

CALIFORNIA COASTAL COMMISSION
CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SAN RAFAEL, CA 94903
415-499-4863

Th 5b



ADMINISTRATIVE PERMIT NUMBER 3-99-074

Applicant..... John Newcomb
Agent Cheryl Heyermann
Project location..... East side of Casanova Street three lots south of 2nd Avenue, City of Carmel-by-the-Sea, Monterey County, APN 010-223-020.
Project description..... Demolition of 1852 sq. ft. single family dwelling with attached 540 sq. ft. garage built on two contiguous lots, and removal of one eight inch diameter oak tree. The proposed work would facilitate the construction of a new single family dwelling on one of the two underlying lots.
Local Approvals City of Carmel-by-the-Sea: DS 99-30/RE 99-21

Note: Public Resources Code Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs. This permit will be reported to the Commission at the following time and place:

December 09, 1999
9:00 A. M.

Marin County Board of Supervisors Chambers
Administrative Bldg., Rm. 322
Marin County Civic Center
San Rafael, CA 94903
(415) 499-7331

IMPORTANT: Before you may proceed with development, the following must occur: You must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return to our office (Title 14, California Code of Regulations, Sections 13150(b) and 13158). Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, if applicable, we will send you a Notice of Administrative Permit Effectiveness. **Before you can proceed with development, you must have received both your administrative permit and the notice of permit effectiveness from this office.**

PETER DOUGLAS
Executive Director

Executive Director's Determination: The findings for this determination, and for any special conditions, appear on subsequent pages.

By: **Lee Otter**
District Chief Planner



California Coastal Commission
December 09, 1999 Meeting in San Rafael

Staff: S. Guiney, Approved by:

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STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Compliance.** All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. **Inspections.** The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXECUTIVE DIRECTOR'S DETERMINATION

The Executive Director hereby determines that the proposed development is a category of development that qualifies for approval by the Executive Director through the issuance of an administrative permit (Public Resources Code Section 30624). Subject to Standard and Special conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to develop a Local Coastal Program in conformity with the provisions of Chapter 3, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION

Demolition of existing residential buildings in Carmel is not a recent phenomenon. However, several demolitions in the recent past have engendered controversy over whether or not an existing house represents the historical, architectural, and environmental character of Carmel; and if a replacement house detracts from Carmel's character because of a modern design, tree removal, proposed house size, or other characteristics. There are a number of examples where a house or houses were demolished and a single, much larger house constructed on the site. In other instances,

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a single house straddling a lot line has been demolished and two new, smaller houses were constructed. In either of these types of instances, the character of Carmel may or may not be preserved. The size of a house is one aspect of Carmel's character, but not all existing houses in Carmel are small. However, because the lots are almost all relatively small, about 4000 square feet, the general pattern of development is one of smaller houses.

The architectural style of houses in Carmel is another aspect of the City's character. Many of the houses were built in the first quarter of the century in the Craftsman style; others resemble houses that might be found in an English village. Modern style houses, while they do exist, are not prevalent in Carmel.

A third aspect of Carmel's character is the pine and oak dominated landscape. Although the forest landscape is not all natural – there has been enhancement over the years by tree planting – it is one which pervades the City and for which it is known. Demolition can result in tree damage and/or removal. New construction after demolition also may result in the loss of trees, especially if a new structure is built out to the maximum allowed by the zoning.

The character of Carmel is not simple and easy to describe. The three aspects of the City's character briefly described above are not exhaustive. Further, Carmel's character is not necessarily expressed by any one aspect, whether that be historical, architectural, environmental, or something else, but is rather a combination of several different aspects, all of which work together synergistically to create the unique ambiance of the City.

Applicable Policies for Demolitions. While residential development in most of Carmel is excluded from the requirement for a coastal development permit by virtue of Commission Categorical Exclusion E-77-13, demolitions are not excluded. Because the City of Carmel does not have a certified LCP, the Coastal Commission must issue the coastal development permit. Like most demolitions, the main issue raised by this project is the preservation of community character. Sections 30253 and 30251 of the Coastal Act address the issue of preserving the community character of special communities such as Carmel:

30253(5): New development shall where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

30251: The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality on visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

These Coastal Act sections as they apply to the proposed project require the protection of the unique community and visual character of Carmel. The City of Carmel is a very popular visitor destination as much for its quaint residential architecture as its renowned commercial shopping area and white sand beaches. Carmel is made special by the style and character of development within City limits.

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In particular, as a primarily residential community, residential development in Carmel plays a key role in defining the special character of the area.

Although there is no certified LCP for Carmel, structures that have been voluntarily designated as a historic resource enjoy certain protections from demolition under the City's Municipal Code. Without such voluntary designation, as is the case with this application, the subject site is not offered any special protection under local ordinances. When there is information indicating that a structure may be a significant historic resource, it is evaluated under the following Municipal Code criteria: Cultural Heritage, Architectural Distinction and Notable Construction, Unique Site Conditions, or relationship to an Important Person.

