



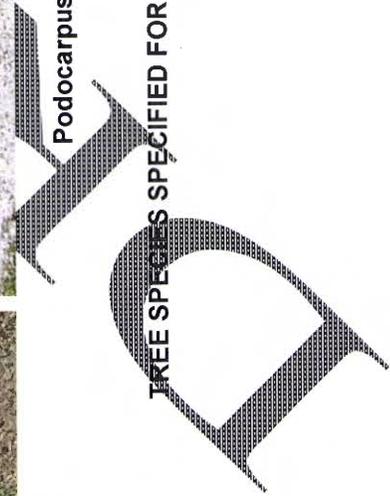
**Pinus contortus**



**Podocarpus henkelii**

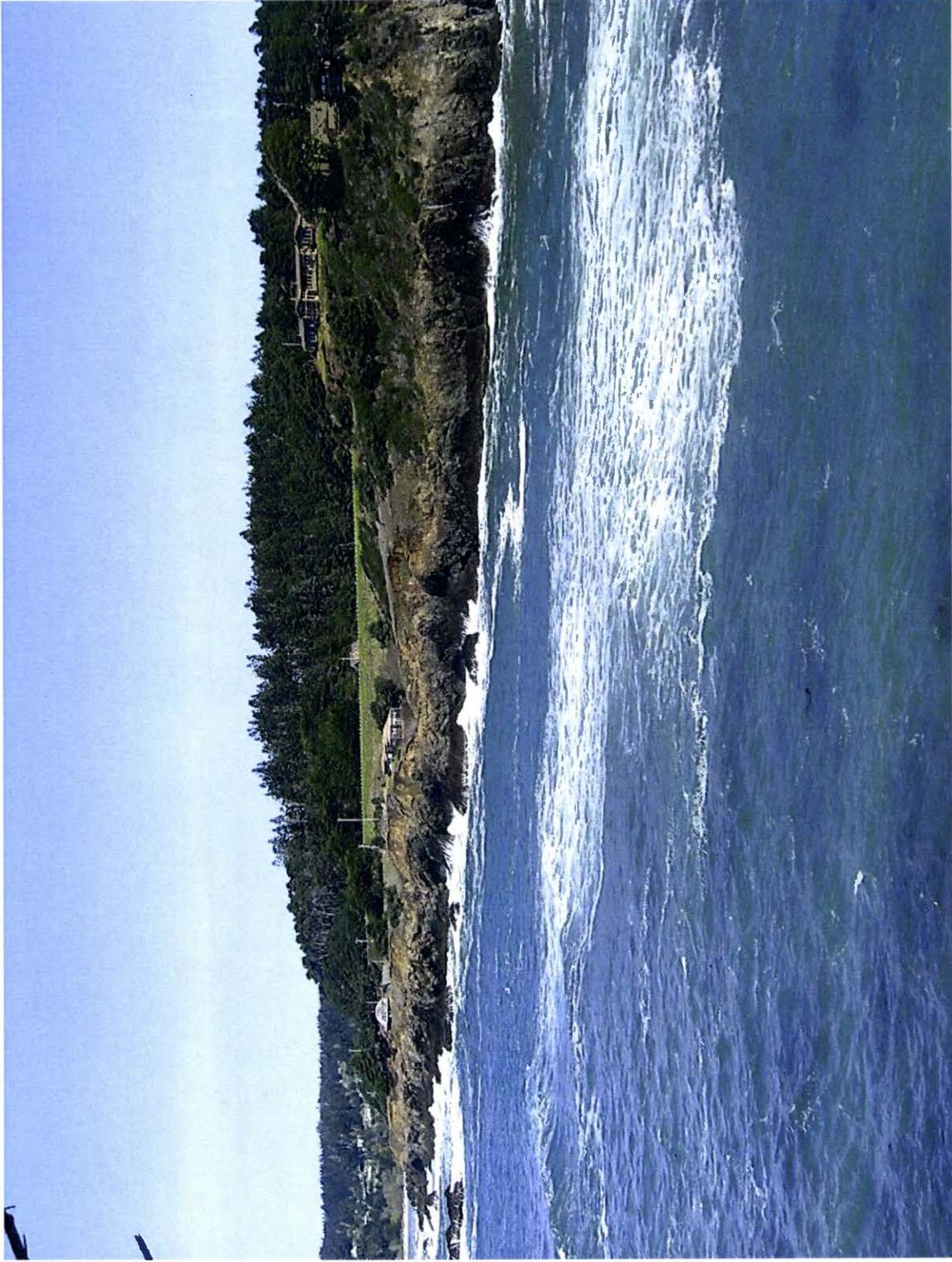


**Cupressus leylandii**



TREE SPECIES SPECIFIED FOR WESTERN PORTION OF LANDSCAPING PLAN

<p><b>EXHIBIT NO. 10</b></p> <p><b>APPLICATION NO.</b> A-1-MEN-10-015</p> <p><b>BETHEL &amp; HUPP</b></p> <p><b>VEGETATION SIMULATIONS OF</b> <b>VEGETATION SCREENING</b> <b>SUBMITTED BY AGENT (1 of 10)</b></p>
---



**Bethel Residence, under construction & before landscaping, as viewed from Chapman Point.**



**Aerial photo showing proposed screen vegetation: Shore pines, Podocarpus henkelii and Cupresus leylandii**  
Photo taken before siding has added. (CASHI Records Image 200903159)

DRY

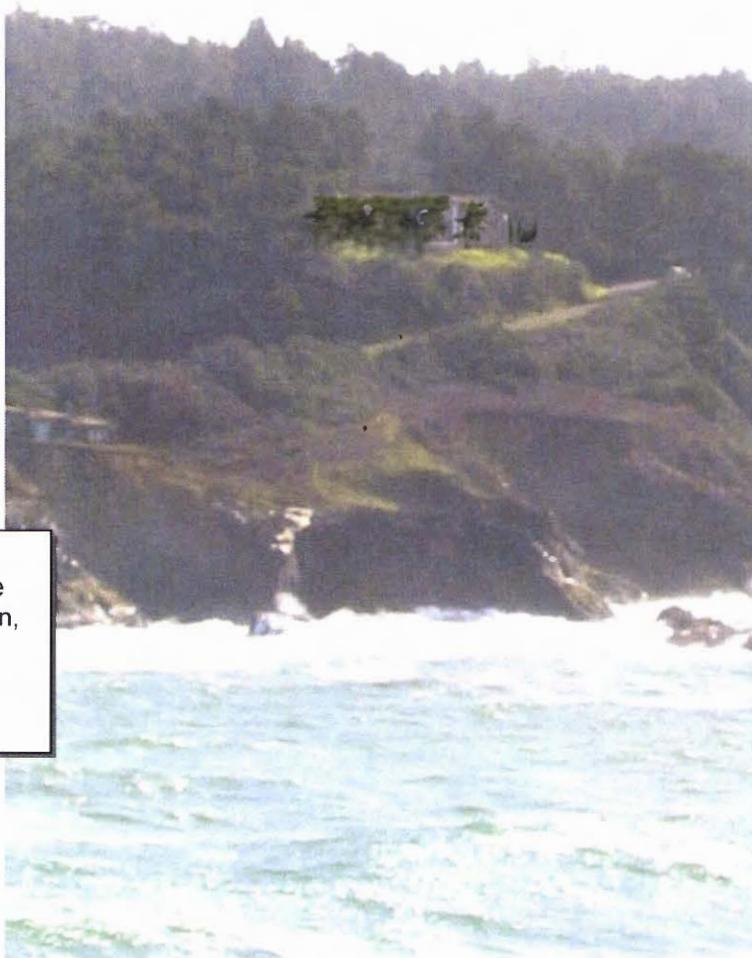
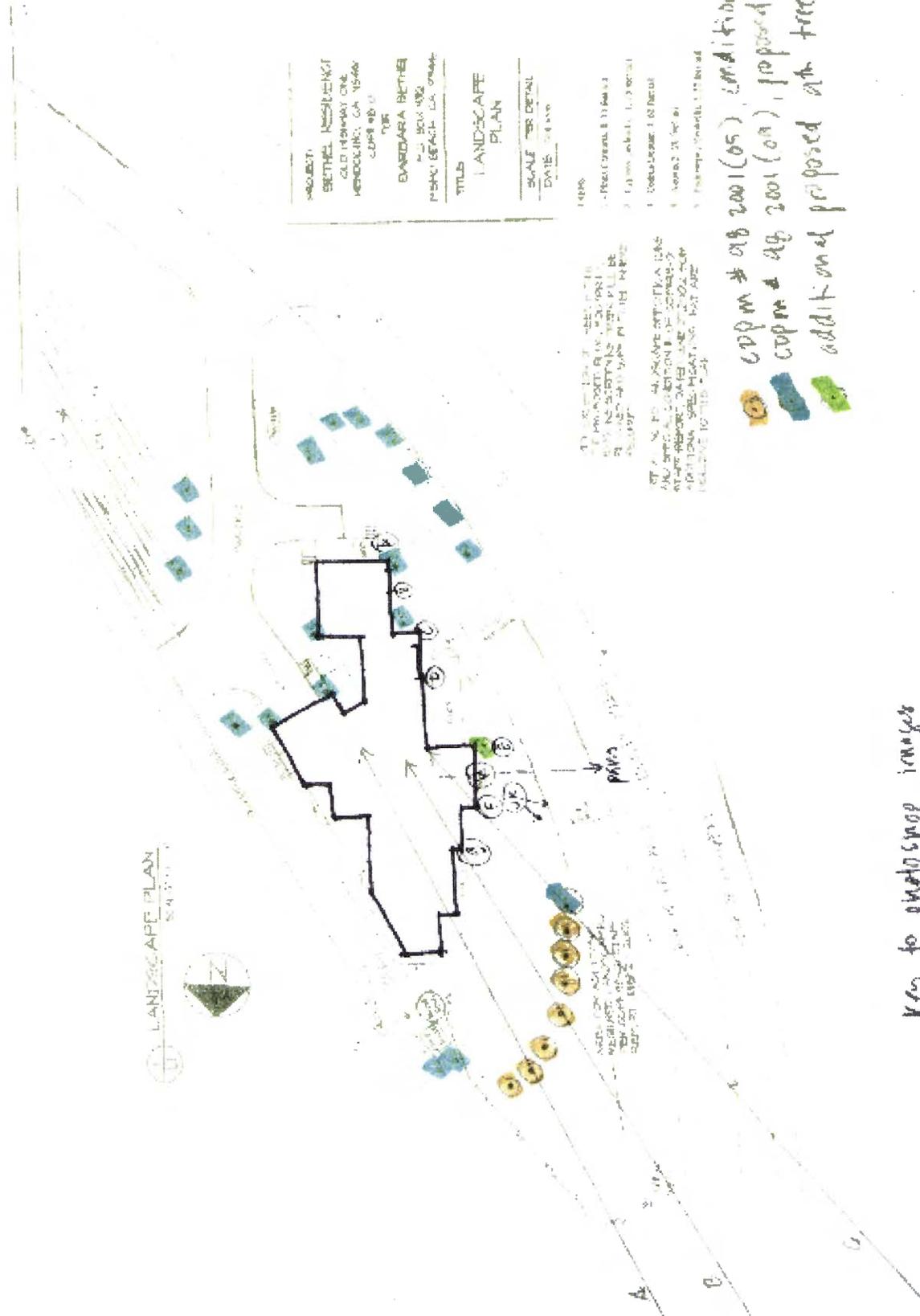


Photo-exhibits provided to illustrate approximate location, size and shape of mature proposed landscaping.

**Photo from Mendocino Headlands, showing proposed screen vegetation; taken with telephoto lens.**



LANDSCAPE PLAN  
SCALE 1/4\"/>



PROJECT:  
BETHEL RESIDENCE  
OLD HIGHWAY ONE  
MENDOCINO, CA 95460  
CDS# 80-01

FOR:  
BARBARA BETHEL  
PO BOX 482  
MENDOCINO, CA 95460

TITLE:  
LANDSCAPE  
PLAN

SCALE: 1/4\"/>

- DATE: 11/11/05
- REVISIONS:
1. Final Concept & Title Set
  2. 1/11/06 - sheets 1, 2, 3 revised
  3. Construction 1 of 2 sheets
  4. Revised 11/11/05
  5. Final Construction 1 of 2 sheets

NOTES:  
1. ALL TREE REMOVALS TO BE DONE IN THE  
FALL. ALL NEW PLANTINGS TO BE DONE IN THE  
SPRING. NO PLANTINGS TO BE DONE IN THE  
SUMMER. ALL PLANTINGS TO BE DONE IN THE  
MORNING.

2. ALL NEW PLANTINGS TO BE DONE IN THE  
MORNING. ALL PLANTINGS TO BE DONE IN THE  
MORNING. ALL PLANTINGS TO BE DONE IN THE  
MORNING. ALL PLANTINGS TO BE DONE IN THE  
MORNING.

600m # 018 2001(05) (conditioned)  
600m # 018 2001(05) (proposed) gr  
additional proposed at tree



Key to photospace images

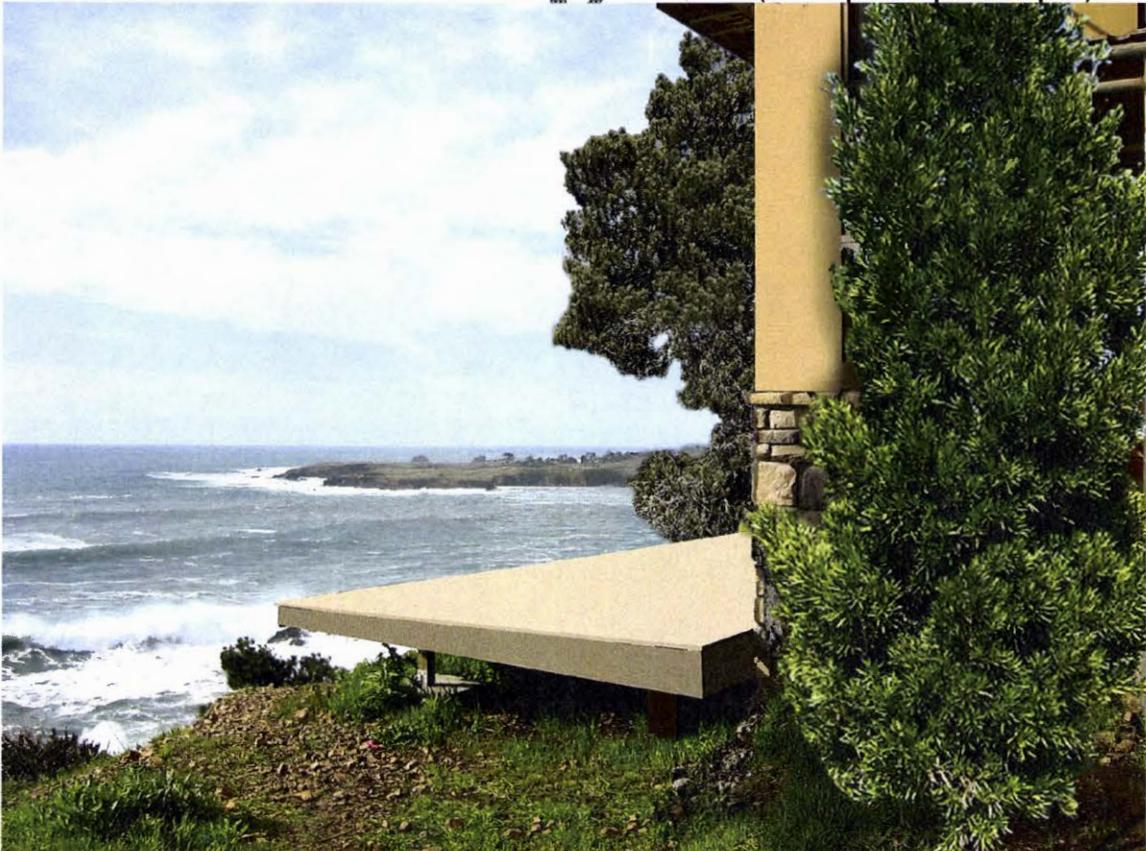
Photo-exhibits provided to illustrate approximate location, size and shape of mature proposed landscaping.

Color of building materials may be different in reality, due to photo-illustration limitations.



A

View of Town from southwestern corner of Guest Room (shore pine & podocarpus).



B

View towards Town from center of Guest Room window (shore pine & podocarpus).



C

View towards Town from southwestern corner of Office.



D

View towards Town from northern end of Office window.



