

Attachment H

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

In the matter of the application of:

SKEEN DALE & JO MEI CHANG (PLN190030-AMD1)

RESOLUTION NO. 21-019

Resolution by the Monterey County Zoning
Administrator:

- 1) Considering the previously revised Mitigated Negative Declaration (MND) for the construction of the Skeen & Chang residence (PLN060735) and finding the proposed Minor and Trivial Amendment consistent with the MND, therefore, not requiring an addendum pursuant to Section 15162 of the CEQA Guidelines; and
- 2) Approving a Minor and Trivial Amendment to previously approved Combined Development Permit (PLN060735), as modified by PLN110448, PLN150766, and PLN190030, to allow exterior and interior improvements including modifications to the roof, main level's ceiling height, front gates, and upper level windows and doors; addition of an approximately 255 square foot terrace, 65 square foot balcony, 250 square foot patio, and outdoor spa; relocation of outdoor firepit; removal of one light well; replacement of master bath window with double doors; interior floor plan changes; and other minor exterior improvements. Colors and materials, and associated grading consisting of 1,130 cubic yards of cut to remain as previously approved.

[PLN190030-AMD1, SKEEN DALE & JO MEI CHANG, 26327 Scenic Road, Carmel, Carmel Area Land Use Plan, Coastal Zone (APN: 009-442-013-000).]

The SKEEN DALE & JO MEI CHANG application (PLN190030-AMD1) was considered during a public hearing before the Monterey County Zoning Administrator on April 29, 2021. 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 AND EVIDENCE

1. **FINDING:** **PROCESS REQUIREMENTS** - The County has received and processed an amendment to PLN060735, as modified by PLN110448, PLN150766, and PLN190030.
EVIDENCE: a) On November 2, 2020, an application for a Minor and Trivial Amendment (PLN190030-AMD1) was submitted to HCD-Planning staff.

- b) On January 31, 2008, the Zoning Administrator approved PLN060735 (Resolution No. 060735) for a Combined Development Permit consisting of a 1) Coastal Administrative Permit to allow the construction of a new 2,950 square foot single-family dwelling with a 545 square foot attached garage and 1,130 cubic yards of cut for basement excavation; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) a Design Approval. Approval of this permit also included the adoption of a Mitigated Negative Declaration. 25 conditions of approval were approved for PLN060735 under Resolution No. 060735.
- c) On February 17, 2008, David Sabah (appellant) filed an appeal of the January 31, 2008 discretionary decision of the Zoning Administrator, pursuant to Monterey County Code (MCC) 20.86.030.A. On July 22, 2008, the Board of Supervisors held the continued public hearing and denied the appeal of the Zoning Administrator's decision to approve PLN060735 under Resolution No. 08-521. This resolution approved 26 conditions of approvals for PLN060735.
- d) On August 29, 2008, the project was appealed to the California Coastal Commission. On October 15, 2008, the Coastal Commission found no substantial issue with the County's decision, making the County's decision final. A motion challenging the County's approval and environmental determination was subsequently filed with the Superior Court and the permit expiration date was continued while the project was in litigation.
- e) As part of the settlement agreement stemming from the legal challenge, the applicant requested a Design Approval (PLN110448) to allow minor changes to the previously approved single-family dwelling (PLN060735). The changes included reducing the basement area by moving the foundation in from the side setback by three feet and re-arranging portions of the main and upper-level floor plans.
- f) On September 07, 2011, the Director of Resource Management Agency (RMA) - Planning approved PLN110448 to allow minor changes to the previously approved Combined Development Permit (PLN060735).
- g) On September 03, 2015, an application for a 5-year Permit Extension (PLN150766) to PLN060735, as modified by PLN110448, was submitted to staff. On March 1, 2017, the RMA Chief of Planning approved this extension permit.
- h) On December 21, 2018, the applicant submitted a Design Approval (PLN190030) to modify previously approved permits (PLN060735, PLN110448, and PLN150766) to allow interior and exterior changes including the installation of two lightwells, change of interior floor plans, removal of 39 square feet, modification of windows and doors, the addition of an outdoor firepit, and a change in approved colors and materials. On February 21, 2019, the Director of RMA - Planning approved PLN190030 to allow minor changes to the previously approved permits PLN060735, PLN110448, and PLN150766.
- i) Condition and Mitigations from the original approval (PLN060735) were carried forward to PLN110448. PL150776 and PLN190030 applied a non-standard Specific Use conditions which stated that all

conditions from previously approved permits (PLN060735, PLN110448, and PLN150766) will remain in effect and must be met by the applicant/owner. Several conditions, including numbers 2, 3, 4, 5, 7, 15, 16, 17, 19, 20, 21, 22, and 23 have been “Met” under the previously approved permits PLN060735 and PLN110448. All applicable “Partially Met” and “On-Going” conditions from PLN110448 have been carried forward to this proposed amendment, making it the operating entitlement once approved. See Finding No. 5 for more details.

- j) The findings and evidence from PLN060735 (Resolution No. 060735 and No. 08-125) and PLN150766 (Resolution No. 16-080) have been carried forward to this permit, PLN190030-AMD1
- k) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File No(s). PLN060735, PLN110448, PLN150766, PLN190030, and PLN190030-AMD1.

2. FINDING:

CONSISTENCY / NO VIOLATIONS / SITE SUITABILITY -

The proposed amendment does not change the consistency, violation status, or site suitability of the previously approved permits PLN060735, PLN110448, PLN150766, and PLN190030. Therefore, the proposed amendment, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, Carmel Area Land Use Plan, Carmel Coastal Implementation Plan, Monterey County Zoning Ordinance (Title 20), and other County health, safety, and welfare ordinances related to land use development. The site remains physically suitable for the development proposed, and no violations exist on the property. As approved and amended, permit number PLN190030-AMD1 will become and be referred to as the approved operating permit.

EVIDENCE:

- a) The applicant proposes to amend the previously approved Combined Development Permit (PLN060735), as modified by PLN110448, PLN150766, and PLN190030. The proposed amendment involves exterior and interior improvements including modifications to the roof, main level’s ceiling height, front gates, and upper-level windows and doors; addition of an approximately 255 square foot terrace, 65 square foot balcony, 250 square foot patio, and outdoor spa; relocation of outdoor firepit; removal of one light well; replacement of master bath window with double doors; interior floor plan changes; and other minor exterior improvements. Other improvements include the addition of access steps on the west and north sides of the subject lot, the reconfiguration of the front terrace, replacement of a main level shower with a pantry, and the removal of a main level master bathtub. Materials and colors, and the associated grading of 1,130 cubic yards of cut are to remain as previously approved. Also see Finding No. 3 and supporting evidence.
- b) The subject property is located at 26327 Scenic Road, Carmel, Carmel land Use Plan (APN: 009-442-013-000). The subject parcel is zoned Medium Density Residential, 2 units per acre, Design Control, 18-foot height limit, and located in the Coastal Zone. (MDR/2-D(18)(CZ). Development of residential dwellings is an

allowed use pursuant to Monterey County Code (MCC) Section 20.12.040.A. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development. Due to the written objections that staff received during planning review, the HCD Chief of Planning determined that PLN190030-AMD1 shall be taken to the decision-making body of the original permit (PLN060735). Therefore, pursuant to MCC 20.70.105, the Zoning Administrator is the appropriate authority to consider and decide the Minor and Trivial Amendment.

- c) The subject parcel is located on Scenic Road between Stewart Road and Ocean Avenue on Carmel Point and sits approximately 200 feet from the Pacific Ocean. Residences surround the subject property on all sides, while the Pacific Ocean is located further to the west just behind a row of single-family dwellings, which includes the historic landmark - the Butterfly House. These intervening single-family dwellings and the historical landmark are situated directly in between the subject property and the Pacific Ocean.
- d) Lot Legality. The parcel was created as Lot 10, Block B14, in Carmel-By-The-Sea Addition Number 7, recorded in 1908. The parcel is recognized by the County as a legal lot of record.
- e) 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;
 - Carmel Coastal Implementation Plan; and
 - Monterey County Zoning Ordinance (Title 20).
- f) Public Concern. Written objections were received during planning review. However, the concerns did not indicate any inconsistencies with the text, policies, and regulations in the applicable documents. Staff received three written requests to appeal PLN190030-AMD1 due to concerns of appearance, noise, privacy, air quality and consistence with County development standards. Staff responded by stating that an appeal could not be filed at that time because no decision had been made on the proposed project. All subsequent objections also related to concerns of air quality, noise, privacy, appearance, compatibility with the neighborhood character and consistency with the development standards of the zoning district. In response to these concerns, the applicant submitted three letters addressing the concerns referenced in the public objections, which related to the firepit, change in roof pitch, the size of patio, balcony, and terrace, and the addition of the spa. In summary, the applicant's letters stated that 1) both outdoor firepits had been previously approved under PLN190030 and that this amendment only slightly changes the location of the front firepit; 2) the change in roof pitch does not change the mass, size or height of the dwelling; 3) the proposed increase of the terrace, patio and balcony is minimal; and 4) the addition of the rear outdoor spa is not in violation of any County regulation.
- g) Private Views. Concerns were raised regarding the proposed structure height and the impact on private views and privacy of surrounding residences. Private views and privacy are not protected under the

Carmel Area Land Use Plan or applicable MCC. The amendment does not change the height of the single-family dwelling approved under PLN190030 (18 feet).

- h) Air Quality. Concerns were expressed regarding the two previously approved firepits and the proposed relocation of the front firepit. The rear firepit was approved under PLN060735 and then modified under PLN190030. The front firepit was under PLN190030. Relocation of the front firepit a few feet north, towards the side setback, will not result in additional impacts not addressed in the previous permit. Both firepits are propane, and therefore do not produce the fine particulate pollution associated with wood firepits. All applicable fire standards will be applied to the building permit.
- i) Noise. Concerns were expressed regarding the proposed patio, balcony and spa additions. The County finds the main-level patio, upper-level balcony, and spa meet all required development standards for the zoning district. Furthermore, no evidence has been submitted that the proposed patio, balcony and spa would be used in a manner inconsistent with uses typical to a residential area, nor that the Applicant would generate noise levels that exceed the limits under MCC, or are loud and unreasonable for the allowed use.
- j) Grading and Drainage. Concerns were expressed regarding no submission of a drainage, erosion or grading plan. These concerns have been sufficiently addressed in previous permits. The amendment does not propose any grading and therefore does not require submission of an updated grading plan. All grading approved under PLN060735 has been completed. The amendment's modifications do not require submission of an updated drainage or erosion plan. Condition No. 7 and No. 17, which required submission and approval of an Erosion Plan and Drainage Plan, were applied to PLN060735, and met under PLN060735 and PLN110448. If revisions to these plans are necessary, they will be requested by HCD-Building Services during review of the construction permit associated with this amendment.
- k) Review of Development Standards. Concerns were expressed regarding the consistency of the proposed amendment with the development standards for the MDR zoning district. The development standards for the MDR zoning district are identified in MCC Section 20.12.060.C. The minimum setbacks in the MDR district for main dwelling units are 20 feet (front), 10 feet (rear), and 5 feet (sides). As illustrated in the approved plans for PLN110448, the single-family dwelling is setback from the property line approximately 20 feet (front), 5 feet (sides), and 13 feet (rear). The proposed amendment does not change the setbacks for the single-family dwelling that were approved under PLN110448. The proposed addition to the main level patio does result in the patio extending into the front setback by approximately 1 foot. Per MCC Section 20.62.040.D, uncovered decks and porches, such as the proposed patio, may extend a maximum of six feet into the front required setback. The previously approved firepits and the addition of the rear outdoor spa are not considered structures and therefore are not regulated by the setback standards for the zoning district.

Pursuant to MCC Section 20.12.060.C, the height limit for main structures in the MDR district is typically 30 feet, unless noted differently on the subject parcel's zoning map. The 18-foot height limit noted in the subject parcel's zoning designation - MDR/2-D(18)(CZ) - supersedes the standard 30-foot height limit of the MDR district. The original permit, PLN06735, was modified by PLN190030 to allow the structure height to increase from 17 feet 5 inches to 18 feet. Although the amendment, PLN190030-AMD1, proposes to increase the ceiling height of the main (second) level by one foot, the proposed reduced roof pitch and increased flat roof area will allow the structure to maintain the 18-foot height limit regulation.