Project Description. The project site is located on the east side of North Casanova Street, three lots south of 2nd Avenue near the northern edge of the City of Carmel-by-the-Sea, in Monterey County. The project site is comprised of two contiguous legal lots of record, each 4000 square feet, for a total size of 8000 square feet. The site slopes down from south to north at about 20 percent. Currently, a house and attached garage straddle the property line. The applicant proposes to demolish the existing house and attached garage. This would free up the two underlying legal lots for development. The City of Carmel has approved a new house on the northerly of the two lots.

Analysis. According to the City staff report, the lot "was originally developed in 1940." The house is not designated as a historic resource and no information was submitted to the City to indicate that the house should be considered a historic resource. The architecture of the existing house, which is not representative of any particular style (see photos) does not evoke a sense of Carmel history or character. The exterior of the house is finished with horizontal wooden siding and the windows on the front side of the house have decorative green wooden shutters with cutouts in the shape of a coniferous tree. Although not unattractive, the existing house is architecturally undistinguished. The proposed house, on the other hand, evokes the character of Carmel with its steeply sloping roofs and small size. There is nothing in the record to indicate that the existing house is a historic resource or that it adds to the character of the City. The existing house presents a façade to Casanova Street of approximately 70 feet – almost the site's entire 80 foot frontage on the street. Demolition of the existing house will free up two lots for the construction of two new, smaller houses, each with about a 30 foot façade, more in keeping with the community character of Carmel. Because new construction on this site is excluded from the requirement for a coastal development permit, the Coastal Commission does not have permit jurisdiction over the proposed new construction. However, because the existing house does not communicate any sense of Carmel's history, architectural heritage, or small, forested coastal village, its demolition is consistent with Coastal Act Sections 30251 and 30253(5).

City of Carmel Local Coastal Program. Section 30604 of the Coastal Act states in part that a coastal development permit shall be granted if the Commission finds that the development will not prejudice the local government's ability to prepare a Local Coastal Program (LCP) in conformity with the resource protection policies of the Coastal Act. The entire City of Carmel falls within the coastal zone, although most development currently is excluded from the requirement for a coastal development permit by Categorical Exclusion E-77-13.

On April 1, 1981, the Commission certified part of the LUP as submitted and part of the LUP with suggested modification regarding beach-fronting property. The City resubmitted an amended LUP which fixed the beach-fronting properties provisions, but which omitted the previously certified portion of the document protecting significant buildings within the City. On April 27, 1984, the

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Commission certified the amended LUP with suggested modifications to reinstate provisions for protecting significant structures. However, the City never accepted the Commission's suggested modifications. The City is currently working on a new LUP submittal. The City's work plan proposes to examine a number of issues including community character. It will be important for the City to assess development trends, including demolitions and associated new construction, since the approval of the Categorical Exclusion in 1977 and the relationship of those development trends to community character. Commission staff will be meeting with City staff to discuss measures to ensure that the issue of community character is adequately addressed.

The zoning or Implementation Plan (IP) was certified with suggested modifications on April 27, 1984. The City did not accept the suggested modifications and so the IP remains uncertified. The City is presently working on a new IP submittal.

Given that the proposed site is not found on a list of historic structures and that the replacement structure appears to be in keeping with the Carmel character (by virtue of the City's design review process), approval of the proposed project will not prejudice the ability of the City to complete its LCP in accordance with Coastal Act requirements.