E

**View towards Town from southwestern corner of Family Room.**



J

**View towards Town from center of western Family Room window.**



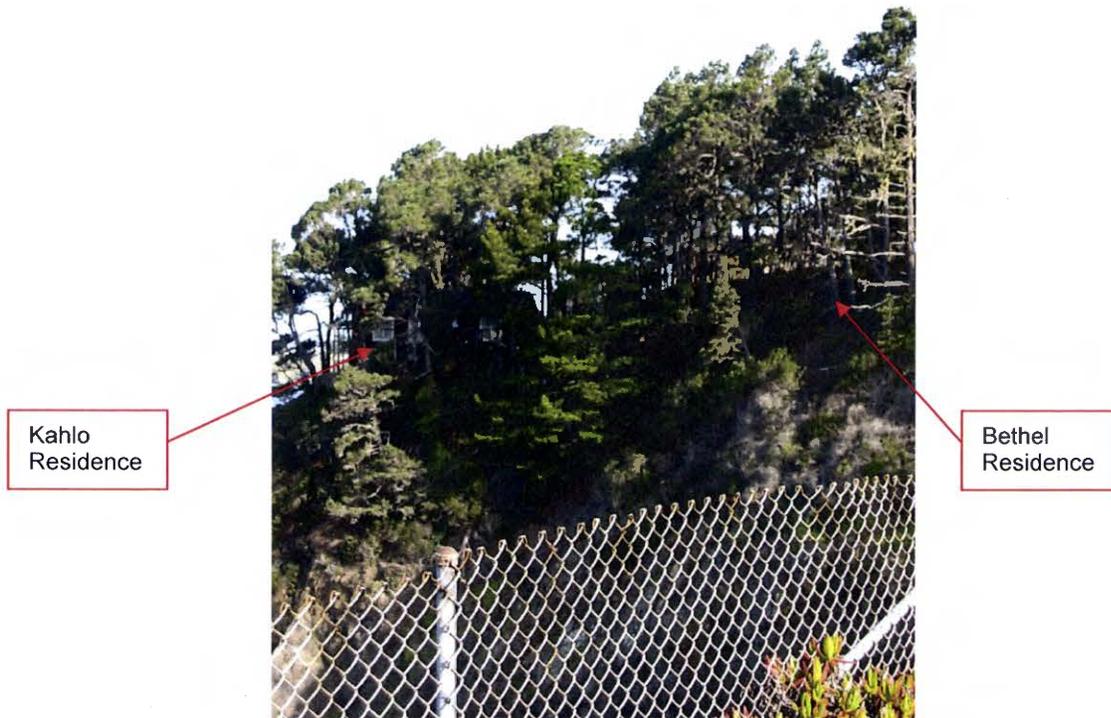
F

**View towards Town from northwestern corner of Family Room.**



G

**View towards Town from northwestern corner of Kitchen.**



**View of Bethel residence from Highway 1 turnout. Before landscaping.**

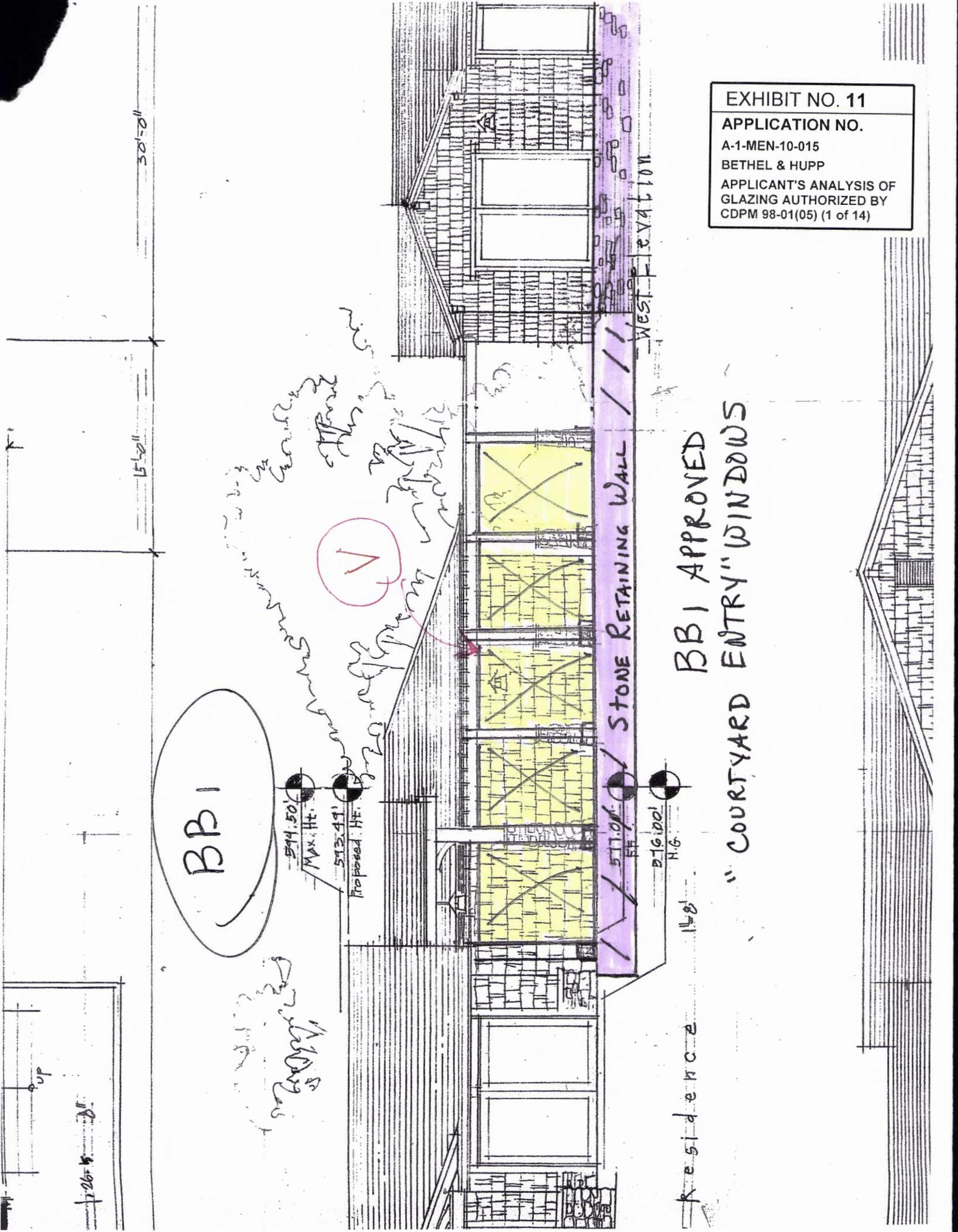


**H**

**View towards Ocean from Family Room.**

This series illustrates that views of residence can be successfully screened while maintaining private view.

EXHIBIT NO. 11  
 APPLICATION NO.  
 A-1-MEN-10-015  
 BETHEL & HUPP  
 APPLICANT'S ANALYSIS OF  
 GLAZING AUTHORIZED BY  
 CDPM 98-01(05) (1 of 14)



BB1 APPROVED  
 "COURTYARD ENTRY" WINDOWS

Residence

WEST ELEVATION

BB1

V

514.50'  
Max. Ht.

513.49'  
Proposed Ht.

511.00'  
FF

516.00'  
N.G.

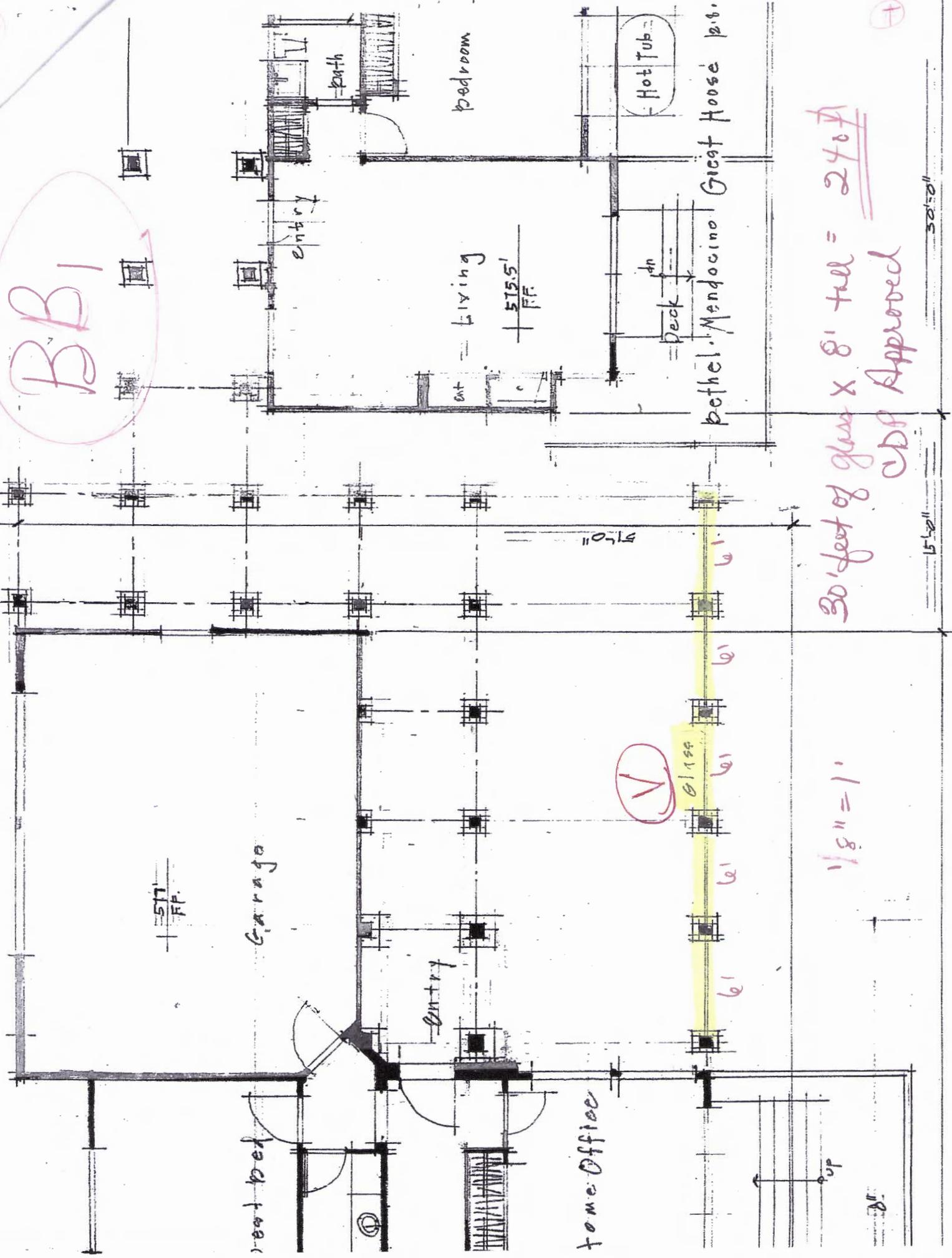
15'-0"

15'-0"

up

1'-26" x 1'-8"

BB1



30' feet of glass x 8' tall = 240 ft  
 CDS Approved

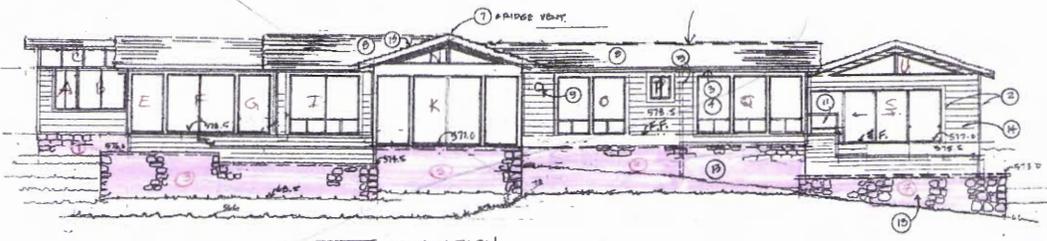
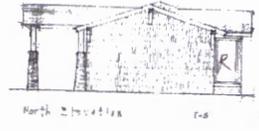
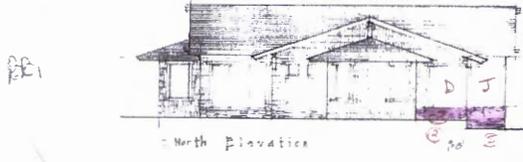
1/8" = 1'

50'-0"

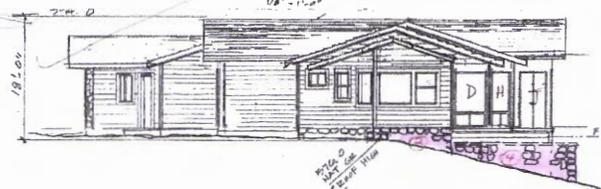
15'-0"

8"

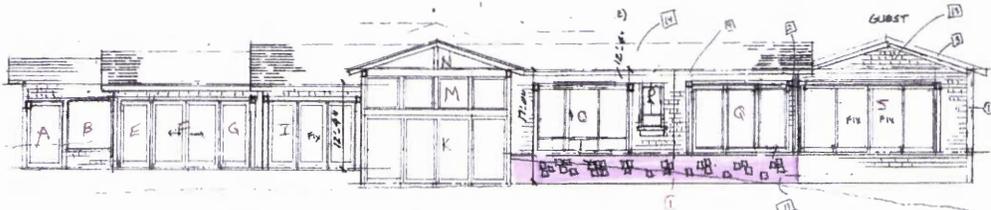
up



WEST ELEVATION



NORTH ELEVATION  
1/8" = 1'-0"



WEST ELEVATION  
1/8" = 1'-0"



NORTH ELEV.



# Amy Wynn Coastal Development Permits

Land Use Consulting  
703 North Main Street  
Fort Bragg, CA 95437  
phone: 707 964 2537  
fax: 707-964-2622  
www.AmyWynnCDP.com

RECEIVED

JUL 27 2012

CALIFORNIA  
COASTAL COMMISSION

July 24, 2012

Tamara Gedik, Planner  
California Coastal Commission, North Coast Office  
710 E Street, Suite 200  
Eureka, CA 95501

RE: A-1-MEN-10-015 (Bethel/Hupp) –Entry Courtyard Glazing approved in CDPM #98-01(05)  
9490 North Highway One  
Mendocino, CA 95460  
APN 119-320-04-00

Dear Tamara,

Thank you for your thorough review of this project.

I received a call from Mendocino County Coastal Planner, Abbey Stockwell, regarding this project on June 1, 2012 regarding the glazing for the Entry Courtyard of the 2005 CDPM design.

Abbey had recently reviewed the Exhibits from the Staff Report for CDPM #98-01(05), written January 13, 2006 for the January 26, 2006 Coastal Permit Administrator Hearing. She called me to let me know that she had discovered an inconsistency in the Staff Report's Exhibits.

In particular, Abbey discovered that Staff Report Exhibit C – Floor Plan – (see this letter's **Exhibit 1**) does not match Staff Report Exhibit B – Site Plan – (see this letter's **Exhibit 2**) relative to the Entry Courtyard into the residence. This is because Planning Staff mistakenly neglected to replace Staff Report Exhibit C with the Project Team's revised Floor Plan for the residence.

As Planning Staff was preparing to write their Staff Report in December 2005, Planning Staff realized the Project Team's original design submittal did not conform to the Corridor Preservation Setback from the County Road (Brewery Gulch Road). Therefore, the Team quickly revised their drawings, shifting the Guest Cottage back and reducing the size of the Entry Courtyard in order to conform to the setback requirement. The Project Team submitted these revised drawings in December 2005, and the County stamped the original submittal set as "Superseded" (see **Exhibits 3 & 4**).

In revising the Floor Plan to reduce the size of the Entry Courtyard between the Guest Cottage and the Residence, thereby conforming to the setback, the Project Team neglected to relabel the "glass" annotation for the courtyard glazing.

According to the Project Architect of the time, Leonard Grant, there was never any intent to remove the courtyard glazing (noted as "Glass" on the Staff Report's Exhibit C; **Exhibit 1**). Per Mr. Grant's July 9, 2012 letter (original enclosed; **Exhibit 5**),

*"The courtyard and its associated glazing/glass was an essential part of the entry design to allow visitors and guests entry into the dwelling and transit to and from the guest cottage into the dwelling to do so out of the prevailing winds. The architectural plan showed the glazing/glass note on the floor plan between the columns so that the elevation could show the materials to be used on the west garage face.*

Encl: Grant letter, 7.9.2012

CC: Barbara Bethel, applicant

*"The intention of the revised drawings submitted to the County Planning Staff in December 2005 was to address the setback requirement from the County Road. There was never any intent to remove the courtyard or the glazing on any modifications to the house architectural plans nor was there any discussion with the Mendocino Planning Department to do so. If any modification to the original design plans failed to note the word "glazing" or 'glass', it was unintentional, likely the result of a quick submittal to comply with the set-back requirement while Planning Staff was writing the Staff Report.*

*"It is my belief that the original house design with the courtyard glazing/glass was intended to be approved because I did not change that design element."*

The CDPM #98-01(05) Staff Report discusses the Corridor Preservation Setback; it does not discuss the project glazing at all. As there was never any discussion about glazing during the review and approval of CDPM #98-01(05), it is clear that it was not an issue. Therefore, though the resubmittal mistakenly neglected to label the Entry Courtyard glazing, it is reasonable to accept that it was approved as a part of the overall project design.

We trust that you agree with this documentation of the intent to maintain and approve the Entry Courtyard glazing as a part of CDPM #98-01(05).

Please let us know if you have any questions or comments. We look forward to your continuing review of this project.

