CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION AGENDA

Planning Commissioners Mel Ahlborn, Erin Allen, Stefan Karapetkov, Michael LePage, Stephanie Locke

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
between Ocean and 7th Avenues

Regular Meeting
Wednesday, February 11, 2026

TOUR - 3:00 PM
MEETING - 4:00 PM

HYBRID MEETING ATTENDANCE OPTIONS

This meeting will be held in person and via teleconference ("hybrid"). The public is welcome to attend the meeting in person or remotely via Zoom, however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible. To view or listen to the meeting from home, you may also watch the live stream on the City's YouTube page at: https://www.youtube.com/@CityofCarmelbytheSea/streams. To participate in the meeting via Zoom, copy and paste the link below into your browser.

https://ci-carmel-ca-us.zoom.us/j/85075274055?pwd=xjGuf1VHPManTYPLVc94aalwt24Tld.1
To attend Zoom webinar via telephone, dial +1 (669) 444-9171, Webinar ID: 850 7527 4055, Passcode: 001916

HOW TO OFFER PUBLIC COMMENT

The public may give public comment at this meeting in person, or use the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to sgorman@ci.carmel.ca.us. Comments must be received at least 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

The Board/Commission will meet and convene the public hearing at the first location listed below on the Tour of Inspection. The public is welcome to join the tour. The tour is intended only to give the Board/Commission an opportunity to view project sites scheduled for a public hearing later that day. No deliberations on the merits of projects will take place during the Tour

of Inspection. Following completion of the tour, the Board/Commission will recess and return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

1. **DS 25272 (Gartner):** Dolores Street 2 northwest of 10th Avenue
2. **DS 25357 (Krugler):** Crespi Avenue 9 southeast of Mountain View Avenue
3. **UP 25178, UP 25303, & DR 25184 (Great Valley Holdings, LLC & Mama's Boy):** Dolores 2 northeast of 5th Avenue
4. **DS 25139 (Kshire Property Investments LLC):** Monte Verde Street 4 southwest of 3rd Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Persons are not required to provide their names, however, it is helpful for speakers to state their names so they may be identified in the minutes of the meeting. Under the Brown Act, public comment for matters on the agenda must relate to that agenda item and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. If a member of the public attending the meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act, then that speaker will be muted.

ANNOUNCEMENTS

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission or the public may ask that any items be considered individually for purposes of Board/Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1) Monthly Activity Report: January 2026

2) January 21, 2026 Regular Meeting Minutes

3) February 4, 2026 Special Meeting Minutes

PUBLIC HEARINGS

4) Annual General Plan and Housing Element Progress Reports for 2025

Proposed CEQA Action: Find that the Planning Commission's

determination is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378.

5) **Director Referral:** Continued from the October 8, 2025, December 10, 2025 and January 21, 2026 Planning Commission hearings, consideration and adoption of a resolution regarding A.W. Shucks Cocktail & Oyster Bar (located on Ocean Avenue 3 Southwest of San Carlos Street, in the Central Commercial (CC) Zoning District) including: (1) a resolution determining and finding that the use as a drinking establishment has been abandoned and the resolution would also amend Use Permit No. UP 93-45 to convert the allowed use from a drinking place to a full line restaurant which amendment would be subject to the written consent of AW Shucks or, in the alternative (2) a resolution directing staff to communicate with AW Shucks regarding an amendment to Use Permit No. UP 93-45 to omit limited food service and add a full line restaurant as an ancillary use that is greater than 10% of the primary use.

   Proposed CEQA Action: Find that the Planning Commission's determination is not a project subject to CEQA and assuming it is a project it is exempt under CEQA Guidelines sections 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

6) **UP 25178, UP 25303, & DR 25184 (Great Valley Holdings, LLC & Mama's Boy):** Consideration of a Use Permit to allow the change of use to the front building from an office to a deli with no on-site cooking and retail shop (“Mama’s Boy”), a Use Permit to allow the change of use of the rear building from an office to a full-line restaurant focused on lunch and dinner (“Mammone”), and a Track 2 Design Review to allow exterior building modifications and updating the courtyard to allow outdoor seating and access between the two buildings. The property is located on Dolores Street 2 northeast of 5th Avenue in the Service Commercial (SC) Zoning District.

   Proposed CEQA Action: Find the project categorically exempt from environmental review pursuant to section 15303 and 15304 of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case.

7) **DS 25139 (Kshire Property Investments LLC):** Consideration of a Concept Design Study, DS 25139 (Kshire Property Investments LLC), for the demolition of an existing 1,248-square-foot, one-story single-

family residence and 192-square-foot shed, and the construction of a 3,292-square-foot, one-story single-family residence inclusive of a 449-square-foot attached garage located on Monte Verde Street 4 southwest of 3rd Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-223-009-000. The project additionally includes a detached 800-square-foot accessory dwelling unit.

Proposed CEQA Action: Find the consideration of a Concept Review is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378

8) **DS 25272 (Gartner):** Consideration of a Concept Design Study, DS 25272 (Gartner), for the demolition of an existing 1,718-square-foot, one-story single-family residence, and the construction of a 1,800-square-foot, two-story single-family residence inclusive of a 200-square-foot detached garage within the front setback located on Dolores Street 2 northwest of 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-157-005-000. The project additionally includes an attached 800-square-foot accessory dwelling unit.

   Proposed CEQA Action: Find the consideration of a Concept Review is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378

9) **DS 25357 (Krugler):** Consideration of a Track 1 Design Study Referral for a request to amend the Conditions of Approval with a previously approved Track 2 Design Study Application, DS 21-250 (Krugler), located on Crespi Avenue 9 southeast of Mountain View Avenue in the Single-Family (R-1) Zoning District.

   Proposed CEQA Action: Find the project categorically exempt from environmental review pursuant to section 15303 and 15304 of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

10) Next Special Meeting: February 18, 2026

11) Next Regular Meeting: March 11, 2026

ADJOURNMENT

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage (http://www.ci.carmel.ca.us) in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA
Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda, received after the posting of the agenda will be available at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

TO:	Planning Commissioners
SUBMITTED BY:	Shelby Gorman, Administrative Coordinator
SUBMITTED ON:	February 1, 2026
APPROVED BY:	Anna Ginette, Director of Community Planning and Building

JANUARY 2026 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In January 2026, 33 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In January 2026, 7 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In January 2026, 56 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In January 2026, 27 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In January 2026, 1 new transient rental compliance case was created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In January 2026, 27 encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In January 2026, 29 tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following January 2026 totals:

- Planning Permit Applications
- Business License Applications
- Building Permit Applications
- Code Compliance Cases
- Transient Rental Cases
- Encroachment Permit Applications
- Tree Permit Applications

January 2026 totals are provided alongside January 2025 totals for comparison. Compared to the same time period in the year 2025, Table 1 denotes percentage changes in the year 2026.

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH-MENTS	TREE REMOVAL & PRUNING
2025 YTD Totals	32	5	49	3	3	25	43
2026 YTD Totals	33	7	56	27	1	27	29
YTD % Difference	+3.125%	+40.00%	+14.29%	+800.00%	-66.67%	+8%	-32.56%

Planning Permit Report

01/01/2026 - 01/31/2026

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/ Location	Date Received	Date Approved	Status
26033	Historic Evaluation	HE 26033 (Willey)		I would like to replace the current run-down "shack" with an attractive single-family home: 3 bedroom (one master suite; two samll bedrooms); 2 1/2 baths. (I live next door on Mission)	SE corner of Mission St & 11th Ave	1/29/2026		Pending Assignment
26032	Sign	SI 26032 (The Nut Hut)		Installation of new hanging sign with minimum seven foot clearance. Sign to be moved to hang from rafter beams as demonstrated in photos.	Ocean 2 SW of San Carlos	1/29/2026		Pending Assignment
26031	Design Review	DR 26031 (Pine Inn)		As Phase 1 of the Fire Sprinkler Upgrade for the Pine Inn Property and Retail Spaces, this permit is to provide New Screening for the New Fire Sprinkler Mechanical Equipment located on the Pine Inn Hotel Property which is historically significant and is included on the City's Historic Inventory. Phase 2 and Phase 3 are Not Part of this Permit and Will Be Applied For in the Future. Phase 1: 1. At Lincoln Street: Remove 24"W x 60"L x 14"H Section of Existing 24" High Brick Planter and Create a Brick Paved Base for the Installation of (1) New Backflow Device at Existing Courtyard Entry. Mount on the Exterior Wall of Retail Space #7 (the North Side of the Entry Courtyard) a New 45"H x 31"W x 23"D Wood Cabinet with Wooden Louvered Lockable Door to House (1) New Backflow Prevention Device per Fire Sprinkler Installation Contractor and Accompanying Water Flow Alarm System. Wood Cabinet Shall have Solid Wood Sides and Louvered Lockable Cabinet Door to be Painted in Off-White Color to Match Existing Stucco Color. Folded Seam Metal Roof and Wood Cornice Details to Match Profile of Existing Retail Bay Windows in Courtyard and be Differentiated from Existing Pine Inn Exterior Cabinets by Being Painted a Light	Between Monte Verde and Lincoln St and Ocean and 6th Ave			Pending Assignment
26030	Sign	SI 26030 (SMKFLWR)		Hanging sign for approval	Ocean Ave 4 SW of Dolores, Unit B	1/30/2026		Pending Assignment

26029	Temporary Use Permit	TUP 26029 (7th & Dolores - Tent)		20x40 tent on patio; exterior tent for AT&T week; 2/10/2026 - 2/17/2026	SE Corner Dolores & 7th	2/2/2026		In Review
26028	Design Review	DR 26028 (Nielsen's)		Attach lampshade-style diffusers to pre-existing string lights above the store's outdoor seating area. Intended to operate as needed within store hours of 8:00 a.m. to 7:00 p.m. Sunday through Thursday and 8:00 a.m. to 8:00 p.m. Friday & Saturday. Intent to hire a licensed electrician to run power to the string lights in a manner that in compliant with fire code.	7th Avenue & San Carlos St			Pending Assignment
26027	Design Study	DS 26027 (Soo)		Interior remodel of existing residence, replace all existing windows & french doors with wood unclad windows/doors, rebuild 32 s.f. roof of master closet and furr up floor to match bedroom. Convert second story closet to bathroom #4.	San Antonio 3NE of 8th Avenue	1/26/2026		In Review
26026	Notice of Exempt Work	EW 26026 (VLG Investments)		Replacement of damaged wood fence in backyard. Will be like-for-like replacement, with redwood fence installed on top of blocks.	San Antonio 2 NW of 7th	1/22/2026	1/26/2026	Approved

26025	Zoning Compliance Request	ZCR 26025 (Carmel Plaza)		Please consider this a formal request for a Zoning Verification Letter, as well as copies of any open/active zoning, building, and fire code violations. We also need copies of certificates of occupancy (certificates of use & occupancy, non-RUPs, certificates of compliance, certificates of completion, certificates of continued occupancy, certificates of use, use and occupancy permits, finaled building permits in lieu of COs), final approved site plan (site development plan or master development plan), variances (entitlements, special/conditional use permits, resolutions, certificates of approval, proffers, zoning cases, conditions of approval, petitions, staff reports, waivers, decisions, etc.) issued since 01.01.2012 to current on file at this time for the property located at Ocean Avenue and Mission Street AKA Junipero Ave, parcel # 010-086-006-000. We are also needing copies of any changes/amendments since 01.01.2012 to current for the Planned Development documents for the property. Please do not exceed $573.00 in fees without prior approval.	Ocean Ave & Mission St	1/22/2026		Pending Assignment
26024	Planning Permit Revision	DS 26024 (Zaslow)	One	Addition of new stand by generator with enclosure and new covered garden folly with new stone steps	2984 Santa Lucia Ave			Closed
26023	Use Permit	UP 26023 (The Nut Hut)		Specialty Food Market specializing in Organic Foods (NAICS 445299). This Specialty Food Market would represent a natural growth of our current business. The Nut Hut, which is currently located in the Central Commercial District at Mission & 7th is a much smaller scale, Specialty Food Store (Confectionary and Nut Stores - NAICS 445292). The new location would feature a larger variety of Nut Hut Products as well as products from local markers and specialty makers.	Ocean 2 SW of San Carlos, Unit 106			Incomplete Submission
26022	Sign	SI 26022 (Dan Louth)		Install one non illuminated sign	Mission	1/27/2026		Pending Assignment

26021	Historic Evaluation	HE 26021 (Rothacker)		Small addition in the back of the house to add a new family room and laundry	Forest Road 2 NW of 8th Avenue	1/15/2026		In Review
26020	Notice of Exempt Work	EW 26020 (Mears)		As specified in plans on file, remove existing fence on Santa Fe St. side to replace with a new wooden fence. New fence will be under 4 feet tall and approximately 40 feet long with a 3-foot-wide gate. On 3rd Ave., build a new wooden fence 4 feet tall and 3 feet long with a return towards garage that is 5 feet long, including a 3-foot gate. Pickets on fencing and gates will be vertical and spaced 2 inches apart.	SE corner Santa Fe & 3rd	1/14/2026	1/27/2026	Approved
26019	Notice of Exempt Work	EW 26019 (Zygala)		Replace existing fence in the same material, height and design. Natural finish wood fence panels in alternating horizontal or diagonal slats with horizontal lattice at the top. Heights range from 66-inches to 72-inches in height.	NWC of Dolores and Santa Lucia	1/14/2026	1/21/2026	Approved
26018	Historic Evaluation	HE 26018 (Sheffield)		want a new front door	Carpenter 3 SE 4th			Closed
26017	Design Study	DS 26017 (Kepler)	One	Remove (5) existing single pane windows and replace with same size Double Pane Aluminum Clad and Wood windows. Windows are located in the kitchen & living room. New Window Spec is attached. Demo existing kitchen, install new cabinetry, countertops, appliances, and plumbing finishes. The kitchen is to remain the same footprint. We are not moving any plumbing or adding any additional water features.	Santa Rita 5 SE of 2nd Ave	1/21/2026		Corrections Required
26016	Design Study	DS 26016 (Shaw)	One	NEW EXTERIOR PAINT COLOR (ALL THREE BUILDINGS), ADJUST INTERIOR WALL LOCATIONS (BOTH HOUSES), MOVE ONE UPPER WINDOW 36" (GUEST HOUSE), UPDATE ONE ENTRY DOOR (GUEST HOUSE), CONVERT ONE DOOR INTO A SMALLER WINDOW (MAIN HOUSE), UPDATE GARAGE DOORS	N/W Corner of Ocean Ave and Casanova St	1/21/2026		In Review

26015	Planning Permit Revision	DS 26015 (Johnson)	One	No Changes are Proposed to Main Residence, Garage or Guesthouse. Proposed Landscape Additions to Include: A. Proposed Raised Stone Clad Fire Pit with Natural Gas Fire Ring on Top of Existing Gravel; B. Proposed Flagstone Paving on Top of Existing Gravel; C. (4) New Area Drains in Turf; D. No Trees To Be Removed.	NW Corner of San Carlos and Santa Lucia	1/23/2026		In Review
26014	Historic Evaluation	HE 26014 (Bethancourt)		Remove wood shake roof and install 1/2 CDX and presidential comp shingles	SW corner of Monte Verde and 5th	1/12/2026		In Review
26013	Notice of Exempt Work	EW 26013 (Wahler-Dickman)		Immediate repair & replace of existing severely leaning fence. Remove (E) fence and replace 4"x4" (E) posts with (N) pressure treated, set in concrete. Hand dug post holes. Replace (E) redwood fencing and top cap with (N) redwood materials to match style and dimensions. Appox. 47' fence from rear of (N side) property eastward towards street. Existing fence averages approx. 6'2" and proposed fence will not exceed existing height.	Palou 4 NW of N Casanova	1/12/2026	1/13/2026	Approved
26012	Banners	BA 26012 (Carmel Culinary Week)		Installation of 10 double-sided banner poles for 15 days from June 1, 2026 - June 15, 2026 for Carmel Culinary Week	Ocean from Junipero to Monte Verde	1/12/2026	1/12/2026	Approved
26011	Design Study	DS 26011 (Bellasis)	One	Modify previously approved plans for deck in back yard	4th Avenue 2 N/E Lobos Street	1/12/2026		In Review
26010	Preliminary Site Assessment	PSA 26010 (Westover)		Remodel interior & exterior 1925 cottage. Renovate all blg systems, kitchen, baths, windows, skylights, exterior, and roof. Relocate & rebuild garage after legally non-conforming.	Lincoln 7 SW of 13th			In Review

26009	Design Study	DS 26009 (Pura)	Two	Seeking approval for an approved project not built per plan by bringing the site coverage and floor area to the August 14, 2013 Public Hearing Approval. The existing floor area (as-built) ended up in a reduction of the actual approved floor area. We are seeking approval for the deviations from the exterior elevations which include windows, exterior doors, roof and exterior lights. The exterior site coverage was not built per plan and the reduction to the site coverage as recommended by the planning commission was not applied. The proposed plans correct these deviations, bringing the site coverage to the approved site coverage from August 14, 2013. No tree removal. No grading.	26095 Ladera Dr, Carmel-by-the-Sea, CA 93921	1/27/2026		In Review
26008	Design Study	DS 26008 (Carmel Sirin Enterprise LLC)		Install a 6'-0" front wood fence with split entry gate and 8'-0" arbor, construct a trash enclosure with concrete pad and exterior access, and complete minor site, paving, and landscape improvements.	Santa Rita 2nd SW of 5th Street			Closed
26007	Historic Evaluation	HE 26007 (Maurutto)		New garage	NE Corner of Mountain View & Guadalupe	1/7/2026		In Review
26006	Sign	SI 26006 (Skin Happy)		Installation of new outdoor sign (updated name)	SW Corner of Dolores Street & 6th Avenue	1/7/2026	1/23/2026	Approved
26005	Design Study	DS 26005 (Nute)		Remove portion of recently-installed pavers from right-of-way. Pavers were installed without permit. Stop work notice was issued. Restore to mulch	Mission 3 SW of 13th	1/23/2026		In Review
26004	Use Permit	UP 26004 (Grasing's Wine Lounge)		Renovation to a Wine Tasting Room	3 NE Mission btwn 5th & 6th	1/13/2026		In Review
26003	Design Study	DS 26003 (Harold)	One	500 S.F. REMODEL AND 16 S.F. ADDITION, NEW 55 S.F. DECK & STEPS, REPLACE WINDOWS	GUADALUPE 3 SW OF 2ND	1/23/2026		In Review
26002	Design Review	DR 26002 (PRG Carmel LLC)	One	Change in mechanical screening	NW corner of San Carlos and 4th	1/13/2026		In Review
26001	Design Study	DS 260001 (Carmel LLC)	One	widen steps, remove asphalt, and replace retaining wall, replace steps, add fencing	Camino Real 3 SW of 4th			Incomplete Submission

Total Records: 33 **2/2/2026**

Business License Report

01/01/2026 - 01/31/2026

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
26007	Location Change	Gallery MAR	Art Gallery	Dolores 4 SW Ocean Ave	1/30/2026		Pending Assignment
26006	New Business	SMKFLWR LLC	Retail	Ocean Ave 2 SW of Dolores	1/14/2026	1/23/2026	Approved
26005	New Business	Peninsula 17 Concierge, LLC	Peninsula 17 Concierge is a locally based golf and lifestyle concierge operating on the Monterey Peninsula, serving international travelers, with a primary focus on golfers visiting from Asia. Our role is to bridge cultures, logistics, and expectations assuring that international guests experience Monterey Peninsula golf, hospitality, and lifestyle offerings at the level these venues intend. We operate as a high-touch, relationship-driven concierge, working closely with trusted local partners.	Junipero & 5th	1/14/2026		Corrections Required
26004	New Business	Pepper Bee	Small, home-based skincare business selling handmade, all-natural cosmetic products online. Products are produced in small batches and shipped directly to customers. No in-person retail or customer visits.	Camino Real 5 NE of Ocean Avenue	1/12/2026	1/23/2026	Approved
26003	New Business	Cypress Cove Jewelry	Fine jewelry and gemstone and organic gems with nautical theme. Full lines of jewelry from multiple vendors. Jeweler on site for repairs	Lincoln Street 2 SW of Ocean Avenue	1/7/2026	1/23/2026	Approved
26002	New Business	The Nut Hut	Home Goods and Accessories; Specialty Nuts and Food (prepackaged consumer goods)	Ocean Avenue	1/7/2026		In Review

26001	Business Name Change	The Nut Hut - Floral & Fodder	Specialty Food Store; Home Decor & Gifts	Mission St & 7th Ave	1/7/2026		Corrections Required

Total Records: 7 **2/2/2026**

Building Permit Report

01/01/2026 - 01/31/2026

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
260056	1/29/2026		REMODEL OF AN (E) TWO STORY SINGLE FAMILY HOUSE. REPLACE EXTERIOR WINDOWS & DOORS. CONNECT EXISTING BALCONIES ON WEST SIDE OF HOUSE, ADD WOOD COLUMNS FOR SUPPORT & INSTALL A NEW HORIZONTAL CABLE RAILING BETWEEN. CONVERT LOWER LEVEL FAMILY ROOM TO NEW BEDROOM SUITE WITH BATHROOM. REMODEL 2 (E) BATHROOMS AT LOWER LEVEL. REMODEL (E) KITCHEN & POWDER ROOM UPSTAIRS. REMOVE (E) FULL BATHROOM UPSTAIRS.	300,000	Building	Camino Real 6 SE of 2nd
260055	1/29/2026	1/29/2026	50 Gallon NG Water Heater replacement in existing location.	4,240	Plumbing	San Antonio 7 NE of Ocean
260054	1/27/2026		Renovation of Kitchen	40,000	Building	11th 2 SE of Junipero
260053	1/27/2026	1/28/2026	Re-roof: Remove the existing wood shake roofing materials and replace with Class A, CertainTeed Landmark TL , color "Country Gray".	78,980	Roofing	NE Corner of San Antonio & Santa Lucia
260052	1/28/2026	1/28/2026	Remove and replace 80K BTU furnace.	8,980	Mechanical	San Antonio 5 SW of Ocean
260051	1/27/2026		Furnish and install battery back-up system complete which includes (2) batteries and (1) controller	49,000	Electrical	Scenic 5 SE of 13th
260050	1/26/2026		Intsall (1) Tesla Powerwall 3 of 11.5 kw and (1) Tesla Powerwall 3 Expansion Unit and (1) Tesla Backup Gateway 3 of 200A	39,320	Electrical	Camino Real 7 NE of 4th
260049	1/23/2026		Remove and replace existing drainage/strip drain with 6" strip drain at base of driveway and entrance to ADU, deposit rain water in 5' diameter gravel pit.	9,500	Building	25987 Mission St

260048	1/22/2026		Run a conduit and pull wires and install a battery backup system outlet	2,500	Electrical	NE Corner 4th & Mission, Unit B
260047	1/22/2026		Remodel existing exterior wood stairs and landing to an existing house. No grading required. No tree removal. No floor area changes.	20,000	Building	Camino Real 2 SW of 4th
260046	1/22/2026		Painting interior walls and ceiling, tile flooring, replace interior door knobs	0	Exempt Work	Ocean Avenue 2 NE of Dolores Street
260045	1/22/2026	1/28/2026	Remove and replace boiler	21,178	Plumbing	Lincoln 2 NW of 9th
260044	1/21/2026		INTERIOR REMODEL OF EXISTING SINGLE-FAMILY RESIDENCE INCLUDING SELECTIVE DEMOLITION OF APPROXIMATELY 33 LINEAL FEET OF INTERIOR WALLS AND CONSTRUCTION OF 16.15 LINEAL FEET OF NEW WALLS TO RECONFIGURE DINING ROOM, HALLWAY, AND BATHROOM AREAS. WORK INCLUDES RECONSTRUCTION OF THE EXISTING SPIRAL STAIR AND INSTALLATION OF A NEW BATHTUB IN THE EXISTING BATHROOM. NO CHANGES TO BUILDING FOOTPRINT, TOTAL FLOOR AREA, ELECTRICAL, OR MECHANICAL SYSTEMS	48,000	Building	SW Corner of Casanova & 11th
260043	1/21/2026		Installation of new 40Amp level 2, EV charging circuit	1,599	Electrical	Casanova 7 NW of Ocean
260042	1/21/2026	1/21/2026	Repair damage to existing fence. Remove and replace fence posts and lateral supports at the north end of lot. Remove and replace fence post at the SE corner of the lot. Repair lateral support and loose boards along 2nd Ave. No change to material, appearance, height, or location.	0	Exempt Work	NW Corner of Santa Fe & 2nd
260041	1/21/2026	1/21/2026	Remove & replace 80,000 BTU furnace (like-for-like)	9,000	Mechanical	Vizcaino 2 SE of Mountain View

260040	1/20/2026		Install a roof mounted 4.84 kW solar PV system with 20.0kWh energy storage system. Two 10C batteries with no MSP upgrade.	54,922	Electrical	Santa Fe 5 NW of 6th
260039	1/20/2026		Remove and replace existing drainage/strip drain with 6" strip drain at base of driveway and entrance to ADU, route water to 5' diameter gravel pit.	9,500	Building	25987 Mission St
260038	1/20/2026		New roof-mounted PV system (4.510 kW)	16,576	Electrical	Lincoln 3 SW of 8th
260037	1/20/2026	1/20/2026	Overlay existing cap sheet flat section of second-story balcony area. Install 2.75sq of Duro-Last 50-mil PVC membrane in color "Dark Grey".	9,540	Building	Lincoln 2 SE of 7th
260036	1/20/2026	1/20/2026	Paint interior of dining rooms and bathrooms. Install new fixtures in the womens bathroom (toilets, sinks, faucets, and countertops) with no new plumbing lines. Replace carpet, repaint pond and clean foundation, repair tiles in kitchen and addition of tile flooring behind bar. Refinish point of sales desk, tables, and new trim.	0	Exempt Work	NW Corner of Mission & 7th
260035	1/16/2026	1/20/2026	Exterior painting of house.	0	Exempt Work	Torres 3 SW of 1st
260034	1/16/2026	1/28/2026	Interior remodel of existing condominium. Replace finishes, fixtures, cabinets, and electrical system.	236,000	Building	NE Corner of San Carlos & 8th, Unit #1
260033	1/16/2026	1/16/2026	Remove and replace water heater - Remove 75 gallon water heater - replace with a Bradford White BRG250T6Ns	3,000	Plumbing	N Casanova 2 NE of Palou
260032	1/15/2026	1/15/2026	Tear off three squares of flat roof section and install new TPO 60-mil in color "Gray" with gravel ballast finish.	10,000	Roofing	San Carlos 2 NE of 1st
260031	1/14/2026	1/14/2026	Paint the interior of the building, approximately 1,200sf and replace approximately 600sf of laminate flooring.	0	Exempt Work	Mission 4 NW of 6th
260030	1/14/2026		Helical pier foundation stabilization and construction of new retaining wall.	125,000	Building	Torres 5 SE of 9th

260029	1/14/2026	1/14/2026	Tear off existing roof and replace with new Timberline HDZ composition roofing in color "Pewter Gray".	19,000	Roofing	Lopez 6 NE of 4th
260028	1/14/2026	1/14/2026	Tear off existing shake roof and install new CertainTeed Presidential TL comp shingle roof in color "Autumn Blend".	30,000	Roofing	Carmelo 2 SE of 13th
260027	1/14/2026	1/14/2026	Replacement of ten windows with retrofit Fibrex windows with full divided light, sized the same as the existing wood-frame windows.	16,000	Exempt Work	Carpenter 2 NW of 1st
260026	1/14/2026	1/14/2026	Replace 25' of 1" pipe and fittings from the water meter to where the service enters house.	2,800	Plumbing	SE Corner Camino Real and 10th
260025	1/14/2026	1/14/2026	Remove and replace boiler	8,000	Mechanical	SE Corner of Torres & 1st
260024	1/13/2026		Demolish existing kitchen, install new cabinetry, countertops, appliances, and plumbing fixtures. Remove five single-pane windows and replace with new double-pane windows: two windows in kitchen and three in dining room.	70,000	Building	Santa Rita 5 SE of 2nd
260023	1/13/2026	1/13/2026	Tear off existing slate roof, install new underlayment, and install new DaVinci Multi-Width Slate in the color "Smokey Grey".	115,720	Roofing	Carmelo 5 SE of 2nd
260022	1/12/2026	1/13/2026	Replace fence at the rear property line with a new 6' grapestake fence, approximately 60'-80'.	0	Exempt Work	SW Corner of Mountain View & Santa Fe
260021	1/12/2026		Installation of a new handrail at the driveway for pedestrian safety.	3,500	Building	Monte Verde 2 SW of 5th
260020	1/12/2026	1/12/2026	Replace all kitchen countertops, cabinets, appliances, and sink with no changes to plumbing lines or electrical fixtures.	0	Exempt Work	Torres 4 NE of 2nd
260019	1/9/2026	1/9/2026	Removal of existing tankless water heater and installation of new Rivian tankless unit and filter	1,500	Plumbing	Camino Real 2 SW of 9th
260018	1/12/2026	1/12/2026	Reroof: Remove and replace the tile roof with Class A Composition shingles, CertainTeed Presidential TL, Country Grey	99,820	Roofing	Monte Verde 5 SE of 12th

260017	1/9/2026		Demolition of an interior of an existing vacant building with fire damage	40,000	Demolition	Lincoln 3 SW of Ocean
260016	1/9/2026		Replacement of an existing deck and fences. Replace one pair of french doors with a new window. Repair one set of french doors. Remove sections of site coverage.	24,000	Building	Monte Verde 5 SW of 5th
260015	1/9/2026		Foundation repair using intellijacks.	2,300	Building	Ocean 2 NE of Carpenter
260014	1/9/2026	1/9/2026	Tear off existing wood shake roof system from residence and detached garage. Install new underlayment and CertainTeed Presidential Shake TL shingles in color "Autumn Blend" on house and garage.	45,913	Roofing	8th 3 NE of Santa Fe
260013	1/9/2026		Replacement of fallen fence along the side and rear property lines with new 6' wooden fence.	0	Exempt Work	Lincoln 3 NE of 13th
260012	1/8/2026	1/9/2026	Exploratory Demo to investigate mold.	10,000	Demolition	NE Corner San Carlos and 8th unit #2
260011	1/12/2026		Install 30kw Enphsase energy storage system	29,000	Electrical	Lopez 5 NW of 4th
260010	1/7/2026		Remove roof and install 1/2 COX and Presidential comp shingles; wood to comp shingles	47,000	Roofing	SW Corner of Monte Verde & 5th
260009	1/6/2026		Proposed roof stabilization & repair to the existing Restless Sea building.	500	Roofing	Guadalupe 4 SE of 1st
260008	1/12/2026		Full kitchen remodel, a new staircase and closet under an existing staircase.	250,000	Building	3069 Rio Road
260007	1/6/2026	1/9/2026	Tear off existing composition shingles from lower roof section attached to building (only), install new Landmark TL composition shingles in color: Shenandoah	9,865	Roofing	Monte Verde 2 SW of Ocean
260006	1/6/2026	1/6/2026	Replace existing asphalt roof shingles with same color and type (Landmark Georgetown Grey), replace existing skylight like for like.	12	Roofing	2 NW San Carlos and 2nd Ave
260004	1/5/2026	1/13/2026	Fence needs to be replaced after storm damage	2,000	Exempt Work	North Camino Real 13 NE of 4th
260003	1/5/2026	1/12/2026	Remove and replace 90K BTU furnace.	9,311	Mechanical	Scenic 7 SE of 9th

260002	1/5/2026	1/5/2026	Exploratory Demolition for investigation to design remodel of unit	10,000	Demolition	NE Corner San Carlos and 8th Unit #1
260001	1/5/2026	1/5/2026	Replace existing 6' fallen wood fence with new 6' wood fence along side and rear property line outside of the 15' front setback.	5,000	Exempt Work	Lincoln 3 NE of 13th
230361	7/26/2023	10/10/2023	731 SF ADU conversion/addition	0	Building	Santa Rita 2 NW of 4th

Total Records: 56 **2/2/2026**

Code Compliance Report

01/01/2026 - 01/31/2026

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
26027	1/31/2026	Open		Prohibited exterior sign in public right-of-way	1/31/2026	
26026	1/31/2026	Open		A-frame sign in public right-of-way	1/31/2026	
26025	1/31/2026	Open	DOLORES 2 NW of 6th	A-frame sign in public right-of-way	1/31/2026	
26024	1/31/2026		25975 JUNIPERO ST	Unpermitted sign in public right-of-way: "No Parking | Private Property"	1/31/2026	
26023	1/31/2026	Open	Lobos 4 NE of 2nd	Possible roof installation without a permit; possible site coverage overage; front fence height possibly too tall; possible illegally-built back unit	1/30/2026	
26022	1/24/2026	Closed	Monte Verde 3 SW of 13th	Real estate sign in the public right-of-way	1/24/2026	1/24/2026
26021	1/22/2026	Open	Lobos 4 NE of 2nd	Construction work on back unit with no displayed permit	1/22/2026	
26020	1/21/2026	Closed	North Carmelo 5 SW of 2nd	Xmas/string lights on trees; lights remain on throughout the night.	1/21/2026	1/24/2026
26019	1/17/2026	Closed		Unpermitted "Gelato by the Sea" interior sign in the front window.	1/17/2026	1/17/2026
26018	1/17/2026	Closed	Carmel Plaza, Ocean Ave and Mission St., Ste. 115	Third exterior "Halore" sign on lower level is unpermitted; "Café dal Mare" interior sign is unpermitted.	1/9/2026	1/17/2026
26017	1/16/2026	Closed	Mission 3 SW of 5th	A-frame sign and merchandise in the public right-of-way	1/15/2026	1/16/2026
26016	1/16/2026	Open	Ocean NW of Lincoln	Souvenir merchandise display	1/16/2026	
26015	1/14/2026	Closed	Mission 4 NW of 6th	Construction without a permit	1/14/2026	1/15/2026
26014	1/13/2026	Closed	Mission 2 SW of 5th	A-Frame sign in the public right-of-way	1/13/2026	1/15/2026
26013	1/13/2026	1st NOV sent	Mission Street 4 NE of 5th Avenue	Short-term rentals in two separate units	1/13/2026	
26012	1/12/2026	Open	25987 Mission	Site drainage installation without a permit	1/12/2026	

26011	1/10/2026	Closed	Court of the Fountains, NW Corner of Mission & 7th	Hanging sign on pedestal in public right-of-way	1/9/2026	1/10/2026
26010	1/10/2026	Closed	Court of the Fountains, NW Corner of Mission & 7th	A-frame sign in the public right-of-way	1/9/2026	1/10/2026
26009	1/9/2026	Open	NW Corner of Mission & 7th	Evidence of construction work without permits	1/9/2026	
26008	1/9/2026					
26007	1/6/2026	Open	NEC Perry Newberry and Sterling	Damage to right-of-way and property from construction vehicles	1/5/2026	
26006	1/6/2026	Closed	Camino Real 3 NW of 8th	Portable toilet and building materials in public Right-of-way	1/6/2026	1/7/2026
26005	1/9/2026	Closed	8th 2 SW of Mountain View	Cone in the public right-of-way	1/8/2026	1/31/2026
26004	1/7/2026	Open	Casanova 4 SW 4th	Violation: Installation of, including but not limited to, a gas fire pit, gas piping, patio pavers and benches. All work has been done without permit, authorization or inspection. it is also noteworthy that work has continued after permit # 220329 was finaled. Corrective Action: Remove all work/materials not shown on the approved plan set for permit # 220329 and contact the building department to confirm removal	1/7/2026	
26003	1/6/2026	Closed	South side of Ocean between Monte Verde and Lincoln	Chairs and utility cart in the public right-of-way	12/20/2025	1/6/2026
26002	1/6/2026	Closed	South side of Ocean between Monte Verde and Lincoln	Furniture and other merchandise in the breezeway/public right-of-way	12/20/2025	1/10/2026

26001	1/6/2026	Closed	South side of Ocean Ave. between Monte Verde and Lincoln	Merchandise in the breezeway/public right-of-way	12/20/2025	1/6/2026

Total Records: 27 **2/2/2026**

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Transient Rental Report

1/1/2026 - 1/30/2026

Case #	Street	Status	Date Received	Last Status Date	Date Closed
26013	Mission	1st NOV sent	1/13/2026	1/27/2026	

Total Records: 1

1/30/2026

Encroachment Permit Report

01/01/2026 - 01/31/2026

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
260027	Temp Ench	1/29/2026	Applicant to trench, backfill, & install electric substructures. PG&E to extend overhead primary, replace pole, replace overhead services, install underground service and install overhead transformer. ROAD CLOSURE REQUIRED. PM# 35702201	Casanova 4 SE of 7th		In Review
260026	Temp Ench	1/27/2026	Trench for PG&E to lay new gas line.	Carmelo 4 NW of 8th	1/29/2026	Issued
260025	Temp Ench	1/27/2026	Replace sewer lateral using pipe bursting	SE Corner of Monte Verde & 10th	1/29/2026	Issued
260024	Temp Ench	1/27/2026	Remove asphalt approach from street line to existing concrete driveway due to damaged areas.	Casanova 4 SE of 13th		In Review
260023	Temp Ench	1/27/2026	Upgrade water service from 3/4" to 1" for fire suppression system.	Ocean 4 NE of Guadalupe	1/27/2026	Issued
260022	Temp Ench	1/27/2026	Upgrade water service from 3/4" to 1" for fire suppression. CONDITION: Work to be completed prior to March 31, 2026 due to scheduled street paving.	SW Corner of Santa Rita & 1st	1/27/2026	Issued
260021	Driveway	1/26/2026	Remove approx 10-12 ft of driveway starting from concrete pavers to be re-graded and repaired & reinstalled	12th St and Monte Verde		In Review
260020	Temp Ench	1/27/2026	PM 47304451 GAS MAINTENANCE, 4' X4' BELL HOLE. LANE CLOSURE.	Torres 3 NE of 5th	1/29/2026	Issued
260019	Temp Ench	1/27/2026	PM#47307566-PG&E to Restore 3.5'x7.5' concrete & 8.6'x7' asphalt due to emergency gas work	Intersection of Junipero & Lorca	1/29/2026	Issued

260018	Temp Ench	1/22/2026	Replacing railings in kind on all balconies for CA SB721 compliance and replacing a rotted header at car pass through	SWC Lincoln & 7th		
260017	Temp Ench	1/27/2026	PM 35636302 GAS MAINTENANCE, EXCAVATE 4' X 4' BELLHOLE+ 18" X 5' TRENCH	ON 2ND AVE BTWN SAN CARLOS ST AND MISSION ST		In Review
260016	Perm Ench	1/21/2026	Conversion of overhead utilities to underground utilites along portions of San Antonio between 2nd and 4th. Covert seven residences from overhead service to underground service, construct approx .25 miles of joint utility trenches, relocation of City license plate cameras, placement of tew new utility poles, and removal of overhead wires and six utility poles	San Antonio between 2nd and 4th		In Review
260015	Temp Ench	1/20/2026	Replace sewer lateral using pipe bursting.	Camino Real 4 SW of 11th	1/21/2026	Issued
260014	Temp Ench	1/20/2026	PG&E to remove underground electric services. PM# 35706305 CONDITION: Coordinate with CalAm Water due to existing project taking place on Dolores for pavement restoration.	Dolores 4 NE of 7th	1/20/2026	Issued
260013	Temp Ench	1/14/2026	Building a cobblestone swale per BP 250174 (Levy)	Camino Real 3 NW of 8th		
260012	Temp Ench	1/14/2026	Pole maintenance, crossarms replacement. PM# 31773949	SW Corner of Ocean & Forest	1/15/2026	Issued
260011	Temp Ench	1/13/2026	Placement of a 30 yard dumpster for waste removal in the public right of way.	Carmel Plaza	1/29/2026	Issued
260010	Temp Ench	1/13/2026	PG&E Vegetation Management plans to remove 93 trees and trimming of 546 trees.	Various throughout City		In Review

260009	Temp Ench	1/9/2026	Closure of single lane traffic to facilitate replacement of sewer using bellhole, water line replacement, and new power through sidewalk.	Dolores 4 NE of 7th		In Review
260008	Temp Ench	1/9/2026	Removal of four trees and trimming of one tree for PG&E. PM# 8210320.	Mission & 13th; Valley Way	1/14/2026	Issued
260007	Temp Ench	1/9/2026	Closure of sidewalk to facilitate replacement of water line.	SW Corner of Ocean & Casanova		In Review
260006	Temp Ench	1/13/2026	Excavete from sidewalk to street to replace existing sewer main from clean out to the city WYE.	NE Corner of Monte Verde & 7th	1/21/2026	Issued
260005	Temp Ench	1/6/2026	PG&E to repair overhead conductor. PM# 46710514	36.549592223892, -121.921704506522		Closed
260004	Temp Ench	1/6/2026	TIE-IN EX. VAULT #1 EAST ON SAN CARLOS ST THEN OVERPULL NEW FIBER CABLE SOUTH APPROXIMATELY 120' TO EX. VAULT #2 THEN OVERPULL ACROSS SAN CARLOS ST APPROXIMATELY 50' TO EX. VAULT #3, THEN TO TARGET LOCATION IN PRIVATE PROPERTY.	San Carlos 3 NE of 5th	1/14/2026	Approved
260003	Temp Ench	1/6/2026	We will be removing 15ft x 24" of city sidewalk for A&R Plumbing to install a new water line. Pedestrian traffic detour.	Ocean 1 SW of Monte Verde		
260002	Temp Ench	1/5/2026	Post signage/ contractor	NE corner San Carlos & 8th, Unit 9		
260001	Temp Ench	1/5/2026	Trench for PG&E to lay new gas line. CONDITIONS: Flagger required for control of single lane traffic.	Lincoln 3 NE of 5th	1/15/2026	Issued

Total Records: 27 **2/2/2026**

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Tree Permit Report

01/01/2026 - 01/31/2026

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
26001	1/5/2026	2. Tree Removal/Pruning	Monte Verde 3 SW of 5th, Carmel	Remove 48" leaning redwood tree causing structural damage to house and deck	Closed	1/14/2026
26002	1/5/2026	4. Emergency Tree Work	7th Ave 4 NE of Forest	Large Oak	Approved	1/6/2026
26003	1/6/2026	2. Tree Removal/Pruning	NW Corner of Torres and 5th	Dead oak trees (2)	Approved	1/8/2026
26004	1/6/2026	1. Tree Evaluation	Santa Rita 3 SE of 2nd	EVALUATION: 1 Mature Oak Tree PRUNING: 1 Mature Oak tree REMOVAL: tree shifted during winter storms and is now resting on roof of our house	Approved	1/16/2026
26005	1/7/2026	1. Tree Evaluation	San Carlos 5 NE of 1st	1-15" D, 1-27" D, 1-30" D, 1-33" D, All Monterey pines, 3 w/in 6' - 19' of fallen tree root ball *	Approved	1/12/2026
26006	1/8/2026	2. Tree Removal/Pruning	Torres Street 10SW of 10th	Evaluation of large oak at street, between two driveways	Approved	1/8/2026
26007	1/8/2026	1. Tree Evaluation	Monte Verde 3 SW of 10th	3 Monterey pine trees on the street in the front of house and garage	Approved	1/23/2026
26008	1/12/2026	2. Tree Removal/Pruning	San Carlos 5 NE of 1st	1-15" D, 1-27" D, 1-30" D, 1-33" D, All Monterey pines, 3 w/in 6' - 19' of fallen tree root ball *	Approved	1/12/2026
26009	1/12/2026	1. Tree Evaluation	26245 Dolores St.	2 trees next to house (garage)	In Review	
26010	1/13/2026	2. Tree Removal/Pruning	Tree is located near the southwest corner of the property in the back yard.	One tree to be removed.	Approved	1/14/2026

26011	1/16/2026	1. Tree Evaluation	SW Corner of Guadalupe and 1st	EVALUATION: 15" pine, back SW corner of lot PRUNING: one 10" branch from pine tree, one 5" oak tree branch	Approved	1/21/2026
26012	1/16/2026	2. Tree Removal/Pruning	Lincoln 2 NE of 3rd	1- 36" pine tree	Approved	1/16/2026
26013	1/16/2026	2. Tree Removal/Pruning	Santa Rita 3 SE of 2nd	EVALUATION: 1 Mature Oak Tree PRUNING: 1 Mature Oak tree REMOVAL: tree shifted during winter storms and is now resting on roof of our house	Approved	1/16/2026
26014	1/16/2026	2. Tree Removal/Pruning	Torres 2 NE of 6th	1 Monterey Pine Tree ~60-80 feet located on my property	Approved	1/16/2026
26015	1/20/2026	2. Tree Removal/Pruning	Junipero 2 SW of 8th - backyard	evaluate oak tree	In Review	
26016	1/21/2026	2. Tree Removal/Pruning	Lobos 2 NW 2nd Ave	Mostly dead oak, Monterey Pine branches over house, Acacia	In Review	1/29/2026
26017	1/21/2026	2. Tree Removal/Pruning	San Carlos 2 NW of Santa Lucia	1. 19-inch diameter Cypress tree	Approved	1/23/2026
26018	1/22/2026	2. Tree Removal/Pruning	Carmelo 5 NE Ocean	THE PROJECT PROPOSES DEMOLITION OF AN EXISTING 1,818 SF TWO-STORY RESIDENCE WITH ATTACHED GARAGE AND CONSTRUCTION OF A NEW 2,515 SF TWO-STORY RESIDENCE, INCLUDING A 283 SF ATTACHED GARAGE AND AN 800 SF ATTACHED ADU. ASSOCIATED SITE WORK INCLUDES REORIENTING THE EXISTING DRIVEWAY AND PLANTER BOXES.	Conditionally Approved	1/23/2026
26019	1/22/2026	2. Tree Removal/Pruning	11th 2 NE of Torres	Dead Oak Tree Removal	Approved	1/27/2026

26020	1/22/2026	2. Tree Removal/Pruning	NW Corner of San Carlos St and 4th Avenue	Evaluate trees on our property to know if any are protected or if all are able to be removed.	Approved	1/22/2026
26021	1/23/2026	2. Tree Removal/Pruning	SW Corner of Guadalupe and 1st	EVALUATION: 15" pine, back SW corner of lot PRUNING: one 10" branch from pine tree, one 5" oak tree branch	Approved	1/21/2026
26022	1/25/2026	4. Emergency Tree Work	Casanova 3 SE of 9th - In the backyard	Tree is leaning on the roof	Approved	1/26/2026
26023	1/27/2026	1. Tree Evaluation	Santa Rita 3 SW of 2nd	3 Monterey Pine Trees	Approved	1/29/2026
26024	1/27/2026	2. Tree Removal/Pruning	2nd Ave 2NW Lincoln, Carmel, CA	Tree Removal	Approved	1/29/2026
26025	1/28/2026	2. Tree Removal/Pruning	NE Corner of 3rd & Lincoln, On the Lincoln St. Side of Property	2 trees 14" diameter Oak Trees	Approved	1/29/2026
26026	1/28/2026	1. Tree Evaluation	Junipero 2 NE of 10th Ave	One very old and tall pittosporum; one very old and tall holly tree	In Review	
26027	1/29/2026	2. Tree Removal/Pruning	NE Corner of Lincoln and 9th	1 Acacia for possible removal	Approved	1/29/2026
26028	1/29/2026	2. Tree Removal/Pruning	Santa Rita 3 SW of 2nd	3 Monterey Pine Trees	Approved	1/29/2026
26029	1/29/2026	2. Tree Removal/Pruning		1 ea 18" & 20 " tree oak	In Review	

Total Records: 29 **2/2/2026**

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CARMEL-BY-THE-SEA
PLANNING COMMISSION

REGULAR MEETING MINUTES

Wednesday, January 21, 2026

CALL TO ORDER AND ROLL CALL - TOUR

The following Commission members were present for the tour: Mel Ahlborn, Erin Allen, Stefan Karapetkov, Michael LePage, and Stephanie Locke
The following Commission members were absent: None

TOUR OF INSPECTION

The Board/Commission will meet and convene the public hearing at the first location listed below on the Tour of Inspection. The public is welcome to join the tour. The tour is intended only to give the Board/Commission an opportunity to view project sites scheduled for a public hearing later that day. No deliberations on the merits of projects will take place during the Tour of Inspection. Following completion of the tour, the Board/Commission will recess and return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

A. **DR 25313 & UP 25314 (Verizon Sequoia Deployment):** PG&E utility pole in front of Carmelo 4 southeast of 10th Avenue; Coordinates: 36.549328, -121.926906
B. **DS 25153 (Van Selow):** Lincoln Street 3 northeast of 4th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

The following Commission members were present: Mel Ahlborn, Erin Allen, Stefan Karapetkov, Michael LePage, and Stephanie Locke
The following Commission members were absent: None

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Persons are not required to provide their names, however, it is helpful for speakers to state their names so they may be identified in the minutes of the meeting. Under the Brown Act, public comment for matters on the agenda must relate to that agenda item and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. If a member of the public attending the meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act, then that speaker will be muted.

The following members of the public appeared before the Commission: None

ANNOUNCEMENTS

None

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission or the public may ask that any items be considered individually for purposes of Board/Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1) November 18, 2025 Special Meeting Minutes

2) December 10, 2025 Regular Meeting Minutes

3) Monthly Activity Report: December 2025

4) **DS 25153 (Van Selow):** Consideration of a Final Details Design Study, DS 25153 (Van Selow), for a 486 square-foot addition to an existing two-story residence and site improvements for the property located at Lincoln Street 3 northeast of 4th Avenue in the Single-Family Residential (R-1) District and Archeological Overlay Zone.

   Proposed CEQA Action: Find the project categorically exempt from environmental review pursuant to section 15301 (Existing Facilities) of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case.

Item 4: DS 25153 (Van Selow) was pulled for discussion.

It was moved by Chair LePage and seconded by Commissioner Ahlborn to approve the consent agenda.

The motion passed by the following roll call vote:

AYES:	**Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage**
NOES	**Commissioner(s): None**
ABSTAINED:	**Commissioner(s): None**
ABSENT:	**Commissioner(s): None**

Commissioner Ahlborn recused and left the dais.

It was moved by Chair LePage and seconded by Commissioner Allen to approve Item 4: DS 25153 (Van Selow).

The motion passed by the following roll call vote:

AYES:	**Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage**
NOES	**Commissioner(s): None**
ABSTAINED:	**Commissioner(s): None**
ABSENT:	**Commissioner(s): None**

Commissioner Ahlborn returned to the dais.

ORDERS OF BUSINESS

5) **Director Referral:** Continued from the October 8, 2025, and December 10, 2025 Planning Commission hearing, receive a Director's Referral to discuss the permit and operation history of A.W. Shucks Cocktail & Oyster Bar and consideration of an amendment to UP 93-45 (Murray/Weaver). The property is located at Ocean Ave 3 southwest of San Carlos Street, in the Central Commercial (CC) Zoning District, APN 010-146-017-000.

   Proposed CEQA Action: Find that the Planning Commission's determination is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378

Speakers:
Anna Ginette, Director of Community Planning and Building
Brian Pierik, City Attorney

Public Comment
Parker Logan

It was moved by Chair LePage and seconded by Commissioner Locke to continue to a date uncertain.

The motion passed by the following roll call vote:

AYES:	**Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage**
NOES	**Commissioner(s): None**
ABSTAINED:	**Commissioner(s): None**
ABSENT:	**Commissioner(s): None**

PUBLIC HEARINGS

6) **DS 25357 (Krugler):** Consideration of a Track 1 Design Study Referral for a request to amend the Conditions of Approval with a previously approved Track 2 Design Study Application, DS 21-250 (Krugler),

located on Crespi Avenue 9 southeast of Mountain View Avenue in the Single-Family (R-1) Zoning District. **CONTINUE TO DATE UNCERTAIN**

Proposed CEQ Action: Find the project categorically exempt from environmental review pursuant to sections 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land) of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case.

Speakers:
Anna Ginette, Director of Community Planning and Building

Public Comment
None

It was moved by Chair LePage and seconded by Commissioner Ahlborn to continue Item 6: DS 25357 (Krugler) to a date uncertain.

The motion passed by the following roll call vote:

AYES:	**Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage**
NOES	**Commissioner(s): None**
ABSTAINED:	**Commissioner(s): None**
ABSENT:	**Commissioner(s): None**

7) **DS 25019 (McWhorter):** Consideration of a Final Details Design Study, DS 25019 (McWhorter), for the demolition of an existing single-family residence and the construction of a 1,750-square-foot two-story residence, inclusive of an attached garage, located at Carmelo Street 2 northeast of Scenic Road in the Single-Family Residential (R-1) District. **CONTINUE TO DATE UNCERTAIN**

   Proposed CEQA Action: Find the project categorically exempt from environmental review pursuant to section 15302 (Replacement or Reconstruction) of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case.

Speakers:
Jacob Olander, Associate Planner

Public Comment
Scott McWhorter, Property Owner

It was moved by Chair LePage and seconded by Commissioner Locke to continue Item 7: DS 25019 (McWhorter) to a date uncertain.

The motion passed by the following roll call vote:

AYES:	**Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage**
NOES	**Commissioner(s): None**
ABSTAINED:	**Commissioner(s): None**
ABSENT:	**Commissioner(s): None**

8) **DR 25313 & UP 25314 (Verizon Sequoia Deployment):** Consideration of a Use Permit, Design Review, and Coastal Development permit for the construction of a Small Wireless Facility on a replacement PG&E utility pole in the public right-of-way in front of Carmelo Street 4 southeast of 10th Avenue in the Single-Family Residential (R-1) District.

   Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15303 (Class 3) (New Construction or Conversion of Small Structures) and Section 15304 (Class 4) (Minor Alterations to Land) and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case.

Speakers:
Anna Ginette, Director of Community Planning and Building
Jacob Olander, Associate Planner
Gail Karish, Special Council to the City
Lee Afflerbach, Principal Engineer, CTC Technology & Energy
Pete Shubin, Sequoia Deployment Services, Inc, Applicant
Paul Albritton, Mackenzie & Albritton LLP
Bill Hammett, President, Hammett & Edison
Ron Lukach, Senior RF Engineer, PierCon Solutions LLC

Public Comment
Christine Hollenbeck

RECESS 5:39PM - 5:48PM

The following Commission members were present: Mel Ahlborn, Erin Allen, Stefan Karapetkov, Michael LePage, and Stephanie Locke
The following Commission members were absent: None

Public Comment
Andrew Campanelli
Ariel Strauss
Ned Spieker
Jeannie Ferrara
Tasha Witt
Rebecca Lee

David Nasaw
Doug Hollenbeck
Susan Sigkin
Bob Kavner
Ariel Strauss
Tasha Witt

It was moved by Chair LePage and seconded by Commissioner Locke to continue Item 8: DR 25313 & UP 25314 (Verizon Sequoia Deployment) to a Special Meeting on February 4, 2026.

The motion passed by the following roll call vote:

AYES:	**Commissioner(s): Ahlborn, Karapetkov, Locke, LePage**
NOES	**Commissioner(s): Allen**
ABSTAINED:	**Commissioner(s): None**
ABSENT:	**Commissioner(s): None**

DIRECTOR'S REPORT

Anna Ginette, Director of Community Planning and Building, gave a report to and answered questions of the Commission:

- **Housing Element Amendment Update:** Staff received a comment letter from the Department of Housing and Community Development (HCD) on January 13, requesting minor clarifications regarding the status of the JB Pastor project, the reuse of housing sites from previous cycles, and adjustments to the timing of program actions. Staff reported that there are no major issues with these comments and they are working on a response. Director Ginette noted that 22 above-moderate units were created by the end of 2024 and agreed to work with the Commission to provide monthly updates on Regional Housing Needs Allocation (RHNA) numbers.
- **Building Code Board of Appeals:** The Director reported on two recent hearings, noting it had been over eight years since the last one. The Board denied the appeal to install exterior fire sprinklers on a single-family dwelling, upholding the building official's determination due to insufficient technical information from the State Fire Marshall and concerns regarding water supply drawdown during a fire. The appeal regarding requirements for a public ADA bathroom and fire sprinklers at Mad Dogs and Englishmen was continued.
- **Object Design and Development Standards (ODDS):** A community workshop was held to explain these standards, with a current focus on Accessory Dwelling Units (ADUs) and multi-family housing to follow.
- **Roofing Policy and Design Traditions:** The City Council continued these items, stating they want the Planning Commission's expert opinion and "buy-in" before proceeding. The Council sought clarification on whether the roofing policy was procedural or defined approvable materials, ultimately directing that the policy should outline a procedure that still relies on the independent judgment of

staff and the Planning Commission rather than a color palette for automatic approval.

FUTURE AGENDA ITEMS

9) Joint Planning Commission & Forest and Beach Commission: January 29, 2026

10) Next Regular Meeting: February 11, 2026

ADJOURNMENT

7:54 PM

APPROVED:

_____
Michael LePage, Chair

ATTEST:

_____
Shelby Gorman, Commission Clerk

CARMEL-BY-THE-SEA
PLANNING COMMISSION

SPECIAL MEETING MINUTES

Wednesday, February 4, 2026

CALL TO ORDER AND ROLL CALL

The following Commission members were present: Mel Ahlborn, Erin Allen, Stefan Karapetkov, Michael LePage, and Stephanie Locke
The following Commission members were absent: None

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Persons are not required to provide their names, however, it is helpful for speakers to state their names so they may be identified in the minutes of the meeting. Under the Brown Act, public comment for matters on the agenda must relate to that agenda item and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. If a member of the public attending the meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act, then that speaker will be muted.

The following members of the public appeared before the Commission: Frank Perry, Renate Perry

ANNOUNCEMENTS

None

PUBLIC HEARINGS

1) **DR 25313 & UP 25314 (Verizon Sequoia Deployment):** Consideration of a Use Permit, Design Review, and Coastal Development permit for the construction of a Small Wireless Facility on a replacement PG&E pole in the public right-of-way in front of Carmelo Street 4 southeast of 10th Avenue in the Single-Family Residential (R-1) District.
RECOMMENDED FOR CONTINUANCE

   Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines section 15302 (Replacement or Reconstruction) and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case; OR, find the project statutorily exempt pursuant to CEQA Guidelines section 15270 (Projects Which Are Disapproved)

Speakers:
Anna Ginette, Director of Community Planning and Building

Public Comment
Christine Hollenbeck

It was moved by Chair LePage and seconded by Commissioner Locke to continue Item 8: DR 25313 & UP 25314 (Verizon Sequoia Deployment) to a Special Meeting on February 10, 2026.