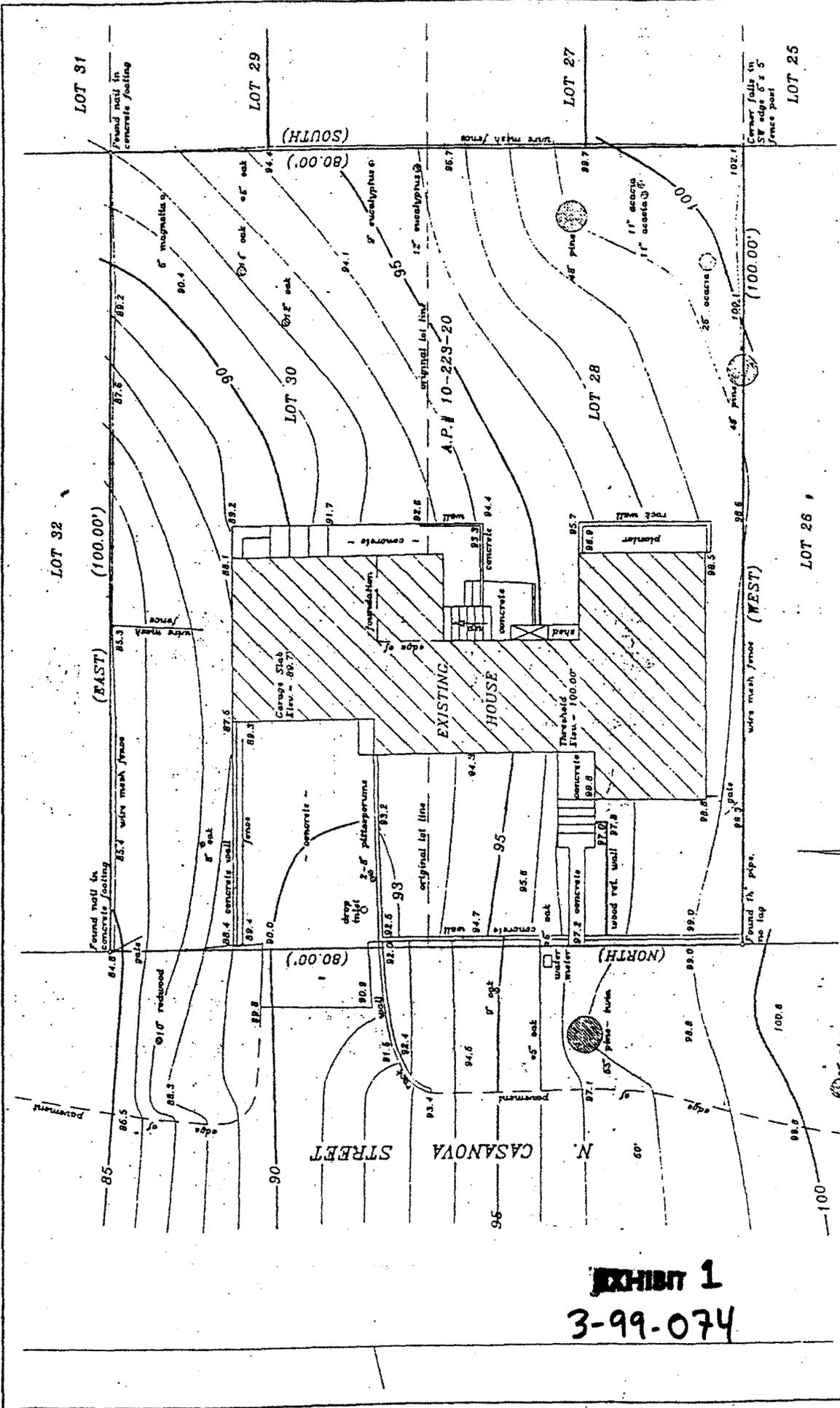
California Environmental Quality Act (CEQA) Section 13096 of the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of CEQA. Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. The Coastal Commission's review and analysis of land use proposals has been certified by the Secretary of Resources as being the functional equivalent of environmental review under CEQA. This report has examined the relevant issues in connection with the environmental impacts of this proposal. The Commission finds that, for the reasons stated above, the proposed project as conditioned will not have any significant adverse effects on the environment within the meaning of CEQA.

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's signature

Date of signing



TOPOGRAPHIC MAP
 of Lots 28 & 30, Block 11, Addition No. 3 to
 Cermal by the Sea, Monterey County,
 California.

Prepared for ~
JOHN NEWCOMB
 Jim D. Hagmeyer, Licensed Land Surveyor
 Carmel, California
 Scale: 1" = 80' N.D. 4/14
 April, 1969

REVISIONS:
 6/10/99 Delete specific trees

NOTES:
 1. Elevation datum is assumed.
 2. Record data is shown in parentheses (...).
 3. Distances are expressed in feet and
 decimals thereof.

This map correctly represents a
 survey made by me or under my
 direction in April, 1958.

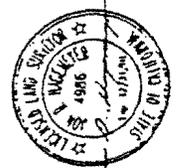


EXHIBIT 1
3-99-074

CORNERSTONE
NORMANDY INN, CARMEL BY THE SEA

Jon Sather Erhardson Architect
1000 Ocean Avenue
Carmel, California 95006
Tel: 831-923-1111