All the best,

Amy 

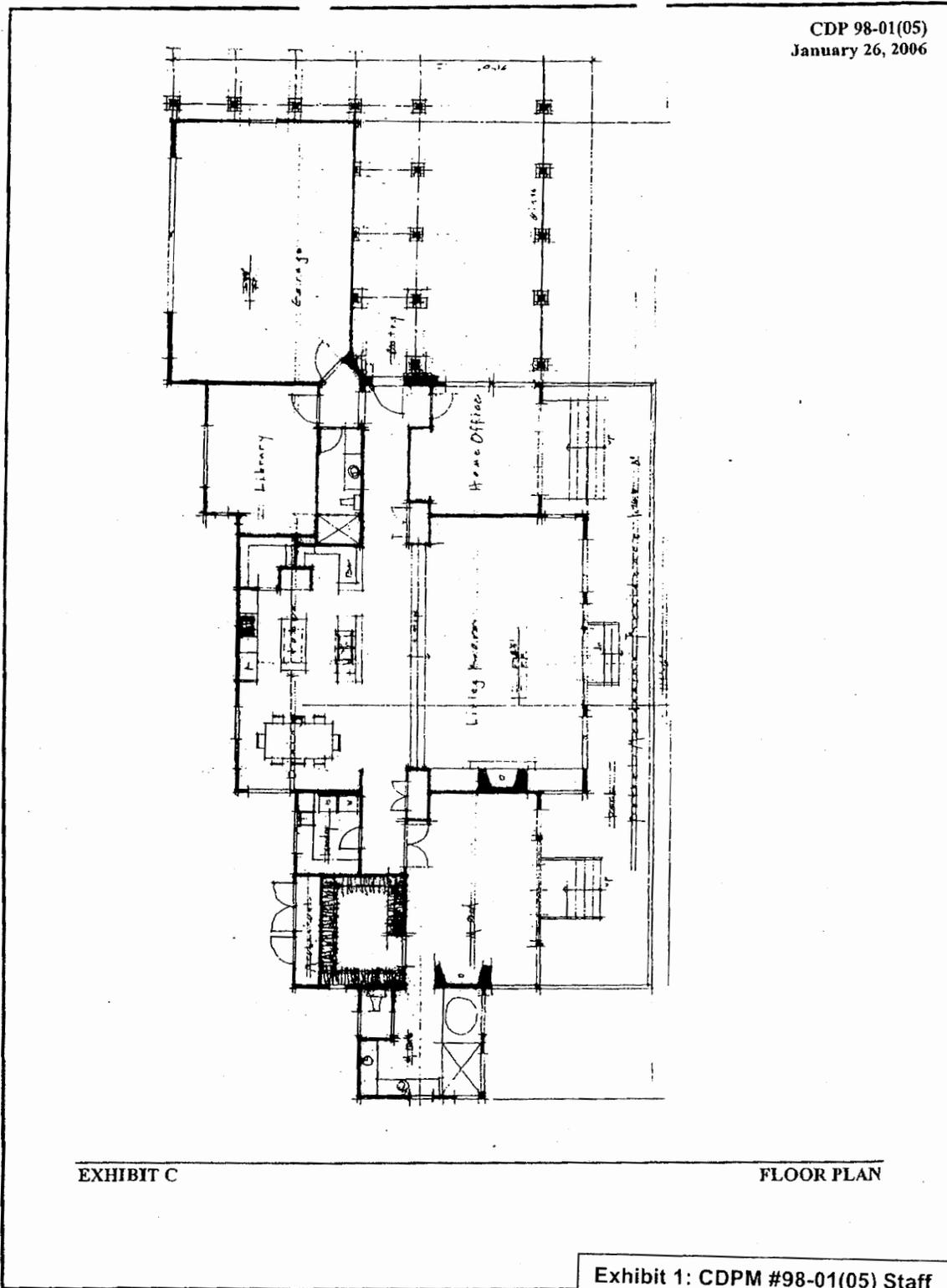


Exhibit 1: CDPM #98-01(05) Staff  
Report Exhibit C - Floor Plan

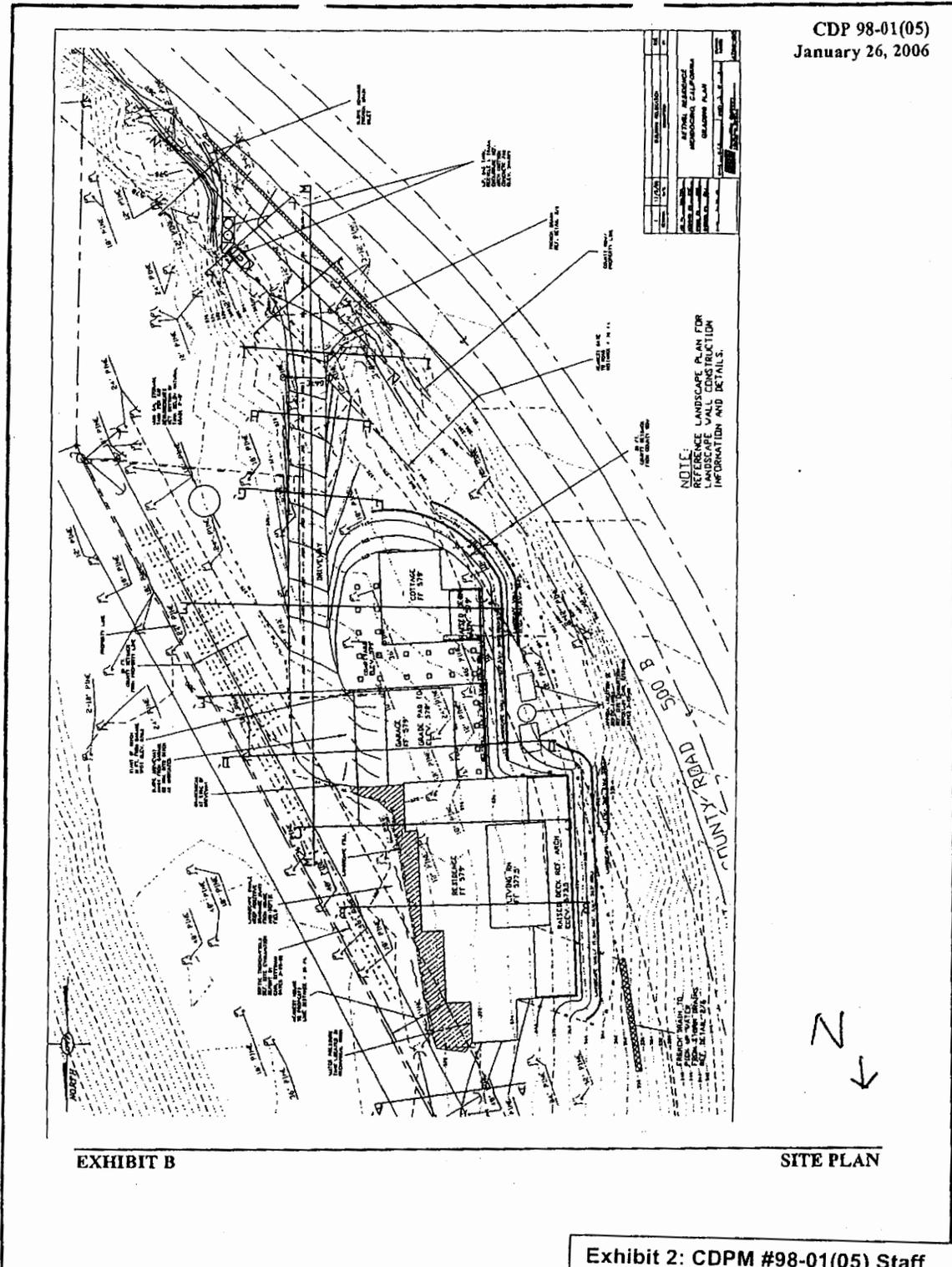


Exhibit 2: CDPM #98-01(05) Staff  
Report Exhibit B - Site Plan

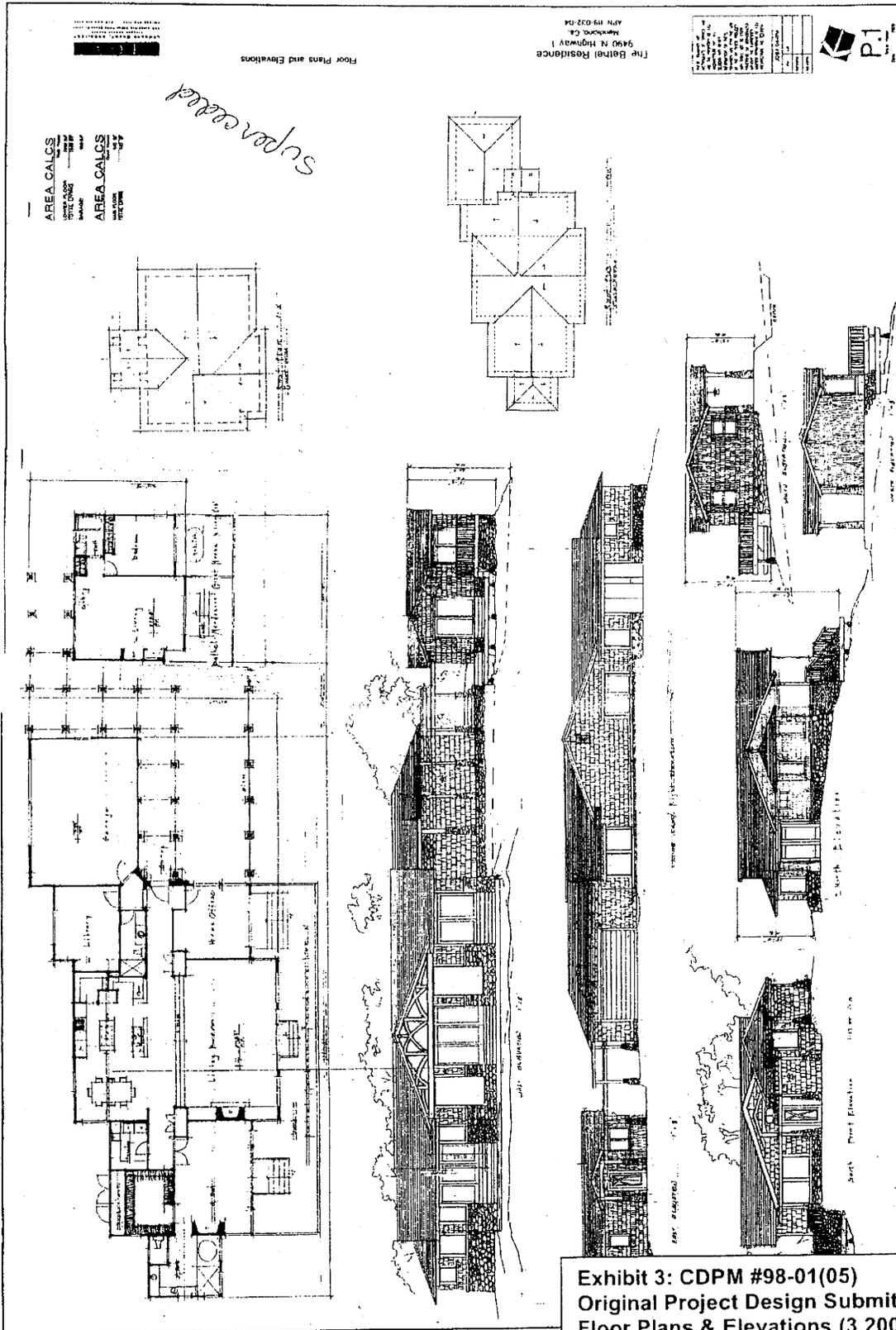
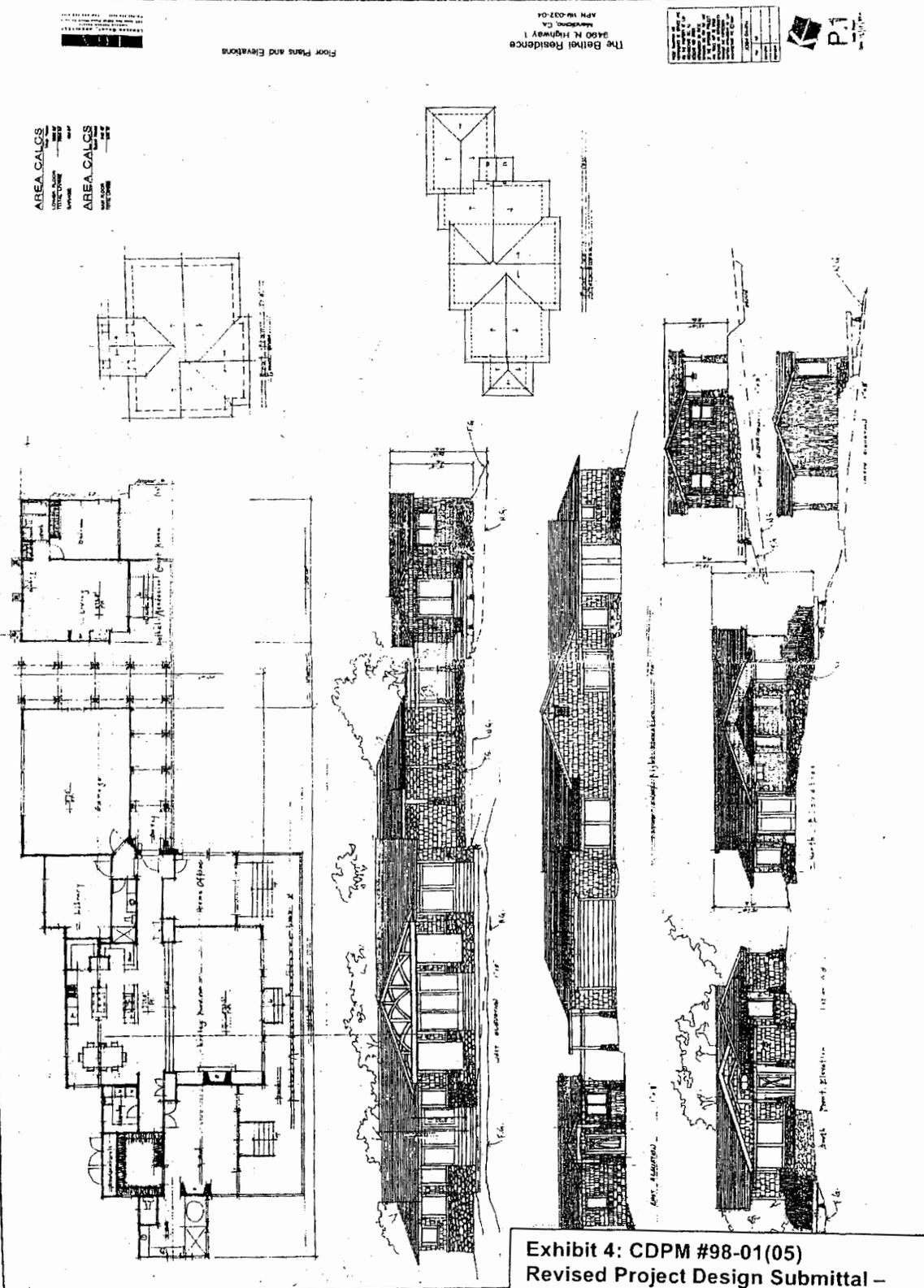
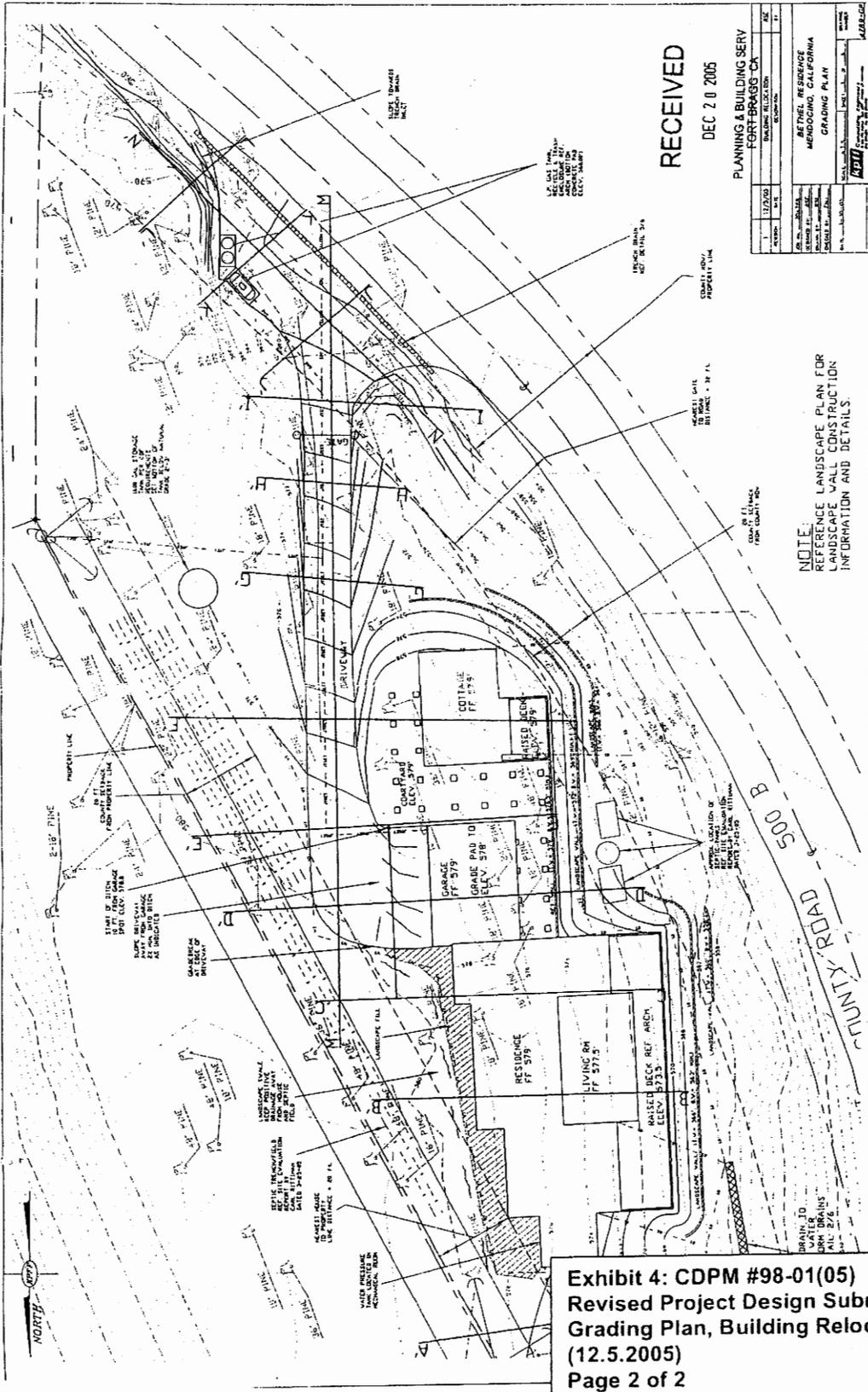


Exhibit 3: CDPM #98-01(05)  
Original Project Design Submittal –  
Floor Plans & Elevations (3.2005)  
Page 1 of 2





**Exhibit 4: CDPM #98-01(05)  
 Revised Project Design Submittal –  
 Floor Plans & Elevations (12.18.2005)  
 Page 1 of 2**



RECEIVED

DEC 20 2005

PLANNING & BUILDING SERV  
 FORT BRAGG, CA

PROJECT NO.	12700
DATE	12/20/05
PROJECT NAME	GRADING PLAN
CLIENT	AMITY RESOURCES MENDOCINO, CALIFORNIA
DESIGNER	AMITY RESOURCES
SCALE	AS SHOWN
DATE	12/20/05
BY	AMITY
CHECKED BY	AMITY
APPROVED BY	AMITY

NOTE:  
 REFERENCE LANDSCAPE PLAN FOR  
 LANDSCAPE WALL CONSTRUCTION  
 INFORMATION AND DETAILS.

Exhibit 4: CDPM #98-01(05)  
 Revised Project Design Submittal -  
 Grading Plan, Building Relocation  
 (12.5.2005)  
 Page 2 of 2



RRM Design Group  
3765 S. Higuera St., Ste. 102  
San Luis Obispo, CA 93401  
P: (805) 543-1794  
F: (805) 543-4609  
www.rrmdesign.com

9 July 2012  
Barbara Bethel  
PO Box 932  
Pismo Beach, CA 93448

REGARDING: 9401 Brewery Gulch, Mendocino, CA  
CDPM #98-2001(2005)

Dear Barbara:

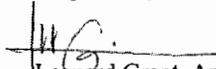
As I was the original design architect for the residence at 9401 Brewery Gulch, you asked me to write a letter addressing the courtyard glazing/glass design and any modification to that design.

The courtyard and its associated glazing/glass was an essential part of the entry design to allow visitors and guests entry into the dwelling and transit to and from the guest cottage into the dwelling to do so out of the prevailing wind. It also offered an outdoor ocean side sitting area free of prevailing winds. The architectural plan showed the glazing/glass note on the floor plan between columns so that the elevation could show the materials to be used on the west garage face.

The intention of the revised drawings submitted to County Planning Staff in December 2005 was to address the setback requirement from the County Road. There was never any intent to remove the courtyard or the glazing on any modifications to the house architectural plans nor was there any discussion with the Mendocino Planning Department to do so. If any modification to the original design plans failed to note the word "glazing" or "glass", it was unintentional, likely the result of a quick submittal to comply with the set-back requirement while Planning Staff was writing the Staff Report.

It is my belief that the original house design with the courtyard glazing/glass was intended to be approved because I did not change that design element.

Respectfully,

  
Leonard Grant, Architect

COMMUNITY | CIVIC & PUBLIC SAFETY | RECREATION  
ARCHITECTS | ENGINEERS | LANDSCAPE ARCHITECTS | PLANNING  
A California Corporation | Victor Montgomery, Architect #C11800 | Jerry Michael, PE #36895, L

Exhibit 5: CDPM #98-01(05)  
Leonard Grant letter re: Entry  
Courtyard Glazing (7.9.2012)

RRM Design Group  
3765 S. Higuera St., Ste. 102  
San Luis Obispo, CA 93401  
P: (805) 543-1794  
F: (805) 543-4609  
www.rrmdesign.com

9 July 2012  
Barbara Bethel  
PO Box 932  
Pismo Beach, CA 93448

REGARDING: 9401 Brewery Gulch, Mendocino, CA  
CDPM #98-2001(2005)

Dear Barbara:

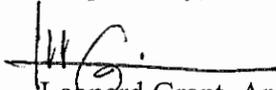
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It is my belief that the original house design with the courtyard glazing/glass was intended to be approved because I did not change that design element.

