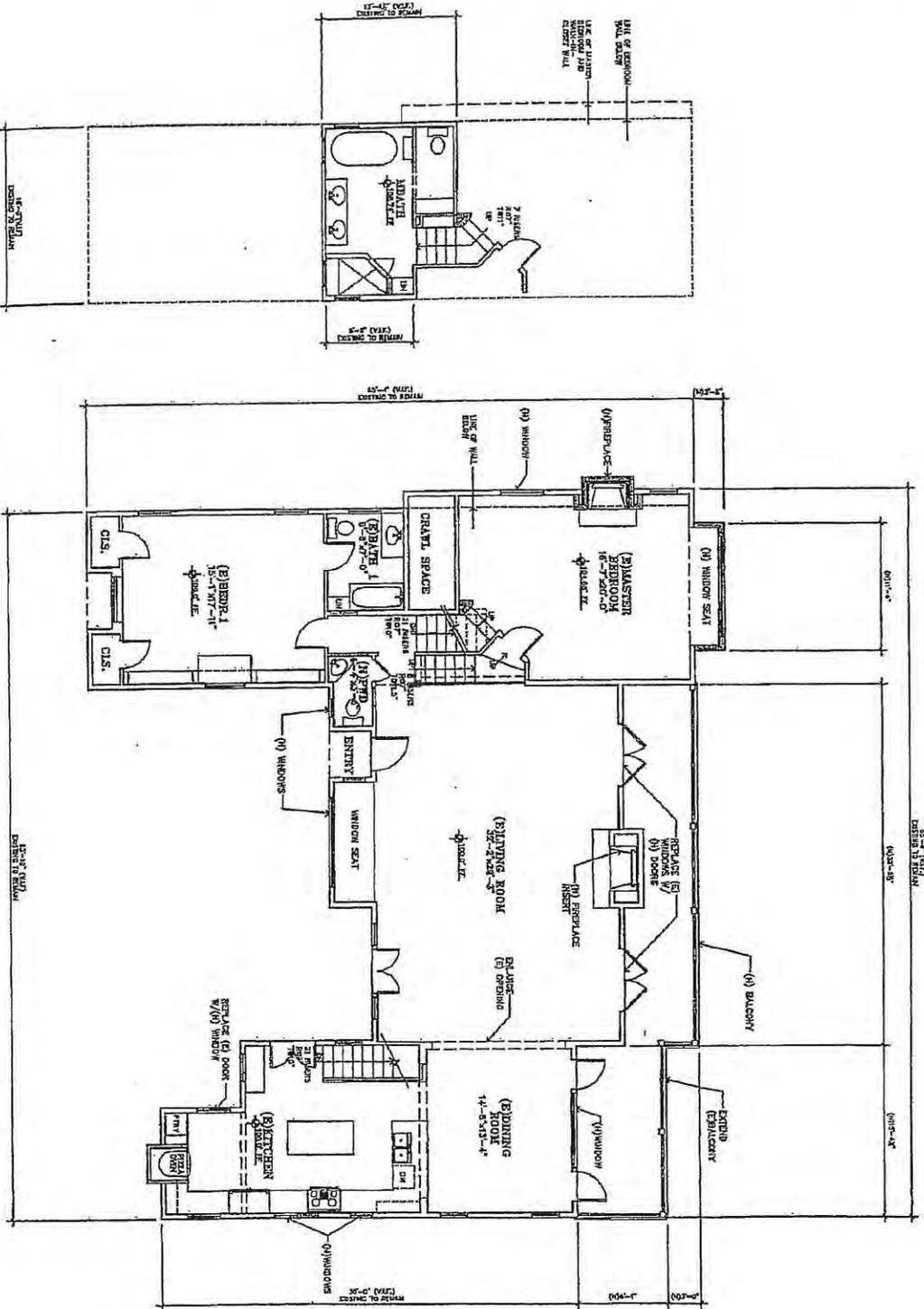
12. MM001 - MITIGATION MEASURE: CULTURAL RESOURCES

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A qualified archaeological monitor should be present during project excavations. The monitor should recover any potentially significant cultural materials that may be found. At least two radiocarbon dates should be obtained for project impacts to the thin layer of apparently intact resources identified in a portion of the project area. If at anytime potential significant cultural features are encountered, work shall be halted until the monitor and/or the principal archaeologist can evaluate the discovery. If it is determined to be significant, appropriate mitigation should be developed, with the concurrence of the lead agency, and implemented.

Compliance or Monitoring Action to be Performed: a) Prior to the issuance of any Construction Permits, a County-approved qualified professional archaeological shall be contract to provide on-site monitoring during all ground disturbance activities. Evidence of said contract shall be submitted to the RMA - Planning Department.

b) Once all ground disturbance activities have ceased, the contracted archaeologist shall prepared a report whcih identifies all resources found, assessment of found resources, significants of said resources, and measures take to ensure resource protection. The report shall also recommend additional mitigation measure, if required. The report shall be submitted to the RMA - Planning Department for review and approval.