The motion passed by the following roll call vote:

AYES:	**Commissioner(s): Ahlborn, Allen, Locke, LePage**
NOES	**Commissioner(s): Karapetkov**
ABSTAINED:	**Commissioner(s): None**
ABSENT:	**Commissioner(s): None**

FUTURE AGENDA ITEMS

2) Next Regular Meeting: February 11, 2026

3) Next Special Meeting: February 18, 2026

ADJOURNMENT

4:10 PM

APPROVED:

Michael LePage, Chair

ATTEST:

Shelby Gorman, Commission Clerk

CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

February 11, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Marnie Waffle, Principal Planner, AICP
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: Annual General Plan and Housing Element Progress Reports for 2025

Proposed CEQA Action: Find that the Planning Commission's determination is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378.

Application:
APN:
Block & Lot:
Location:

Applicant:
Owner:

Recommendation:

Adopt a Resolution (Attachment 1) recommending City Council acceptance of the General Plan and Housing Element Annual Progress Reports for the Calendar Year 2025.

Summary, Background, and Project Description:

Executive Summary:
In accordance with Government Code Section 65400, all jurisdictions are required to provide an annual report to the Office of Land Use and Climate Innovation (LCI) and the Department of Housing and Community Development (HCD) on the status of the General Plan and progress implementing the Housing Element. These are more commonly referred to as Annual Progress Reports or APRs. Staff prepared the 2025 annual reports, which reflect the City's progress in implementing the goals and policies of the General Plan and Housing Element during the 2025 calendar year.

Background:
All jurisdictions must provide the Office of Land Use and Climate Innovation (LCI) and

the Department of Housing and Community Development (HCD) with an annual report on the implementation of the General Plan and a separate report on the implementation of the Housing Element, per Government Code Section 65400. Both reports are due to LCI and HCD by April 1st.

City staff have submitted annual progress reports to HCD on the Housing Element since 2018. The calendar year 2022 was the first annual report submitted to the Office of Planning and Research (OPR) – now the Office of Land Use and Climate Innovation - on the General Plan. The 2025 reports are scheduled to be submitted to the State by the April 1, 2026, deadline.

Staff Analysis:

General Plan Annual Progress Report

State law requires each city and county to adopt a comprehensive, long-term general plan for the community's physical development. The law further requires each plan to include a land use element, circulation element, housing element, conservation element, open space element, noise element, and safety element. Additional elements can be included at the city or county's discretion. In addition to the seven required elements, the City of Carmel-by-the-Sea General Plan includes community character, coastal access and recreation, coastal resource management, and public facilities and services.

The General Plan Annual Progress Report is an opportunity to highlight how land-use decisions relate to the General Plan's adopted goals, policies, and implementation measures. There is no standardized format for preparing the annual report. Each jurisdiction may determine which locally relevant issues to include in the annual report.

In the 2025 General Plan Annual Progress Report (Attachment 2), staff identified projects and accomplishments for each general plan element, aligned with specific goals, policies, and objectives.

Housing Element Annual Progress Report

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans (aka housing elements) as part of their "general plan" (also required by the state). General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop, and include seven mandatory elements: land use, transportation, conservation, noise, open space, safety, and housing.

Each jurisdiction must prepare an annual progress report (APR) on its status and progress in implementing its housing element using forms and definitions adopted by the California Department of Housing and Community Development (HCD), per Government Code Section 65400. Each jurisdiction's APR must be submitted to HCD and the Governor's Office of Land Use and Climate Innovation (LCI) by April 1 of each year (covering the previous calendar year (CY)).

The Housing Element Annual Progress Report (Attachment 3) includes tables for jurisdictions to report permit activity during the prior calendar year.

Table A: Housing Development Applications Submitted. Table A lists all housing development applications submitted for new residential units in the 2025 calendar year. In 2025, twenty-three (23) applications were received for new residential units; all were for accessory dwelling units.

Table A2: Annual Building Activity Report Summary. Table A2 lists all building activity for the 2025 calendar year, including permit application approvals (20), building permit issuances (23), and certificates of occupancy (15). It is not uncommon for a permit application to be approved and issued in the same calendar year and for the certificate of occupancy to be granted in a subsequent year.

Table B: Regional Housing Needs Allocation Progress. Table B reports on the city's progress in constructing the regional housing needs allocation (RHNA). The city's RHNA is 349 units, of which 231 must be affordable to very low-, low-, and moderate-income households, with the remaining 118 at above-moderate or market rate.

In 2024, the Community Planning & Building Department issued 22 building permits for above-moderate-income units. In 2025, 23 permits were issued for above-moderate-income units. The remaining RHNA in all income categories are as follows:

Very Low Income: 110 units
Low Income: 74 units
Moderate Income: 44 units
Above Moderate Income: 70 units

At the end of Calendar Year 2025, 51 new housing units have been credited toward the 6th-cycle RHNA (48 above-moderate and 3 very low). An additional 23 new housing units have been permitted and are under construction, and 20 new units have been approved and are pending permit issuance. In total, the City is trending toward achieving 91 of the 118 above-moderate RHNA.

Table C: Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law. Not applicable.

Table D: Program Implementation Status. Table D lists all 6th-cycle housing element programs and the city's progress toward each program objective in 2025. Staff notes that the housing element was adopted on April 8, 2024, and program implementation began post-adoption. There are 49 programs, implementing 14 policies, furthering 5 goals.

Additional reporting not applicable to Carmel includes,

- Table E: Commercial Development Bonuses Approved Pursuant to Government Code section 65915.7.
- Table F: Units Rehabilitated, Preserved, and Acquired for Alternative Adequate Sites Pursuant to Government Code section 65583.1(c).
- Table F2: Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2.
- Table G: Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of.
- Table H: Locally Owned Surplus Sites.
- Table I: Deleted
- Table J: Student housing development for lower-income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of section 65915.
- Table K: Tenant Preference Policy.
- Table L: Historical Resources. This is a new reporting table for 2025. The State now requires that jurisdictions report any sites that were newly added to a National, State, or Local register of historic places within the reporting year. The City added one single-family residential property to the local historic inventory in 2025.

Other Project Components:

Environmental Review:

The California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the “CEQA Guidelines”) and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. Pursuant to CEQA regulations, the recommendation that the City Council accept the General Plan and Housing Element Annual Progress Reports is “not a project” pursuant to Public Resources Code Section 21065, CEQA Guidelines Section 15378, and Carmel Municipal Code Chapter 17.60.

Attachments:

1. Attachment 1 Resolution 2026-XX-PC
2. Attachment 2 General Plan Progress Report 2025
3. Attachment 3 - Housing Element Progress Report 2025

CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION

RESOLUTION NO. 2026-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA RECOMMENDING CITY COUNCIL ACCEPTANCE OF THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS FOR THE CALENDAR YEAR 2025

WHEREAS, the Carmel-by-the-Sea City Council adopted the City of Carmel-by-the-Sea General Plan in 1988 and adopted a revised General Plan in 2004; and

WHEREAS, the Carmel-by-the-Sea City Council adopted the City of Carmel-by-the-Sea 2023-2031 Housing Element in 2024; and

WHEREAS, Section 65400 of the California Government Code requires the City to file an annual report addressing the status of the General Plan and progress made toward implementing its goals and policies; and

WHEREAS, Sections 65400, 65583, and 65584 of the California Government Code require the City to report certain housing information; and

WHEREAS, a General Plan Annual Progress Report and Housing Element Annual Progress Report for the Year 2025 were prepared for submission to the State of California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI); and

WHEREAS, both annual progress reports accurately reflect the City's progress in implementing the goals and policies of the General Plan and Housing Element during the 2025 calendar year; and

WHEREAS, on or before February 11, 2026, a meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public meeting to review the progress reports; and

WHEREAS, on February 11, 2026, the Planning Commission held a duly noticed public hearing to receive public testimony, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony, and considered recommending that the City Council accept the General Plan Annual Progress Report and Housing Element Annual Progress Report for 2025 and authorize its submittal to the State HCD and LCI; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require

that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, pursuant to CEQA regulations, the recommendation that the City Council accept the General Plan and Housing Element Annual Progress Reports is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DOES HEREBY recommend that the City Council accept the City of Carmel-by-the-Sea 2025 General Plan Annual Progress Report and Housing Element Annual Progress Report in a manner fully in conformity with the Coastal Act (CA Section 30510).

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of February 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Michael LePage
Chair

ATTEST:

Shelby Young
Planning Commission Secretary

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1. INTRODUCTION

A. Purpose and Summary
B. General Plan Background

2. GENERAL PLAN IMPLEMENTATION EFFORTS

1. INTRODUCTION

A. Purpose and Summary

Government Code Section 65400 requires cities and counties to submit an Annual Progress Report (APR) on the status of the General Plan and implementation progress to their legislative bodies, the State Office of Planning and Research (OPR) – now known as the Office of Land Use and Climate Innovation (LCI), and the Department of Housing and Community Development (HCD). The 2025 reporting period did not include any General Plan amendments. One Urgency Ordinance prohibiting Pickleball at Forest Hill Park was passed during the reporting period. Two amendments to the City's Local Coastal Program were approved, the first to adopt updated wireless telecommunications facilities regulations and the second to adopt the updated Historic Context Statement. Efforts to implement the City's General Plan during the 2025 reporting period are detailed in Section 2. General Plan Implementation Efforts.

This General Plan Annual Progress report was presented to the Carmel-by-the-Sea Planning Commission on February 11, 2026, and the Carmel-by-the-Sea City Council on March 2, 2026.

B. General Plan Background

In 1929, the Carmel City Council adopted Ordinance No. 96 to direct the future development of Carmel. This ordinance, now outlined in Title 17 of the Municipal Code, established the residential character of Carmel and specifically outlined the City's intent that Carmel should subordinate other activities to preserve the community's unique residential character. The 1929 ordinance stated the following:

"The City of Carmel-by-the-Sea is hereby determined to be primarily, essentially and predominantly a residential city wherein business and commerce have in the past, are now, and are proposed to be in the future, subordinated to its residential character; and that said determination is made having in mind the history and the development of said city, its growth and the causes thereof; and also its geographical and topographical aspects, together with its near proximity to the cities of Pacific Grove and Monterey, and the businesses, industries, trades, callings and professions in existence and permissible therein."

The city council adopted Carmel's General Plan in the spring of 1988. The 1988 General Plan superseded the City's first plan from 1957, which was subsequently amended and updated over the decades (see GP/LUP page I-4 for a summary).

The General Plan is a comprehensive statement of the planning goals and policies for the City of Carmel-by-the-Sea and its surrounding Sphere of Influence that is periodically reviewed and updated. California Government Code (Section 65302) requires the General Plan to include seven specific elements (information topics): Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. Elements may be combined, and additional elements may be added at a jurisdiction's discretion. Though the titles of the seven required elements may be modified, all elements shall contain the content and analysis required by the State.

Because the entire City falls within the California Coastal Commission's Coastal Zone, all of Carmel's policies, practices, ordinances, and plans must conform with the requirements of the 1976 Coastal Act. Carmel's Local Coastal Land Use Program (certified in December 2002) set forth goals, objectives, and policies governing the use of land and water in Carmel-by-the-Sea consistent with Chapter 3 of the California Coastal Act of 1976 (as amended through January 2003). Carmel's Local Coastal Program was combined with Carmel's General Plan in 2003 to ensure coordination of the two policy documents. The combined Local Coastal Program/General Plan includes:

Land Use and Community Character. This Chapter covers topics required in the State-mandated Land Use Element and includes policies for topics in sections 30244 and 30250 through 30254 of the Coastal Act.

Circulation. This Chapter, also referred to as the Circulation Element, is required by the State. Several of the policies in this element also implement provisions of the Coastal Act.

Coastal Access and Recreation. This Chapter includes policies for topics covered in sections 30210 through 30224 of the Coastal Act.

Coastal Resource Management. This Chapter includes policies for topics in sections 30230 through 30243 and 30251 of the Coastal Act.

Each of these Chapters begins with a discussion of the local setting and policy direction adopted by the City to address the requirements of the Coastal Act. Specific Goals, Objectives and Policies are then listed. Much of the background information and policy contained in the Coastal Land Use Program is incorporated directly from existing plans and reports that address special topics. The following documents are appendices to the General Plan/Coastal Land Use Program:

- Forest Management Plan
- Mission Trail Nature Preserve Master Plan
- Final Results of the Environmentally Sensitive Habitat Area Study Conducted for the City of Carmel-by-the-Sea (ESHA Study)
- Historic Context Statement, Carmel-by-the-Sea

The Carmel-by-the-Sea General Plan additionally contains the following Elements which are *not* associated with the Coastal Program:

Housing. This required element sets the city's policy and programs for housing construction and rehabilitation.

Public Facilities and Services. This is an optional element, not required by California Statutes. This element addresses the management and use of City-owned properties and facilities.

Open Space and Conservation. Open Space and Conservation elements are required elements often addressed separately, but Carmel has combined them into a single element.

Environmental Safety. This is a required element that covers topics related to earthquakes, fires, floods and other hazardous conditions.

Noise. This is a required element that addresses sources of noise in the community and establishes policies to protect noise-sensitive land uses.

The various elements have been updated and reorganized over the years and are currently ordered as follows: 1) Land Use and Community Character (2003), 2) Circulation (2010); 3) Housing (2024); 4) Coastal Access and Recreation (2003); 5) Coastal Resource Management (2003); 6) Public Facilities and Services (2009); 7) Open Space and Conservation (2009); 8) Environmental Safety (2009); and 9) Noise (2009).

Throughout the General Plan, goals, objectives, and policies are differentiated by an alphanumeric system and are identified by the letters “G,” “O,” and “P,” respectively. The second character identifies the General Plan element in which the goal, objective, or policy is found. For example, “P4-1” refers to a Policy within Element #4 (Coastal Access & Recreation) and specifically references policy number 1.

2. GENERAL PLAN IMPLEMENTATION EFFORTS

Please note the summary below is not intended to be exhaustive or all-inclusive; rather, it is simply a snapshot of major developments, accomplishments, projects, and practices during the 2025 calendar year. In many cases, an item may fulfill multiple goals/policies within an element or even across multiple elements. However, in the interest of reducing redundancy, only the most relevant implemented goals/objectives/policies have been listed.

General Plan Element	2025 Projects and Accomplishments	Implemented Goals/Objectives/Policies
Land Use and Community Character		
	The City adopted phase two of the Historic Context Statement update to achieve consistent formatting throughout the document, establish chronological themes and streamlined the content.	P1-85: Maintain an Historic Context Statement that documents the historic periods, themes, events, people, architects and builders who have contributed to the cultural and developmental history of the City. Use the Historic Context Statement to identify, document and understand the importance of historic resources. Exclusion from this document shall not preclude a finding of significance for any resource. The Historic Context Statement shall be updated at least every five years. Updates shall be submitted to the California Coastal Commission as LCP amendments. (See Appendix F: Historic Context Statement, Carmel-by-the-Sea, 1997). (LUP)
	The City continued reviewing new applications for exterior alterations to existing structures for potential historical significance prior to approving any alterations.	O1-14: Maintain an inventory of historic resources.
	The City continued working on the Design Traditions 1.5 project to make minor updates to the Residential Design Guidelines. The Planning Commission considered 40 applications for residential design studies in calendar year 2025.	O1-8: Preserve the traditional characteristics of scale, good site design and sensitivity to neighboring sites in the single-family residential district through the design approval of new homes, additions and exterior remodeling. Encourage the construction of residences that are diverse and innovative in design yet compatible with the forest setting, site design and materials established by other structures within the neighborhood and adopted Residential Design Guidelines. (LUP)

General Plan Element	2025 Projects and Accomplishments	Implemented Goals/Objectives/Policies
Circulation		
	The City's Traffic Safety Committee met three times during Calendar Year 2025 to review safety concerns and recommend actions.	O2-2: Ensure safety improvements are undertaken in response to the changing travel environment. P2-12: Improve traffic safety by installing and maintaining traffice signs, pavement markings, traffic calming measures such as pedestrian islands, and other pedestrian-friendly features, where necessary. Speed humps may be considered on a limited basis.
	The City installed additional stop signs in the commercial district to enhance pedestrian safety.	P2-5: Continue to restrict street signs and only permit those signs that are necessary and essential for public safety. (LUP)
	The City explored parking management options in the commercial areas.	O2-4: Recognize that it is not practical to provide sufficient parking that meets total demand at every location; but that it is desirable to provide, where practical, alternate parking where it could be removed from public view and in a scale appropriate to Carmel. (LUP) P2-21: Investigate possible public parking locations in the commercial areas, in the R-4 area, and existing sites devoted exclusively to parking in the R-1 district. If a parking structure is considered, encourage underground parking, and ensure that the structure is compatible with the neighborhood and consistent with the Design Guidelines. P2-25: Evaluate a paid parking program for the downtown.

General Plan Element	2025 Projects and Accomplishments	Implemented Goals/Objectives/Policies
Housing		
	The City allocated 14 acre feet of water received by the Monterey Peninsula Water Management District to various land use categories in accordance with the policies of the General Plan and Water Management Program.	Goal H1: Facilitate Housing Construction Program 1.2.A: Water Distribution Prioritization for Affordable Housing
	The City entered into a Professional Services Agreement with Opticos Design, Inc to prepare Objective Design and Development Standards for accessory dwelling units, multifamily housing and mixed use buildings.	Goal H1: Facilitate Housing Construction Policy 1.4: Improve Development Review and Approval Processes
	The City adopted a Resolution updating the Reasonable Accommodation policy and procedures.	Goal H3: Provide Opportunties for New Affordable and Other Special Needs Housing Policy 3.2: Recognize the special needs of persons with disabilities and the need to retain flexibility in the design review process to accommodate these needs.
	The City adopted a Resolution accepting the Annual General Plan and Housing Element Progress Reports for calendar year 2024.	Policy 1.1: Ensure adequate sites are available to meet the City's projected housing growth needs.

General Plan Element	2025 Projects and Accomplishments	Implemented Goals/Objectives/Policies
Coastal Access and Recreation		
	The City continued Short Term Rental (STR) enforcement throughout calendar year 2025. STRs were identified through 3rd party compliance monitors and resident complaints. In 2025, 14 cases were tracked in the City's permit management and enforcement system.	P4-63: Retain measures to restrict commercial short-term rental of single-family residences in the R-l district. (LUP)
Coastal Resource Management		
	Carmel Beach Coastal Protection and Access improvement projects assessment including the Fourth Avenue outfall seawall repair, shoreline infrastructure repair, and beach access stairs restorations.	G5-2: Establish and implement a comprehensive shoreline management program for the beach, bluffs and dunes that mitigates degradation caused by public use and natural forces. (LUP)
	The City discussed whether to limit the use of architectural copper to protect biological resources in the Carmel bay. The City adopted a Resolution prohibiting the installation of artificial turf in all zoning districts.	O5-43: Protect and enhance the water quality and biological productivity of local creeks, wetlands, and Carmel Bay through the prevention of point- and non-point-source water pollution. (LUP) G5-3: Protect, conserve and enhance the unique natural beauty and irreplaceable natural resources of Carmel and its Sphere of Influence, including its biological resources, water resources, and scenic routes and corridors.

General Plan Element	2025 Projects and Accomplishments	Implemented Goals/Objectives/Policies
	The City continued to require the removal of unpermitted encroachments and evaluate applications for the installation of permanent encroachments in the public right-of-way.	O5-16: Remove or reduce unnecessary or excessive hardscape and other nonconforming encroachments on City parklands and within street rights-of-way to provide for and promote planting of trees and native vegetation. (LUP)
Public Facilities and Services		
	The City issued a Request for Proposals for architectural services for Carmel Police and Public Works Departments Building facility upgrades. The City completed audio/visual upgrades in the Council Chambers to provide better quality public meetings to both in-person and virtual participants. The City entered into a construction contract for fire station upgrades to expand the engine bays to accommodate a newly purchased fire engine.	P6-8: Periodically review the use of all public facilities to ensure that they are being used in a beneficial manner for the community.
	The City entered into a Professional Services Agreement for the Harrison Memorial Library Centennial Restoration project.	P6-7: Maintain and enhance Harrison Memorial Library's service to the residents of Carmel-by-the-Sea and surrounding areas.

General Plan Element	2025 Projects and Accomplishments	Implemented Goals/Objectives/Policies
	The City entered into a contract with the City of Monterey to provide both fire and ambulance services enhancing service levels for residents.	P6-2: Maintain a mutual response agreement between the Carmel Fire Department and surrounding agencies and strive to improve the department's ISO Insurance rating through available manpower and resources. P6-12: Provide paramedic-ambulance service to Carmel-by-the-Sea residents through participation in appropriate joint agreements.
	The City adopted the Five Year Capital Improvement Plan.	P6-14: Maintain the City's five-year Capital Improvement Program and conduct a yearly review by the Planning Commission of the Capital Improvement Program consistent with this Element.
	The City awarded construction contracts for drainage system repairs; street resurfacing and pavement repair and slurry sealing on portions of 30 streets; sidewalk repair, replacement and offset shaving, and installation of ADA-compliant ramps at intersections; and, approval of a cost sharing agreement for the Ocean Avenue pavement rehabilitation between Highway 1 and Carpenter Street. The City issued an encroachment permit to California American Water Company for the Dolores Street commercial water main replacment project.	P6-19: Maintain the City's roadways, storm drains, and other public infrastructure to ensure they are safe and functioning adequately.

General Plan Element	2025 Projects and Accomplishments	Implemented Goals/Objectives/Policies
Open Space and Conservation		
	Electrical Panel Upgrades and Electric Vehicle Charging stations at Vista lobos including a high-capacity station for the electric street sweeper.	P7-12: Investigate the possibility of installing electric vehicle recharging stations within the downtown and at public parking lots.
	The City purchased two electric vehicles replacing older gasoline fueled trucks within the Public Works Department fleet.	O7-4: Reduce vehicle trips and emissions, and improve vehicle efficiency, as a means of limiting the volume of pollutants generated by traffic.
Environmental Safety		
	Carmel Prepares workshops in June, September and November of 2025 on: defensible space, home hardening, fire extinguisher training, preparing a disaster kit, first aid training, winter preparedness, and CPR. The City created an Emergency Preparedness Workgroup.	O8-1: Ensure emergency preparedness. O8-3: Provide public education about what to do in case of emergencies and means available to avoid or minimize their effects.
	The City adopted updated Fire Hazard Serverity Zone maps.	O8-4: Prevent or reduce the potential for life loss, injury, and property damage from fire hazards.
	The City updated the existing Emergency Operations Plan.	P8-1: Periodically update and test the effectiveness of the City's Emergency Operations Plan.

General Plan Element	2025 Projects and Accomplishments	Implemented Goals/Objectives/Policies
Noise		
	The City adopted an Ordinance prohibiting pickleball at Forest Hill Park to protect the peace and quiet enjoyment of the surrounding residential neighborhoods.	G9-1: Support programs to reduce community noise levels where possible to levels acceptable to the community. O9-3: Control unnecessary, excessive and annoying noises within the City where not preempted by Federal or State control.
	The City continued its proactive and complaint driven enforcement of the use of gas powered leaf blowers.	P9-15: Continue to prohibit the use of gas-powered leaf blowers in the City.

CITY OF CARMEL-BY-THE-SEA

COMMUNITY PLANNING & BUILDING DEPARTMENT

2025 Housing Element Annual Progress Report

Below is a summary of the City of Carmel-by-the-Sea's progress in meeting its Regional Housing Needs Allocation (RHNA) for the 6th cycle Housing Element planning period of 2023-2031.

To view the full 2025 Housing Element Annual Progress Report, visit our website at, https://ci.carmel.ca.us/post/housing, and select 2023-2031 Housing Element.

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/14/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	113	-	-	-	-	-	-	-	-	-	-	3	110
	Non-Deed Restricted		3	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	74	-	-	-	-	-	-	-	-	-	-	-	74
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	44	-	-	-	-	-	-	-	-	-	-	-	44
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		118	3	-	22	23	-	-	-	-	-	-	48	70
Total RHNA		349												
Total Units			6	-	22	23	-	-	-	-	-	-	51	298

CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

February 11, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Anna Ginette, Community Planning & Building Director
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **Director Referral:** Continued from the October 8, 2025, December 10, 2025 and January 21, 2026 Planning Commission hearings, consideration and adoption of a resolution regarding A.W. Shucks Cocktail & Oyster Bar (located on Ocean Avenue 3 Southwest of San Carlos Street, in the Central Commercial (CC) Zoning District) including: (1) a resolution determining and finding that the use as a drinking establishment has been abandoned and the resolution would also amend Use Permit No. UP 93-45 to convert the allowed use from a drinking place to a full line restaurant which amendment would be subject to the written consent of AW Shucks or, in the alternative (2) a resolution directing staff to communicate with AW Shucks regarding an amendment to Use Permit No. UP 93-45 to omit limited food service and add a full line restaurant as an ancillary use that is greater than 10% of the primary use.

Proposed CEQA Action: Find that the Planning Commission's determination is not a project subject to CEQA and assuming it is a project it is exempt under CEQA Guidelines sections 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Application:		**Applicant:**	N/A
APN:	010-146-017-000	**Owner:**	TSD Carmle Properties LP
Block & Lot:	Block: 79 Lot: All of Lots 3 & 4		
Location:	Ocean Avenue 3 Southwest of San Carlos Street		

Recommendation:

Staff recommends the Planning Commission either:

1. Adopt a Resolution (Attachment 1):

a. Finding that the proposed action by the Commission is not a project, as defined in Public Resources Code section 21065(c) and therefore is not subject to CEQA, and/or assuming arguendo it is a project, finding it is exempt under CEQA Guidelines sections 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations) and that none of the exceptions to the exemptions listed in section 15300.2 apply in this case.

b. Determine that the drinking establishment at A.W. Shucks Cocktail & Oyster Bar (UP 93-45 Murray/Weaver) has been abandoned for more than six months in accordance with Carmel-by-the-Sea Municipal Code Section 17.56.050.C with findings as stated in the Resolution.

c. Amend Use Permit No. UP 93-45 to convert the allowed use from a drinking place to a full line restaurant, subject to the written consent of the AW Shucks business owner and the property owner and subject to a return to the Commission with a proposed amendment to Use Permit No. UP 93-45.

d. If the AW Shucks business owner and the property owners submit to the City written consent to an amendment to Use Permit No. UP 93-45 to convert the allowed use from a drinking place to a full line restaurant, then staff is directed to return to the Commission with an amendment to the Use Permit 93-45 with appropriate findings.

-- OR --

2. Adopt a Resolution (Attachment 2):

a. Finding that the proposed action by the Commission is not a project, as defined in Public Resources Code section 21065(c) and therefore is not subject to CEQA, and/or assuming arguendo it is a project, finding it is exempt under CEQA Guidelines sections 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations) and

none of the exceptions to the exemptions listed in section 15300.2 apply in this case.

b. Directing staff to communicate with the business owner of AW Shucks and the property owner regarding an amendment to Use Permit No. UP 93-45 to omit limited food service and add a full line restaurant as an ancillary use that is greater than 10% of the primary use as a drinking establishment.

c. If the business owner of AW Shucks and the property submit to the City written consent to an amendment to Use Permit No. UP 93-45 to omit limited food service and add a full line restaurant as an ancillary use that is greater than 10% of the primary use as a drinking establishment, then staff is directed to return to the Commission with an amendment to the Use Permit 93-45 with appropriate findings.

Summary, Background, and Project Description:

October 8, 2025 Planning Commission Hearing

On October 8, 2025, the Planning Commission was presented with the permit and operation history of A.W. Shucks Cocktail & Oyster Bar (A.W. Shucks) (see Planning Commission staff report, linked here), for which the Commission to considered, weighed and provided staff with direction on moving forward. Specifically, is A.W. Shucks operating outside of what is permitted (Use Permit, Building Permits and Business License); and if so, what is the correct vehicle to achieve compliance. The recommendation by the Director in the Staff Report was that the Commission consider approving an amendment to Use Permit No. UP 93-45 to change the allowed use from a drinking establishment with limited food service to a full-line restaurant. This amendment would not result in a change or expansion of the current operation.

During this hearing, the Commission received comments from the property manager and operator of A.W. Shucks. Specifically, both expressed their disinclination to amend their Use Permit to change the allowed use from a drinking place with limited food service to a full line restaurant. During the Commission's deliberation, several considerations were expressed, such as the permitted use should either be a full line restaurant or a drinking establishment, the operation appears to be a full line restaurant, the operation seems to be neither but more of a mix of the two, and compliance with existing permits. At the end of the deliberation, the Planning Commission's direction was for staff to return with options to allow A.W. Shucks to operate as they currently are.

December 10, 2025 Planning Commission Hearing

On December 10, 2025, staff returned to the Planning Commission as directed and provided 5 potential options for the Commission to consider (see Planning Commission

staff report, linked here).

Option 1 – Amend Use Permit No. UP 93-45 to omit limited food service and add full line restaurant as ancillary use that is greater than 10% of the primary use.
Option 2 – Uphold the Planning Commission's 2015 designation that A.W. Shucks is a drinking establishment.
Option 3 – Consider A.W. Shucks as a nonconforming use.
Option 4 – Revert the ancillary use to limited food service.
Option 5 – Amend Use Permit No. UP 93-45 to convert the allowed use from a drinking place to a full line restaurant.

Based on the Commission's direction from the October 8th hearing, staff recommended Option 1, which was consistent with the applicable policies of the Carmel-by-the-Sea General Plan and Local Coastal Program and the applicable requirements contained in the Carmel-by-the-Sea Municipal Code.

During public testimony on the December 10, 2025 Planning Commission hearing, members of the public came forward to speak on the A.W. Shucks hearing item, including the property manager of A.W. Shucks, John Plastini. Mr. Plastini asserts that drinking establishment use was never abandoned and A.W. Shucks has acted in good faith, including as directed by city staff and determined by the Planning Commission. In general, members of the public spoke to the operation of a different drinking establishment in the city. However, a few commentors stated that Option 5 presented to the Commission would be appropriate for A.W. Shucks.

There were numerous public comments regarding Sade's. However, the Commission pointed out that the item that before them was on A.W. Shucks, not Sade's. Subsequent to public comment and the Commission's deliberation, the Commission expressed that as presented, Option 5 was their preference.

January 21, 2026 Planning Commission Hearing

On January 21, 2026, staff was prepared to return with a draft resolution based on the Commission's discussion and preference. On January 21, 2026, staff received correspondence from an attorney representing the property owner, TSD Carmel Properties, L. P. In order to allow sufficient time to review and respond to the correspondence, the Commission continued the hearing to a date uncertain as requested by staff.

FACTUAL CHRONOLOGY

1. Original Approval and Early Modifications (1993-1996)

1993: The Planning Commission approved Use Permit No. UP 93-45 (Murray/Weaver) authorizing the addition of limited food sales to an existing drinking establishment formerly known as Maxwell McFly's (now A.W. Shucks). The business is located at Ocean Avenue 3 southwest of San Carlos Street, APN 010-146-017-000.

Condition of Approval No. 2 of the Use Permit stated: *"The sale and service of food shall [be] limited to the menu submitted with this application. The permittee shall not be authorized to establish a full kitchen with stove, grill or oven. Food services shall be limited to a microwave oven, gas steamer, soup preparation and refrigeration facilities."*

March 3, 1994: The City issued Building Permit No. 94-47 for a commercial interior remodel allowing installation of: soup warmer, prep sink, refer, display rack, prep refer, small steamer, large steamer, stock pot, Type II hood, sink, dishwasher and coffee maker.

November 3, 1995: An application for Building Permit No. 96-81 to allow a commercial kitchen remodel was submitted.

November 20, 1995: A correction list was provided indicating that an application to amend the Use Permit was required.

December 5, 1995: An additional note was added stating that the owner was required to submit a new application for a business license for a full-line restaurant.

May 7, 1996: The City issued Building Permit No. 96-81.

June 14, 1996: Building Permit No. 96-81 was finaled. This permit allowed the installation of a stock pot burner and gas fryer.

2. Further Kitchen Expansion (2008-2009)
July 31, 2008: An application for Building Permit No. 08-168C allowing a commercial kitchen remodel, including the installation of a salamander, char broiler, griddle with 2 burners and an oven, a fryer and stock pot burner was filed.

August 15, 2008: The building permit for this work was issued.

February 11, 2009: The permit was finaled.

3. Planning Commission Designation on September 23, 2015
September 23, 2015: At a duly noticed meeting, the Planning Commission determined that A.W. Shucks was one of the three drinking places in the city, the other two were Sade's and Barmel. The Commission found that A.W. Shucks originally operated strictly as a drinking place and by approval of UP 93-45, ancillary food service was allowed. The Commission noted that the establishment is permitted to be open until 12:00 a.m., and the majority of the floor space is occupied by the bar. The Commission approved this designation of these three drinking place with a vote of 4-0-1.

4. Change of Ownership and Planning Director's Determination (2023)
July 1, 2023: Ownership of A.W. Shucks changed from M & M Coastal Enterprises (Mike and Michelle Sapon) to A.W. Shucks LLC (Karen Basi).

August 8, 2023: Business License No. BL 23-041 was issued. This license approved a use classified as a full-line restaurant as the primary use and a drinking place as an ancillary use.

On August 14, 2023: Planning Director Brandon Swanson sent an email to property manager John Plastini. In this email, Mr. Swanson stated that he had determined that the City had:

- *"memorialized the additional cooking equipment and restaurant operation by approving a building permit on August 15, 2008 (Permit # 08-168C)";* and
- *"In this case, even though the original Use Permit sets a limit on the type of equipment and menu, the City took an official action to approve the updated kitchen and the menu it was meant to prepare, thereby creating a legal nonconforming situation that is allowed to continue under Chapter 17.36 of the City's Municipal Code."*

August 28, 2023: Planning Director Brandon Swanson sent correspondence to Mr. Plastini stating that as he had stated in his August 14, 2023 email, the menus Mr. Plastini had provided were also approved by the City on August 15, 2008, as part of Permit # 08-168C.

Staff Analysis:

On December 10, 2025, the Commission stated that the concept of limiting drinking establishments in the City is one of critical importance when considering how an allowed drinking establishment operates. Essentially, the limit creates a carve out for 3 drinking establishments which should be discernable when compared to other uses. For example, one Commissioner stated that during their research, 24 restaurants in the city were identified to have a full service bar and that 5 or 6 offer no such alcohol service. The Commission also stated that when compared to a full line restaurant, the age restriction required for bars is a clear difference between the 2 uses.

In addition, Commissioners suggested how the different ABC Type licenses could be used to determine whether or not a use qualifies as a bar.

Another Commissioner pointed out Condition of Approval No. 8 of Use Permit UP 93-45 and Carmel-by-the-Sea Municipal Code (CMC) Section 17.36.060 – Legal Nonconforming Uses and Buildings, Abandonment of Use, stating that any change of use must conform to the provisions of the CMC.

While most is correct, the change of use more appropriately falls under CMC Section 17.56.050 – Restricted Commercial Uses, Exercise and Abandonment of Restricted Commercial Uses, specifically subsection "C" which states "[a] restricted commercial use that has been discontinued for a period of six consecutive months shall be considered abandoned unless the property owner has filed a notice of temporary cessation as provided for in this chapter."

CMC Section 17.56.050.C states that a “determination of abandonment by the Director may be appealed to the Planning Commission”. The determination of abandonment can be made by the Commission or by the Director. As noted, a determination of abandonment by the Director is appealable to the Planning Commission. CMC Section 17.52.030.L states that the Director has the power to refer any decision to an appropriate higher level, including the Planning Commission. The Director is referring to the Commission the determination of whether there has been an abandonment of use for this matter.

The Commission concluded their deliberation and gave direction to proceed with Option 5, which is included the Resolution attached as Attachment 1.

Correspondence Received for the January 21, 2026 Planning Commission Hearing
On January 21, 2026, staff received correspondence from Hudson Martin PC (Attachment 3), attorneys representing the property owner, TSD Carmel Properties, L. P. (TSD). The January 21, 2026 letter asserts that the Planning Commission violated the Ralph M. Brown Act during the December 10, 2025 hearing.
The City Attorney has reviewed the letter from the Hudson firm and has determined that there were no violations of the Brown Act on December 10, 2025. Government Code Section 54954.2 provides that a local agency *“shall post an agenda containing a brief general description of business to be transacted or discussed at the meeting….”* The discussion at the December 10, 2025 Commission meeting was within the scope of the Agenda description. The City Attorney will be responding to the Hudson firm on behalf of the Commission in regard to the alleged violations of the Brown Act.

The January 21, 2026 Hudson letter also asserts that: “The Commission’s proposed actions would interfere with A.W. Shucks’ and TSD’s ability to continue the established businesses in which they have vested rights and would constitute an improper government taking.” The Hudson letter sets forth the basis for the legal position of TSD including references to building permits, the September 23, 2015 Planning Commission determination and the August 2023 email from then Director Brandon Swanson regarding a nonconforming use.

In addition to the claim of vested rights, the Hudson letter contends that the Commission is legally estopped from finding that TSD abandoned the Use Permit citing legal authority.

The City Attorney has reviewed the assertions by the Hudson firm in regard to vested rights and estoppel. Based upon this review, if the Commission were to determine that the current uses of A.W. Shucks constitute an abandonment of this drinking establishment, then this determination would be subject to legal challenge based on the record as described in the Factual Chronology above. While it is not possible to predict with accuracy how a court would rule in the event of such a legal challenge, there is a risk that a court might find that the doctrines of vested rights and/or estoppel apply based on the record.

Draft Resolution – Attachment 1

Staff has prepared a draft resolution (Attachment 1) based on Planning Commission's direction from the December 10, 2025 hearing determining and finding that the use as a drinking establishment has been abandoned and the Resolution, based on Option 5 described in the December 10, 2025 Staff Report, would amend Use Permit No. UP 93-45 to convert the allowed use from a drinking place to a full line restaurant which amendment would be subject to the written consent of A.W. Shucks business owner and property owner. This Resolution includes a provision that the amendment would be subject to the written consent of A.W. Shucks business owner and property owner because there is no provision in the City Municipal Code to allow an amendment to a Use Permit with the consent of the permit holder.

Draft Resolution – Attachment 2

As an alternative, Staff has prepared a draft Resolution (Attachment 2) directing staff to communicate with A.W. Shucks business owner and property owner regarding an amendment to Use Permit No. UP 93-45 to omit limited food service and add a full line restaurant as an ancillary use that is greater than 10% of the primary use. This Resolution is based on Option 1 which was described in the December 10, 2025 Staff Report and would allow A.W. Shucks to continue business based upon its current operations.

Other Project Components:

Environmental Review

Public Resources Code Section 21065(c) defines a project as an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, where such activity involves the issuance of a lease, permit, license, certificate or other entitlement by a public agency. Should the Commission adopt the Resolution in Attachment 1, the action would result in a determination that the existing use is abandoned, which does not satisfy the definition above. Likewise, the second part of the action, amending the use permit to convert the permitted use from a drinking establishment to a full line restaurant, is subject to the consent of the A. W. Shucks property owner. It is not reasonably foreseeable that the adoption of Resolution in Attachment 1 would result in an indirect physical change in the environment through the future issuance/approval of an amended use permit, thus it does not meet this definition.

Should the Commission adopt the Resolution in Attachment 2, the action would result in staff providing the property owner with the necessary application forms for submittal in order to request a use permit amendment to allow omitting limited food service and add a full line restaurant as an ancillary use that is greater than 10% of the primary use. This action would not meet the definition of a project found in Public Resources Code Section 21065(c).

If A. W. Shucks elects to amend their Use Permit and a full line restaurant is approved (Attachment 1), then there would be no change in the current baseline. This is also the case if the Planning Commission adopts the Resolution in Attachment 2. Pursuant to

CEQA Guidelines Section 15125, the environmental setting (existing physical environmental conditions) constitutes the baseline conditions. This fundamental concept is necessary for environmental review as it provides an understanding of potential impacts resulting from project implementation. In this particular case, evidence on the record corroborates that the current operation of A.W. Shucks includes the preparation, sale and service of food items and beverages, including alcohol.

If it is assumed that an amendment to either allow a full line restaurant (Resolution Attachment 1) or to add a full line restaurant as an ancillary use greater than 10% (Resolution Attachment 2) is a project under CEQA, then the operational component of the business would not change, resulting in no change to the baseline condition. The “General Rule”, also referred as the “common sense” exemption, (CEQA Guidelines Section 15061[b][3]) states that CEQA only applies to projects which have the potential to cause a significant effect on the environment and where it can be seen with certainty there is no possibility the activity may have a significant effect on the environment, the activity is not subject to CEQA. Therefore, a project resulting in no change to the baseline condition would not be subject to CEQA under the common sense exemption. Further, the assumed project would qualify for a Class 1 Categorical Exemption pursuant to Section 15301 – Existing Facilities and a Class 5 Categorical Exemption pursuant to Section 15305 – Minor Alteration in Land Use Limitations.

None of the exceptions to the exemptions found in Section 15300.2 apply in this case. The subject property does not contain a hazardous waste site or a historic resource, nor is it within an officially designated state scenic highway. Implementation of the project would result in no change to baseline conditions which substantiates that there would be no foreseeable cumulative impacts or significant effects as a result of the project.

Attachments:

1. Attachment 1 - Draft Resolution (AW Shucks)
2. Attachment 2 - Draft Resolution (AW Shucks)

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DETERMINING THAT THE DRINKING ESTABLISHMENT AT A.W. SHUCKS COCKTAIL & OYSTER BAR (UP 93-45 MURRAY/WEAVER) LOCATED AT OCEAN AVENUE 3 SOUTHWEST OF SAN CARLOS STREET, IN THE CENTRAL COMMERCIAL (CC) ZONING DISTRICT, APN 010-146-017-000 HAS BEEN ABANDONED AND AMENDING USE PERMIT NO. UP 93-45 TO CONVERT THE ALLOWED USE FROM A DRINKING PLACE TO A FULL LINE RESTAURANT SUBJECT TO THE WRITTEN CONSENT OF THE AW SHUCKS BUSINESS OWNER AND PROPERTY OWNER AND FINDING THAT THE PLANNING COMMISSION'S ACTION IS NOT A PROJECT UNDER CEQA AS DEFINED IN PUBLIC RESOURCES CODE SECTION 21065 AND CEQA GUIDELINES SECTION 15378, AND ASSUMING IT IS A PROJECT, IT IS EXEMPT UNDER CEQA GUIDELINES SECTIONS 15061(b)(3) (COMMON SENSE EXEMPTION), 15301 (EXISTING FACILITIES), 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND NONE OF THE EXCEPTIONS TO THE EXEMPTIONS APPLY IN THIS CASE

WHEREAS, on December 8, 1993, the Planning Commission approved Use Permit No. UP 93-45 (Murray/Weaver) authorizing the addition of limited food sales to an existing drinking establishment (formerly Maxwell McFly's, now A.W. Shucks Cocktail & Oyster Bar) and whether or not the operation is consistent with the use approved under Use Permit No. UP 93-45; and

WHEREAS, Condition of Approval No. 2 of UP 93-45 states that "the sale and service of food shall [be] limited to the menu submitted with this application. The permittee shall not be authorized to establish a full kitchen with stove, grill or oven. Food services shall be limited to a microwave oven, gas steamer, soup preparation and refrigeration facilities."; and

WHEREAS, on March 3, 1994, the City issued building permit No. 94-47 for a commercial interior remodel allowing installation of the following: soup warmer, prep sink, refer, display rack, prep refer, small steamer, large steamer, stock pot, Type II hood, sink, dishwasher and coffee maker; and

WHEREAS, on November 3, 1995, an application for building permit No. 96-81 to allow a commercial kitchen remodel was submitted. On November 20th a correction list was provided indicating that an application to amend the Use Permit was required. An additional note was added on December 5, 1995, stating that the owner was required to submit a new application for a business license for a full-line restaurant. The correct list was updated crossing out "use permit" and writing in "business license only" and indicated that compliance was done April 22, 1996. On May 7, 1996, the city issued the building permit and on June 14, 1996, it was finaled. This permit allowed the installation of a stock pot burner and gas fryer; and

WHEREAS, on July 31, 2008, an application for building permit No. 08-168C allowing a commercial kitchen remodel, including the installation of a salamander, char broiler, griddle

with 2 burners and an over, a fryer and stock pot burner was filed. This permit was issued August 15, 2008 and finaled February 11, 2009; and

WHEREAS, on September 23, 2015, at a duly noticed meeting, the Planning Commission determined that A.W. Shucks Cocktail & Oyster Bar (A.W. Shucks) was one of the 3 drinking places in the city. A.W. Shucks originally operated strictly as a drinking place and by approval of UP 93-45, ancillary food service was allowed, the establishment is permitted to be open until 12:00 a.m., and the majority of the floor space is occupied by the bar. The Commission memorialized this designation with a vote of 4-0-1; and

WHEREAS, on July 1, 2023, ownership of A.W. Shucks changed from M & M Coastal Enterprises (Mike and Michelle Sapon) to A.W. Shucks LLC (Karen Basi). Business License No. BL 23-041 was issued on August 8, 2023. This license approved a use classified as a full-line restaurant as the primary use and a drinking place as an ancillary use; and

WHEREAS, on August 28, 2023, correspondence was sent to the property manager of the subject parcel stating that the city memorialized the additional cooking equipment and approved the current menu as part of the approval of Building Permit No. BP 08-168C and that A.W. Shucks can continue to operate under UP 93-45, provided there was no change in its then current use and operation; and

WHEREAS, in February 2025, the Director of Community Planning and Building received an inquiry asking if A.W. Shucks is operating consistent with the use as approved and conditioned under Use Permit No. UP 93-45 (Murray/Weaver); and

WHEREAS, at the October 8, 2025 Planning Commission meeting, the Commission received a Director's Referral to discuss the permit and operation history of A.W. Shucks, and a potential amendment to Use Permit No. UP 93-45. Subsequent to their deliberation, the Commission directed staff to return with options to allow A.W. Shucks to operate as they currently are while potentially retaining their Use Permit for a drinking establishment; and

WHEREAS, at the December 10, 2025 Planning Commission meeting, staff returned to the Commission as directed and provided potential options: 1) amend Use Permit No. UP 93-45 to omit limited food service and add full line restaurant as ancillary use that is greater than 10% of the primary use, 2) uphold the Planning Commission's 2015 designation that A.W. Shucks is a drinking establishment, 3) consider A.W. Shucks as a nonconforming use, 4) revert the ancillary use to limited food service, or 5) amend Use Permit No. UP 93-45 to convert the allowed use from a drinking place to a full line restaurant. Staff's recommended Option 1 as it was consistent with the applicable policies of the Carmel-by-the-Sea General Plan and Local Coastal Program and the applicable requirements contained in the Carmel-by-the-Sea Municipal Code (CMC); and

WHEREAS, on December 10, 2025, having considered all the written and documentary evidence, the administrative record, staff report, oral testimony, and other evidence presented,

the City of Carmel-by-the-Sea Planning Commission expressed the view that the drinking establishment use has been abandoned and the use shall come into conformance. In addition, the Commission identified that Options 5 would fit the existing model of the business operation; and

WHEREAS, in accordance with CMC Section 17.54.010.C, the findings and actions of the Planning Commission shall be final and conclusive from and after the date of final action unless an appeal is filed with the City Council.

NOW, THEREFORE, BE IT RESOLVED that based on the above findings and evidence, Planning Commission of the City of Carmel-By-The-Sea does hereby:

1. The facts ("Facts") set forth in the recitals above are true and correct and are incorporated herein by reference.

2. Find the proposed action by the Commission is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378, and assuming it is a project, it is exempt under CEQA Guidelines sections 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations) and none of the exceptions to the exemptions listed in section 15300.2 apply in this case. The subject property does not contain a hazardous waste site or a historic resource, nor is it within an officially designated state scenic highway. Implementation of the Commission's action would result in no change to baseline conditions which substantiates that there would be no foreseeable cumulative impacts or significant effects as a result of the action.

3. Determine that the drinking establishment at A.W. Shucks Cocktail & Oyster Bar (UP 93-45 Murray/Weaver) has been abandoned for more than six months in accordance with Carmel-by-the-Sea Municipal Code Section 17.56.050.C based upon the Facts and following findings:

(1) Use Permit 93-45 (UP 93-45) was adopted on December 8, 1993 to authorize the addition of the sale of food to an existing drinking establishment for a business then known as Maxwell McFly's and now known as AW Shucks ("Business") located at Ocean SW of San Carlos Avenue ("Property").

(2) Condition 2 of UP 93-45 stated: *"The sale and service of food shall [be] limited to the menu submitted with this application. The permittee shall not be authorized to establish a full kitchen with stove, grill or oven. Food services shall be limited to a microwave oven, gas steamer, soup preparation and refrigeration facilities."*

(3) Condition 8 of UP 93-45 stated: *"This use permit shall become void and of no further force or effect upon termination or discontinuance of the use for any period of time exceeding six months."*

(4) Since 1993, building permits have been issued to this Business for a commercial kitchen including the installation of a salamander, char broiler, griddle with 2 burners and an oven, a fryer and stock pot burner.

(5) On August 8, 2023, Business License No. BL 23-041 was issued which authorized a use classified as a full-line restaurant as the primary use and a drinking place as an ancillary use.

(6) For at least the last six months, AW Shucks has not operated as a drinking establishment with the sale of limited food as approved by UP 93-45.

(7) The uses of the Property where the Business is located are subject to the conditions of UP 93-45.

(8) A Use Permit may only be amended upon application to the City which is approved by the Planning Commission.

(9) UP 93-45 has not been amended since December 8, 1993.

(10) A building permit does not amend a Use Permit.

(11) A business license does not amend a Use Permit.

4. Amend Use Permit No. UP 93-45 to convert the allowed use from a drinking place to a full line restaurant, subject to the written consent of AW Shucks business owner and the property owner and subject to a return to the Commission with a proposed amendment to Use Permit No. 93-45 with appropriate findings.

5. If the AW Shucks business owner and property owner submit to the City written consent to the amendment to Use Permit No. UP 93-45 to convert the allowed use from a drinking place to a full line restaurant, then Staff is directed to return to the Commission with such amendment to Use Permit No. UP 93-45 with appropriate findings.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of February 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Shelby Gorman
Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DIRECTING STAFF TO COMMUNICATE WITH THE PROPERTY OWNER REGARDING AN AMENDMENT TO USE PERMIT NO. UP 93-45 TO OMIT LIMITED FOOD SERVICE AND ADD FULL LINE RESTAURANT AS AN ANCILLARY USE THAT IS GREATER THAN 10% OF THE PRIMARY USE FOR THE SUBJECT PROPERTY LOCATED AT OCEAN AVENUE 3 SOUTHWEST OF SAN CARLOS STREET, IN THE CENTRAL COMMERCIAL (CC) ZONING DISTRICT, APN 010-146-017-000. AND FINDING THAT THE PROPOSED ACTION ASSOCIATED WITH THE PLANNING COMMISSION'S DETERMINATION IS NOT A PROJECT UNDER CEQA AS DEFINED IN PUBLIC RESOURCES CODE SECTION 21065 AND CEQA GUIDELINES SECTION 15378, AND/OR ASSUMING IT IS A PROJECT, FINDING IT IS EXEMPT UNDER CEQA GUIDELINES SECTIONS 15061(b)(3) (COMMON SENSE EXEMPTION), 15301 (EXISTING FACILITIES), 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND NONE OF THE EXCEPTIONS TO THE EXEMPTIONS APPLY IN THIS CASE

WHEREAS, on December 8, 1993, the Planning Commission approved Use Permit No. UP 93-45 (Murray/Weaver) authorizing the addition of limited food sales to an existing drinking establishment (formerly Maxwell McFly's, now A.W. Shucks Cocktail & Oyster Bar) and whether or not the operation is consistent with the use approved under Use Permit No. UP 93-45; and

WHEREAS, Condition of Approval No. 2 of UP 93-45 states that "the sale and service of food shall [be] limited to the menu submitted with this application. The permittee shall not be authorized to establish a full kitchen with stove, grill or oven. Food services shall be limited to a microwave oven, gas steamer, soup preparation and refrigeration facilities."; and

WHEREAS, on March 3, 1994, the City issued building permit No. 94-47 for a commercial interior remodel allowing installation of the following: soup warmer, prep sink, refer, display rack, prep refer, small steamer, large steamer, stock pot, Type II hood, sink, dishwasher and coffee maker; and

WHEREAS, on November 3, 1995, an application for building permit No. 96-81 to allow a commercial kitchen remodel was submitted. On November 20th a correction list was provided indicating that an application to amend the Use Permit was required. An additional note was added on December 5, 1995, stating that the owner was required to submit a new application for a business license for a full-line restaurant. The correct list was updated crossing out "use permit" and writing in "business license only" and indicated that compliance was done April 22, 1996. On May 7, 1996, the city issued the building permit and on June 14, 1996, it was finaled. This permit allowed the installation of a stock pot burner and gas fryer; and

WHEREAS, on July 31, 2008, an application for building permit No. 08-168C allowing a commercial kitchen remodel, including the installation of a salamander, char broiler, griddle

with 2 burners and an over, a fryer and stock pot burner was filed. This permit was issued August 15, 2008 and finaled February 11, 2009; and

WHEREAS, on September 23, 2015, at a duly noticed meeting, the Planning Commission determined that A.W. Shucks Cocktail & Oyster Bar (A.W. Shucks) was one of the 3 drinking places in the city. A.W. Shucks originally operated strictly as a drinking place and by approval of UP 93-45, ancillary food service was allowed, the establishment is permitted to be open until 12:00 a.m., and the majority of the floor space is occupied by the bar. The Commission memorialized this designation with a vote of 4-0-1; and

WHEREAS, on July 1, 2023, ownership of A.W. Shucks changed from M & M Coastal Enterprises (Mike and Michelle Sapon) to A.W. Shucks LLC (Karen Basi). Business License No. BL 23-041 was issued on August 8, 2023. This license approved a use classified as a full-line restaurant as the primary use and a drinking place as an ancillary use; and

WHERAS, on August 28, 2023, correspondence was sent to the property manager of the subject parcel stating that the city memorialized the additional cooking equipment and approved the current menu as part of the approval of Building Permit No. BP 08-168C and that A.W. Shucks can continue to operate under UP 93-45, provided there was no change in its then current use and operation; and

WHEREAS, in February 2025, the Director of Community Planning and Building received an inquiry asking if A.W. Shucks is operating consistent with the use as approved and conditioned under Use Permit No. UP 93-45 (Murray/Weaver); and

WHEREAS, at the October 8, 2025 Planning Commission meeting, the Commission received a Director's Referral to discuss the permit and operation history of A.W. Shucks, and a potential amendment to Use Permit No. UP 93-45. Subsequent to their deliberation, the Commission directed staff to return with options to allow A.W. Shucks to operate as they currently are while potentially retaining their Use Permit for a drinking establishment; and

WHEREAS, at the December 10, 2025 Planning Commission meeting, staff returned to the Commission as directed and provided potential options: 1) amend Use Permit No. UP 93-45 to omit limited food service and add full line restaurant as ancillary use that is greater than 10% of the primary use, 2) uphold the Planning Commission's 2015 designation that A.W. Shucks is a drinking establishment, 3) consider A.W. Shucks as a nonconforming use, 4) revert the ancillary use to limited food service, or 5) amend Use Permit No. UP 93-45 to convert the allowed use from a drinking place to a full line restaurant. Staff's recommended Option 1 as it was consistent with the applicable policies of the Carmel-by-the-Sea General Plan and Local Coastal Program and the applicable requirements contained in the Carmel-by-the-Sea Municipal Code (CMC); and

WHEREAS, in accordance with CMC Section 17.54.010.C, the findings and actions of the Planning Commission shall be final and conclusive from and after the date of final action unless an appeal is filed with the City Council.

NOW, THEREFORE, BE IT RESOLVED that based on the above findings and evidence, Planning Commission of the City of Carmel-By-The-Sea does hereby:

1. Find the facts ("Facts") set forth in the recitals stated above are true and correct and are incorporated herein by reference.

2. Find that the proposed action by the Commission is not a project under CEQA, as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378, and/or assuming it is a project, find it is exempt under CEQA Guidelines sections 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations) and none of the exceptions to the exemptions listed in section 15300.2 apply in this case. The subject property does not contain a hazardous waste site or a historic resource, nor is it within an officially designated state scenic highway. Implementation of the Commission's action would result in no change to baseline conditions which substantiates that there would be no foreseeable cumulative impacts or significant effects as a result of the proposed action.

2. Direct staff to communicate with the AW Shucks business owner and property owner regarding an amendment to Use Permit No. UP 93-45 to omit limited food service and add a full line restaurant as an ancillary use that is greater than 10% of the primary use as a drinking establishment.

3. If the business owner of AW Shucks and the property owner submit to the City written consent to an amendment to Use Permit No. UP 93-45 to omit limited food service and add a full line restaurant as an ancillary use that is greater than 10% of the primary use as a drinking establishment, then Staff is directed to return to the Commission with such amendment to Use Permit No. UP 93-45 with appropriate findings.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of February 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Shelby Gorman
Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

February 11, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Jacob Olander, Assistant Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **UP 25178, UP 25303, & DR 25184 (Great Valley Holdings, LLC & Mama's Boy):** Consideration of a Use Permit to allow the change of use to the front building from an office to a deli with no on-site cooking and retail shop ("Mama's Boy"), a Use Permit to allow the change of use of the rear building from an office to a full-line restaurant focused on lunch and dinner ("Mammone"), and a Track 2 Design Review to allow exterior building modifications and updating the courtyard to allow outdoor seating and access between the two buildings. The property is located on Dolores Street 2 northeast of 5th Avenue in the Service Commercial (SC) Zoning District.

Proposed CEQA Action: Find the project categorically exempt from environmental review pursuant to section 15303 and 15304 of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case.

Application:	**UP 25178, UP 25303, & DR 25184 (Great Valley Holdings, LLC & Mama's Boy)**	**Applicant:**	Alissa & Anthony Carnazzo
APN:	010136011000	**Owner:**	Great Valley Holdings, LLC
Block & Lot:	Block 51 & Lot 16		
Location:	Dolores 2 NE of 5th Avenue		

Recommendation:

Staff recommends the Planning Commission adopt a resolution (Attachment 1):

1. Finding the project categorically exempt from the California Environmental

Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to CEQA Guidelines Section 15301, 15303, and 15304 and no exceptions to the exemption listed in Section 15300.2 can be made; and
2. Approving a Use Permit for the establishment of a new specialty food store, “Mama’s Boy”.
3. Approving a Use Permit for the establishment of a new full-line restaurant, “Mammone”, with 40 interior seats and 20 exterior courtyard seats.
4. Approving a Design Review for the modifications to courtyard, windows, doors, and trash enclosure.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is seeking approval of a Use Permit to allow for the establishment of a Specialty Food Store, “Mama’s Boy”, a Use Permit to allow for the establishment of a Full-Line Restaurant, “Mammone”, and a Track 2 Design Review for updates to the courtyard to allow outdoor seating and access between the two buildings. Mama’s Boy will have “fresh sandwiches assembled to order, pre-packaged salads and pastas, and pantry staples for picnics, quick meals, or a walk to the beach.” Mammone will be a “full-service trattoria inspired by coastal Italian cooking and convivial dining.”