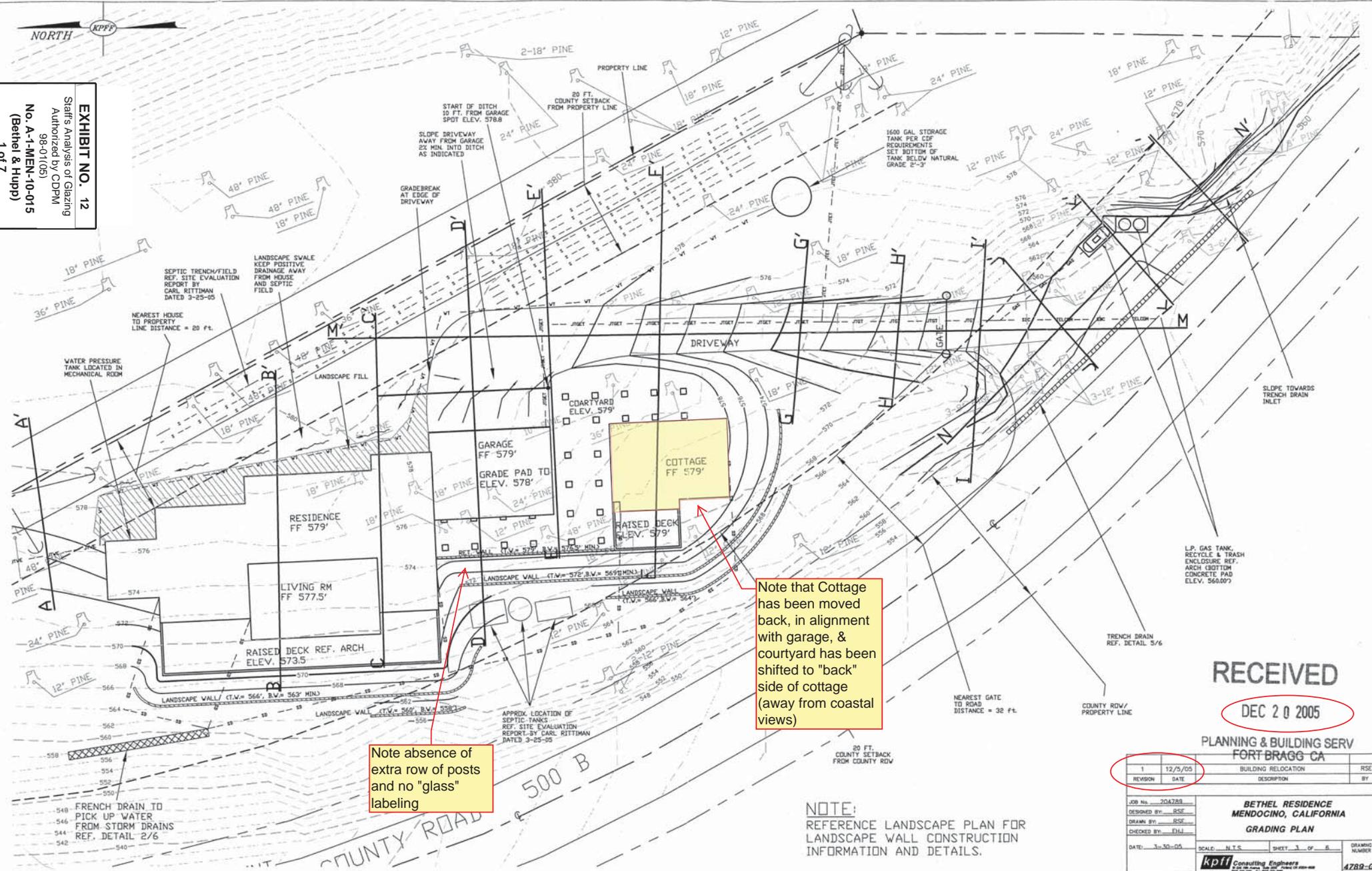
Respectfully,

  
Leonard Grant, Architect

NORTH

**EXHIBIT NO. 12**

Staff's Analysis of Grading  
Authorized by CDM  
98-01(05)  
No. A-1-MEN-10-015  
(Bethel & Hupp)  
1 of 7



Note absence of extra row of posts and no "glass" labeling

Note that Cottage has been moved back, in alignment with garage, & courtyard has been shifted to "back" side of cottage (away from coastal views)

**NOTE:**  
REFERENCE LANDSCAPE PLAN FOR LANDSCAPE WALL CONSTRUCTION INFORMATION AND DETAILS.

RECEIVED

DEC 20 2005

PLANNING & BUILDING SERV  
FORT BRAGG CA

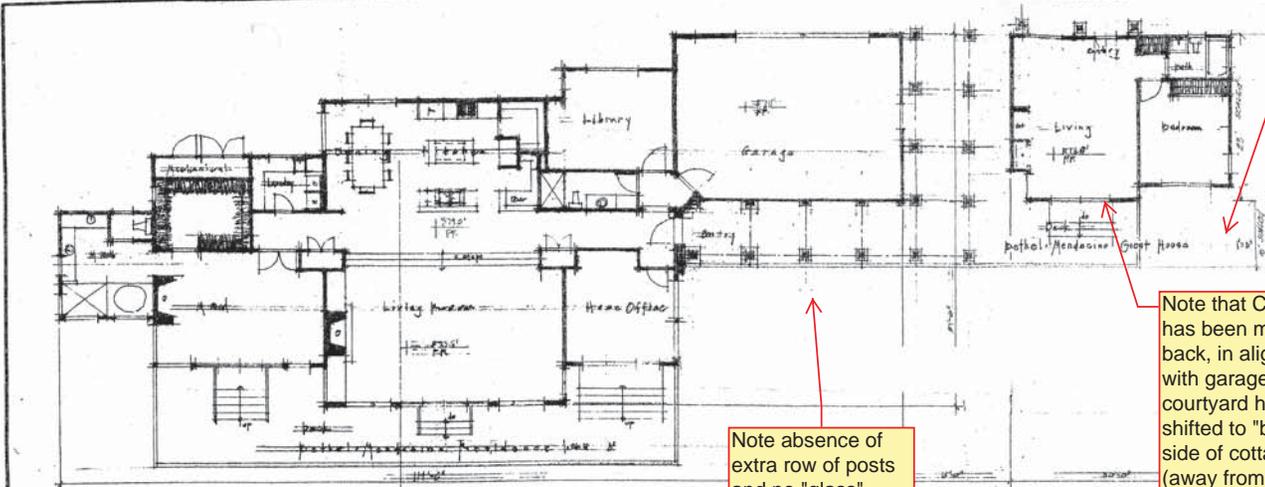
REVISION	DATE	DESCRIPTION	RSE	BY
1	12/5/05	BUILDING RELOCATION		

JOB No. 204728  
 DESIGNED BY: BSC  
 DRAWN BY: BSC  
 CHECKED BY: ELL  
 DATE: 3-30-05

**BETHEL RESIDENCE  
MENDOCINO, CALIFORNIA  
GRADING PLAN**

SCALE: N.T.S. SHEET 3 OF 8 DRAWING NUMBER 4789-GP

kpfi Consulting Engineers



Date removed

Note absence of extra row of posts and no "glass" labeling

Note that Cottage has been moved back, in alignment with garage, & courtyard has been shifted to "back" side of cottage (away from coastal views)

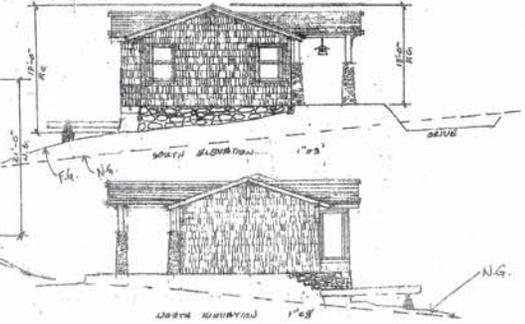
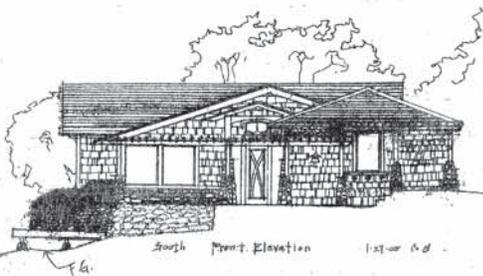
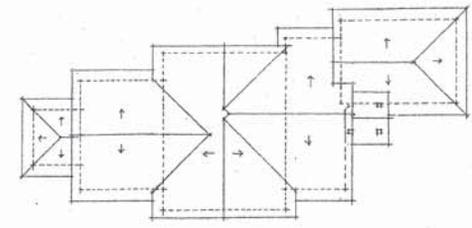
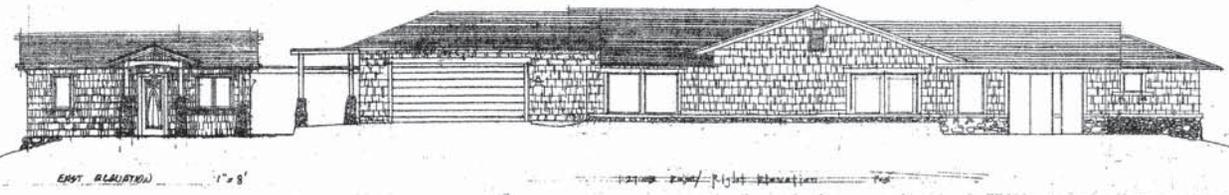
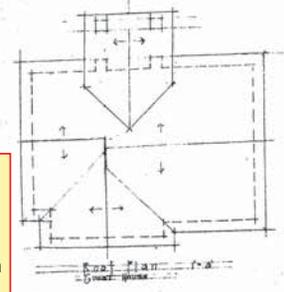
**AREA CALCS**

LOWER FLOOR:	Net Area
TOTAL LIVING:	288 SF
GARAGE:	268 SF

**AREA CALCS**

MAIN FLOOR:	Net Area
TOTAL LIVING:	62 SF
	746 SF



Floor Plans and Elevations

The Bethel Residence  
 9490 N. Highway 1  
 Mendocino, Ca.  
 APN 119-032-04

THIS DRAWING SET  
 REPRESENTS THE  
 AGREEMENT OF SERVICE AND  
 THE DESIGN OF THE  
 ARCHITECTURE BY ALL  
 LICENSED ARCHITECTS  
 REGISTERED IN THE STATE  
 OF CALIFORNIA. THE  
 ARCHITECT HAS BEEN  
 ADVISED OF THE  
 REQUIREMENTS OF THE  
 CALIFORNIA ARCHITECTURE  
 ACT AND HAS AGREED TO  
 COMPLY WITH THE  
 REQUIREMENTS OF THE  
 ACT.

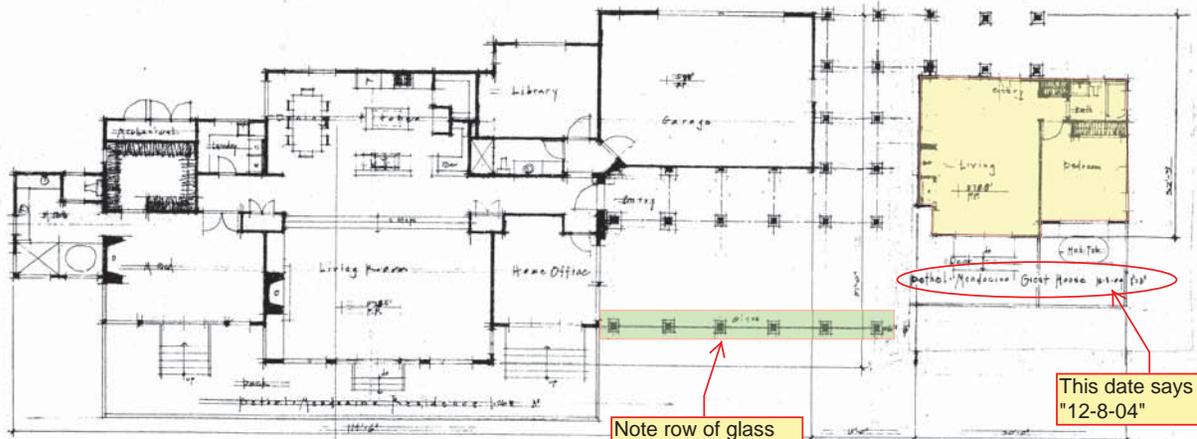
JOB# 04-04

DATE	12/18/05
BY	[Signature]
CHECKED	[Signature]

Date says "12/18/05"



(2 of 7)



Note row of glass between posts that applicant says was authorized

This date says "12-8-04"

**AREA CALCS**

MAIN FLOOR

LOWER FLOOR: 1790 SF

TOTAL LIVING: 2845 SF

GARAGE: 106 SF

**AREA CALCS**

MAIN FLOOR

TOTAL LIVING: 940 SF

*Supercalcs*

Floor Plans and Elevations

The Bethel Residence  
 9490 N. Highway 1  
 Mendocino, Ca.  
 APN 119-032-04

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF LSA ARCHITECTURE INC. ALL CHANGES AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR THE USE OF THE OFFICER PROJECT AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF LSA ARCHITECTURE INC. (2/2004)

JOB#	04-04
PREP	LSA
REVISION	
REVISION	

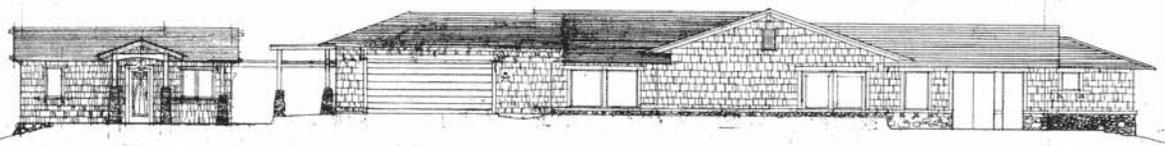
**P.1**  
 Scale: None  
 Date: 2005

While difficult to read, this date says "2005"

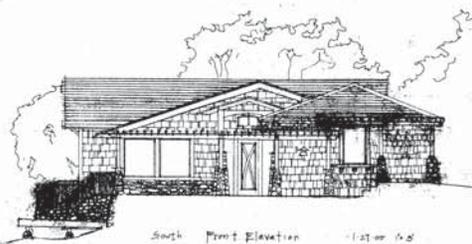
(3 of 7)



WEST ELEVATION 1"=8"



EAST ELEVATION 1"=8"



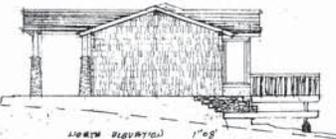
South Front Elevation 1/2"=8"



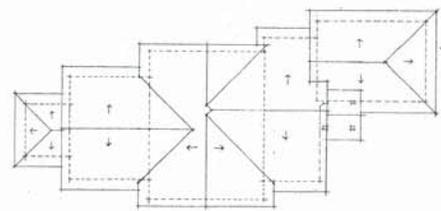
North Elevation



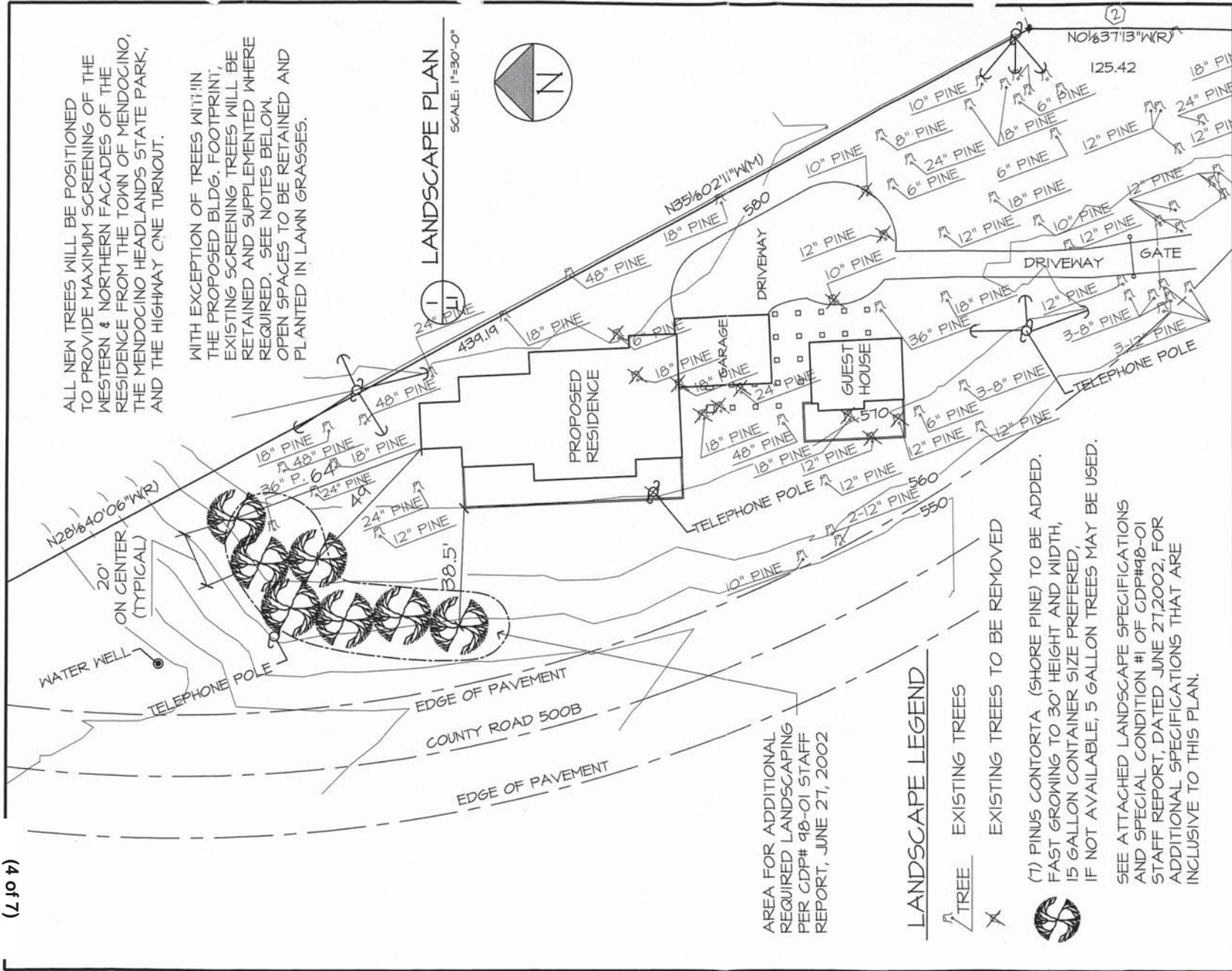
WEST ELEVATION 1"=8"



SOUTH ELEVATION 1"=8"



Roof Plan  
 1/4"=8'-0"

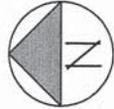


ALL NEW TREES WILL BE POSITIONED TO PROVIDE MAXIMUM SCREENING OF THE WESTERN & NORTHERN FACADES OF THE RESIDENCE FROM THE TOWN OF MENDOCINO, THE MENDOCINO HEADLANDS STATE PARK, AND THE HIGHWAY ONE TURNOUT.

WITH EXCEPTION OF TREES WITHIN THE PROPOSED BLDG. FOOTPRINT, EXISTING SCREENING TREES WILL BE RETAINED AND SUPPLEMENTED WHERE REQUIRED. SEE NOTES BELOW. OPEN SPACES TO BE RETAINED AND PLANTED IN LAWN GRASSES.

LANDSCAPE PLAN

SCALE: 1"=30'-0"



AREA FOR ADDITIONAL REQUIRED LANDSCAPING PER CDP# 98-01 STAFF REPORT, JUNE 27, 2002

LANDSCAPE LEGEND

▲ TREE

○ EXISTING TREES

✗ EXISTING TREES TO BE REMOVED



(1) PINUS CONTORTA (SHORE PINE) TO BE ADDED. FAST GROWING TO 30' HEIGHT AND WIDTH, 15 GALLON CONTAINER SIZE PREFERRED, IF NOT AVAILABLE, 5 GALLON TREES MAY BE USED.

SEE ATTACHED LANDSCAPE SPECIFICATIONS AND SPECIAL CONDITION #1 OF CDP#98-01 STAFF REPORT, DATED JUNE 27, 2002, FOR ADDITIONAL SPECIFICATIONS THAT ARE INCLUSIVE TO THIS PLAN.