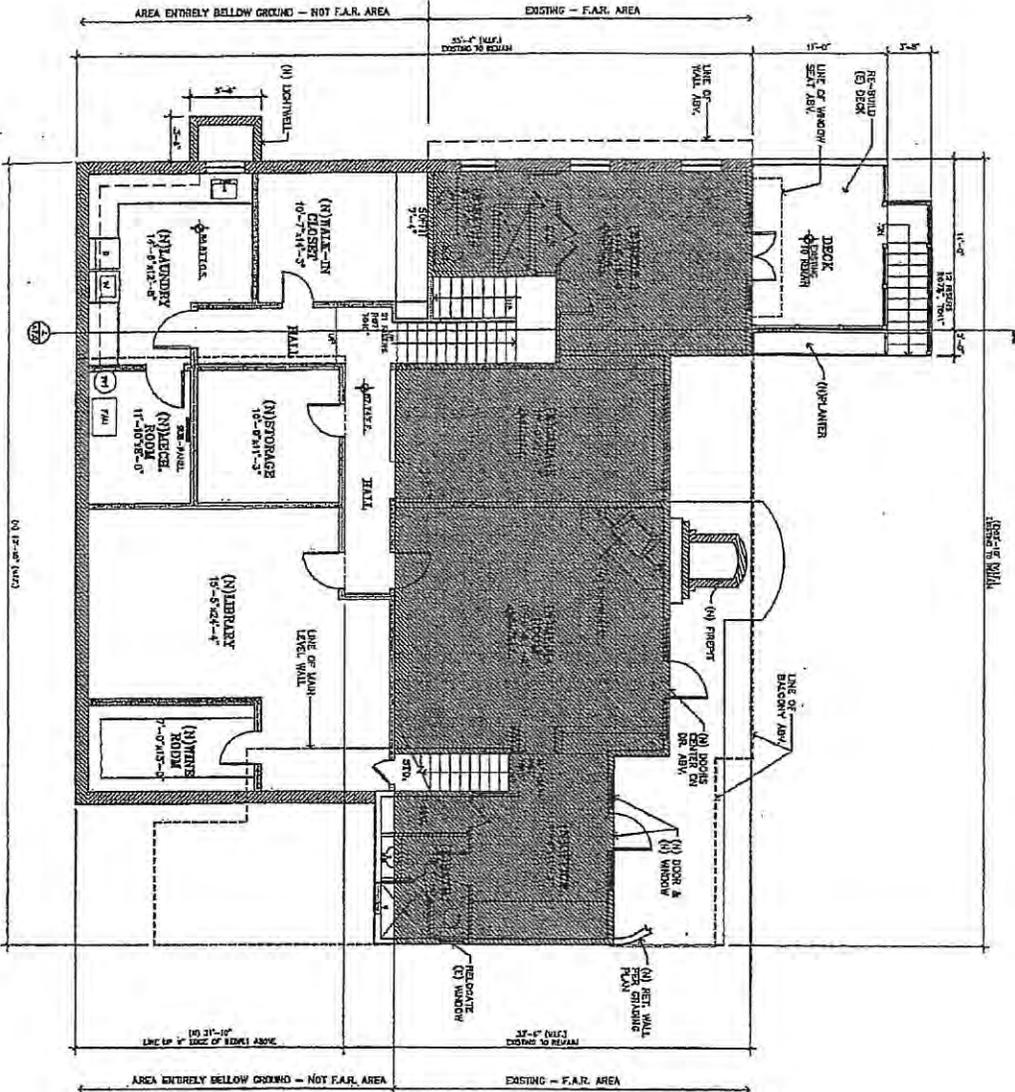
MAIN and UPPER LEVEL PLAN

1/4" = 1'-0"



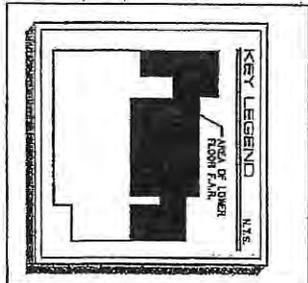
WALL LEGEND
 2" EXTERIOR WALL TO EXTERIOR
 4" EXTERIOR WALL TO EXTERIOR WITH
 2" MINERAL FIBER INSULATION WITH GASKET

JOHN A. SELVANO, AIA idg ARCHITECTS JOHN E. WATKINS 7211 LYNDEN CLAY AVE SUITE 100 SAN DIEGO, CA 92121 TEL: 619-594-1341 FAX: 619-594-1342 WWW: www.idgarchitects.com		PROJECT ADDRESS 2837 BAY VIEW CARLEIL, CA APR: 009-412-007		REGISTERED ARCHITECT & LANDSCAPE ARCHITECT CADDRELL & CHAFFMAN RESIDENCES 2837 BAY VIEW CARLEIL, CA APR: 009-412-007	
DATE: JUNE 13, 2013 DRAWN: PHILIP BARNETT		REVISIONS: A CORN 21, 2013 A EXTERIOR WALLS A EXTERIOR WALLS A EXTERIOR WALLS A EXTERIOR WALLS		SHEET NO. A2.0	



LOWER LEVEL PLAN - PROPOSED

1/4"=1'-0"