BACKGROUND AND PROJECT DESCRIPTION:

The subject site is located on Dolores 2 northeast of 5th Avenue (Mews Building). The site contains two buildings, one with office on ground floor and a residential unit on the second floor (west building), and one with two stories of office space (east building). The applicant is proposing to establish a specialty food store, Mama’s Boy, to replace the office space on the ground floor of the west building. There will be no change to the residential use on the second floor. For the east building, the applicant is proposing to convert the office spacing to dining, cooking, food prep, and storage space for the proposed full-line restaurant, Mammone. The applicant is requesting approval of a design review for minor modifications to the buildings and the courtyard to accommodate the restaurant and food store.

The concept for Mama’s Boy is delicatessen that will have “fresh sandwiches assembled to order, pre-packaged salads and pastas, and pantry staples for picnics, quick meals, or a walk to the beach.” The full business description for Mama’s Boy is attached to the staff report (Attachment 3). The concept for Mammone is for a “full-service trattoria inspired by coastal Italian cooking and convivial dining.” The full business description is attached to the staff report (Attachment 4).

The applicant is proposing to make modifications to the exterior of both buildings and the interior courtyard. The property was reviewed for historic significance and was determined to be ineligible for the historic inventory on September 17, 2024, due to the site’s substantial lost of historic integrity through alterations and because the property does not relate to historic themes or property types in the Historic Context Statement.

Staff Analysis:

Specialty Use – Mama's Boy

Conditional Use Permit Required: The proposed Mama's Boy business requires a Conditional Use Permit as the primary use is a Specialty Food Store. The criteria for a Specialty Food Store are listed below. Also discussed below is staff's analysis of project compliance with the applicable requirements.

Specialty Food Store: Carmel-by-the-Sea Municipal Code (CMC) Section 17.68.050 defines Specialty Food Store as: *"Retail food markets that provide a specialized and limited range of food items sold primarily for home preparation and consumption. Example include such uses as:*

- *Bakeries;*
- *Candy, nuts and confectionary stores;*
- *Meat or produce markets;*
- *Vitamins and health food stores;*
- *Cheese stores and delicatessens.*"

In accordance with CMC Section 17.14.030, use classifications, defined in Chapter 17.68, are based on the use classifications listed in the current edition of the North American Industry Classification System (NAICS). As such, the determination of inclusion or exclusion of a particular use in a particular category shall be made according to the characteristics of the use and upon the Director's interpretation of the land use code, the NAICS Use Categories List and the current edition of the NAICS.

The 2022 Edition of NAICS (most recent year available) describes "Supermarkets and Other Grocery Retailers (except Convenience Retailers)" (NAICS Code: 445110) as:

This U.S. industry comprises establishments generally known as supermarkets and other grocery retailers (except for convenience retailers) primarily engaged in retailing a general line of food, such as canned and frozen foods; fresh fruits and vegetables; and fresh and prepared meats, fish and poultry. Included in this industry are delicatessen-type establishments primarily engaged in retailing a general line of food.

Index entries in the NAICS classification (445110), which serve as detailed descriptors to assist users in locating the correct industry classification directly applicable to the proposed use.

As such the NAICS classification a "Supermarkets and Other Grocery Retailers (except Convenience Retailers)" (NAICS 44510) is consistent with the city's land use classification of a specialty food store as the business primarily sells sandwiches, salads and prepared oils, vinegar, salts and canned fruits and vegetables.

CMC Section 17.14.040.J.3 - Specialty Food Store Standards

A. No specialty food store shall be permitted that is classified as a drive in, fast food or formula food establishment as defined in this code.

Staff Analysis: Consistent. The project does not offer services for ordering food while customers are seated in vehicles. The project does not have the Fast Food Establishment definition contained in CMC Section 17.70.020 (e.g. contractual or other arrangements to offer standardized menus, ingredients, food preparation, employee uniforms, interior décor, signage or exterior design.

B. All food sold for consumption off the premises shall be placed in covered containers or wrappings.

Staff Analysis: Consistent. The business description provided by the applicant states that the service style is take-away only; sandwiches assembled-to-order, pre-packaged salads, and ready to go items such as fresh pasta, sauces and picnic baskets.

C. The use may be combined with liquor stores and beer in the CC and SC districts upon meeting the requirements of subsection (J)(4) of this section, Liquor.

Staff Analysis: Not Applicable. The sale of alcohol is not included in the business operation.

D. Maximum number of food stores and/or restaurants within structures fronting on Ocean Avenue. 15. See also Chapter 17.56 CMC, Restricted Commercial Uses.

Staff Analysis: Not Applicable. The subject property is located on Dolores Street, between 4th and 5th Avenue, and does not front on Ocean Avenue.

E. See also subsection (J)(1) of this section, All Food and Beverage Sales: Adequate facilities shall be provided on the site for the closed storage of trash and garbage generated by the use. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways.

Staff Analysis: Consistent. The business description provided by the applicant notes that trash storage will be shared with the rear building located in the enclosed patio area. Also see Sheet A2.1 of the project plans.

F. A maximum of 12 seats may be provided indoors or outdoors on the site.

Staff Analysis: Consistent. The business description provided by the applicant notes that there will be no on-site dining or seating.

G. Cooking equipment shall be limited to indoor stoves and ovens.

Staff Analysis: Not applicable. The business description provided by the applicant notes that cooking will be limited to cold prep and packaging only. All major preparation will be conducted within the kitchen located in the kitchen for Mamone's.

Use Permit Findings. In Accordance with CMC Section 17.64.010.A, in its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. No use permit shall be granted unless all of these general findings can be made:

1. That the proposed use will not be in conflict with the City's General Plan.
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
5. That the proposed use will not be injurious to public health, safety or welfare.
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.
7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.

Staff Analysis: As proposed and conditioned, the use meets the required findings outlined in CMC Section 17.64.010.A. The use contributes to the unique, quality commercial uses that serve the intellectual, social, material, and day-to-day needs of both the local community and visitors. As proposed and conditioned, the project (use) complies with all applicable zoning standards and approval of the use is not precedent setting for the approval of similar uses. The site has adequate water available for the use, as determined by Monterey Peninsula Water Management District (MPWMD), and the use will not result in excessive demands on public services. The proposed use is compatible with surrounding land uses and is consistent with the purpose of the Service Commercial (SC) zoning district.

Commercial Use Permit findings. In accordance with CMC Section 17.64.020, in addition to the general findings required for all use permits listed above (CMC Section 17.64.010.A), no use permit shall be granted for commercial or business uses unless all of these general findings can be made:

A. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.
B. That proposed use will provide adequate ingress and egress to and from the

proposed location.

C. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

Staff Analysis: The proposed use meets the findings outlined in CMC Section 17.64.020. The proposed use is a conditionally permitted use in the Service Commercial (SC) zoning district and the additional zoning requirements for the use have been made in the affirmative. The use will be located within an existing business space and shall be required to comply with all applicable building and fire codes related to building occupancy. The surrounding streets have adequate capacity for automobile and delivery truck traffic generated by the proposed use.

Specialty Use – Mammone

Conditional Use Permit Required: The proposed Mammone business requires a Conditional Use Permit as the primary use is a Full Line Restaurant. The criteria for a Full Line Restaurant are listed below. Also discussed below is staff's analysis of project compliance with the applicable requirements.

Full Line Restaurant: Carmel-by-the-Sea Municipal Code (CMC) Section 17.68.050 defines Full Line Restaurant as: *"Restaurants providing a full line of prepared food and drinks using nondisposable plates, glasses and utensils for immediate consumption on the site. These restaurants provide table service to patrons of all ages who pay after eating. Takeout service may be provided.*

In accordance with CMC Section 17.14.030, use classifications, defined in Chapter 17.68, are based on the use classifications listed in the current edition of the North American Industry Classification System (NAICS). As such, the determination of inclusion or exclusion of a particular use in a particular category shall be made according to the characteristics of the use and upon the Director's interpretation of the land use code, the NAICS Use Categories List and the current edition of the NAICS.

The 2022 Edition of NAICS (most recent year available) describes "Full Service Restaurants" (NAICS Code: 722511) as:

> *This U.S. industry comprises establishments primarily engaged in providing food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating. These establishments may provide this type of food service to patrons in combination with selling alcoholic beverages, providing carryout services, or presenting live nontheatrical entertainment.*

Index entries in the NAICS classification (722511), which serve as detailed descriptors to assist users in locating the correct industry classification directly applicable to the proposed use.

As such the NAICS classification a “Full Service Restaurants” (NAICS 722511) is consistent with the city’s land use classification of a specialty food store as the business description from the applicant states that Mammone will be a full service restaurant with a non-seated service bar, interior dining area, a working kitchen providing lunch and dinner service.

CMC Section 17.14.040.I.3 – Restaurant, Full Line

a. Any sale of alcoholic beverages shall be subordinate to this primary use.

   Staff Analysis: The business description provided by the applicant states that Mammone will have a full service bar. Based on the project plans, the service bar is incidental to the restaurant use.

b. Drive-in, formula and fast food establishments are prohibited.

   Staff Analysis: Consistent. The project does not offer services for ordering food while customers are seated in vehicles. The project does not have the Fast Food Establishment definition contained in CMC Section 17.70.020 (e.g. contractual or other arrangements to offer standardized menus, ingredients, food preparation, employee uniforms, interior décor, signage or exterior design.

c. Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served.

   Staff Analysis: Consistent. The application materials do not include offering alcoholic beverages during none food service hours. Also see staff’s analysis in “a” above.

d. The applications, menus and plans indicate that the business will primarily be a restaurant – full line, and that no more than 20 percent of the total number of seats are at a bar or in a separate bar room. If the use does not meet this standard, the standards in subsection (I)(2) of this section, Drinking Places, shall also apply to the use.

   Staff Analysis: Consistent. The project plans (see Sheet A2.1 of the project plans) illustrate a service bar on the main floor with no seating proposed.

e. Customers shall be provided with individual menus while seated at a table or counter.

   Staff Analysis: Consistent. Although the intent that Mammone will be a full service restaurant, the application materials provided do not indicate whether or not individual menus will be provided to customers. Therefore, the project has been conditioned to ensure that as part of the operation, customers will be provided with individual menus while seated.

f. The maximum seating capacity shall not exceed the standards in the State Uniform Building and Fire Codes, the number of seats approved by the Planning Commission through public review, or the number of seats in the previous business, whichever is less. The seating capacity shall be posted on the premises.

Staff Analysis: Consistent. The project plans (see Sheet A2.2 of the project plans) include occupancy load calculations, identifying the maximum occupancy for Mammone's is 49, inclusive of 41 interior seats. The project has been conditioned requiring that if during the tenant improvement process, either the Building Official or Fire Chief require an occupancy load and seating lower than 49 and 41, respectively, the State Uniform Building and Fire Codes shall govern. In addition, installation of maximum occupancy shall be installed and maintained. COA

g. Outside seating may be allowed subject to Chapter 17.58 CMC, Design Review.

Staff Analysis: Consistent. The project plans illustrate 16 outdoor seats on sheet A2.2 and 22 outdoor seats on sheet A2.0 within the patio area. Special Condition of Approval #24 requires the applicant to update their plans to show 20 exterior seats (the maximum allowed per the MPWMD) on sheet A2.2 and A2.0. As demonstrated in this report, the project includes a Design Review application (DR 25184) for exterior building modifications and outdoor seating. Also see the discussion below on Design Review Findings and Evidence.

h. Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house-brand labeled food store goods such as vinegars, oils and salad dressings shall be prepackaged and sealed.

Staff Analysis: Consistent. Although the intent that Mammone will be a full service restaurant, the application materials provided do not indicate that food sold for consumption off the premises will be incidental to the primary use. Therefore, the project has been conditioned to ensure that as part of the operation, food sold for consumption off the premises will be consistent with this regulation.

i. Maximum number of food stores and/or restaurants located within a structure fronting on Ocean Avenue: 15. See also Chapter 17.56 CMC, Restricted Uses.

Staff Analysis: Not Applicable. The subject property is located on Dolores Street, between 4th and 5th Avenue, and does not front on Ocean Avenue.

j. See also subsection (I)(1) of this section, All Eating and Drinking

Establishments:

a. The sale of nonfood merchandise that is directly related to the use may be allowed when determined to be incidental to the primary use. The display of nonfood merchandise shall be ancillary to the primary use.
b. Adequate facilities shall be provided on the site for the closed storage of trash and garbage generated by the use. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department.
c. At least one restroom shall be available for use by both sexes within, or conveniently adjacent to, the specific business premises and on the same property on which the use is located. This restroom shall comply with all provisions of the State Uniform Building and Plumbing Codes as to the required size, location and accessibility standards, and shall be available for use by both the employees and patrons of the business.Staff Analysis: Consistent. The business description provided by the applicant does not include nonfood merchandise for Mammone's. Trash storage will be located within an enclosed area of the patio (also see Sheet A2.1 of the project plans). The project plans illustrate one restroom will be located on the main floor and one restroom on the upper floor (see Sheet A2.1 of the project plans).

Use Permit Findings. In Accordance with CMC Section 17.64.010.A, in its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. No use permit shall be granted unless all of these general findings can be made:

1. That the proposed use will not be in conflict with the City's General Plan.
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
5. That the proposed use will not be injurious to public health, safety or welfare.
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.
7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.

Staff Analysis: As proposed and conditioned, the use meets the required findings outlined in CMC Section 17.64.010.A. The use contributes to the unique, quality

commercial uses that serve the intellectual, social, material, and day-to-day needs of both the local community and visitors. As proposed and conditioned, the project (use) complies with all applicable zoning standards and approval of the use is not precedent setting for the approval of similar uses. The site has adequate water available for the use, as determined by Monterey Peninsula Water Management District (MPWMD), and the use will not result in excessive demands on public services. The proposed use is compatible with surrounding land uses and is consistent with the purpose of the Service Commercial (SC) zoning district.

Commercial Use Permit findings. In accordance with CMC Section 17.64.020, in addition to the general findings required for all use permits listed above (CMC Section 17.64.010.A), no use permit shall be granted for commercial or business uses unless all of these general findings can be made:

A. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.
B. That proposed use will provide adequate ingress and egress to and from the proposed location.
C. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

Staff Analysis: The proposed use meets the findings outlined in CMC Section 17.64.020. The proposed use is a conditionally permitted use in the Service Commercial (SC) zoning district and the additional zoning requirements for the use have been made in the affirmative. The use will be located within an existing business space and shall be required to comply with all applicable building and fire codes related to building occupancy. The surrounding streets have adequate capacity for automobile and delivery truck traffic generated by the proposed use.

Findings and Evidence Supporting Approval of Design Review DR 25184

Pursuant to CMC Section 17.58.030.A, a Track One Design Review is required for storefront remodels/alterations, landscaping, and exterior lighting. Further CMC Section 17.14.040.I.3.g requires approval of a Design Review for outdoor seating.

In accordance with CMC Section 17.58.060.B, the appropriate authority approving a Design Review shall find that the final design plans:

1. Conform to the applicable policies of the General Plan and the Local Coastal Program.
2. Comply with all applicable provisions of this code.
3. Are consistent with applicable adopted design review guidelines.

Staff Analysis: The project plans illustrate that exterior modifications to the west

building (location of Mama's Boy) will occur at the south (side) and west (front) elevations (see Sheet A3.1 of the project plans). Currently the south elevation is void of fenestration and as proposed, will include a new door. The two existing bay windows at the west elevation will be replaced wood windows that are glazed and tempered. Based on the floor plans and elevations, the new windows will be of the same size. The applicant is proposing to paint the trim, gate, and door Benjamin Moore's Pinata color which is a bright red. The Commercial Design Guidelines encourages muted paint colors that blend with the natural surroundings. The guidelines further state that bright primary colors should be avoided. Staff has included Special Condition of Approval #23 requiring the applicant to update their plans to reflect a muted color that blends with the environment instead of the bright red currently proposed for the door, gate, and trim of the west building.

The project plans indicate that the exterior modifications to the east building (location of Mammone) will occur on all elevations. The applicant is proposing to remove two windows on the lower level of the south elevation. The windows will be filled in with siding to match the existing. The applicant is proposing to replace the existing wood entry door on the west elevation with wood double doors with glazing. Two windows on the north elevation are proposed to be removed. The openings will be closed and will match the existing siding. In addition, the applicant is proposing to add in a wood glazed door next to where the windows were previously. The applicant is proposing to remove all windows on the lower level of the east elevation. The applicant is proposing to replace a wood balcony door with a wood glazed door in the same opening. The applicant is proposing to paint the trim of the east building Benjamin Moore's Simply Irresistible, which is a muted off white. The applicant is proposing Benjamin Moore's Fresco Urbain for the new proposed doors. Fresco Urbain is a muted purple, brown color that complies with the Commercial Design Guidelines.

For the courtyard, the applicant is proposing to demolish the existing trash enclosure and one of the existing planters to accommodate new exterior seating for Mammone. Special Condition of Approval #24 requires the applicant to the update the project plans prior to building permit application submittal to reflect 20 exterior seats, which is the maximum allow by the MPWMD. The applicant is also proposed 4 seats for Mama's Boy in front of the west building adjacent to the public right-of-way. The courtyard maintain ADA accessible pathways required per the California Building Code. The applicant provide landscape coverage and open space calculations to show that the site meets the requirements outlined in the Carmel Municipal Code (CMC) Section 17.34.080. A minimum of 50% of the required open space on site shall be landscaped. Landscaping may include 25% nonliving landscape materials (benches, water features, ETC). The applicant shows that the 20% of the lot shall be open space. The property has 423 square feet of the required open space (800 square feet) as landscaping meeting the 50% of open space being landscaped requirement. 100 square feet of the landscaped area is nonliving landscaping material meeting the requirements for landscaped open space.

The proposed exterior work on the buildings and courtyard comply with the Carmel

Municipal Code standards as conditioned.

Environmental Review: Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include the operation, maintenance, permitting, and minor alterations to existing private structures involving negligible or no expansion of an existing or former use. The project consists of the conversion of an existing office space to a specialty food store (deli and food retail) and conversion of an existing office space to a full-line restaurant. Many commercial spaces in town are converted to different uses. The proposal is consistent with work that is done consistently in town. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Other Project Components:

Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Project Plans
3. Attachment 3 - Mama's Boy Business Description
4. Attachment 4 - Mammone Business Description

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2026-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 CAN BE MADE IN THIS CASE; AND APPROVING A USE PERMIT FOR THE ESTABLISHMENT OF A NEW SPECIALTY FOOD STORE , "MAMA'S BOY", A USE PERMIT FOR THE ESTABLISHMENT OF A NEW FULL-LINE RESTAURANT, "MAMMONE', AND A DESIGN REVIEW FOR EXTERIOR MODIFICATIONS TO THE FENESTRATION OF THE EAST AND WEST BUILDING, AND OPEN SPACE IMPROVEMENTS TO THE SHARED COURTYARD BETWEEN THE TWO BUILDINGS. THE PROPERTY IS LOCATED ON DOLORES 2 NORTHEAST OF 5TH AVENUE IN THE SERVICE COMMERCIAL (SC) DISTRICT. APN: 010-136-011-000

WHEREAS, Alissa & Anthony Carnazzo ("Applicant"), on behalf of the property owner, Great Valley Holdings, LLC ("Owner"), submitted an application requesting approval of two Use Permit applications and a Design Review application ("UP 25303 (Mama's Boy), UP 25178 (Great Valley Holdings LLC), and DR 25184 (Great Valley Holdings LLC) ") described herein ("Applications"); and

WHEREAS, the applicant is proposing to establish a new Specialty Food Store, called the "Mama's Boy" to be located in a 857 square foot commercial space located in lower level unit of the west building, to establish a new Full-line Restaurant, called "Mammone" to be located in the 2178 square foot east building, and exterior modifications and open space improvements to the courtyard of Dolores 2 northeast of 5th avenue in the Service Commercial (SC) Zoning District; and

WHEREAS, Specialty Food Stores and Full-Line Restaurants are permitted in the Service Commercial or "SC" zoning district upon issuance of a Conditional Use Permit by the Planning Commission pursuant to Carmel-by-the-Sea (CMC) Section 17.14.030; and,

WHEREAS, notice of the public hearing was published on January 30, 2026, in the Carmel Pine Cone in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing on or before the notice by date of February 1, 2026; and

WHEREAS, on February 11, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Applications, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC Chapter 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the project proposes the establishment of a Specialty Restaurant within an existing commercial space. Therefore, pursuant to CEQA regulations, the project is categorically exempt under Section 15301 (Existing Facilities). Class 1 exemptions include the operation, maintenance, permitting, and minor alterations to existing private structures involving negligible or no expansion of an existing or former use. The project consists of the conversion of an existing office space to a specialty food store (deli and food retail) and conversion of an existing office space to a full-line restaurant. Many commercial spaces in town are converted to different uses. The proposal is consistent with work that is done consistently in town.; and

WHEREAS, pursuant to Section 15300.2 of the CEQA Guidelines, the proposed use does not present any unusual circumstances that would result in a potentially significant environmental impact due to the fact the projects are permitted with a Conditional Use Permit within the site's designated Commercial zoning district, and there are no exceptions to the exemption; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Conditional Use Permit:

FINDINGS REQUIRED FOR USE PERMIT APPROVAL (CMC Chapter 17.64) For each of the required findings listed below, staff has indicated whether the submitted plans support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Findings – CMC Section 17.64.010 General Findings Required for All Use Permits	**YES**	**NO**
1. The proposed use will not conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City or will be in conflict with the General Plan.	✓	
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection	✓	
5. That the proposed use will not be injurious to public health, safety, or welfare.	✓	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
7. That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses.	✓	
Municipal Code Findings – 17.64.020 General Findings Required for Commercial Use Permits		

1. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.	✓	
2. That proposed use will provide adequate ingress and egress to and from the proposed location.	✓	
3. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby FIND the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 and not exceptions to the exemptions contained in Section 15300.2 can be made in this case, and APPROVE a Use Permit for the establishment of a new specialty food store, "Mama's Boy", a Use Permit for the establishment of a new full-line restaurant, "Mammone", with 40 interior seats and 20 exterior courtyard seats, and a Design Review for the modifications to courtyard, windows, doors, and trash enclosure.. The property is located on Dolores 2 northeast of 5th avenue in the Service Commercial (SC) District, APN: 010-136-0011-000. Approval of the use permit is subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.		
1.	**Authorization.** This approval of Use Permits (UP 25303 and 25178) and Design Review (DR 25184) authorizes: a new Specialty Restaurant, "Gelato by the Sea", with 14 indoor seats to operate from 12 pm to 7 pm daily located on San Carlos 2NE of 7th, Unit 6 (Carmel Square) in the Central Commercial (CC) Districta new Specialty Food Store, called the "Mama's Boy" to be located in a 857 square foot commercial space located in lower level unit of the west building, to establish a new Full-line Restaurant, called "Mammone" to be located in the 2178 square foot east building, and exterior modifications and open space improvements to the courtyard of Dolores 2 northeast of 5th avenue in the Service Commercial (SC) Zoning Distric. APN: 010-141-005-000. The business shall operate consistent with the plans and business description approved by the Planning Commission on July 9, 2025.	✓
2.	**Codes and Ordinances.** The business shall operate consistent with the requirements for a Specialty Restaurants as established in CMC 17.14.040.I.4	✓
3.	**Codes and Ordinances.** Any tenant improvements associated with the project shall be constructed in conformance with all requirements of the Central Commercial (CC) district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission. Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission.	✓
4.	**Sale of Nonfood Merchandise.** The sale of nonfood merchandise directly related to the use may be allowed if it is determined to be incidental to the specialty restaurant. The display of nonfood merchandise shall be ancillary to the specialty restaurant.	✓

5.	**Closed Storage of Trash.** Adequate facilities shall be provided on-site for the closed storage of trash and garbage generated by the full-line restaurant. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department. a. The trash storage area shall be designed and maintained to prevent storm water contamination by loose trash and debris. b. All drainage from adjoining roofs and pavement shall be diverted around the trash area to minimize water flow through the storage area. c. The trash storage area shall be maintained in a screened or walled area to prevent off-site transport of trash.	✓
6.	**Public Restroom.** At least one restroom shall be available for use by all persons within, or conveniently adjacent to, the specific business premises and on the same property on which the full-line restaurant is located. The restroom shall comply with all provisions of the California Building and Plumbing Codes as to the required size, location and accessibility standards, and shall be available for use by both the employees and patrons of the business.	✓
7.	**Alcoholic Beverage Sales.** Any sale of alcoholic beverages shall be subordinate to this primary use.	✓
8.	**Formula and Fast Food Establishments Not Permitted.** The restaurant shall not operate as a "Drive-in, Formula Food or Fast Food" establishment as defined in CMC Section 17.70.	✓
9.	**Liquor.** **a. All food merchandise sold must be pre-packaged items only and not occupy more than 10 percent of the retail or window display area.** **b. Minimum distance from another use selling distilled spirits intended for either on-site or off-site consumption: 200 feet.** **c. Minimum distance from an R-1 district: 100 feet.** **d. In the RC district, liquor sales are limited to off sale beer and wine and only as an accessory use in a full-line food store.** **e. See also subsection (J)(1) of this section, All Food and Beverage Sales.**	✓
10.	**Food Sold for Consumption off Premise.** Food sold for consumption off the premises, , other than frozen desserts, shall be incidental to the primary use. Such food shall be placed in covered containers or wrapping. Except as provided in CMC Sections 8.68.070 and 8.68.080, no restaurant shall provide prepared food to its customers in CFC-processed food packaging or polystyrene foam food packaging, nor shall any restaurant purchase, obtain, keep, sell, distribute, provide to customers or otherwise use in its business any CFC-processed food packaging or polystyrene foam food packaging. The restaurant shall comply with all other requirements in CMC Chapter 8.68.	✓

11.	**Indemnification.** The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
12.	**Water Units.** Approval of this application does not permit an increase in water use on the project site greater than the amount outlined in the Nonresidential Water release form provided by the Monterey Peninsula Water Management District.	✓
13.	**Monterey County Health Department Permits.** The applicant shall obtain all necessary permits from the Monterey County Health Department prior to building permit issuance.	✓
14.	**Consistency with Approved Application and Seating Plan.** The use shall be conducted in a manner consistent with the plans, and application materials submitted with the project, and any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of a new or amended Use Permit by the City.	✓
15.	**Use Permit Must be Initiated within 12 Months.** This Use Permit shall become void and in no further force or effect if the use is not initiated within twelve (12) months of the issuance of the Certificate of Occupancy from the Building Official.	✓
16.	**Violation of the Terms of this Use Permit.** Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission.	✓
17.	**Summary Sheet of Use Permit Must be Posted on the Premises.** A summary sheet of basic Use Permit requirements (allowed days, allowed hours, special conditions) shall be posted on the premises or shall be available upon request by any enforcement officer of the City.	✓
Use Permit Special Conditions		
18.	**Permitted Hours of Operation.** • Permitted hours of operation for Mammone are from 11:00 pm to 8:00 pm, 7 days a week. • Permitted hours of operation for Mama's Boy are from 9:00 am to 8:00 pm, 7 days a week.	✓
19.	**Permitted Interior Seating.** • The restaurant is permitted a maximum forty (40) interior seats.	✓

20.	**Exterior Seating.** • Mammone is allowed 20 exterior seats in the courtyard space of the property • Mama's Boy is allowed 4 exterior seats in front of the west building on the private property. The exterior seats shall not encroach into the public right-of-way. A maximum of 12 seats may be provided indoors or outdoors on the site.	✓
21.	**Exterior cleaning.** The business operator shall be responsible for the clean-up of all on-site and off-site litter generated by the use, including twice-daily clean-up of all sidewalks and gutters within 50 feet of the storefront and twice-yearly steam cleaning of this area.	✓
22.	**Business License.** A separate business license shall be obtained for Mammone and for Mama's Boy prior to the commencement of business operation.	✓
23.	**Mama's Boy Pain. Prior to building permit application submittal, the applicant shall update their plans to replace the proposed Benjamin Moore's Pinata paint with a muted tone that blends with the natural environment.**	
24.	**Exterior Seating. Prior to building permit application submittal, the applicant shall update the project plans to reflect 20 exterior seats on sheet A2.0 and A2.2 to reflect the maximum allowed per the Monterey Peninsula Water Management District Nonresidential Water Release Form.**	
25.	F**ood sold for offsite Consumption. Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house-brand labeled food store goods such as vinegars, oils and salad dressings shall be prepackaged and sealed.**	
26.	Menus. Customers shall be provided with individual menus while seated at a table or counter.	
27.	Maximum Occupancy. The maximum seating capacity shall not exceed the standards in the State Uniform Building and Fire Codes, the number of seats approved by the Planning Commission through public review, or the number of seats in the previous business, whichever is less. The seating capacity shall be posted on the premises.	

_____ _____ _____

Applicant Signature Printed Name Date

_____ _____ _____

Property Owner Signature Printed Name Date

Once signed, please return it to the Community Planning & Building Department.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of February 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

MAMMONE RESTAURANT & MAMA'S BOY SHOP

DOLORES STREET 2 NE OF 5TH, CARMEL-BY-THE-SEA

ABBREVIATIONS

&	AND
L	ANGLE
@	AT
℄	CENTERLINE
P	PLATE
⌀	DIAMETER OR ROUND
⊥	PERPENDICULAR
//	PARALLEL
#	POUND OR NUMBER
(E)	EXISTING
A.B.	ANCHOR BOLT
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE
A.C.	ASPHALTIC CONCRETE
A/C	AIR CONDITIONING
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE, ADJACENT
AGGR.	AGGREGATE
ALUM.	ALUMINUM
ANOD.	ANODIZED
A.P.A.	AMERICAN PLYWOOD ASSOCIATION
APPROX.	APPROXIMATE
ARCH.	ARCHITECT (URAL)
BD.	BOARD
BIT.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
B.M.	BENCH MARK
BM.	BEAM
BOT.	BOTTOM
BRG.	BEARING
BTWN.	BETWEEN
B.W.	BOTH WAYS
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.F.	CUBIC FOOT
C.I.	CAST IRON
CLKG.	CAULKING
CLG.	CEILING
CL.	CLOSET
CLR.	CLEAR (ANCE)
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONN.	CONNECT (ION)
CONSTR.	CONSTRUCT (ION)
CONT.	CONTINUOUS
CORR.	CORRUGATED
CSMT.	CASEMENT
CSWK.	CASEWORK
C.T.	CERAMIC TILE
CTR.	COUNTER
CTSK.	COUNTERSUNK
C.Y.	CUBIC YARD
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DEMO	DEMOLITION OR DEMOLISH
D.F.	DOUGLAS FIR
D.H.	DOUBLE HUNG
DIAG.	DIAGONAL
DIA.	DIAMETER
DIMEN.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DRWG.	DRAWING
D.S.	DOWNSPOUT
DWR.	DRAWER
E.	EAST
EA.	EACH
ELEV.	ELEVATION, ELEVATOR
ELEC.	ELETRIC (AL)
EMER.	EMERGENCY
ENCL.	ENCLOSURE
EQUIP.	EQUIPMENT
EXIST. (E)	EXISTING
EXH.	EXHAUST
EXP.	EXPOSED, EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
FAST.	FASTEN, FASTENER
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.G.	FINISH GRADE
F.F.	FINISH FLOOR
FIBERGL.	FIBERGLASS
FIN.	FINISH (ED)
F.H.M.S.	FLAT HEAD MACHINE SCREW
F.H.W.S.	FLAT HEAD WOOD SCREW
FLASH.	FLASHING
FLR.	FLOOR (ING)
FLUOR.	FLUORESCENT
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
F.P.	FIREPLACE
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRED (ING)
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.I.	GALVANIZED IRON
GL.	GLASS, GLAZING
GR.	GRADE, GRADING
G.W.B.	GYPSUM WALLBOARD
H.B.	HOSE BIB
HBD.	HARDBOARD
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HGT.	HEIGHT
HTG.	HEATING
H.W.	HOT WATER
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
I.D.	INSIDE DIAMETER
INCL.	INCLUDED, INCLUDING
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JAN.	JANITOR
J.H.	JOIST HANGER
JT.	JOINT
KIT.	KITCHEN
L.	LONG, LENGTH
LAM.	LAMINATE, LAMINATED
LAV.	LAVATORY
L.B.	LAG BOLT
LOC.	LOCATE, LOCATION
L.W.	LIGHT WEIGHT
MAS.	MASONRY
MAT.	MATERIAL (S)
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
M.H.	MAN HOLE
MECH.	MECHANICAL
MEMB.	MEMBRANE
MEZZ.	MEZZANINE
MFR.	MANUFACTURE (ER)
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MLDG.	MOULDING
M.I.W.	MALLEABLE IRON WASHER
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
MULL.	MULLION
N.	NORTH
(N)	NEW
NAT.	NATURAL
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O/	OVER
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
O.H.M.S.	OVALHEAD MACHINE SCREW
O.H.W.S.	OVALHEAD WOOD SCREW
OPNG.	OPENING
OPP.	OPPOSITE
O.S.B.	ORIENTED STRAND BOARD
P.A.F.	POWDER ACTUATED FASTENER
PART. BD.	PARTICLE BOARD
P.G.	PAINT GRADE
PERF.	PERFORATED
P.L.F.	POUNDS PER LINEAL FOOT
P.L.	PROPERTY LINE
PL. LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLY.	PLYWOOD
PR.	PAIR
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREADED
PART.	PARTITION
P.T.D.	PAPER TOWEL DISPENSER
P.V.C.	POLYVINYL CHLORIDE
R.	RISER (S)
R.A.	RETURN AIR
RAD.	RADIUS
R.D.	ROOF DRAIN
REG.	REGISTER
REF.	REFRIGERATOR
REINF.	REINFORCED, REINFORCING
REQ'D.	REQUIRED
REQMT.	REQUIREMENT
RESIL.	RESILIENT
R.H.M.S.	ROUND HEAD METAL SCREW
R.H.W.S.	ROUND HEAD WOOD SCREW
RM.	ROOM
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
R.S.	RESAWN
RUB.	RUBBER
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.B.	SOLID BLOCKING
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	STORM DRAIN
SECT.	SECTION
SERV.	SERVICE
S.F.	SQUARE FEET (FOOT)
S.G.	STAIN GRADE
SH.	SHELF, SHELVING
SHWR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
S.S.	STAINLESS STEEL
S.M.	SHEET METAL
S.M.S.	SHEET METAL SCREW
SPECS.	SPECIFICATIONS
SQ.	SQUARE
STL.	STEEL
STD.	STANDARD
STAG.	STAGGERED
STOR.	STORAGE
STRUCT.	STRUCTURAL
STRY	STOREY
SUSP.	SUSPENDED
SYM.	SYMETRICAL
SYS.	SYSTEM
T.	TREAD (S)
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
T.E.N.	TYPICAL EDGE NAILING
T. & G	TONGUE AND GROOVE
T.GR.	TOP OF GRATE
THK.	THICK (NESS)
THRESH.	THRESHOLD
T.O.	TOP OF
T.P.	TOP OF PAVEMENT
T.P.H.	TOILET PAPER HOLDER
TV	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.L.	UNDERWRITER'S LABORATORIES
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.B.	VAPOR BARRIER
VAR.	VARIES
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
V.G.	VERTICAL GRAIN
V.T.	VINYL TILE
W.	WEST
W.	WIDE, WIDTH
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
W/O	WITHOUT
W.P.	WATERPROOF
W.R.	WATER RESISTANT
W.S.	WOOD SCREW
WSCT.	WAINSCOT
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH

SYMBOLS

DETAIL KEY
2 / A6 — DETAIL NUMBER / SHEET NUMBER

SECTION KEY
A / A7 — SECTION NUMBER / SHEET NUMBER

INTERIOR ELEVATION KEY
C / A8 — ELEVATION NUMBER / SHEET NUMBER
ARROWS INDICATE ELEVATIONS SHOWN

8'-0" — CEILING HEIGHT

2 — REVISION

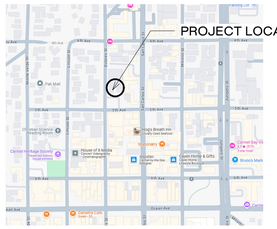
3 — DOOR SYMBOL (SEE DOOR SCHEDULE)

A — WINDOW SYMBOL (SEE WINDOW SCHEDULE)

SHEET INDEX

A0.1	TITLE SHEET & PROJECT DATA
A1.0	EXISTING, DEMO & PROPOSED SITE PLAN
A2.0	EXISTING/ DEMO FLOOR PLANS
A2.1	PROPOSED FLOOR PLANS
A2.2	CODE COMPLIANCE PLANS
A2.3	WATER CREDIT CALCULATIONS AND PROPOSED SIGNAGE
A3.0	WEST BUILDING ELEVATIONS – DEMOLITION
A3.1	WEST BUILDING ELEVATIONS – PROPOSED
A3.2	EAST BUILDING ELEVATIONS – DEMOLITION
A3.3	EAST BUILDING ELEVATIONS – PROPOSED

VICINITY MAP



PROJECT TEAM

BUILDING OWNER:
GREAT VALLEY HOLDINGS, LLC.
STUART CLARK
PO BOX 24
PEBBLE BEACH, CA 93953
SCLARK@CCFINC.COM

BUSINESS OWNER/APPLICANT:
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HOWARD CARTER ASSOCIATES INC.
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MONTEREY, CA 93940
(831) 373-3119

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CYPRESS ENGINEERING
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AURUM CONSULTING ENGINEERS
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MONTEREY, CA 93940
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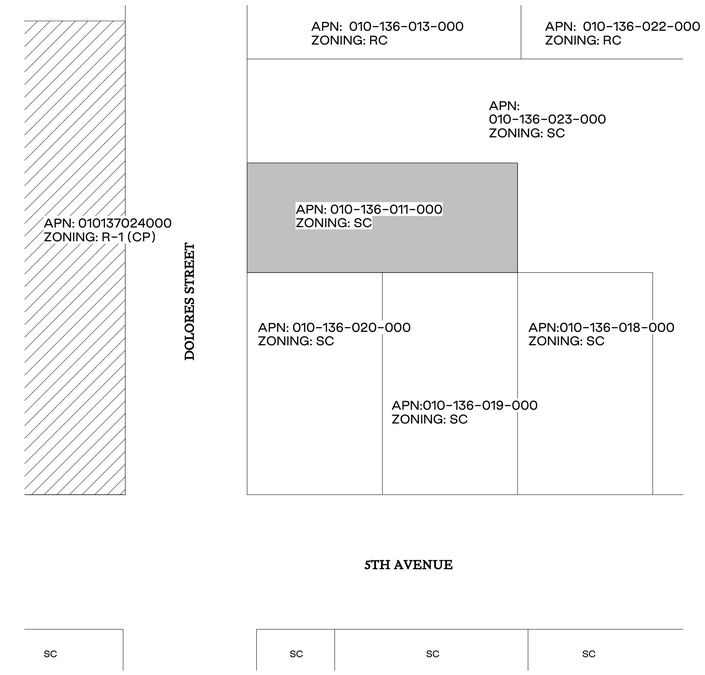
GENERAL CONTRACTOR:
3W BUILDERS
95 CORRAL DI TIERRA TERRACE
SALINAS, CA 93921
(831) 484-9553



1 Plot Plan
1/32" = 1'-0"

PROJECT DATA

PROJECT DESCRIPTION: WEST BUILDING: CONVERSION OF (E) COMMERCIAL OFFICE SPACE w/ APARTMENT ABOVE TO RETAIL w/APARTMENT ABOVE.
EAST BUILDING: CONVERSION OF (E) COMMERCIAL OFFICE SPACES TO RESTAURANT.
EXPANDED TRASH ENCLOSURE.
RENOVATION TO PATIO AREA. (N) DOOR TO PROPOSED KITCHEN. (N) ENTRY DOOR TO RESTAURANT. REMOVAL OF SOME WINDOWS. (N) DOOR FROM COURTYARD TO PROPOSED RETAIL SPACE.

PROPERTY ADDRESS: DOLORES, 2 NE OF 5TH
CARMEL-BY-THE-SEA, CA 93923

APN: 010-136-011-000

PARCEL SIZE: .092 ACRES (4,000 S.F.)

BUILDING OWNER: GREAT VALLEY HOLDINGS, LLC.

ZONING: SC (SERVICE COMMERCIAL)

OCCUPANCY: BUSINESS (B), RESIDENTIAL (R-3), MERCANTILE (M)

OCCUPANCY SEPARATIONS REQ'D: (TABLE 508.4)
WEST BUILDING: A-2/R-3 - 1 HR SEPARATION REQ'D
EAST BUILDING: A-2/INCIDENTAL & ACCESSORY USES - NO SEPARATION REQ'D

COMMUNITY: CARMEL-BY-THE-SEA

EXISTING FLOOR AREAS:

WEST BUILDING:	
(E) MAIN FLOOR:	*857 S.F.*
(E) UPPER FLOOR:	*831 S.F.*
BLDG. TOTAL =	1,927 S.F.
EAST BUILDING:	
(E) MAIN FLOOR:	*1,272 S.F.*
(E) UPPER FLOOR:	*906 S.F.*
BLDG. TOTAL =	***2,178 S.F.***
TOTAL AREA =	***4,105 S.F.***

PROPOSED FLOOR AREAS: REMOVE 13 S.F. FROM BAY WINDOWS IN WEST BUILDING
TOTAL NEW AREA = 4,092 S.F.

BUILDING COVERAGE:

REQUIRED:	80% ALLOWED (3,200 S.F.)
EXISTING:	58% (2,301 S.F)
(E) WEST BUILDING:	*883 S.F.*
COVERED WALKWAY:	*146 SF*
TOTAL =	***1,029 S.F.***
(E) EAST BUILDING:	*1,272 S.F.*
TOTAL AREA =	*2,301 S.F.*

NO CHANGE TO (E) COVERAGE

LANDSCAPE COVERAGE:

20% OF LOT MUST BE OPEN SPACE	
REQUIRED:	(800 S.F.)
(E) OPEN SPACE:	1,873 S.F.
50% OF REQ'D OPEN SPACE MUST BE LANDSCAPED: 50% OF 800 S.F. =	400 S.F.
25% OF LANDSCAPED AREA CAN BE NON-LIVING MATERIALS: 25% OF 400 S.F. =	100 S.F.
(E) LANDSCAPED AREA:	423 S.F.
(N) LANDSCAPED AREA:	423 S.F.
PLANTED:	323 S.F.
NON-LIVING MATERIALS:	100 S.F.

CONSTRUCTION TYPE: V-B, SPRINKLERED (WEST BUILDING TO BE SPRINKLERED, EAST BUILDING IS SPRINKLERED)

GRADING: NO GRADING PROPOSED; ALL AREAS OF CONSTRUCTION HAVE BEEN PREVIOUSLY DISTURBED

TREE REMOVAL: NONE

RESTAURANT SEATS:

MAMMONE/INDOOR:	43 SEATS
MAMMONE/OUTDOOR:	22 SEATS
MAMA'S BOY/OUTDOOR:	4 SEATS

PROJECT:
MAMMONE RESTAURANT
DOLORES, 2NE of 5TH
CARMEL, CA 93921

APN: 010-136-011

OWNER:
ALISSA & ANTHONY CARNAZZO

PROJECT NO: 0120

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SCALE: 1/32" = 1'-0"

DRAWN BY: MH, HL

PRINT DATE: 12.10.25

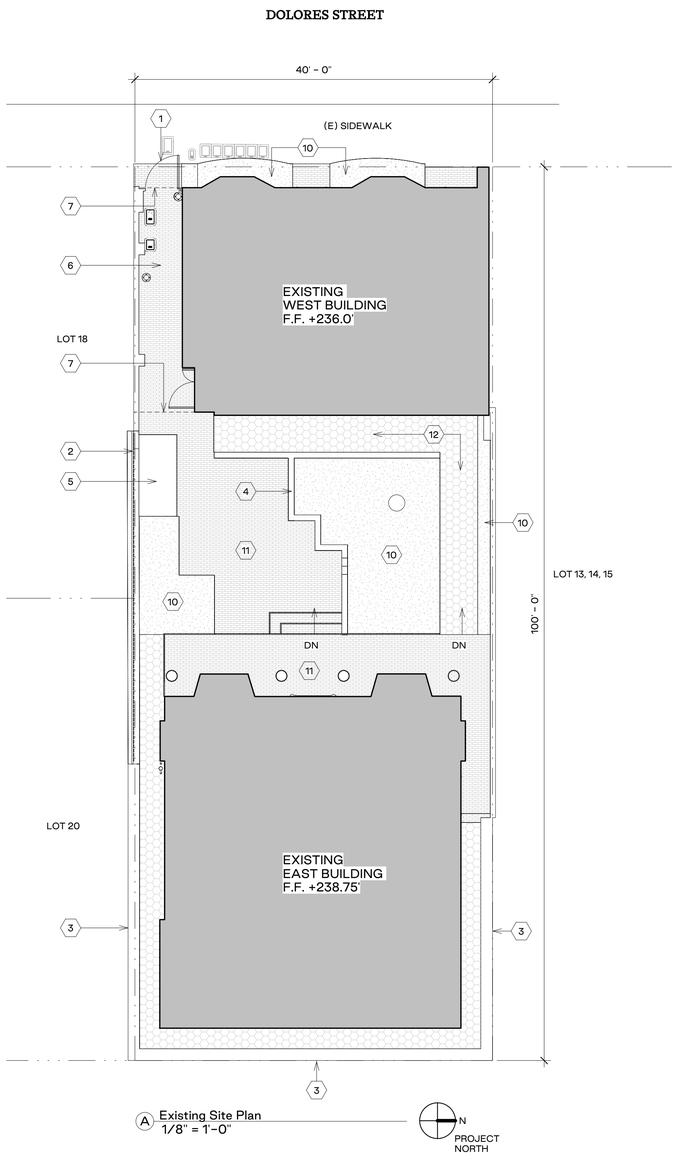
DRAWING DATE: 12.10.25

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:
REV 2 12.10.25

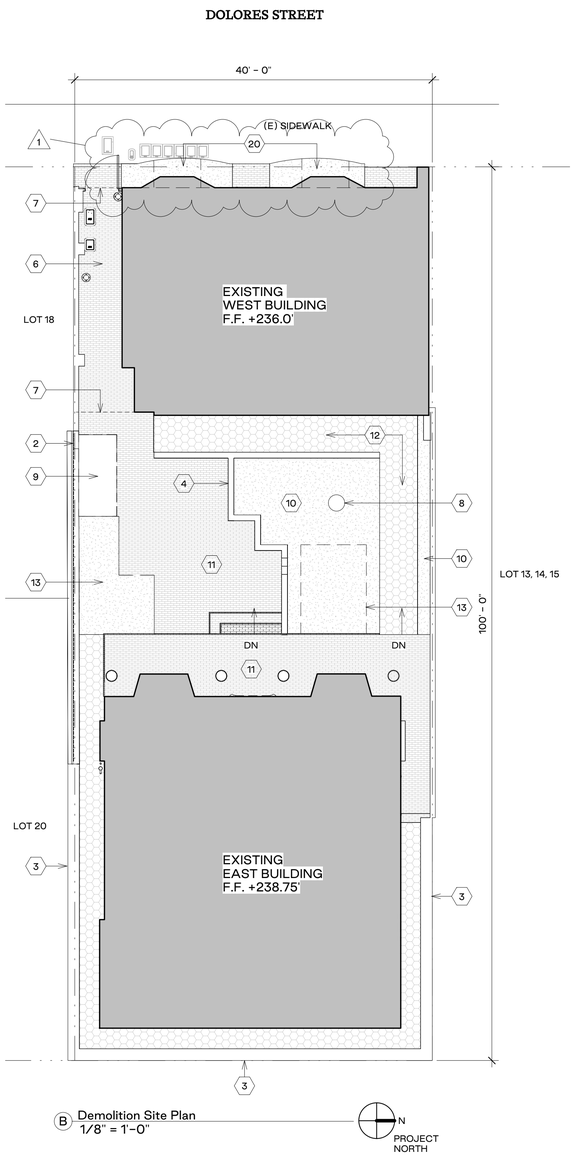
SHEET TITLE:
TITLE SHEET & PROJECT DATA

SHEET NUMBER:
A0.1



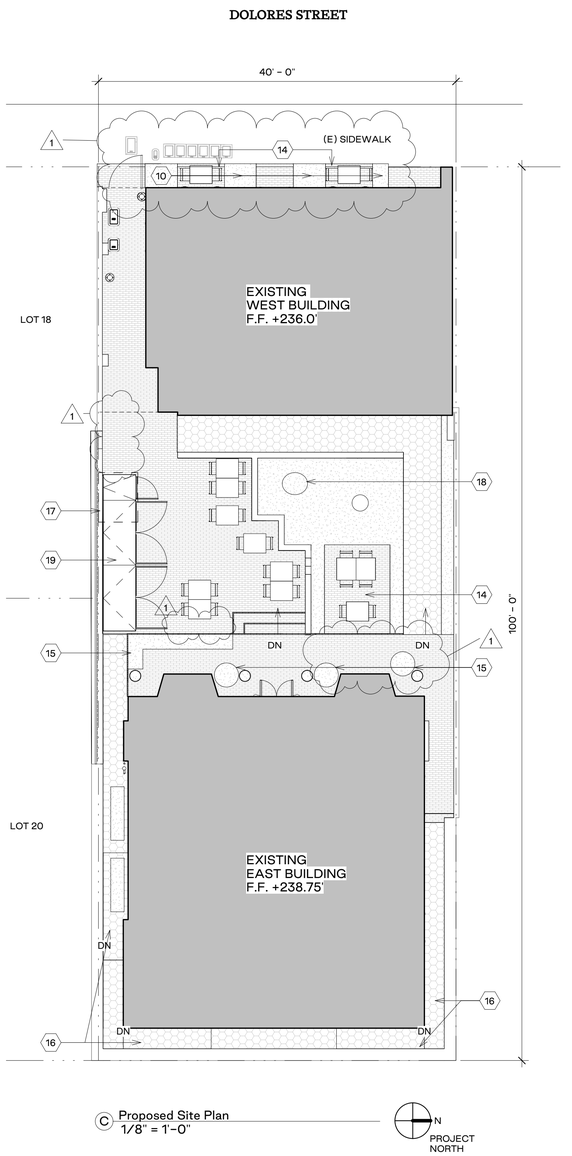
A Existing Site Plan
1/8" = 1'-0"

N
PROJECT NORTH



B Demolition Site Plan
1/8" = 1'-0"

N
PROJECT NORTH



C Proposed Site Plan
1/8" = 1'-0"

N
PROJECT NORTH

SHEET NOTES

1 (E) WOOD GATE
2 (E) WOOD FENCING
3 (E) CONCRETE RETAINING WALL
4 (E) BRICK GARDEN WALL
5 (E) TRASH ENCLOSURE
6 (E) COVERED WALKWAY
7 LINE OF BUILDING ABOVE
8 PROTECT (E) TREE
9 (E) TRASH ENCLOSURE TO BE REPLACED
10 (E) PLANTED AREA
11 (E) BRICK PATIO
12 (E) ACCESSIBLE RAMP
13 REMOVE (E) PLANTINGS
14 (N) BRICK PATIO
15 (N) POTTED PLANTS
16 (N) RAMPED PATHWAY w/LANDING @ DOOR
17 (N) SUBGRADE GREASE INTERCEPTOR
18 (N) WATER FEATURE
19 (N) TRASH ENCLOSURE ACCESSIBLE FROM THE TOP AND FRONT
20 REMOVE PORTION OF (E) PLANTED AREA FOR (N) PATTERNED PAVING

LEGEND

(E) STRUCTURES
(E) BRICK PAVERS
(E) SEALED GRAVEL
LANDSCAPING/PLANTED AREA

PROJECT:

MAMMONE RESTAURANT

DOLORES, 2NE of 5TH
CARMEL, CA 93921

APN: 010-136-011

OWNER:
ALISSA & ANTHONY CARNAZZO

PROJECT NO: 0120

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SCALE: 1/8" = 1'-0"

DRAWN BY: HL, MH
PRINT DATE: 12.10.25
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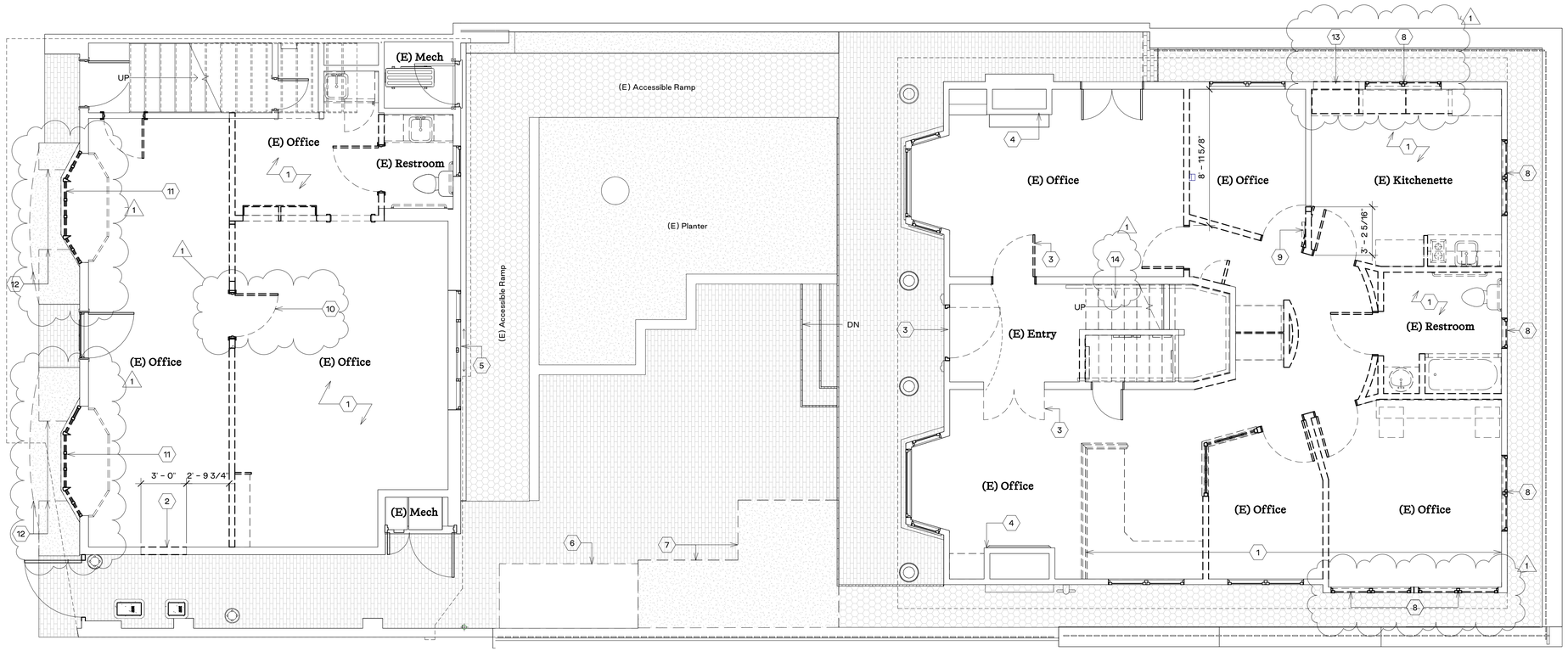
REVISIONS:
REV 1 9.23.25

SHEET TITLE:
EXISTING, DEMO & PROPOSED SITE PLAN

SHEET NUMBER:
A1.0

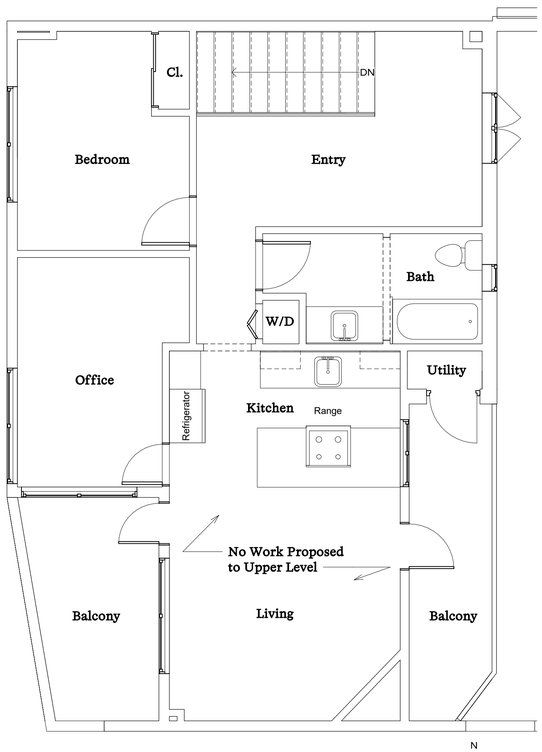


1 Existing/ Demo Floor Plan - Main Floor West
1/4" = 1'-0"

N

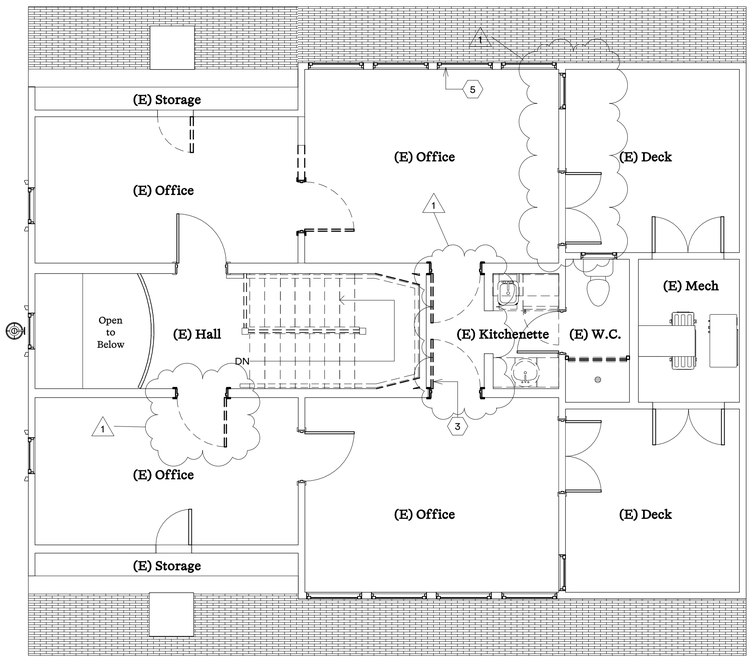
3 Existing/ Demo Floor Plan - Main Floor East
1/4" = 1'-0"