Pursuant to MCC Section 20.12.060.E, the maximum allowed site coverage and floor area ratio in the Carmel MDR2 district is 35 percent and 45 percent, respectively. The property is 0.106 acres or 4,606 square feet, which allows site structural coverage of 1,612 square feet and floor area of 2,072.7 square feet. Previously approved PLN190030, which modified the previously approved roof materials, main- and upper-level square footages, and terrace square footage of PLN060735, had a site coverage of 1,460 square feet (31 percent) and floor area of 2,076 square feet (44 percent). This previously approved design approval based these calculations of a lot size of 4,700 square feet (0.108 acres). It was discovered after approval of PLN190030 that the lot size (4,700 square feet) was incorrectly calculated. This amendment reflects the correct the lot size of 4,606, which was calculated by the Monterey County Assessor's Office. To conform with all development standards associated with the correct lot size, the proposed amendment reduces the previously approved main-level and upper-level floor areas by 0.2 square feet and 3.1 square feet, respectively. As a result, the proposed amendment has a lot coverage of 1,561 square feet (34%) and a floor area ratio of 2,072.7 (45%). A 95 square foot balcony was previously approved under PLN190030. This amendment proposes an addition of approximately 65 square feet, which will result in a balcony of 160 square feet. 104 square feet of the 160 square foot upper-level balcony is included in the lot coverage calculation because it is greater than 24 inches above average natural grade and is not located above the main floor, and therefore not included in the coverage of the main floor. The main (second) level patio and lower (first) level garage, mechanical, storage room are not included in the floor area calculation due to being located below average natural grade. Therefore, as proposed, the amendment meets all required development standards.

- 1) The project has been reviewed for site suitability by HCD-Planning. The project planner reviewed the application materials and plans, as well as the County's GIS database, to verify that the proposed project on the subject site conforms to the applicable plans and that the site is suitable for the proposed development. Conditions recommended by RMA-Planning, Public Works, Water Resource Agency, and Carmel Fire were incorporated into PLN060735 and carried forward to

PLN110448. All applicable “Partially Met” and “On-Going” conditions listed under PLN110448 have been applied to this project (PLN190030-AMD1). See Finding 5 for more details.

- m) Staff conducted a site inspection on March 30, 2021, and confirmed the site is suitable for implementation of the proposed development.
- n) Design. The project design is consistent with MCC Chapter 21.44. See Finding No. 3.
- o) Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property.
- p) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity. For PLN060735, a Preliminary Cultural Resources Reconnaissance prepared by Archaeological Consulting, dated March 25, 1999, concluded that the project area contains a potentially significant archaeological resource, but did not reveal significant resources. Staff requested an updated Archaeological Report for PLN060735, which was completed on January 17, 2007, by Archaeological Consulting. This report indicated that construction could proceed without further archaeological investigation; however, a possibility still exists that, during construction, previously unidentified or unexpected resources may be discovered. Due to this potential, an initial study was prepared, and two mitigation measures were recommended for PLN060735. In order to reduce potential impacts to archaeological resources to a less than significant level, PLN060735 was conditioned to require the applicant to contract with an archaeologist to monitor ground-disturbing activities associated with the proposed construction (Condition No. 3 and No. 24). Condition No. 3 (Mitigation Measure 1) has been met under PLN060735 and PLN110448, while Condition No. 24 (Mitigation Measure 2) has only been partially met. Corresponding Condition Compliance Forms (CCF) with supporting evidence have been uploaded to the respective HCD-Planning File No(s). Condition No. 3 will not be brought forward to this permit as it has already been satisfied. Although the proposed amendment would not result in a greater potential impact of cultural resources, Condition No. 24 has been carried forward to PLN190030-AMD1, incorporated as Condition No. 8, because it is only partially met. See Finding 5.
- q) Geological Hazards. Geology maps indicate that the project site is located near potentially active faults and is subject to seismic-related shaking. During project review of PLN060735, geotechnical and geological reports were requested to identify and address potential issues with developing a new, habitable structure in this area. These reports analyzed the risks associated with the site location and characteristics including soil suitability, tendencies, and seismic effects. The engineer recommended design features and procedures to reduce the risks pertaining to soil suitability and support of adjacent structures. The geotechnical report, prepared by Grice Engineering, supported the “Best Management Practices,” which had been prepared by Haro, Kasunich, & Associates. The “Best Management Practices” recommended temporary shoring to help support the

adjacent structures during foundation excavation. PLN060735 was conditioned to require the applicant to install temporary shoring in order to reduce potential impact of neighboring structures (Condition No. 25, Mitigation Measure 3). This condition has been partially met under PLN060735 and PLN110448. Corresponding Condition Compliance Forms (CCF) with supporting evidence have been uploaded to HCD-Planning File No(s). PLN060735 and PL110448. This partially met condition has been incorporated in PLN190030-AMD1 as Condition No. 10. All other applicable “Partially Met” or “On-Going” conditions listed under PLN110448, have been carried forward to PLN190030-AMD1.

- r) All necessary public facilities are currently available to the subject property. Sewer service will be provided by the Carmel Area Wastewater District and domestic water supply will be provided by the California American Water (Cal-Am). The applicant has provided the Monterey Peninsula Water Management District water release form which indicates that the subject property has purchased a total of 60.5 fixture unit credits from the Malpas Water Company and the Robles Del Rio Carmelo Water Company. When compared to the fixture units approved under HCD-Building permit 17CP02689, his amendment proposes an additional 3.3 fixture units (totaling 27.2 units). The proposed water usage is within the subject property’s available supply.
- s) The project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on April 5, 2021, voted 4 – 0, with 2 absent members, to support the project with changes. At the LUAC meeting, interested members of the public primarily expressed the concerns identified above related to the impact on private views, privacy, noise, and air quality, and the consistency with all development standards for the MDR zoning district. The LUAC members raised concerns about the location of the firepit and the retention of stormwater runoff. At the time of the LUAC meeting, the scope of the project included an addition of 120 square feet to the upper-level balcony. As a result of the concerns raised, the LUAC voted to support the project with one change – remove the proposed 120 square foot upper-level balcony extension/addition. Although the applicant decided to not fully incorporate the LUAC’s recommendation, they have agreed to reduce the proposed 120 square foot balcony addition by 50 square feet, resulting in an addition of 65 square feet to the previously approved 95 square foot balcony. The project’s agent discussed this change with Staff via a phone call on April 20, 2021 and subsequently submitted a letter to Staff explaining that this change is in response to the neighbor's concerns and the LUAC’s recommendation. This change has been incorporated into this report and is reflected in the attached plan set.
- t) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in Project File No(s). PLN060735, PLN110448, PLN150766, PLN190030, and PLN190030-AMD1.

3. **FINDING:** **DESIGN** – The amendment proposes minor design changes but all changes, as proposed and conditioned, assure protection of the public viewshed, are consistent with neighborhood character, and assure visual integrity without imposing undue restrictions on private property.

- EVIDENCE:**
- a) The subject parcel began construction of the previously approved development (PLN060735) under HCD-Building File No. 17CP01689. The proposed amendment meets all development standards for the zoning district. Surrounding parcels have been developed with other dwellings of similar size and character making up much of the view on the eastern side of Scenic Road and from Carmel State Beach. The project will harmonize with the existing character of the neighborhood and scenery using natural earth-toned colors.
 - b) Pursuant to MCC Section 20.44.010, the proposed project site and surrounding area are designated as a Design Control District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.
 - c) Neighborhood Character. Concerns were expressed regarding the compatibility of the proposed amendment with the neighborhood character. The previously approved three-story single-family dwelling (PLN060735) has a comparatively similar layout to other residences in the vicinity and is comparable to the bulk and mass of other dwellings in the vicinity. Many of the residences in the surrounding neighborhood have developed to the full floor area ratio allowed. Among other modifications, this amendment proposes to decrease the roof slope from 4:12 to 3:12 and increase the size of the upper-level seaward facing master bath windows (2 feet by 6 feet to 4 feet by 6 feet), main level's patio by 250 square feet (110 square feet to approximately 360 square feet), and the upper level's balcony by 65 square feet (95 square feet to approximately 160 square feet). As stated in the written objections, the neighbors believe that these modifications will increase the bulk of the dwelling. Due to a lot size error discovered in 2019 and the proposed addition of the upper-level balcony, the proposed amendment's modifications will result in an increased floor area ratio and lot coverage, when compared to the previously approved permit (PLN190030). A majority of the increase in floor area ratio and lot coverage is due to the smaller lot size (4,606 square feet). The proposed upper-level balcony will not adversely change from the bulk and mass approved under PLN190030, as many of the residences along Carmel Point have a similar lot coverage and floor area ration. Therefore, the amendment is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan, Carmel Area Land Use Plan, and zoning ordinance (Title 20).
 - d) Material and Color Finishes. As previously approved (PLN190030), the proposed project is a modern Mediterranean style single-family dwelling. The surrounding residences along Scenic Road are an eclectic mix of residential design styles. PLN190030 modified the

colors and materials approved under PLN060735. PLN190030-AMD1 proposes to keep the same colors and materials approved under PLN190030, which consisted of a matte standing seam copper roof, beige-colored smooth stucco and stone veneer exterior building, and walls, matte metal-clad wood doors and windows, stained wood garage door, cedar side, and copper gutter and downspouts. The patio and balcony located on the main (second) and upper (third) levels include burnished stainless steel and glass handrails. The previously approved colors and materials of Design Approval, PLN190030, are consistent with the residential setting and neighborhood characteristic, and blend with the surrounding environment and other dwellings in the vicinity. Also, per Carmel LUP Policy 2.2.3.6, the proposed structure shall be subordinate to and blend into the environment, using appropriate exterior materials and earth tone colors that give the general appearance of natural materials.

- e) Visual Resources/Public Viewshed. The subject parcel is located in the general viewshed, as illustrated in Map A of the Carmel Area Land Use Plan, and is visible from a designated scenic roadway, Scenic Road, per Section 20.146.020.Z of the Carmel Coastal Implementation Plan (CIP). Although the subject property is visible from Scenic Road, the building site is not located on the crest of a hill and will not result in ridgeline development. As designed, conditioned, mitigated, and approved, PLN060735 was found consistent with CIP Section 20.146.030, which dealt with viewshed from Scenic Road. Surrounding properties are developed with single-family dwellings of similar size and character, making up much of the view on the eastern side of Scenic Road. The project will harmonize with the existing character of the neighborhood and scenery using natural earth toned colors. The previously approved Combined Development Permit (PLN060735), as modified by PLN110448, PLN150766, and PLN190030, was not visible from Point Lobos due to screening by existing residential dwellings and vegetation. Additionally, the proposed development would not detract from the natural beauty of the surrounding undeveloped ridgelines and slopes in the public viewshed (LUP Policy 2.2.3.1). Therefore, as proposed, the amendment will not result in the single-family dwelling being visible from Point Lobos. As established in the conditions applied to PLN060735, lighting will be required to meet the basic viewshed policy of minimum visibility through the Monterey County Planning Department's standard visually sensitive exterior lighting condition (Condition No. 9). This condition has been partially met under PLN060735 and PLN110448. Corresponding Condition Compliance Forms (CCF) with supporting evidence have been uploaded to HCD-Planning File No(s). PLN060735 and PL110448. This partially met condition has been incorporated into PLN190030-AMD1 as Condition No. 5. All other applicable "Partially Met" or "On-Going" conditions listed under PLN060735, have been carried forward to PLN190030-AMD1 as it will be the new operating entitlement. See Finding 5.
- f) The project planner reviewed the application materials, plans, and County GIS records to verify that the proposed project on the subject

parcel conforms to the applicable plans and MCC, and will not adversely impact the neighborhood character or scenic/visual resources.

- g) Based on the evidence described above, the proposed amendment is consistent with the surrounding residential neighborhood character (i.e., structural design features, colors, and material finishes). The proposed amendment does not have a significant impact on a public view shed. As proposed, the project assures protection of the public view shed, is consistent with neighborhood character, and assures visual integrity.
- h) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in Project File No(s). PLN060735, PLN110448, PLN150766, PLN190030, and PLN190030-AMD1.

5. **FINDING:** **CONDITIONS** – The appropriate and applicable conditions of approval from PLN060735 and PLN110448 are applied to this amendment.