WALL LEGEND

FT EXTERIOR WALL TO EXTERIOR

FT EXTERIOR SLOPE FINISHED WALL

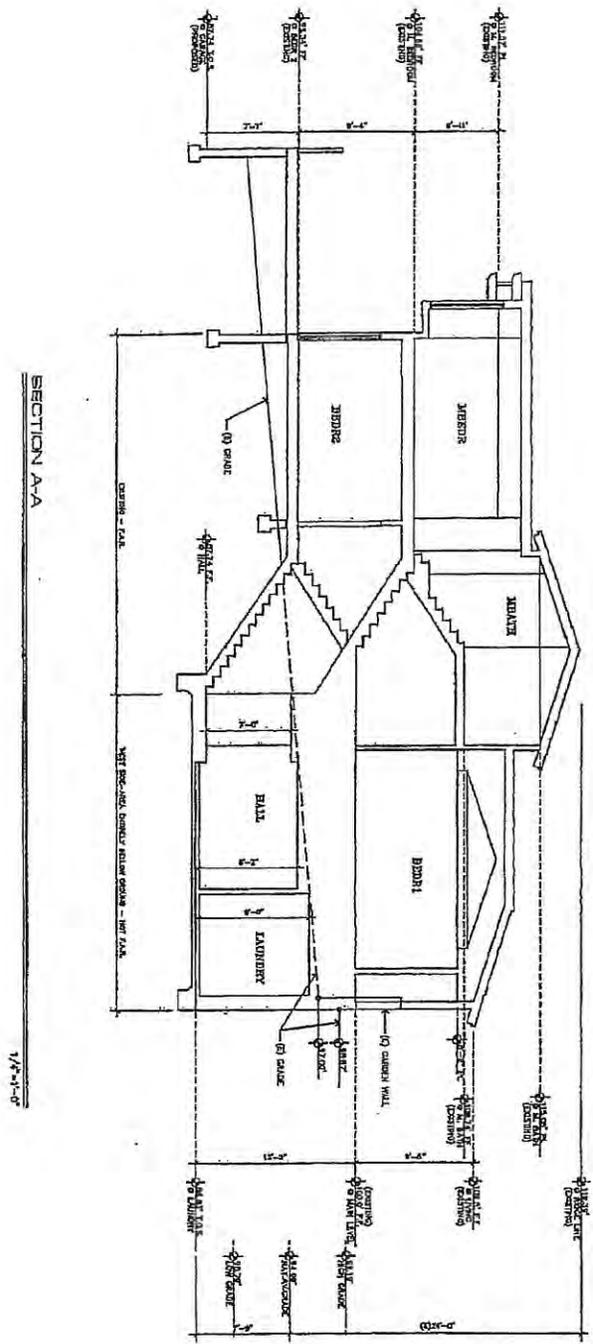
FT EXTERIOR SLOPE FINISHED WALL WITH

CONCRETE

CONCRETE

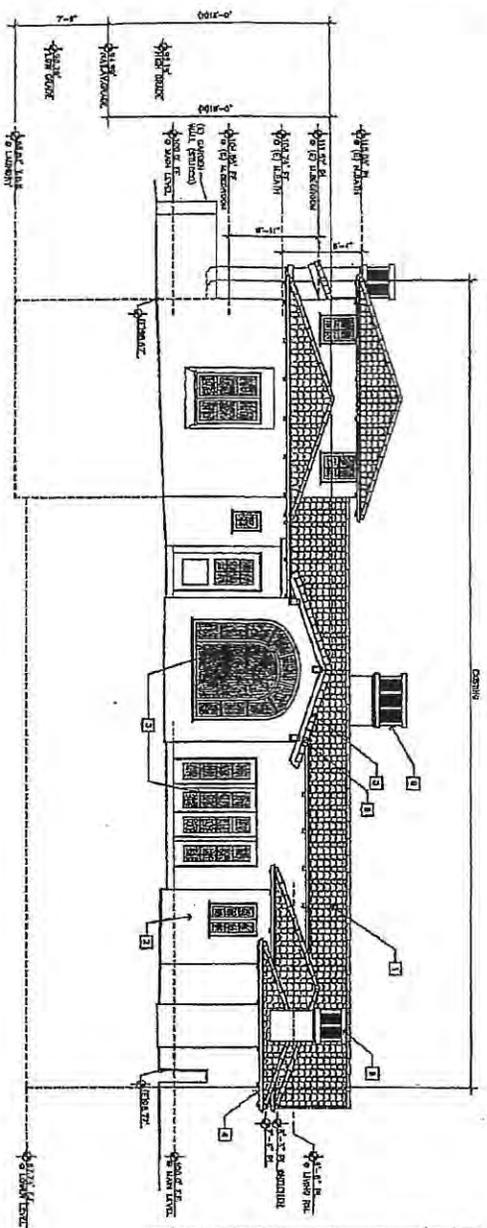
CONCRETE

<p>JAN A. SILVANO, AIA</p> <p>IDA G</p> <p>CHARLENE MATTHEWS</p> <p>731 LANTANA AVE</p> <p>ROSELAND, NJ 07068</p> <p>TEL: 201-984-1211</p> <p>FAX: 201-984-1212</p> <p>WWW: www.idag.com</p>		<p>PROPOSED:</p> <p>RESIDENCE</p> <p>731 LANTANA AVE</p> <p>ROSELAND, NJ 07068</p> <p>PROJECT ADDRESS:</p> <p>2387 BAY VIEW</p> <p>CARLETON, CA</p> <p>ARCH: 022-422-027</p>		<p>DATE: AUGUST 13, 2013</p> <p>BY: MARCO BENTILLI</p> <p>REVISIONS:</p> <p>1. DATE: 08/13/13</p> <p>2. REVISION: 0001</p> <p>3.</p> <p>4.</p> <p>5.</p> <p>6.</p> <p>7.</p> <p>8.</p> <p>9.</p> <p>10.</p>		<p>LOWER LEVEL PLAN - PROPOSED</p> <p>SHEET NO.</p> <p>A3.0</p>	
--	--	---	--	--	--	---	--

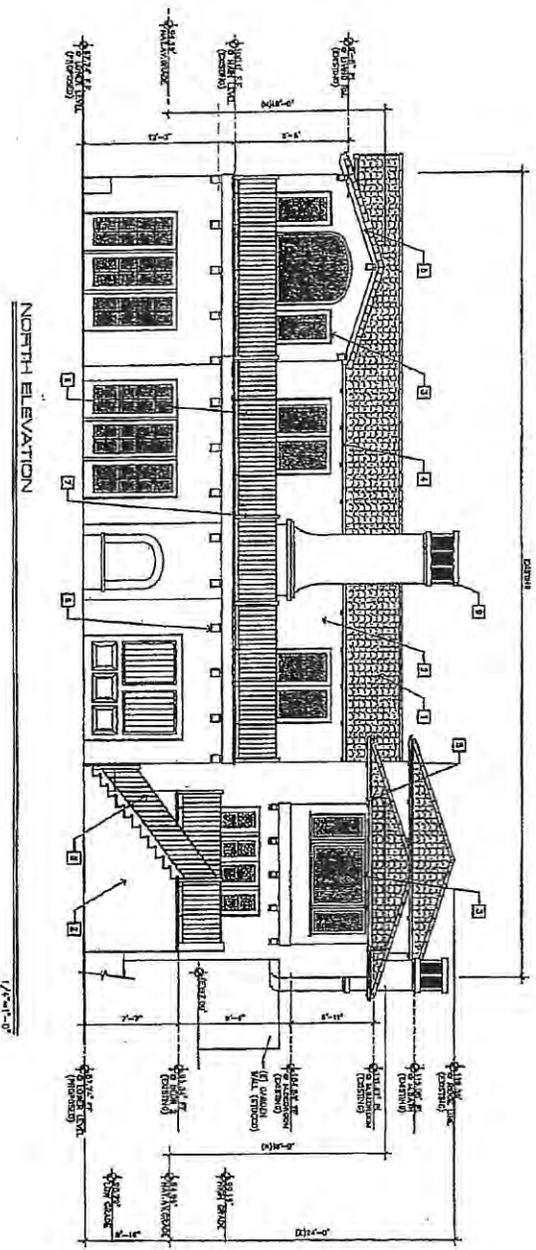


SECTION A-A

<p>IAN A. SILLARD, AIA IDG ARCHITECTS 701 LINDENWOOD AVE FARMINGDALE, NY 11735 TEL: 516-334-1000 FAX: 516-334-1001 WWW: www.ianasillard.com</p>		<p>PROJECT: 2337 BAY VIEW CARROLL, CA JPH: 008-023-027</p>																																		
<p>DESIGNER: IAN A. SILLARD, AIA ARCHITECT 100% COMPLETE</p>		<p>PREPARED BY: IAN A. SILLARD, AIA ARCHITECT 100% COMPLETE</p>																																		
<p>DATE: JANUARY 23, 2013 PROJECT NUMBER: 008-023-027</p>		<p>PROJECT ADDRESS: 2337 BAY VIEW CARROLL, CA</p>																																		