NEWCOMB RESIDENCE
Drawing Book, Owned by the Firm

Job Number
99-020

Date

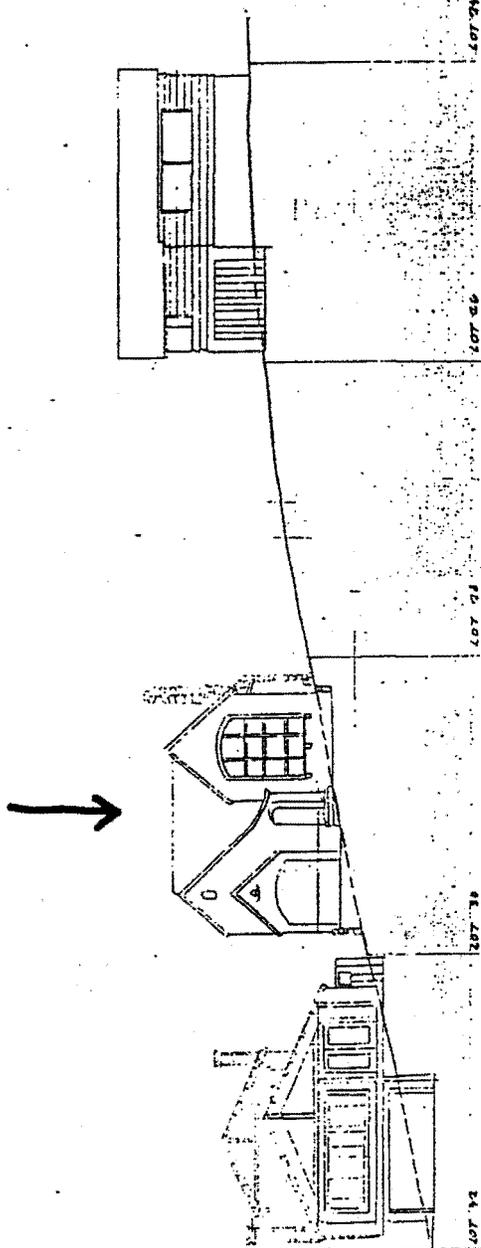
Revisions

Sheet Number

6



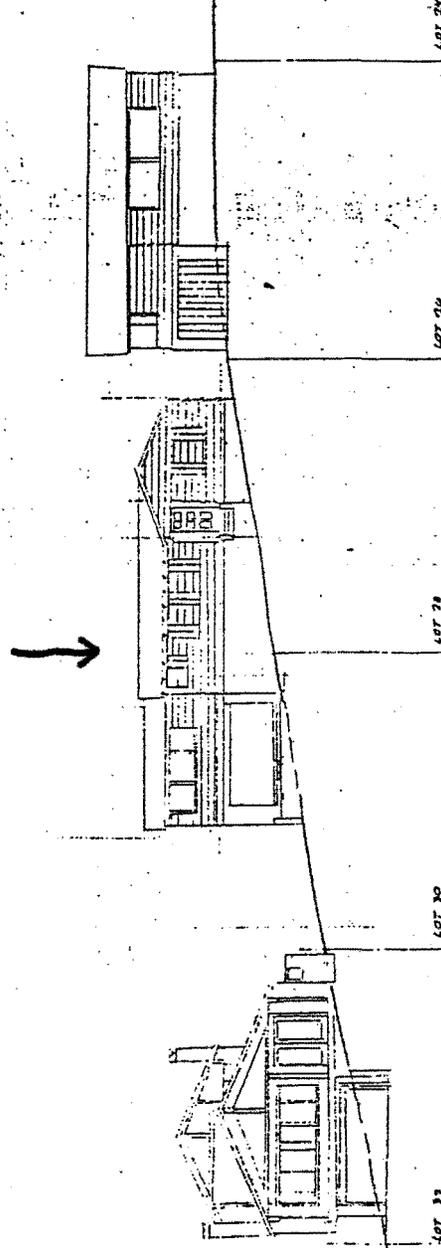
Street Elevations



CASANOVA LOOKING EAST

PROPOSED STREET ELEVATION

PROPOSED



CASANOVA LOOKING EAST

EXISTING STREET ELEVATION

EXISTING

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CORNERSTONE
NORMANBY BAY, CANADA BY THE SEA

Jon Sather Erlanson Architect
1000 10th Street
San Francisco, CA 94103

NEWCOMB RESIDENCE
Cassidy Road, Forest Hill, Pa

Job Number
99-070

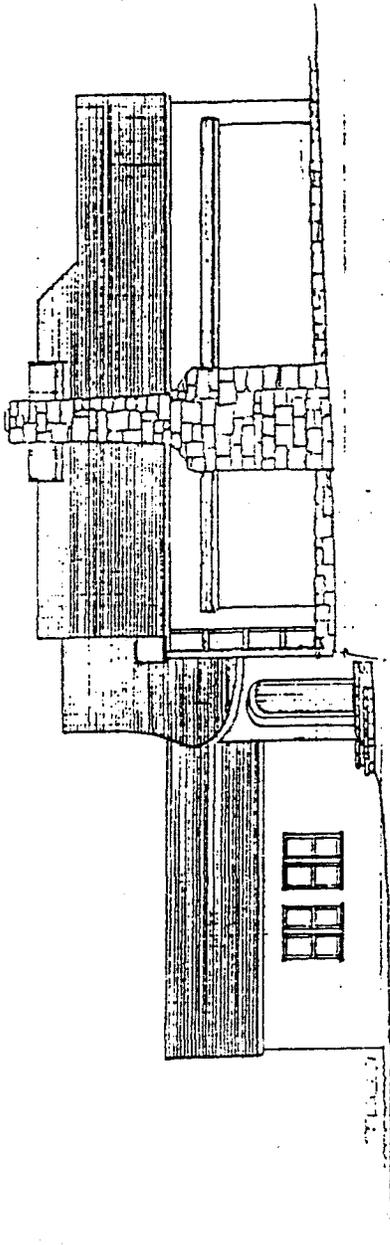
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Revisions