- EVIDENCE:**
- a) Previously approved Combined Development Permit PLN060735 (Resolution No. 08-251) was approved with 26 conditions of approval.
 - b) Previously approved Design Approval PLN110448 carried forward all 26 conditions from PLN060735 but updated 2 of the conditions which were no longer in use by the responsible department (Condition No. 8 and No. 19). The updated conditions did not alter the actions required by the applicant/owner to satisfy the requirement. PLN110448 became the operating permit.
 - c) Extension permit PLN150766 (Resolution No. 16-080) carried forward all 26 conditions from PLN060735 and PLN110448 via a non-standard specific use conditions which stated that all conditions (26) applied to the previous permits (PLN060735 and PLN110448) must still be met.
 - d) Previously approved Design Approval PLN190030 also applied a non-standard specific use condition which required that the applicant satisfy all conditions (26) listed under the previously approved permits: PLN060735, PLN110448 and PLN150766.
 - e) 13 of the 26 previously approved conditions have been “Met” under PLN060735 and PLN110448 and therefore, have not been carried forward to this amendment. Of the 13 remaining conditions under PLN110448, only 10 have been brought forward to PLN190030-AMD1 because they are either “Partially Met” or are applicable “On-Going” conditions that must still be satisfied. The remaining three conditions are “On-Going” but are not applicable to the amendment. Included in the 10 conditions carried forward, 2 are “partially satisfied” mitigation measures which relate to temporary shoring and archaeological monitoring and have been incorporated into this amendment as Condition No. 10 and No. 8, respectively.
 - f) Condition No. 1, 6, and 18 are “On-Going” conditions listed under PLN060735 and PLN110448 that are not applicable to the amendment. Condition No. 1, specific uses only, will be replaced by a specific use condition that is unique to this project. Condition No. 6,

which prohibits land clearing and grading activities during Winter months (October through April), is not applicable to this project as all land clearing and grading activities have already occurred under HCD-Building Services File No. 17CP01689. The proposed 255 square foot addition to the front terrace (above natural grade) does not require any grading or on-site fill as off-site gravel and sand will be used. Condition No. 18, Water Conservation Measures, is not applicable to this project because the condition requirements are listed under MCC 18.44.040.A as a requirement for new construction. Therefore, the three above-referenced conditions have not been carried forward to this amendment (PLN190030-AMD1).

- g) The 13 conditions that have been satisfied under PLN0060735 and PLN110448 are Condition No(s). 2, 3, 4, 5, 7, 15, 16, 17, 19, 20, 21, 22, and 23. Corresponding Condition Compliance Forms (CCF) with supporting evidence have been uploaded to HCD-Planning File No(s). PLN060735 and PL110448. Condition No. 3 includes the requirements for Mitigation Measure 1. The 13 above-referenced conditions have not been carried forward from PLN110448 to this amendment (PLN190030-AMD1).
- h) Conditions No(s). 8, 9, 10, 11, 13, 14, 24, 25, and 26 are partially satisfied under PLN060735 and PLN110448, and therefore still have outstanding actions which must be satisfied. To satisfy these conditions, the applicant/owner must submit supporting documentation for each outstanding action that reflects the changes proposed in this amendment. These conditions have been incorporated in to PLN190030-AMD1 as Condition No(s) 4, 5, 6, 7, 8, 10, 11, 12, and 13, respectively. The 10 above referenced conditions have been carried forward to this amendment from PLN110448.
- i) Condition No. 12, Utilities Underground, is an “On-Going” condition that is applicable to this amendment and is incorporated into PLN190030-AMD1 as Condition No. 9. (PLN190030-AMD1).
- j) In addition to the ten partially met conditions carried forward from PLN060735 and PLN110448, staff has applied four more standard conditions relating to specific uses, permit approval, condition compliance fees and an indemnification agreement (incorporated as Condition No(s) 1, 2, 3 and 14). Therefore, staff proposes that a total of 14 conditions be applied to this amendment, PLN190030-AMD1.
- k) Upon approval of this amendment, PLN190030-AMD1 will be the operating entitlement. All attached conditions must be cleared under PLN190030-AMD1.
- l) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in Project File No(s). PLN060735, PLN110448, PLN150766, PLN190030, and PLN190030-AMD1.

4. **FINDING:** **CEQA (Consistent with Previously Adopted MND)** - The original CEQA action on the project was assessed for environmental impacts with an Initial Study and mitigated to a less than significant level. The Minor and Trivial Amendment does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162.

- EVIDENCE:**
- a) On January 31, 2008, the Zoning Administrator adopted a Mitigated Negative Declaration and a Combined Development Permit (PLN060735, Resolution No. 060735). This decision was appealed on February 17, 2008, by Mr. Sabih (neighbor of subject lot). On July 22, 2008, the Board of Supervisors adopted the revised Mitigated Negative Declaration (MND) and associated Mitigation Monitoring and Reporting Plan (MMRP) and denied the appeal request (Resolution No. 08-251). This decision was appealed to the Coastal Commission on August 29, 2008. On October 15, 2008, the Coastal Commission found no substantial issue with the County's decision, making the County's decision final. A motion challenging the County's approval and environmental determination was subsequently filed with the Superior Court. As part of the settlement agreement, the applicant requested a Design Approval (PLN110448) to allow minor changes to the previously approved single-family dwelling (PLN060735). This permit was approved on September 07, 2011 by the Director of Resource Management Agency (RMA) – Planning.
 - b) The revised MND and MMRP included three mitigation measures which were applied as Condition No(s). 3, 24, and 25 to PLN060735. All mitigation measures and conditions were carried forward to PLN110448, PLN150766, and PLN190030. Mitigation Measures 2 and 3 from the MMRP have been carried forward to this permit (PLN190030-AMD1) as conditions of approval (incorporated as Condition No 8 and 10). Mitigation Measure 1 has been met under PLN060735 and PLN110448, and therefore has not been carried forward to this permit.
 - c) The project meets Section 15162 of the CEQA Guidelines because no substantial changes are proposed requiring major revisions of the MND; no substantial changes have occurred with respect to circumstances under which the project was undertaken that will require major revisions to the MND; all work is located within the existing building footprint or previously disturbed areas, and none of the work is within the sensitive habitat area. Therefore, as proposed and conditioned, this amendment is consistent with the previously adopted Mitigated Negative Declaration.
 - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in project file PLN060735, PLN110448, PLN150766, PLN190030, and PLN190030-AMD1.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. In accordance with Section 20.86.030.A of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. Pursuant to Title 20, Section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission (CCC) because it involves development within 300 feet of the mean


tide high line of the sea. Additionally, the project may be subject to appeal by/to the CCC because the project amends PLN060735 which consisted of a Coastal Development Permit, due to development within 750 feet of known cultural resources.

DECISION

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

- 1) Consider the previously revised Mitigated Negative Declaration (MND) for the construction of the Skeen & Change residence (PLN060735) and finding the proposed Minor and Trivial Amendment consistent with the MND, therefore, not requiring an addendum pursuant to Section 15162 of the CEQA Guidelines; and
- 2) Approve a Minor and Trivial Amendment to previously approved Combined Development Permit (PLN060735), as modified by PLN110448, PLN150766, and PLN190030, to allow exterior and interior improvements including modifications to the roof, main level's ceiling height, front gates, and upper level windows and doors; addition of an approximately 255 square foot terrace, 65 square foot balcony, 250 square foot patio, and outdoor spa; relocation of outdoor firepit; removal of one light well; replacement of master bath window with double doors; interior floor plan changes; and other minor exterior improvements. Colors and materials, and associated grading consisting of 1,130 cubic yards of cut to remain as previously approved.

PASSED AND ADOPTED this 29th day of April, 2021.

DocuSigned by:

E8D855FE840144F...

John M. Dugan, FAICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON 5/5/21

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 SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE 5/17/21

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 Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

Monterey County RMA Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN190030-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Minor and Trivial Amendment to a previously approved design approval permit (PLN190030) to allow exterior and interior improvements including modifications to the roof, front gates and master bedroom windows and doors; addition of an approximately 255 square foot terrace, 120 square foot balcony and outdoor spa; relocation of outdoor firepit; removal of one (1) light well; replacement of master bath window with double doors; interior floor plan changes; and other minor exterior improvements. Materials and colors to remain as previously approved. The property is located at 26327 Scenic Road, Carmel (Assessor's Parcel Number 009-442-013-000), Carmel Land Use Plan, Coastal Zone. [ALL CONDITIONS FROM PREVIOUS MINOR AMENDMENTS AND PREVIOUSLY APPROVED PERMIT (PLN190030, PLN150766, PLN110448 & PLN060735) STILL REMAIN IN EFFECT.]

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 HCD - 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. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Minor and Trivial Amendment (Resolution Number 21-019) was approved by the Zoning Administrator for Assessor's Parcel Number 009-442-013-000 on April 29, 2021. The permit was granted subject to 14 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD- Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD- Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD- Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD- Planning.

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

4. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: RMA-Planning

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 HCD - 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 HCD - 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. (HCD - 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 HCD - 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."

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

Responsible Department: RMA-Planning

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 HCD - Planning, prior to issuance of building permits. (HCD - 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 HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

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

6. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical and Geological Hazards Report has been prepared for this parcel by Grice Engineering and Geology, Inc., dated January 2007 Library No. LIB070151 with a supplement letter prepared by Grice Engineering and Geology Inc., dated July 24, 2007 and a Geotechnical response to Four Specific Questions, prepared by Haro, Kasunich, and Assoc. Inc. dated November 27, 2007 (LIB070652). All development shall be in accordance with these reports." (HCD - Planning)

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

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

7. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Archaeology Report has been prepared for this parcel by Archaeological Consulting, dated January, 17 2007 Library No. LIB070152. All development shall be in accordance with this report." (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning

8. PDSP002 - ARCHAEOLOGICAL MONITORING (MITIGATION #2)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The contractor shall sign and record an agreement created by an Archaeologist informing them of the potential for incidental impacts and requirements to contract the archaeologist for monitoring during earth disturbing activities associated with new construction on the parcel, such as grading, foundation excavations, etc. The monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The applicant shall provide the Director of Planning with a copy of a recorded agreement containing recommendations for protection of incidental impacts to potentially significant resources including any measures necessary to be in place and in good order through construction and the requirement of an Archaeological monitor on site during earth disturbing activities.

9. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (HCD - Planning and HCD- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

10. PDSP003 - TEMPORARY SHORING (MITIGATION #3)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to reduce potential impacts to neighboring structures temporary shoring shall be installed by a licensed contractor according to plans approved by the Building Department and under the direct supervision of a licensed geotechnical engineer, along with supervision from the archaeological monitor required in condition 24. The engineer shall have the ability to make adjustments as necessary to provide maximum protection of life and surrounding structures. The shoring shall remain in place in working order during foundation excavation and construction and shall be removed when cleared by the engineer. (HCD – Planning Department and HCD – Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading or building permits the owner or applicant shall submit temporary shoring plans, designed by a licensed geotechnical engineer, to the RMA Building Department for review and approval.

During construction of the temporary shoring, a licensed engineer shall observe and make recommendations where necessary to ensure proper construction of the shoring and support of adjacent structures [combined with observation from a registered archaeologist (see Mitigation Measure 1 (Condition #3))].

Upon completion of the shoring and prior to foundation excavation the owner or applicant shall submit a letter to the RMA-Planning Department from the licensed engineer certifying that the shoring has been adequately constructed.

11. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

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 HCD - Building Services 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. (HCD - Planning and HCD - Building Services)

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 HCD - Building Services 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 HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

12. PDSP004 - LIABILITY INSURANCE (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant must demonstrate to the satisfaction of the RMA-Planning Department and County Counsel that the contractors for the proposed development, including any general and sub-contractors involved in the shoring, excavation, and foundation construction, are appropriately licensed for the work and will maintain liability insurance of not less \$4,000,000 per occurrence including coverage for any claims for bodily injury or damage to property, including owner's and adjacent properties, arising from contractors' or subcontractors' work performed on the project. Such insurance shall name the neighbor to the south (APN: 009-442-012-000) as an additional insured. The insurance shall be maintained from commencement construction to issuance of certificate of occupancy or final building inspection. All such insurance shall be with a company acceptable to the County and issued and executed by an admitted insurer authorized to transact insurance business in the state of California. (HCD - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building or grading permits, the Owner/applicant shall provide to the HCD - Planning Department certificates of insurance and such other documentation as the County may require to demonstrate that the contractors and subcontractors have in effect the insurance required by this condition.