<p>REVISIONS:</p> <table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td>1</td> <td>01/23/13</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>2</td> <td>01/23/13</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>3</td> <td>01/23/13</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>4</td> <td>01/23/13</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>5</td> <td>01/23/13</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>6</td> <td>01/23/13</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>7</td> <td>01/23/13</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>8</td> <td>01/23/13</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>9</td> <td>01/23/13</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>10</td> <td>01/23/13</td> <td>ISSUED FOR PERMITS</td> </tr> </table>		NO.	DATE	DESCRIPTION	1	01/23/13	ISSUED FOR PERMITS	2	01/23/13	ISSUED FOR PERMITS	3	01/23/13	ISSUED FOR PERMITS	4	01/23/13	ISSUED FOR PERMITS	5	01/23/13	ISSUED FOR PERMITS	6	01/23/13	ISSUED FOR PERMITS	7	01/23/13	ISSUED FOR PERMITS	8	01/23/13	ISSUED FOR PERMITS	9	01/23/13	ISSUED FOR PERMITS	10	01/23/13	ISSUED FOR PERMITS	<p>SECTION</p>	
NO.	DATE	DESCRIPTION																																		
1	01/23/13	ISSUED FOR PERMITS																																		
2	01/23/13	ISSUED FOR PERMITS																																		
3	01/23/13	ISSUED FOR PERMITS																																		
4	01/23/13	ISSUED FOR PERMITS																																		
5	01/23/13	ISSUED FOR PERMITS																																		
6	01/23/13	ISSUED FOR PERMITS																																		
7	01/23/13	ISSUED FOR PERMITS																																		
8	01/23/13	ISSUED FOR PERMITS																																		
9	01/23/13	ISSUED FOR PERMITS																																		
10	01/23/13	ISSUED FOR PERMITS																																		
<p>SCALE: 1/4" = 1'-0"</p>		<p>SECTION A-A</p>																																		