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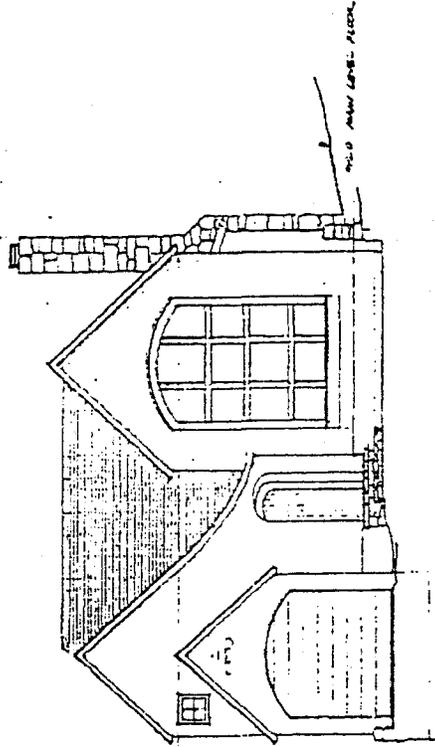


Exterior Elevations



SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

11.50' FINISH
10.00' FINISH
9.50' FINISH
8.00' FINISH

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CALIFORNIA
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CENTRAL COAST AREA

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CORNERSTONE
NORWAY INN, CARREL BY THE SEA

Jon Sether Erndson Architect
1000 10th Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.1000

