

MONTEREY COUNTY
BOARD OF SUPERVISORS
August 22, 2021

Isabella 2, LLC
PLN180523



28306 ISABELLA AVE

20.78.040 - Application.

An application for variance shall be made in writing on a form prescribed by the Director of Planning and be accompanied by statements, plans, and other evidence supporting the variance request. Variances from the terms of this Title shall only be granted based upon the following findings.

- A. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this Title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; and
- B. That the variance not constitute a grant of special privileges inconsistent with the limitations upon other property in the vicinity and zone in which such property is situated;
- C. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regularly governing the parcel of property.

<u>Lot Size</u>	<u>House Sq. Ft.</u>	<u>Variance Granted</u>	<u>Existing</u>	<u>FAR</u>	<u>APN</u>
3900	1736	PLN020284		65%	009-401-007-000
6100	3031	PLN040559		53%	009-432-013-000
4000	1965	PC07841		49%	009-422-026-000
4600	2356	PLN970555		51%	009-422-015-000
5700	3244	PLN120165		51%	009-471-017-000
4600	2075	PLN090304		45.1%	009-431-030-000
3595	2100		58.4%		Subject parcel
3800	2670		70.3%		009-422-002-000
3850	2156		56%		009-431-033-000
3400	2409		70.9%		009-471-003-000
4000	2146		53.7%		009-461-020-000
4000	2329		58.2%		009-402-011-000
4000	2389		59.7%		009-404-027-000
4000	2192		54.8%		009-404-032-000
4000	2041		51%		009-404-033-000
4000	2355		58.9%		009-441-011-000
4000	2485		62.1%		009-441-021-000
4200	3307		78.7%		009-411-012-000
4270	2312		54.1%		009-441-023-000
4300	2400	PLN980564	55.8%		009-431-037-000
4300	2268		52.7%		009-431-037-000
4400	2550		58%		009-441-014-000
4500	2370		52.7%		009-441-006-000
5400	3276		<u>60.7%</u>		009-442-011-000
		Average =	59.3%		



Blue = Variances

Green= Houses over 2300 sq. ft on a small lot

Studies on the Project Site

2016: Albion Environmental - No intact archaeological deposits were discovered. Albion concluded that no additional archaeological testing was necessary.

2017: Dr. Gary Breschini conducted a second Phase 1 survey on the Project parcel and found no surface evidence of potentially significant resources

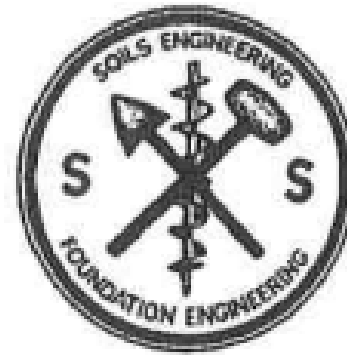
2018: Susan Morley performed auger testing to the depth of the proposed Project foundations. No midden soils, shell or shell fragments, burnt or unburnt cobbles, bone, or lithic debitage were encountered.

Sept. 2019: PaleoWest conducted a GPR survey. Seven anomalies were identified and mapped during the GPR survey

Oct. 2019: PaleoWest tested the anomaly locations with a direct push geoprobe. The geoprobe bores extended to depths of 12 ft below ground surface. The results of the geoprobe boring program were negative: no cultural material and no evidence of cultural soils were encountered (PaleoWest 2019).

The Phase II Archaeological Presence/Absence Testing (GPR) for the Project parcel once again produced negative results, with no archaeological deposits or cultural sediments encountered.

SOIL



**SURVEYS
GROUP INC.**

103 CHURCH ST • SALINAS, CALIFORNIA 93901 • TELEPHONE (831) 757-2172

April 27, 2021
Job #7048

Emerson Development Group, Inc.
Attn: Chris Adamski
P.O. Box 5837
Carmel, CA 93921

Re: **PLN180523: Architectural Plan Review and Certification Letter for the Proposed Single Family Residence to be Located at Isabella Avenue, 2 NW of Inspiration Avenue, APN 009-451-015, in Carmel, California**

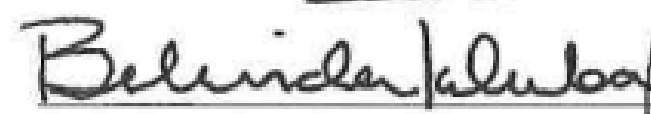
Dear Mr. Adamski:

We have reviewed the Architectural Plans for the proposed single family residence to be located at Isabella Avenue, 2 NW of Inspiration Avenue, APN 009-451-015, in Carmel, California. We have reviewed the Architectural Plan Sheets prepared by Studio Carver Architects, last revised on October 23, 2020. **We find the Plan Sheets have plans, notes, and details for grading and minimum extent of excavation for the proposed residence.** Soil Surveys Group, Inc. shall inspect, test, and approve any excavations and recompaction necessary for the building pad. From our plan review, we certify that these plans are in substantial conformance with our Geotechnical Investigation Report, dated November 8, 2018.