SOUTH ELEVATION



NORTH ELEVATION

EXTERIOR FINISH LEGEND

- 1 GLASS BLOCK & PINK CLAY TILE ROOF
- 2 BRICK
- 3 EXISTING BRICK-STUCCO MASONRY
- 4 BRICK
- 5 BRICK
- 6 BRICK
- 7 4x4 PLYWOOD CEDAR RAFT POST
- 8 3/4" BRONZE FINISH & COP
- 9 COPPER CHIMNEY CAP
- 10 LIGHT WEAL

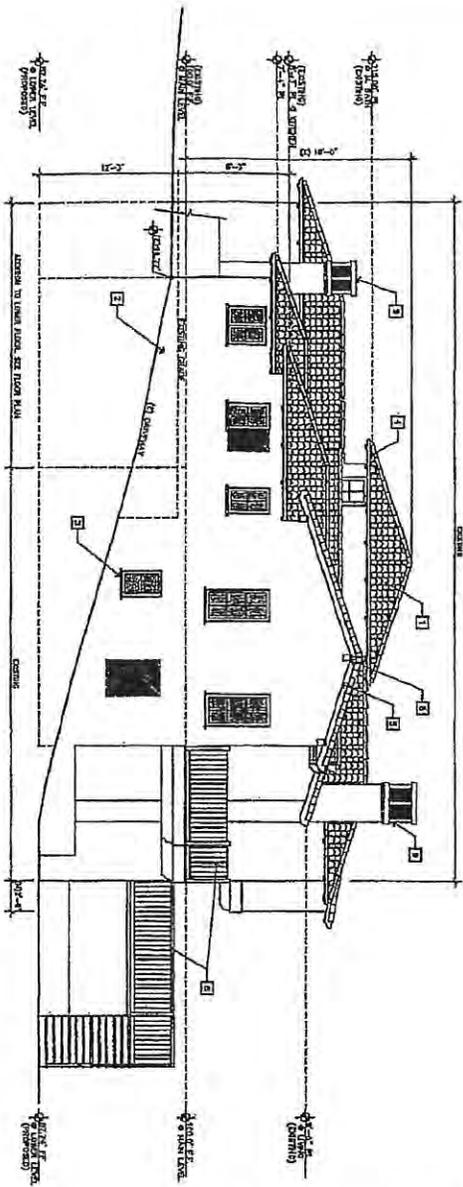
JAY A. BILLARD, AIA
IDA G
 ARCHITECTS
 701 LINDSAY AVE
 SAN FRANCISCO, CA
 415.774.1100

PROJECT LOCATION
 2587 BAY VIEW
 CARMEL, CA
 APR 03-42-007

PREPARED BY
 JAY A. BILLARD, AIA
 JAY A. BILLARD, AIA
 JAY A. BILLARD, AIA
 JAY A. BILLARD, AIA
 JAY A. BILLARD, AIA

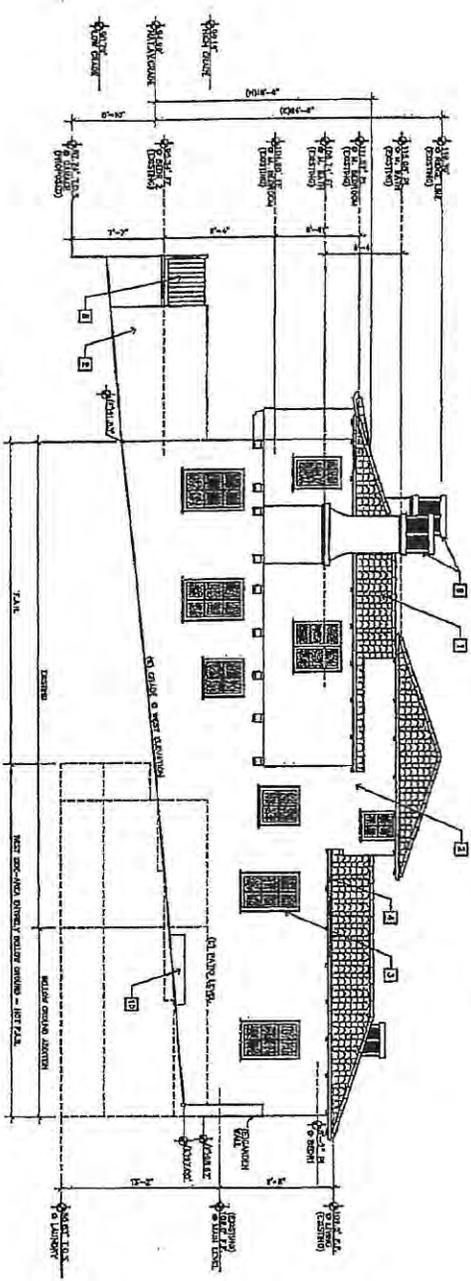
DATE JANUARY 22, 2002
REVISIONS
 A. 2587 BAY VIEW
 A. EXTERIOR ELEVATIONS
 A. A.
 A. A.
 A. A.