N



4 Existing/ Demo Floor Plan - Upper Floor West
1/4" = 1'-0"

N



2 Existing/ Demo Floor Plan - Upper Floor East
1/4" = 1'-0"

N

SHEET NOTES

1. REMOVE (E) FINISHES, FITTINGS, FIXTURES, CASEWORK & LIGHTING, CAP PLUMBING IN CONCEALED LOCATION
2. REMOVE PORTION OF (E) WALL FOR (N) DOOR
3. REMOVE DOORS AND SALVAGE FOR REUSE, TYP.
4. PROTECT (E) FIREPLACES AND CASEWORK
5. PROTECT (E) WINDOWS, TYP.
6. REMOVE (E) TRASH ENCLOSURE
7. REMOVE (E) PLANTINGS
8. REMOVE (E) WINDOW TO BE FILLED IN. SEE EXTERIOR ELEVATIONS
9. RELOCATE (E) ELECTRICAL PANEL
10. REMOVE (E) GLAZED DOOR AND SALVAGE FOR REUSE
11. REMOVE (E) BAY WINDOW TO BE REPLACED
12. REMOVE PORTION OF (E) PLANTED AREA FOR (N) PATTERNED PAVING
13. REMOVE PORTION OF (E) WALL FOR (N) DOOR. SEE EXTERIOR ELEVATIONS
14. REMOVE (E) NON-ACCESSIBLE STAIRS TO BE REPLACED

WALL LEGEND

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW WOOD STUD WALL:
  2x6 @ 16"o.c. TYP. AT EXTERIOR WALLS U.O.N.
  2x4 @ 16"o.c. TYP. AT INTERIOR WALLS U.O.N.
- LINE OF ROOF ABOVE

PROJECT:

MAMMONE RESTAURANT

DOLORES, 2NE of 5TH
CARMEL, CA 93921

APN: 010-136-011

OWNER:
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PROJECT NO: 0120

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

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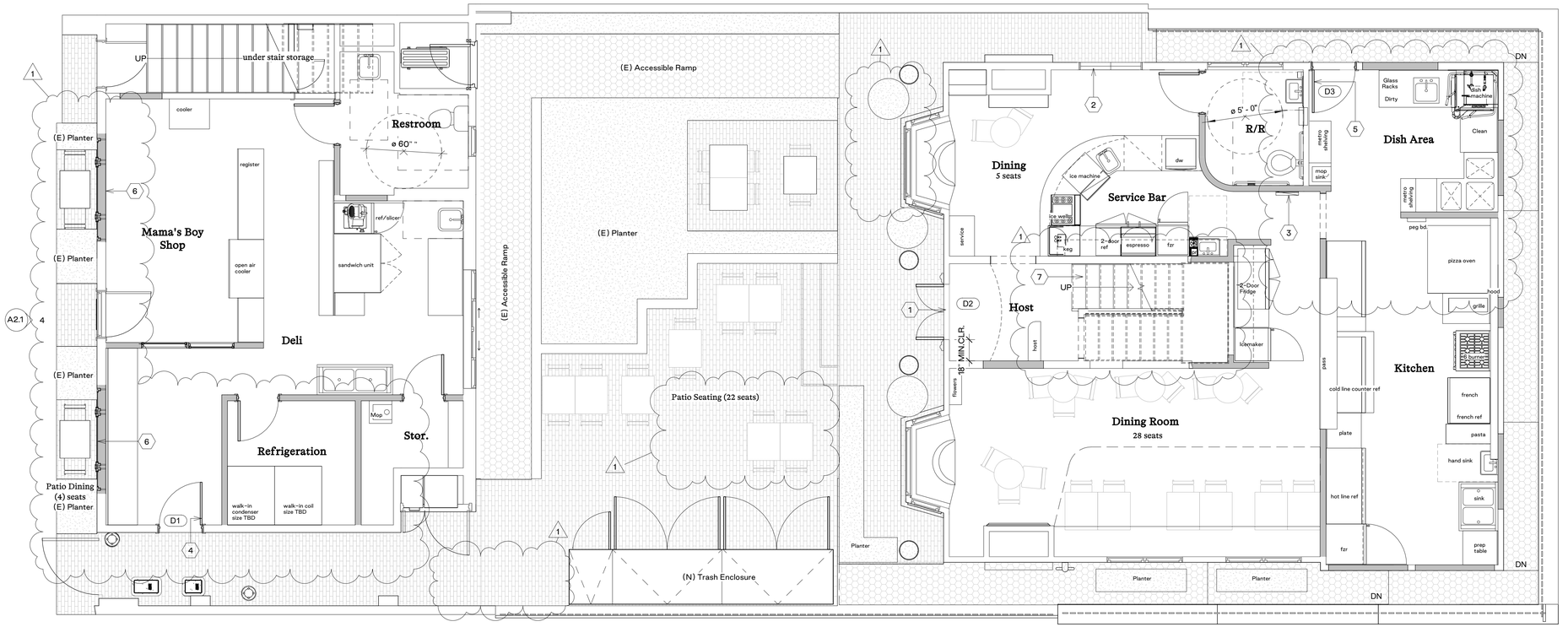
REVISIONS:
REV 1 9.23.25

SHEET TITLE:
EXISTING/ DEMO FLOOR PLANS

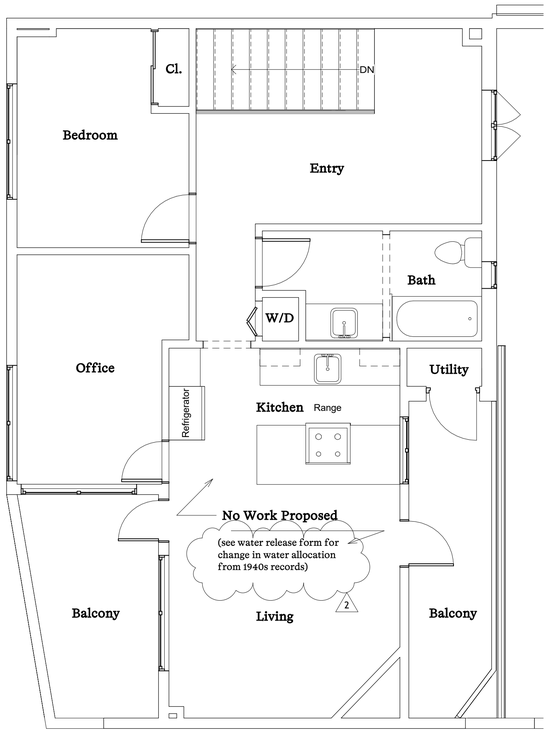
SHEET NUMBER:
A2.0



A Proposed Floor Plan – Main Floor West
1/4" = 1'-0"

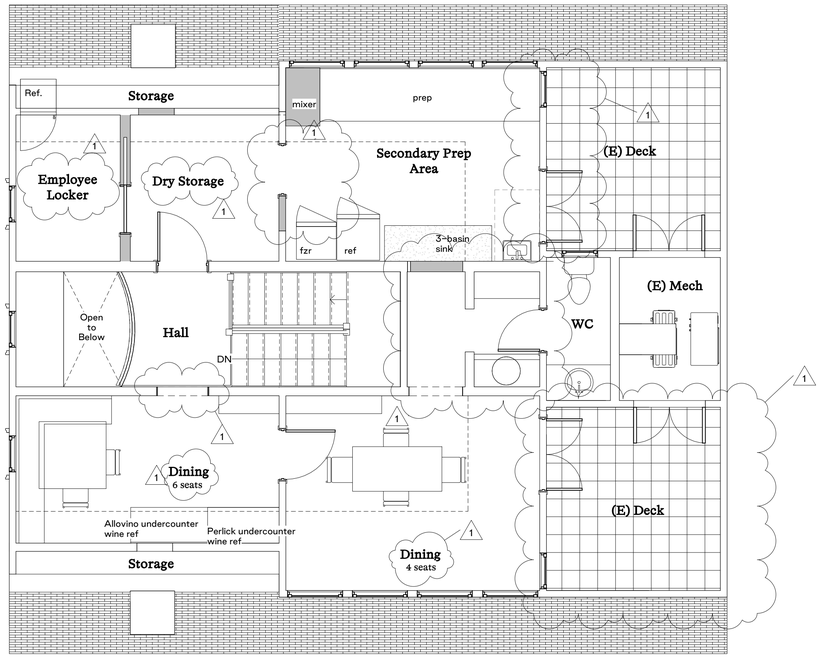
B Proposed Floor Plan – Main Floor East
1/4" = 1'-0"

N



C Proposed Floor Plan – Upper Floor West
1/4" = 1'-0"

N

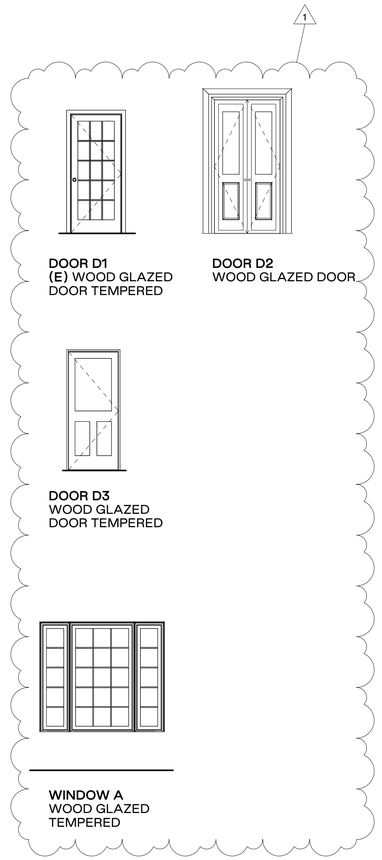


D Proposed Floor Plan – Upper Floor East
1/4" = 1'-0"

N

SHEET NOTES

1. (N) WOOD EXTERIOR DOOR TO REPLACE (E)
2. FIX (E) GLAZED DOORS IN CLOSED POSITION
3. (N) LOCATION OF ELECTRICAL PANEL
4. (E) DOOR TO BE REUSED IN (N) LOCATION
5. (N) GLAZED DOOR IN (N) LOCATION
6. (N) WINDOWS
7. (N) ACCESSIBLE STAIR TO REPLACE (E) NON-CONFORMING STAIR



DOOR D1
(E) WOOD GLAZED DOOR TEMPERED

DOOR D2
WOOD GLAZED DOOR

DOOR D3
WOOD GLAZED DOOR TEMPERED

WINDOW A
WOOD GLAZED TEMPERED

WALL LEGEND

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW WOOD STUD WALL:
  2x6 @ 16"o.c. TYP. AT EXTERIOR WALLS U.O.N.
  2x4 @ 16"o.c. TYP. AT INTERIOR WALLS U.O.N.
- LINE OF ROOF ABOVE

PROJECT:
MAMMONE RESTAURANT

DOLORES, 2NE of 5TH
CARMEL, CA 93921

APN: 010-136-011

OWNER:
ALISSA & ANTHONY CARNAZZO

PROJECT NO: 0120

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

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PRINT DATE: 12.10.25
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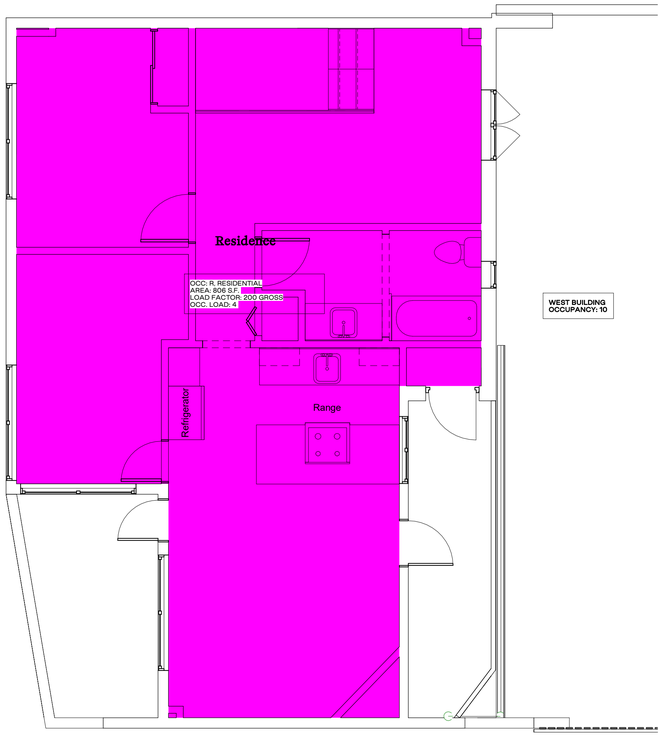
REVISIONS:
REV 2 12.10.25

SHEET TITLE:
PROPOSED FLOOR PLANS

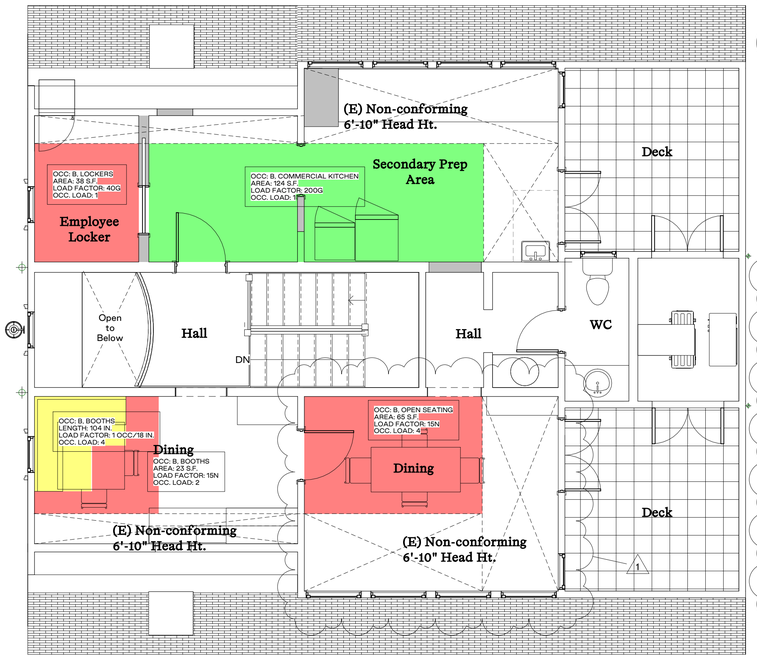
SHEET NUMBER:
A2.1

A Floor Plan for Code Compliance – Main Floor West
1/4" = 1'-0"

B Floor Plan for Code Compliance – Main Floor East
1/4" = 1'-0"



1 Floor Plan for Code Compliance– Upper Floor West
1/4" = 1'-0"



2 Floor Plan for Code Compliance – Upper Floor East
1/4" = 1'-0"

LEGEND

OCC: — OCCUPANCY GROUP
AREA: — FLOOR AREA (GROSS OR NET)
L. FACTOR: — LOAD FACTOR
OCC. LOAD: — OCCUPANCY LOAD

- ASSEMBLY W/O FIXED SEATS (TABLES & CHAIRS): 15 NET
- ASSEMBLY W/O FIXED SEATS (STANDING): 5 NET
- ASSEMBLY W/O FIXED SEATS (BOOTHS): 1 SEAT/24 INCHES
- COMMERCIAL KITCHEN: 200 GROSS
- ACCESSORY USE/STORAGE: 300 GROSS
- MERCANTILE: 60 GROSS
- MERCANTILE STORAGE: 300 GROSS
- RESIDENTIAL: 200 GROSS

OCCUPANCY LOAD CALCS.

PER SEC. 1004

EAST BUILDING:

FIRST FLOOR:	
OPEN SEATING 1 & 2 (15N):	18
BOOTHS 1, 2, 3 (1/18 INCHES):	15
COMMERCIAL KITCHEN (200G):	3
STANDING SPACE 1 (5N):	1
TOTAL FOR FIRST FLOOR:	**37**
SECOND FLOOR:	
LOCKER (40G):	1
BOOTH 4 (1/18 INCHES):	4
OPEN SEATING 3 & 4 (15N):	6
COMMERCIAL KITCHEN (200G):	1
TOTAL FOR SECOND FLOOR:	**12**
TOTAL BUILDING:	**49 OCCUPANTS**

WEST BUILDING:

FIRST FLOOR:	
MERCANTILE (60G):	3
DELI (200G):	2
RETAIL STORAGE (300G):	1
TOTAL FOR FIRST FLOOR:	**6**
SECOND FLOOR:	
RESIDENTIAL (200 GROSS):	4
TOTAL FOR SECOND FLOOR:	**4**
TOTAL BUILDING:	**10 OCCUPANTS**

LEGEND

- PLANTED: PLANTERS AND LARGE POTTED PLANTS
- NON-LIVING: BENCH, SMALL POTTED PLANTS, AND PATTERNED PAVING TREATMENT

LANDSCAPE COVERAGE CALCS.

20% OF LOT MUST BE OPEN SPACE	
REQUIRED:	(800 S.F.)
(E) OPEN SPACE:	1,873 S.F.
50% OF REQ'D OPEN SPACE MUST BE LANDSCAPED:	
50% OF 800 S.F. = **400 S.F.**	
25% OF LANDSCAPED AREA CAN BE NON-LIVING MATERIALS:	
25% OF 400 S.F. = **100 S.F.**	
(E) LANDSCAPED AREA:	423 S.F.
(N) LANDSCAPED AREA:	**423 S.F.**
PLANTED:	*323 S.F.*
NON-LIVING:	*100 S.F.*

ACCESSIBILITY NOTES

Accessibility Note: This project is an alteration within an existing building under 3,000 SF per story and less than three stories in height. Due to structural and spatial constraints, installation of a vertical access lift or elevator is technically infeasible. Equivalent dining service and ambiance is provided on the ground (accessible) level per CBC §11B-202.4 Exception and ADA Title III (DOJ TAM III-5.4000).

PROJECT:

MAMMONE RESTAURANT

DOLORES, 2NE of 5TH
CARMEL, CA 93921

APN: 010-136-011

OWNER:
ALISSA & ANTHONY CARNAZZO

PROJECT NO: 0120

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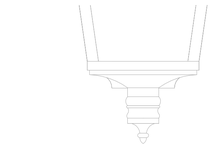
SCALE: As indicated

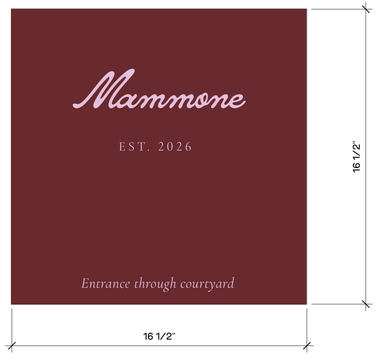
DRAWN BY: HL, MH
PRINT DATE: 12.10.25
DRAWING DATE: 9.23.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:
REV 2 12.10.25

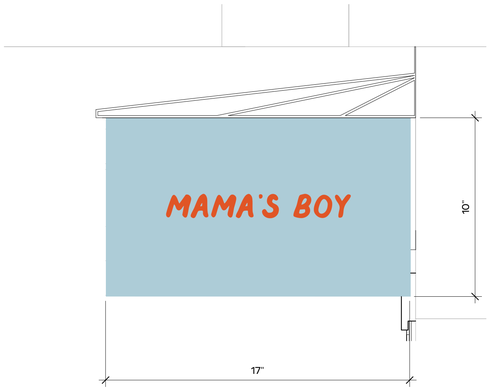
SHEET TITLE:
CODE COMPLIANCE PLANS

SHEET NUMBER:
A2.2





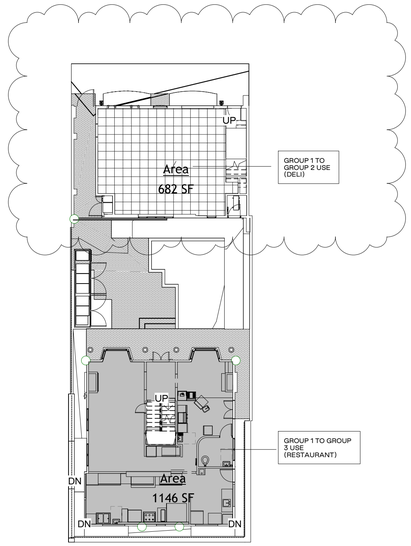
1 Proposed Signage – Mammone
3" = 1'-0"



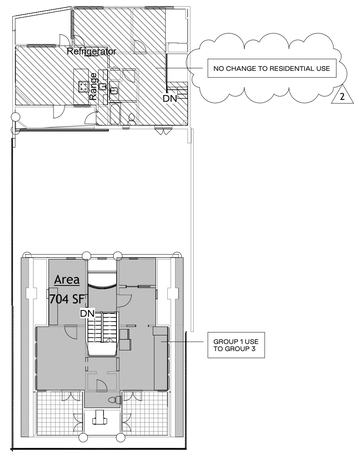
2 Proposed Signage – Mama's Boy
3" = 1'-0"

LEGEND

- OFFICE/RETAIL (USE GROUP 1)
- RESIDENTIAL
- RESTAURANT (USE GROUP 3)
- DELI (USE GROUP 2)



A Area Plans – First Floor
1/16" = 1'-0"



B Area Plans – Second Floor
1/16" = 1'-0"

PAINT COLORS

Mama's Boy trim, gate and door
Benjamin Moore Pinata

Mammone Trim
Benjamin Moore Simply Irresistible

Mammone Door
Benjamin Moore Fresco Urbain

WATER CREDIT CALCULATIONS

Areas:
East Building:

Existing 1st floor NET area:	1,146 sf (office)
Existing 2nd floor NET area:	704 sf (office)
Total East Building Area:	1,850 sf

West Building:

Existing 1st floor NET area:	698 sf (office, including bay windows)
Existing 2nd floor NET area:	732 sf (storage/residential)
Total West Building Area:	1,430 sf

Total Existing Area of Commercial Spaces: **3,280 sf – 13 for bay windows = 3,267 sf.**

Load Factors:
Water Use Factor for Group 1 uses: .00007 AF (acre feet)/sf
Water Use Factor for Group 2 uses: .0002 AF
Water Use Factor for Group 3 uses: .02AF/ Interior restaurant seat

Water Available:

Existing:
Existing water available: 3,267 sf x .00007 = .229 AF

Proposed:
Office to Deli (part of 1st floor of West Building): 682 (no bay windows) sf x .0002 = 0.136 AF

Office to Restaurant (1st and 2nd floor of East Building):

43 seats (33 down/10 up):.02 AF/seat =	.86 AF
21 exterior seats (within allowance) =	0 AF
1 extra exterior seat: .01 AF/seat =	.01
Total Proposed Water (Commercial):	**1.006 AF**
Water Capacity Difference:	**.777 AF**
Mal Paso water allotted to site:	–.57 AF
Water required for residential unit:	.068 AF
Pure Water Allocation Request:	*.275 AF*

PROJECT:
MAMMONE RESTAURANT

DOLORES, 2NE of 5TH
CARMEL, CA 93921

APN: 010-136-011

OWNER:
ALISSA & ANTHONY CARNAZZO

PROJECT NO: 0120

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SCALE: As indicated

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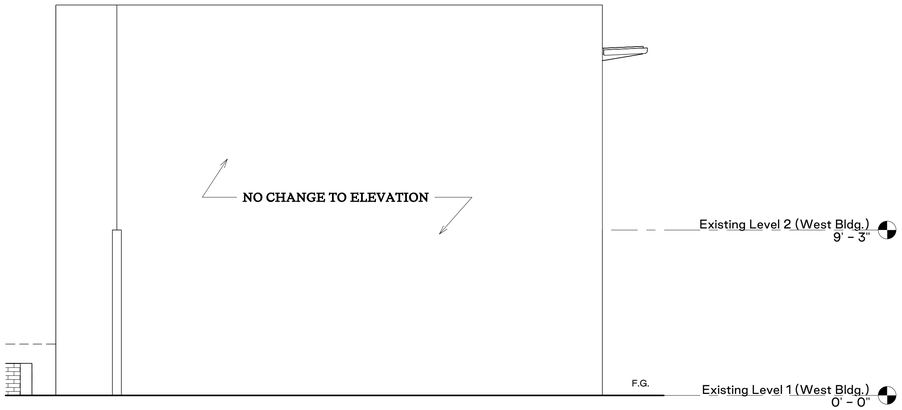
REVISIONS:
REV 2 12.10.25

SHEET TITLE:
WATER CREDIT CALCULATIONS AND PROPOSED SIGNAGE

SHEET NUMBER:
A2.3

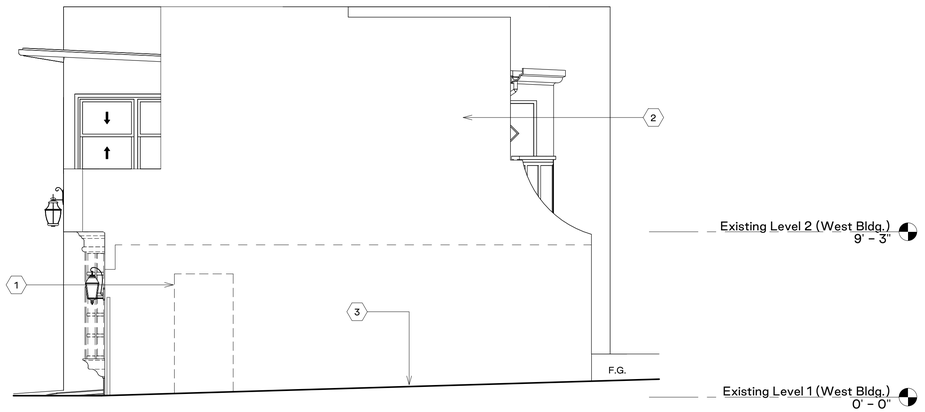
SHEET NOTES

1 REMOVE PORTION OF (E) WALL
2 (E) PLASTER WALLS
3 (E) COVERED WALK BEYOND
4 (E) WOOD WINDOWS
5 (E) WOOD DOOR
6 (E) GLAZED WOOD DOOR
7 REMOVE (E) WALL-MOUNTED SIGN TO BE REPLACED w/ (N)
8 REMOVE (E) BAY WINDOW TO BE REPLACED

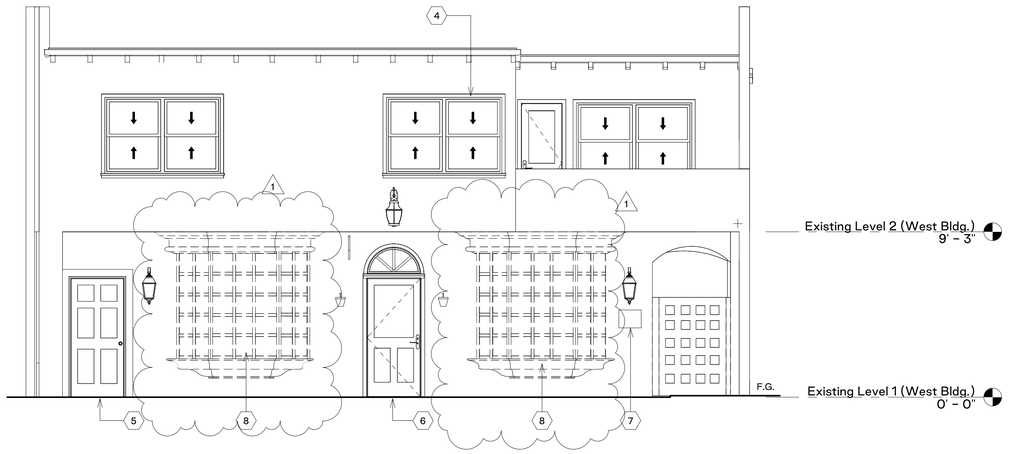


1 West Building North Elevation - Demolition
1/4" = 1'-0"

2 West Building East Elevation - Demolition
1/4" = 1'-0"



3 West Building South Elevation - Demolition
1/4" = 1'-0"



4 West Building West Elevation - Demolition
1/4" = 1'-0"

PROJECT:

MAMMONE RESTAURANT

DOLORES, 2NE of 5TH
CARMEL, CA 93921

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

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PRINT DATE: 12.10.25
DRAWING DATE: 9.19.25
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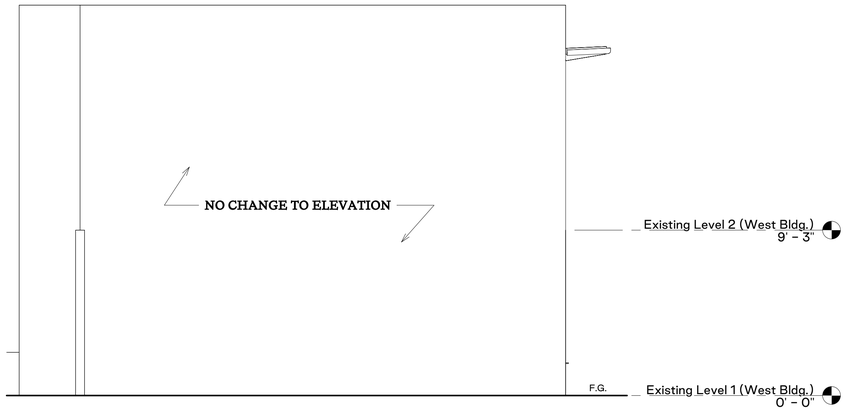
REVISIONS:
REV 1 9.23.25

SHEET TITLE:
WEST BUILDING ELEVATIONS - DEMOLITION

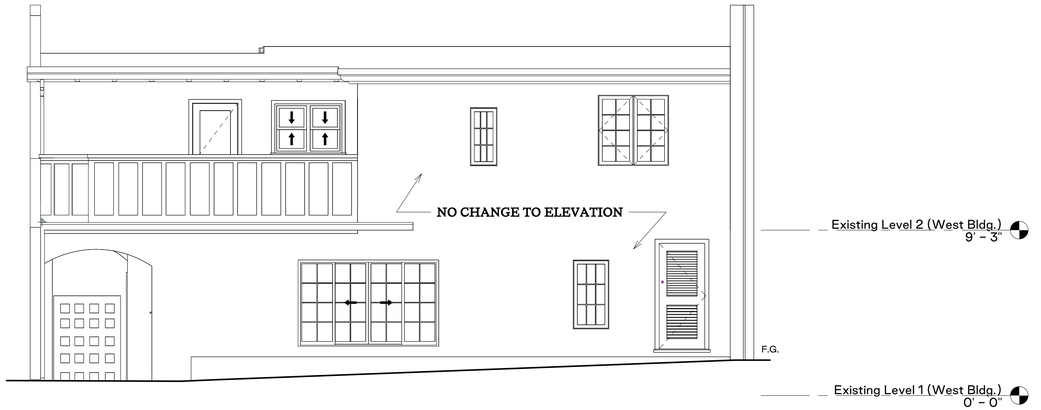
SHEET NUMBER:
A3.0

SHEET NOTES

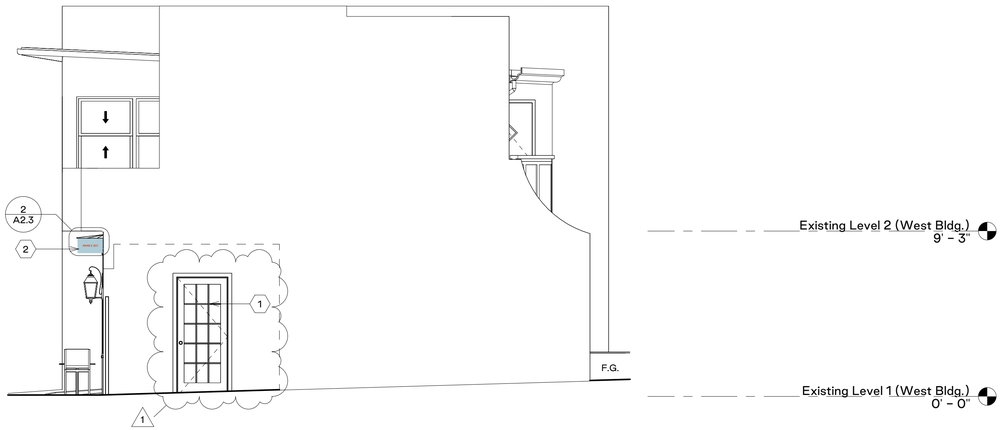
1 (N) SELF-CLOSING GLAZED WOOD EXTERIOR DOOR
2 (N) HANGING SIGN ON (E) BRACKET
3 (N) WALL-MOUNTED SIGN TO REPLACE (E)
4 (N) WINDOWS



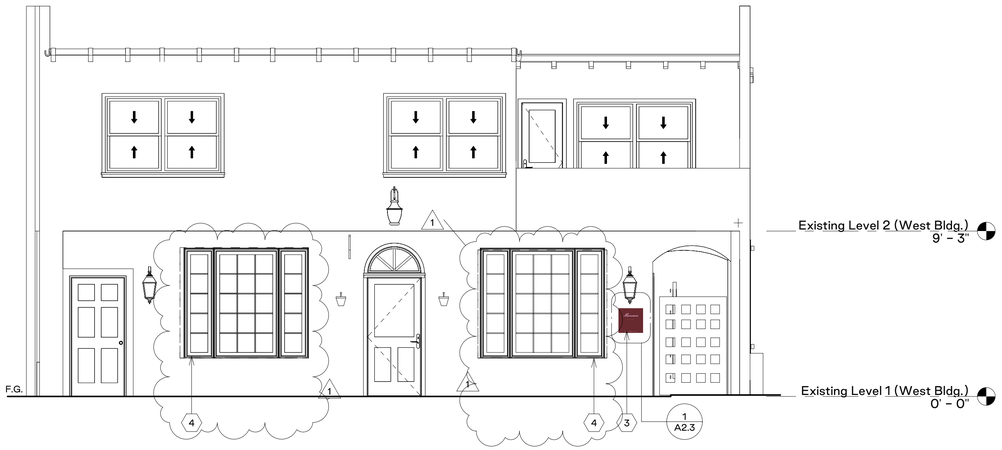
1 West Building North Elevation - Proposed
1/4" = 1'-0"



2 West Building East Elevation - Proposed
1/4" = 1'-0"



3 West Building South Elevation - Proposed
1/4" = 1'-0"



4 West Building West Elevation - Proposed
1/4" = 1'-0"

PROJECT:

MAMMONE RESTAURANT

DOLORES, 2NE of 5TH
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SCALE: 1/4" = 1'-0"

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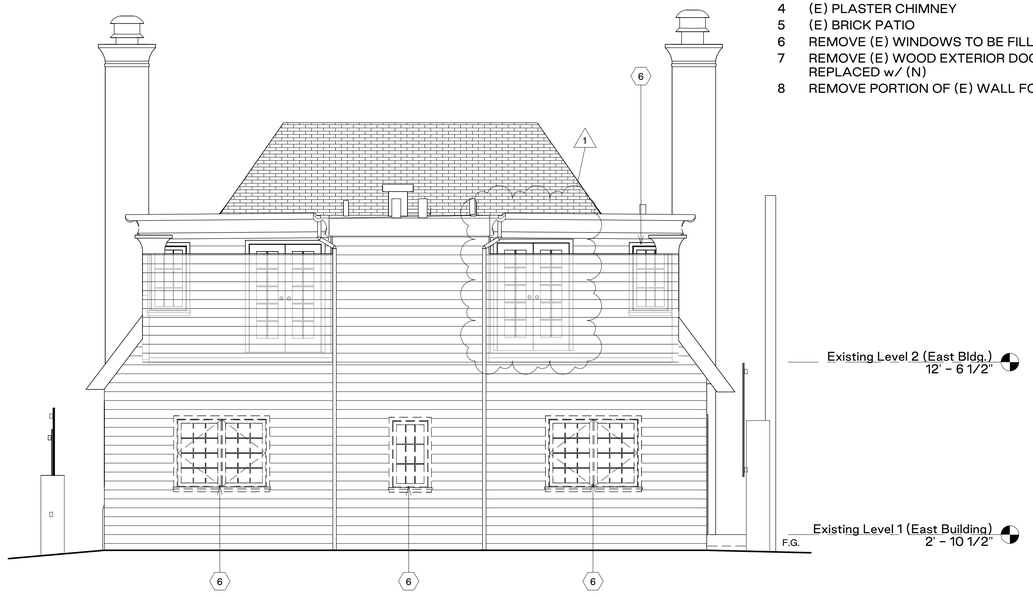
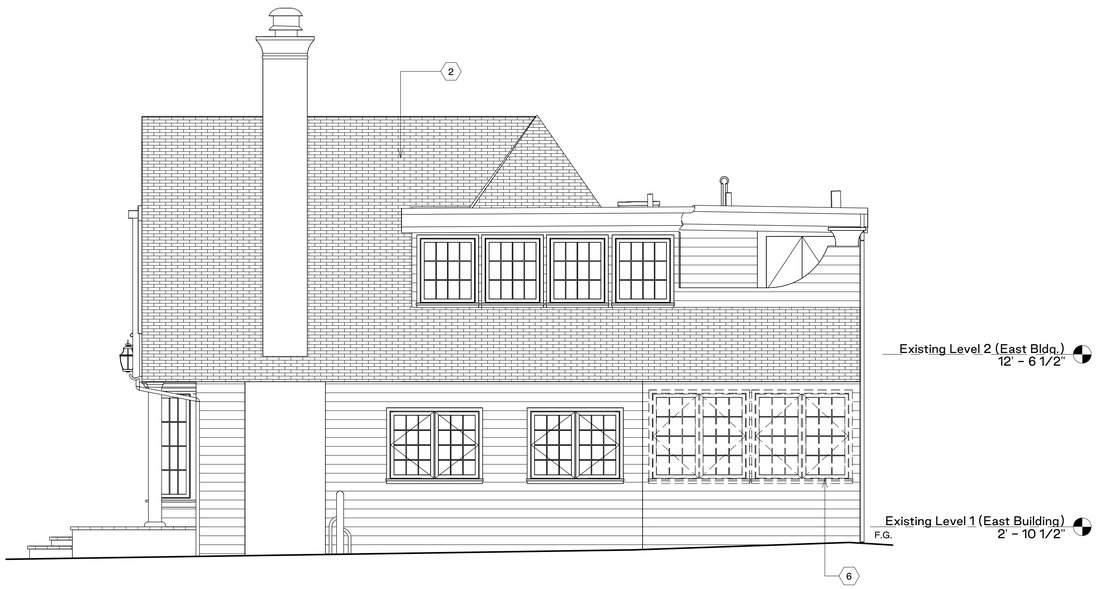
SHEET TITLE:
WEST BUILDING ELEVATIONS - PROPOSED

SHEET NUMBER:
A3.1

1 North Elevation East Building – Demolition
1/4" = 1'-0"



2 East Elevation East Building – Demolition
1/4" = 1'-0"



3 South Elevation East Building – Demolition
1/4" = 1'-0"

4 West Elevation East Building – Demolition
1/4" = 1'-0"

SHEET NOTES

1 (E) WOOD SIDING
2 (E) ASPHALT SHINGLE ROOFING
3 (E) WOOD WINDOWS
4 (E) PLASTER CHIMNEY
5 (E) BRICK PATIO
6 REMOVE (E) WINDOWS TO BE FILLED IN
7 REMOVE (E) WOOD EXTERIOR DOOR TO BE REPLACED w/ (N)
8 REMOVE PORTION OF (E) WALL FOR (N) DOOR

PROJECT:

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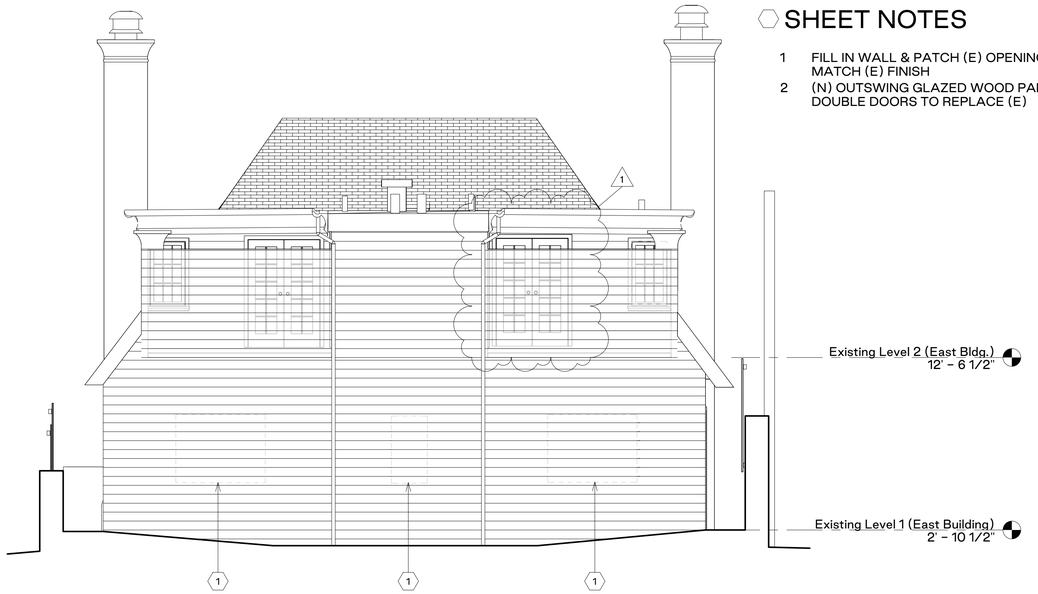
SHEET TITLE:

EAST BUILDING ELEVATIONS - DEMOLITION

SHEET NUMBER:

A3.2

1 North Elevation East Building - Proposed
1/4" = 1'-0"

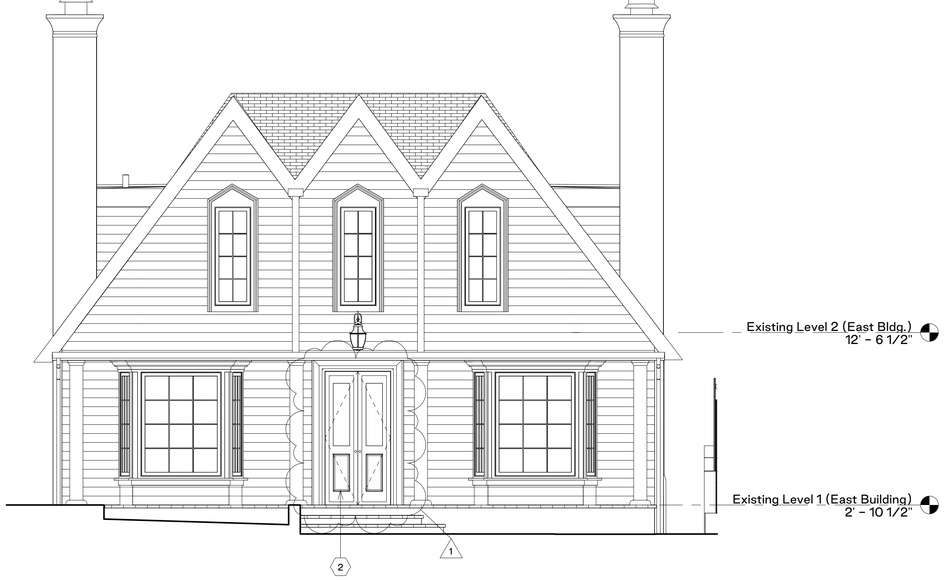


2 East Elevation East Building - Proposed
1/4" = 1'-0"

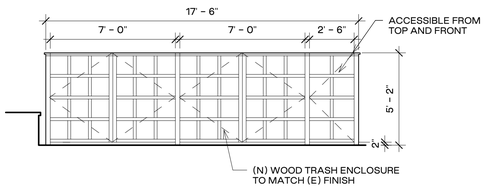
SHEET NOTES

1 FILL IN WALL & PATCH (E) OPENING TO MATCH (E) FINISH
2 (N) OUTSWING GLAZED WOOD PANELED DOUBLE DOORS TO REPLACE (E)

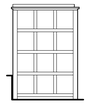
3 South Elevation East Building - Proposed
1/4" = 1'-0"



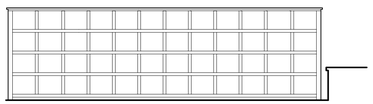
4 West Elevation East Building - Proposed
1/4" = 1'-0"



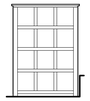
5 North Elevation Trash Enclosure - Proposed
1/4" = 1'-0"



6 East Elevation Trash Enclosure - Proposed
1/4" = 1'-0"



7 South Elevation Trash Enclosure - Proposed
1/4" = 1'-0"



8 West Elevation Trash Enclosure - Proposed
1/4" = 1'-0"

PROJECT:

MAMMONE RESTAURANT

DOLORES, 2NE of 5TH
CARMEL, CA 93921

APN: 010-136-011

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SHEET TITLE:
EAST BUILDING ELEVATIONS - PROPOSED

SHEET NUMBER:
A3.3

USE PERMIT APPLICATION FOR CITY OF CARMEL-BY-THE-SEA

MAMA'S BOY

PROJECT INTRODUCTION

We’re Anthony and Alissa Carnazzo, lifelong locals and the owners of Stationæry, a neighborhood restaurant we opened just a few blocks away in 2018. Our families go back multiple generations on the Monterey Peninsula, and Carmel is where we’ve built our home, raised our children, and invested in creating spaces that bring people together.

Mama’s Boy is our next chapter. Located in the front building at Dolores and 5th, this project transforms a vacant office into a deli and small-format retail shop. The concept is simple, rooted in the needs of our neighbors and visitors: fresh sandwiches assembled to order, pre-packaged salads and pastas, and pantry staples for picnics, quick meals, or a walk to the beach.

There is no cooking or venting proposed—just cold prep and packaging, with major production handled off-site. The space will feature one ADA-compliant restroom and share enclosed trash storage with the rear building.

This project is deeply personal. Mama’s Boy reflects our belief in small, neighborhood-serving businesses that add charm and accessibility to Carmel’s commercial core. With a light footprint and thoughtful design, it reimagines an underutilized space as a welcoming, low-impact storefront that complements downtown’s walkable, village character.

PROJECT AT A GLANCE

PROJECT NAME: Mama’s Boy

ADDRESS: Dolores, 1 NE of 5th

PARCEL: APN 001-136-011

ZONING: SC (Service Commercial)

CURRENT USE: Commercial office building

PROPOSED USE:

MAMA’S BOY: Deli + small-format retail

SCOPE INCLUDES:

- Change of use application
- Minor exterior changes

DESIGN PHILOSOPHY: Context-sensitive, neighborhood-serving, rooted in coastal Italian warmth and Carmel charm

DEVELOPED BY: Anthony & Alissa Carnazzo, owners of Stationæry

MAMA'S BOY – DELI & RETAIL MARKET

Mama's Boy will be located in the downstairs portion of the front commercial building, with no changes planned for the existing upstairs residential apartment. This concept is a daytime-only deli and small-format retail shop offering assembled-to-order sandwiches, pre-packaged salads, and ready-to-go items such as fresh pasta, sauces, and picnic baskets for guests heading to the beach.

The kitchen at Mama's Boy will serve as an active prep hub for both concepts. Expanded prep space will accommodate pasta and dough making, salad and sauce preparation, and processing of daily deliveries into the walk-in refrigerator. Much of this activity will be visible from the street-facing windows, providing an engaging connection between the kitchen and the public.

Importantly, this will remain a light-touch kitchen: there will be no cooking, no hood, and no venting required. All hot preparation will be handled at Mammone in the rear building.

In addition to takeaway service, Mama's Boy will feature a small outdoor seating area with four seats along the front windows. The retail component will include a curated selection of pantry goods, wines, and branded merchandise aligned with the ethos of the restaurant.

HOURS OF OPERATION: 9:00 AM – 8:00 PM (7 days/week)

SERVICE STYLE: Takeaway only; with 4 outdoor seats

KITCHEN: Expanded prep space; no hood; no cooking; visible pasta/-dough making

BATHROOM: One ADA-compliant restroom in the space

TRASH STORAGE: Shared with rear building; located in enclosed patio area

MAMA'S BOY

MAMA’S BOY – SAMPLE MENU

SANDWICHES

Served on house made schiacciata
Prosciutto cotto, fig mostarda, parmigiano reggiano, arugula
Tuscan salami, manchego, aioli, arugula
Burrata, marinated zucchini, roasted tomato, basil, aged balsamic

SALADS

Mixed greens, gorgonzola, pecans, apples, cider vinaigrette
Kale Caesar, Mary’s chicken, parmigiano, breadcrumbs

RETAIL

Lindera Farms elderflower vinegar
Like Family chili oil
Giardinaera
Big Sur sea salt
Fig mostarda

DESIGN AESTHETIC & CONCEPT OVERVIEW

Mama’s Boy evokes the spirit of an idyllic seaside sandwich shop you might stumble upon in a Sicilian village—sunwashed, personal, and joyfully retro. The space features a bright, approachable palette with primary colors, hand-drawn typefaces, and timeless design motifs like stripes and checks. The layout prioritizes efficient service and light retail with no indoor seating.

Visual design cues:

- Sunwashed primaries, hand-painted textures
- Casual, beach-adjacent energy
- A nostalgic-but-fresh take on Euro-deli aesthetics

SITE PLAN: PARCEL CONTEXT, ADJACENT USES, & PROJECT LOCATION

The project is located on parcel APN: 001-136-011-000, situated between Dolores Street and 5th Avenue in downtown Carmel by the Sea. The site is currently improved with two existing commercial office buildings and is zoned SC (Service Commercial).

SURROUNDING PROPERTIES:

- North & East: Best Western – Carmel's Town House Lodge
- South: City-operated 10-minute parking lot serving the Carmel Post Office
- Southeast (Caddy Corner): Chez Noir, a fine dining restaurant

These adjacent businesses contribute to a vibrant and walkable commercial corridor. The site benefits from commercial synergy, established foot traffic, and proximity to complementary hospitality and dining uses.

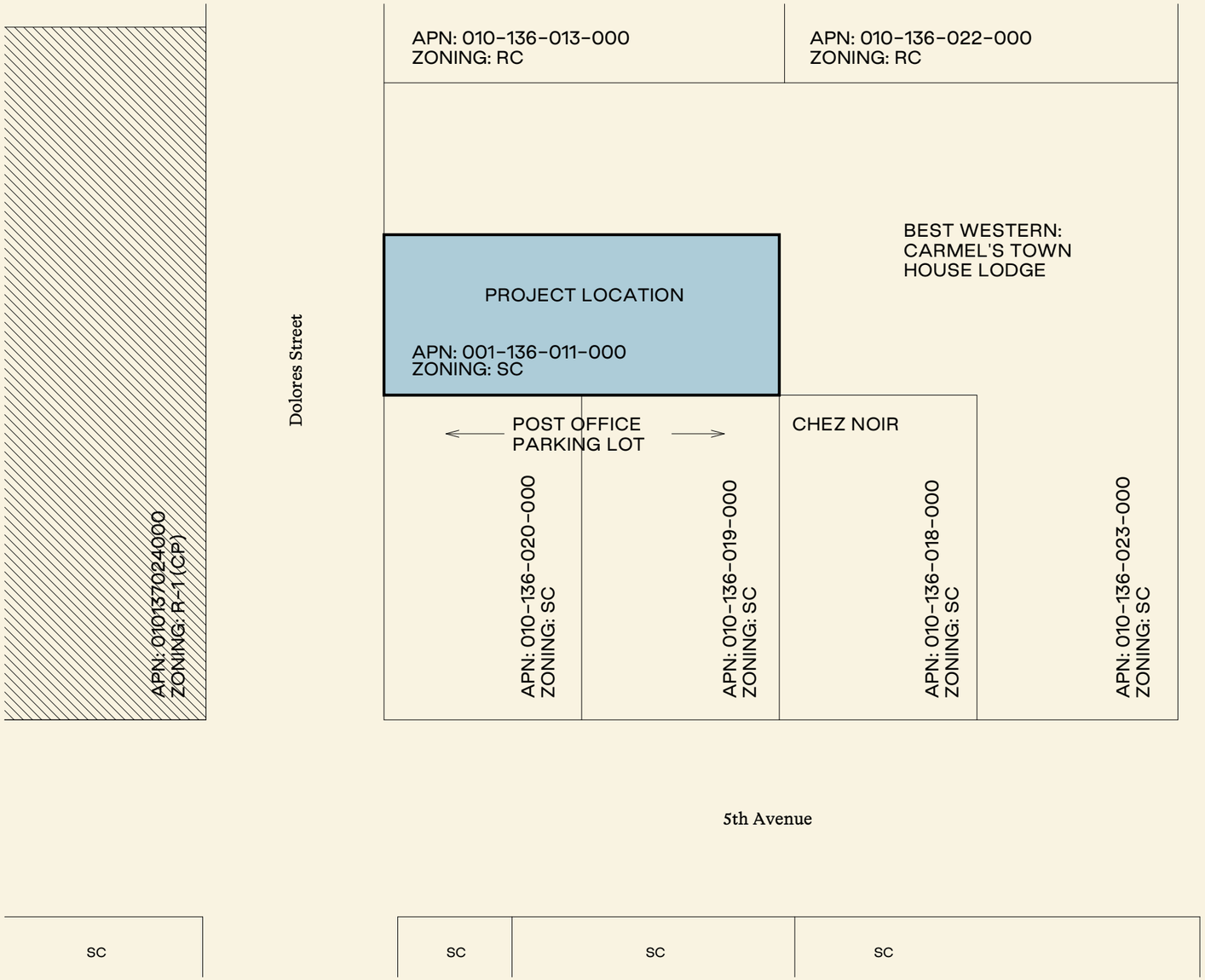
ZONING CONTEXT:

- The project parcel (APN: 001-136-011-000) is zoned SC (Service Commercial)
- Adjacent parcels are zoned SC (Service Commercial), supporting the transition to food and beverage use and reinforcing the area's suitability for mixed-use development and adaptive reuse

PROJECT LOCATION

FRONT BUILDING – MAMA'S BOY (DELI & RETAIL)

- Located at the front of the parcel
- Use is limited to the ground floor; the second-floor apartment will remain unchanged
- The business will offer assembled sandwiches, pre-packaged salads, fresh pasta and sauces, and retail pantry items and wine
- One ADA-compliant restroom will be provided
- 4 Outside seats
- Trash will be managed through a shared, enclosed patio containment area



Mammone | Mama's Boy Shop
Site Map
Scale: 1/32" = 1'-0"

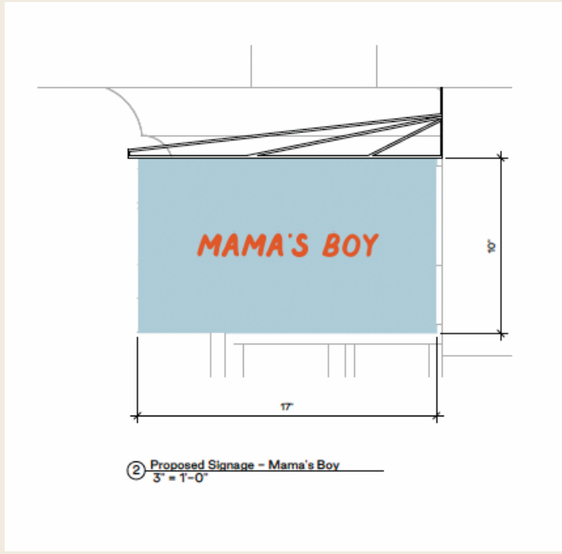
EXTERIOR CHANGES & DESIGN REVIEW (MINOR)

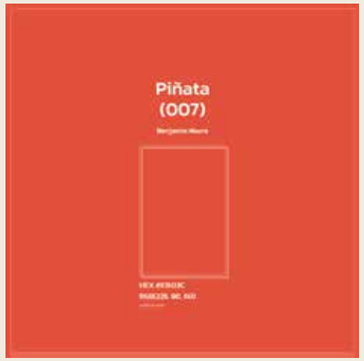
As part of this application, the following minor exterior modifications are proposed for the front building (Mama's Boy):

1. NEW SOUTH-FACING DOOR IN BREEZEWAY
   - Adds internal passage between front (Mama's Boy) and rear (Mammone) buildings
   - Improves circulation for both staff and guests
2. INSTALL HANGING SIGN FOR "MAMA'S BOY"
   - Mounted on existing bracket at front entry
   - Maintains pedestrian-scale signage in keeping with downtown character
3. PAINT TRIM, GATE & FRONT DOOR
   - Ground floor trim, entry gate, and front door to be painted in Benjamin Moore "Piñata"
   - Adds a fresh but context-sensitive accent color, aligning with Carmel's tradition of subtle, high-quality finishes
4. BAY WINDOW MODIFICATION – FLUSH ALIGNMENT
   - Existing bay windows on the front façade will be brought into flush alignment with the building face
   - Improves circulation and creates space for a small outdoor seating area (4 seats) along the front windows
   - Work will match existing materials and maintain architectural consistency

DESIGN CONSIDERATIONS:

- All exterior changes are minor in scale and sensitive to the existing character.
- No changes to overall massing, roofline, or building envelope.
- Updates are limited to trim color, door/entry detailing, signage, and window alignment to support limited outdoor seating.





See Sheet A2-3 PROPSED SIGNAGE for details

WATER CREDIT SUMMARY

The proposed Mama's Boy project repurposes the front building into a deli and small-format retail shop with limited outdoor seating. Water credits are calculated in accordance with Monterey Peninsula Water Management District (MPWMD) Group Use factors.