If you have any questions regarding our plan review or this plan review certification letter, please contact us. It has been a pleasure working with you on this project.

Very truly yours,

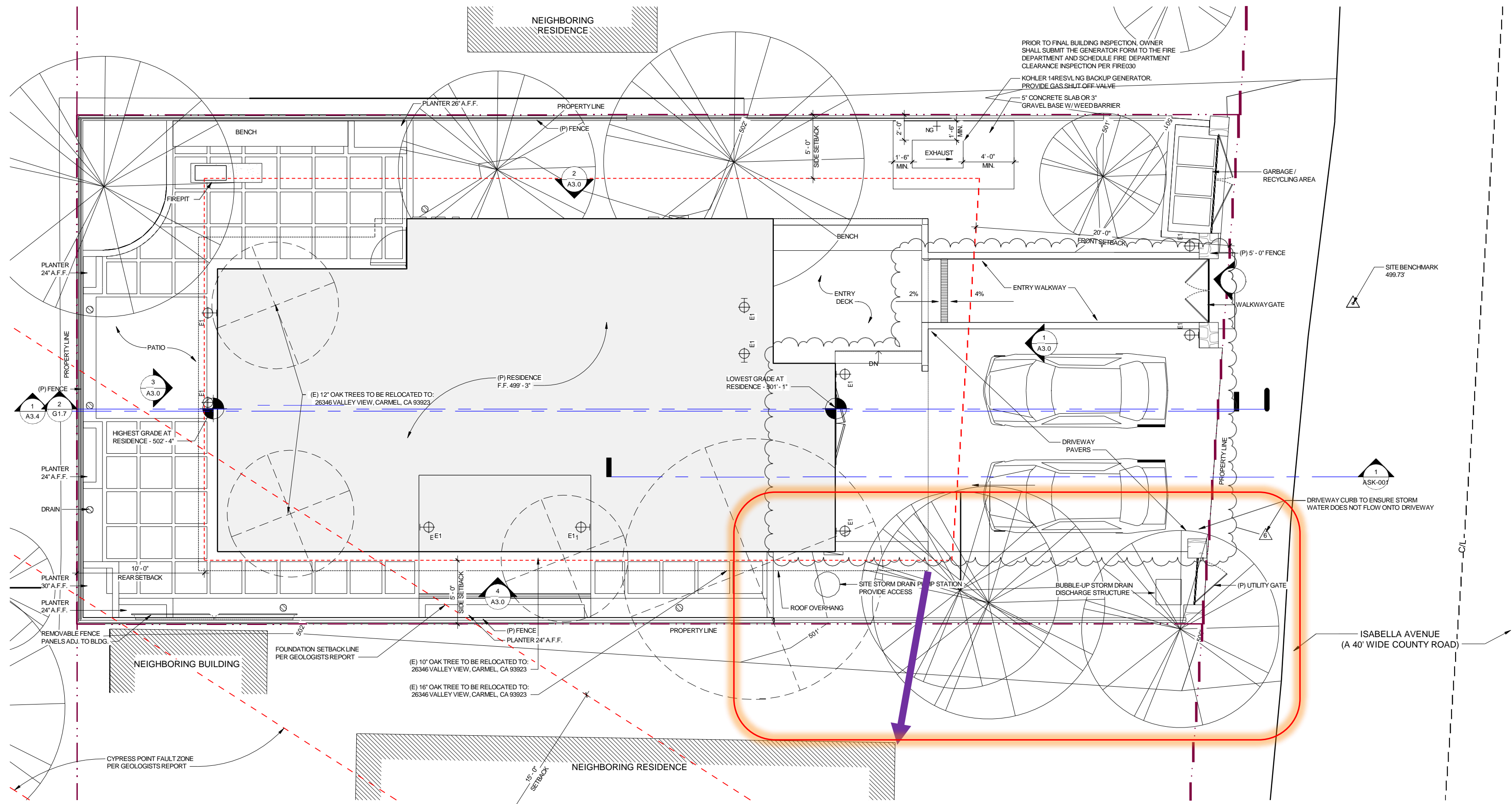
SOIL SURVEYS GROUP, INC.


Belinda A. Taluban, P.E.
R.C.E. 44217



BAT/tr

Use of these plans and specifications shall be restricted to the original site for which they were prepared and published hereof. Reproduction or publication by any method, in whole or in part, is prohibited. This site plan and specifications remain with the architect without prejudice. Your contract with these plans and specifications shall constitute your acceptance of the acceptance of these restrictions.



1 SITE PLAN
1/4" = 1'-0"

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- ALL EXTERIOR SWINGING EXIT DOORS SHALL HAVE A THRESHOLD THAT SHALL NOT EXCEED 1-1/2" IN HEIGHT.
- CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES NOTIFICATION: 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.