The insurance shall be maintained in for from the commencement of construction to the issuance of the certificate of occupancy or final building inspection. If any change is made in the insurance policy during this period, the Owner/applicant shall notify the HCD -Planning Department within five calendar days of such change.

13. PDSP001 - CONSTRUCTION MANAGEMENT PLAN (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of Grading Permits or Building Permits, applicant shall submit a Construction Management Plan (CMP) to the HCD - Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall limit construction, hours of operation to 7:00 am to 5:00 pm on weekdays, 8:00 am to 4:00 pm on Saturdays and no work on Sundays. The CMP shall also provide for, truck routes that would have trucks coming and leaving the site from Stewart Road, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works & HCD – Planning Department)

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

During Construction activities, the Owner/Applicant/Contractor shall implement approved measures during the construction/grading phase of the project.

Prior to final inspection of occupancy, the Owner/Applicant/Contractor shall submit a construction activity report including photographs and activity logs where applicable that document how Best Management Practices were implemented and followed during construction and grading activities.

14. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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. (County Counsel-Risk Management)

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, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

KEY NOTES

- 1 SETBACK LINE
- 2 PROPERTY LINE
- 3 EXISTING WOOD FENCE TO REMAIN
- 4 NEW 5' HIGH WOOD FENCE TO MATCH EXISTING
- 5 TRENCH DRAIN WITH STEEL GRILLE COVER SEE DTL. 6/A8.2
- 6 OUTLINE OF MAIN LEVEL
- 7 OUTLINE OF UPPER LEVEL (SHOWN HATCH)
- 8 OUTLINE OF LOWER LEVEL
- 9 CONCRETE DRIVEWAY
- 10 STONE TERRACE SEE DTL. 12/A8.0
- 11 RETAINING WALL- REQUIRES SEPARATE PERMIT, SEE STRUCTURAL DRAWINGS FOR DETAILS AND NOTES.
- 12 TERRACE, BALCONIES, OR DECKS OVER 30" OR MORE OFF FINISH GRADE REQUIRES A 42" HIGH GUARDRAILING WITH BALUSTRADES AT 4" O.C. MAXIMUM (SEE DETAIL 4/A8.2)
- 13 SLOPE TERRACES AT 1/4" PER FT. MINIMUM AWAY FROM STRUCTURE
- 14 SLOPE ALL GRADES AWAY FROM THE BUILDING @ 2% FOR MIN 10 FEET
- 15 PAVER WALK- OVER 1" SAND OVER 3" OF 3/4" CLASS II BASE ROCK
- 16 PROVIDE GALVANIZED STEEL GRATE COVER ON HINGES

PLANNING INFO.

- PROPERTY OWNER:
DALE SKEEN & JOMEI CHANG
P.O. BOX 7507
MENLO PARK, CA 94026
(650) 323-8002
- PROJECT ADDRESS:
26327 SCENIC ROAD
CARMEL, CA.
- PROJECT SCOPE:
MINOR & TRIVIAL AMENDMENT TO 17CP01689 REV 3 & DA190217
- SITE PLAN CHANGES:
 - EXISTING FIRE PIT RELOCATION AND ADDITION OF ACCESS STEPS TO NORTH SIDE YARD; FRONT TERRACE RECONFIGURATION
 - REMOVAL OF ONE FRONT GATE AND RELOCATION OF 2ND GATE AND STEPS TO TERRACE
 - REMOVAL OF ONE LIGHT WELL TO BASEMENT
 - ADDITION OF A SPA TO BACK TERRACE
- MAIN LEVEL CHANGES:
 - CEILING HEIGHT INCREASE FOR AREA OF FLOOR BELOW UPPER LEVEL FROM 8' TO 9'
 - BATH SHOWER REPLACEMENT WITH A PANTRY
 - MASTER BATH TUB REMOVAL AND WINDOW SUBSTITUTION WITH PAIR OF 5' X 8' DOORS
 - MASTER BEDROOM EXTERIOR DOOR WINDOW UNIT INCREASE IN HEIGHT FROM 7' TO 8'
 - PATIO SIZE INCREASE FOR 256 SF
- UPPER LEVEL CHANGES:
 - ADDITION OF 2 STEPS DUE TO MAIN FLOOR CEILING HEIGHT INCREASE
 - BALCONY SIZE INCREASE FOR 65 SF
 - MASTER BATH WINDOW HEIGHT INCREASE FROM 2'-6" TO 4'-6"
- ROOF CHANGES:
 - ROOF SLOPE REDUCTION FROM 4:12 TO 3:12 FOR MAIN AND UPPER LEVEL ROOFS
 - INCREASE OF THE FLAT ROOF AREA TO COMPLY WITH THE MAXIMUM ALLOWED HEIGHT OF 18'

- OCCUPANCY: R3, U1
- CONST. TYPE: V, NR
- A.P.N.: 009-442-013-000
- LEGAL DESC.: LOT: 10 BLOCK: B14
- ZONE: MDR/2 (18) (CZ)
- MAX BLDG. HT: 18 FT
- GRADING: 1,130 CY CUT
- TREE REMOVAL: NONE
- TOPOGRAPHY: SLOPE
- PROJECT CODE COMPLIANCE:
2016 CBC, CMC, CPC, CFC, CEC CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & 2016 CALIFORNIA ENERGY CODE
- LOT AREA: 4,606 S.F.
- LOT COVERAGE CALCULATIONS:

PROPOSED	
BUILDING (FOOTPRINT)	1,457 S.F.
UPPER BALCONY	104 S.F.
DRIVEWAY	780 S.F.
TERRACE (FRONT)	565 S.F.
TERRACE (BACK) (ON GRADE)	365 S.F.
TOTAL COUNTABLE	1,561 S.F.
- LOT COVERAGE ALLOWED: 1,612 SF (35%)
- LOT COVERAGE PROPOSED: 1,561 SF (34%)
- F.A.R. CALCULATIONS:

PROPOSED	
MAIN FLOOR	1,459.8 S.F.
UPPER FLOOR	612.9 S.F.
LOWER FLOOR	821 S.F. (BELOW GROUND)
GARAGE, MECH'L AND STO.	556 S.F. (BELOW GROUND)
TOTAL	3,449.7 S.F.
- F.A.R. ALLOWED: 2,072.7 SF (45%)
- F.A.R. PROPOSED: 2,072.7 SF (45%)

VICINITY MAP



JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA, 93950

PH (831) 646-1261
FAX (831) 646-1260
EMAIL jemsid@jemsid.com
WEB www.jemsid.com

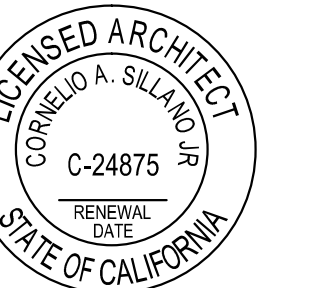
DISCLAIMER:
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THE OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:
PROPOSED NEW RESIDENCE AT

26327
SCENIC ROAD
CARMEL CA, 93935

APN: 009-442-013-000



DATE: SEPTEMBER 05, 2018
PLANNING SUBMITTAL

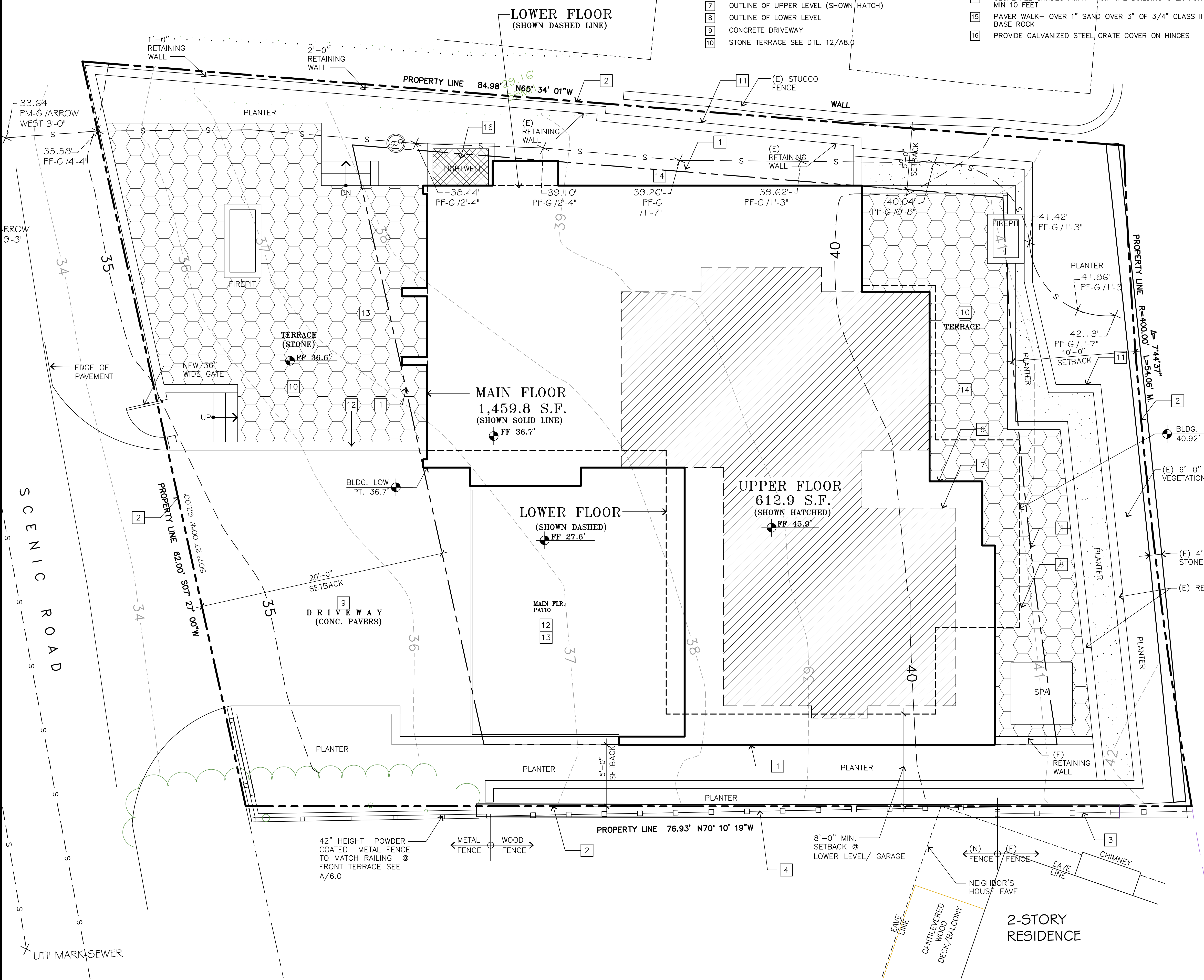
- REVISIONS:
- △ 12-19-18 OWNER AMENDMENT
 - △ 06-14-19 OWNER REVISIONS
 - △ 09-28-20 OWNER REVISIONS
 - △ 04-07-21 CLARIFICATION
 - △ 04-19-21 CLARIFICATION

SITE PLAN

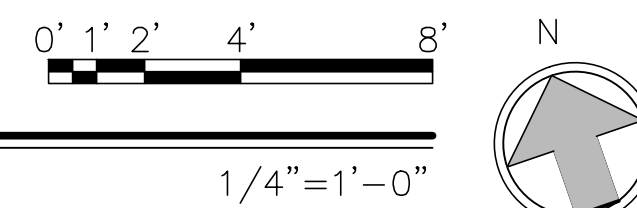
SHEET NO.