TODD NEWBERGER ENVIRONMENTAL DESIGN

PO BOX 616 ALBION, CA 95410

PH: 707-937-5334 FAX: 707-937-2891

GARDEN & LANDSCAPE DESIGN INSTALLATION & MAINTENANCE CA LANDSCAPE CONTR. LIC.# 807308

PROFESSIONAL BUILDING DESIGN CERTIFIED ENERGY ANALYST

PROJECT:  
 BETHEL RESIDENCE  
 OLD HIGHWAY ONE  
 MENDOCINO, CA 95460  
 CDP# 98-01  
 FOR  
 BARBARA BETHEL  
 P.O. BOX 932  
 PISMO BEACH, CA 93448

TITLE:  
 LANDSCAPE PLAN

SCALE: PER DETAIL  
 DATE: MAR. 12, 2005  
 DRAWN BY: TMN  
 DWG FILE: B-LI

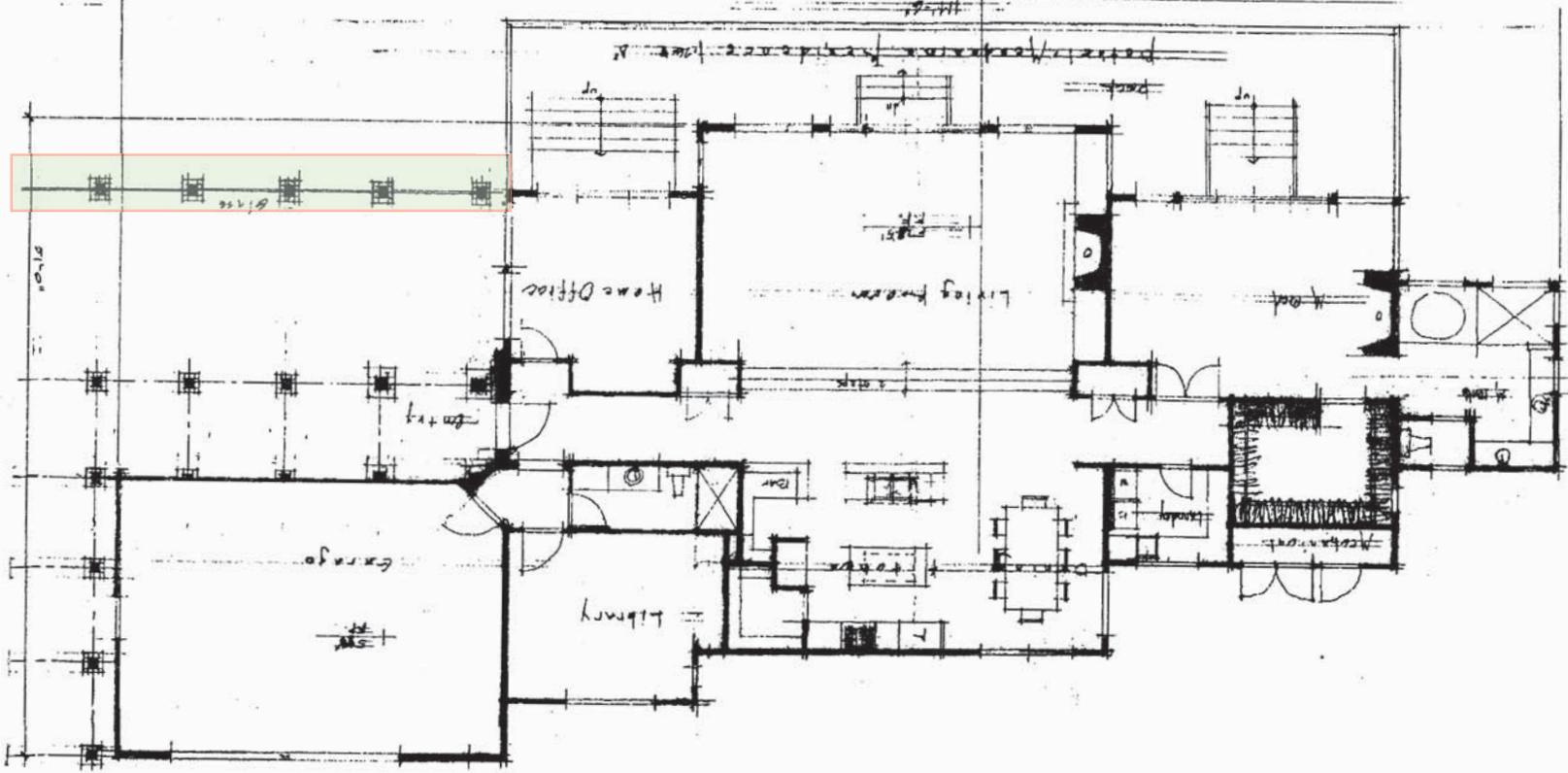
SHEET  
 1  
 OF 2





CDP 98-01(05)  
January 26, 2006

Exhibit C from Staff  
Report CDP  
98-01(05)



(6 of 7)

EXHIBIT C

FLOOR PLAN

(7 of 7)



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
 120 WEST FIR STREET · FORT BRAGG · CALIFORNIA · 95437

ROGER MOBLEY, DIRECTOR  
 Telephone 707-964-5379  
 FAX 707-961-2427  
 www.co.mendocino.ca.us/planning

**RECEIVED**  
 JUN 1 1 2012  
 CALIFORNIA  
 COASTAL COMMISSION

June 6, 2012

Tamara Gedik  
 710 E Street, Suite 200  
 Eureka, CA 95501

Dear Ms. Gedik:

I am writing in response to your request for clarification of County records regarding CDPM 98-2001(2005) and 2009 modifications for the project located at 9401 Road 500B ( APN: 119-320-04). The request pertains to a discrepancy between the number of permitted windows authorized in CDPM 98-2001(2005) and the exhibits provided in the subject staff report.

Unfortunately, for clarification sake, a superseded floor plan was included as Exhibit C of the CDPM 98-2001(2005) staff report.

Exhibit C is the 2005 originally proposed floor plan, which illustrates three rows of posts that extend from the corner of the residence south to the end of what may be considered a breezeway or entryway located west of the garage. The furthest row of posts from the house (third row) is noted to be connected by glass. A grading plan was associated with the originally proposed 2005 modification and also illustrates the three rows of posts. The local file contains both the 2005 original floor plan and grading plan, both are noted as "superseded."

On December 20, 2005 Mendocino County Planning and Building received a revised set of plans for the subject 2005 modification. This revised set of plans (with a revision date of 12/5/05 noted on the plan set) deleted the third row of posts. A hot tub on the western side of the guest house was also deleted from the plan. The grading plan was revised as well to reflect the deleted third row of posts. The revised breezeway/patio was illustrated to have two rows of posts as an entry into the residence, no glass was proposed in this version.

As stated above, the staff report included the superseded floor plan as Exhibit C which illustrates the third row of posts with glass noted. However, the (correct) revised grading plan was included as Exhibit B – which shows the row of posts that would support the glass as deleted. The (correct) revised floor plan for the guest cottage was also included as Exhibit D which illustrates the hot tub as deleted.

In the 2009 modification staff analyzed the increase of windows from that which was approved with the 2005 modification, the analysis did not include the windows that were originally proposed in 2005, but rather the windows that were included in the revised and approved plans. It is unfortunate that the wrong exhibit was included with the 2005 staff report and that this mistake was not caught sooner. However, based on the record, the revised plans with a revision date of 12/5/02, not the superseded plans, would be the plans of reference.

Sincerely,  
  
 Abbey Stockwell  
 Planner II

<b>EXHIBIT NO. 13</b>
<b>APPLICATION NO.</b>
A-1-MEN-10-015
BETHEL & HUPP
CITY DETERMINATION OF GLAZING AUTHORIZED BY CDPM 98-01(05)



COUNTY OF MENDOCINO  
DEPARTMENT OF PLANNING AND BUILDING SERVICES  
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11.12.09

Barabara Bethel  
PO Box 1688  
Mendocino, CA 95460

**EXHIBIT NO. 14**

**APPLICATION NO.**

A-1-MEN-10-015

BETHEL & HUPP

CORRESPONDENCE  
BETWEEN APPLICANT AND  
COUNTY (1 of 8)

Subject: Coastal Development Permit Application No.: CDP 98-01(09)  
Site Address: 9590 N Hwy 1  
Assessor's Parcel No.: 119-320-04

Dear Ms. Bethel:

This letter is provided to offer clarification and response to your letter received November 5, 2009. I wish to make it clear to you that the approved building plans associated with your building permit are largely in disagreement with your approved plans of the Coastal Development Permit Modification (CDPM) 98-2001 (2005). The approval of the building plans was a mistake conducted by planning staff, while Planning and Building acknowledges this mistake, staff is not obliged to accommodate the building plans in your new proposal CDPM 98-2001(05)(2009). To further clarify, staff must assure that development plans comply with the Mendocino County Coastal Zoning Code, and therefore the Coastal Act.

The proposed floor plan has been initially reviewed as relatively similar, however, the square footage has increased the bulk of the proposed residence and altered the footprint. Specifically, the previous modification proposed a patio, which is now enclosed as living space in the proposed modification, and the guesthouse is now proposed as built in to the residence as a guest room. The 2005 modification approved a ~ 2900-ft<sup>2</sup> residence, while the 2009 modification proposes ~ 3988-ft<sup>2</sup> residence (not including the garage). In addition, all proposed building elevations have been significantly altered from the approved modification in 2005, namely the addition of windows. Although the application for the 2009 modification claims a reduction in height, the plans provided to staff illustrate the building height as an average of ~18.1 ft above natural grade. A 2-foot reduction as the application would claim would result in an average height of ~16 ft. These alterations to the 2005 CDPM have rightly resulted in a Material Modification for your 2009 proposal. An additional fee of \$1,635 is required to continue processing your modification; this additional fee is a result of the violations to the 2005 permit.

From the meeting it was determined that a geotechnical report that establishes the bluff edge and any mitigation measures is necessary to ensure the structure complies with Mendocino County Coastal Zoning Code regarding Hazards.

Additionally, an initial review has also surfaced several deviations to conditions set forth in CDPM 98-2001 (2005).

- Special Condition 3 requires "the applicant to comply with all requirements set forth by KPFF Engineering and shall not deviate from this plan unless written modification is submitted by the engineer and approved by the Coastal Permit Administrator". No written modification has been received from KPFF Engineering or approved by the Permit Administrator. Please provide a written statement from KPFF Engineering outlining any changes that may have occurred from the

modifications from the approved CDMP 98-2001(2005) plans for review and approval by the Coastal Permit Administrator.

- Special Condition 4 relates to the approved landscaping plan, which includes not only planting of seven additional trees but also the maintenance of existing trees in perpetuity. This condition also requires that any tree removal on site shall require prior authorization from the Planning Division. Please provide an updated landscaping plan, which details all trees and their locations that have been removed since construction activities commenced. All trees that have been removed must be replaced at a 3:1 ratio, therefore please also include in the plan revegetation details. The provided plan will be compared with aerial photos and previous landscaping plans provided throughout the permitting process, please be as accurate as possible.
- Special Condition 5 requires that all exterior siding and trim finish colors shall match those specified in CDPM 98-2001(2005). Any changes shall be subject to review and approval to the Coastal Permit Administrator for the life of the project. Please provide sample colors of the proposed changes outlined in CDPM 98-2001(05)(2009) application for the roof, siding, trim, and window frames.

Staff is encouraged by your cooperation to bring this residence into compliance, as the project site is highly visible from several public viewing points. Except for the fee of \$1,635, which is required, the above requested items are recommended. Please let me know if you will be submitting the recommended items, or if it is your intention to have the project heard as is.

Sincerely,

Abbey Stockwell  
Planner I

Barbara Bethel  
PO Box 1688  
Mendocino, CA 95460

5 November 2009

Mendocino County  
Department of Building and Planning  
790 South Franklin Street  
Fort Bragg, CA 95437

RE: Building Permit # BF 2006-1024/BF 2009-0518  
CDPM # 98-01(05)  
9401 500 B Road, Mendocino

Ms Abbey Stockwell:

Thank you for the meeting of Wednesday, 28 October 2009. Since Mel Caldwell recently assumed the responsibility of contractor of record, he wanted to review approvals and meet Mendocino County officials. I understand that all parties at that meeting are new to their respective positions and new to the details of this project. The meeting was designed to initially review the approvals to date and to acquaint all parties with the project. Thank you for the time.

What was discerned from that meeting was that Paula Deeter, former assigned planner to this project under the direction of Rick Sweet, former planning director, approved the building plans/construction drawings. They recognized and accepted that the rearranged floor plan was in conformance to the approved Coastal Development Permit. The construction drawings were approved by the Mendocino Planning and Building departments without needing any CDP modification.

As I explained at the meeting, when the house was staked for construction, it was apparent that the floor levels needed to be lowered into the raised stem wall foundation for several reasons: First, to capture the ocean view. The house had been positioned as a single level with a very tall stem wall on the west side. That positioning did not capture the ocean view of the down slopping lot. Second, the structure was better sited into its down slopping lot if it stepped down the hill in harmony with the terrain. To better accomplish the aforementioned reasons, the builder, Swithenbank Construction, upon my suggestion, lowered the finished interior floor into itself, trading raised stem walls for interior walls. The exterior wall sizes did not change. In fact some of the mass of the walls became smaller. The roof plan remained the same. The footprint of the structure remained the same. The height of the structure remained within the 18 foot above grade approval. It was the responsibility of the local builder to obtain any subsequent approvals that might have been necessary for that change.

The most obvious change to the structure was in the windows. The windows stayed in the same relationship to the roof line. Exterior stone had to be eliminated when the floors were dropped. That footage was added to window square footage. However, some windows were eliminated: the guest room rake windows, the master bath skylight windows. As a point of information regarding the windows, the windows selected for the project have non-reflective glazing which has been amber tinted so that when seen from the village of Mendocino, they appear black and blend into the black of the surrounding tree barks and hillside. The approved stone color would have been tan/golden and would have been more visually apparent from Mendocino. At all times, color selections have been made so as to blend the house into the surrounding hillside. Even the window frames are the color of the approved stone color.

Mel Caldwell was hired to review this project February 2009. In his review, he required from Swithenbank Construction, the former project manager and builder, documentation that memorialized their understanding with Mendocino County Planning Department that the additional glazing was no more than a minor modification. In phone conversation with Rick Sweet, Mel Caldwell was told that the abovementioned changes to the windows would constitute a minor modification and would be accomplished within the planning department in approximately 6 weeks. Because Swithenbank did not memorialize the agreement with documentation, I prepared the plans I was told to submit by Mel Caldwell and submitted them October 2009. I am now surprised to learn that the planning department is requiring a major modification with an estimated review time of six months. This is not what we have been told before.

In addition, the approved CDP landscape plan required only the addition of 7 coastal pines on the northwest section of the lot. I submitted a landscape plan which had extensive additional landscaping to act as a visual buffer to the site development.

I have reread the approved CDPM 98-01(05) and do not find that the changes noted above violate any conditions and, therefore, do not require any modification. I propose that the project be reviewed as no more than a minor modification and that the submitted landscape plan be accepted as the mitigation that was referred to in the meeting.

I can be reached at 707-937-3455.

Respectfully submitted,



Barbara Bethel

Cc: Michael Oliphant, Teresa Spade, Melvin Caldwell



COUNTY OF MENDOCINO  
DEPARTMENT OF PLANNING AND BUILDING SERVICES  
790 SOUTH FRANKLIN • FORT BRAGG • CALIFORNIA • 95437

RAYMOND HALL, DIRECTOR  
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December 21, 2006

Barbara Bethel & John Hupp  
PO Box 932  
Pismo Beach, CA 93448

RE: Building Permit application BF 2006-1024  
Address: 9490 North Highway One, Mendocino CA 95460

Dear Ms. Bethel,

Upon review of the above-referenced building permit application, it has come to staff's attention that the approved plans for the development on the site do not match the proposed building plans.

The original intent of the modification of the Coastal Development Permit 98-01 was to change the previously approved plans to a project that you wished to build. Due to the potential for negative visual impact in this highly scenic area, staff determined that a material modification (with several specific stipulated conditions) would be required for the review and ultimate approval of your proposed residence and associated structure.

It appears that the structure applied for in the building permit fails to meet the approved CDP plans in the following manner:

- The building footprint does not match (the guest cottage is now an attached guest bedroom, the open breezeway is now an enclosed walkway, the angle of the structure is different than that of the approved plans).
- The amount of glass has increased and is considered excessive.
- The setbacks are not noted on the site plan.
- The landscaping area is not located in the originally-approved area, where it is imperative that it be located.

- The “doghouse” structure covering the well house was not in the original approval.
- The exterior lighting appears to be excessive.

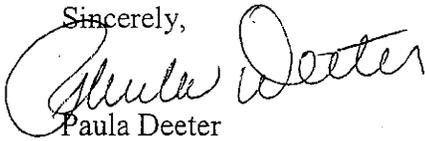
Please submit plans that reflect what was approved in your Coastal Development Permit CDP 98-01(05), or apply for a material modification to your CDP.

Staff would reiterate the importance of retaining the visual integrity of the site, as any changes to the proposed development would require adherence to Special Condition #5, which states:

*All exterior siding and trim finish colors shall match those specified in the coastal development permit application. All exterior lighting fixtures shall match those submitted with the permit application and be downcast and shielded. Any changes shall be subject to the review and approval by the CPA for the life of the project.*

Please feel free to contact staff if you have any questions.

Sincerely,



Paula Deeter  
Planner I

CC: Travis Swithenbank, PO Box 566, Fort Bragg, CA 95437  
CDPM 98-01(05) file

24 January 2006

Barbara Bethel  
PO Box 932  
Pismo Beach, CA 93448

Planner, Paula Deeter  
County of Mendocino  
Department of Planning and Building Services  
790 South Franklin  
Fort Bragg, CA 95437

RE: CDPM#98-01(05), APN 119-320-44

Dear Paula:

Thank you for all the assistance you have given to my team of professionals during the processing of the above mentioned CDP application. I am excited about the possibility of beginning the development of the site.

Since I will be unable to attend the meeting, I authorize Todd Newberger to act as my agent at the Thursday, 26 January 2006, CDP meeting.

Thank you for the diligent work.

*Barbara Bethel* 1/24/06  
Barbara Bethel

PO Box 932  
Pismo Beach, Ca 93448

17 March 2005

Paula Deeter  
County of Mendocino  
Planning Dept.  
790 S. Franklin  
Fort Bragg, CA 95437

RE: CDP Mod 98-01/9490 N Highway One, Mendocino

Dear Paula:

Included with this letter are my CDP Modification and the information required for your consideration and processing of the modification. A check for \$1,284 is included as well.

If you have questions or need anything related to the application, structures or materials, please contact me at 805-331-9216. Eric Jahelka of KPFF is assisting me with this submission. If anything related to grading, drainage, or septic is needed, please contact Eric at 962-9307.

Thank you for the assistance you have provided me to make this submission possible. I am excited about this creation.



Barbara Bethel

Barbara Bethel  
PO Box 932  
Pismo Beach, CA 93448

23 January 2012

Tamara Gedik, Planner  
California Coastal Commission, North Coast Office  
710 E Street, Suite 200  
Eureka, CA 95501

RECEIVED  
JAN 26 2012  
CALIFORNIA  
COASTAL COMMISSION

RE: A-1-MEN-10-015 (Bethel/Hupp) – response to August 9, 2011 letter  
9490 North Highway One/9401 Brewery Gulch Drive  
Mendocino, CA 95460  
APN 119-320-04-00

Dear Tamara,

As Ms Wynn is impacted in her work load, I am responding to the August 9, 2011 request for additional information concerning the above mentioned project and CCC appeal.

As you indicated, I am submitting the information you requested as well as some of my own analysis and history of this project. Since I have never had dealings with the Coastal Commission before, I ask for your grace in this submission.

Upon your review of the enclosed, I hope that you will agree that the existing structure/house is more subordinate to its setting and less prominent than the 05 CDP approved structure and that you will release this project for completion of construction.

You may address questions or comments to Ms Wynn as she is still the contact for this project. I am just trying to help out.

Respectfully,



Barbara Bethel

CC: Amy Wynn

EXHIBIT NO. 15
APPLICATION NO. A-1-MEN-10-015 BETHEL & HUPP CORRESPONDENCE FROM APPLICANT (1 of 35)

**Alternatives Analysis for Reducing Visual Impacts to Previously Approved Levels**  
**Please note that Exhibit 4 –SUMMARY OF WOLLMAN BIDS is attached**

**1. Cost Analysis**

As requested, the alternatives presented in the March 28, 2011 Alternatives Matrix were bid by a local Mendocino area General Building Contractor, Thomas Wollman (**Exhibit 1**), and Mendocino area Painting Contractor, David LaToof (**Exhibit 2**).

Because I do not have access to Ms Wynn's original Table 1 Alternatives Comparison Matrix to modify it, I will make reference to the Alternatives as numbered in her Matrix:

**1a – Paint window and door Trim:**

Painting Contractor, David LaToof, the original painting contractor for the project, submitted a bid of \$3,375 labor and \$175 materials, totaling \$3,550, to paint the west face of the west exterior door and window trim (Exhibit 2). This bid is less than the original matrix estimate because LaToof has tall ladders that can be used instead of the need to install and move scaffolding across the approximately 150 feet of subject western elevation.

**1c – Replace existing BB3 sq ftg of windows and doors with darkened non-baked frames (such as Anderson Windows):**

General Bldng Contractor, Thomas Wollman, bid this alternative as **Option 1 of Exhibit 1**.

In bidding the windows, he discovered that the window manufacturer suggested in the Alternatives Comparison Matrix, Anderson Windows, does not make all of the sizes and configuration of windows and doors for the structures of BB1, BB2 or BB3. Therefore, an alternative window manufacturer was suggested and bid, Kolbe Windows, which manufacturer can fabricate the size, configuration and wind loads required for this residence and is more cost effective than Anderson.