ELEVATIONS
 SHEET NO. **A6.0**



EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

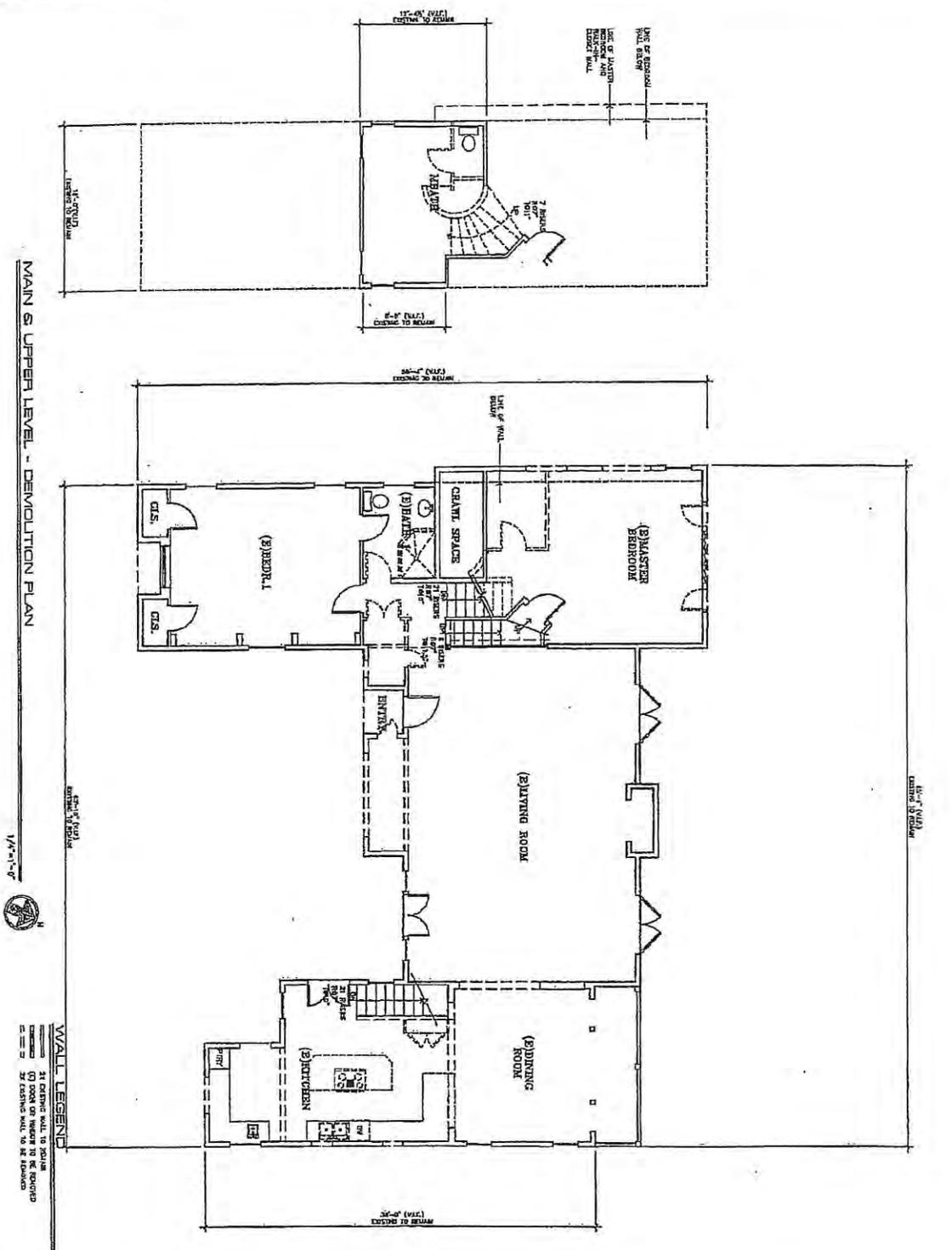
EXTERIOR FINISH LEGEND	
1	CLASS 1/2" CAP & PAN CLAY TILE ROOF MATCH EXISTING
2	EXTERIOR FISH-SHEDD, MATCH EXISTING
3	WALLS & EXT. DOORS - FINISHED WOOD MATCH EXISTING
4	1/2" ROUND COPPER OUTLET & DOWNSPOUTS
5	4-PANDED PAPER TILES & GABLE ENDS CORNICE/RAILS
6	PAINTED 6x 6 OR 6x 6x 6x 6
7	4x4 PAINTED CEDAR RAIL, POST
8	3/4" SHOWN CEDAR RAIL & CAP
9	COPPER CORNER CAP
10	LIGHT WALL