A1.0

4/19/2021 12:43:24 PM



SITE PLAN



4/19/2021 12:43:28 PM

DISCLAIMER:
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STAMPS:

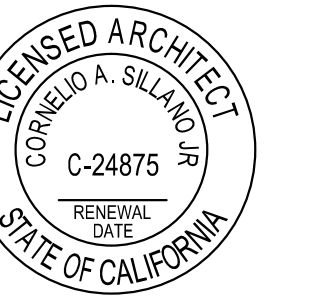
PROJECT/CLIENT:
PROPOSED NEW RESIDENCE AT

26327
SCENIC ROAD

PROJECT ADDRESS:

26327 SCENIC RD.
CARMEL CA.
93935

APN: 009-442-013-000



DATE: SEPTEMBER 05, 2018
PLANNING SUBMITTAL

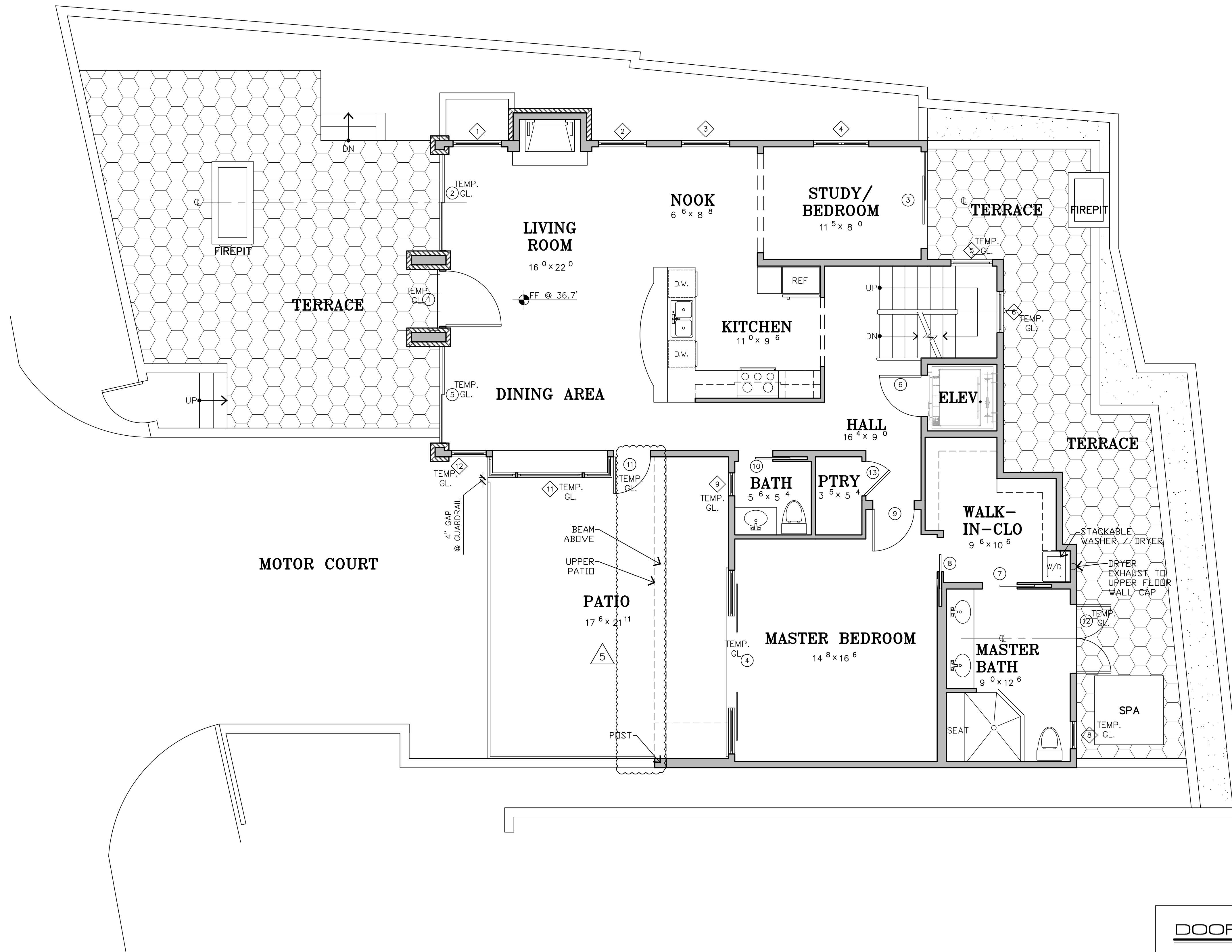
REVISIONS:

△ 12-19-18	OWNER AMENDMENT
△ 06-14-19	OWNER REVISIONS
△ 09-28-20	OWNER REVISIONS
△ 04-07-21	CLARIFICATION
△ 04-19-21	CLARIFICATION
△	

MAIN LEVEL PLAN

SHEET NO.

A2.0



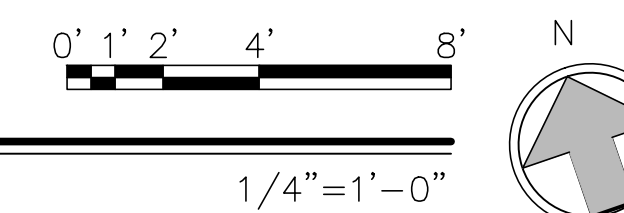
WALL LEGEND

- 2X STUD FRAMED WALL
- STONE VENEER

DOOR/WINDOW LEGEND

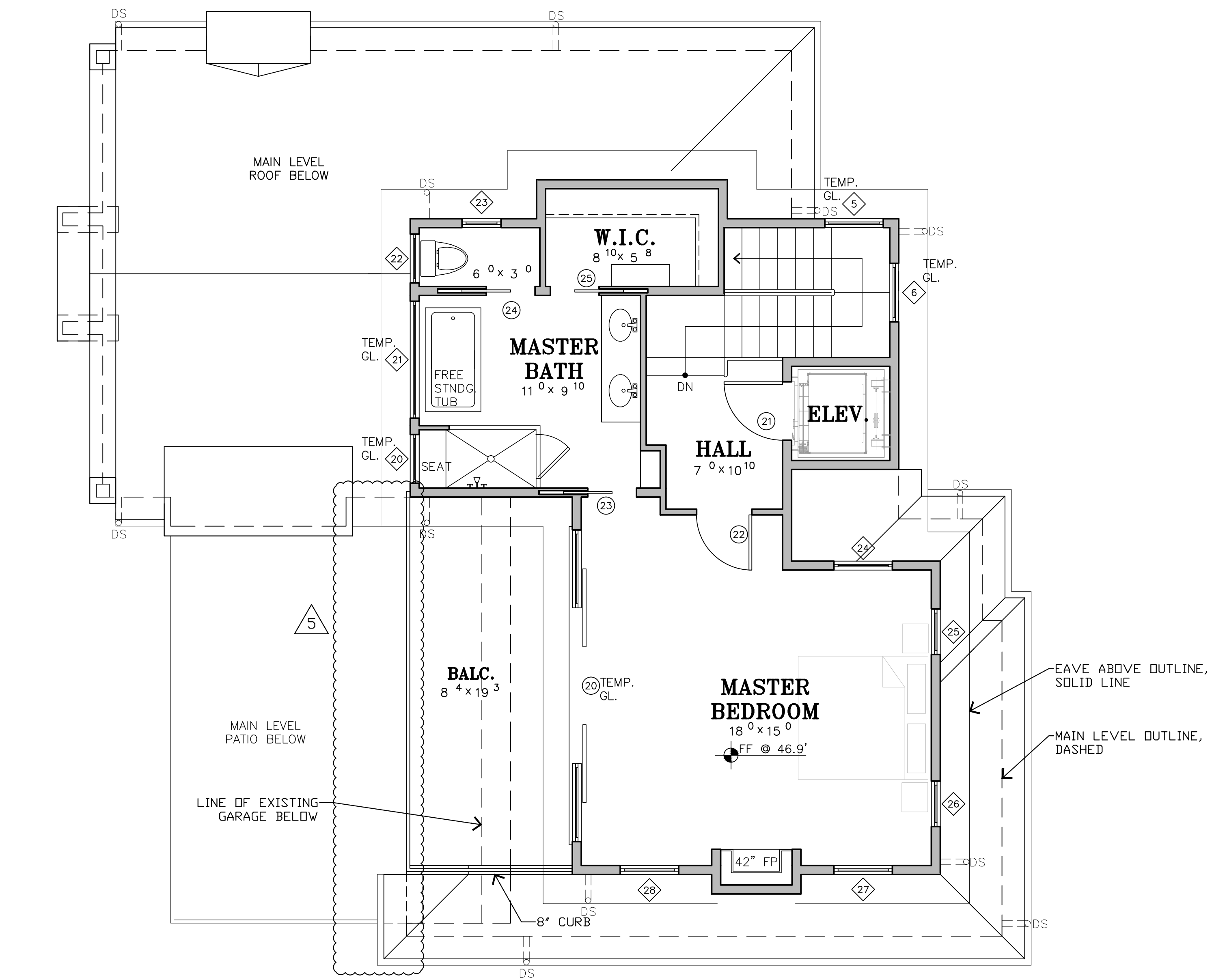
- DENOTES A WINDOW
- DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR & WINDOW INFORMATION

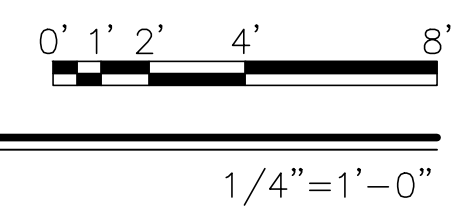


MAIN LEVEL PLAN

4/19/2021 12:43:31 PM



UPPER LEVEL



WALL LEGEND

- 2X STUD FRAMED WALL
- STONE VENEER

DOOR/WINDOW LEGEND

- DENOTES A WINDOW
- DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR & WINDOW INFORMATION

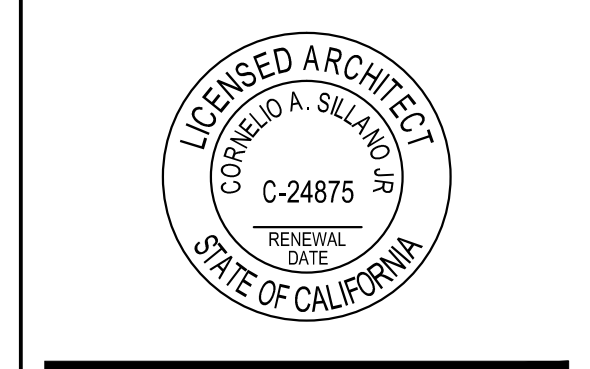
JUN A. SILLANO, AIA

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 26327
 SCENIC ROAD
 PROJECT ADDRESS:
 26327 SCENIC RD.
 CARMEL CA.
 93935
 APN: 009-442-013-000