To replace the windows and doors such that the frame color of the existing BB3 house window and door configuration is darkened is bid at \$140,000 labor and \$182,384 materials, totaling \$322,384. The Matrix suggests that, in addition, the window and door trim is to be darkened for a cost of \$3,550 as specified in 1a above. The total for both replacing the windows and doors and painting trim is bid at \$325,934.

**1d – Replace existing BB3 sq ftg of windows and doors with darkened baked frames (Fleetwood):**

General Bldng Contractor, Thomas Wollman, bid this alternative as **Option 1 of Exhibit 1**.

To replace the windows and doors such that the frame color of the existing BB3 house window and door configuration of the subject western elevation is darkened is bid at \$140,000 labor and \$ 129,034 materials, totaling \$269,034. The Matrix suggests that, in addition, the window and door trim is to be darkened for a cost of \$3,550 as specified in 1a above. The total for both replacing the windows and doors and painting trim is bid at \$272,584.

**2a – Install 109 sq ft of film such that BB3 glazing sq ftg to match BB2 glazing sq ftg:**

General Bldng Contractor, Thomas Wollman, bid this alternative as **Option 3 of Exhibit 1.**

Adding the width dimensions of the subject existing BB3 windows and doors yields 162 feet width of glazing. The 109 sq ft divided by 162 feet yields means that approximately 7 inches of each window is to be covered with film across the subject west elevation.

The installation of that film is bid at \$14,000 labor and \$2,500 materials, totaling \$16,500. The Matrix suggests that, in addition, the window and door trim is to be darkened for a cost of \$3,550 as specified in 1a above. The total for both film and painting trim is bid at \$20,050.

**2b – Install 109 sq ft of wood soffits such that BB3 glazing sq ftg to match BB2 glazing sq ftg:**

General Bldng Contractor, Thomas Wollman, bid this alternative as **Option 2 of Exhibit 1.**

Adding the width dimensions of the subject existing BB3 windows and doors yields 162 feet width of glazing. The 109 sq ft divided by 162 feet yields means that approximately 7 inches of each window is to be covered with wood soffit across the subject west elevation.

The fabrication and installation of the wood soffits( referred to as shutters in the Wollman bid) is bid at \$17,000 labor and \$4,000 materials, totaling \$21,000. The Matrix suggests that, in addition, the window and door trim is to be darkened for a cost of \$3,550 as specified in 1a above. The total for both wood soffits/shutters and painting trim is bid at \$24,550.

**2c - Replace windows and doors with darkened non-baked frames (such as Anderson Windows) such that BB3 glazing sq ftg to match BB2 glazing sq ftg, a reduction of 109 sq ft:**

As stated above in 1c, the windows and doors were bid as Kolbe Window and doors for the reasons stated above in 1c.

General Bldng Contractor, Thomas Wollman, bid this alternative as **Option 1 of Exhibit 1.**

The bid to replace the subject western elevation windows and doors with Kolbe windows and doors such that the square footage of glazing is reduced by 109 sq ft is \$140,000 labor and \$161,275 materials, totaling \$301,275. The Matrix suggests that, in addition, the window and door trim is to be darkened for a cost of \$3,550 as specified in 1a above. The total for both replacing the windows and doors and painting trim is bid at \$304,825.

**2d – Replace windows and doors with darkened baked frames (Fleetwood) such that BB3 glazing sq ftg to match BB2 glazing sq ftg, a reduction of 109 sq ft:**

General Bldng Contractor, Thomas Wollman, bid this alternative as **Option 1 of Exhibit 1.**

The bid to replace the subject western elevation windows and doors with Fleetwood windows and doors such that the square footage of glazing is reduced by 109 sq ft is \$140,000 labor and \$124,473 materials, totaling \$264,473. The Matrix suggests that, in addition, the window and door trim is to be darkened for a cost of \$3,550 as specified in 1a above. The total for both replacing the windows and doors and painting trim is bid at \$268,023.

**3a thru 3d** – The March 28, 2011 Alternatives Option Matrix states that the difference between BB1 and BB3 glazing is 522 sq ft. However, the discovery of 240 sq ft of courtyard glazing in BB1 reduces the difference to 282 sq ft. This discovery was the subject of an October 2011 CCC Eureka office visit by Ms Wynn and yourself. The exhibits of this discovery were submitted to you at that meeting. The following 3a thru 3d will make reference to that 282 sq ft difference.

**3a – Install 282 sq ft of film such that BB3 glazing sq ftg to match BB1 glazing sq ftg:**

General Bldng Contractor, Thomas Wollman, bid this alternative as **Option 3 of Exhibit 1.**

Adding the width dimensions of the subject existing BB3 windows and doors yields 162 feet width of glazing. The 282 sq ft divided by 162 feet means that approximately 18 inches of each window is to be covered with film across the subject west elevation.

The installation of that film is bid at \$19,000 labor and \$6,000 materials, totaling \$25,000. The Matrix suggests that, in addition, the window and door trim is to be darkened for a cost of \$3,550 as specified in 1a above. The total for both film and painting trim is bid at \$28,550.

**3b – Install 282 sq ft of wood soffits such that BB3 glazing sq ftg to match BB1 glazing sq ftg:**

General Bldng Contractor, Thomas Wollman, bid this alternative as **Option 2 of Exhibit 1.**

Adding the width dimensions of the subject existing BB3 windows and doors yields 162 feet width of glazing. The 282 sq ft divided by 162 feet yields means that approximately 18 inches of each window is to be covered with wood soffit across the subject west elevation.

The fabrication and installation of the wood soffits ( referred to as shutters in the Wollman bid) is bid at \$24,000 labor and \$8,000 materials, totaling \$32,000. The Matrix suggests that, in addition, the window and door trim is to be darkened for a cost of \$3,550 as specified in 1a above. The total for both wood soffits/shutters and painting trim is bid at \$35,550.

**3c - Replace windows and doors with darkened non-baked frames (such as Anderson Windows) such that BB3 glazing sq ftg to match BB1 glazing sq ftg, a reduction of 282 sq ft:**

General Bldng Contractor, Thomas Wollman, bid this alternative as **Option 1 of Exhibit 1.**

As stated above in 1c, the windows and doors were bid as Kolbe Window and doors for the reasons stated above in 1c.

The bid to replace the subject western elevation windows and doors with Kolbe windows and doors such that the square footage of glazing is reduced by 282 sq ft is \$140,000 labor and \$142,324 materials, totaling \$282,324. The Matrix suggests that, in addition, the window and door trim is to be darkened for a cost of \$3,550 as specified in 1a above. The total for both replacing the windows and doors and painting trim is bid at \$285,874.

**3d - Replace windows and doors with darkened baked frames (Fleetwood) such that BB3 glazing sq ftg to match BB1 glazing sq ftg, a reduction of 282 sq ft:**

General Bldng Contractor, Thomas Wollman, bid this alternative as **Option 1 of Exhibit 1.**

The bid to replace the subject western elevation windows and doors with Fleetwood windows and doors such that the square footage of glazing is reduced by 282 sq ft is \$140,000 labor and \$113,062 materials, totaling \$253,062. The Matrix suggests that, in addition, the window and door trim is to be darkened for a cost of \$3,550 as specified in 1a above. The total for both replacing the windows and doors and painting trim is bid at \$256,612.

**4 – Rebuild western façade to match BB1:**

General Bldng Contractor, Thomas Wollman, bid this alternative as **Option 4 of Exhibit 1.**

As the contractor points out, BB1 is a different house than BB3. The configuration of BB3 was approved by Mendocino County Planning and Building Department in the issuance of a building permit for BB2. Since building plans for BB1 were never drawn or engineered

because they were not required by the Mendocino County Planning and Building Departments, the bidding for this change is submitted as an estimate by the contractor after looking at the CDP drawings of BB1.

The contractor estimates \$500,000 labor and \$250,000 materials to alter BB3 into BB1, totaling \$750,000.

**No alternative/ BB3 as is:**

Your August 9, 2011 request for additional information for costs for BB3 asks for BB3 costs as well as "costs incurred to date for the developments that were not authorized by the 2005 CDP." I must reiterate that BB2 was approved by the Mendocino County Planning and Building Departments without the requirement for any modification of the 05 CDP for reasons we have submitted in prior correspondence as well as reasons I will elaborate upon in the following discourse. BB3 only lowered raised foundations covered with approved color stone and substituted 109 sq ft of dark colored additional glazing in so doing.

In discussion with my attorney regarding the request for actual financial information, I was informed that all submissions to the CCC office regarding this action are a matter of public record. Because of this, submitting the requested financial information would constitute a violation of private contractual relationships between myself and the subcontractors. I am, therefore, unable to provide the "payment receipts and statements" you requested. However, in a good faith effort to comply with your request in a manner that is appropriate for all parties, my accountant, Carolyn Bayliss of Santa Maria, CA submitted the **Exhibit 3 letter of costs to date**. That letter states that construction only costs to date are \$1,456,355. The accounting computer tracking system has not broken the costs down between materials and labor.

**a. Window Alternatives**

In your August 9, 2011 request, you require that options to Fleetwood windows be submitted as you challenge the need for Fleetwood windows as "luxury windows" and that "other more cost effective options are likely available."

Fleetwood windows and doors were not originally chosen for this residence because they are a luxury product but because they were the most cost effective manufacturer who could produce the size, configuration and wind load requirements of the site and structure. The windows and doors were originally bid to different fabricators. Fleetwood's bid was the most cost effective at that time.

Please refer to the Wollman bid, **Exhibit 1/ Option 1**. When the windows were recently bid out for all three configurations of BB1, BB2, and BB3, the window supplier was not directed to bid the windows and doors to any specific company but was asked to bid the windows and doors to all companies which could meet the specifications of size,

configuration and wind load. The window supplier chose the manufacturers for the bid based on the manufacturer's ability to fabricate the size, configurations and wind loads of the windows and doors as drawn in all three elevations. The supplier chose Kolbe and Fleetwood. This confirmed my choice of Fleetwood as the most cost effective choice when the windows and doors for the residence were chosen originally. It confirms that Fleetwood remains the most cost effective choice given all the structural requirements.

You request structural engineering and wind load factors for CDP approved BB1. Since that house was never architecturally drawn or engineered, no different wind loads than the current rating for BB2 are available. To provide to you that wind load for BB1 would require me to have the house architecturally drawn and engineered. That is not a feasible request because to do so could cost \$100,000 in architectural drawings and engineering calcs and drawings.

As previously stated, BB2 was approved by the Mendocino County Planning and Building Departments without the requirement for any modification of the 05 CDP for reasons we have submitted in prior correspondence as well as reasons I will elaborate upon in the following discourse. BB3 only lowered raised foundations covered with approved color stone and substituted 109 sq ft of dark colored additional glazing in so doing, effectively the same house as the Mendocino County approved BB2. In addition, Mendocino County Planning department approved the existing structure in March 2010 without any modifications requiring only trees to replace those removed in excavation. Those municipalities who are most familiar with the details of this project, its history, and the Mendocino County Coast approved this project twice in BB2 and BB3.

In addition, The August 9, 2011 RFI, page 3, refers to reducing windows or relocating windows in BB3. BB3 is a different house than BB1. Rooms of BB1 have been rearranged and approved thru the County via a building permit for BB2. An alternative to relocate windows does not address the fact that these are two different houses with different features as will be discussed below. This alternative centers on just the windows and does not address the entirety of the features and should not be a consideration.

## **2. Modification Specifications**

In your August 9, 2011 request, you ask for more details for the wood soffits/shutters. The architectural drawing from my architect was included in the Wynn March 28, 2011 submission. This explanation makes reference to that drawing. The soffit/shutter was designed by the architect to allow sun light at angles into the residence because the heat gain from the sun through the windows was a calculation in the Title 24 heating calcs.

The architect specified a 2 inch screw through the shutter tubing and the bracing material to adhere the soffit/shutter to the window and door trim. Since nails and screws hold the entire structure together, this is a reasonable method of attachment and as permanent as any other materials throughout the structure.

As mentioned above, the interior of the residence has not been designed to change because the wood soffits/shutters are designed to allow sun light into the structure for heat gain. Since the CCC is interested in the exterior of the residence as seen from public places, this design satisfies that option.

### **SUMMARY AND ANALYSIS**

I have read the original May 20, 2010 staff report, the February 1, 2011 RFI, and the August 9, 2011 RFI. I have identified and outlined main points from those correspondences:

#### **Outline of objections to BB3 in the May 20, 2010 staff report:**

1. Modified the design during the construction process and **without approval**.
2. Square footage increase of the house and increased # of **windows** from 18 with gable to 28 with gable and 100% increase in size and the color of the frames.
3. Inconsistent with the LCP provisions pertaining to the protection of visual resources. Needs to visually blend to the surrounding areas such that it would be compatible and **subordinate to the character of the surrounding area**. Building materials must be selected to blend in hue and brightness with their surroundings.

CONCLUSION: " ...development will not visually blend with its surroundings due to light trim colors, increase in glazing square footage and number of windows."

Therefore, required to submit visual analysis of:

1. Reconstructing the west side to BB1 windows
2. Reduce the windows to BB1 level
3. Modify trim colors to blend with the dominant dark browns and greens of the surrounding landscape.

#### **February 1, 2011 request:**

1. Page 1: Alternatives analysis should examine which alternative or combination of alternatives best achieves a project design that is **subordinate to the character of the project setting**.
2. Page 2: Siding trim color and window frame color and stone veneer objections noted by the County staff report in 2009 modification submittal. "The Commission has never approved a color choice for the development or any other aspect of the development. The only application for the development that has ever been before the Commission is the current appeal."
3. Trim color to be darkened on all sides and window frames to be dark.
4. Reduction in the size and # of windows.
5. Analysis needs to: " compare effectiveness of alternatives in achieving a design that is subordinate to the character of its setting"; feasibility; changes affect the functionality of spaces; permanent and not easily removed.

**August 9, 2011** request:

“Alternatives for reducing **visual impacts to previously approved levels.**”

1. Costs from contractor with materials and labor breakdowns.
2. Total costs to date.
3. Window alternatives: prove BB1 required same wind load and alternatives require same wind load. Alternates to Fleetwood windows.
4. Soffit construction that makes it permanent with drywall on the inside.

**There are repeated points in all 3 documents from the CCC:**

1. Previously approved levels.
2. Subordinate to the character of its setting.
3. Visual impacts/blending into its surroundings.
4. Window # and placement.
5. Colors.

Although Ms Wynn may have addressed these issues in the previous submittals, I would personally like to address these in reference to the above numbers #1 to #5 as they relate to BB1, BB2 and BB3.

Before doing so, I will clarify the references of BB1, BB2 and BB3 and give a brief history of the project:

**BB1** is a reference to the house approved in the 05 CDP. I hired an architect, engineer and processor to take my concepts and produce and submit whatever was necessary for preliminary approvals. I waited to start the construction drawings for this house until I located a local Mendocino builder to ensure that he would know the processing and the construction standards in the area. When I did chose a builder, he advised me that the arrangement of rooms in BB1 was not ideal and that the rooms should be rearranged. I hired him and a different architect to draw plans. The builder processed those plans through the Mendocino County departments.

**BB2:** I took his advice. I hired him and a different architect to work together to draw plans. The rooms of BB1 were rearranged as suggested and the drawings were submitted to the County of Mendocino Planning and Building departments. The builder processed those plans through the Mendocino County departments. The rearranged rooms of the BB1 CDP approved house were approved by both departments and the house was issued a building permit to construct. The Mendocino County departments did not require any modification to the 05 CDP.

**BB3:** During construction, I realized that the house would be better sited if it did not sit on top of the down sloping lot but was lowered into the raised foundation making it lower on the lot and looking nestled into the site. The builder lowered the floors into the tall raised foundation. Since it was structurally the same house as the County approved BB2, I was told by the builder that we could continue construction. In fact, there were several approved inspections of this house under construction. However, I pursued the issue of the change and I decided to submit "As Built" drawings to the Mendocino County Building Department to ensure that dropping the floors was not a problem. That action on my part opened this entire 2 year discretionary process.

**#1. Previously approved levels:**

"The Commission has never approved a color choice for the development or any other aspect of the development. The only application for the development that has ever been before the Commission is the current appeal."

According to my attorney who has knowledge of and experience with the CCC and its regulations and processing, the CCC approved BB1 in '05 with roof, siding and stone colors by virtue of the fact that the County approval was not appealed. Therefore, it cannot be said that this project had no CCC approval.

**What was approved in the 05 CDP of BB1:**

**Colors:** I was told to submit the color of the roof, the siding and the stone. Those colors came from the lot. The stone color coordinates with the color of the stones on the lot and the surrounding hills. The house colors were chosen so that the house would blend in hue and brightness with its setting. I submitted what I was told to submit. The submitted colors for the roof, siding and stone were approved by the County and by the CCC by virtue of the fact that the CCC did not appeal the County approval.

**Windows:** BB1 had Mendocino County and CCC approval for 31 window and door panels with a total of 1,015 Sq ft.

**Siting and elevations** – Because a picture is worth a thousand words, I hired a computer draftsman to construct a virtual 3D model of BB1 which is submitted as **EXHIBIT 5**. Photos were taken from 2 public vantage points, one from the village and one from the Headlands. Exhibit 4 shows 2 photos of each vantage point, one being the existing BB3 structure and the other, the superimposed computer generation of **what BB1 would have looked like** from the same vantage point. The superimposed BB1 is sited on the lot as it would have been per the approved CDP.

**EXHIBIT 6** is an overlay of the BB1 floor plan superimposed on the BB3 floor plan. Ms Wynn previously submitted the yellow colored BB3/BB1 comparison to show how the rooms of BB1 were rearranged into BB2/3.

**Analysis of BB1:**

1. The BB1 sat 3 feet higher on the lot.
2. The BB1 had 1470 sq ft of light colored stone retaining, foundation and decorative house walls. Looking at the grading plan approved for BB1 shows a series of retaining walls from elevation 570 to 558 in addition to the foundation walls showing on the elevation plans. Those retaining walls stacked together would have been 12 feet tall. That is 2 feet taller than the walls in the BB1 house. That would have had a huge visual impact. In fact, the amount of stone approved for BB1 at 1,470 is more than the glass in BB1 or the sq ft of glass that is currently in BB3. The stone retaining walls would not have been covered with landscaping because only the addition of 7 trees on the north east corner of the lot was required in the 05 CDP approval.
3. West side development of BB1 was approved as 160 feet long.
4. BB1 had a more prominent great room 33 feet long on western elevation with 5 larger rake windows.
5. Master bedroom of BB1 would have been 8 feet further west
6. Office of BB1 would have been 12 further west.
7. BB1 was approved for 30 feet of courtyard glass with 2 foot wide stone columns between the panels sited 5 feet east of the great room west elevation. This glass was designed to create an outside sitting area free of wind and would have used the same dark tinted glass as the rest of the house so that the sun glare would be minimized. Because of this tint, the glass would have looked like the glass in the rest of the structure.
8. BB1 Guest cottage sited approximately 3 feet further west and 10 feet south of its current location.

Conclusion: 05 CDP approved BB1 would have been more visually prominent than BB2/3.

**What was approved in BB2:**

Approval: Mendocino County Bldg and Planning approved BB2 with the issuance of a building permit and without the requirement for a CCC modification because they found it not only in compliance, but an improvement on the '05 BB1 CDP because it was less prominent and less disturbance of the site.

Mendocino County Planning Staff **gave BB2 a sign off without requiring any CDP amendment because the planner realized BB2 house was in compliance.** What is compliance? Is it exact or substantial compliance? BB2 was in substantial compliance with

the CDP. The planner made that judgment. How was I supposed to know that a CDP modification was necessary when the County officials did not require one? I have never had any prior knowledge of or dealings with the CCC. I relied upon the professionals.

**Colors:** BB2 had the same approved colors as BB1. No changes

**Windows:** BB2 was approved for 33 window and door panels for a total of 1,188 sq ft.

**Siting, elevations, floor plan:** BB2 was approved for its current room arrangement and sizes and siting on the lot as built in BB3.