JOHN A. STILAND, AIA
IDG
 JOHN ST. ARCHITECTS
 1111 LINDSEY DRIVE
 PLACENTIA, CALIF. 92669
 PHONE: (714) 992-1111
 FAX: (714) 992-1112

PROJECT ARCHITECT
CADDELL & CHAPMAN
 2337 BAY VIEW
 CARMEL, CA
 4081 008-452-007

DATE: JANUARY 21, 2003
 DRAWING NO.: PLANS 2337-01
 REVISIONS:
 A. 02.01.03
 A. 02.01.03
 A. 02.01.03
 A. 02.01.03
 A. 02.01.03
 A. 02.01.03
 A. 02.01.03
 A. 02.01.03
 A. 02.01.03
 A. 02.01.03

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

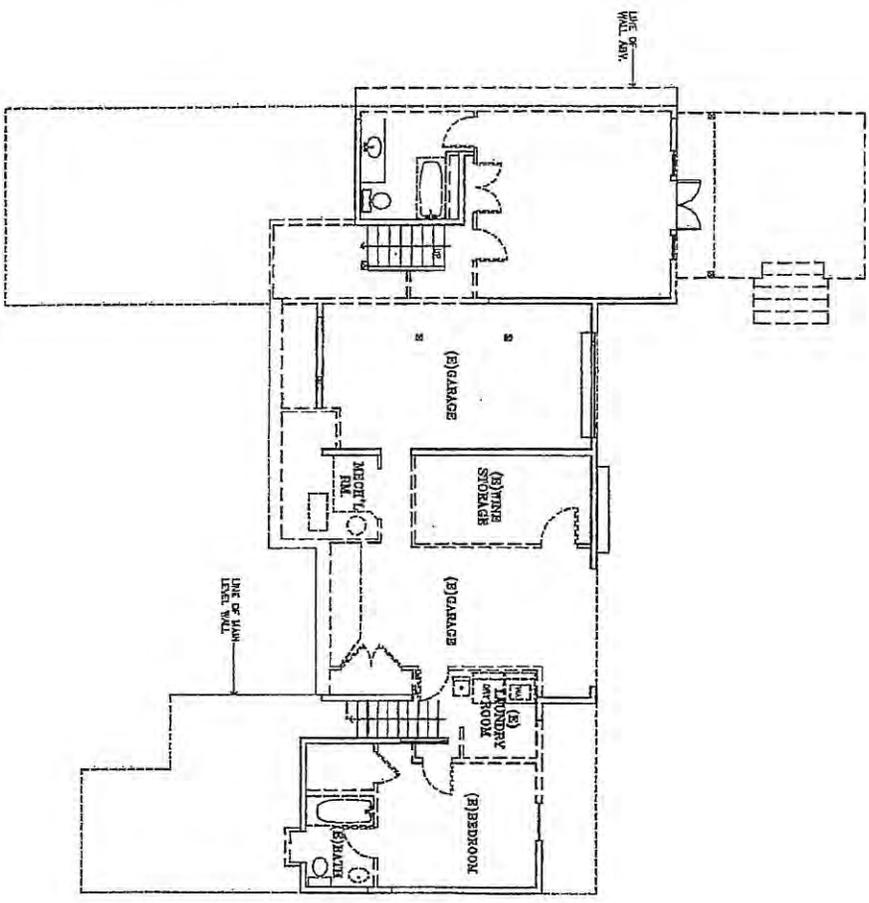


MAIN & UPPER LEVEL - DEMOLITION PLAN



WALL LEGEND
 --- EXISTING WALL TO REMAIN
 - - - - - EXISTING WALL TO BE DEMOLISHED
 - - - - - NEW WALL TO BE DEMOLISHED

<p>JIM A. SILLARD, AIA IDG 723 LINDENWOOD AVE PALMDALE, CA 93550 TEL: 818-344-1381 FAX: 818-344-1382 WWW: www.idg.com</p>		<p>DISCLAIMER THIS DOCUMENT IS THE PROPERTY OF IDG AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF IDG.</p>	
<p>PROJECT ADDRESS 2837 BAY VIEW CARMEL, CA 4081 008-423-007</p>		<p>ARCHITECT JENNIFER R. SILLARD JENNIFER R. SILLARD ARCHITECT 2837 BAY VIEW CARMEL, CA 95008 TEL: 408-423-007 FAX: 408-423-008 WWW: www.jrsillard.com</p>	
<p>DATE JANUARY 13, 2005 REVISIONS A. ADD TO THE A. EXISTING WALL A. EXISTING WALL A. EXISTING WALL A. EXISTING WALL A. EXISTING WALL</p>		<p>MAIN/UPPER LEVEL DEMO PLAN SHEET NO. D1.0</p>	