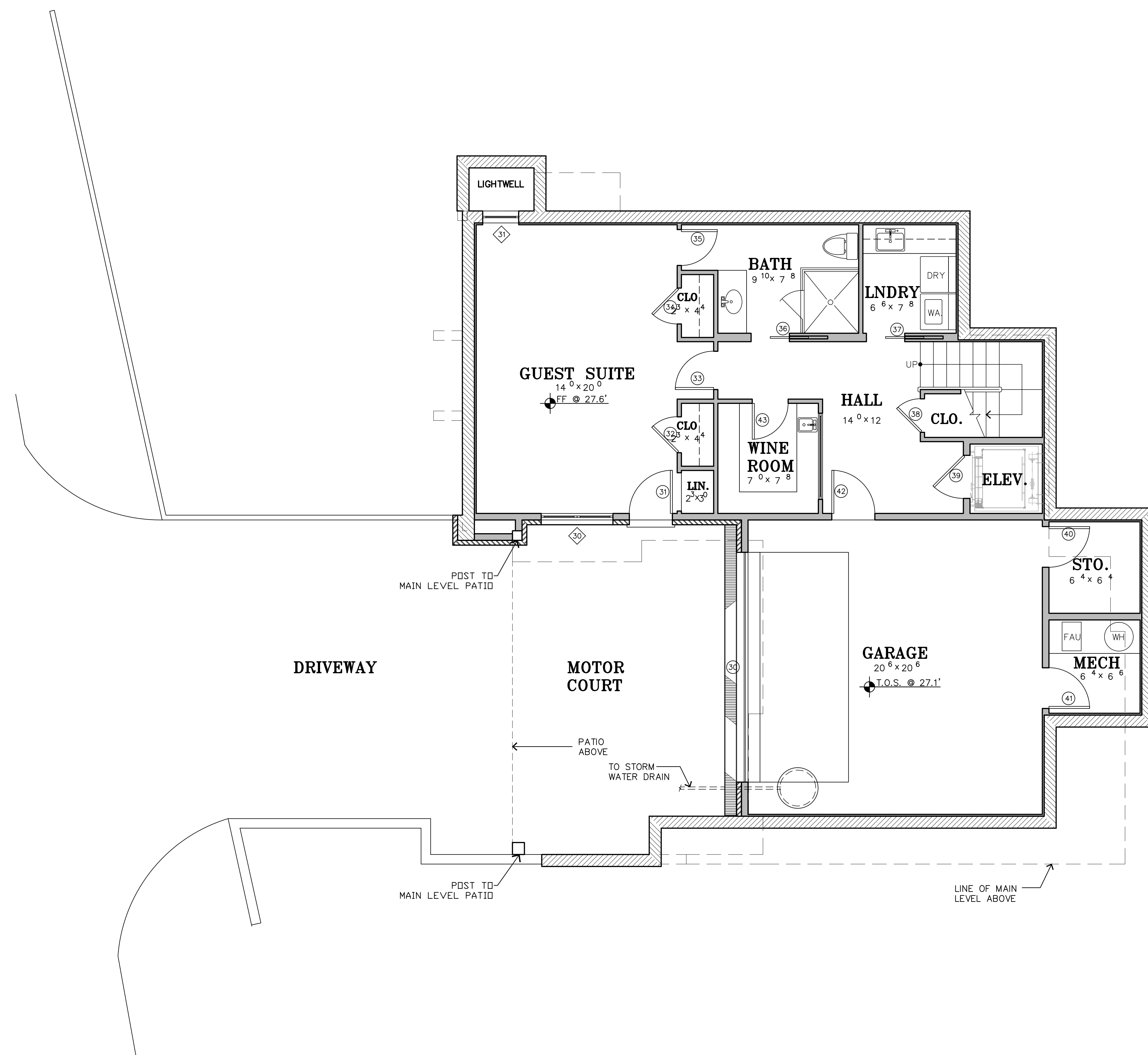


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 PLANNING SUBMITTAL

- REVISIONS:
- 12-19-18 OWNER AMENDMENT
 - 06-14-19 OWNER REVISIONS
 - 09-28-20 OWNER REVISIONS
 - 04-07-21 CLARIFICATION
 - 04-19-21 CLARIFICATION



UPPER LEVEL
 PLAN
 SHEET NO.
A3.0

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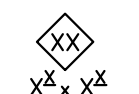



LOWER LEVEL PLAN

WALL LEGEND

-  2X STUD FRAMED WALL
-  STONE VENEER

DOOR/WINDOW LEGEND

-  DENOTES A WINDOW
x^a x^b
-  DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR & WINDOW INFORMATION

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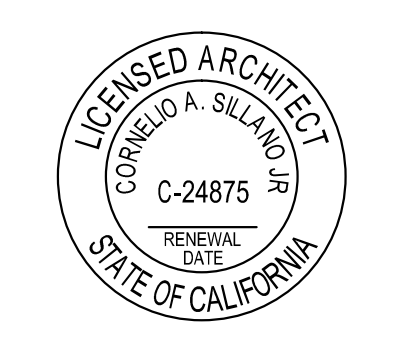
PROJECT/CLIENT:
PROPOSED NEW RESIDENCE AT

26327
SCENIC ROAD

PROJECT ADDRESS:

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93935

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PLANNING SUBMITTAL

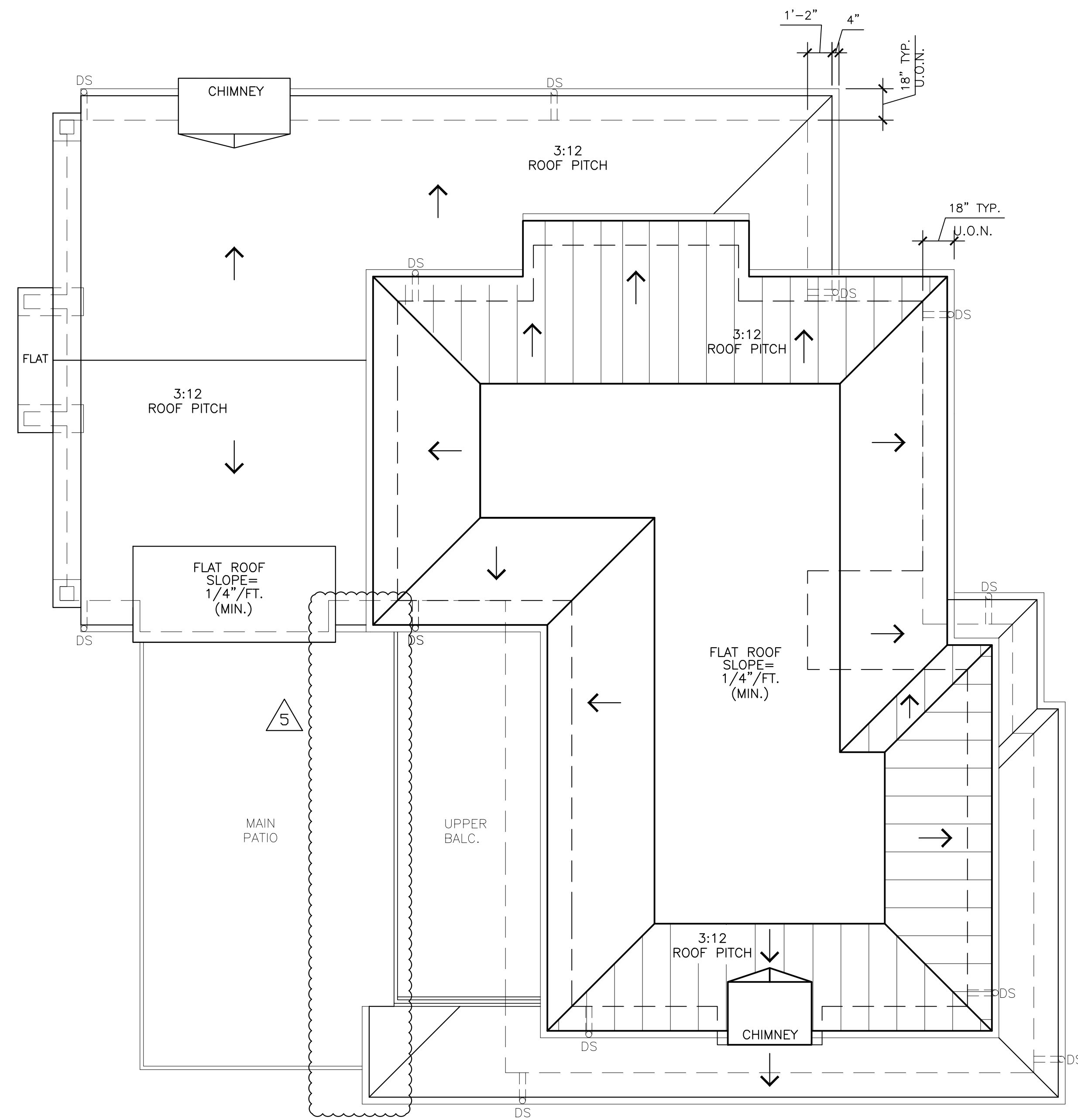
- REVISIONS:
- △ 12-19-18 OWNER AMENDMENT
 - △ 06-14-19 OWNER REVISIONS
 - △ 09-28-20 OWNER REVISIONS
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 - △ 04-19-21 CLARIFICATION

LOWER LEVEL
PLAN

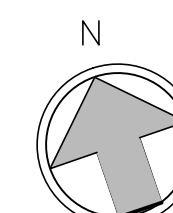
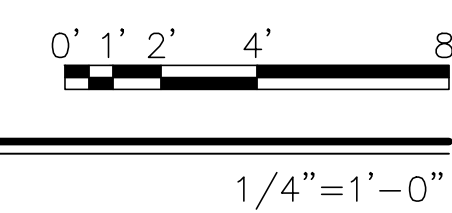
SHEET NO.

A4.0

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ROOF PLAN



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SCENIC ROAD

PROJECT ADDRESS:

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APN: 009-442-013-000



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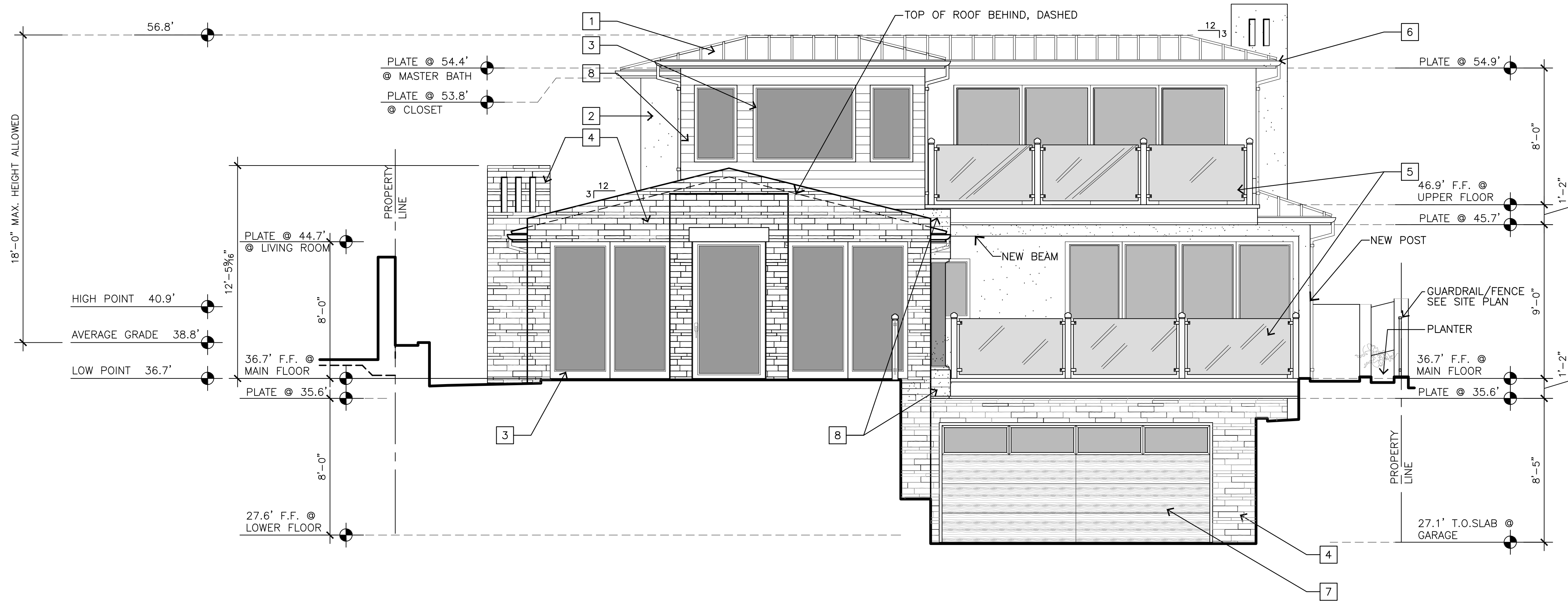
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△ 04-07-21	CLARIFICATION
△ 04-19-21	CLARIFICATION
△	

ROOF PLAN

SHEET NO.