NEWCOMB RESIDENCE
COURTESY: MARK DICKINSON

Architect's Seal

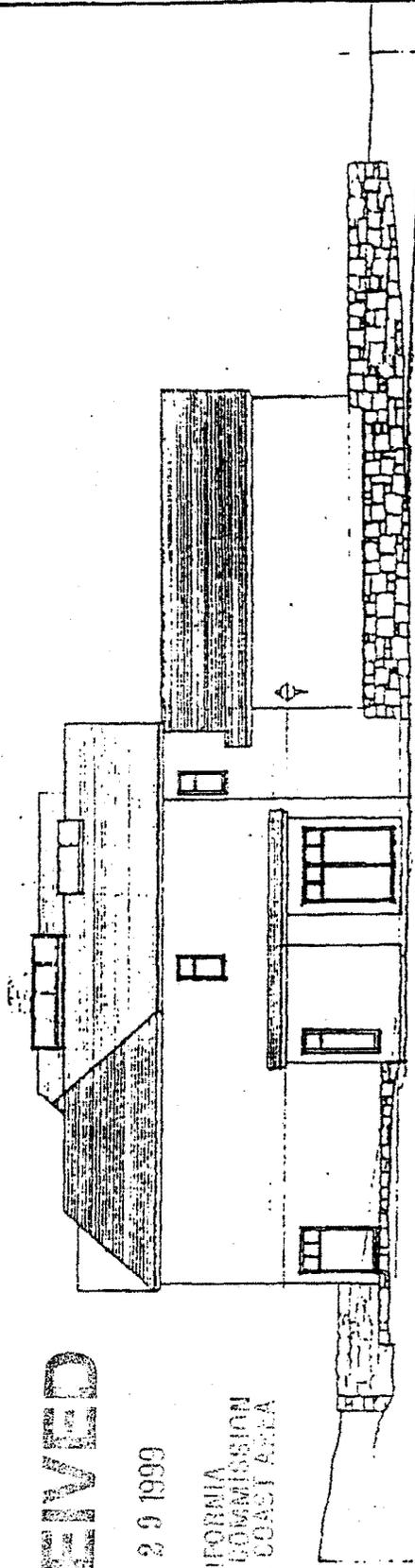
Professional Seal

Date

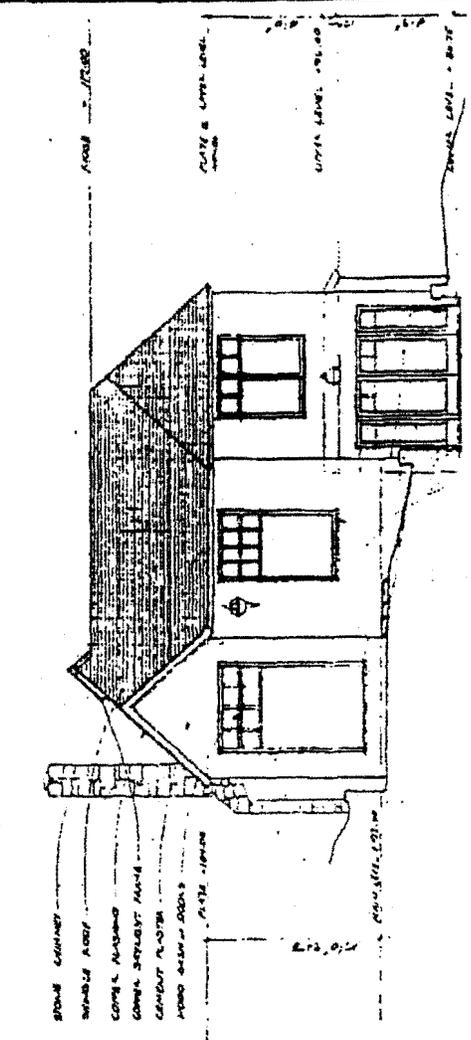
Project Name

Sheet Number **3**

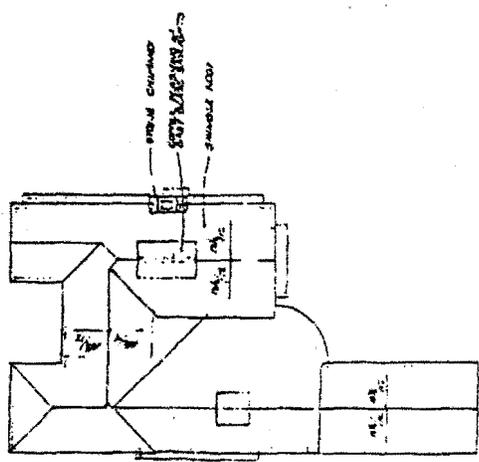
Exterior Elevations



NORTH ELEVATION



EAST ELEVATION



ROOF PLAN

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EXHIBIT 2
3-99-074



EXHIBIT 2, p2
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OCT 15 1999

CITY OF CARMEL-BY-THE-SEA

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

STAFF REPORT

TO: CHAIRMAN FISHER AND PLANNING COMMISSIONERS
FROM: CHIP RERIG, ASSOCIATE PLANNER
DATE: 22 SEPTEMBER 1999 AMENDED AND APPROVED BY PC
SUBJECT: DS 99-30/RE 99-21/JOHN NEWCOMB
E/S NORTH CASANOVA BETWEEN SECOND AND FOURTH
BLOCK II; LOT 30

I. SUMMARY RECOMMENDATION

Approve the application for revisions to an approved Design Study subject to the following Special Conditions and the attached Standard Conditions.

1. The project shall comply with the plans dated 27 August 1999, except as amended by any Special or Standard Conditions. Any future changes in the project may require rereview and approval by the Planning Commission.
2. The applicant shall comply with all Forest and Beach Commission conditions of approval.
- ~~3. The applicant shall remove all skylights from the proposed structure.~~
- ~~4. The applicant shall reduce the scale of the proposed nine lite windows on the north and west elevations.~~
5. The applicant shall install all proposed stone work in a pattern preapproved by the Planning Commission.
6. To protect the existing redwood in the public right-of-way, the applicant shall install a decomposed granite driveway apron.
7. The applicant shall remove all structural encroachments from the required side yard setbacks.

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II. INTRODUCTION/BACKGROUND

The applicant requests approval to demolish an existing structure and construct a new two-story single-family dwelling with an attached garage in the R-1/AS District. The project site is located on the east side of North Casanova Street between Second and Fourth Avenues. Review of this proposal is subject to the Residential Design Objectives (17.24.160), the Residential Design Guidelines, and the standards for alterations in the Archaeological Significance Overlay District.

III. EXISTING SITE CONDITIONS

The project site is a 4,000 square foot legal lot of record that contains all of lot 30 in block II. The project site is presently encumbered by an existing structure that straddles the lot line between lots 30 and 28. The site has a somewhat steep slope (25 percent) from south to north.

One tree has been approved by the Forest and Beach Commission for removal to accommodate the proposed new structure. The Commission approved the tree removal as conditioned on the attached letter to the applicant. All Forest and Beach Commission conditions of approval are made part of these applications.

IV. PROJECT DESCRIPTION

The proposed project consists of constructing a new 1,800 square foot two-story residence that includes a 227 square foot garage. The proposed residence is actually split-level in design with the upper and lower floors separated by half flights of stairs. The proposed residence appears to be contemporary in design with steep roof slopes (13/12), cement plaster exterior siding, a wood shingle roof, non-clad wood windows, copper flashing, and a Carmel stone chimney and retaining walls. The two-story roof profile continues across the one story floor plan creating a great room/living room/kitchen with high ceilings. Two large ridge skylights are also proposed for the residence.

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Newcomb Residence Project Data			
Lot Area (4,000 sf)	Allowed/Recommended	Existing	Proposed
Floor Area	1800 sf (45%)	2392 sf *	1800 sf (45%)
Land Coverage	400 sf (10%)	820 sf *	380 sf (10%)
Trees (upper/lower)	3/1 trees	0/4 trees	1/6 trees
Height	24 ft	24 ft	24 ft
Setbacks	Minimum Req.	Existing	Proposed
Front	15 ft	19 ft	16 ft
Rear (lower/upper)	3/15 ft	47/51 ft	20/20 ft
North	3 ft	15 ft	3 ft**
South	3 ft	5 ft	3 ft**
* The existing residence is located on two lots. **As conditioned in this staff report.			

IV. Response to Design Study Findings

As designed, the proposed residence substantially complies with the Residential Design Guidelines. The proposed design appears sensitive to the site and will not adversely change the character of the neighborhood. The story mass is conscientiously located on the down slope portion of the site in an excellent attempt to work with the constraints of the site rather than attempting to override site constraints. However, staff has one specific concern regarding scale that conflicts with the Guidelines

Finding No. 3 Scale:

The applicant proposes two large nine-lite windows on the north and west elevations of the proposed residence. The window on the north elevation measures approximately 10'x6' while the window on the west elevation measures approximately 8'x11'. The west

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elevation window also protrudes approximately 24" from the face of the wall. Staff does not believe that these windows are in proportion with the building element in which they are proposed and that these oversized windows make the respective elements appear dominating, massive, and out of scale. The mass created by a two story roof form over one story elements may also raise issues of scale.