EXISTING WATER ALLOTMENTS:

- Existing office use (3,280 SF): 0.2296 AF
- Mal Paso water allocation: 0.57 AF
- Adjacent property allocation (Chez Noir): 0.24 AF

→ Total Available Water: 1.0396 AF

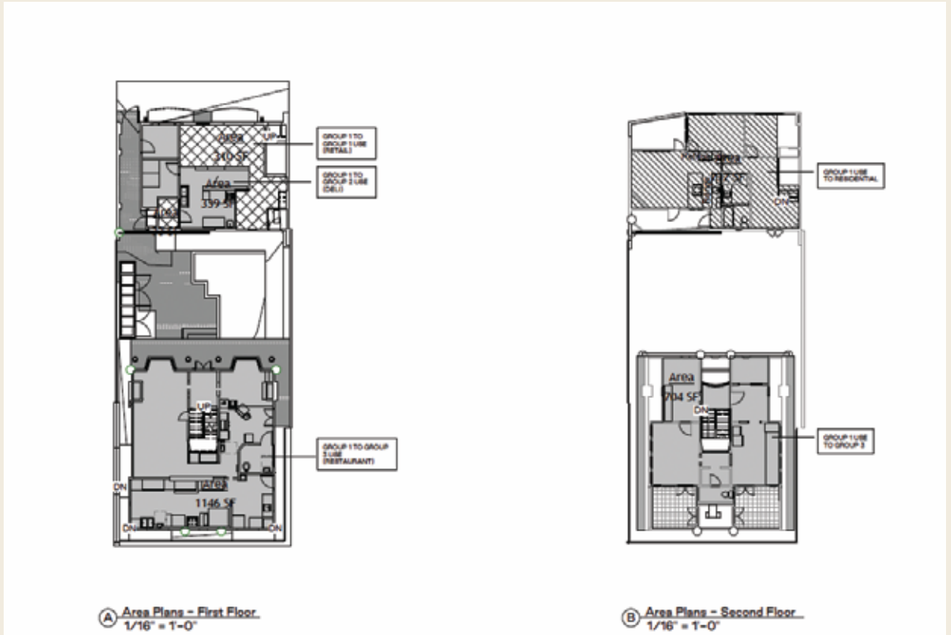
PROPOSED WATER USAGE:

- Office → Retail (343 sf): 0.024 AF
- Office → Deli (339 sf): 0.0678 AF
- Storage → Residential (732 sf): 0.068 AF

→ Total Proposed Water Use: ~0.16AF

NET RESULT:

- Mama's Boy requires ~0.16 AF
- Use remains well within the available allocation, leaving a surplus of ~0.87 AF for the parcel.



See Sheet A2-3 WATER CREDIT CALCULATIONS for full details

OPERATIONAL LOGISTICS: MAMA’S BOY

Front Building – Deli & Retail

SERVICE STYLE: Takeaway with limited outdoor seating (4 seats)

HOURS OF OPERATION: 9:00 AM – 8:00 PM (Daily)

PRODUCTION: Prep kitchen for cold food assembly and light-touch operations. No cooking, no hood, and no venting required

DELIVERIES: Primarily handled in early morning hours via Dolores Street curbside or side driveway

STAFFING: 2–6 team members during service hours

CIRCULATION: Customers enter and exit through the main street-facing entry. Outdoor seating is directly adjacent to the storefront windows.

WASTE HANDLING: Shared trash and recycling storage located in the enclosed patio at the rear of the property.

ADA ACCESSIBILITY COMPLIANCE

- The front building (Mama’s Boy) includes one ADA-compliant restroom on the ground floor, fully satisfying accessibility requirements
- The main street-facing entry will be reviewed and adjusted as needed to ensure threshold and doorway compliance with ADA and CBC standards.
- Outdoor seating (4 seats) will maintain required clear path of travel along the public frontage.
- The project was reviewed as part of a CASp-certified accessibility evaluation (Nov 2024), which confirmed compliance with applicable ADA and CBC regulations for this portion of the site.

CONCLUSION & PROJECT SUMMARY

Mama’s Boy is a locally rooted reimagining of the front building at Dolores and 5th. By converting a vacant office into a daytime deli and retail shop with four outdoor seats, the project adds new energy and accessibility to Carmel’s commercial district.

With its light-touch prep kitchen (no cooking, no hood required), curated pantry items, and outdoor seating along the front windows, Mama’s Boy is designed to serve both neighbors and visitors. Guests can stop in for a fresh sandwich or salad, pick up prepared pastas and sauces, or grab picnic provisions on their way to the beach.

The project preserves Carmel’s character through subtle exterior updates: repainting the ground-floor trim in a timeless color, bringing bay windows flush to create seating space, and installing pedestrian-scale signage in keeping with the village fabric.

Key strengths of the proposal include:

- Led by local restaurateurs Anthony & Alissa Carnazzo, owners of Stationæry
- Adaptive reuse of an existing commercial office
- Minor, context-sensitive exterior updates
- ADA-compliant restroom and accessible entry
- Water use remains within allocation

Mama’s Boy will be a welcoming, small-scale addition to Carmel’s vibrant downtown — a space that honors community, design, and hospitality while enhancing the pedestrian experience along Dolores Street.

Our daughter, Pilar, standing at the gate on lease signing day.

USE PERMIT APPLICATION FOR CITY OF CARMEL-BY-THE-SEA

Mammone

Full-Service Restaurant | Dolores St., Carmel-by-the-Sea

PROJECT INTRODUCTION

We’re Anthony and Alissa Carnazzo, lifelong locals and the owners of Stationæry, a neighborhood restaurant we opened just a few blocks away in 2018. Our families go back multiple generations on the Monterey Peninsula, and Carmel is where we’ve built our home, we are raising our children, and invested in creating spaces that bring people together.

Mammone is the next evolution of that work. Located in the rear building at Dolores and 5th, the project transforms a vacant two-story office into a full-service trattoria inspired by coastal Italian cooking and convivial dining. The restaurant will feature a warm indoor dining room, a wood-fired pizza oven, a service bar, and a garden patio for limited outdoor service. Upstairs, a private dining space will allow for small gatherings.

We’re committed to executing this project with the same thoughtfulness and attention to detail we’ve brought to Stationæry—designing with context, operating with integrity, and adding lasting value to the fabric of downtown Carmel.

Mammone is designed to complement Carmel’s walkable downtown by offering a thoughtful, sit-down dining experience rooted in local ingredients, seasonal menus, and genuine hospitality. The restaurant will be open daily for lunch and dinner service.

PROJECT AT A GLANCE

PROJECT NAME: Mammone

ADDRESS: Dolores, 1 NE of 5th

PARCEL: APN 001-136-011

ZONING: SC (Service Commercial)

CURRENT USE: Commercial office building

PROPOSED USE:

MAMMONE: Full-service restaurant with lunch + dinner service

SCOPE INCLUDES:

- Change of use application
- Minor exterior changes (addition of back doors, ADA, trash, planters)

DESIGN PHILOSOPHY: Context-sensitive, neighborhood-serving, rooted in coastal Italian warmth and Carmel charm

DEVELOPED BY: Anthony & Alissa Carnazzo, owners of Stationæry

MAMMONE – FULL-SERVICE RESTAURANT

Mammone will be located in the rear commercial building and operated as a full-service restaurant with both lunch and dinner service. The concept focuses on seasonally driven Coastal Italian fare, with an emphasis on wood-fired pizza and dishes made from high-quality, locally sourced ingredients.

The restaurant will include a service bar, interior dining area, working kitchen, and two restrooms. Limited outdoor dining may be offered in the rear garden.

HOURS OF OPERATION:

- Lunch: 11:00 AM – 4:00 PM
- Dinner: 4:00 PM – 8:00 PM
- Open 7 days/week

SERVICE STYLE: Full table service

COOKING: Full kitchen with hood, pizza oven, and grease trap (Cal Am compliant)

BATHROOM: Two restrooms located inside the building, One is ADA Compliant

TRASH STORAGE: Enclosed area on rear patio

Mammone

MAMMONE – SAMPLE MENU

ANTIPASTI
Sea bream crudo, Meyer lemon, crispy garlic, taggiasca olive, basil
Focaccia, Stepladder fromage blanc, Like Family olive oil
Spade and Plow lettuces, vinaigrette
Beef carpaccio, little gems, anchovy dressing, breadcrumbs
Burrata, culatello, giardiniera, black pepper crackers

PASTA
Ricotta gnudi, brown butter, sage, walnut
Cappelletti, caprino, chanterelle mushroom, lardo
Spaghetti chitarra, guanciale, wood-fired tomatoes, chili
Orecchiette, Monterey Bay squid, shell beans, Vermentino

PIZZA (WOOD-FIRED)
San Marzano tomatoes, mozzarella, oregano
Delicata squash, culatello, fontina
Little neck clams, pecorino, garlic, chili
Rogue River Smokey Blue cheese, Bartlett pear, arugula

SECONDI
Bistecca alla Fiorentina, arugula, lemon
Black bass, salsa verde, fregola

CONTORNI
Broccoli di ciccio, Calabrian chili
Peperonata
Roasted potatoes, black garlic

DOLCI
Cannoli, pistachio
Chocolate budino, Ligurian olive oil, hazelnuts
La tur, honeycomb, warm dough

Mammone

EXECUTIVE CHEF AMALIA SCATENA

Executive Chef Amalia Scatena has led the culinary program at Stationæry since its opening in 2018. A native of the Bay Area, she began her culinary journey surrounded by California's fresh produce and open-air markets. After graduating with honors from The Culinary Institute of Florence in Italy, Chef Amalia honed her skills across acclaimed kitchens in Virginia and South Carolina—including her role as Culinary Director for Easton Porter Group, where she opened multiple award-winning restaurants. Since returning to California, she has been a creative force behind Stationæry's continued success. Her leadership and deep understanding of seasonal cooking make her an ideal fit for bringing the Mammone concept to life, with a menu rooted in coastal Italian flavors and local ingredients.

DESIGN AESTHETIC & CONCEPT OVERVIEW

MAMMONE

Full-Service Restaurant – Rear Building

Mammone is the older, more sophisticated sister to Mama's Boy—irreverent, layered, and effortlessly stylish. The space leans into deeper tones like burgundy and olive, with unexpected pops of orchid and apricot. Furnishings, patterns, and lighting combine to create the feeling of entering a beloved, slightly eccentric Italian home. Design elements shift naturally from bright lunches on the patio to intimate dinners indoors.

Visual design cues:

- Rich colors, tactile materials, and eclectic finishes
- Layered textures that reflect time and warmth
- A domestic, residential-scale sensibility in a commercial setting

This concept was created by Anthony and Alissa Carnazzo, lifelong locals and owners of Stationæry, who bring their love of Carmel, food, and design to this project.

SITE PLAN: PROJECT LOCATION

The project is located on parcel APN: 001-136-011-000, situated between Dolores Street and 5th Avenue in downtown Carmel by the Sea. The site is currently improved with two existing commercial office buildings and is zoned SC (Service Commercial).

REAR BUILDING – MAMMONE (FULL-SERVICE RESTAURANT)

- Located at the rear of the parcel; currently a vacant two-story commercial space
- The first floor includes the main dining room, kitchen, prep space, service bar, and one ADA compliant public restroom
- The second floor includes a restroom and additional support space, including a private dining room
- The enclosed patio will offer limited outdoor dining
- A new back-of-house door will be installed for staff circulation and deliveries

ADA ACCESS:

The property includes an ADA-compliant ramp that wraps around the patio, providing accessible entry to the rear building. This exterior path of travel was reviewed as part of a Certified Accessibility Evaluation completed in November 2024. A CASp-certified accessibility specialist confirmed compliance with all applicable ADA and California Building Code regulations for the public-facing route to Mammone.

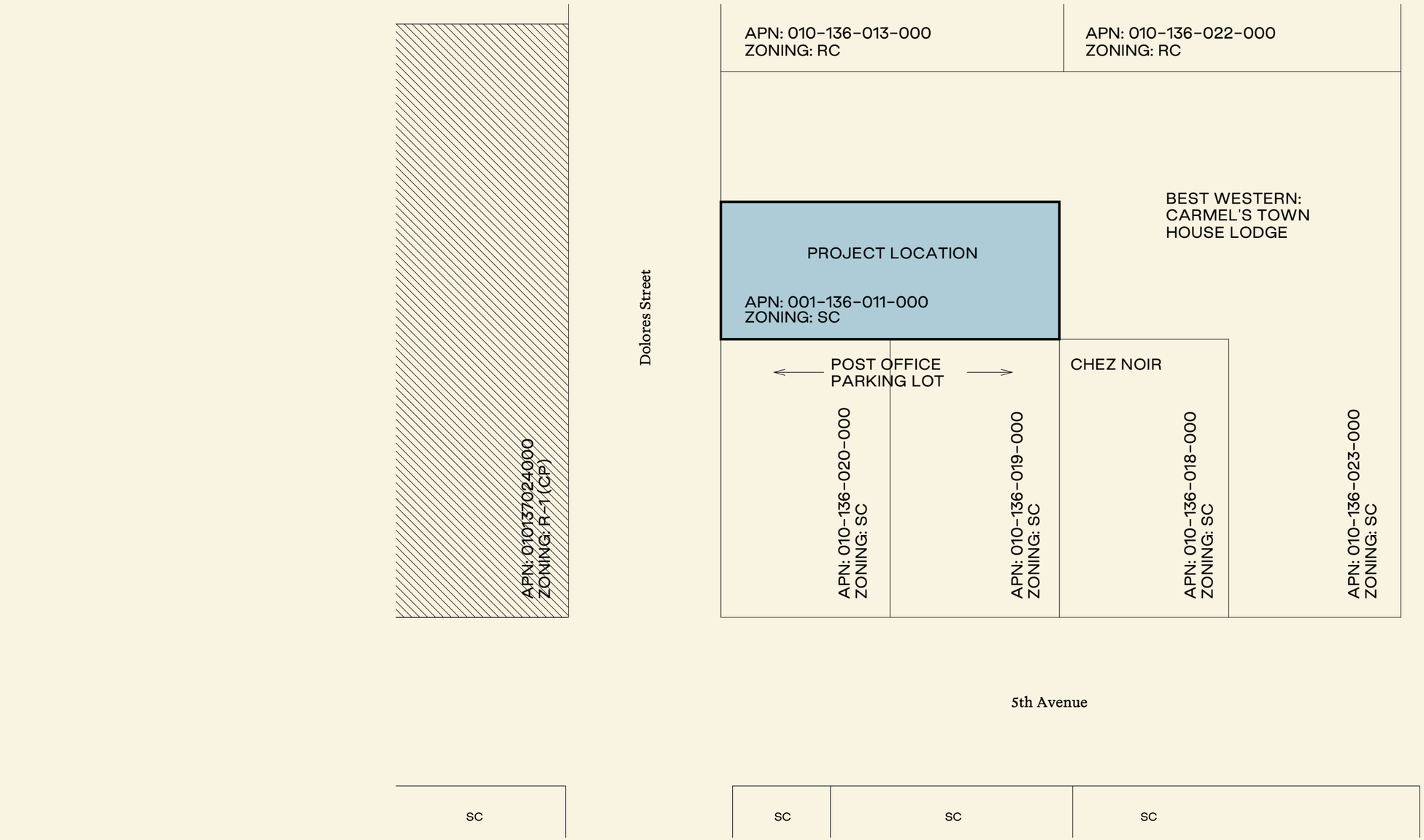
SURROUNDING PROPERTIES:

- North & East: Best Western – Carmel's Town House Lodge
- South: City-operated 10-minute parking lot serving the Carmel Post Office
- Southeast (Caddy Corner): Chez Noir, a fine dining restaurant

These adjacent businesses contribute to a vibrant and walkable commercial corridor. The site benefits from commercial synergy, established foot traffic, and proximity to complementary hospitality and dining uses.

ZONING CONTEXT:

- The project parcel (APN: 001-136-011-000) is zoned SC (Service Commercial)
- Adjacent parcels are zoned SC (Service Commercial), supporting the transition to food and beverage use and reinforcing the area's suitability for mixed-use development and adaptive reuse



Mammone | Mama's Boy Shop
Site Map
Scale: 1/32" = 1'-0"

EXTERIOR CHANGES & DESIGN REVIEW (MINOR)

As part of this use permit application, the project includes several minor exterior modifications needed to support food service operations, meet accessibility and health standards, and enhance the usability of the outdoor patio space. All proposed changes are designed with sensitivity to the existing site character and aligned with the City of Carmel's design guidelines.

PROPOSED EXTERIOR MODIFICATIONS - REAR BUILDING:

1. Installation of a Back-of-House Door
   - New staff-only kitchen doors to facilitate ease of movement and circulation; materials to match existing exterior.
2. Exterior Entry Door Adjustment
   - The existing front entry door to Mammone will be modified to meet ADA and CBC standards, per CASp recommendations.
3. East & South Wall Window Removal (Ground Floor)
   - Remove select first-floor windows on the east & south elevation
   - Match siding to match existing materials
   - Creates required clearance for interior kitchen equipment
4. Exterior Paint Updates
   - Trim to be painted in Benjamin Moore "Simply Irresistible".
   - New entry door to be painted in Benjamin Moore "Fresco Urbain".
   - These updates provide a refreshed but context-sensitive accent, aligning with Carmel's tradition of subtle, high-quality finishes.

EXTERIOR CHANGES & DESIGN REVIEW (MINOR)

PROPOSED EXTERIOR MODIFICATIONS - PATIO:

1. Grease Interceptor Installation
   - A Cal Am- and Monterey County-approved grease trap will be installed on the ground level underneath the trash containment area
   - The unit will be positioned for code access and functional use, with minimal visual impact.
2. Trash Containment Area
   - An enclosed trash and compost area will serve both Mama's Boy and Mammone.
   - Screening materials will align with Carmel's guidelines and match or complement adjacent fencing and landscape features.
3. Add Planters & Modify Hardscape
   - Remove select hedges; replace with pea gravel and potted plants to expand guest seating while maintaining its green character.
   - Add new planters along the south side to provide a lush buffer for diners and protect exposed fire/water valves from foot traffic
4. Add Decorative Water Feature to Patio
   - Install a small, freestanding fountain to enhance garden ambiance
   - Design inspired by classical bronze cherub figures - the "Mammone"
   - Tucked within the raised planters beneath the existing tree to preserve open dining space and visual harmony
5. Replace Wall-Mounted Sign for "Mammone"
   - Update to reflect new branding
   - Installed in existing location, no structural changes

See Sheet A2-2 LANSCAPE COVERAGE CALCS for full details

See Sheet A2-3 PROPSED SIGNAGE for details

EXTERIOR CHANGES & DESIGN REVIEW (MINOR)

DESIGN CONSIDERATIONS:

- All changes are minor in scale and sensitive to the building's existing character.

- No alterations to overall massing, roofline, or façade visible from Dolores Street or the Post Office parking lot.

- Materials, finishes, and screening will reflect the visual and textural language of Carmel's village environment.

- ADA and code-compliant circulation remains central to all exterior adjustments.

WATER CREDIT SUMMARY

The proposed Mammone project repurposes the rear building into a full-service restaurant with lunch and dinner service. Water credits are calculated in accordance with Monterey Peninsula Water Management District (MPWMD) Group Use factors.

EXISTING WATER ALLOTMENTS:

- Existing office use (3,280 SF): 0.2296 AF
- Mal Paso water allocation: 0.57 AF
- Adjacent property allocation (Chez Noir): 0.24 AF

→ Total Available Water: 1.0396 AF

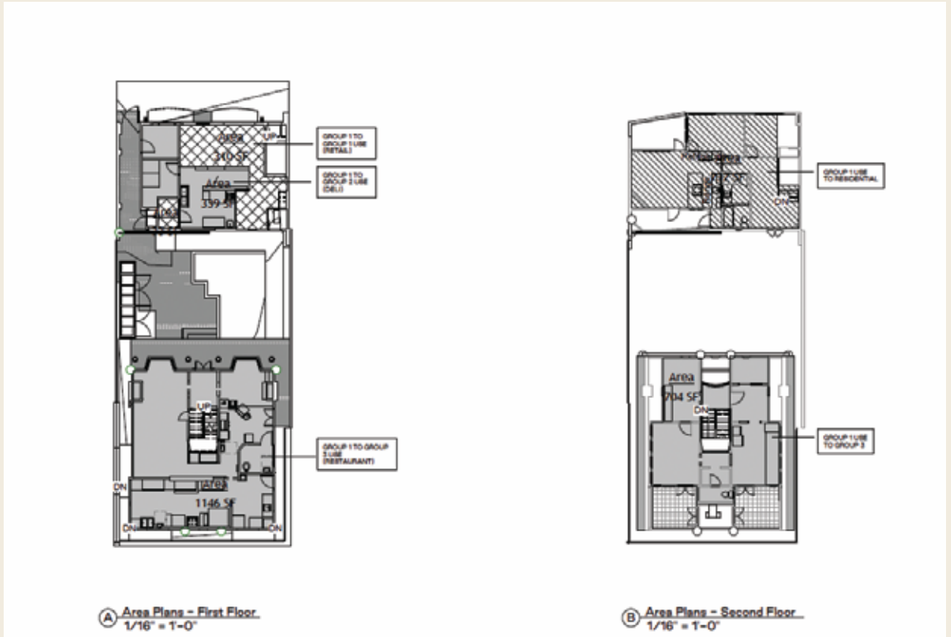
PROPOSED WATER USAGE:

- Office → Restaurant (East Building, 1st & 2nd floors):
  43 interior seats × 0.02 AF = 0.86 AF
  21 exterior seats (within allowance) = 0 AF
  1 extra exterior seat x 0.01AF = 0.01 AF

→ Total Proposed Water Use: ~0.87 AF

NET RESULT:

- Mammone requires ~0.87 AF.
- Use remains within the available allocation,
  leaving ~0.16 AF for the parcel (assigned to Mama's Boy).



See Sheet A2-3 WATER CREDIT CALCULATIONS for full details

GREASE INTERCEPTOR INSTALLATION – PROJECT INTENT

A buried exterior grease interceptor is proposed beneath the rear patio to support the full-service kitchen at Mammone. The location and installation approach have been designed to meet city standards while preserving the aesthetic and functional use of the outdoor space.

LOCATION: Subsurface installation underneath the trash enclosure on the patio

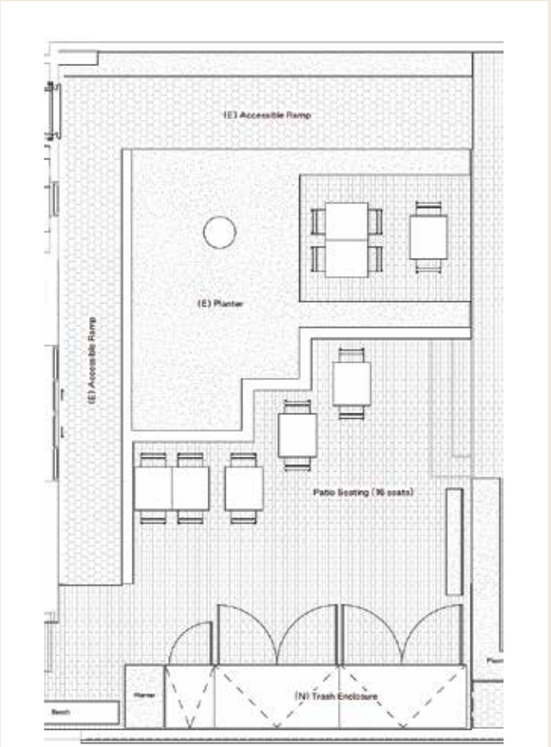
SERVICE ACCESS: Flush-mounted cover compatible with standard hose service

VISIBILITY: Fully integrated into hardscape; no visible mechanical equipment

COORDINATION: Outreach to California American Water has been initiated; no requirements have been issued to date by the local office

- May 15, 2025 – Spoke with Shelly at the local Cal Am office.
- No immediate requirements identified
- Compliance only triggered by changes to the water meter
- Applicant will remain in contact with Cal Am for any updates

NEXT STEPS: Final sizing and specs to be confirmed in coordination with utility and city staff



See Sheet A2-1 PROPSED FLOOR PLANS for full patio details

ADA ACCESSIBILITY COMPLIANCE

- A full Certified Accessibility Specialist (CASp) inspection was conducted in November 2024.
- The existing 90-degree ADA-compliant ramp provides exterior access to the back building (Mammone).
- One ADA-compliant restroom is provided on the first floor for guest use, fully satisfying accessibility requirements.
- Required updates to door thresholds and entry paths are noted in the report and incorporated into the project plans.

OPERATIONAL LOGISTICS: MAMMONE

Rear Building – Full-Service Restaurant

SERVICE STYLE: Full lunch and dinner service with wood-fired oven and seasonal coastal Italian menu.

HOURS OF OPERATION:

- Lunch: 11:00 AM – 4:00 PM
- Dinner: 4:00 PM – 8:00 PM
- Open 7 Days

PRODUCTION: Includes a full kitchen for on-site prep, cooking, dishwashing, and wood-fired pizza service.

DELIVERIES: Occur in early morning hours via Dolores Street curbside, routed through front entry (to walk-in fridge at Mama's Boy) or patio access to the kitchen at Mammone.

STAFFING: 10–14 team members during peak service

CIRCULATION: Guests enter via ADA-compliant patio ramp or garden path

WASTE HANDLING: Shared trash and recycling storage on rear patio, screened per Carmel design guidelines.

NOISE/VENTING: Hood and pizza oven ventilation positioned to limit impact on adjacent uses

Mammone

CONCLUSION & PROJECT SUMMARY

Mammone represents a locally driven reinvestment in Carmel's downtown—transforming a vacant rear office into a full-service trattoria led by Anthony and Alissa Carnazzo, owners of Stationæry, together with Executive Chef Amalia Scatena.

The project emphasizes seasonal coastal Italian cuisine, genuine hospitality, and a design sensibility that layers warmth, texture, and character into a historic setting.

We are committed to executing this project with the same thoughtfulness, attention to detail, and community-minded integrity we have brought to Stationæry—designing with context, operating with care, and adding lasting value to the fabric of downtown Carmel.

KEY PROJECT STRENGTHS:

- Led by local restaurateurs and chef with deep ties to Carmel
- Adaptive reuse of an existing two-story commercial building
- Minor exterior updates designed with sensitivity to context and scale
- CASp-reviewed ADA compliance ensuring accessibility for all guests
- Water allocation within limits, supporting 43 interior restaurant seats
- Enhanced pedestrian engagement, adding a new gathering place to Carmel's restaurant landscape

Mammone will be a welcoming, full-service addition to downtown Carmel -rooted in local ownership, thoughtful design, and enduring hospitality.

Anthony, Massimo, and Pilar sitting at the future Mammone patio on lease signing day.

CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

February 11, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Evan Kort, Senior Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DS 25139 (Kshire Property Investments LLC):** Consideration of a Concept Design Study, DS 25139 (Kshire Property Investments LLC), for the demolition of an existing 1,248-square-foot, one-story single-family residence and 192-square-foot shed, and the construction of a 3,292-square-foot, one-story single-family residence inclusive of a 449-square-foot attached garage located on Monte Verde Street 4 southwest of 3rd Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-223-009-000. The project additionally includes a detached 800-square-foot accessory dwelling unit.

Proposed CEQA Action: Find that the consideration of a Concept Review is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378.

Application:	**DS 25139 (Kshire Property Investments LLC)**	**Applicant:**	Eric Miller Architects, Architect
APN:	010-223-009-000	**Owner:**	KSHIRE PROPERTIES INVESTMENTS LLC
Block & Lot:	Block II; Lots 19, 21, 23		
Location:	Monte Verde Street 4 southwest of 3rd Avenue		

Recommendation:

Staff recommends that the Planning Commission consider the project and provide direction to staff accordingly.

Options:

1. Motion to adopt a resolution of intent to accept the Concept Design Study with conditions of approval and direction to the applicant, as appropriate.
2. Motion to continue the Concept Design Study with direction to the applicant, as appropriate.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is requesting acceptance of a Concept Design Study to demolish an existing single-family residence and construct a new single-family residence and an attached garage. A new detached accessory dwelling unit is depicted on the plans.

The project was considered at the December 11, 2025, hearing and was continued with direction to the applicant to make modifications to the project. The applicant has returned with a revised design and is seeking design concept acceptance.

BACKGROUND AND PROJECT DESCRIPTION

The project site is a 10,000-square-foot building site developed with an existing 1,248-square-foot, one-story, single-family residence, as well as a 192-square-foot shed. The Historic Resources Board issued a Determination of Ineligibility for listing in the Historic Inventory on August 19, 2024.

The applicant proposes to demolish the existing structures and construct a new 3,292-square-foot, one-story single-family residence, inclusive of a 449-square-foot attached garage. The project was considered at the December 11, 2025, hearing and was continued with direction to the applicant to make modifications to the project.

Click here for the Staff Report from the December 11, 2025, hearing.
Click here for the video of the December 11, 2025, hearing.

The issues identified in the staff report for the December 2025 hearing were related to findings for consistency with Concept findings #2, #3, #4, and #6.

As part of its deliberation, the Commission also discussed the number and size of doors, glazing, and the number of curtainwalls, the compound-like appearance, the size of the skylight, the impact of the proposed clerestory windows, using natural features to achieve privacy, the driveway material, the amount of exterior lighting, and building form. The commission appeared supportive of a future finding pursuant to CMC section 17.58.060.D, which permits deviations from the Design Guidelines for the flat roof.

The applicant submitted revised plans following the hearing. The applicant stated in a communication to staff that they have included outdated consultant drawings in the package as a reference, and they did not have civil, landscape, or landscape lighting consultants update their drawings; instead, they would like to bring the entire drawing set up to date after receiving feedback on this new design. While civil drawings are

typically required at the concept phase to show areas and quantities of site disturbance, landscaping and lighting are not required at this time. The Commission should consider this when reviewing the revised plans.

As part of the continued concept design study hearing, the commission should also consider whether the revised design addresses the commission's concerns and meets the required findings for concept acceptance.

This staff report addresses only the design changes made following the concept hearing to enable continued discussion and deliberation. As this is a continuation of the December 11, 2025, hearing, the staff report from the prior hearing is incorporated into this report by reference (refer to the linked staff report above).

Staff Analysis:

Design Changes: The applicant stated in a correspondence to staff that they made the following design changes:

1. *"Large skylight reduced to 3 smaller skylights."*

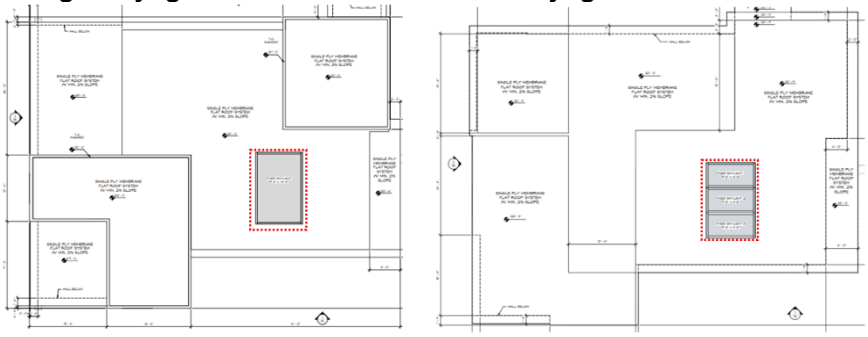


Figure 1a & 1b. Previously proposed skylight (Figure 1a, left) and revised skylights (Figure 1b). Skylight locations on the roof are identified with a red dashed box.

Staff Analysis: The applicant replaced the single 9’2”x14’0” (128.3 sf) skylight with three 9’2”x4’8” (42.78 sf x 3 = 128.3 sf) skylights.

2. *"Door header heights reduced from 10' to 8' and below."*

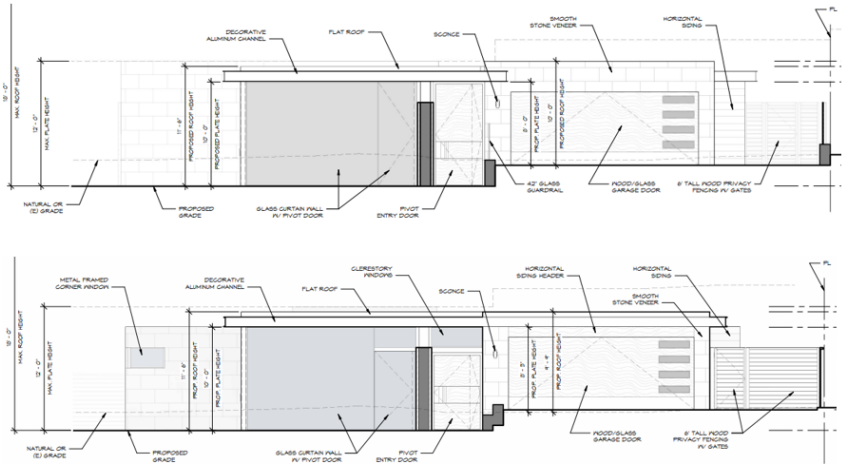


Figure 2a & 2b. *Previously proposed front (east) elevation (Figure 2a, top) and revised front (east) elevation (Figure 2b, bottom).*

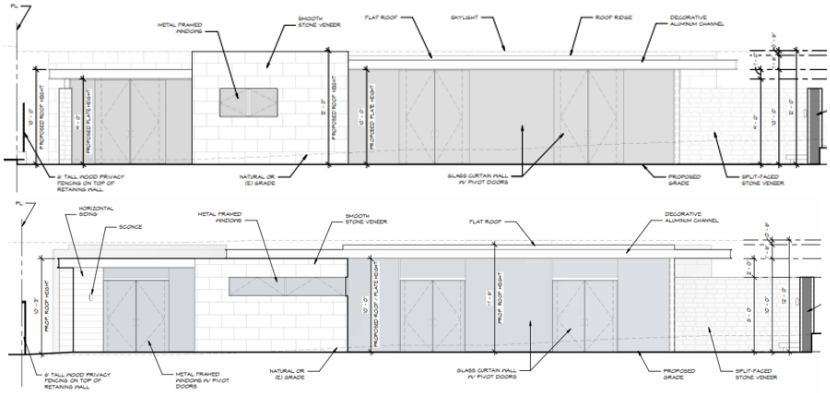


Figure 2b & 2c. Previously proposed courtyard (south) elevation (Figure 2b, top) and revised courtyard (south) elevation (Figure 2c, bottom).

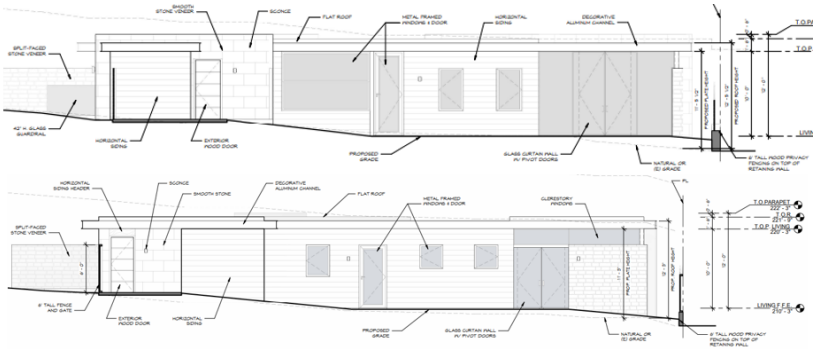


Figure 2d & 2e. Previously proposed side (north) elevation (Figure 2d, top) and revised side (north) elevation (Figure 2e, bottom).

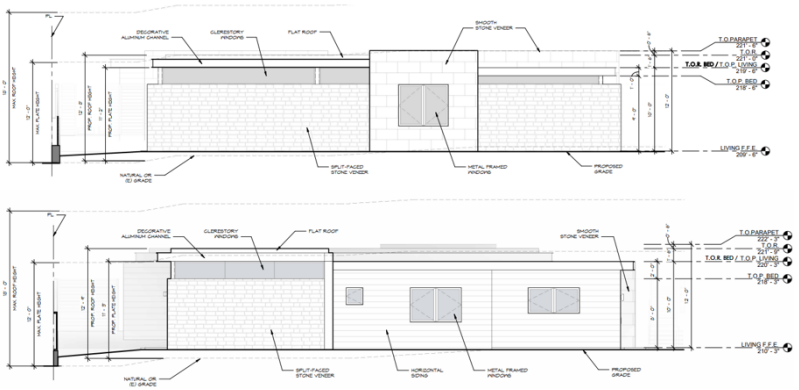


Figure 2f & 2g. Previously proposed rear (west) elevation (Figure 2f, top) and revised rear (west) elevation (Figure 2g, bottom).

Staff Analysis: The exterior door heights have been reduced throughout. While the heights of the operable doors have been reduced, the amount of glazing and the size of the curtain walls appear to have been maintained or increased on the south and east elevations. The total glazing appears to have been reduced on the north elevation. There are no doors on the west elevation; a portion of the clerestory window was removed from the west elevation, and other windows were added.

It is unclear how the doors will be hung, supported, or mounted throughout, or what type of hardware will be used to support them. As shown in the revised plans, the doors appear to still be glass doors set within the glass curtainwall. No additional details were provided.

3. *"FFE raised 9" to reduce the amount of cut. Roof adjusted to ensure building meets volumetrics despite raising the FFE."*

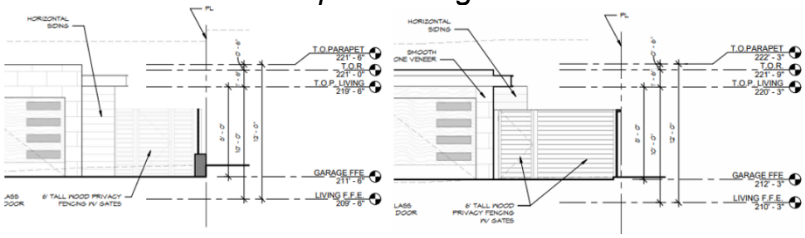


Figure 3a & 3b. Previously proposed dimensions and height callouts on front elevation (Figure 1a, left) and revised dimensions and height callouts on front elevation (Figure 1b, right).

Staff Analysis: The entire building has been raised by 9 inches, with all existing heights remaining equal; refer to the height callout and dimensions in the figures. Raising the finished floor level and areas of cut while maintaining a roof height would decrease volume.

4. *"Front elevation adjusted so horizontal band extends around garage."*

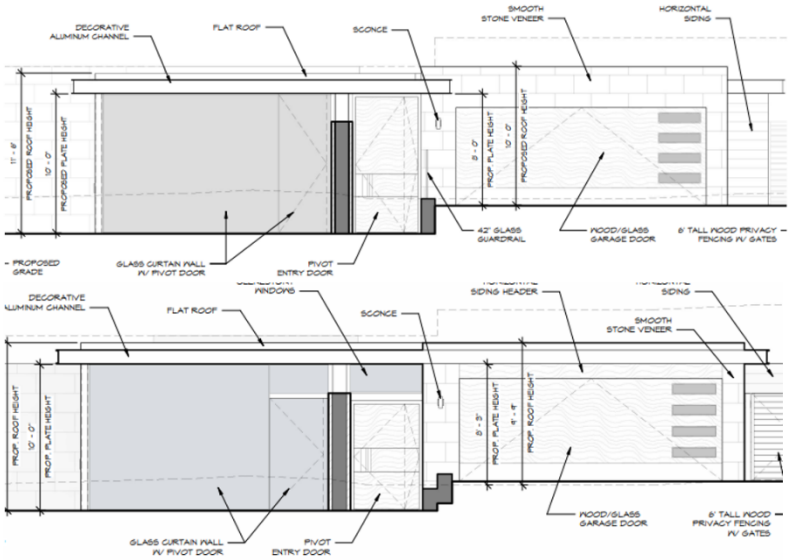


Figure 4a & 4b. Previously proposed front (east) partial elevation (Figure 4a, top) and revised front (east) partial elevation (Figure 4b, bottom).

Staff Analysis: The decorative aluminum channel now extends over the top of the garage.

5. *"Front stone wall reduced and fence added to create a more woodsy feel."*

Figure 5a & 5b. Previously proposed project rendering (Figure 5a, top) and revised project rendering (Figure 5b, bottom).

Staff Analysis: The left side (facing the subject property; southern) of the front wall has been changed from a stone wall to a cedar fence. The front entry gate is now in line with the wall, as opposed to being stepped down at the bottom of an adjacent staircase.

6. *"Stone cladding reduced on building facade and horizontal cladding mimicking wood added to create a more mid-century modern feel."*

   Staff Analysis: Refer to figures 1-4, above. The subject wall cladding is a composite wall cladding – Millboard, "golden oak." The plans identify "enhanced grain," which is the decking product line. Staff has linked the specifications for the "shadow line," which is the siding product line. While a composite, this report will refer to the material as "wood siding" or "wood" for simplicity.

   There is no change to the front elevation relating to the treatment of stone and wood.

   The north elevation of the garage has the location of the mechanical roof swapped. In figures 6a and 6b below, the mechanical roof that projects from the northern garage wall is clad in wood.

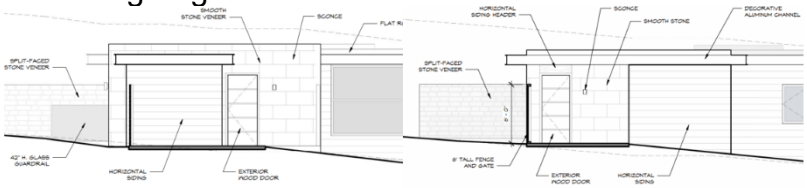


Figure 6a & 6b. Previously proposed side (north) partial elevation at garage (Figure 6a, left) and revised side (north) partial elevation at garage (Figure 6b, right).

   The rear portion of the building along the north elevation has had stone added to the elevation. Refer to figures 6c and 6d, below.

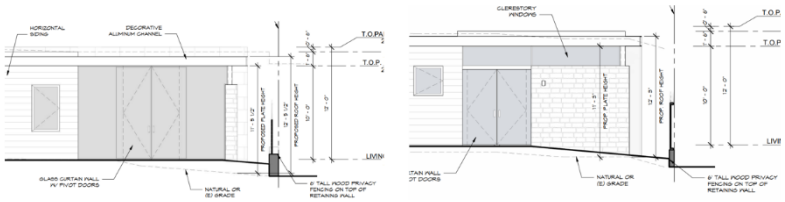


Figure 6c & 6d. Previously proposed side (north) partial elevation at rear of residence (Figure 6a, left) and revised side (north) partial elevation at rear of residence (Figure 6b, right).

   The rear of the building (west elevation) has large portions of smooth stone and split-face stone replaced with wood siding. Refer to figures 6e and 6f, below.

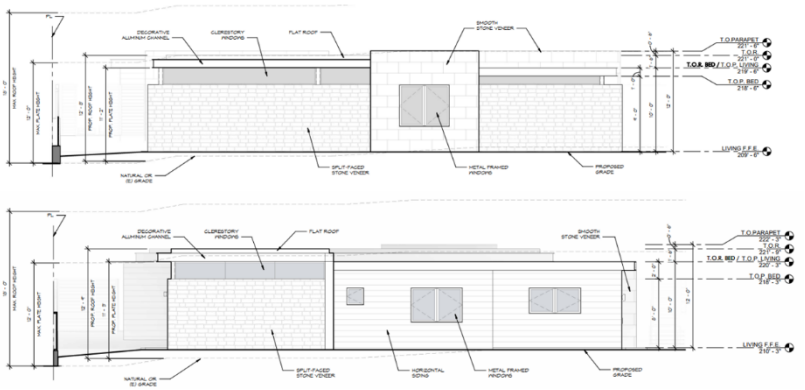


Figure 6e & 6f. Previously proposed rear (west) elevation (Figure 6e, top) and revised rear (west) elevation (Figure 6f, bottom).

7. *"Architectural lights reduced to what's necessary for building code plus a few extras to light the patio. Landscape lighting will be reduced in next submittal because that is provided by a consultant."*

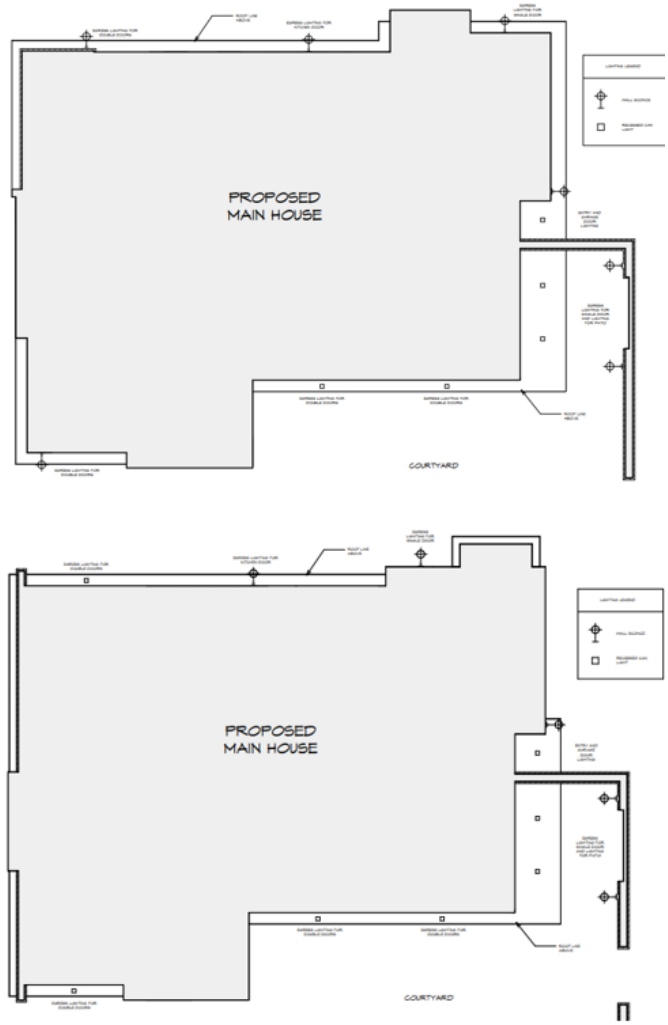


Figure 7a & 7b. Previously proposed lighting plan (Figure 6a, top) and revised

lighting plan (Figure 7b, bottom).

Staff Analysis: There has not been a change to the total number of light fixtures proposed. The style of fixtures and general locations have been slightly modified; however, there is no change to the total number proposed. The landscaping lighting plan has not been revised or updated.

8. *"Site coverage rearranged and drivable grass removed."*

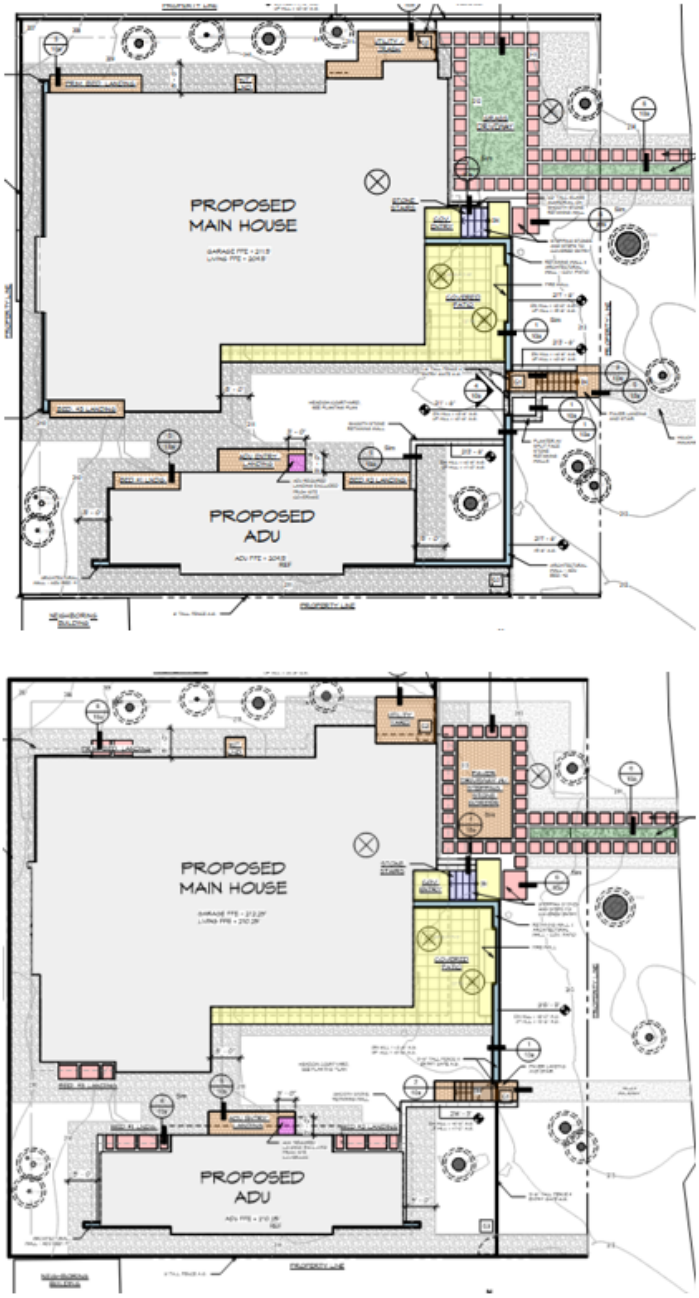


Figure 8a & 8b. *Previously proposed lighting plan (Figure 8a, top) and revised lighting plan (Figure 8b, bottom).*

Staff Analysis: The drivable grass driveway has been replaced with pavers. While staff's concern was that the driveable grass should have been included in the site coverage calculation due to the construction method and assembly of the subject feature, the commission was less supportive of the material altogether.

As represented by the applicant, the coverage total is 1,123 sf where 1,126 sf is permitted.

The applicant has not provided dimensions for the proposed areas of site coverage, however, CMC section 17.06.020.B.1 requires, "For all calculations, the applicant shall be responsible for supplying drawings illustrating the measurements. These drawings shall be drawn to scale and shall be of sufficient detail to allow easy verification upon inspection by the Director." To ensure compliant site coverage, the applicant shall dimension all areas of proposed coverage prior to the next hearing, whether an additional concept hearing, or a final details review.

Previous Hearing: As this is a continuation of the December 11, 2025, hearing, the staff report from the prior hearing is incorporated into this report by reference. As noted above, the applicant did not update the consultant package (civil, landscape, or landscape lighting) as part of this resubmittal and was requesting feedback on the revised design.

Should the commission elect to accept the concept design study, staff recommends the following Conditions of Approval be included in any forthcoming Resolution for concept acceptance that were discussed in detail at the previous concept hearing (Dec. 2025). The commission is not limited to these conditions; however, these were included in the staff report for the previous hearing or are standard requirements.

The commission may adopt any conditions deemed necessary to: *"Ensure conformance with the policies of the General Plan and the Local Coastal Program; Comply with all applicable provisions of this code; Implement applicable adopted design review guidelines; or Require mitigation for unavoidable impacts resulting from the development"* (additional environmental review may be required). (CMC section 17.58.050).

1. (Standard Requirement): The required Volumetric Study shall be successfully completed and passed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study.

2. (From Previous Hearing Staff Report): Prior to scheduling for final details review, the preliminary architectural and civil drawings shall be revised such that all new compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum of six feet from all significant trees. Grading ruts and fills around significant trees shall be limited to areas outside the root projection zone identified by the City Forester in any preliminary site assessment in accordance with CMC section 17.48.110.A. All grading, drainage, and erosion control shall also be relocated outside of the root protection zones.

   The plans shall be revised to respond to the tree protection requirements provided in 17.48.110.A and coordinated with the recommendations contained in the Geotechnical Report, prepared by Butano Geotechnical Engineering, INC, dated August 2025.

   Additional notes shall be included on the "site – tree analysis" on sheet 3b of the proposed project plans clearly demonstrating the requirements for tree protection provided in CMC section 17.48.110.A and provided to the Community Planning and Building Department for review and approval prior to scheduling for final details review.

3. (From Previous Hearing Staff Report): Prior to scheduling for final details review, the applicant shall be scheduled for consideration by the Forester and Beach Commission for a determination of the recommended tree density for the site. The Forest and Beach Commission may also comment on the proposed removal of the non-significant trees at this time (CMC section 17.48.060.A.5.b). The findings for approval for removal of the significant trees cannot be made and all significant trees shall be retained and protected throughout construction.

4. (From Previous Hearing Staff Report): The driveway area be revised to comply with the site coverage limits, as described in the Completeness Review Letter dated November 18, 2025 (previously provided to the applicant). – staff note: possible addressed, however, site coverage shall be dimensioned throughout.

5. (From Previous Hearing Staff Report): An aggregate or ballast covering any proposed membrane roof shall be required.

6. (From Previous Hearing Staff Report) Prior to scheduling for Final Details review, the applicant shall work with staff to revise the plan set to include the requisite information necessary for scheduling for final details review, as determined by the Community Planning and Building Department. Staff had previously provided the applicant with a list of outstanding items to be addressed as part of the completeness review for the project and the applicant elected to defer these items until the Final Details submittal.

Findings for Concept Acceptance: In accordance with CMC section 17.64.080.A: "*The following special findings are required for acceptance of the design concept for a*

residential design study. Project designs found to meet these findings may proceed to final design details review.

1. *The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.*

2. *The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.*

3. *The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.*

4. *The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.*

5. *The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.*

6. *The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.*

7. *The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.*

The commission shall consider these findings as part of its deliberation and decision.

Other Project Components:

Environmental Review: Staff recommends that acceptance of a Concept Design Study be found to be “not a project” as defined in Public Resources Code section 21065 and section 15378 of the CEQA Guidelines. Consideration of a Concept Design Study does not grant any permits or entitlements approving a project which would result

in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing.

Attachments:

1. Attachment 1 - Project Plans

MONTE VERDE RESIDENCE

Monte Verde St. 4SW of 3rd Ave.
Carmel-by-the-Sea, CA 93923

FLOOR AREA / SITE COVERAGE

MAIN HOUSE	ALLOWED / REQUIRED	PROPOSED MAIN HOUSE
FLOOR AREA	3,300 S.F.	3,293 S.F.
SITE COVERAGE	726 S.F. / 1,126 S.F.	1,123 S.F.

ADU	ALLOWED / REQUIRED	PROPOSED ADU
FLOOR AREA	800 S.F.	797 S.F.
SITE COVERAGE	9 S.F.	9 S.F.

MAIN HOUSE FLOOR AREA

LOCATION	AREA
GARAGE	449.0 SF
LIVING SPACE	2,780.7 SF
MECH. 1	31.4 SF
MECH. 2	31.5 SF
TOTAL	3,292.5 SF

ADU FLOOR AREA

LOCATION	AREA
LIVING SPACE	797.2 SF
TOTAL	797.2 SF

MAIN HOUSE SITE COVERAGE

LOCATION	AREA
IMPERVIOUS	
ARCHITECTURAL WALL - ADU BED. #1	3.9 SF
ARCHITECTURAL WALL - ADU BED. #2	3.9 SF
ARCHITECTURAL WALL - COV. PATIO	44.8 SF
ARCHITECTURAL WALL - PRIM. BED.	5.7 SF
COVERED ENTRY - MAIN HOUSE	21 SF
COVERED PATIO - MAIN HOUSE	383.4 SF
STONE STAIRS - MAIN HOUSE ENTRY	66.1 SF
	528.7 SF
PERVIOUS	
CANTILEVER STAIR - ADU ENTRY	22.4 SF
PAVERS - ADU ENTRY LANDING	49.5 SF
PAVERS - ADU ENTRY TOP LANDING	15.8 SF
PAVERS - ADU STAIR BOTTOM LANDING	12.3 SF
PAVERS - DRIVEWAY	161.5 SF
PAVERS - KITCHEN LANDING	12.3 SF
PAVERS - UTILITY YARD	75.3 SF
STEP. STONES - ADU BED #1 LANDING	23 SF
STEP. STONES - ADU BED #2 LANDING	23 SF
STEP. STONES - BED. #3 LANDING	21.6 SF
STEP. STONES - DRIVEWAY	137.7 SF
STEP. STONES - MAIN HOUSE ENTRY	23.3 SF
STEP. STONES - PRIM. BED. LANDING	16.9 SF
	594.5 SF
TOTAL	1,123.1 SF

ADU SITE COVERAGE

LOCATION	AREA
PERVIOUS	
PAVERS - ADU ENTRY LANDING	9.0 SF
TOTAL	9.0 SF

ADU SETBACKS	ALLOWED / REQUIRED	PROPOSED ADU
FRONT YARD	15'-0"	29'-0"
REAR YARD	4'-0"	13'-2"
SIDE YARD	4'-0"	78'-9" NORTH 4'-0" SOUTH

ADU HEIGHT	ALLOWED / REQUIRED	PROPOSED ADU
ROOF HEIGHT	16'	10'-9"

OWNERSHIP NOTES

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TREE REMOVAL

REMOVAL OF (1) EUC (7"-18" MP), (2) ORNAMENTAL TREES (12", 13"), & (1) MODERATELY SIGNIFICANT OAK (3'-8" MP).

SEE SITE PLAN, TREE ANALYSIS, AND LANDSCAPING PLAN FOR LOCATIONS.

EXTERIOR LIGHTING NOTE

ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND AND NOT EXCEED 25 WATTS (INCANDESCENT EQUIVALENT) IN POWER PER FIXTURE.

PROJECT INFORMATION

PROJECT DESCRIPTION:

DEMOLITION OF EXISTING 1-STORY SINGLE FAMILY RESIDENCE, SHED, AND SITE FEATURES.

PROPOSED CONSTRUCTION OF 1-STORY SINGLE FAMILY RESIDENCE CONSISTING OF 3 BEDROOMS, 1 BATHROOM, 2 CAR GARAGE, & COVERED PATIO. IMPROVEMENTS TO SITE INCLUDE GRADING, RETAINING & SITE WALLS, ENTRY STEPS, PAVING, AND FENCING.

PROPOSED CONSTRUCTION OF 1-STORY DETACHED ADU CONSISTING OF 2 BEDROOMS AND 1 BATHROOM. IMPROVEMENTS TO SITE INCLUDE NEW ENTRY STEPS AND LANDINGS.

LOT DATA

LOT SIZE:	10,000 S.F.
A.P.N.:	010-223-009-000
ZONING:	R-1
CONSTRUCTION TYPE:	V-B
USE:	SINGLE FAMILY RESIDENTIAL
OCCUPANCY:	(R) FOR HOUSE / (U) FOR GARAGE

UTILITIES

GAS / ELECTRIC:	PACIFIC GAS & ELECTRIC
WATER:	CALIFORNIA AMERICAN WATER
SEWER:	CARMEL AREA WASTE WATER DISTRICT

SETBACKS	ALLOWED / REQUIRED	EXISTING HOUSE	PROPOSED MAIN HOUSE
FRONT YARD	15'-0"	48'-11"	15'-3"
REAR YARD	3'-0"	17'-0"	3'-6"
SIDE YARD	3'-0"	23'-8" NORTH	8'-2" NORTH
	22'-0"	9'-8" SOUTH	32'-1" SOUTH
COMPOSITE =	25'-0"	33'-4"	35'-7"

BUILDING HEIGHT	ALLOWED / REQUIRED	EXISTING HOUSE	PROPOSED MAIN HOUSE
1-STORY PLATE HEIGHT	12'	9'	11'-3"
1-STORY ROOF HEIGHT	18'	13'-6.5"	12'-9"

EXISTING CONDITIONS

FLOOR AREA:
RESIDENCE = 1,248 S.F.
SHED = 192 S.F.
TOTAL = 1,440 S.F.