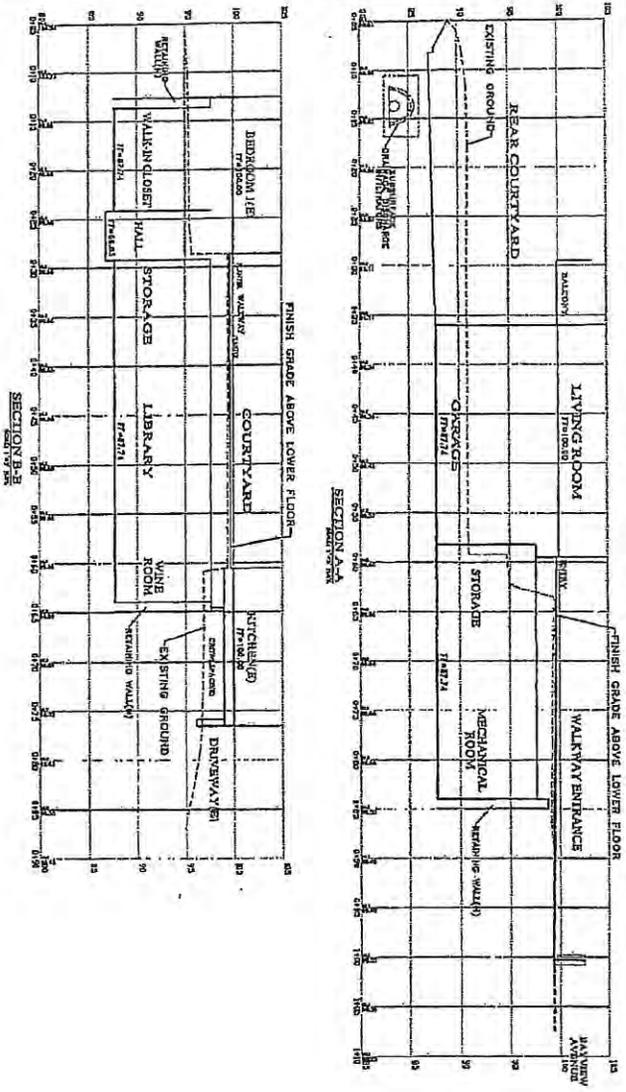
LOWER LEVEL - DEMOLITION PLAN

1/4"=1'-0"

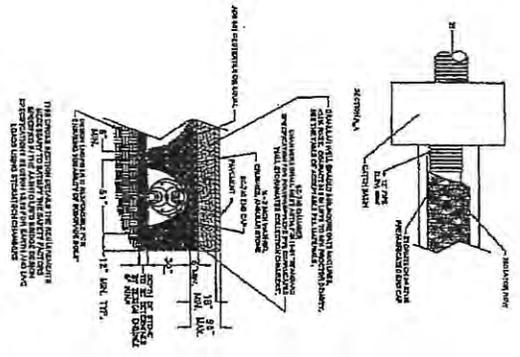


WALL LEGEND
 XX Existing Wall to Remain
 --- Existing Wall to be Demolished
 --- Existing Wall to be Retained

<p>OWNER: JUAN A. SILLANO, AIA PROJECT: 8937 BAY VIEW RESIDENCE ADDRESS: 8937 BAY VIEW, CARMEL, CA PHONE: (831) 923-1211 FAX: (831) 923-1211 EMAIL: jsillano@idg.com</p>		<p>ARCHITECT: IDG ADDRESS: 701 LINDEN-GLADE AVE CITY: PALMDALE, CA 91367 PHONE: (818) 835-1100 FAX: (818) 835-1100 EMAIL: info@idg.com</p>	
<p>DATE: JANUARY 21, 2003 BY: ANDREW BROWNING</p>		<p>PROJECT/CLIENT: 8937 BAY VIEW RESIDENCE ARCHITECT: IDG DATE: JANUARY 21, 2003 SCALE: AS SHOWN</p>	
<p>LOWER LEVEL DEMO PLAN SHEET NO. D2.0</p>		<p>PROJECT/CLIENT: 8937 BAY VIEW RESIDENCE ARCHITECT: IDG DATE: JANUARY 21, 2003 SCALE: AS SHOWN</p>	



INSULATION CHAMBER DETAILS



NO.	DATE	DESCRIPTION
1	10/15/11	ISSUED FOR PERMITS
2	11/15/11	ISSUED FOR CONSTRUCTION

DESIGNED BY: RAY K. CRAVO
 CHECKED BY: RAY K. CRAVO
 DATE: 11/15/11

CONCEPTUAL GRADING, DRAINAGE & EROSION CONTROL PLAN
CADDELL & CHAPMAN RESIDENCE
 A.P.N.: 009-422-007
 CARROLL, MONTEREY COUNTY, CALIFORNIA
 MR. & MRS. NIKIE CADDELL & CYNTHIA CHAPMAN

LANDSET
 ENGINEERS, INC.
 ENGINEERS - LAND PLANNING
 SURVEYORS - ENVIRONMENTAL CONSULTING
 510 S. G ST. SUITE 200, SAN JOSE, CA 95128
 TEL: 408.261.1111 FAX: 408.261.1112

APPROVED BY:
 RAY K. CRAVO
 R.C.E. No. 00505