Residential Design Guideline F (Scale) encourages that building details, such as windows, be designed to fit the human form and the more intimate character of the Village. The Guideline also encourages the size and design of windows to be compatible with the overall scale of the structure. As such, staff does not believe that the proposed windows on the north and west elevations are consistent with the Guidelines and has conditioned approval on a reduction in the size of these windows.

V. OTHER CONSIDERATIONS

Skylights

The applicant proposes two ridge skylights. One of the ridge skylights is located over the master bath and measures approximately 4'x5' (on a horizontal plane). The second ridge skylight is located over the living room and measures approximately 5'x8' (on a horizontal plane). The Commission's Guidelines for Skylights require that applicant's provide an explanation of the lighting task, alternatives considered, and a skylight selection rationale. Although we have not yet received a written explanation for the skylights, staff understands that the applicant will address the issue during the public hearing.

Staff believes that the size and placement of the proposed skylights violate the Guidelines and will detract from the appearance of the residence. Staff also believes that the skylights will be visually prominent because of the steep pitch of the roof and the placement of the skylights on the roof ridges. Furthermore, when designing a new residence it should be feasible to find lighting alternatives that avoid the need for skylights. As such, staff recommends that the skylights be omitted from the proposed design or that alternative skylight placement is considered.

Demolition

This application is subject to review under the standards for residential demolitions

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contained in Municipal Code Sections 17.18.110 and 17.18.120. These standards establish that structures which serve affordable housing for low or moderate-income residents may be demolished only if replaced with new affordable housing elsewhere within the community. Structures that were vacant or occupied by households that do not qualify as affordable for the year preceding submittal of the application are not required to provide replacement housing. These standards also are intended to protect structures which have been voluntarily designated as historic resources from demolition.

The structure has not been designated as a historic resource, nor has information been submitted indicating the potential for historic resources on the site. Additionally, the applicant represents that the structure has been vacant for at least one calendar year preceding the date of the demolition application. As a result, the structure does not qualify as providing affordable housing. The proposed demolition, therefore, complies with all City standards for demolition. The Findings for Decision are attached for the Commission's review.

V. STAFF RECOMMENDATION

Approve the application for revisions to an approved Design Study subject to the following Special Conditions and the attached Standard Conditions.

1. The project shall comply with the plans dated 27 August 1999, except as amended by any Special or Standard Conditions. Any future changes in the project may require rereview and approval by the Planning Commission.
2. The applicant shall comply with all Forest and Beach Commission conditions of approval.
3. The applicant shall remove all skylights from the proposed structure.
4. The applicant shall reduce the scale of the proposed nine-lite windows on the north and west elevations.
5. The applicant shall install all proposed stone work in a pattern preapproved by the Planning Commission.
6. To protect the existing redwood in the public right-of-way, the applicant shall install a decomposed granite driveway apron.
7. The applicant shall remove all structural encroachments from the required side yard setbacks.

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (17.18.170)

For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

Municipal Code Finding	YES		NO
1. The design is sensitive to site features including topography, slope, access, vegetation and the site's relationship to adjoining properties.	X		
2. Unique features on the project site and adjoining sites will not be destroyed or unreasonably damaged by the proposed construction.	X	:	
3. All improvements are designed to a human scale and a residential character, and the improvements will not appear excessively massive nor dominating, as viewed from adjoining properties or from any public right-of-way.	X		
4. The proposed improvements will not reasonably block existing significant views from any public right-of-way.	X		
5. The construction will not inequitably block existing significant views from other properties in the neighborhood, and the design represents a reasonable accommodation of the rights of all property owners affected by the project.	X		
6. Through the placement, location and size of windows, doors, and balconies the design respects the rights to reasonable privacy on adjoining properties.	X		
7. The cumulative effect of the proposed construction has been considered, and no adjoining property will be surrounded by higher structures with a resultant loss of light, air or privacy due to the project.	X		
8. The proposed construction will not unreasonably interfere with access to light or solar radiation; nor interfere with existing solar collection devices on adjoining properties.	X		
9. The design is compatible with the character of the neighborhood and would not provide an incentive for construction on other sites that would be inconsistent with neighborhood character or the intent of the residential design objectives.	X		
10. The proposed design is consistent with the General Plan, the Local Coastal Plan and the purpose and intent of the residential design objectives.	X		

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CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DECISION

RE 99-21

John Newcomb

E/s North Casanova between 2nd and 4th

Block II, Lot 30

22 September 1999

CONSIDERATION:

The applicant requests approval of a permit to demolish an existing single-family residence.