SITE COVERAGE:
BRICK PAVERS = 1,096 S.F.
DECK & STAIRS = 42 S.F.
CONCRETE LANDINGS = 12 S.F.
ROCK WALKWAY = 15 S.F.
BENCH = 17 S.F.
TOTAL = 1,182 S.F.

PROJECT TEAM

OWNER:	KSHIRE PROPERTY INVESTMENTS LLC
PROJECT LOCATION:	MONTE VERDE 4SW OF 3RD AVENUE CARMEL, CA 93923
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVE. MONTEREY, CA 93940 PH: 831-372-0410 CONTACT: HANNAH MILLER
SURVEYOR / CIVIL:	LANDSET ENGINEERING 520-B CRAZY HORSE CANYON ROAD SALINAS, CALIFORNIA 93907 PH: 831-443-6970 CONTACT: GUY GIRAUDO
LANDSCAPE:	FLORA VISTA 982 PHOENIX AVENUE VENTURA, CA 93004 PH: 831-261-4840 CONTACT: DINAH IRINO
GEOTECH:	BUTANO GEOTECHNICAL 404 WESTRIDGE DRIVE WATSONVILLE, CA 95076 PH: 831-724-2612 CONTACT: GREG BLOOM
ARCHAEOLOGY:	ARCHIVES AND ARCHAEOLOGY 1645 BEACON HILL DRIVE SALINAS, CA 93906 CONTACT: RUBEN G. MENDOZA, PDH.
LANDSCAPE LIGHTING:	CARMEL POINT LANDSCAPES P.O. BOX 4195 CARMEL-BY-THE-SEA CA 93921 PH: 831-574-9837 CONTACT: JACOB RADZINSKI

SHEET INDEX

SHEET INDEX

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3b	TREE ANALYSIS
4a	GRADING, DRAINAGE, & UTILITY PLAN
4b	GRADING SECTIONS
4c	EROSION & SEDIMENT CONTROL PLAN
4d	CONSTRUCTION MANAGEMENT PLAN
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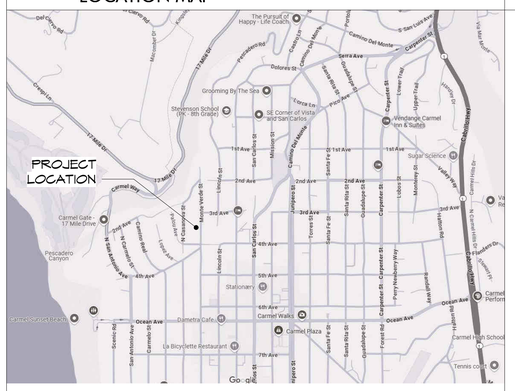
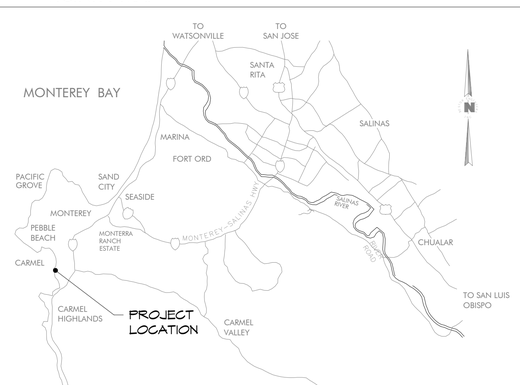
10e	ARCHITECTURAL LIGHTING PLAN
10f	LANDSCAPE LIGHTING PLAN
10g	LANDSCAPE LIGHTING SPEC SHEET
11	MATERIALS SAMPLE
12	RENDERINGS

LOCATION MAP



VICINITY MAP



REVISION | No.

CONSULTANT:

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COVER SHEET

Job Name: Monte Verde Residence
Monte Verde 4SW of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE:	11/24/2025
SCALE:	N.T.S.
DRAWN	HRM/JK
JOB NO.	24.17

1
SHEET OF

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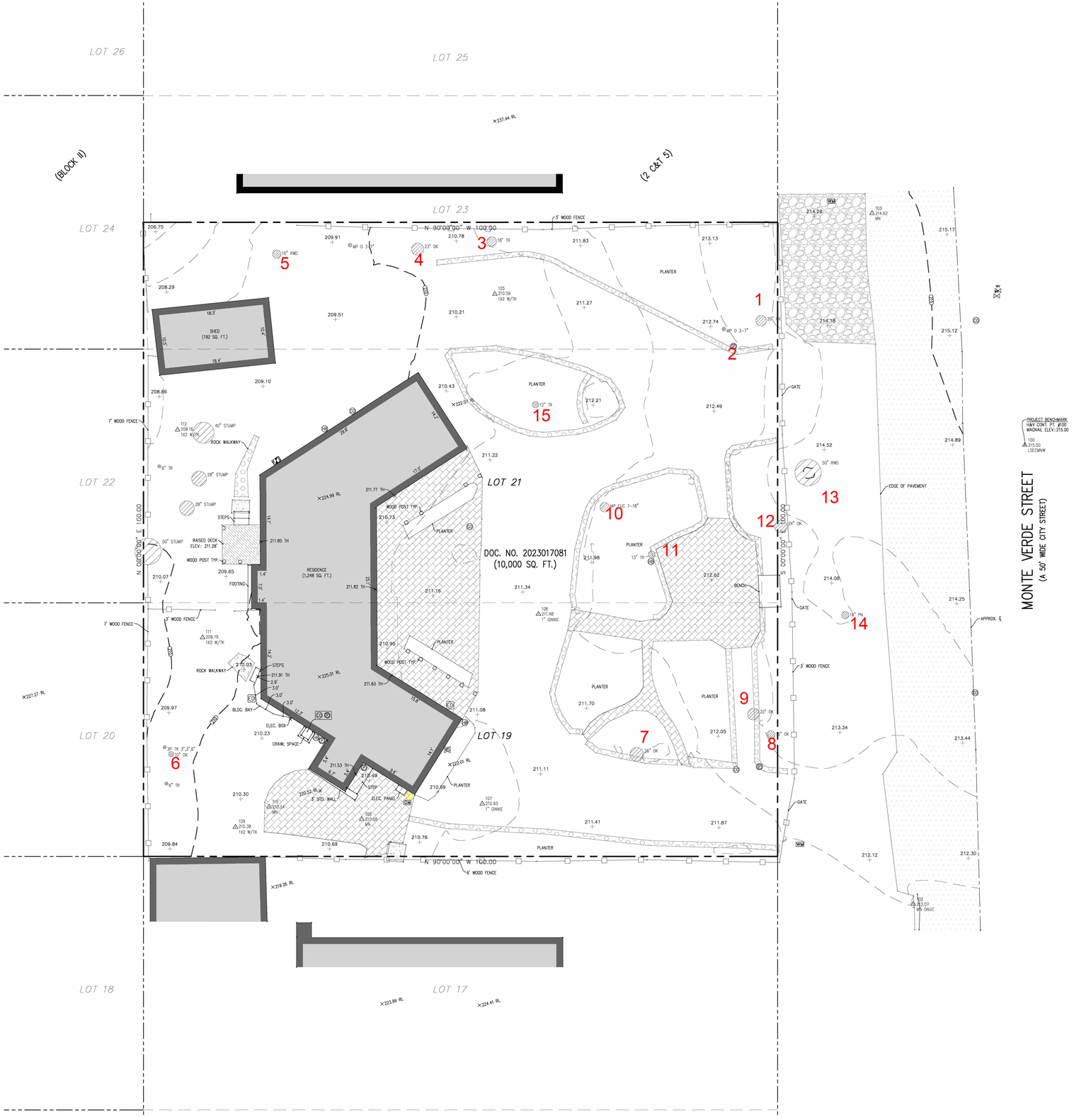


ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FL	=	FLOWLINE
AD	=	AREA DRAIN	FND	=	FOUND
BLDG	=	BUILDING	GR	=	GRATE
BRK	=	BRICK	MON	=	MONUMENT
BRKR	=	BREAKER	MTL	=	METAL
BSW	=	BACK OF SIDEWALK	OK	=	OAK
CB	=	CATCH BASIN	PN	=	PINE
CL	=	CENTERLINE	RL	=	RIDGE LINE
CMU	=	CONCRETE MASONRY UNIT	RW	=	RETAINING WALL
CONC	=	CONCRETE	RWD	=	REDWOOD
CTL	=	CONTROL	STN	=	STONE
CYP	=	CYPRESS	TH	=	THRESHOLD
DG	=	DECOMPOSED GRANITE	TR	=	TREE
ELEC	=	ELECTRIC	TYP	=	TYPICAL
EP	=	EDGE OF PAVEMENT	UTIL	=	UTILITY
ESMT	=	EASEMENT	WD	=	WOOD
FF	=	FINISHED FLOOR			

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- BUILDING
- ASPHALT CONCRETE
- CONCRETE
- GRAVEL
- PAVERS
- ROCKS
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA

- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRIC METER
- GAS LINE
- GAS METER
- GAS VALVE
- HOSE BIB
- PIPE
- TELEPHONE BOX
- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY CONTROL POINT
- 100.00 SPOT ELEVATION
- 100.00 RIDGE RIDGELINE
- 100.00 FF FINISHED FLOOR
- 100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED 39' EASTERLY AND 35' SOUTHERLY FROM THE NORTHEASTERLY PROPERTY CORNER, ELEVATION IS 215.00' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (11/27/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.
8) THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS PER RENEW OF THE PRELIMINARY TITLE REPORT, ORDER NO. 0724023259-HT, PREPARED BY OLD REPUBLIC TITLE COMPANY, DATED AUGUST 18, 2023.

8 0 8 16

APPROVED BY:
GUY R. GIRAUDO

PROFESSIONAL LAND SURVEYOR ★ GUY R. GIRAUDO ★ No. 8703 ★ EXP. 12-31-25 ★ CALIFORNIA

P.L.S. No. 8703

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9390 Fax (831) 443-3801
www.landseteng.com

APN: 010-223-009

TOPOGRAPHIC MAP

OF

THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2023017081
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

MS. RUPA DESAI

CONTACT INFORMATION:

CLIENT:
MS. RUPA DESAI
1509 LAURELWOOD CROSSIING TERRACE
SAN JOSE, CA 95138

SITE LOCATION:
MONTE VERDE STREET, 4 SW OF 3RD AVENUE
CARMEL-BY-THE-SEA, CA 93921

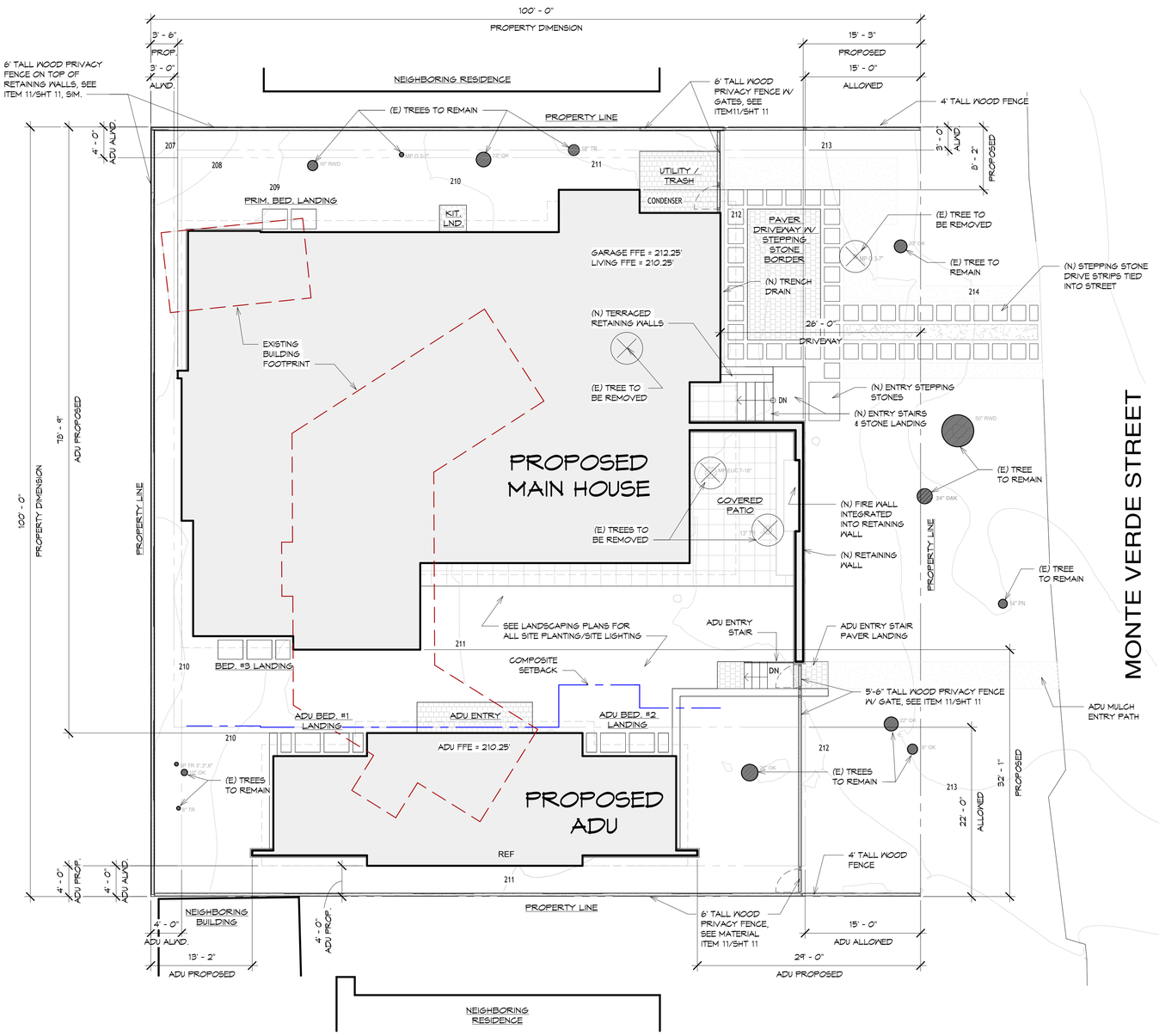
SCALE: 1" = 8'
DATE: FEB 2025
JOB NO. 2850-01

SHEET 1
OF 1 SHEETS

SHEET 2

No.	DATE	BY	REVISION
	02/25/25	AL	TITLE REPORT REVIEW
	12/09/24	AL	RELEASED TO CLIENT

L:_PROJECTS - LANDSET ENGINEERS\2850 - Desai - Monte Verde St., 4 SW of 3rd\2850-01 Site Topo\DWG\2850-TOPO.dwg



N

SITE PLAN

0 4' 8' 16'

1/8" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940

PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

PROPOSED SITE PLAN

Job Name: Monte Verde Residence

Monte Verde 4SW of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE:	11/24/2025
SCALE:	1/8" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

3a

SHEET OF

12/30/2025 2:54:56 PM C:\Users\John\Documents\UK-Work\Revit\2417_Monte_DD_CW_PCT_remaxNX3DC.rvt

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

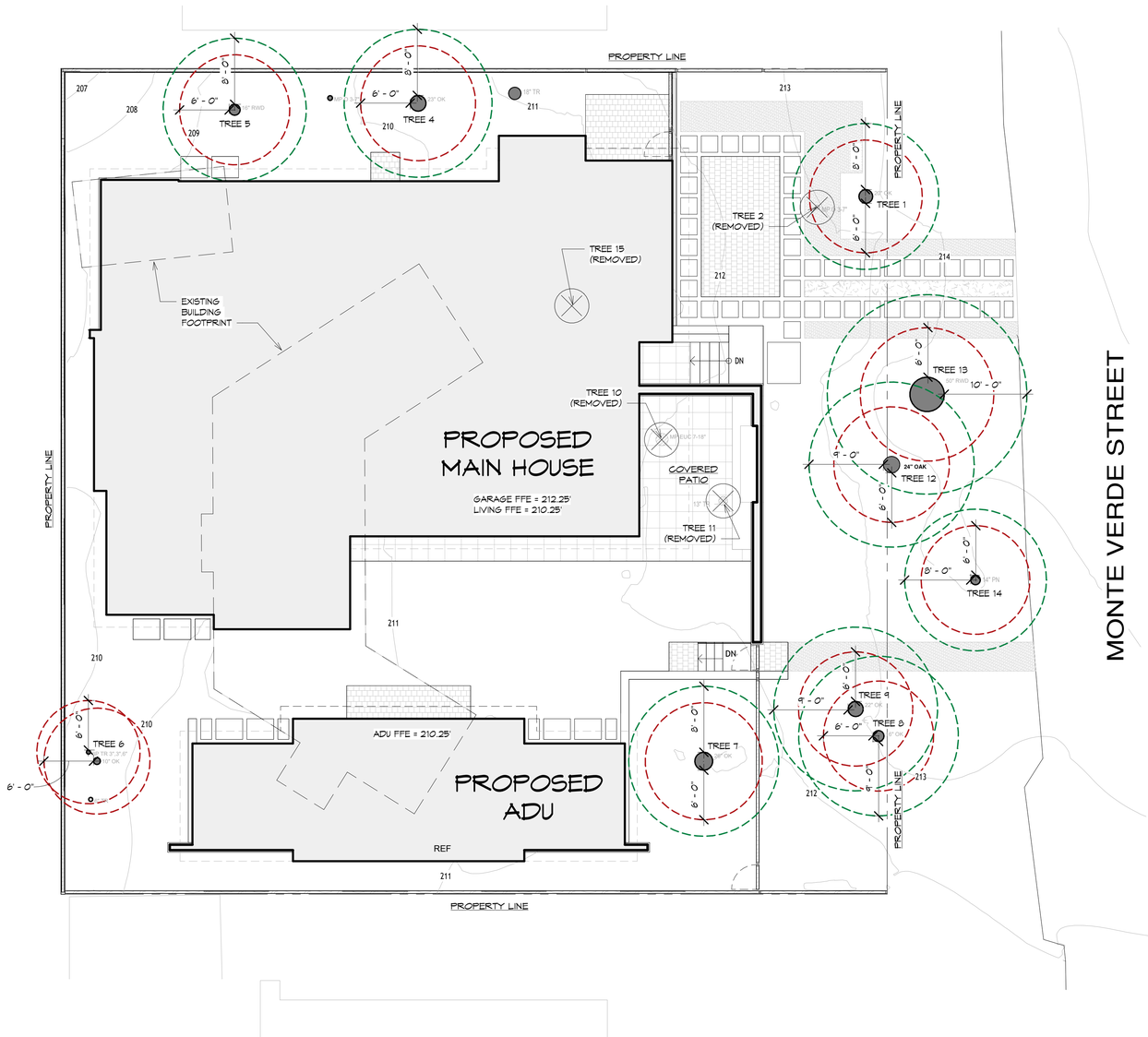
DD

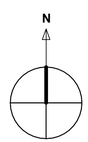
LEGEND

6' NO EXCAVATION RADIUS

CRITICAL ROOT ZONE, SEE DIMENSION FOR RADIUS

TREE TO BE REMOVED





SITE - TREE ANALYSIS

0 4' 8' 16'

1/8" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

TREE ANALYSIS

Job Name: Monte Verde Residence
Monte Verde 45W of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE:	11/24/2025
SCALE:	1/8" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

3b

SHEET OF

CATCH BASIN-3
GR=207.50
FL=206.20

AREA DRAIN-6
GR=211.20
FL=209.20

RAIN WATER LEADER
RWL - 12" MIN. COVER
(TYPICAL)

AREA DRAIN-5
GR=209.20
FL=207.70

UTILITY/TRASH

KITCHEN PATIO

LANDING

EARTH DRAINAGE
SWALE FLOW LINE

63L.F.-4"PVC-S=1.0%

ROOF DOWNSPOUT
W/SPLASH BLOCK
(TYPICAL)

GARAGE
FF=211.50
FP=210.67

MOTOR COURT
TURF BLOCK

TRECH DRAIN-1
GR=211.40
FL=208.40 OUT

EXISTING FLOW LINE

STEPPING STONES

DRIVEWAY
ASPHALT CONCRETE

DG PATH

RECONSTRUCT EXISTING
AC BERM

ENTRY

TRECH DRAIN-2
GR=209.30
FL=208.30 OUT

RESIDENCE
FF=209.50
FP=208.67

TRECH DRAIN-3
GR=209.30
FL=208.30 OUT

COVERED PATIO

STORM DRAIN PIPE (SD)
28L.F.-4"PVC-S=2.0%

SD CO
LID=209.10

AREA DRAIN-1
GR=213.00
FL=210.00

EARTH DRAINAGE
SWALE FLOW LINE

AREA DRAIN-4
GR=208.60
FL=205.60

CATCH BASIN-1
GR=208.70
FL=207.70 IN
FL=206.70 OUT

47LF.-4"PVC-S=1.0%

INFILTRATION SYSTEM-1
50 GAL FLO-WELL
GR=208.50
FL=205.50 IN

CATCH BASIN-2
GR=208.70
FL=206.20

AREA DRAIN-2
GR=208.70
FL=207.70

COVERED ENTRY

LANDING

AREA DRAIN-3
GR=210.90
FL=207.90

A.D.U.
FF=209.50
FP=208.67

INFILTRATION SYSTEM-2
50 GAL FLO-WELL
GR=209.80
FL=207.80 IN

CATCH BASIN-4
GR=210.00
FL=208.00

SHEET FLOW DRAINAGE
SAFELY AWAY FROM
BUILDING FOUNDATIONS
(TYPICAL)

MONTE VERDE STREET

PROJECT SITE
MONTE VERDE STREET
4 SW OF 3 Rd. AVE.
CARMEL, CA

VICINITY MAP
NOT TO SCALE

5 0 2.5 5 10

TOTAL LOT AREA = 10,000 SQ.FT.
TOTAL IMPERVIOUS AREA = 4,990 SQ.FT.
TOTAL AREA OF DISTURBANCE = 7,780 SQ.FT.

GRADING QUANTITIES:
CUT = 375 C.Y.
FILL = 10 C.Y.
NET = 365 C.Y. EXPORT

STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 58569
Exp. 06-30-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

" GRADING, DRAINAGE & UTILITY PLAN "

OF

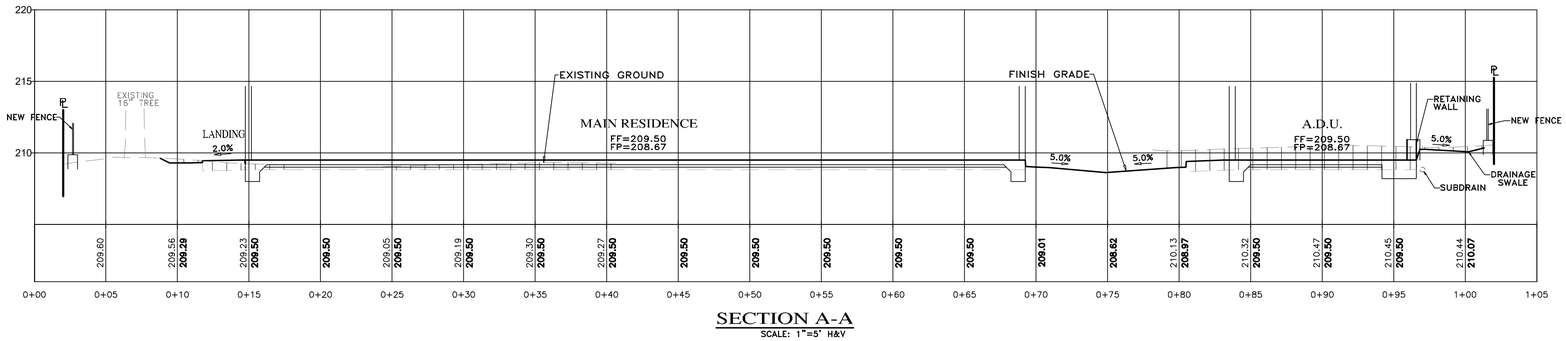
MONTE VERDE RESIDENCE
A.P.N.: 010-223-009
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
KSHIRE PROPERTY INVESTMENTS LLC

SCALE: 1"=5'
DATE: AUGUST 2025
JOB NO. 2850-02

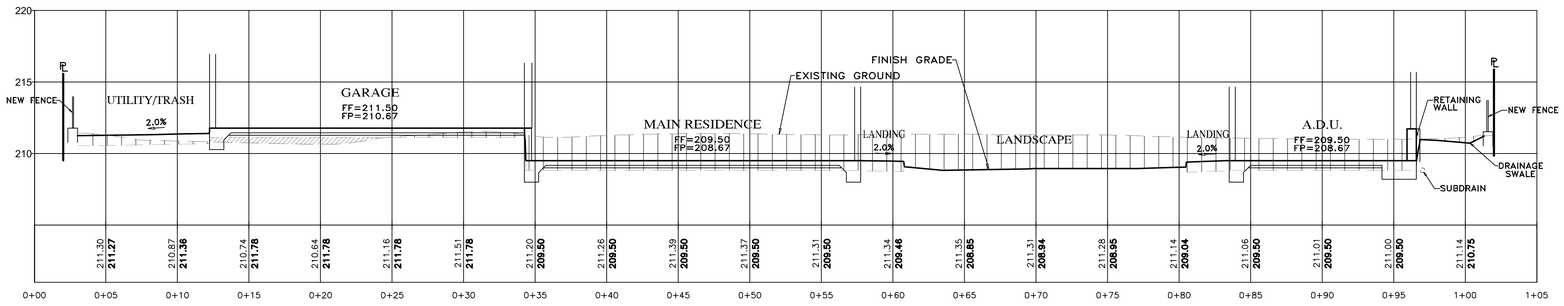
SHEET C1
OF 4 SHEETS

No.	DATE	BY	REVISION
	08/25/25	AMS	RELEASED TO CLIENT

L:\PROJ\2850-DESA\2850-CIVIL\DWG\2850-GDECP.DWG, 24x36 C3



SECTION A-A
SCALE: 1"=5' H&V



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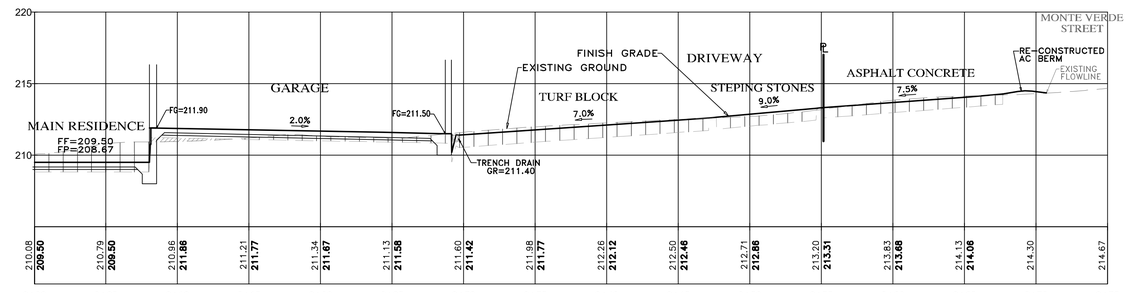
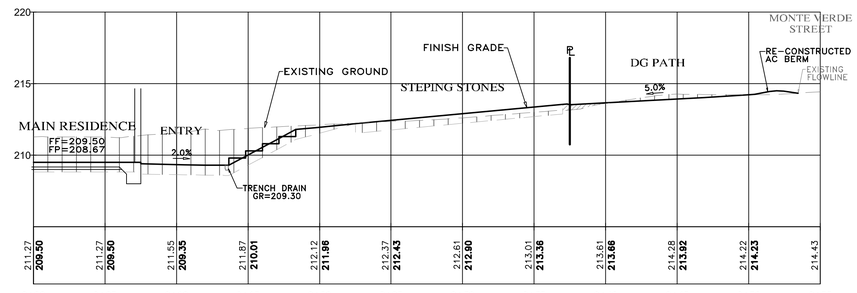
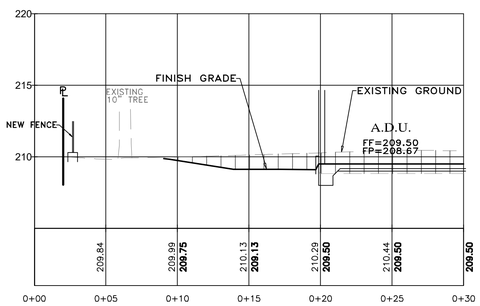
SCALE: 1"=5' H&V



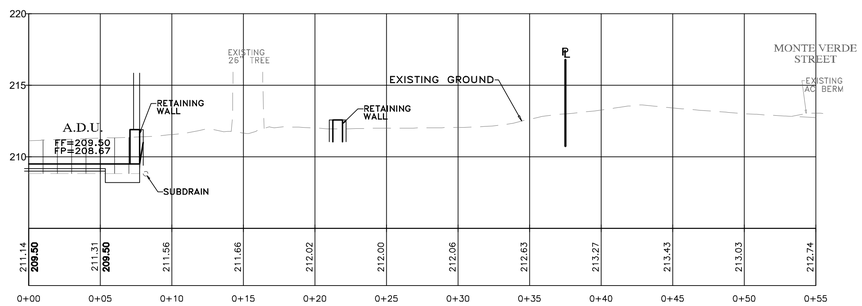
SECTION C-C
SCALE: 1"=5' H&V



SECTION D-D
SCALE: 1"=5' H&V



SECTION E-E
SCALE: 1"=5' H&V



SECTION F-F
SCALE: 1"=5' H&V

NOTES:

- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
- FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN".

" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

MONTE VERDE RESIDENCE

A.P.N.: 010-223-009

CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR

KSHIRE PROPERTY INVESTMENTS LLC

APPROVED BY:

GUY R. GIRAUDO

PROFESSIONAL ENGINEER * REGISTERED * STATE OF CALIFORNIA
GUY R. Giraudo
No. 56569
Exp. 08-30-27
Civil

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9771 Fax (831) 443-3801
www.landseteng.com

SCALE: 1"=5' H&V
DATE: AUGUST 2025
JOB NO. 2850-02

No.	DATE	BY	REVISION
	08/25/25	AMS	RELEASED TO CLIENT

SHEET C2

OF 4 SHEETS

N

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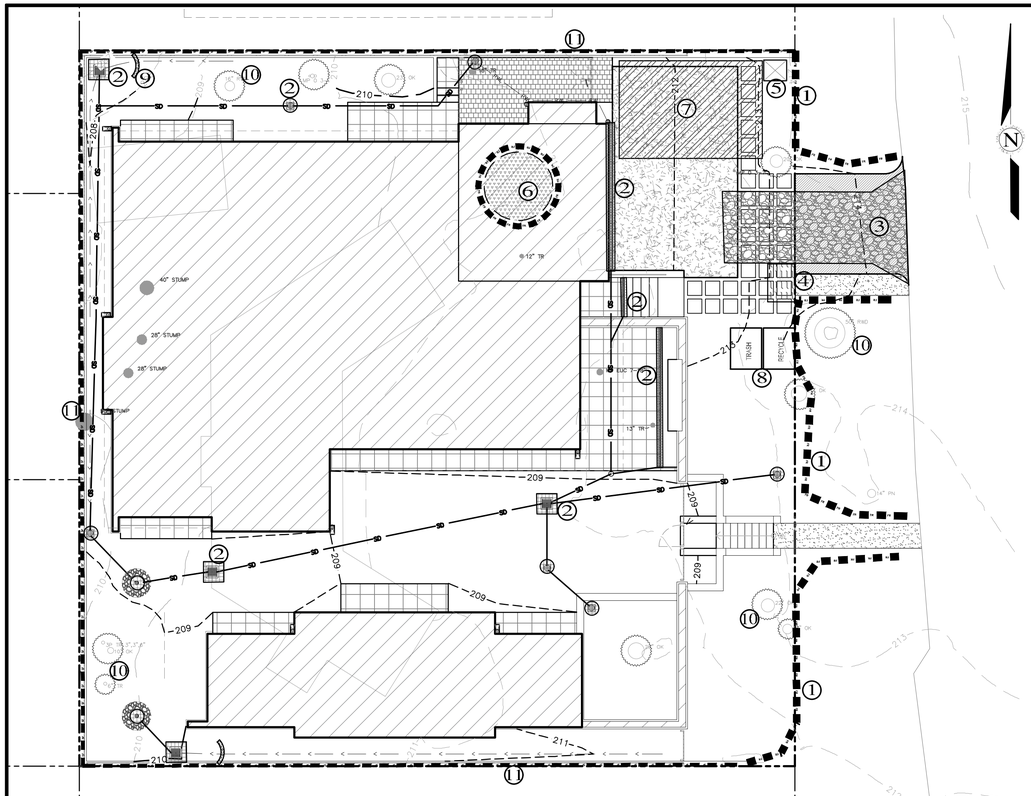
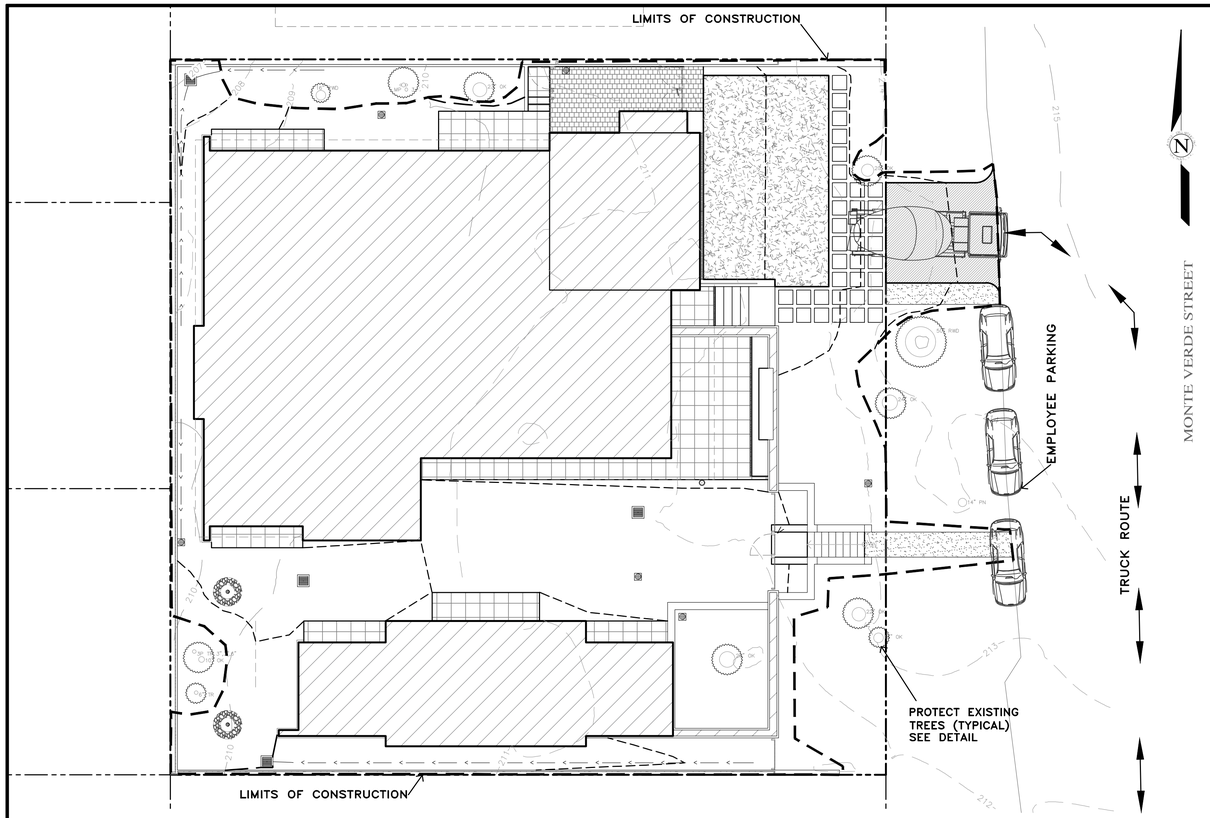
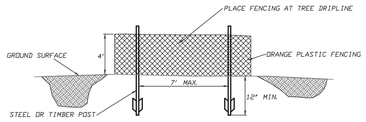

210
209
208
211
40" STUMP
28" STUMP
36" STUMP
STUMP
12" TR
EUC 72"
13" TR
TRASH
RECYCLE
FIRE RING
PIT
PIT
PIT



PLAN
SCALE: 1"=10'



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
375 CY CUT
10 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM GRADING, CONSTRUCT NEW STRUCTURES, AND INSTALL UNDERGROUND UTILITIES: PROPOSED NEW PARKING & DRIVEWAY AREAS TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PERVIOUS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON MONTE VERDE STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO OCEAN AVENUE TO MONTE VERDE STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON MONTE VERDE STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG MONTE VERDE STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLEARING	4	2
GRADING & SOIL REMOVAL (EXPORT)	18	3
ENGINEERING MATERIALS (IMPORT)	2	2
TOTALS	24	7

TRUCK TRIP GENERATION NOTES:

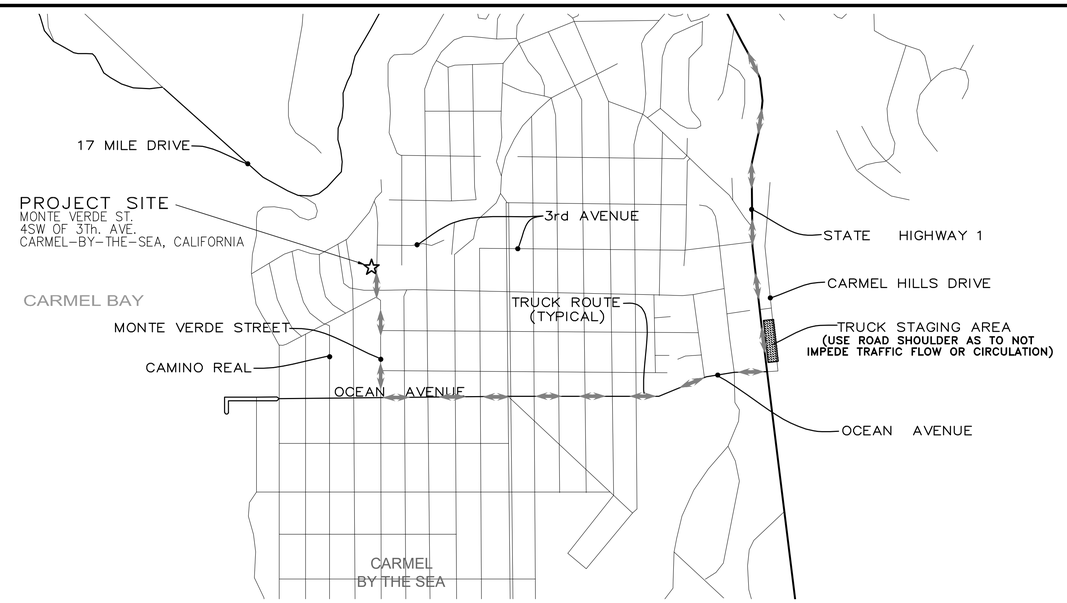
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 7 TRUCK LOADS PER DAY.
2. THERE ARE 365 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 29 SEPTEMBER 2025, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

A CONSTRUCTION STAGING PLAN



B NEIGHBORHOOD TRUCK ROUTING PLAN

C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER GUY R. GIRAUDO No. 56589 Exp. 06-30-27 CIVIL STATE OF CALIFORNIA

APPROVED BY: GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
526-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

MONTE VERDE RESIDENCE
A.P.N.: 010-223-009
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
KSHIRE PROPERTY INVESTMENTS LLC

" CONSTRUCTION MANAGEMENT PLAN "

SCALE: AS SHOWN
DATE: AUGUST 2025
JOB NO. 2850-02

No.	DATE	BY	REVISION
	08/25/25	AMS	RELEASED TO CLIENT

SHEET C4
OF 4 SHEETS

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12/20/2025 2:39:58 PM C:\Users\John\Documents\JA-Work\Revit\2417_Monte_DD_CM_JPC1_removeAN3DC.rvt
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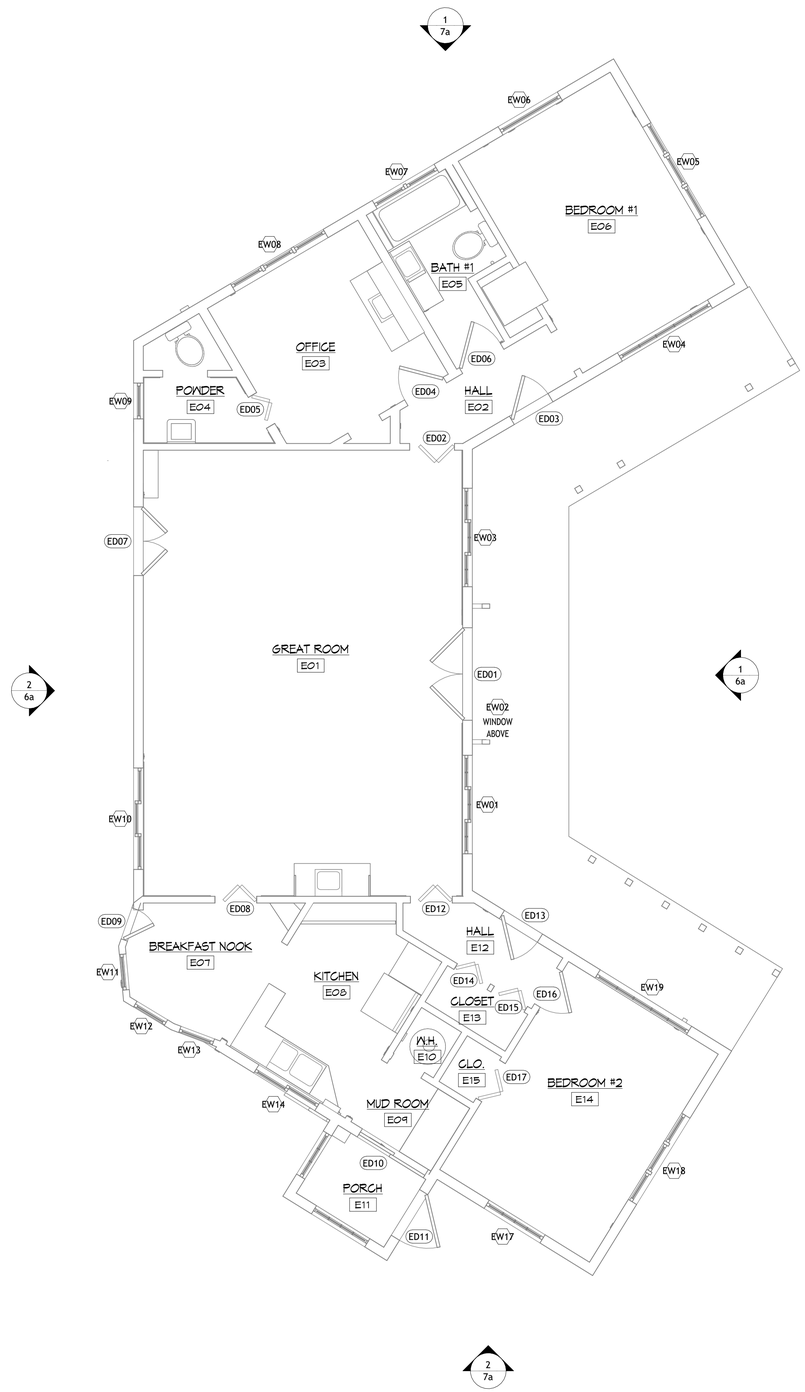
DD



N

EXISTING FLOOR PLAN

0 2' 4' 8'

1/4" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

EXISTING FLOOR PLAN

Job Name: Monte Verde Residence
Monte Verde 45N of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-004-000

DATE:	11/24/2025
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

5a
SHEET OF

12/30/2025 3:00:00 PM C:\Users\John\Documents\JK-Work Files\12417_Monte_DD_CM_FC1_remixxNJDC.rvt
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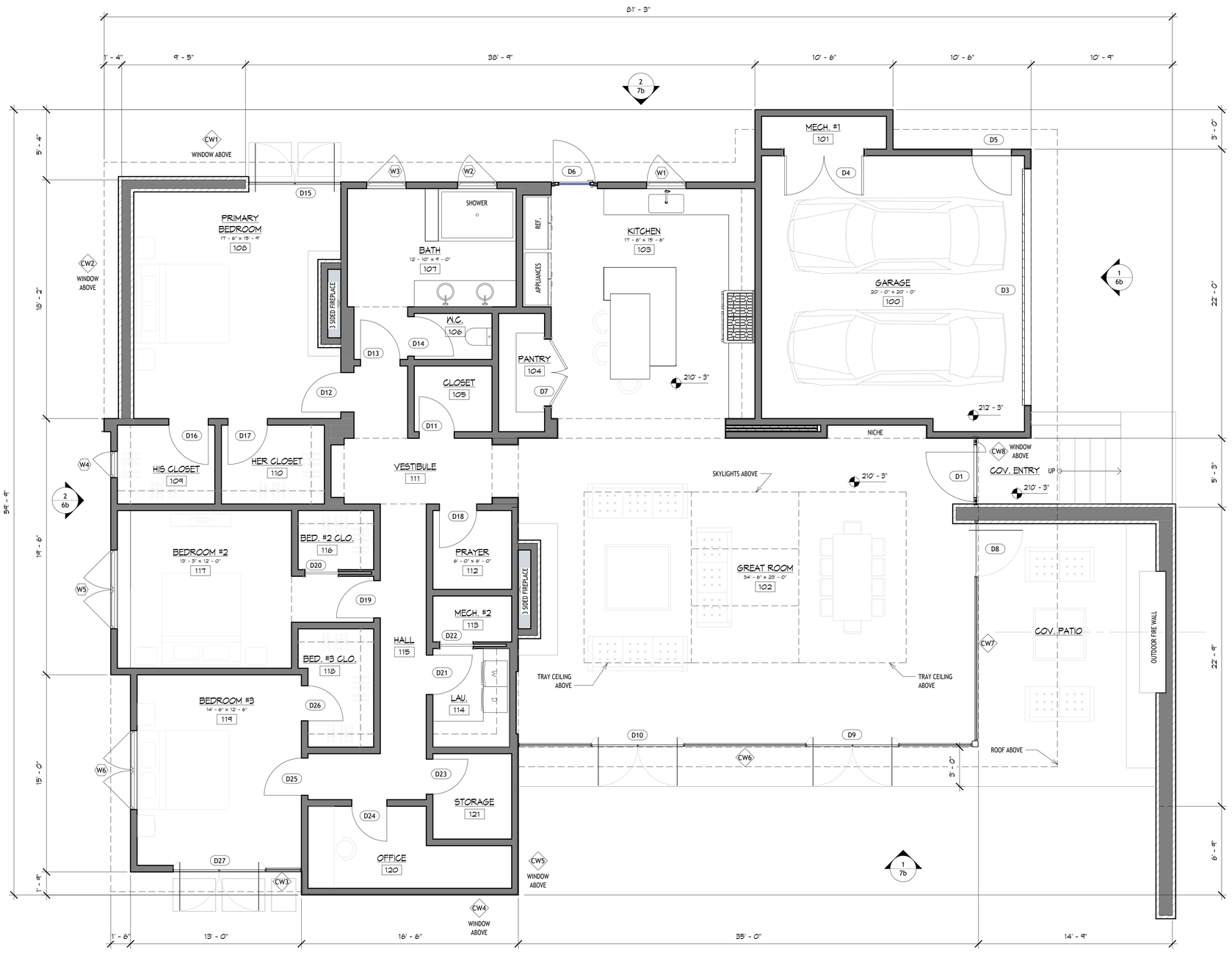


N

PROPOSED MAIN HOUSE FLOOR PLAN

0 2' 4' 8'

1/4" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

MAIN HOUSE FLOOR PLAN

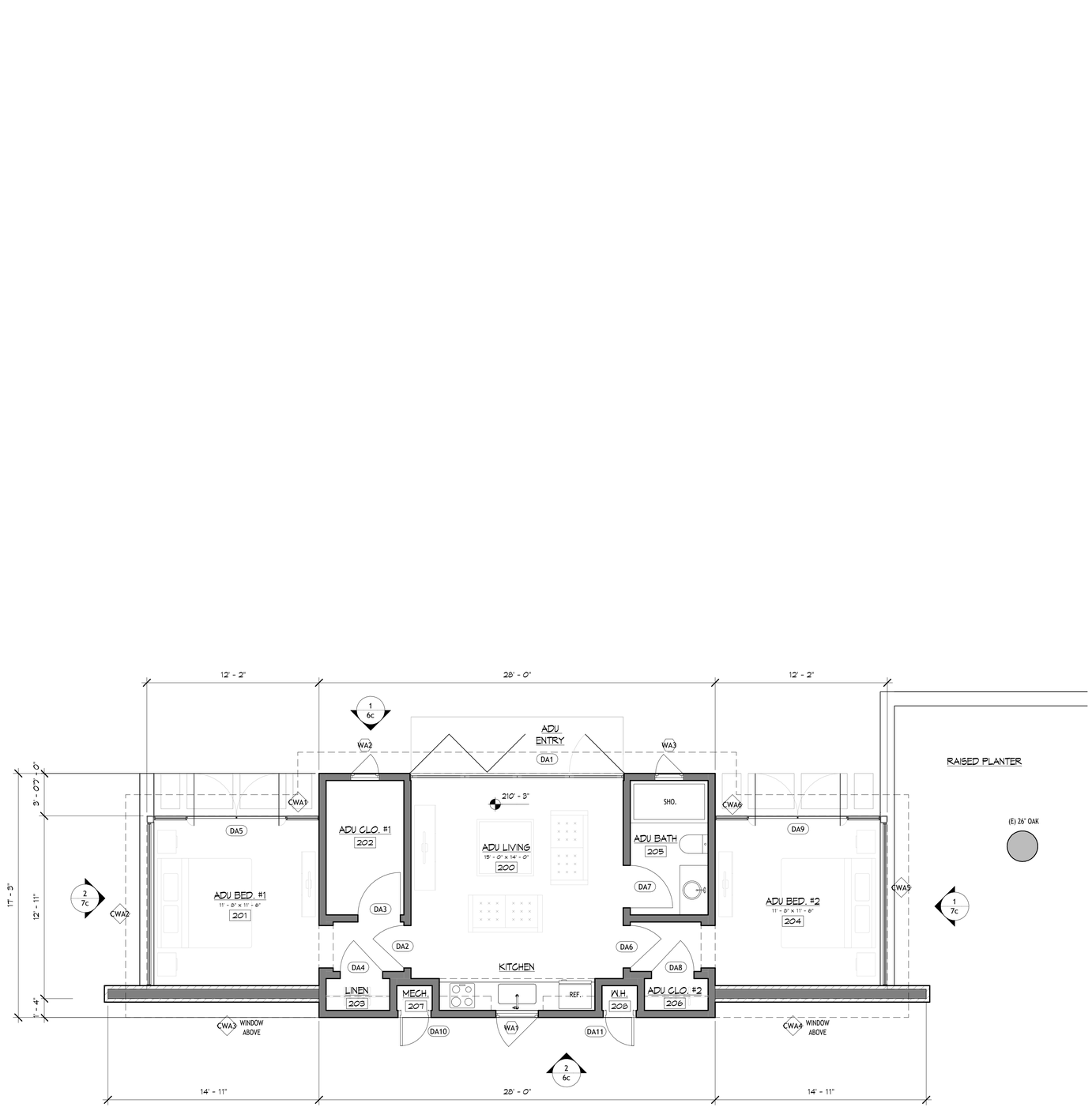
Job Name: Monte Verde Residence
Monte Verde 45N of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE:	11/24/2025
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

5b
SHEET OF

12/30/2025 3:00:01 PM C:\Users\John\Documents\JK-Work\Work\2417_Monte_DD_CM_PC1_remoxWK30C.rvt
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DD



N

ADU FLOOR PLAN

0 2' 4' 8'

1/4" = 1'-0"

CONSULTANT:

REVISION	No.

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

ADU FLOOR PLAN

Job Name: Monte Verde Residence
Monte Verde 45W of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-004-000

DATE:	11/24/2025
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

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SHEET OF

PROPOSED DOOR SCHEDULE

Mark	Type Mark	Door Size Width	Door Size Height	Door Size Thickness	Door Material	Frame Material	Frame Head	Frame Jamb	Frame Sill	Room Number	Room Name	Comments
D1	B	5' - 0"	7' - 6"	0' - 3 1/32"	WOOD/MTL	METAL	---	---	---	102	GREAT ROOM	
D2	---	---	(NOT USED)	---								
D3	A	18' - 0"	7' - 0"	0' - 2"	WD/MTL/GL	WOOD	---	---	---	100	GARAGE	TEMPERED GLASS PER NOTE 9
D4	J	6' - 0"	7' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	100	GARAGE	
D5	G	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	100	GARAGE	
D6	E	3' - 6"	8' - 0"	0' - 2"	MTL/GLASS	METAL	---	---	---	103	KITCHEN	TEMPERED GLASS PER NOTE 9
D7	J	5' - 0"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	104	PANTRY	
D8	D	4' - 0"	7' - 8"	0' - 2"	MTL/GLASS	METAL	---	---	---	102	GREAT ROOM	
D9	C	7' - 0"	7' - 8"	0' - 1 3/4"	MTL/GLASS	METAL	---	---	---	102	GREAT ROOM	
D10	C	7' - 0"	7' - 8"	0' - 1 3/4"	MTL/GLASS	METAL	---	---	---	102	GREAT ROOM	
D11	I	2' - 8"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	105	CLOSET	
D12	I	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	108	PRIMARY BEDROOM	
D13	I	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	107	BATH	
D14	I	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	106	W.C.	
D15	G	7' - 0"	7' - 8"	0' - 1 3/4"	MTL/GLASS	METAL	---	---	---	108	PRIMARY BEDROOM	
D16	I	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	109	HIS CLOSET	
D17	I	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	110	HER CLOSET	
D18	I	2' - 10"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	112	PRAYER	
D19	I	2' - 10"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	117	BEDROOM #2	
D20	K	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	116	BED. #2 CLO.	
D21	I	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	114	LAU.	
D22	K	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	113	MECH. #2	
D23	I	2' - 8"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	121	STORAGE	
D24	I	2' - 8"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	120	OFFICE	
D25	I	2' - 10"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	119	BEDROOM #3	
D26	I	2' - 8"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	118	BED. #3 CLO.	
D27	C	7' - 0"	7' - 8"	0' - 1 3/4"	MTL/GLASS	METAL	---	---	---	119	BEDROOM #3	
DA1	F	15' - 0"	9' - 0"	0' - 2"	MTL/GLASS	METAL	---	---	---	200	ADU LIVING	
DA2	I	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	200	ADU LIVING	
DA3	I	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	202	ADU CLO. #1	
DA4	I	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	203	LINEN	
DA5	C	7' - 0"	7' - 8"	0' - 1 3/4"	MTL/GLASS	METAL	---	---	---	201	ADU BED. #1	
DA6	I	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	200	ADU LIVING	
DA7	I	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	205	ADU BATH	
DA8	I	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	206	ADU CLO. #2	
DA9	C	7' - 0"	7' - 8"	0' - 1 3/4"	MTL/GLASS	METAL	---	---	---	204	ADU BED. #2	
DA10	H	2' - 0"	5' - 6"	0' - 1 3/4"	WOOD	WOOD	---	---	---	207	MECH.	
DA11	H	2' - 0"	5' - 6"	0' - 1 3/4"	WOOD	WOOD	---	---	---	208	W.H.	

DOOR NOTES

ALL DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.):

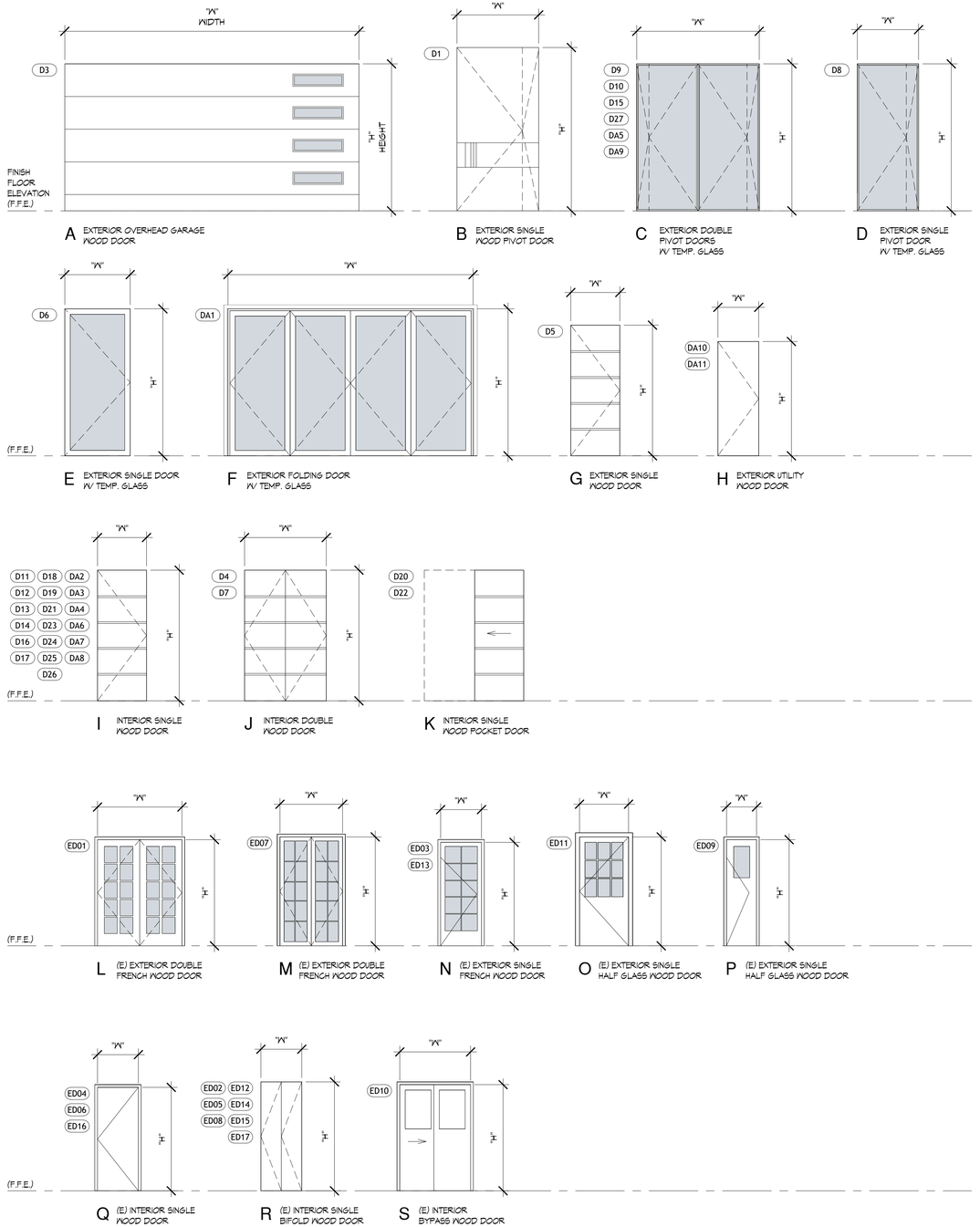
1. SHALL BE 2'-0" X 7'-0" MINIMUM.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. EXTERIOR THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 3/4" ABOVE FINISH FLOOR, EGRESS DOORS TO HAVE A MAX. HEIGHT OF 1/2" A.F.F.
4. PROVIDE (2) PAIR, 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO BE ROCKY MOUNTAIN OR EQUIVALENT, SELECTED BY OWNER.
6. ALL EXTERIOR DOORS TO BE WEATHER-STRIPPED.
7. ALL FIRE-RATED DOORS SHALL HAVE FIRE-RESISTANCE RATING OF 20 MINUTES, PEMKO 588D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
8. ALL WOOD DOORS SHALL BE SOLID CORE.
9. ALL DOOR GLAZING TO BE TEMPERED.
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 1134A.6.7 AND SHALL BE SAFETY GLAZING, PER CBC 2406.4.5.
11. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
12. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE AREA OF OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.