1. The house was at the same height as BB1.
2. The exterior retaining walls were replaced with integrated house raised foundations covered with 886 square feet of stone.
3. Attaching the guest cottage to the main house resulted in 142 linear feet of development, 18 feet less than BB1.
4. The great room western façade width was reduced from 33 feet wide to 22 feet wide and the kitchen was articulated east 5 feet. The 22 foot great room facade reduced the width of the rake windows by 11 feet and the height by approximately 2 feet.
5. The Master bedroom was moved east 8 feet.
6. The office was moved east 12 feet.
7. The courtyard glass was removed and the library adjoined the office. This resulted in windows that were moved east by 12 feet.
8. The guest cottage was attached to the house and moved east by @3 feet.

**What is the BB3 modification:** The floors were dropped into the stone colored raised foundation. The resulting dropped footage replaced the raised foundations with 109 sf of glass. Because the raised foundation was reduced, the need for the stone was reduced. The approved light colored stone was reduced from 1470 sf of BB1 and the 886 sf of stone in BB2 to 168 sf of stone.

**Colors:** BB3 colors were all chosen from the approved '05 CDP colors, including the window frames, siding trim and stone.

**Windows:** BB3 has 34 window and door panels for a total of 1,297 sq ft of glass.

**Siting:** BB3 is sited the same in the floor plan, roof plan and massing as County approved BB2. The floors were lowered into raised foundations and the entire house was lowered into the lot by 3 feet, fitting it into the site better than letting it stick up out of the ground with raised foundations.

Mendocino County Planning department approved the existing structure of BB3 without any modifications in March '10. They must have recognized that BB3 is an improvement in

prominence and visual impact over BB2. There has NEVER been any attempt on my part to do something unapproved. I have continuously followed the advice of the professionals I have hired and the direction of the County Building and Planning. In fact, I was the one who insisted on the submission of the "As Built's" to ensure that parties were aware of what was being done to the floors.

**CONCLUSION:** BB3 is less prominent than either BB1 or BB2.

**#2. Subordinate to the character of its setting:**

BB1 had more lot disturbance and more western frontage and sat high and straight out of the hillside. During an October 18, 2011 meeting in the CCC Eureka office, Ms Wynn gave to you a graphic comparison between the BB1 and BB3 west elevations. That chart showed that BB1 had a western elevation that was 145 feet in length with an additional space between the house and the garage of 15 feet making the total development 160 feet long. BB3 is 142 feet long on the west elevation making it less prominent.

BB1 was sited 3 feet higher on the lot than BB3 making BB1 more prominent.

BB1 had 1470 feet of approved stone whereas BB3 has 168 sf of stone. The mass of this stone in BB1 would have been more visually prominent than the stone of BB3.

The great room 33 feet of western façade of BB1 with the higher 7 foot tall rake above it made it more visually prominent from town and the headlands than BB3.

The house was a single story on a down sloping lot and stuck out of the ground with raised foundations covered in stone. BB1 did not follow the slope of the lot as does BB3.

Referring to **Exhibit 5**, the western glass on BB1 would have been prominent from the Village and the Headlands. The entire 1,015 sf of BB1 western glass would have been visible from public places. If you look at the photos of BB3 taken from the Headlands, one cannot see the library glass, the bathroom glass and half of the guest room glass because the rooms were articulated east on the site. That glass that is not visible from public places is  $123.5 + 16.5 + 90 = 230$  sq ft of 6 windows. This is almost equal to the difference between BB1 glass at 1,015 and BB3 glass at 1,297 or 282 sq ft. **The conclusion is BB3 glass LOOKS like the square footage of BB1 glass because BB1 glass would have been more prominent. It looks like 6 fewer windows or 3 less than the BB1 approved # of windows.**

Conclusion: BB1 was a much more prominent house than BB2/3. All windows would have been visible from the public places. The quantity of stone would have been very visible, especially when the grass is green in the winter, and not as tan as the summer. BB2/3 is an improvement on the CDP approved BB1.

**#3. Visual Impact:**

BB3 has less visual impact than BB1 would have. The 2 computer generations of BB1 show its prominence and, therefore, visual impact. **BB1 would have been finished with the same colors used in BB3.** All exterior colors were selected from the approved colors. The stone on BB3 is only 11% of what was approved for BB1. The siding trim is only 20% of the stone color approved on BB1. BB1 would have blended less into its surroundings because of the siting and the amount of stone. However, BB1 was approved by Mendocino County. It was also approved by the CCC by virtue of the fact that it was not appealed.

It seems relevant to add that Mendocino County Planning approved BB3 in March 2010 with only the addition of screening trees and with no material or structural modifications. They must have recognized that BB3 is an improvement over BB1 and BB2.

**#4. Windows and Placement:**

**ACCURATE INFORMATION:** During the October 18 visit to the Eureka office, Ms Wynn submitted an architectural rendering of the 30 feet of glass panels on the west side of the courtyard west of the BB1 garage. The drawing showed that there **were 30 feet of CDP approved windows on the west** creating an outside courtyard on the west side of the garage. In moving the library and bath to the west, BB2/3 actually DECREASED the amount of windows which had been approved for that portion of the west elevation of the BB1 house. On BB1, the courtyard glass is 240 sq ft. On BB2/3, the bath and library windows are collectively 130.5 sq ft. This gives **further reason why County planning staff approved BB2 without any CDP modifications required.**

Mendocino County approved BB2 as a rearrangement of BB1's rooms, windows/doors. This rearrangement was not done without County approval and issuance of a building permit. To compare the two elevations and to require that the number and placement of windows be changed to that of BB1 is saying to rebuild the house to BB1. I have already shown that BB1 was more prominent than either BB2 or BB3. To require the change in windows approved for BB2/3 back to BB1 would require a rebuild change back to all of BB1. That rebuild to BB1 would make the project more visibly prominent.

**THIS POINT BEARS REPEATING:** Since all other rooms of BB1 with the exception of a portion of the great room were sited further westward, all western glass on BB1 would have been visible from the Headlands. The entire 1,015 of western glass would have been visible from public places. If you look at the photos of BB3 taken from the Headlands, one cannot see the library glass, the bathroom glass and half of the guest room glass because the rooms were articulated east on the site. That glass that is not visible from public places is  $123.5 + 16.5 + 90 = 230$  sq ft of 6 windows. This is almost equal to the difference between BB1 glass at 1,015 and BB3 glass at 1,297 or 282 sq ft. **The conclusion is BB3 glass**

**LOOKS like the square footage of BB1 glass because BB1 glass would have been more prominent.** BB3 looks like 6 fewer windows than actually exists on the western façade or 3 less than the BB1 approved # of windows for the western facade.

**#5. Colors:**

I had approval for all colors chosen and existing in BB3 construction.

**ALTERNATIVES PRESENTED TO THE CCC IN THE March 2011 submission:**

1. BB 1 and BB2/3 are different houses. To insist that I make BB3 into BB1 on only one west façade does not acknowledge that these are 2 different houses. It would be a big mistake to superimpose BB1 façade onto BB3
2. Paint trim dark brown. I am willing to do this. I had the right to paint the trim the color I chose. I will concede to do this in exchange for leaving the windows as is.
3. Reduce windows 109 sq ft by replacing all windows. This is excessive and makes no visual difference when viewed from the public places. We have already shown that it would reduce each window by 7 inches and makes no visual impact.
4. Reduce windows to BB1's 282 sq ft and placement in the western facade. BB1 and BB2/3 have different room configurations. The conclusion is that there is no way to conform BB3 to BB1 without tearing down the entire house and reconfiguring it to BB1 because rooms were reconfigured with Mendocino County approval. The building footprints are different between BB1 and BB2/3. And that the massing of the west elevation is better in BB3. So, tearing down the entire western façade now seems drastic to consider.

**CONCLUSION:**

1. CCC should approve BB3 as built as did Mendocino County realizing that BB3 is:
  - Less prominent
  - Better sited
  - Has less visual impact with 109 sf more glass but 1100 sf less stone.

**Mendocino County gave approval of BB3 in March 2010 with only the increase in the number of screening trees. No material or structural modifications were required.**

2. If any modification is required, the most effective change would be to paint the west face of the trim brown to match the stain color. In studying the photos submitted in **Exhibit 5**, as well as the photos previously submitted by Ms Wynn, it is the light color of the siding trim which draws one's attention to the house. If this were painted brown, the eye would not be drawn to the structure.

**EXHIBIT 1**

**THOMAS WOLLMAN CONSTRUCTION AND ELECTRIC**

**P.O. BOX 2473**

**MENDOCINO, CA 95460**

**CL 618158**

**JANUARY 2012 - CONTRACTOR BID FOR BETHEL RESIDENCE**

**9401 BREWERY GULCH, MENDOCINO, CA**

**OPTION 1: Replace windows on west side:**

The original matrix makes reference to Anderson windows as wood alternatives. In bidding the windows with my supplier, he reported that Anderson does not make all of the configuration of windows that are needed. He bid Kolbe windows instead of Anderson. He also bid the same sizes/configurations in Fleetwood with current pricing.

BB1 sizes/configurations for Kolbe west side windows only	\$112,324.13
BB2 sizes/configurations for Kolbe west side windows only	\$131,275.64
BB3 sizes/configurations for Kolbe west side windows only	\$152,384.85
BB1 sizes/configurations for Fleetwood west side windows only	\$ 83,062.49
BB2 sizes/configurations for Fleetwood west side windows only	\$ 94,473.20
BB3 sizes/configurations for Fleetwood west side windows only	\$ 99,034.31
Labor to remove trim and windows on west side	\$ 15,000
Clean up and trash removal for siding and windows	\$ 5,000
Reframing labor west side to change window size	\$ 20,000
Framing materials west side only	\$ 10,000
Window installation labor all configurations	\$ 30,000
Siding labor west side only	\$ 30,000

Siding materials west side only	\$ 20,000
Paint and stain for siding materials west side only	\$ 10,000
Scaffolding Labor	\$5,000
Management fee 10%	\$25,000

**OPTION 2: Wood shutters @ 200 feet long:**

Materials for 7 inch height – steel tubes, redwood backer, siding, bolts, screws	\$4,000
Labor to fabricate and install 7 inch height all windows on west side	\$6,000
Stain/paint for 7 inch height – steel, redwood backers, siding	\$ 1,000
Material for 1.5 foot height – as above	\$8,000
Labor to fabricate and install 1.5 foot height all windows west side	\$12,000
Stain/paint for 1.5 foot height	\$2,000
Scaffolding labor	\$5,000
Clean up and trash removal	\$1,000
Mgmt Fee 10%	\$4,000

**OPTION 3: Film west windows only:**

Film material for 109 sf @ \$20 sf	\$2,500
Labor to install 109 sf / 7" height all widows on west side, clean windows	\$5,000
Film material for 282 sf @ \$20 sf	\$6,000
Labor to install 282 sf/ 1.5 ft height all windows on west side, clean windows	\$10,000
Scaffolding labor	\$5,000
Clean up and trash removal	\$ 1,000
Mgmt fee 10%	\$3,000

**OPTION 4: Rebuild entire west façade: Change BB3 into BB1**

It is not possible to make BB3 into BB1 because the rooms are not the same.

If conditioned to do this, tear down the entire west side and build the west side to look as close to BB1 as possible, including the glazing for the courtyard. The entire house so far has cost 1.4 mil. One half of that cost can be attributed to the west side. To make BB3 into BB1 would cost approximately \$700,00 plus trash disposal, fees, architecture, engineering, processing. Adding those fees would make the estimate \$750,000 divided @ \$250,000 materials and \$500,000 labor.

On Behalf Of: Kolbe & Kolbe Millwork Company

Address: 1323 South 11th Avenue

Wausau, WI 54401-5998

Phone: 715-842-5666

Fax: 715-848-9357

Contact: Carrie Hurd

Email: [churd@kolbe-kolbe.com](mailto:churd@kolbe-kolbe.com)

Address: Kolbe & Kolbe Millwork Co., Inc

1323 South 11th Avenue

Wausau, WI 54401

Phone: 209-914-3115

Fax: 949-528-2575



**KOLBE**

■ WINDOWS & DOORS ■

[www.kolbe-kolbe.com](http://www.kolbe-kolbe.com)

**Quote 111542D: HDC/SM**  
**Project: Bethel B1**  
**Printed: 12/19/2011 2:01:36 PM**



Printed By: Carrie Hurd

Created: 12/18/2011

2011 Pricing

**Notes / Totals / Signature**

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<b>Total Quantity:</b> 19	<b>Total Cubic Feet:</b> 516.88	<b>Sub-Total*:</b>	\$112,324.13
		<b>Total Tax:</b>	\$0.00
		<b>Total Freight:</b>	\$0.00
		<b>Total Labor:</b>	\$0.00

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<b>Total Amount:</b>	\$112,324.13
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Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Purchase Order:** \_\_\_\_\_



On Behalf Of: Kolbe & Kolbe Millwork Company

Address: 1323 South 11th Avenue  
Wausau, WI 54401-5998

Phone: 715-842-5666

Fax: 715-848-9357

Contact: Carrie Hurd

Email: [churd@kolbe-kolbe.com](mailto:churd@kolbe-kolbe.com)

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**KOLBE**  
■ WINDOWS & DOORS ■

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**Quote 111536D: HDC/SM**  
**Project: Bethel B2**  
**Printed: 12/19/2011 2:14:51 PM**



Printed By: Carrie Hurd  
Created: 12/18/2011

2011 Pricing

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**Notes / Totals / Signature**

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<b>Total Quantity:</b> 21	<b>Total Cubic Feet:</b> 396.92	<b>Sub-Total*:</b>	\$131,275.64
		<b>Total Tax:</b>	\$0.00
		<b>Total Freight:</b>	\$0.00
		<b>Total Labor:</b>	\$0.00

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<b>Total Amount:</b>	\$131,275.64
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Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Purchase Order:** \_\_\_\_\_

On Behalf Of: Kolbe & Kolbe Millwork Company

Address: 1323 South 11th Avenue

Wausau, WI 54401-5998

Phone: 715-842-5666

Fax: 715-848-9357

Contact: Carrie Hurd

Email: [churd@kolbe-kolbe.com](mailto:churd@kolbe-kolbe.com)

Address: Kolbe & Kolbe Millwork Co., Inc

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Wausau, WI 54401

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Fax: 949-528-2575



**KOLBE**  
■ WINDOWS & DOORS ■

[www.kolbe-kolbe.com](http://www.kolbe-kolbe.com)

**Quote 111539D: HDC/SM**  
**Project: Bethel B3**  
**Printed: 12/19/2011 3:00:37 PM**



Printed By: Carrie Hurd

Created: 12/18/2011

2011 Pricing

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**Notes / Totals / Signature**

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<b>Total Quantity:</b> 23	<b>Total Cubic Feet:</b> 473.46	<b>Sub-Total*:</b>	\$152,384.85
		<b>Total Tax:</b>	\$0.00
		<b>Total Freight:</b>	\$0.00
		<b>Total Labor:</b>	\$0.00

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<b>Total Amount:</b>	\$152,384.85
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Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Purchase Order:** \_\_\_\_\_



# FLEETWOOD

WINDOWS & DOORS



12/12/2011

## PLAN BETHEL B1

FLEETWOOD (DP40)

key	QTY	W	H	CONFIG	FUNC	MULL	GLASS	TEMP	SERIES	SELL
A	1	3/0	3/0	□	PW	-	HP SUN	TEMP	Norwood 3000	\$ 1,456.49
B	1	4/0	5/0	□x	HS	-	HP SUN	TEMP	Norwood 3000	\$ 2,478.08
D	1	5/0	6/0	□x	HS	18" BS	HP SUN	TEMP	Norwood 3000	\$ 3,813.82
E	1	3/0	5/0	□	PW	-	HP SUN	TEMP	Norwood 3000	\$ 1,658.55
F	1	12/0	8/0	□x x □	DOOR	-	HP SUN	TEMP	Kona 3800	\$ 6,204.52
G	1	3/0	5/0	□	PW	-	HP SUN	TEMP	Norwood 3000	\$ 1,658.55
I	1	6/0	10/0	□	PW	-	HP SUN	TEMP	Norwood 3000	\$ 3,625.55
J	1	5/0	6/0	□x	HS	18" BS	HP SUN	TEMP	Norwood 3000	\$ 3,534.35
K	1	12/0	10/0	□x x □	DOOR	-	HP SUN	TEMP	Kona 3800	\$ 6,434.59
L	1	6/0	10/0	□	PW	-	HP SUN	TEMP	Norwood 3000	\$ 3,625.55
N	2	16/6	6/2-0	□□□□	RAKE PW	-	HP SUN	TEMP	Norwood 3000	\$11,270.73
O	1	10/0	8/0	□x	DOOR	-	HP SUN	TEMP	Kona 3800	\$ 6,885.05
R	1	3/0	7/0	□x	HS	18" BS	HP SUN	TEMP	Norwood 3000	\$ 3,226.80
S	1	8/0	8/0	□x	DOOR	-	HP SUN	TEMP	Kona 3800	\$ 4,245.87
T	1	7/0	8/0	□x	DOOR	-	HP SUN	TEMP	Kona 3800	\$ 4,245.87
V	1	30/0	8/0	□□x x □□	DOOR	-	HP SUN	TEMP	Kona 3800	\$ 9,052.92

ALL WITH KYNAR 500, EDGE ARMOR FINISH, MARTIN MED BRONZE  
 ALL WITH COASTAL HARDWARE FOR USE WITHIN 1,000' OF THE OCEAN  
 ALL MINIMUM DESIGN PRESSURE RATING DP40

SUB	\$73,417.30
LABOR	\$ -
FREIGHT	\$ 3,670.86
TAX	\$ 5,974.33
TOTAL	\$83,062.49



# FLEETWOOD

WINDOWS & DOORS



12/12/2011

## PLAN BETHEL B 2

FLEETWOOD (DP40)

key	QTY	W	H	CONFIG	FUNC	MULL	GLASS	TEMP	SERIES	SELL
A	1	3/0	6/0	<input type="checkbox"/>	PW	-	HP SUN	TEMP	Norwood 3000	\$ 1,473.91
B	1	7/0	6/0	<input checked="" type="checkbox"/>	HS	-	HP SUN	TEMP	Norwood 3000	\$ 3,412.35
D	1	5/0	9/0	<input checked="" type="checkbox"/>	HS	18" BS	HP SUN	TEMP	Norwood 3000	\$ 3,902.93
E	1	5/0	9/0	<input checked="" type="checkbox"/>	DOOR	-	HP SUN	TEMP	Kona 3800	\$ 2,574.71
F	1	10/0	9/0	<input checked="" type="checkbox"/>	DOOR	-	HP SUN	TEMP	Kona 3800	\$ 6,106.57
G	1	5/0	9/0	<input type="checkbox"/>	DOOR	-	HP SUN	TEMP	Kona 3800	\$ 3,166.68
H	1	2/6	9/0	<input checked="" type="checkbox"/>	HS	-	HP SUN	TEMP	Norwood 3000	\$ 3,578.47
I	1	10/0	9/0	<input checked="" type="checkbox"/>	HS	18" BS	HP SUN	TEMP	Norwood 3000	\$ 6,560.60
J	1	5/0	9/0	<input checked="" type="checkbox"/>	HS	18" BS	HP SUN	TEMP	Norwood 3000	\$ 3,902.93
K	1	21/0	10/0	<input checked="" type="checkbox"/>	DOOR	-	HP SUN	TEMP	Kona 3800	\$ 10,357.08
N	2	10/6	3/2-0	<input type="checkbox"/>	RAKE PW	-	HP SUN	TEMP	Norwood 3000	\$ 6,622.57
O	1	10/0	9/0	<input checked="" type="checkbox"/>	HS	18" BS	HP SUN	TEMP	Norwood 3000	\$ 6,560.60
P	1	3/0	3/0	<input checked="" type="checkbox"/>	HS	-	HP SUN	TEMP	Norwood 3000	\$ 2,071.94
Q	1	15/0	9/0	<input checked="" type="checkbox"/>	HS	18" BS	HP SUN	TEMP	Norwood 3000	\$ 10,193.01
S	1	19/0	8/0	<input checked="" type="checkbox"/>	DOOR	-	HP SUN	TEMP	Kona 3800	\$ 7,808.69
U	2	8/6	3/2-0	<input type="checkbox"/>	RAKE PW	-	HP SUN	TEMP	Norwood 3000	\$ 5,209.97