FINDINGS:

1. The project site is located on the east side of North Casanova Street between Second and Fourth Avenues in the R-1/AS (Single-Family Residential and Archaeological Significance Districts).
2. The project site consists of a 4,000 square foot legal lot of record that was originally developed in 1940.
3. That the intent of the property owner is to demolish the existing structure and construct a residence in its place. Demolishing the existing structure would free-up the parcel for potential development on the site which is all of Lot 30 in Block II.
4. That the residence has been not been leased for at least one calendar year preceding the date of application, as documented in the application materials. Therefore, the application complies with Municipal Code Section 17.18.120 which prohibits the demolition of residential structures which would result in the displacement of lower or moderate-income households, as defined by the Association of Monterey Bay Area Governments.
5. That the structure has not been designated as a historic resource. That the City reviewed information on the site and determined that does not constitute local, state, or national historic resources for the purposes of the California Environmental Quality Act. As such, demolition of the structure would not have an adverse environmental impact.

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DECISION: The demolition of the residential structure is approved subject to the following conditions.

1. A Coastal Development Permit shall be obtained prior to issuance of the Demolition Permit.
2. A Building Permit authorizing the demolition shall be obtained prior to the initiation of any demolition work.
3. All trees on the site shall be protected during demolition by methods approved by the City Forester.
4. Any grading on site and any disposal of excavated materials from the site shall conform to a plan approved by the Principal Planner and/or Building Official.
5. All development on the building site shall comply with the design and zoning regulations of the City.
6. No trees shall be removed until the applicant has obtained approval from the City Forester or Forest and Beach Commission. The removal of trees from the site shall not occur until a plan has been approved by the Planning Commission to develop a new dwelling on the property.
7. Approval of this demolition application shall be subject to approval of the design study application under separate consideration. Should the application for design study be denied, approval of this demolition application shall be considered null and void, and may be scheduled for reconsideration by the Planning Commission with a recommendation for denial.

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Standard R-1 Conditions

No.	Condition	
1.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes shall require separate approval by the Planning Commission.	<input checked="" type="checkbox"/>
2.	This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	<input checked="" type="checkbox"/>
3.	All new landscaping shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	<input checked="" type="checkbox"/>
4.	Trees on the site shall only be removed upon the approval of the Forest and Beach Commission; and all remaining trees shall be protected during construction by methods approved by the City Forester.	<input checked="" type="checkbox"/>
5.	All foundations within 15 feet of upper canopy trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed.	<input checked="" type="checkbox"/>
6.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,000 square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	<input checked="" type="checkbox"/>

No.	Condition Continued	
7.	The applicant shall submit in writing any proposed changes to the project plans approved by the Planning Commission prior to incorporating changes on the site. The project will be reviewed for its compliance to the approved design study plans prior to final inspection by the Building Inspector.	<input checked="" type="checkbox"/>
8.	Exterior lighting shall be limited to 25 watts or less per fixture. Landscape lighting shall be limited to 15 watts or less per fixture.	<input checked="" type="checkbox"/>
9.	All skylights shall use nonreflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	<input type="checkbox"/>
10.	The applicant shall prepare an archaeological reconnaissance report as part of the submittal materials provided to the Building Official for plan check review. All construction activities on the property shall cease if archaeological resources are discovered during construction. The work shall not commence until a mitigation plan has been developed by the applicant and approved by the Director of Community Planning and Building.	<input checked="" type="checkbox"/>
11.	The Carmel stone facade shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted unless specifically approved by the Commission.	<input checked="" type="checkbox"/>
12.	The applicant shall install unclad wood framed windows. Where divided lights have been approved, true mullions and transoms shall be incorporated.	<input checked="" type="checkbox"/>
13.	For windows which have been approved with divided lights, true mullions and transoms shall be incorporated to divide the glass panes.	<input checked="" type="checkbox"/>
14.	Approval of this remodel does not authorize demolition and is based on the constraints of the design of the existing building and site constraints as presented to the Planning Commission. Unauthorized demolition shall void this approval and shall require submittal of a new Design Study application.	<input checked="" type="checkbox"/>

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3-99-074

City of Carmel-by-the-Sea

POST OFFICE BOX 55
CARMEL-BY-THE-SEA, CALIF. 93921

(408) 624-3543

GARY KELLY
FOREST, PARKS AND BEACH DIRECTOR

6 August 1999

John Newcomb
P.O. Box 671
Carmel, CA 93921

SUBJECT: TREE REMOVAL
N NORTH CASANOVA STREET 3 S/E OF 2ND AVENUE
CARMEL, CA

Dear Mr. Newcomb:

The Forest and Beach Commission considered your application at their regular meeting of 5 August 1999. In majority vote the Commission approved your application with the following conditions:

- Three oak trees and one redwood shall be planted on private property as replacement plantings.
- A drip irrigation system must be installed to provide for the survival of the new trees.
- Excavation for the driveway needs close supervision and no damage to the redwood should occur.
- Footings for the east wall must be hand dug.
- The retaining wall is shown in close proximity to the 14" dbh oak. The footing for this wall should also be dug by hand.

No trees may be removed or pruned until you have received project approval through the Planning Commission and issuance of a valid building permit. You must come into the Forest, Parks and Beach Department to pick up your permit to remove the tree.

Should you disagree with the decision of the Forest and Beach Commission, you have five days to appeal to City Council. All appeals need to be filed with the City Clerk, located at City Hall, east side of Monte Verde between Ocean and 7th Avenues.

Sincerely,

Maggi Benti

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3-99-074