EXTERIOR LIGHTING FIXTURES

EXTERIOR ULTRA NARROW BEAM LED WALL MOUNTED LIGHT QUANTITY = 13

CUBE ARCHITECTURAL DC-WD05 LED Wall Mounts **WAC LIGHTING Responsible Lighting®**

KEYNOTE LEGEND

Fixture Type:
 Catalog Number:
 Project:
 Location:

PRODUCT DESCRIPTION
 The latest energy-efficient LED technology in an appealing cubical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES

- High performance exterior-rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5-year warranty

ORDERING NUMBER

Diameter	Watt	Beam Angle	Color Temp.	CRI	Lumen	CBP	Efficacy (lm/w)	Light Distribution	Finish
DC-WD05 1" - 27Wx2	27	27°	2700K	80	1725x2	4286x2	84.2	44.2	WT White
	27	27°	2700K	90	1850x2	4537x2	89.2	49.2	BZ Bronze
	27	27°	3000K	80	1740x2	4323x2	85.2	45.2	GR Graphite
	27	27°	3000K	90	1840x2	4483x2	89.2	49.2	
	27	27°	3000K	80	1840x2	4573x2	91.2	51.2	
	27	27°	3000K	90	1940x2	4733x2	93.2	53.2	
	27	27°	3000K	80	2040x2	4883x2	95.2	55.2	
	27	27°	3000K	90	2140x2	5033x2	97.2	57.2	

DC-WD05-_____ Example DC-WD05-F930K-WT

SPECIFICATIONS

Input: Universal voltage 120V - 277VAC, 50/60Hz
 Electronic low voltage (ELV): 100% - 96% (120V only)
 0-10V: 100% - 1% (120V-277V)

Light Source: High output SMD Max. Adam Chip (pvc COB)
 Rated life of 60,000 hours at L70

Finish: Electrostatically powder coated, white, black, bronze and graphite
 (RMA) rated, USA, 8-1/2" dia. wall location listed

Standards: IESNA E-18, IESNA E-20, IESNA E-21, IESNA E-22, IESNA E-23, IESNA E-24, IESNA E-25, IESNA E-26, IESNA E-27, IESNA E-28, IESNA E-29, IESNA E-30, IESNA E-31, IESNA E-32, IESNA E-33, IESNA E-34, IESNA E-35, IESNA E-36, IESNA E-37, IESNA E-38, IESNA E-39, IESNA E-40, IESNA E-41, IESNA E-42, IESNA E-43, IESNA E-44, IESNA E-45, IESNA E-46, IESNA E-47, IESNA E-48, IESNA E-49, IESNA E-50, IESNA E-51, IESNA E-52, IESNA E-53, IESNA E-54, IESNA E-55, IESNA E-56, IESNA E-57, IESNA E-58, IESNA E-59, IESNA E-60, IESNA E-61, IESNA E-62, IESNA E-63, IESNA E-64, IESNA E-65, IESNA E-66, IESNA E-67, IESNA E-68, IESNA E-69, IESNA E-70, IESNA E-71, IESNA E-72, IESNA E-73, IESNA E-74, IESNA E-75, IESNA E-76, IESNA E-77, IESNA E-78, IESNA E-79, IESNA E-80, IESNA E-81, IESNA E-82, IESNA E-83, IESNA E-84, IESNA E-85, IESNA E-86, IESNA E-87, IESNA E-88, IESNA E-89, IESNA E-90, IESNA E-91, IESNA E-92, IESNA E-93, IESNA E-94, IESNA E-95, IESNA E-96, IESNA E-97, IESNA E-98, IESNA E-99, IESNA E-100

Operating Temp: -13°F to 122°F (-10°C to 50°C)

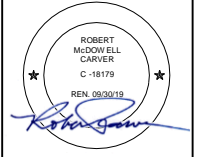
Screening between project and neighboring property yard and residence.



NOT FOR CONSTRUCTION

ISABELLA2 LLC

26308 ISABELLA AVE.
CARMEL, CA 93923



PLANNING DEPT. SUBMITTAL

PO BOX 2884 -
CARMEL, CA 93921 - USA
T: 831.622.7837 - F: 831.624.0384
WWW.STUDIOCARVER.COM

STUDIO CARVER
ARCHITECTURE + PLANNING + INTERIOR DESIGN



REVISION #

1	6/10/2019	FIRE REV #1
2	8/25/2019	BLDG. REV #1
3	1/7/2020	PLANNING RESUBMITTAL
4	1/15/2020	BUILDING RESUBMITTAL
5	5/6/2021	PLANNING REVISION

ARCHITECTURAL SITE PLAN

Scale: As indicated @ 24x36
 Drawn By: DP
 Job: 1713
A10
 562021

Front yard of Isabella neighboring lot