EXISTING DOOR SCHEDULE

Mark	Type Mark	Door Size Width	Door Size Height	Door Size Thickness	Door Material	Frame Material	Frame Head	Frame Jamb	Frame Sill	Room Number	Room Name	Comments
ED01	L	5' - 2"	6' - 6"	0' - 2"	WOOD	WOOD	---	---	---	E01	GREAT ROOM	
ED02	R	2' - 6"	6' - 4"	0' - 2"	WOOD	WOOD	---	---	---	E01	GREAT ROOM	
ED03	N	2' - 6"	6' - 4"	0' - 2"	WOOD	WOOD	---	---	---	E02	HALL	
ED04	Q	2' - 6"	6' - 4"	0' - 2"	WOOD	WOOD	---	---	---	E03	OFFICE	
ED05	R	2' - 0"	6' - 6"	0' - 2"	WOOD	WOOD	---	---	---	E04	POWDER	
ED06	Q	2' - 8"	6' - 4"	0' - 2"	WOOD	WOOD	---	---	---	E05	BATH	
ED07	M	3' - 10"	6' - 8"	0' - 2"	WOOD	WOOD	---	---	---	E01	GREAT ROOM	
ED08	R	2' - 4"	6' - 6"	0' - 2"	WOOD	WOOD	---	---	---	E01	GREAT ROOM	
ED09	P	1' - 10"	6' - 6"	0' - 2"	WOOD	WOOD	---	---	---	E07	BREAKFAST NOOK	
ED10	S	4' - 4"	6' - 6"	0' - 2"	WOOD	WOOD	---	---	---	E09	MUD ROOM	
ED11	O	3' - 0"	6' - 8"	0' - 2"	WOOD	WOOD	---	---	---	E11	PORCH	
ED12	R	2' - 4"	6' - 6"	0' - 2"	WOOD	WOOD	---	---	---	E01	GREAT ROOM	
ED13	N	2' - 6"	6' - 4"	0' - 2"	WOOD	WOOD	---	---	---	E12	HALL	
ED14	R	2' - 2"	6' - 4"	0' - 2"	WOOD	WOOD	---	---	---	E13	CLOSET	
ED15	R	2' - 2"	6' - 4"	0' - 2"	WOOD	WOOD	---	---	---	E13	CLOSET	
ED16	Q	2' - 4"	6' - 4"	0' - 2"	WOOD	WOOD	---	---	---	E14	BEDROOM #2	
ED17	R	2' - 6"	6' - 4"	0' - 2"	WOOD	WOOD	---	---	---	E15	CLOSET	

DOOR TYPES

NOTE:
SEE ARCHITECTURAL PLANS FOR SWING DIRECTION AND DOOR ORIENTATION



A EXTERIOR OVERHEAD GARAGE WOOD DOOR
B EXTERIOR SINGLE WOOD PIVOT DOOR
C EXTERIOR DOUBLE PIVOT DOORS W/ TEMP. GLASS
D EXTERIOR SINGLE PIVOT DOOR W/ TEMP. GLASS
E EXTERIOR SINGLE DOOR W/ TEMP. GLASS
F EXTERIOR FOLDING DOOR W/ TEMP. GLASS
G EXTERIOR SINGLE WOOD DOOR
H EXTERIOR UTILITY WOOD DOOR
I INTERIOR SINGLE WOOD DOOR
J INTERIOR DOUBLE WOOD DOOR
K INTERIOR SINGLE WOOD POCKET DOOR
L (E) EXTERIOR DOUBLE FRENCH WOOD DOOR
M (E) EXTERIOR DOUBLE FRENCH WOOD DOOR
N (E) EXTERIOR SINGLE FRENCH WOOD DOOR
O (E) EXTERIOR SINGLE HALF GLASS WOOD DOOR
P (E) EXTERIOR SINGLE HALF GLASS WOOD DOOR
Q (E) INTERIOR SINGLE WOOD DOOR
R (E) INTERIOR SINGLE BIFOLD WOOD DOOR
S (E) INTERIOR BYPASS WOOD DOOR

REVISION	No.

CONSULTANT:

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DOOR SCHEDULE

Job Name: Monte Verde Residence
Monte Verde 45N of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE: 11/24/2025
SCALE: 1/4" = 1'-0"
DRAWN HRM/JK
JOB NO. 24.17

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PROPOSED WINDOW SCHEDULE

Mark	Type Mark	Size Width	Size Height	Head Height	Operation	Glazing Type	Frame Material	Detail Head	Detail Jamb	Detail Sill	Room Number	Room Name	Comments
W1	A	3' - 0"	4' - 0"	5' - 0"	CASEMENT	DOUBLE	METAL	---	---	---	103	KITCHEN	
W2	A	3' - 0"	3' - 0"	5' - 0"	CASEMENT	DOUBLE	METAL	---	---	---	107	BATH	TEMPERED GLASS
W3	A	3' - 0"	3' - 0"	5' - 0"	CASEMENT	DOUBLE	METAL	---	---	---	107	BATH	
W4	A	2' - 0"	2' - 0"	7' - 0"	CASEMENT	DOUBLE	METAL	---	---	---	109	HIS CLOSET	
W5	B	6' - 0"	4' - 0"	7' - 0"	CASEMENT	DOUBLE	METAL	---	---	---	117	BEDROOM #2	
W6	B	6' - 0"	3' - 0"	7' - 0"	CASEMENT	DOUBLE	METAL	---	---	---	119	BEDROOM #3	
WA1	A	3' - 0"	3' - 0"	7' - 0"	CASEMENT	DOUBLE	METAL	---	---	---	200	ADU LIVING	
WA2	A	2' - 0"	2' - 0"	5' - 0"	CASEMENT	DOUBLE	METAL	---	---	---	202	ADU CLO. #1	
WA3	A	2' - 0"	2' - 0"	5' - 0"	CASEMENT	DOUBLE	METAL	---	---	---	205	ADU BATH	TEMPERED GLASS

CURTAIN WALL SCHEDULE

Mark	Type Mark	Length	Height	Count	Comments
CW1	H	16' - 0"	2' - 0"	1	PRIMARY BEDROOM
CW2	H	17' - 9"	2' - 0"	1	PRIMARY BEDROOM
CW3	C	10' - 0"	9' - 0"	1	BEDROOM #3, TEMPERED
CW4	J	12' - 6"	2' - 0"	1	OFFICE
CW5	L	3' - 6"	2' - 0"	1	OFFICE
CW6	E	34' - 9"	10' - 0"	1	GREAT ROOM, TEMPERED
CW7	G	16' - 9"	10' - 0"	1	GREAT ROOM, TEMPERED
CW8	H	5' - 6"	2' - 0"	1	ENTRY
CWA1	D	11' - 11"	9' - 0"	1	ADU BEDROOM #1, TEMPERED
CWA2	F	11' - 9"	5' - 0"	1	ADU BEDROOM #1
CWA3	I	11' - 11"	1' - 1"	1	ADU BEDROOM #1
CWA4	I	11' - 11"	1' - 0"	1	ADU BEDROOM #2
CWA5	F	11' - 9"	5' - 0"	1	ADU BEDROOM #2
CWA6	D	11' - 11"	9' - 0"	1	ADU BEDROOM #2, TEMPERED

WINDOW NOTES

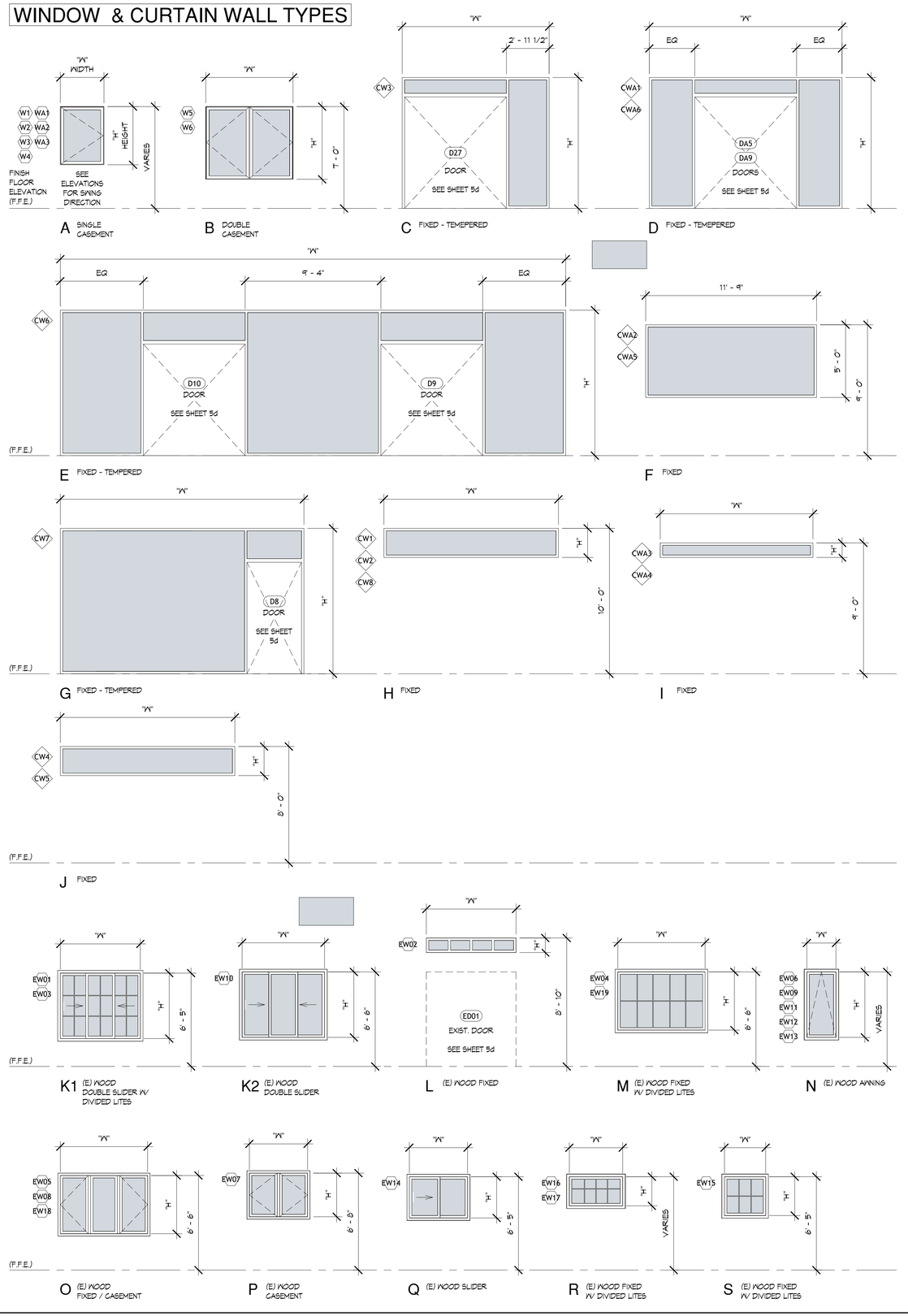
ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING (U.O.N.):

1. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC SECTION R310.1.
2. NEW WOOD WINDOWS - POWDER-COATED ALUMINUM-CLAD WOOD WINDOWS, PAINTED INTERIORS - COLORS TO BE SELECTED.
3. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC SECTION R308.4.
4. SEE WINDOW TYPES THIS SHEET FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
5. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.
6. ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC SECTION 303.1.
7. TEMPERED SAFETY GLAZING:
   A. IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).
   B. GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).
   C. GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE).
   D. GLAZING ADJACENT TO STAIRWAYS, LANDINGS & RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
   E. WINDOWS IN BATHROOMS ARE TEMPERED IF LESS THAN 60" HORIZONTAL OR VERTICAL FROM STANDING SURFACE OF TUB AND/OR SHOWER. [CRC SECTION 308.4.5]
8. ALL DOORS AND WINDOWS SHALL BE WARRANTED FOR USE IN A COASTAL ENVIRONMENT WITHIN ONE MILE OF THE COAST.
9. SEE PLANS, ELEVATIONS AND WINDOW DETAILS FOR ADDITIONAL INFORMATION.

EXISTING WINDOW SCHEDULE

Mark	Type Mark	Size Width	Size Height	Head Height	Operation	Glazing Type	Frame Material	Detail Head	Detail Jamb	Detail Sill	Room Number	Room Name	Comments
EW01	K1	5' - 6"	4' - 6"	6' - 5"	DBL SLIDER	---	WOOD	---	---	---	E01	GREAT ROOM	
EW02	L	6' - 2"	1' - 0"	8' - 10"	FIXED	---	WOOD	---	---	---	E01	GREAT ROOM	
EW03	K1	5' - 6"	4' - 6"	6' - 5"	DBL SLIDER	---	WOOD	---	---	---	E01	GREAT ROOM	
EW04	M	5' - 10"	4' - 0"	6' - 6"	FIXED	---	WOOD	---	---	---	E06	BEDROOM #1	
EW05	O	6' - 0"	4' - 0"	6' - 6"	FIXED/CSMT	---	WOOD	---	---	---	E06	BEDROOM #1	
EW06	N	3' - 10"	2' - 0"	6' - 5"	AWNING	---	WOOD	---	---	---	E06	BEDROOM #1	
EW07	P	4' - 0"	3' - 0"	6' - 8"	CASEMENT	---	WOOD	---	---	---	E05	BATH #1	
EW08	O	6' - 0"	4' - 0"	6' - 6"	FIXED/CSMT	---	WOOD	---	---	---	E03	OFFICE	
EW09	N	2' - 0"	4' - 6"	6' - 6"	AWNING	---	WOOD	---	---	---	E04	POWDER	
EW10	K2	5' - 8"	4' - 6"	6' - 6"	DBL SLIDER	---	WOOD	---	---	---	E01	GREAT ROOM	
EW11	N	2' - 0"	4' - 0"	6' - 6"	AWNING	---	WOOD	---	---	---	E07	BREAKFAST NOOK	
EW12	N	2' - 0"	4' - 0"	6' - 6"	AWNING	---	WOOD	---	---	---	E07	BREAKFAST NOOK	
EW13	N	2' - 0"	4' - 0"	6' - 6"	AWNING	---	WOOD	---	---	---	E07	BREAKFAST NOOK	
EW14	Q	4' - 0"	2' - 10"	6' - 5"	SLIDER	---	WOOD	---	---	---	E08	KITCHEN	
EW15	S	2' - 10"	2' - 8"	6' - 5"	FIXED	---	WOOD	---	---	---	E11	PORCH	
EW16	R	3' - 6"	2' - 4"	6' - 5"	FIXED	---	WOOD	---	---	---	E11	PORCH	
EW17	R	3' - 8"	2' - 0"	6' - 6"	FIXED	---	WOOD	---	---	---	E14	BEDROOM #2	
EW18	O	5' - 8"	4' - 0"	6' - 5"	FIXED/CSMT	---	WOOD	---	---	---	E14	BEDROOM #2	
EW19	M	6' - 0"	4' - 0"	6' - 6"	FIXED	---	WOOD	---	---	---	E14	BEDROOM #2	

WINDOW & CURTAIN WALL TYPES



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WINDOW SCHEDULE

Job Name: Monte Verde Residence
Monte Verde 4SW of 3rd Ave
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010-223-009-000

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SHEET OF

12/30/2025 3:00:05 PM C:\Users\John\Documents\UK-Work\Revit\2417_Monte_DD_CW_PCT_remainN3DC.rvt
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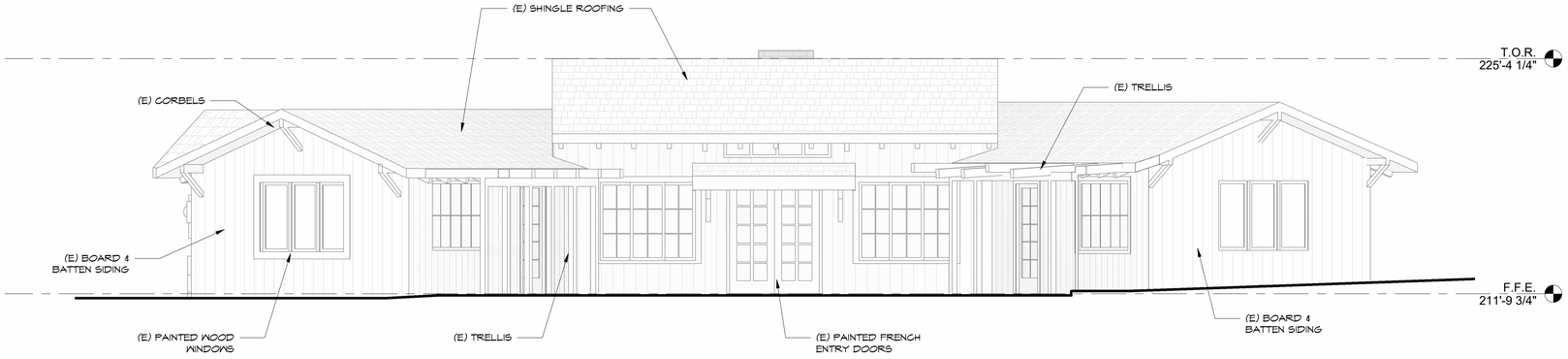
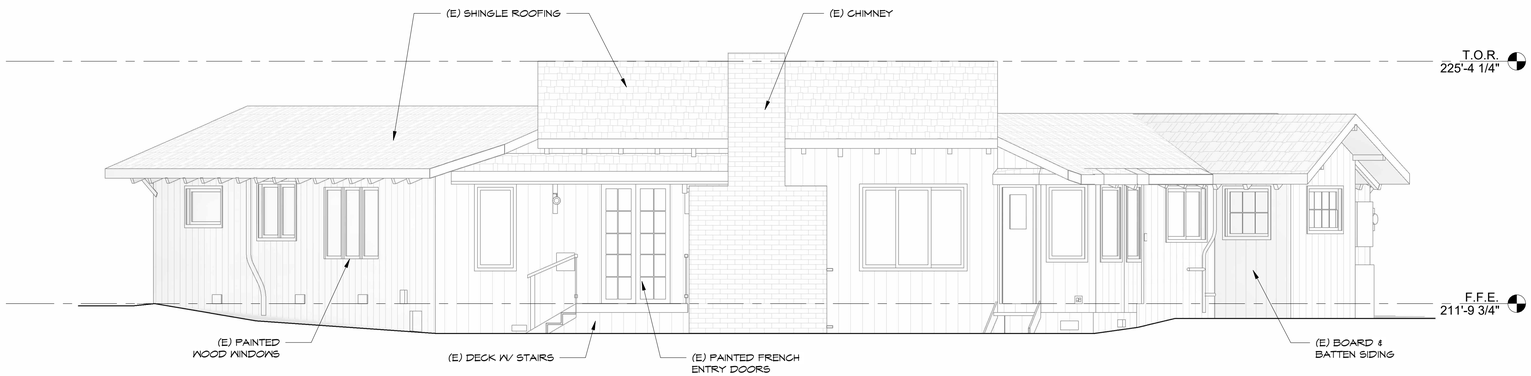


FRONT (EXISTING EAST) ELEVATION

0 2' 4' 8'

1/4" = 1'-0"



REAR (EXISTING WEST) ELEVATION

0 2' 4' 8'

1/4" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

EXISTING FRONT & REAR ELEV.

Job Name: Monte Verde Residence
Monte Verde 4SW of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE:	11/24/2025
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

6a

SHEET OF

12/30/2025 3:00:14 PM C:\Users\John\Documents\JK-Work\Revit\2417_Monte_DD_CM_HC1_remoxNX3DC.rvt

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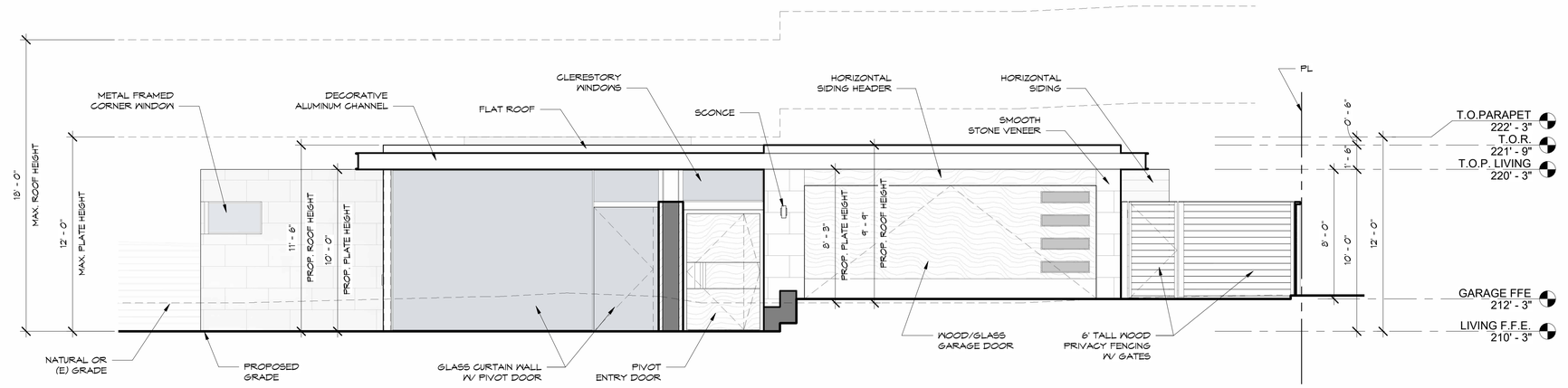
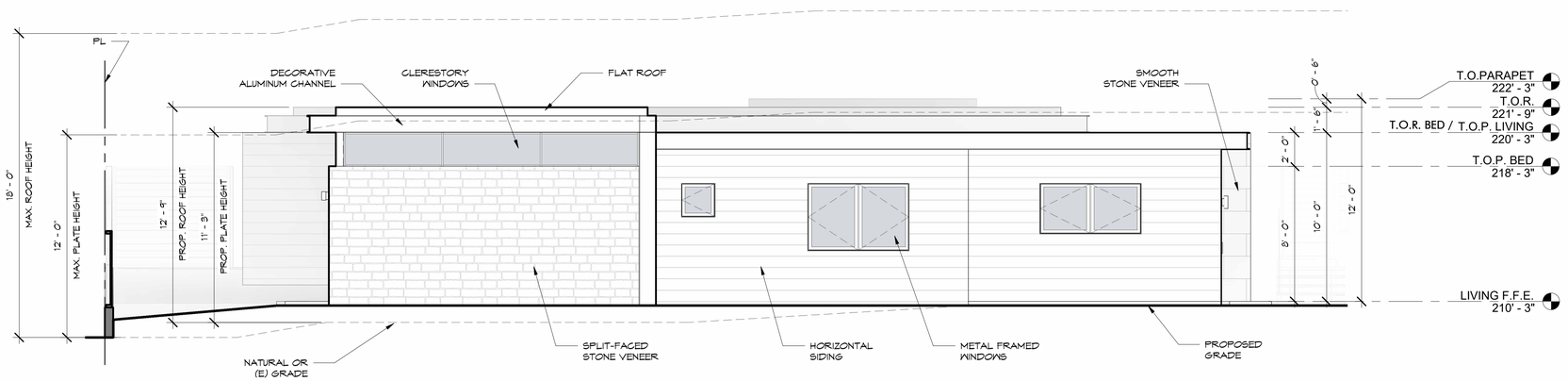


FRONT (EAST) ELEVATION

0 2' 4' 8'

1/4" = 1'-0"



REAR (WEST) ELEVATION

0 2' 4' 8'

1/4" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

MAIN HOUSE FRONT & REAR ELEV.

Job Name: Monte Verde Residence
Monte Verde 45W of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE:	11/24/2025
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

6b

SHEET OF

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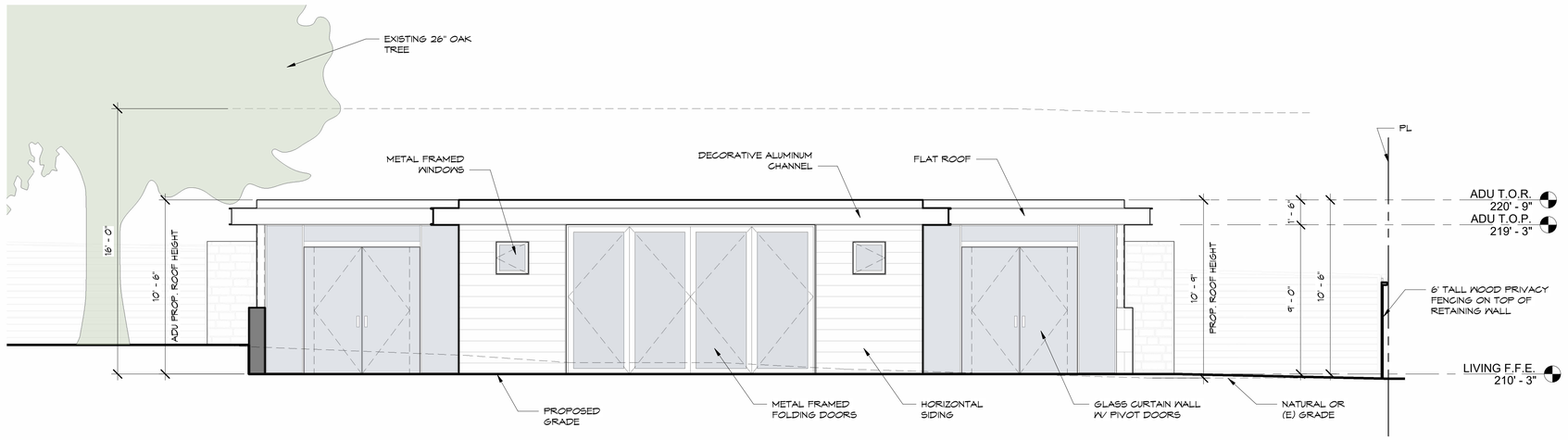
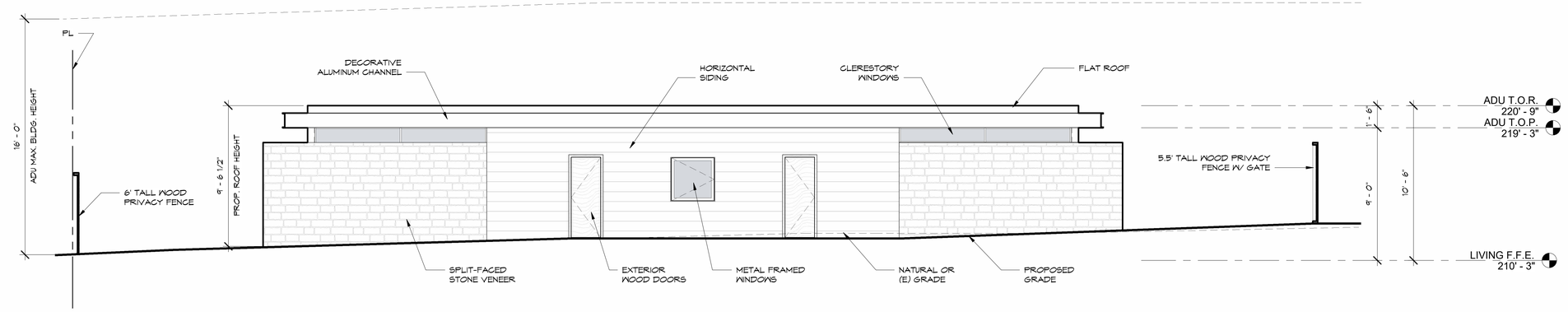


FRONT (ADU NORTH) ELEVATION

0 2' 4' 8'

1/4" = 1'-0"



REAR (ADU SOUTH) ELEVATION

0 2' 4' 8'

1/4" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

ADU FRONT & REAR ELEV.

Job Name: Monte Verde Residence
Monte Verde 4SW of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE:	11/24/2025
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

6c

SHEET OF

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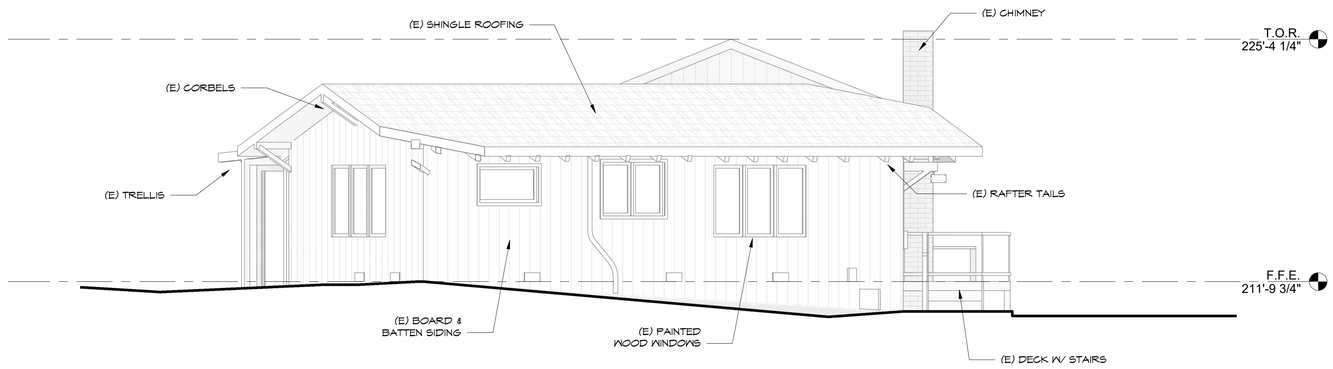
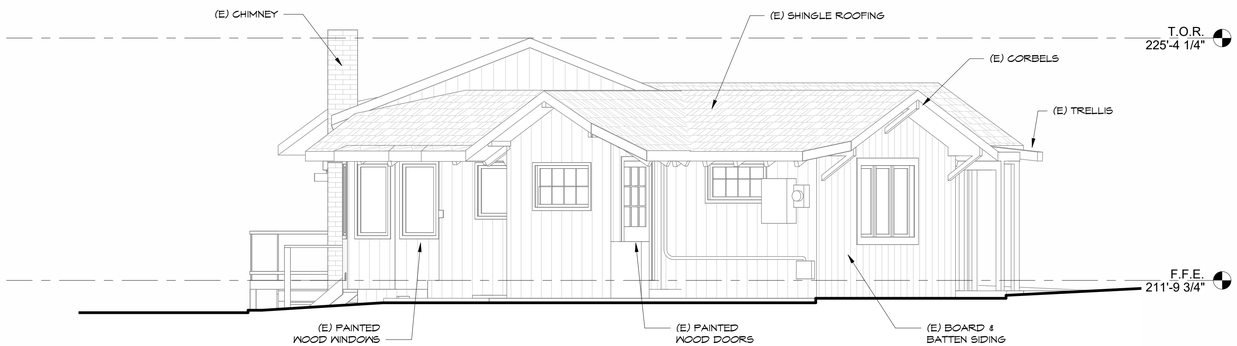
DD



SIDE (EXISTING EAST) ELEVATION

0 2' 4' 8'

1/4" = 1'-0"



SIDE (EXISTING WEST) ELEVATION

0 2' 4' 8'

1/4" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

EXISTING SIDE ELEVATIONS

Job Name: Monte Verde Residence
Monte Verde 4SW of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE: 11/24/2025
SCALE: 1/4" = 1'-0"
DRAWN HRM/JK
JOB NO. 24.17

7a
SHEET OF

12/30/2025 3:00:38 PM C:\Users\John\Documents\JK-Work\Revit\2417_Monte_DD_CM_FC1_remoxWh3DC.rvt
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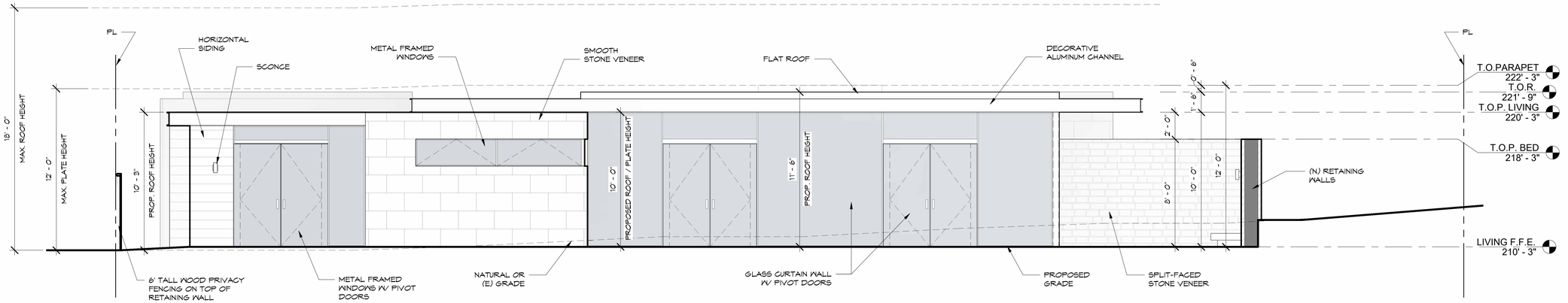
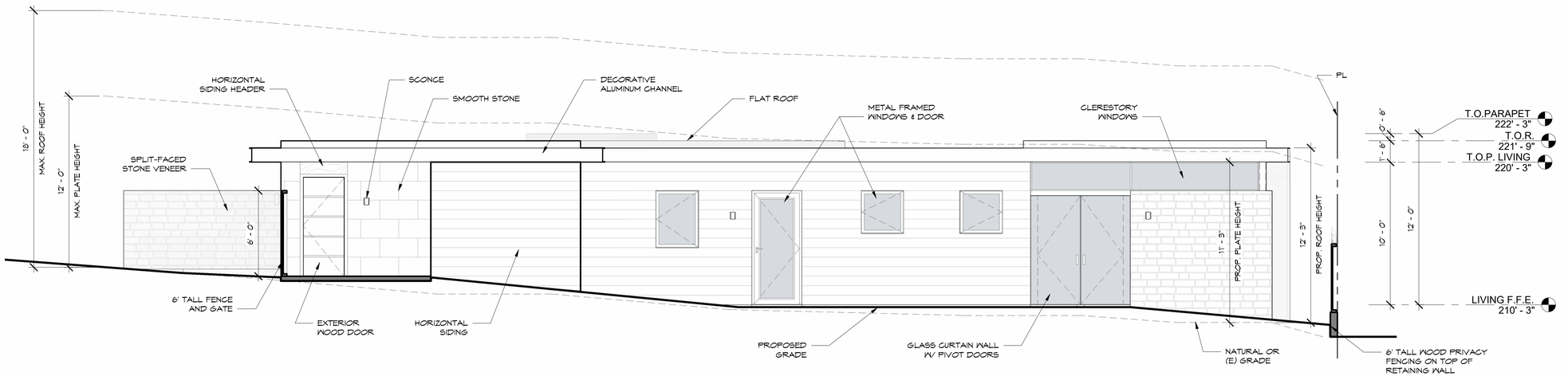
DD



SIDE (SOUTH) ELEVATION

0 2' 4' 8'

1/4" = 1'-0"



SIDE (NORTH) ELEVATION

0 2' 4' 8'

1/4" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

MAIN HOUSE SIDE ELEVATIONS

Job Name: Monte Verde Residence
Monte Verde 45W of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE:	11/24/2025
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

7b

SHEET OF

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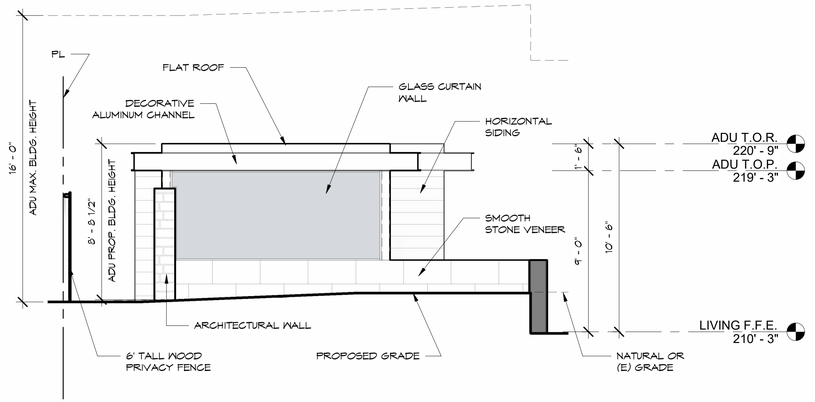
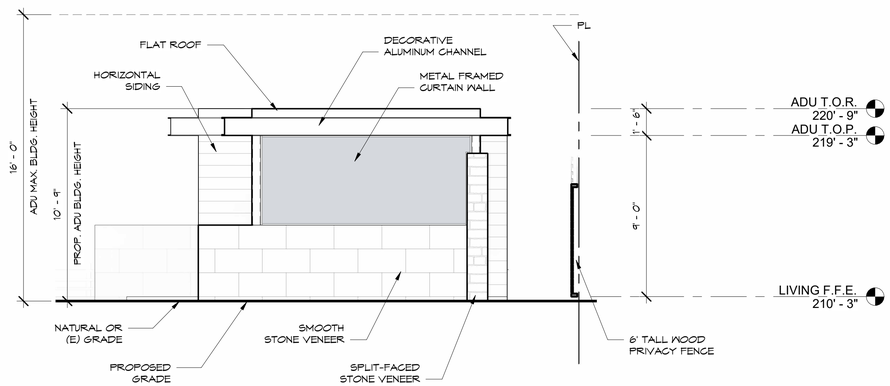


SIDE (ADU EAST) ELEVATION

0 2' 4' 8'

1/4" = 1'-0"



SIDE (ADU WEST) ELEVATION

0 2' 4' 8'

1/4" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

ADU SIDE ELEVATIONS

Job Name: Monte Verde Residence
Monte Verde 45W of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE:	11/24/2025
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

7c

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EXISTING STREETSCAPE

PROPOSED STREETSCAPE

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

STREETSCAPE RENDERINGS

Job Name: Monte Verde Residence
Monte Verde 4SW of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE: 11/24/2025
SCALE: N.T.S.
DRAWN HRM/JK
JOB NO. 24.17

8
SHEET OF

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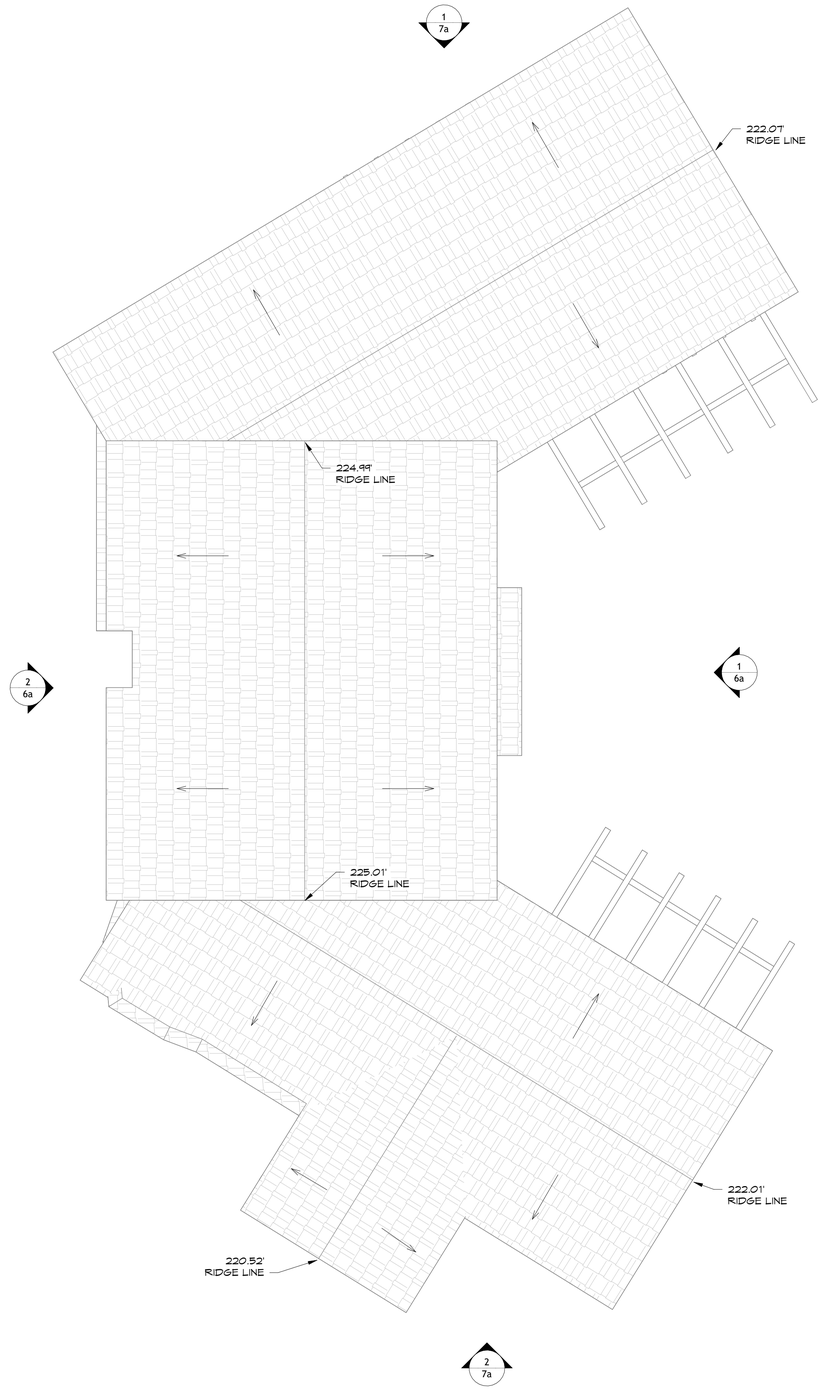
DD



N

EXISTING ROOF PLAN

0 2' 4' 8'

1/4" = 1'-0"

REVISION	No.

CONSULTANT:

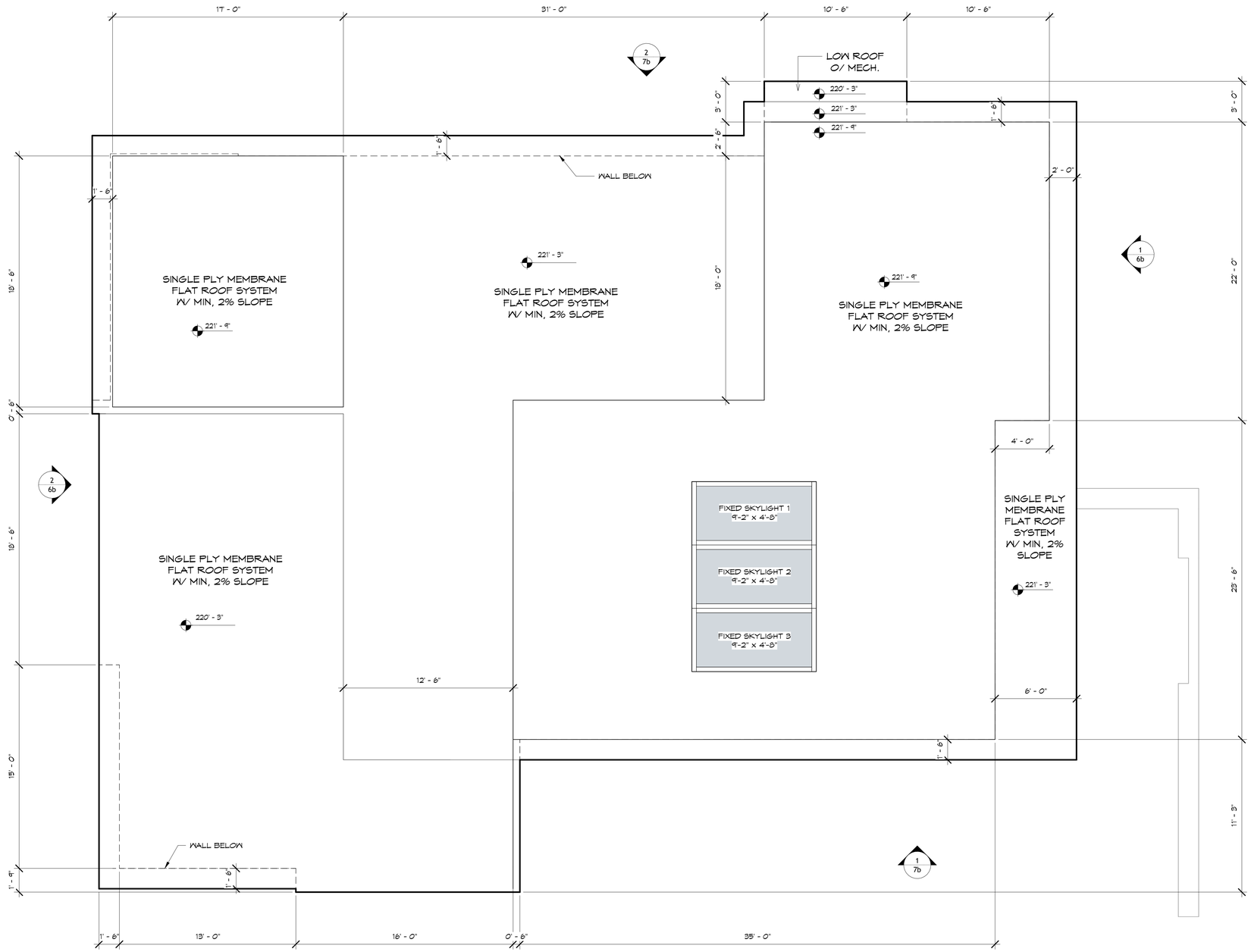
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

EXISTING ROOF PLAN

Job Name: Monte Verde Residence
Monte Verde 45W of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE:	11/24/2025
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

9a
SHEET OF



N

MAIN HOUSE ROOF PLAN

0 2' 4' 8'

1/4" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

MAIN HOUSE ROOF PLAN

Job Name: Monte Verde Residence
Monte Verde 45m of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE:	11/24/2025
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

9b
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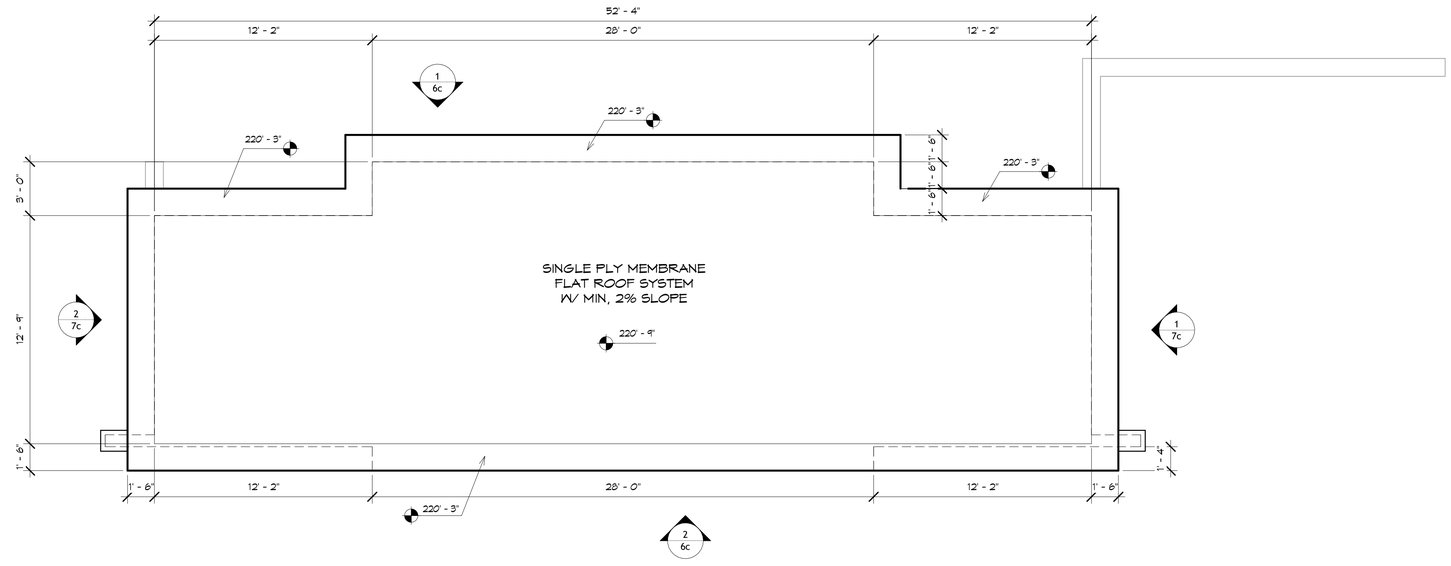

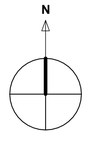

ADU ROOF PLAN

0 2' 4' 8'

1/4" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

ADU ROOF PLAN

Job Name: Monte Verde Residence
Monte Verde 4SW of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE:	11/24/2025
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

9c
SHEET OF

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LANDSCAPE LEGEND

PERVIOUS MATERIALS

- PAVERS
- STEPPING STONES
- DRIVABLE GRASS
- FLOATING METAL STAIRS
- MULCH
- DIRT - ZONE 0 (NON-COMBUSTIBLE)

IMPERVIOUS MATERIALS

- STONE PAVING AND COVERED PATIOS
- STONE STAIRS
- ARCHITECTURAL WALL (SPLIT FACE STONE)

RETAINING WALL MATERIALS

- SPLIT FACE
- SMOOTH

TREES

- TREE TO BE REMOVED
- TREE TO BE PROTECTED

NOTATION

A.G. = ABOVE GRADE

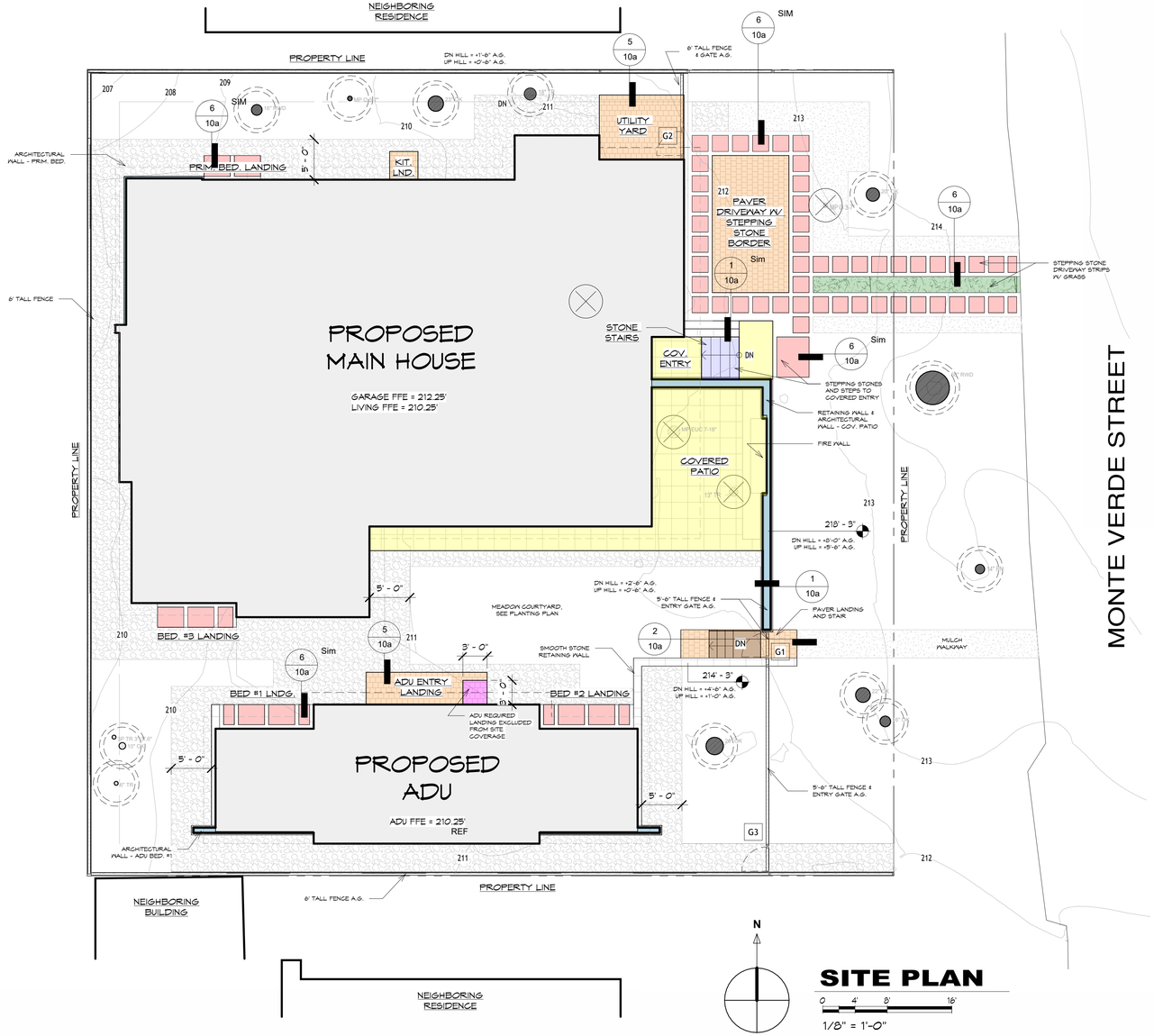
SIM = SIMILAR

MAIN HOUSE SITE COVERAGE

LOCATION	AREA
IMPERVIOUS	
ARCHITECTURAL WALL - ADU BED. #1	3.9 SF
ARCHITECTURAL WALL - ADU BED. #2	3.9 SF
ARCHITECTURAL WALL - COV. PATIO	44.8 SF
ARCHITECTURAL WALL - PRIM. BED.	5.7 SF
COVERED ENTRY - MAIN HOUSE	21 SF
COVERED PATIO - MAIN HOUSE	383.4 SF
STONE STAIRS - MAIN HOUSE ENTRY	66.1 SF
	528.7 SF
PERVIOUS	
CANTILEVER STAIR - ADU ENTRY	22.4 SF
PAVERS - ADU ENTRY LANDING	49.5 SF
PAVERS - ADU ENTRY TOP LANDING	15.8 SF
PAVERS - ADU STAIR BOTTOM LANDING	12.3 SF
PAVERS - DRIVEWAY	161.5 SF
PAVERS - KITCHEN LANDING	12.3 SF
PAVERS - UTILITY YARD	75.3 SF
STEP. STONES - ADU BED #1 LANDING	23 SF
STEP. STONES - ADU BED #2 LANDING	23 SF
STEP. STONES - BED. #3 LANDING	21.6 SF
STEP. STONES - DRIVEWAY	137.1 SF
STEP. STONES - MAIN HOUSE ENTRY	23.3 SF
STEP. STONES - PRIM. BED. LANDING	16.9 SF
	544.5 SF
TOTAL	1,123.1 SF

ADU SITE COVERAGE

LOCATION	AREA
PERVIOUS	
PAVERS - ADU ENTRY LANDING	9.0 SF
TOTAL	9.0 SF

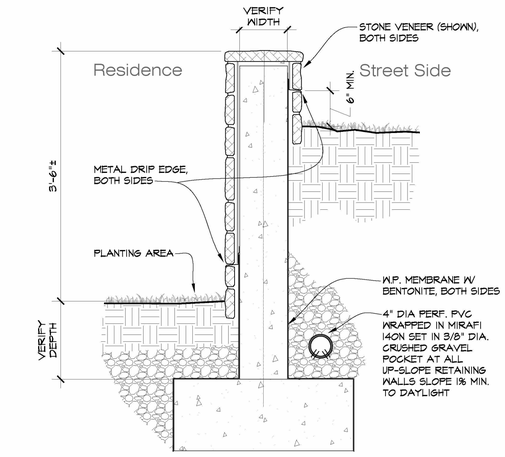


SITE PLAN

N

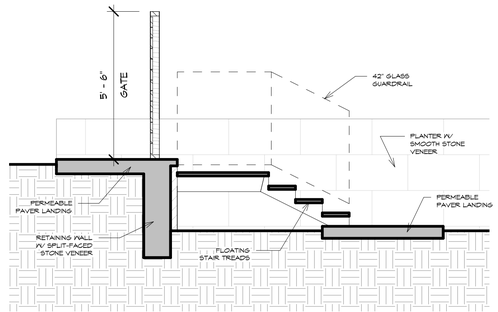
0 4' 8' 16'

1/8" = 1'-0"



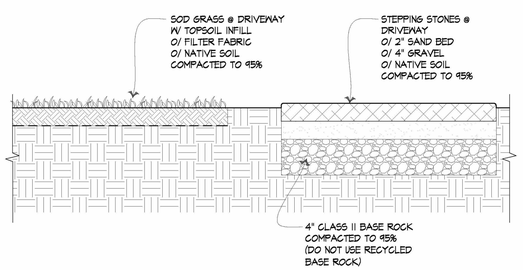
RETAINING WALL DETAIL

SCALE: 1" = 1'-0"



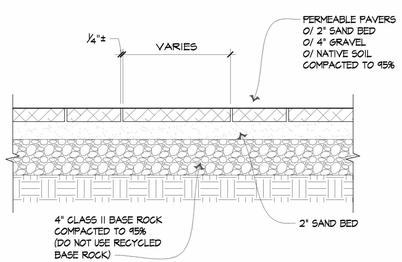
2 STAIR DETAIL

3/8" = 1'-0"



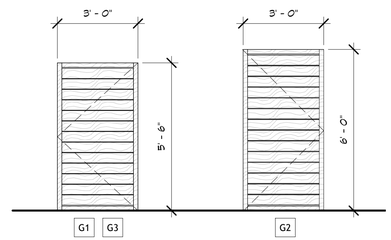
6 DRIVEWAY DETAIL

SCALE: 1-1/2" = 1'-0"



5 LANDING PAVER DETAIL

SCALE: 1-1/2" = 1'-0"



3 GATE ELEV.

3/8" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

LANDSCAPE PLAN

Job Name: Monte Verde Residence
Monte Verde 45W of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE:	11/24/2025
SCALE:	As indicated
DRAWN	HRM/JK
JOB NO.	24.17

10a

SHEET OF

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DD

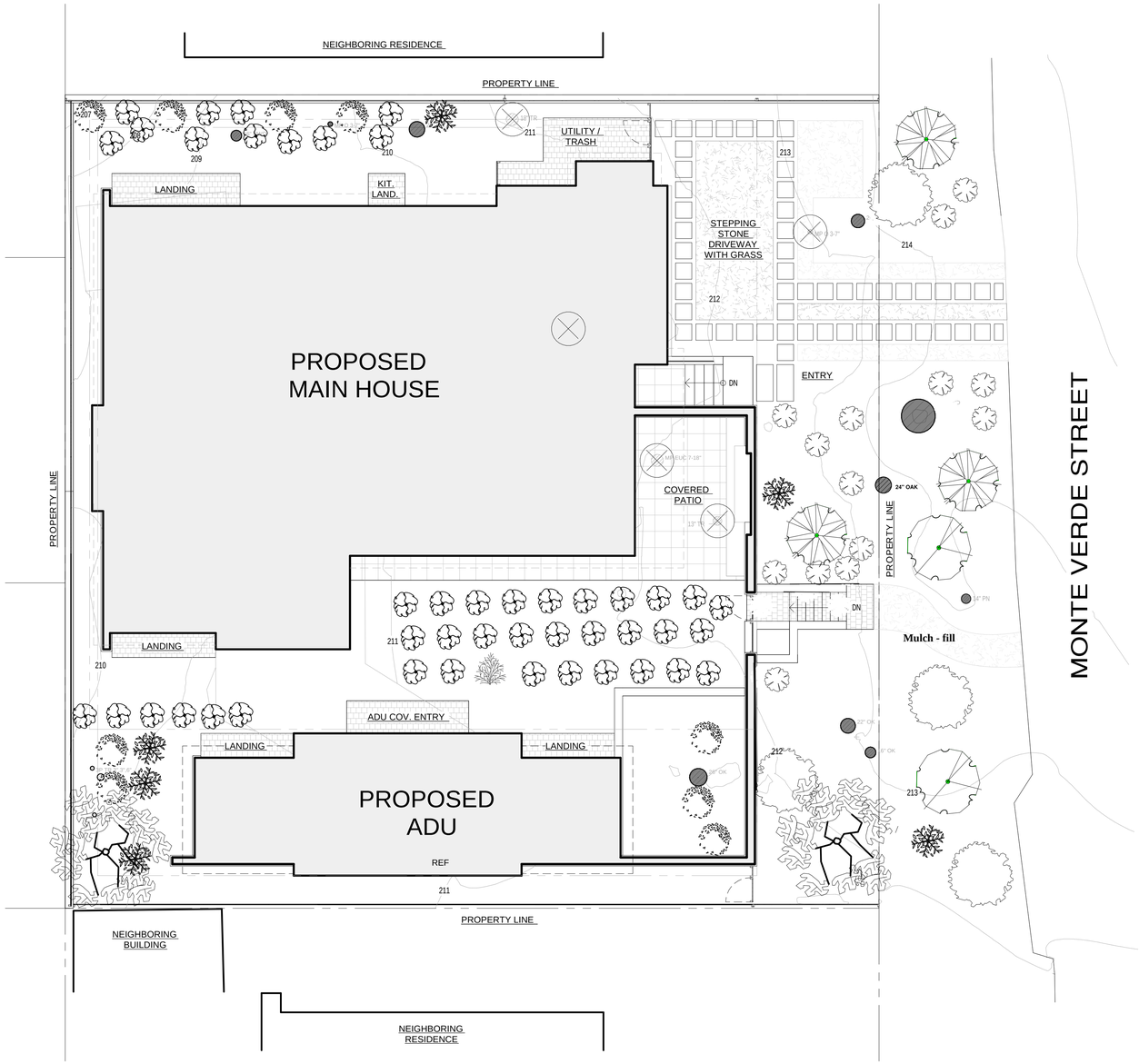
PLANT LIST & KEY (all plants are low hydrozone except where noted)

Symbol	Q/Size	Name
SHRUBS		
	3/5 gal.	Frangula californica ‘Eve Case’ - Coffeeberry
	5/5 gal.	Rhus integrifolia - Lemonade Berry
	8/5 gal.	Ribes sanguineum - Red Flowering Current
	6/5 gal.	Mahonia aquifolium - Oregon Grape (medium hydrozone)
PERENNIALS		
	14/1 gal.	Achillea millefoium - Common Yarrow
	152/liners (2' o.c.)	Low water use meadow - choose a mix of the following: Festuca rubra ‘Molate’ - Molate Red Fescue Festuca occidentalis - Western Fescue Festuca ovina - Sheep’s Fescue
	1/1 gal.	Elymus glaucus - Blue Wildrye
GROUND COVER		
	2/1 gal.	Ribes viburnifolium - Evergreen Current
Turf	360 sq.ft.	Dwarf Fescue Sod (grass driveway) (high hydrozone)
REPLACEMENT TREES		
	2/15 gal.	Pinus radiata - Monterey Pine (medium hydrozone)

Landscaping Notes

1. Soil to be amended with compost at time of planting. Compost at a rate of a minimum of four (4) cubic yards per 1,000 sq.ft. of permeable area, and incorporated to a depth of six (6) inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tiling.
2. A minimum three (3) inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf, creeping or rooting ground covers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without mulch. Designated insect habitat will be indicated on the landscape plan if applicable. **NOTE: The “mulch” within 5' of the residences need to be non-combustible mulch (rock, decomposed granite, pebbles, etc.) Other areas within 5' of the residences need to follow the same “fire” guidelines. (see Fuel Management Plan for details)**
3. Hydrozone areas of chosen plants are indicated on plan.
4. “I have complied with the criteria of the ordinance (MWELO) and applied them for the efficient use of water in the landscape design plan.”
5. “I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements including, but not limited to, the use of climate appropriate, non-invasive species, and limited Turf.”