A5.0

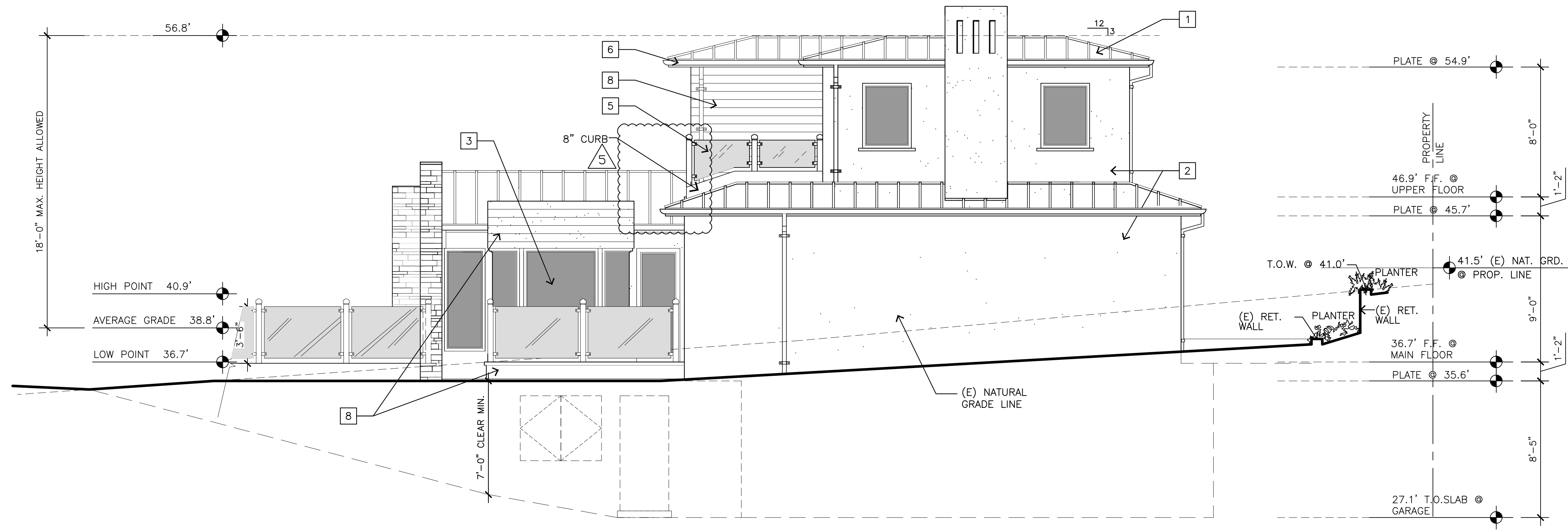


WEST ELEVATION

0' 1' 2' 4' 8'
1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 STANDING SEAM COPPER ROOF; NON- REFLECTIVE, MATTE FINISH
- 2 EXTERIOR STUCCO- SMOOTH FINISH
- 3 METAL CLAD WOOD EXTERIOR DOORS AND WINDOWS; NON-REFLECTIVE, MATTE FINISH
- 4 STONE VENEER OR LONGFORM BRICK
- 5 BURNISHED STAINLESS STEEL AND GLASS HANDRAIL; NON-REFLECTIVE, MATTE FINISH
- 6 COPPER GUTTER AND DOWNSPOUT
- 7 STAINED WOOD GARAGE DOOR
- 8 2X6 CEDAR SIDING



SOUTH ELEVATION

0' 1' 2' 4' 8'
1/4"=1'-0"



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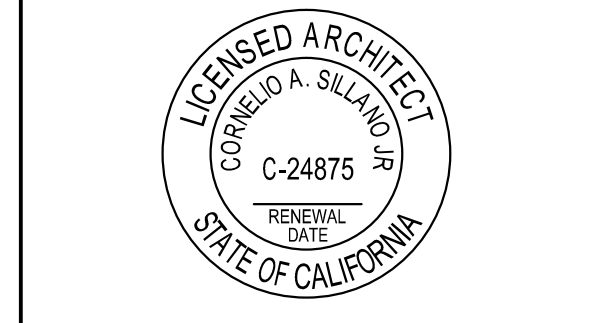
PROJECT/CLIENT:
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26327
SCENIC ROAD

PROJECT ADDRESS:

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APN: 009-442-013-000



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04-07-21	CLARIFICATION
04-19-21	CLARIFICATION
	CLARIFICATION

ELEVATIONS

SHEET NO.

A6.0

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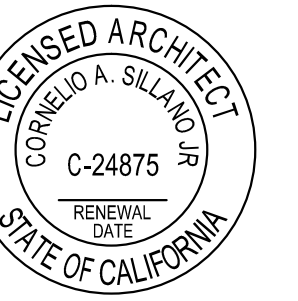
PROJECT/CLIENT:
PROPOSED NEW RESIDENCE AT

26327
SCENIC ROAD

PROJECT ADDRESS:

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CARMEL CA.
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APN: 009-442-013-000



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REVISIONS:

12-19-18	OWNER AMENDMENT
06-14-19	OWNER REVISIONS
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04-19-21	CLARIFICATION
	CLARIFICATION

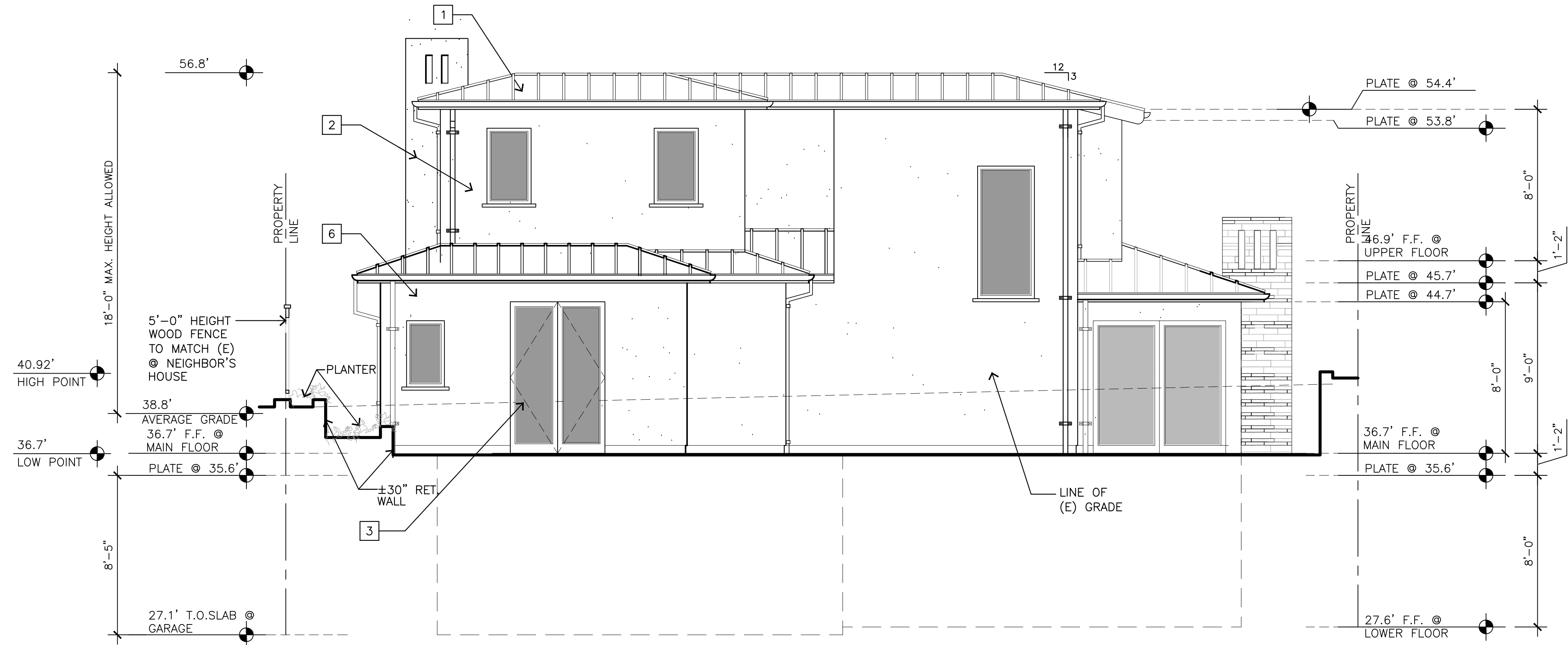
ELEVATIONS

SHEET NO.

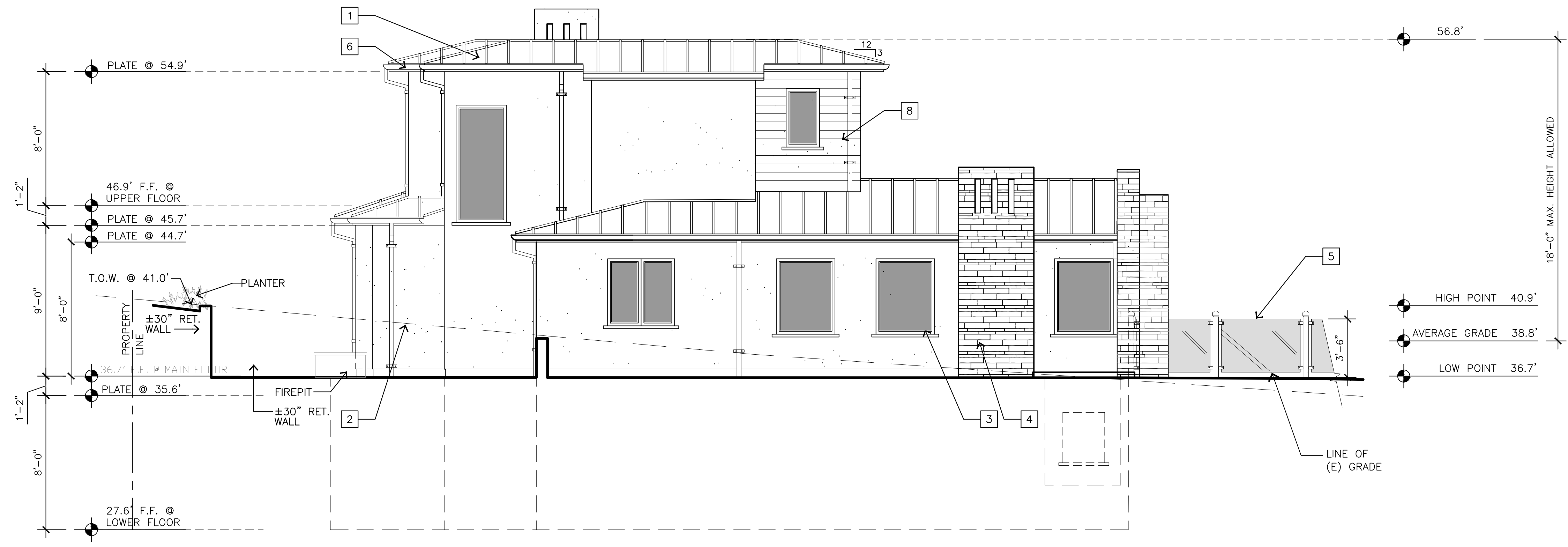
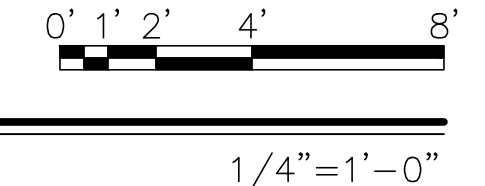
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EXTERIOR FINISH LEGEND

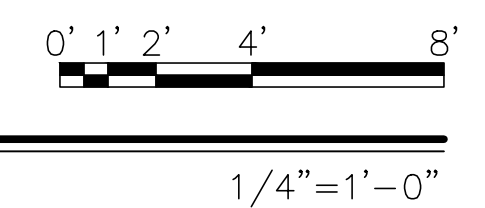
- 1 STANDING SEAM COPPER ROOF; NON- REFLECTIVE, MATTE FINISH
- 2 EXTERIOR STUCCO- SMOOTH FINISH
- 3 METAL CLAD WOOD EXTERIOR DOORS AND WINDOWS; NON-REFLECTIVE, MATTE FINISH
- 4 STONE VENEER OR LONGFORM BRICK
- 5 BURNISHED STAINLESS STEEL AND GLASS HANDRAIL; NON-REFLECTIVE, MATTE FINISH
- 6 COPPER GUTTER AND DOWNSPOUT
- 7 STAINED WOOD GARAGE DOOR
- 8 2X6 CEDAR SIDING