ALL WITH KYNAR 500, EDGE ARMOR FINISH, MARTIN MED BRONZE  
 ALL WITH COASTAL HARDWARE FOR USE WITHIN 1,000' OF THE OCEAN  
 ALL MINIMUM DESIGN PRESSURE RATING DP40

SUB	\$ 83,502.99
LABOR	\$ -
FREIGHT	\$ 4,175.15
TAX	\$ 6,795.06
TOTAL	\$ 94,473.20



# FLEETWOOD

WINDOWS & DOORS



12/12/2011

## PLAN BETHEL B 3

FLEETWOOD (DP40)

key	QTY	W	H	CONFIG	FUNC	MULL	GLASS	TEMP	SERIES	SELL
A	1	4/6	9/6	□	PW	-	HP SUN	TEMP	Norwood 3000	\$ 3,665.70
B	1	7/0	8/0	□x	HS	-	HP SUN	TEMP	Norwood 3000	\$ 3,521.08
D	1	5/0	9/6	□x	HS	18" BS	HP SUN	TEMP	Norwood 3000	\$ 5,666.67
E	1	5/0	10/0	□x	DOOR	-	HP SUN	TEMP	Kona 3800	\$ 3,599.60
F	1	10/0	10/0	□x x □	DOOR	-	HP SUN	TEMP	Kona 3800	\$ 6,422.01
G	1	5/0	10/0	□□	DOOR	-	HP SUN	TEMP	Kona 3800	\$ 3,162.21
H	1	2/6	9/6	□x	HS	18" BS	HP SUN	TEMP	Norwood 3000	\$ 3,453.08
I	1	12/0	9/6	□□	HS	18" BS	HP SUN	TEMP	Norwood 3000	\$ 6,966.03
J	1	5/0	9/6	□x	HS	18" BS	HP SUN	TEMP	Norwood 3000	\$ 4,204.17
K	1	18/0	10/0	□x x □	DOOR	-	HP SUN	TEMP	Kona 3800	\$ 8,572.61
L	1	5/0	5/0	□x	HS	18" BS	HP SUN	TEMP	Norwood 3000	\$ 3,508.22
M	1	18/0	5-0	□x □x □x	HS	-	HP SUN	TEMP	Norwood 3000	\$ 9,477.59
N	2	9/0	4/2-0	□□	RAKE PW	-	HP SUN	TEMP	Norwood 3000	\$ 5,507.91
O	1	13/0	9/6	□x □x	HS	18" BS	HP SUN	TEMP	Norwood 3000	\$ 5,357.27
P	1	3/0	5/6	□x	HS	-	HP SUN	TEMP	Norwood 3000	\$ 2,461.58
Q	1	12/0	9/6	□x □x	HS	18" BS	HP SUN	TEMP	Norwood 3000	\$ 3,315.78
S	1	19/0	9/6	□□□□	DOOR	-	HP SUN	TEMP	Kona 3800	\$ 8,672.95

ALL WITH KYNAR 500, EDGE ARMOR FINISH, MARTIN MED BRONZE  
 ALL WITH COASTAL HARDWARE FOR USE WITHIN 1,000' OF THE OCEAN  
 ALL MINIMUM DESIGN PRESSURE RATING DP40

SUB	\$ 87,534.47
LABOR	\$ -
FREIGHT	\$ 4,376.72
TAX	\$ 7,123.12
TOTAL	\$ 99,034.31

**LATOOF PAINTING INC.**

**PO BOX 1699  
MENDOCINO. CA. 95460**

**LIC. # 709032  
707-937-5032**

**FOR: Barbara Bethel  
AT: 9401 Brewery Gulch Dr.  
Mendocino, CA**

**9/10/11**

**MAIN HOUSE; west side only.**

**Fascia, casing and corner trim faces.  
-Treat mildew and wash.  
-Top coat X1 with approved color.**

**Trim Labor Cost \$3,375.00**

**Trim Materials Cost \$175.00**

**Metal window and slider sash faces.  
-Light sand.  
-Complete metal prime.  
-Top coat X1 using approved color matching trim.**

**Sash Labor Cost if concurrent with trim \$3,600.00**

**Sash Materials Cost \$150.00**

**EXHIBIT 3**



Ronald D. Myers, CPA  
Margaret S. Hesse, CPA  
Cynthia K. Bayless, CPA  
Carolyn M. Bayliss, CPA

November 4, 2011

To Whom It May Concern:

We prepared the S Corporation income tax returns for Bethel Holding Company, Inc. for the tax year ended December 31, 2010 based upon information provided by Barbara Bethel. The balance sheet account entitled "Work-in-Process – Mendocino" as reported on the tax return balance sheet totaled \$1,456,355.

Our services are limited to the preparation of corporate federal and state income tax returns from information provided to us by our client. We have not reviewed, audited, or otherwise attempted to verify any of the information given to us by Barbara Bethel. Consequently, we cannot affirm its accuracy or completeness.

Sincerely,

A handwritten signature in cursive script that reads 'Carolyn M. Bayliss'.

Carolyn M. Bayliss, CPA

**EXHIBIT 4**

**SUMMARY OF WOLLMAN BIDS**

REF #	LABOR	MATERIALS	PAINT	TOTAL
1a	\$3,375	\$175		\$3,550
1c	\$140,000	\$182,384	\$3,550	\$325,934
1d	\$140,000	\$129,034	\$3,550	\$272,584
2a	\$14,000	\$2,500	\$3,550	\$20,050
2b	\$17,000	\$4,000	\$3,550	\$24,550
2c	\$140,000	\$161,275	\$3,550	\$304,825
2d	\$140,000	\$124,473	\$3,550	\$268,023
3a	\$19,000	\$6,000	\$3,550	\$28,550
3b	\$24,000	\$8,000	\$3,550	\$35,550
3c	\$140,000	\$142,324	\$3,550	\$285,874
3d	\$140,000	\$113,062	\$3,550	\$256,612
4	\$500,000	\$250,000		\$750,000



Exhibit 5 - BB1 From Village

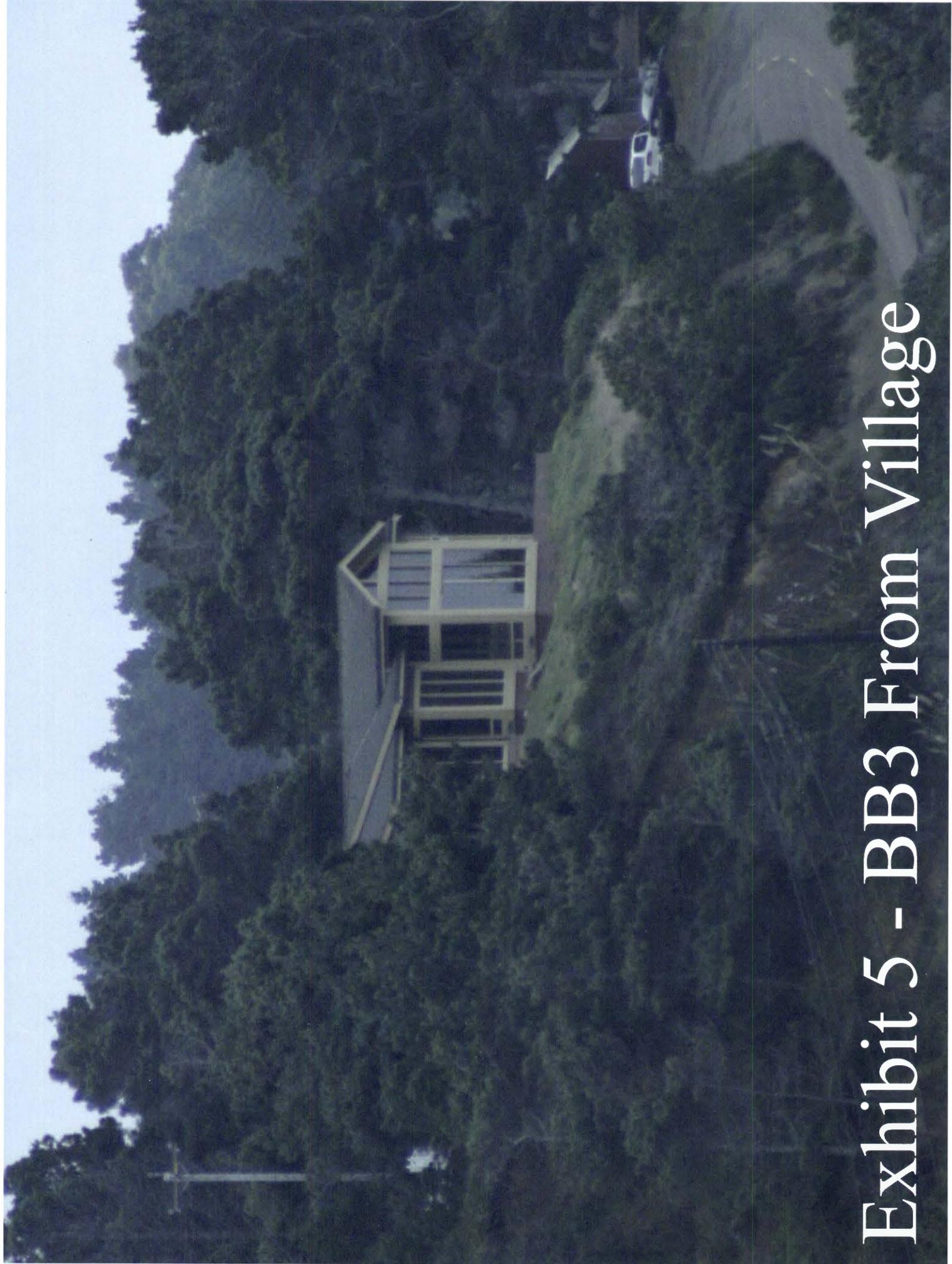
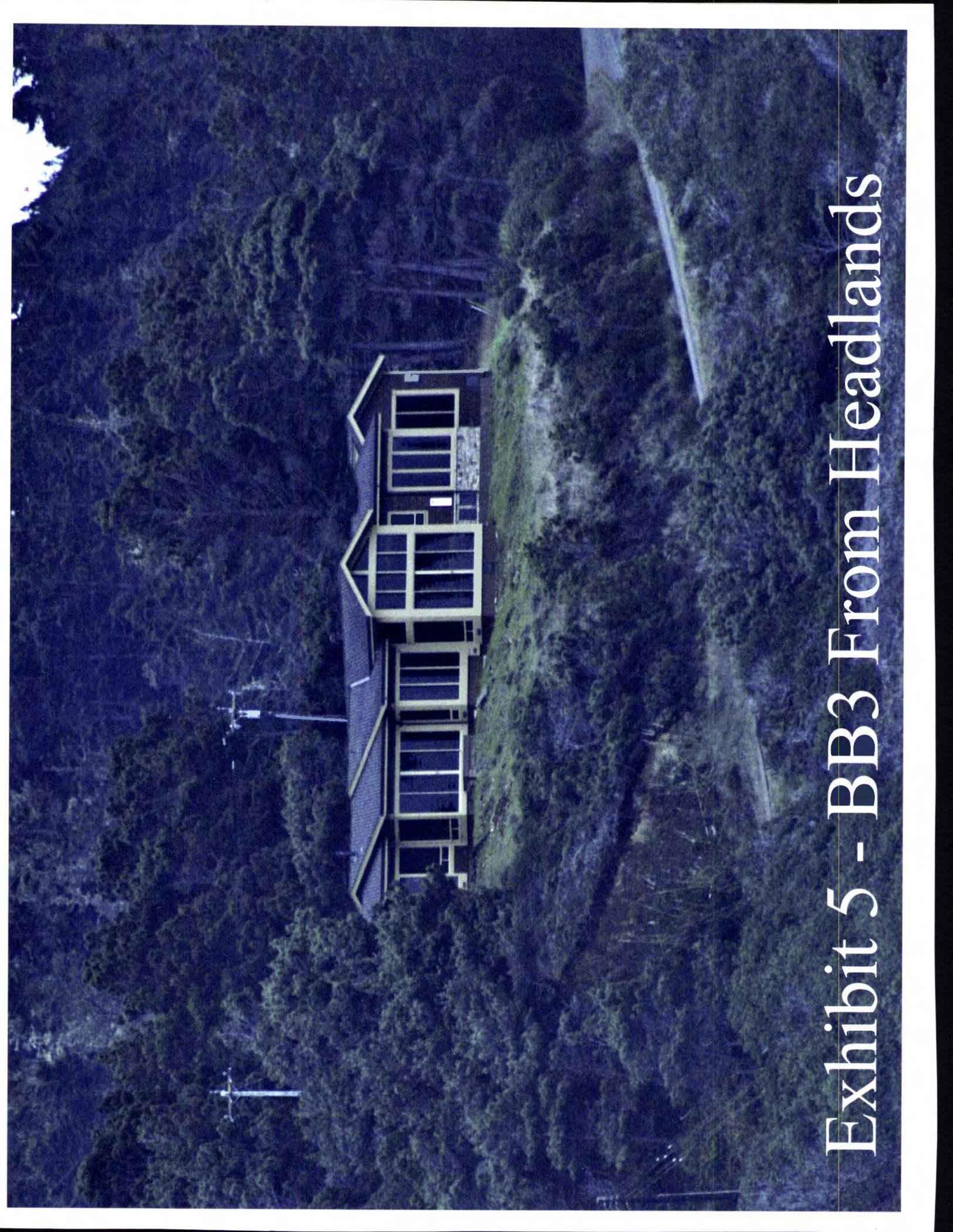


Exhibit 5 - BB3 From Village

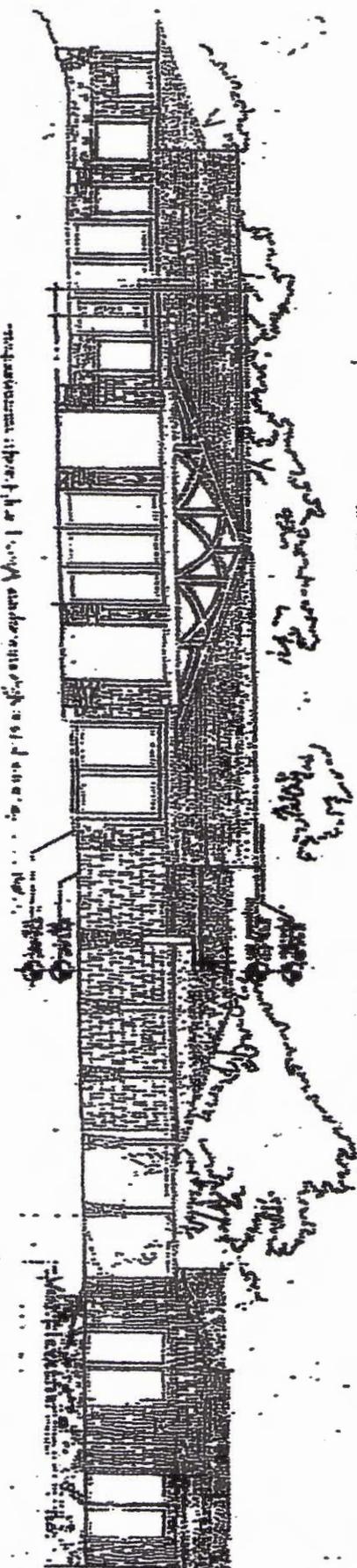
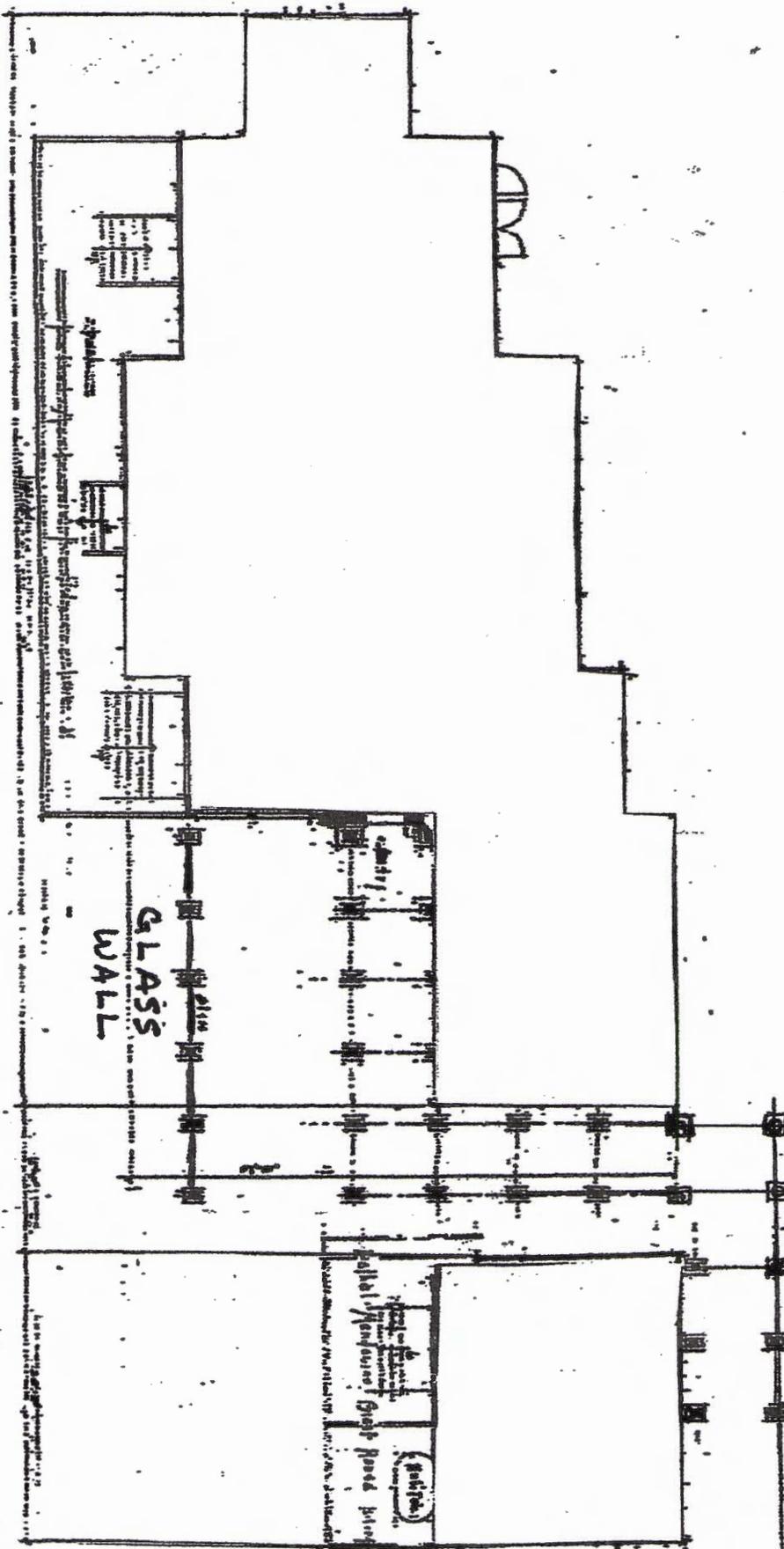
# Exhibit 5 - BB1 From Headlands



# Exhibit 5 - BB3 From Headlands



BB1 FLOORPLAN OUTLINE



BB3 WITH B3 OVERLAY  
IN RED