EAST ELEVATION



NORTH ELEVATION



DOOR SCHEDULE											
Door No.	Door Size (Finished)			Material	Core	Glass		Finish		Action	Remarks
	Width	Height	Thick			Type	Tempered	Interior	Exterior		
MAIN LEVEL											
1	4'-0"	8'-0"	2-1/4"	WD	SC	DBL. PANE	YES	STAINED	METAL CLAD	SWING	ENTRY DR.
2	PR 3'-6"	7'-0"	2-1/4"	WD	SC	DBL. PANE	YES	STAINED	METAL CLAD	SLIDING	Ⓞ LIVING/DINING; DBL. DR.
3	PR 3'-6"	7'-0"	2-1/4"	WD	SC	DBL. PANE	YES	STAINED	METAL CLAD	SLIDING	Ⓞ STUDY/BEDRM; DBL.DR..
4	13'-4"	8'-0"	2-1/4"	WD	SC	DBL. PANE	YES	STAINED	METAL CLAD	SLIDING	CUSTOM PR 3'-4"x7'-0" DR.; 3'-4"x7'-0" SIDE LIGHT EA. SIDE; MULLED UNIT DBL. DR. Ⓞ MASTER BEDRM.
5	PR 3'-6"	7'-0"	2-1/4"	WD	SC	DBL. PANE	YES	STAINED	METAL CLAD	SLIDING	Ⓞ DINING AREA
6	3'-0"	7'-0"	1-3/8"	WD	SC			STAINED		SWING	Ⓞ ELEVATOR
7	2'-6"	7'-0"	1-3/8"	WD	SC			PAINTED		SLIDING	Ⓞ MASTER BATH/ W.I.C.; POCKET DR.
8	2'-6"	7'-0"	1-3/8"	WD	SC			PAINTED		SLIDING	Ⓞ MASTER BDRM./ W.I.C.; POCKET DR.
9	3'-0"	7'-0"	1-3/8"	WD	SC			PAINTED		SWING	Ⓞ MASTER BDRM.
10	2'-6"	7'-0"	1-3/8"	WD	SC			PAINTED		SWING	Ⓞ BATH/ HALL
11	2'-8"	7'-0"	1-3/8"	WD	SC	DBL. PANE	YES	PAINTED	METAL CLAD	SWING	Ⓞ DINING / HALL
12	PR 2'-6"	8'-0"	2-1/4"	WD	SC	DBL. PANE	YES	PAINTED	METAL CLAD	SWING	Ⓞ MASTER BATH
13	2'-6"	7'-0"	1-3/8"	WD	SC			PAINTED		SWING	Ⓞ PANTRY / HALL
UPPER LEVEL											
20	16'-0"	7'-0"	2'-1/4"	WD	SC	DBL. PANE	YES	STAINED	METAL CLAD	SLIDING	CUSTOM 8'-0"x7'-0" DBL. DR.; 4'-0"x7'-0" SIDE LIGHT EA. SIDE; MULLED UNIT; Ⓞ MASTER BEDRM.
21	3'-0"	7'-0"	1-3/8"	WD	SC			PAINTED		SWING	Ⓞ ELEVATOR
22	2'-10"	7'-0"	1-3/8"	WD	SC			PAINTED		SWING	Ⓞ MASTER BEDROOM
23	2'-6"	7'-0"	1-3/8"	WD	SC			PAINTED		SLIDING	Ⓞ MASTER BATH; POCKET DR.
24	2'-6"	7'-0"	1-3/8"	WD	SC			PAINTED		SLIDING	Ⓞ MASTER W..C
25	2'-6"	7'-0"	1-3/8"	WD	SC			PAINTED		SLIDING	Ⓞ MASTER'S WALK-IN CLOSET
LOWER LEVEL											
30	16'-0"	7'-0"	PER MANUF.	WD	SC			STAINED	METAL CLAD	ROLL-UP	OVER HEAD GARAGE DOOR
31	3'-0"	7'-0"	2-1/4"	WD	SC			STAINED	METAL CLAD	SWING	Ⓞ GUEST SUITE; CUSTOM DOOR, SEE ELEV.
32	2'-6"	7'-0"	1-3/8"	WD	SC			PAINTED		SWING	Ⓞ G.S. CLOSET
33	2'-8"	7'-0"	1-3/8"	WD	SC			PAINTED		SWING	Ⓞ GUEST SUITE
34	2'-6"	7'-0"	1-3/8"	WD	SC			PAINTED		SWING	Ⓞ G.S. CLOSET
35	2'-6"	7'-0"	1-3/8"	WD	SC			PAINTED		SWING	Ⓞ BATH
36	2'-8"	7'-0"	1-3/8"	WD	SC			PAINTED		SLIDING	Ⓞ BATH; POCKET DR.
37	2'-8"	7'-0"	1-3/8"	WD	SC			PAINTED		SLIDING	Ⓞ LAUNDRY; POCKET DR.
38	2'-4"	7'-0"	1-3/8"	WD	SC			PAINTED		SWING	Ⓞ CLO. UNDER STAIRS
39	3'-0"	7'-0"	1-3/8"	WD	SC			PAINTED		SWING	Ⓞ ELEVATOR
40	2'-10"	7'-0"	1-3/8"	WD	SC			PAINTED		SWING	Ⓞ STORAGE
41	2'-10"	7'-0"	1-3/8"	WD	SC			PAINTED		SWING	Ⓞ MECH ROOM; LOUVERED DR.
42	3'-0"	7'-0"	1-3/4"	WD	SC			PAINTED		SWING	Ⓞ GARAGE/ HALL; SELF-CLOSING/ LATCHING DR.
43	3'-0"	7'-0"	1-3/8"	WD	SC			PAINTED		SWING	Ⓞ WINE RM.

DOOR NOTES:

ALL GLAZING IN DOORS SHALL BE TEMP. GLASS.

DOOR SIZES SHOWN ARE PROPOSED FINISHED OPENING SIZES. GENERAL CONTRACTOR TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES FOR DESIGNER/OWNER TO REVIEW AND APPROVE.

SPECIALTY DOORS SHALL BE COORDINATED WITH GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.

ALL EXTERIOR DOORS SHALL HAVE A COPPER PAN, 1/2" MAX THRESHOLD, & BRASS HINGES. OUTSWING DOORS SHALL HAVE A 1/2" MAX CHANGE IN ELEVATION TO THE EXTERIOR.

ALL EXPOSED EDGES TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING.

ALL FRENCH DOORS ARE TO HAVE DEAD BOLTS.

CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS WITH OWNER PRIOR TO ORDERING.

WINDOW SCHEDULE											
Wdw. No.	Window Size (Finished)			Material	Glass		Finish		Remarks		
	Width	Height	Head Height		Type	Tempered	Interior	Exterior			
MAIN LEVEL											
1	3'-6"	4'-6"	7'-0"	WOOD	DBL. PANE	YES	STAINED	METAL CLAD	Ⓞ LIVING RM.		
2	3'-6"	4'-6"	7'-0"	WOOD	DBL. PANE		STAINED	METAL CLAD	Ⓞ LIVING RM.		
3	3'-6"	4'-6"	7'-0"	WOOD	DBL. PANE		STAINED	METAL CLAD	Ⓞ NOOK		
4	4'-0"	4'-0"	7'-0"	WOOD	DBL. PANE		STAINED	METAL CLAD	Ⓞ STUDY/ BEDRM.		
5	3'-0"	7'-0"	15'-0"	WOOD	DBL. PANE	YES	STAINED	METAL CLAD	Ⓞ STAIRWELL		
6	3'-0"	7'-0"	15'-0"	WOOD	DBL. PANE	YES	STAINED	METAL CLAD	Ⓞ STAIRWELL		
8	2'-0"	3'-6"	7'-0"	WOOD	DBL. PANE	YES	STAINED	METAL CLAD	Ⓞ MASTER BATH		
9	1'-8"	3'-6"	7'-0"	WOOD	DBL. PANE	YES	STAINED	METAL CLAD	Ⓞ BATH		
11	1'-6" L 9'-0" L 1'-6" L	6'-4"	7'-0"	WOOD	DBL. PANE	YES	STAINED	METAL CLAD	MULLED UNIT; COORD. WITH MANUF. SEE ELEV.; DINING AREA		
12	2'-6"	6'-4"	7'-0"	WOOD	DBL. PANE	YES	STAINED	METAL CLAD	Ⓞ DINING AREA		
UPPER LEVEL											
20	2'-6"	4'-6"	7'-0"	WOOD	DBL. PANE	YES	STAINED	METAL CLAD	Ⓞ MASTER BATH		
21	6'-0"	4'-6"	7'-0"	WOOD	DBL. PANE	YES	STAINED	METAL CLAD	Ⓞ MASTER BATH		
22	2'-6"	4'-6"	7'-0"	WOOD	DBL. PANE		STAINED	METAL CLAD	Ⓞ MASTER W.C.		
23	2'-0"	2'-6"	7'-0"	WOOD	DBL. PANE		STAINED	METAL CLAD	Ⓞ MASTER W.C.		
24	3'-0"	4'-0"	7'-0"	WOOD	DBL. PANE		STAINED	METAL CLAD	Ⓞ MASTER BEDROOM		
25	2'-4"	4'-6"	7'-0"	WOOD	DBL. PANE		STAINED	METAL CLAD	Ⓞ MASTER BEDROOM		
26	2'-4"	4'-6"	7'-0"	WOOD	DBL. PANE		STAINED	METAL CLAD	Ⓞ MASTER BEDROOM		
27	3'-0"	4'-0"	7'-0"	WOOD	DBL. PANE		STAINED	METAL CLAD	Ⓞ MASTER BEDROOM		
28	3'-0"	4'-0"	7'-0"	WOOD	DBL. PANE		STAINED	METAL CLAD	Ⓞ MASTER BEDROOM		
LOWER LEVEL											
30	5'-0"	4'-0"	7'-0"	WOOD	DBL. PANE	YES	STAINED	METAL CLAD	Ⓞ GUEST SUITE		
31	2'-6"	3'-0"	7'-0"	WOOD	DBL. PANE	YES	STAINED	METAL CLAD	Ⓞ LIGHTWELL/ GUEST SUITE		

WINDOW NOTES:

ALL CASEMENT WINDOWS USED IN BEDROOMS AS EMERGENCY EGRESS MUST BE "BREAK AWAY" TYPE TO ENSURE COMPLETE OPENABLE AREA FOR ACCESS.

WINDOW DIMENSIONS ARE PROPOSED FINISHED OPENING SIZES. GENERAL CONTRACTOR IS TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES. ALL WINDOW SIZES, SHAPES, COLORS, HARDWARE, SCREENS, GLAZING, ETC. MUST BE APPROVED BY OWNER PRIOR TO ORDERING.

SPECIALTY WINDOWS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.

ALL WINDOWS ARE TO BE DOUBLE GLAZED.

OWNERS TO SPECIFY WHICH WINDOW ARE TO BE LOW "E".

ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS OR WIRE SAFETY GLASS (CRC SECTIONS R308.3 & R 308.4

a) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.

b) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL TO DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

c) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL MEETS ALL THE FF. CONDITIONS:

1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
2. BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
3. TOP EDGE GREATER THAN 36" ABOVE FLOOR.
4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
5. GLAZING IN RAILINGS.
6. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

FOR WINDOWS THAT SERVE AS EMERGENCY EGRESS FROM SLEEPING AREAS:

- MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT.
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH.
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA.
- BOTTOM OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR

EXTERIOR WILDFIRE EXPOSURE NOTES

EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§ R327.8.2.1 CRC]

EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§ R327.8.3 CRC]

JUN A. SILLANO, AIA



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ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THE OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:
PROPOSED NEW RESIDENCE AT

26327
SCENIC ROAD

PROJECT ADDRESS:

26327 SCENIC RD.
CARMEL CA.
93935

APN: 009-442-013-000



DATE: SEPTEMBER 05, 2018
PLANNING SUBMITTAL

REVISIONS:

- △ 12-19-18
- △ 06-14-19 OWNER AMENDMENT
- △ 09-28-20 OWNER REVISIONS
- △ 04-07-21 OWNER REVISIONS
- △ 04-19-21 CLARIFICATION
- △ 04-19-21 CLARIFICATION

SCHEDULES

SHEET NO.

A9.0

**COLOR AND MATERIAL SAMPLES FOR
CHANG/SKEEN RESIDENCE
26327 SCENIC ROAD, CARMEL, CA
APN: 009-442-013-000**

**STONE VENEER OR
LONGFORM BRICK**



**STANDING SEAM
COPPER ROOF**



**HALF ROUND COPPER
GUTTERS AND
DOWNSPOUTS**



**CEDAR CORBELS
& SIDING**

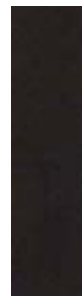


**PAINTED EXTERIOR
STUCCO WALLS**



DUNN EDWARDS
RAINDROPS
DE6057 LRV 73

**METAL CLAD WOOD
DOORS AND WINDOWS**



BRONZE

**GLASS & BURNISHED
STAINLESS STEEL RAILINGS**