Dinah Irino, Floravista



N

LANDSCAPE PLAN

0 4' 8' 16'

1/8" = 1'-0"

REVISION	No.

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Dinah Irino
Landscape Designer

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LANDSCAPE PLAN

Job Name: Monte Verde Residence
Monte Verde 4SW of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE: 11/19/2025
SCALE: 1/8" = 1'-0"
DRAWN HRM/JK
JOB NO. 24.17

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SHEET OF

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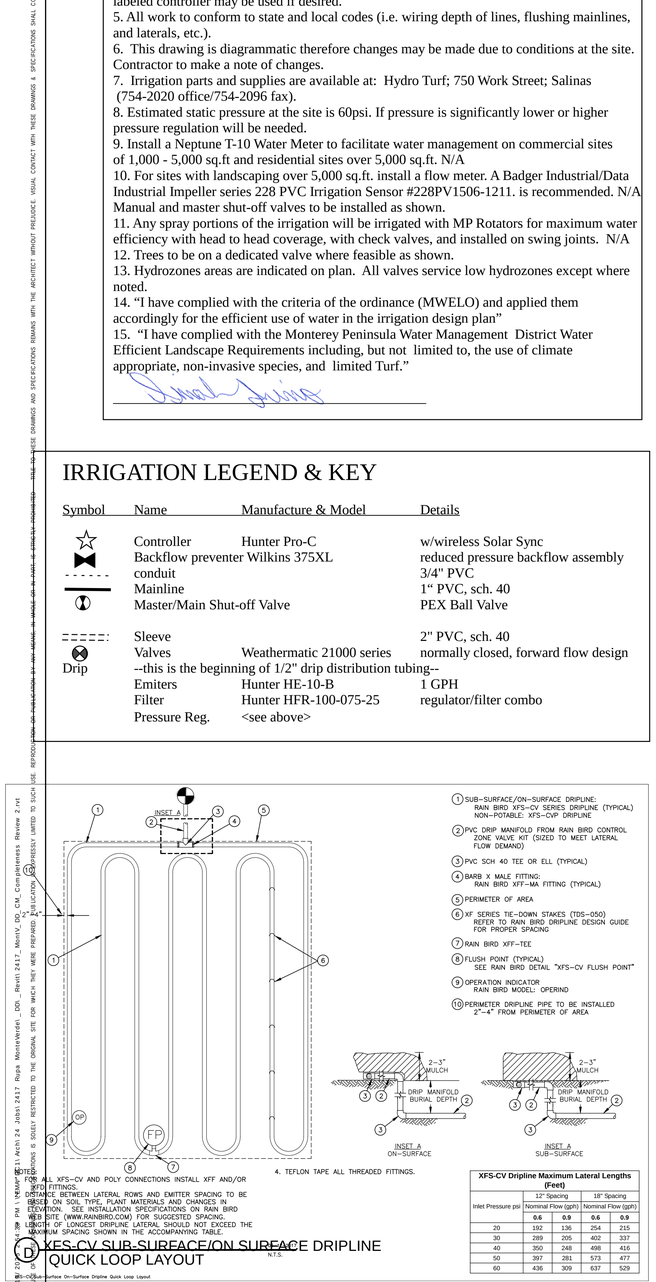
IRRIGATION NOTES

1. Using a point of connection (water meter) as shown on plan, a 1" main line PVC will run to the valves. Installer to verify point of connection.
2. All landscape will be drip irrigated. Within the planting beds 1/2" drip tubing will be used with emitters leading to each plant as follows:
   - 1 GPH emitter for each 1 gallon plant
   - 2, 1 GPH emitters for each 5 gallon plant
   - 4, 1 GPH emitters for each 15 gallon plant
   - Drip Emitter Tubing - use 24" spacing (low water use meadow/Fescue)
   - Sub-surface Drip - see detail below (turf area)
3. A backflow device will be used to prevent any contamination of drinking water. The Wilkins LF975XL will be used. Additionally the following components will be attached to each drip valve: Filter and pressure regulator.
4. A controller will be used to regulate watering. A Hunter Pro-C is recommended used with a wireless on site weather station (Solar Sync), which will suspend or alter irrigation operation during unfavorable weather conditions. A similar "water sense" labeled controller may be used if desired.
5. All work to conform to state and local codes (i.e. wiring depth of lines, flushing mainlines, and laterals, etc.).
6. This drawing is diagrammatic therefore changes may be made due to conditions at the site. Contractor to make a note of changes.
7. Irrigation parts and supplies are available at: Hydro Turf; 750 Work Street; Salinas (754-2020 office/754-2096 fax).
8. Estimated static pressure at the site is 60psi. If pressure is significantly lower or higher pressure regulation will be needed.
9. Install a Neptune T-10 Water Meter to facilitate water management on commercial sites of 1,000 - 5,000 sq.ft and residential sites over 5,000 sq.ft. N/A
10. For sites with landscaping over 5,000 sq.ft. install a flow meter. A Badger Industrial/Data Industrial Impeller series 228 PVC Irrigation Sensor #228PV1506-1211. is recommended. N/A Manual and master shut-off valves to be installed as shown.
11. Any spray portions of the irrigation will be irrigated with MP Rotators for maximum water efficiency with head to head coverage, with check valves, and installed on swing joints. N/A
12. Trees to be on a dedicated valve where feasible as shown.
13. Hydrozones areas are indicated on plan. All valves service low hydrozones except where noted.
14. "I have complied with the criteria of the ordinance (MWELO) and applied them accordingly for the efficient use of water in the irrigation design plan"
15. "I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements including, but not limited to, the use of climate appropriate, non-invasive species, and limited Turf."

IRRIGATION LEGEND & KEY

Symbol	Name	Manufacture & Model	Details
	Controller	Hunter Pro-C	w/wireless Solar Sync
	Backflow preventer	Wilkins 375XL	reduced pressure backflow assembly
- - - - - -	conduit		3/4" PVC
———	Mainline		1" PVC, sch. 40
	Master/Main Shut-off Valve		PEX Ball Valve
- - - - - -	Sleeve		2" PVC, sch. 40
Drip	Valves	Weathermatic 21000 series	normally closed, forward flow design
	--this is the beginning of 1/2" drip distribution tubing--		
	Emiters	Hunter HE-10-B	1 GPH
	Filter	Hunter HFR-100-075-25	regulator/filter combo
	Pressure Reg.	<see above>	

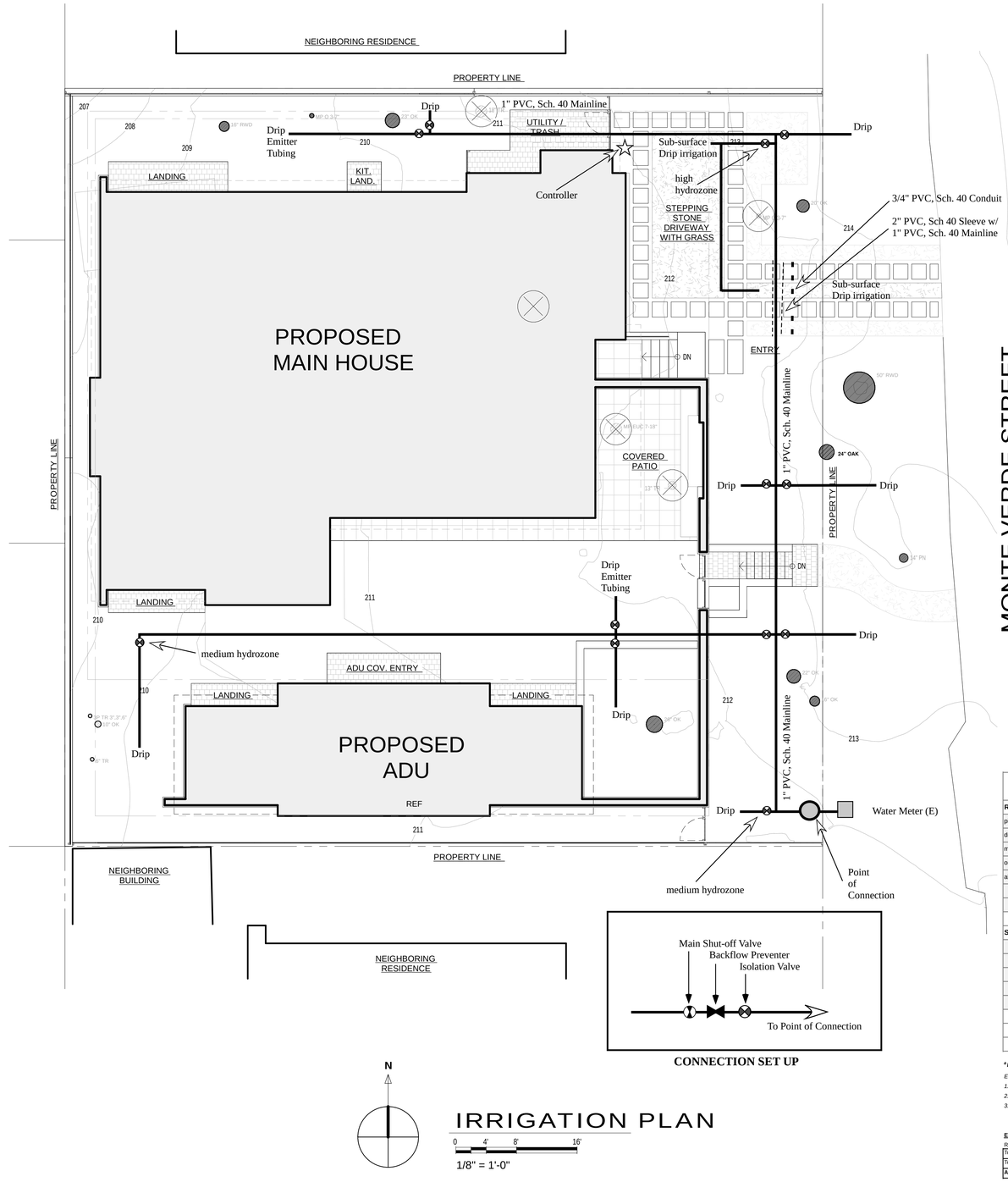


NOTES:
1. FOR ALL XFS-CV AND POLY CONNECTIONS INSTALL XFF AND/OR XFTH FITTINGS.
2. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
3. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
4. TEFLON TAPE ALL THREADED FITTINGS.

XFS-CV Dripline Maximum Lateral Lengths (Feet)

	12" Spacing		18" Spacing	
Inlet Pressure psi	Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

D XFS-CV SUB-SURFACE/ON SURFACE DRIPLINE QUICK LOOP LAYOUT N.T.S.



WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 36.0

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq.ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
pines - medium hydrozone	0.50	drip	0.81	0.62	450	278	6,200
driveable grass - high hydrozone	0.80	drip	0.81	0.99	265	262	5,842
meadow grasses	0.20	drip	0.81	0.25	610	151	3,362
oregon grape - medium hydrozone	0.50	drip	0.81	0.62	112	69	1,543
all other lants - low hydrozone	0.20	drip	0.81	0.25	656	162	3,615
		drip	0.81	0.00			
		drip	0.81	0.00			
				Totals	2,093	921	20,562
Special Landscape Areas							
				Totals	0	0	0
						ETWU Total	20,562
						Maximum Allowed Water Allowance (MAWA)[e]	25,694

[a] *Hydrozone #/Planting Description*
E.g.
1.) high water use
2.) low water use
3.) moderate water use

[b] *Irrigation Method*
overhead spray
or drip

[c] *Irrigation Efficiency*
0.75 for spray head
0.81 for drip

[d] *ETWU* (Annual Gallons Required)
Eto x 0.62 x ETAF x Area

[e] *MAWA (Annual Gallons Allowed)*
(Eto) (.062) [(ETAF x LA) + ((1-ETAF) x SLA)]

ETAF CALCULATION

Regular Landscape Areas

Total ETAF X Area	921
Total Area	2,093
Average ETAF	**0.44**

All Landscape Areas

Total ETAF X Area	921
Total Area	2,093
Sitewide ETAF	**0.44**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Powered by:
California Landscape Contractors Association

REVISION	No.

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Dinah Irino
Landscape Designer

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IRRIGATION PLAN
Job Name: Monte Verde Residence
Monte Verde 4SW of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE: 11/19/2025
SCALE: 1/8" = 1'-0"
DRAWN HRM/JK
JOB NO. 24.17

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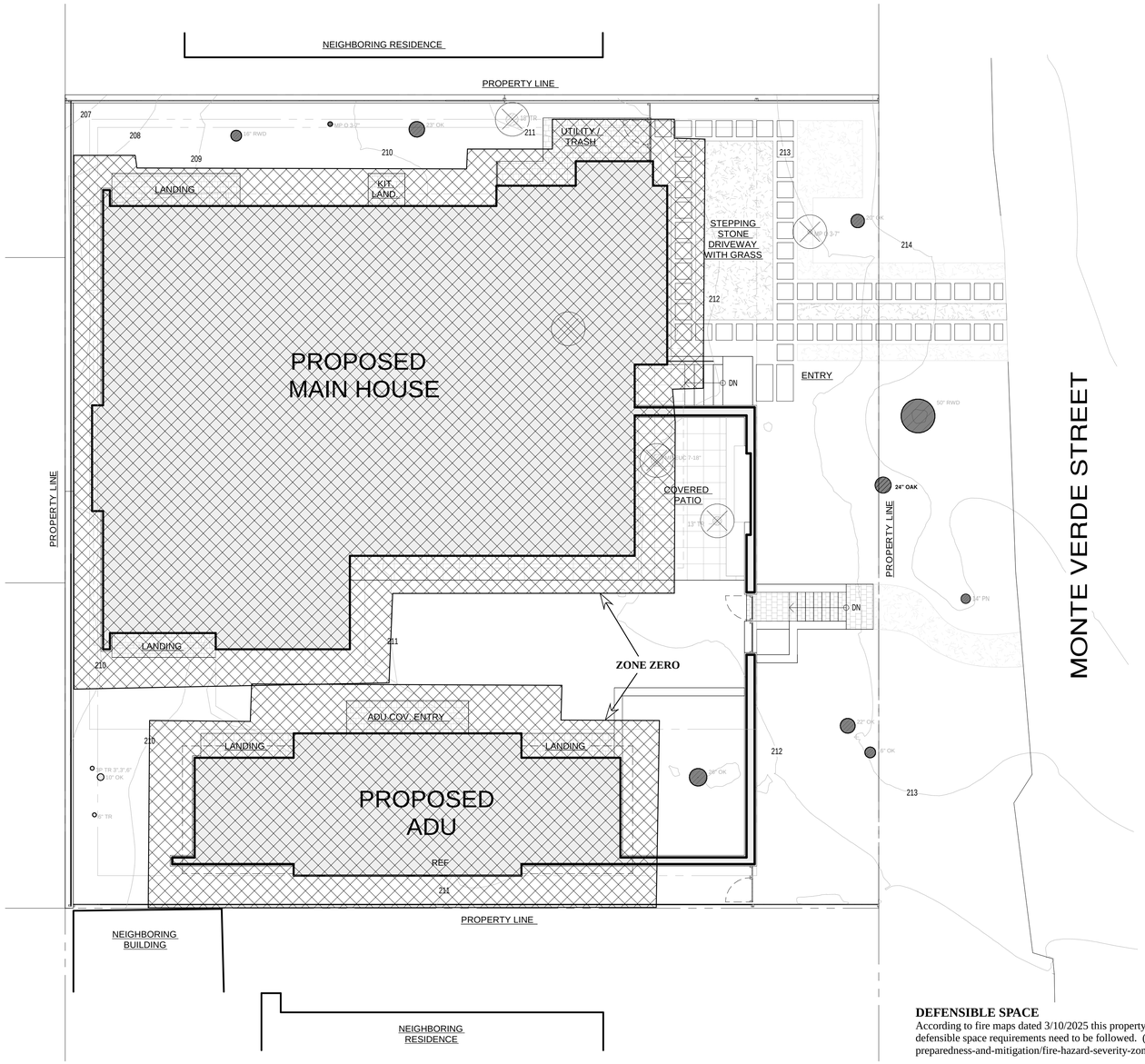

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FUEL MANAGEMENT PLAN

0 4' 8' 16'

1/8" = 1'-0"

DEFENSIBLE SPACE

According to fire maps dated 3/10/2025 this property is in a high or very high fire severity zone. Therefore, defensible space requirements need to be followed. (https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones)

Zone 0 (within 5' of structures) – **Non-Combustible Zone**
No plants or combustible mulch. Use non-flammable mulch, gravel, rock, sand, pavers, concrete, or bare soil.
Zone 1 (5-30' from structures) – **Landscape Zone**
Spacing of plants and plant groupings to remove "ladder" fuels that allow fire to reach the tree canopy. Use non-combustible mulch between plantings. Grasses are to be kept trimmed a maximum height of 4". Trim lower branches of larger trees a minimum of 6' off the ground. (If planting under trees trim up trees 3x the mature height of plantings.) Plants/plant groupings need 2x the mature height between other plants/plant groupings. Double or triple the spacing on slopes.
Zone 2 (30-100' from structures) – **Management Zone - N/A**
Prune low tree branches at least 8' off ground. Understory plants must be trimmed and maintained a maximum of 2 ½'. Leaf litter is to be kept a maximum of 4". Remove all dead branches and brush.
Maintenance
Good vegetative maintenance increases the health and fire resistance of plants. This includes good water management, pruning to benefit the health of the plant, and cleanup (fallen branches, dead wood, excessive pine needles/leaf litter, pine cones, etc.).

REVISION	No.

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FUEL MGT PLAN

Job Name: Monte Verde Residence
Monte Verde 4SW of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE: 11/19/2025
SCALE: 1/8" = 1'-0"
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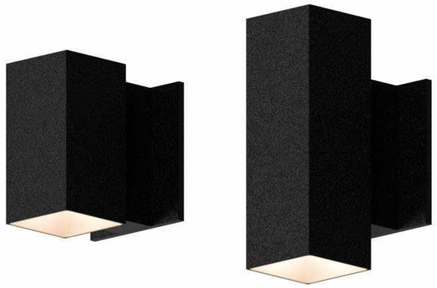
LED PIPE™

3" Square Wall | Standard LED

Our LED Pipe™ family of cylinders provide architects and lighting designers with almost limitless design possibilities. Whether you need to light a space with inaccessible ceilings, disappear among the pipes and ducts of an open-ceiling design, focus attention on a specific architectural detail or make a dramatic statement, you can solve almost any lighting problem with a LED Pipe™.

Downlight | ~~Uplight~~ | ~~Uplight + Downlight~~



FEIT ELECTRIC

3.8W (40W Equivalent) Soft White (2700K) G16 1/2 Globe Shape (E26 Base) Exposed White Filament LED Bulb (2-Pack)

Features

- Exposed white filament blends into the aesthetic of any room for maximum versatility
- High 90+ CRI bulbs bring out more natural skin tones and vibrant, true-to-life colors
- Looks as beautiful off as it does on
- **Ideal usage:** Exposed-bulb Lighting Applications

Specifications

Item Number	Item Length (In)	Item Width (In)	Bulb Shape
BPGM40927CAWFIL/2	3	2	G16 1/2
Bulb Type	**Bulb Base**	**Bulb Finish**	**Fixture Lens Material**
Globe	E26	Clear	Glass
Lens Finish	**Technology**	**Brightness (LUMENS)**	**Lumen Efficiency (LPW)**
Clear	LED - FILAMENT	350	92.11
Beam Angle	**Color Accuracy (CRI)**	**Color Temperature (CCT)**	**Life Hours**
310-	90	2700	15000
Life Years	**Voltage (V)**	**Replacement (Wattage)**	**Annual Energy Cost ($)**
13.7	120	40	0.46
Energy Efficiency	**Energy Used (Wattage)**	**Battery Operated**	**Pack Quantity**
90.5%	3.8	No	2
Smart	**Portable**	**Dimmable**	**Hardwire**
No	No	Yes	No
Enclosed Fixture Rated	**Safety Location**	**CEC Compliant**	**Warranty Years**
Yes	Damp	Title 20	3

Feit Electric Company | 4901 Gregg Road | Pico Rivera, CA 90660 | feit.com

LIGHTHEADED "LED PIPE 3" SQUARE WALL MOUNT" W/ 3.8W LIGHTBULB

WALL SCONCE

SQUARE VERSA STAR LED (JUNCTION BOX) — IP65 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

*Requires magnetic low voltage dimmer.
**Please see Adjust-a-Lume photometry to determine desired intensity.

CATALOG NUMBER LOGIC
Example: B - VQ - LED - e103 - SP - Ae - VER - 13 - 11
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
INSTALLATION
(Blank) - Back Box
SERIES
VQ - Square Versa Star
SOURCE
LED - with Integral Dimming Driver (≥5W min. load when dimmed)*
LED TYPE
e100 - 6W LED/ 2700K e104 - 6W LED/2700K 90CRI
e101 - 6W LED/ 3000K e105 - 6W LED/3000K 90CRI
e102 - 6W LED/ 4000K e106 - 6W LED/3000K 80CRI
e103 - 6W LED/ Amber
OPTICS
NSP - Narrow Spot (10°) MFL - Medium Flood (23°)
SP - Spot (16°) WFL - Wide Flood (31°)
ADJUST-E-LUME OUTPUT INTENSITY**
Ab (Standard), Aa, A1, Ad, Ae, Aa, A3, A2, A1
FINISH (See page 2 for full color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AOW, BOM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WSI)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LENS TYPE
12 - Soft Focus 13 - Rectilinear
SHIELDING
11 - Honeycomb Baffle

LAMP & DRIVER DATA (e100, e101, e102, e103)

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

DRIVER DATA	Input Volts	Inrush Current	Operating	Dimmable	Operation Ambient Temperature
	120VAC/DC 50/60Hz	<250mA (non-dimmed)	500mA	Magnetic Low Voltage Dimmer	-22°F-104°F (-30°C -40°C)

	LM79 DATA			L70 DATA	OPTICAL DATA		
BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})	Angle	CBCP	Delivered Lumens
e100	2700K	80	5	50,000	13°	3938	309
	2700K	80	5	50,000	16°	2988	301
	2700K	80	5	50,000	23°	1134	260
	2700K	–	5	50,000	31°	743	271
e101	3000K	80	5	50,000	13°	4029	316
	3000K	80	5	50,000	16°	3056	308
	3000K	80	5	50,000	23°	1161	275
	3000K	–	5	50,000	31°	760	277
e102	4000K	80	5	50,000	13°	4327	355
	4000K	80	5	50,000	16°	3434	346
	4000K	80	5	50,000	23°	1304	309
	4000K	–	5	50,000	31°	854	311
e103	Amber (590nm)	–	5	50,000	–	–	–

OPTICS	
Optic	Angle
NSP - Narrow Spot	13°
SP - Spot	16°
MFL - Medium Flood	28°
WFL - Wide Flood	31°

B-K LIGHTING | MADE IN THE USA | 559.435.5900 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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VERSA SQUARE SKU XXX SUBSTRATE

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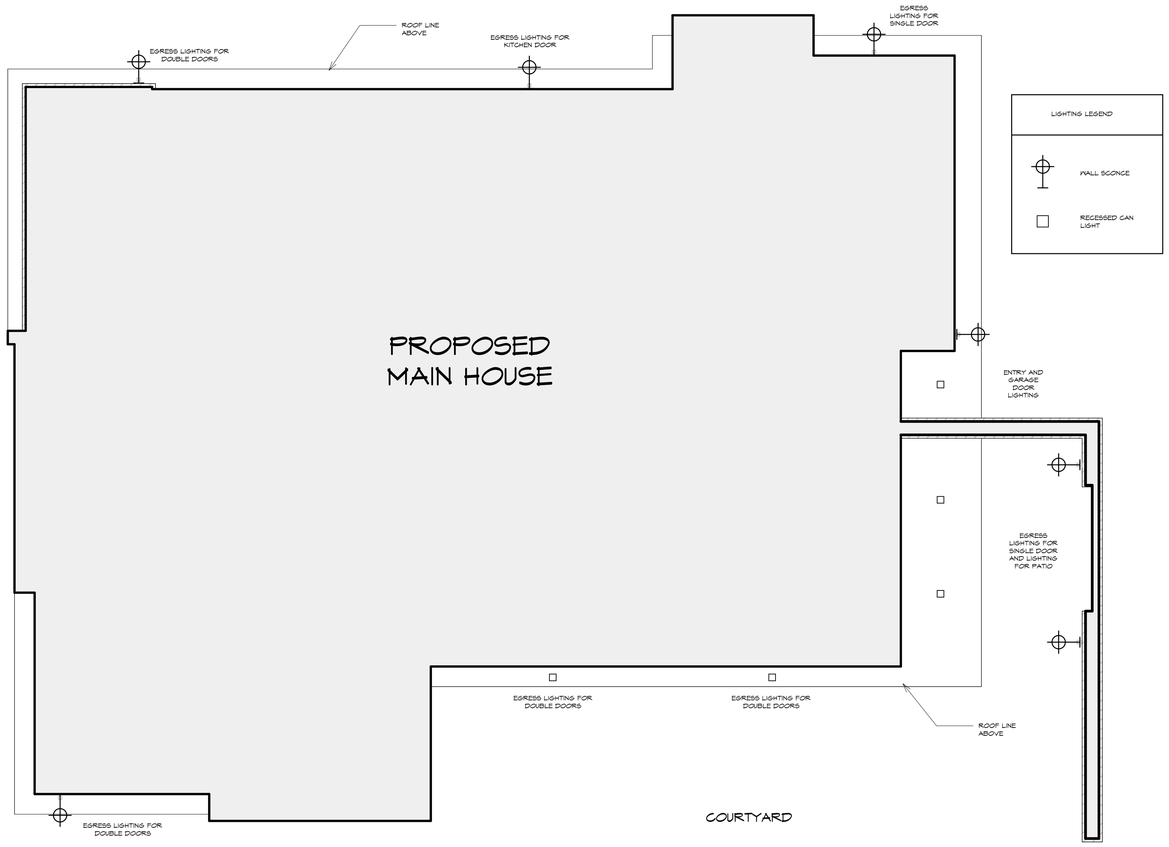
B-K LIGHTING "SQUARE VERSA STAR LED LIGHT"

RECESSED CAN LIGHT



N

ARCHITECTURAL LIGHTING PLAN

0 3' 6' 12'

3/16" = 1'-0"

REVISION	No.

CONSULTANT:

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ARCHITECTURAL LIGHTING PLAN

Job Name: Monte Verde Residence
Monte Verde 4SW of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE: 11/24/2025
SCALE: 3/16" = 1'-0"
DRAWN HRM/JK
JOB NO. 24.17

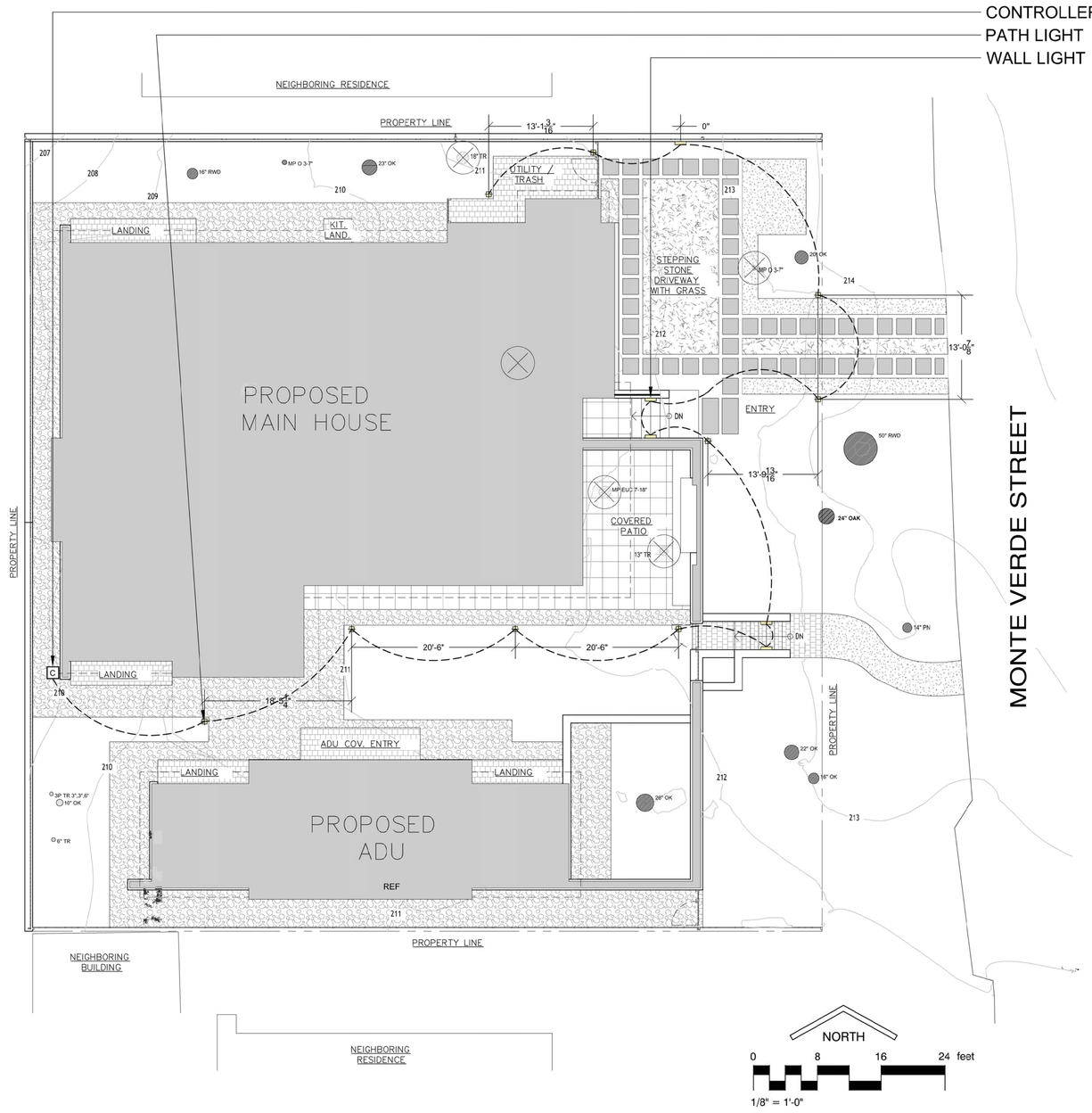
10e
SHEET OF

NOTE:

1. Contractor to verify all locations and fixtures with Client and Landscape Designer prior to ordering.
2. See LA-1.01 for general lighting specs.
3. Contractor to coordinate with client regarding switching of proposed lighting zones with house lighting system.
4. Landscape transformer to be located in field by Electrical Contractor. Locations to be confirmed with Landscape Designer prior to trenching and installation.
5. Transformers shall not be in view of any areas intended for regular use by the client.
6. Transformers shall not be located as to convey any noise or vibration into a habitable structure or general seating area.
7. Any utility or electrical pull boxes to be located no closer than 3' from any lawn or paving Locations to be reviewed in field with Landscape Designer prior to installation and trenching.

LIGHTING SCHEDULE

Symbol	Quantity	Type	Model/Manufacturer
	9	Path Light	Model #: MP-30-1LED-W-FB Manufacturer: FXLuminaire SEE LA-2.01 FOR COMPLETE SPECS
	5	Wall Light	Model #: RH-ZD3LED-W-RB-FB Manufacturer: FXLuminaire SEE LA-2.01 FOR COMPLETE SPECS
C	1	Controller	Model #: DX-300-SS Manufacturer: FXLuminaire SEE LA-2.01 FOR COMPLETE SPECS



CARMEL POINT LANDSCAPES
LIC # 106873
P.O. BOX 4195,
Carmel-by-the-Sea.
CA. 93921
(831)574-9837
carmelpointlandscapes.com

JACOB RADZINSKI
LANDSCAPE DESIGNER
CARMEL POINT LANDSCAPES

PROJECT:
MONTE VERDE RESIDENCE
APN: 010-223-009

OWNER / CLIENT:
KSHIRE PROPERTY INVESTMENTS, LLC

SCOPE:
LANDSCAPE LIGHTING PACKET

NAME:	PROGRESS SUBMIT:	DATE:

NOTES FOR CONSTRUCTION:

DISCLAIMER:
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SHEET TITLE:
LIGHTING PLAN

SCALE: 1/8" = 1'-0" NOVEMBER 2025
SHEET NUMBER:
LA - 1.00

1. PATH LIGHT

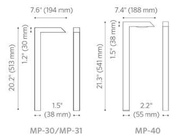
PATH LIGHTS

MP-30, 31 MP-40

MODERNCOLLECTION

MP-30, MP-31, MP-40

For distinct aesthetics that outlast the elements, elevate your outdoor space with the integrated MP-30, the lamped MP-31, or the larger, integrated MP-40.



KEY FEATURES

- Crafted from sturdy die-cast and extruded aluminum, ensuring resilience and longevity
- Built-in Luxor® Technology enables powerline zoning, smooth dimming, and RGBW color-changing with the Luxor Controller
- Extra-long, standard conduit with stabilizer enables ground mounting in any environment
- Driver on Board Technology layout for compact design and fewer components

	MODERN **MP-30** PATH LIGHT			MODERN **MP-31**		MODERN **MP-40** PATH LIGHT		
Light Source	PowerBoard® Integrated LED			G4 LED		PowerBoard® Integrated LED		
Power	1LED	1LEDT	ZDC	E2S	E2W	1LED	1LEDT	ZDC
Total Lumens (lm)	60	50	55	50	50	115	50	40- 85
Power Consumption (VA)	2.2	2.2	4.3	1.3	1.3	2.2	2.2	4.3
LED Color	■ □	■	◆	□	■	■ □	■	◆
Rated Life, L70 | B10 (Hrs)	72,000	50,000	55,000	33,000	33,000	72,000	50,000	55,000
Control	● ■ ◆ ❖	● ■ ◆ ❖	◆ ❖ ❖	● ■	● ■	● ■ ◆ ❖	● ■ ◆ ❖	◆ ❖ ❖
Included Components	¼" Conduit, Conduit Stabilizer, Hex Key					1" (25 mm) Conduit, Conduit Stabilizer, Hex Key		
International (CE)	Specified "E" Configuration			North America Only		Specified "E" Configuration		
Finish	BZ, FB, SB, DG, WI, FW, SV							

● On/Off ■ Phase Dimmable ◆ Addressing and Zoning w/Luxor ❖ Luxor Dimming ❖ RGBW Color Changing w/Luxor ■ 2700K □ 3000K ■ Wildlife-Friendly ■ RGBW

MP-30 MP-31

2. WALL LIGHT

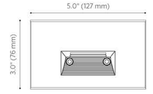
RECESSED WALL LIGHTS

MODERNCOLLECTION

RH

RH

Designed for sleek, seamless installation, the RH Recessed Wall Light is a modern upgrade to lighting walkways and stairs.



KEY FEATURES

- Compatible with standard North American single-gang junction boxes
- Built with durable, lightweight aluminum housing that withstands any weather condition
- Minimal visible hardware for a clean and elegant design, day or night
- Slim, unobtrusive low-profile design offers minimalist aesthetics to accommodate other elements inside the wall
- Frosted glass lens provides soft, even light distribution

	MODERN **RH** RECESSED WALL LIGHT		
Light Source	PowerBoard® Integrated LED		
Power	1LED	3LED	ZDC
Total Lumens (lm)	35	85	100-235
Power Consumption (VA)	2.2	4.5	7.2
LED Color	■ □	■ □	■
Rated Life, L70 | B10 (Hrs)	72,000	72,000	55,000
Control	● ■	● ■ ◆ ❖	◆ ❖ ❖
Included Components	Mounting Bracket, Hex Key		
International (CE)	North America Only		
Finish	FB, BZ, SB, DG, WI, SV, FW		

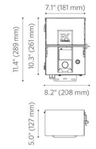
● On/Off ■ Phase Dimmable ◆ Addressing and Zoning w/Luxor ❖ Luxor Dimming ❖ RGBW Color Changing w/Luxor ■ 2700 □ 3000K ■ RGBW

3. CONTROLLER

TRANSFORMERS AND CONTROLLERS

DX

The low-voltage, on/off DX Controller is the only digital facepack-controlled transformer with astronomical timing and event-based programming capabilities preinstalled.



KEY FEATURES

- Digital facepack control with built-in astronomical timing
- Event-based programming with timed offsets
- 150 W and 300 W models
- 13 V, 14 V, and 15 V output taps
- Powder-coated galvanized steel and stainless steel finish options

	DX CONTROLLER
Capacity (W)	150, 300
Input Power (Primary, VAC)	120
Output Voltage (Secondary, VAC)	13-15
Transformer Class	2
Plug Type	Type B
Integrated Control	Astronomical Timer, 12 VAC External Input
International (CE)	North America Only
Safety (UL 1838)	Yes
Pool & Spa Rated (UL 379)	Yes
Finish	SS, M

SPECS:

Model #: MP-30-1LED-W-FB
Manufacturer: FXLuminaire

Control: Zone/Dim/Color via Luxor Controller, Phase Dimmable
Power: 2.2 VA, 45 lm
Color: Warm (2700K)
Finish: Flat Black
Total Lumens (lm) 60 lm
Input Voltage (V): 10-15
Power Consumption (VA): 2.2
Efficacy (lm/W): 30.0
Minimum Rated Life: 72,000 Hrs
Mounting Height: Recessed 1 in. Below Grade, 18 in. Height Limit Per City Code

SPECS:

Model #: RH-ZD3LED-W-RB-FB
Manufacturer: FXLuminaire

Control: Zone/Dim via Luxor Controller
Power: 4.4 W / 4.4 VA
Color: Warm (2700K)
Finish: Flat Black
Total Lumens (lm) 86 lm
Input Voltage (V): 10-15
Power Consumption (VA): 4.4W
Efficacy (lm/W): 23.0
Minimum Rated Life: 72,000 Hrs
Mounting Height: 18 in. Above Grade

SPECS:

Model #: DX-300-SS
Manufacturer: FXLuminaire

Power: 300 watts
Input Primary: 120 Volts, 60 Hz
Input Amperage Primary: 2.68A
Output Voltage Secondary: 12 VAC, 13 VAC, 14 VAC
Maximum Open Circuit Volts: 15 VAC
Class 2

CARMEL POINT LANDSCAPES
LIC # 106873
P.O. BOX 4195,
Carmel-by-the-Sea.
CA. 93921
(831)574-9837
carmelpointlandscapes.com

JACOB RADZINSKI
LANDSCAPE DESIGNER
CARMEL POINT LANDSCAPES

PROJECT:
MONTE VERDE RESIDENCE
APN: 010-223-009

OWNER / CLIENT:
KSHIRE PROPERTY INVESTMENTS, LLC

SCOPE:
LANDSCAPE LIGHTING PACKET

NAME:	PROGRESS SUBMIT:	DATE:

NOTES FOR CONSTRUCTION:

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SHEET TITLE:
LIGHTING SPEC SHEET

SCALE: 1/8" = 1'-0" NOVEMBER 2025
SHEET NUMBER:
LA - 1.01

DD

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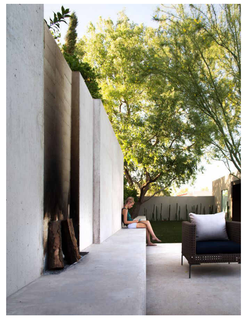
URBAN ACCESSORIES "JAMISON"
IN BRONZE

10 DRAIN COVERS



FIRE WALL W/ BLACKEN STEEL

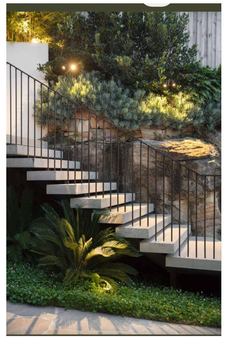
HORIZONTAL CEDAR FENCE, STAINED

11 SITE DETAILS

VELUX "DECK MOUNTED" W/ MOTORIZED SHADE

12 SKYLIGHT

BELGARD "AQUALINE VICTORIAN"
PERMEABLE PAVERS



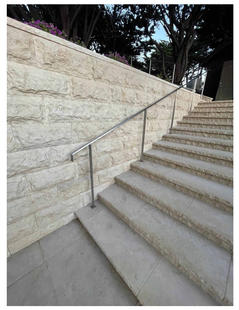
FLOATING STAIRCASE WITH PLANTING BELOW

7 STONE PAVERS & FLOATING STAIR

"FONJONE" STONE PAVING &
STEPPING STONES

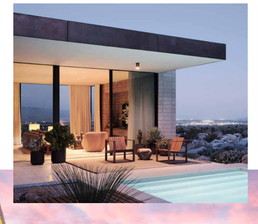
8 STONE FLOOR & STEPPING STONES

RETAINING WALLS



ENTRY STEPS CLAD IN
"FONJONE" STONE AND
STAINLESS STEEL HANDRAIL

9 SITE STAIRS & RETAINING WALLS

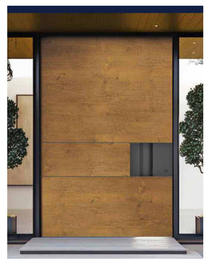


TITONI PIVOT DOORS, FOLDING DOORS, FIXED PANELS, &
CASEMENT WINDOWS IN ROYAL BROWN

4 DOORS & WINDOWS

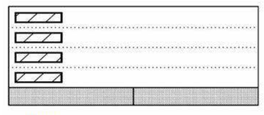
STAINED TEAK

ANODIZED ALUMINUM



ALUPROF "MB-86N" ALUMINUM PIVOT DOOR W/ "PD-11" INFILL PANEL

5 FRONT DOOR



STAINED TEAK

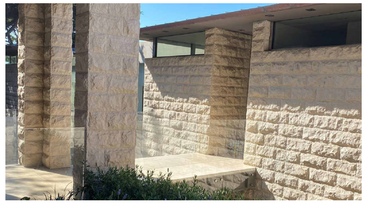
CARRIAGE HOUSE DOOR
"SONOMA"

ANODIZED ALUMINUM

BRONZE FROSTED GLASS

6 GARAGE DOOR

"FONJONE" SMOOTH STONE VENEER



"FONJONE" SPLIT FACE STONE VENEER

1 FLAT ROOF & FASCIA

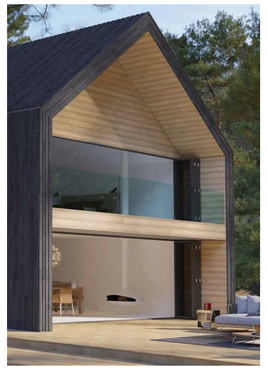
SINGLE PLY WATERPROOFING MEMBRANE MUST BE A NEUTRAL COLOR
(TAN OR GRAY - NOT WHITE), MATTE OR TEXTURED FINISH, PER CITY OF
CARMEL BUILDING & PLANNING DEPARTMENT

FASCIA: ANODIZED
ALUMINUM CHANNEL

2 STONE VENEER

SOFFIT: CEDAR
DOLLY VARDEN, WUI COMPLIANT

HORIZONTAL SIDING: COMPOSITE
MILLBOARD "ENHANCED GRAIN
GOLDEN OAK"



3 SIDING & SOFFIT

REVISION	No.

CONSULTANT:

FOR REFERENCE ONLY

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

MATERIALS SAMPLE

Job Name: Monte Verde Residence
Monte Verde 45W of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-009-000

DATE:	11/24/2025
SCALE:	N.T.S.
DRAWN	HRM/JK
JOB NO.	24.17

SHEET 11 OF

MAIN HOUSE GARAGE AND ENTRY VIEW FROM MONTE VERDE

VIEW FROM MONTE VERDE LOOKING NORTH

FOR REFERENCE ONLY

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

RENDERINGS

Job Name: Monte Verde Residence
Monte Verde 45W of 3rd Ave
Carmel-by-the-Sea, CA 93923
010-223-001-000

DATE:	11/24/2025
SCALE:	N.T.S.
DRAWN	HRM/JK
JOB NO.	24.17

SHEET 12 OF

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CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

February 11, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Evan Kort, Senior Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DS 25272 (Gartner):** Consideration of a Concept Design Study, DS 25272 (Gartner), for the demolition of an existing 1,718-square-foot, one-story single-family residence, and the construction of a 1,800-square-foot, two-story single-family residence inclusive of a 200-square-foot detached garage within the front setback located on Dolores Street 2 northwest of 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-157-005-000. The project additionally includes an attached 800-square-foot accessory dwelling unit.

Proposed CEQA Action: Find the consideration of a Concept Review is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378

Application: DS 25272 (Gartner) **Applicant:** Carol Brock, Agent
APN: **Owner:** GARTNER SCOTT S & DIANE H FELMLEE, TR
Block & Lot: Block: 112; Lot 15
Location: Dolores Street 2 northwest of 10th Avenue

Recommendation:

Staff recommends that the Planning Commission consider the project and:

1. Make findings for approval to adopt a Resolution (attachment 1):
    a. Finding the consideration of a Concept Review is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and

    b. Accepting a Concept Design Study, DS 25272 (Gartner), for the demolition of an existing 1,718-square-foot, one-story single-family residence, and

the construction of a 1,800-square-foot, two-story single-family residence inclusive of a 200-square-foot detached garage within the front setback located on Dolores Street 2 northwest of 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-157-005-000. The project additionally includes an attached 800-square-foot accessory dwelling unit.

-- OR --

2. Continue the project with direction to the applicant.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is requesting approval of a Concept Design Study to demolish an existing single-family residence. The applicant is proposing to reconstruct the existing dwelling largely in within the same footprint as the existing dwelling and is also proposing to expand the residence and construct a new garage in the front setback. The project additionally includes an attached 800-square-foot accessory dwelling unit.

BACKGROUND/ PROJECT DESCRIPTION

The project site is a 4,000 square foot lot that contains an existing 1,718 square-foot residence. The applicant is proposing to demolish the residence and construct a 1,800-square-foot, two-story single-family residence inclusive of a 200-square-foot detached garage within the front setback. While the portions of the project are largely in within the same footprint as the existing dwelling, the project is considered a demolition because it meets the definition as the project includes the replacement of 50% or more of both the structural framing and cladding **(CMC Chapter 17.70, Demolition).**

Staff has scheduled this application for conceptual review. The primary purpose of this meeting is to review and consider the site planning, privacy and views, and mass and scale related to the project. However, the Commission may provide input on other aspects of the design.

Staff Analysis:

STAFF ANALYSIS

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourages preserving significant trees and minimizing impacts on established trees; protecting the root systems of all trees to be preserved; and, maintaining a forested image on the site.

The site contains two trees: one significant oak and one non-significant acacia. There are four other trees identified on the site plan and survey; however, these were not rated during the Preliminary Site Assessment. Typically the lack of a rating of an identified tree means the forester has determined the feature is a shrub or hedge, rather than a tree.

In respect to the trees on site, the acacia is proposed for removal. Draft Condition of Approval #1 has been incorporated requiring that prior scheduling for final details review, the applicant shall submit a tree removal permit for the removal of the non-significant acacia.

Although the oak tree is proposed to remain, staff is concerned regarding the proximity of the additions to the existing limbs of the significant tree. As assessed by the story poles, the limbs of the tree appear to rest on or be in very close proximity to the new structure and portions of the canopy appear to encroach into the area of the proposed building. It appears inevitable that tree limbs and portions of the canopy will be cut, pruned, or removed as part of the project, as currently proposed.

Applicable sections of Residential Design Guideline 1.1 and 1.2 state:

1.1 Existing significant upper canopy and understory trees should be preserved.

- *Plan to protect trees during construction as provided in the Land Use Code and by planning access and site development around trees.*
- *Position building masses and roof forms to avoid cutting into the canopy of established trees.*

1.2 Locate new construction to minimize impacts on established trees.

- *Avoid a building design or roof design that would require extensive pruning to tree limbs and canopies.*
- *Plan building masses and excavation in areas that will minimize the impact on trees and their root structures.*

Figure 1. *Photo of significant oak tree limbs and canopy, and proximity to story poles.*

Figure 2. *Photo of significant oak tree limbs and canopy, and proximity to story poles.*

Figure 3. *Photo of significant oak tree limbs and canopy, and proximity to story poles.*

Figure 4. *Photo of significant oak tree limbs and canopy, and proximity to story poles.*

The Commission should consider the location of the proposed building massing relative to the trees and provide direction accordingly. The Commission could require the project be redesigned or modified with a finding that the project is inconsistent with the Residential Design Guidelines cited above. Alternatively, the Commission could make a finding that the project is consistent with the design guidelines cited above with evidence that the tree will be protected and no limbs or canopy will be removed throughout construction. The Commission could also require a tree pruning permit be applied for

proactively, and if denied, the project then be resigned or modified to completely avoid impacts to the tree.

The City Forester has not yet reviewed the proposed limb/canopy removal; however, is supportive of the approach described above following the Commissions review for consistency with the Residential Design Guidelines.

As represented on the grading and drainage plan, all associated work is proposed to be outside the 10-foot root protection zone for the significant oak tree (CMC section 17.48.110.A.3).
In accordance with CMC section 17.64.080.A: "The following special findings are required for acceptance of the design concept for a residential design study. Project designs found to meet these findings may proceed to final design details review.

The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.

> ***2.*** *The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety.*
> ***7.*** *All buildings are set back a minimum of six feet from significant trees.*

Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourages designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features.

The applicant has proposed a new second story which has the potential to adversely impact privacy and views.

At the time of writing this report, staff has not received any communication regarding the project from any neighbor identifying a privacy or view impact, or any correspondence regarding the project otherwise. Public or private views were not identified by staff based on a ground level survey.

The new second story is located on the southern half of the lot located in proximity to the neighboring residence's second story. The south elevation of the proposed second story includes two windows, one in a bedroom and one in a bathroom, as well as a new deck off the rear of the 2nd floor. The northern elevation contains a total of five windows; however, the proposed second floor is setback significantly from the northern property line. There is existing landscaping between the subject property and the property to the south; however, if the landscaping were to be removed in the future, the proposed development may have adverse privacy impacts.

Residential Design Guideline 5.1 states:

> ***5.1 Organize functions on a site to preserve reasonable privacy for adjacent properties.***
>
> - *Position a building to screen active areas of adjacent properties when feasible.*
> - *Locate windows and balconies such that they avoid overlooking active indoor and outdoor use areas of adjacent properties.*
> - *Preserve significant trees that will help to screen views into adjacent properties.*
> - *Screen patios, terraces and service areas.*

Staff notes that a significant tree, described in the guideline above, has far greater protection than general landscaping.

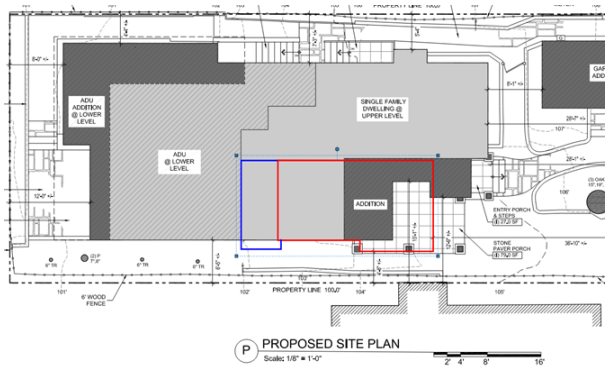

Figure 5. Outline of proposed 2nd floor over site plan. Interior floor space (floor area) outlined in red; exterior balcony/deck outlined in blue. Also refer to figures 6-9 below. Adjacent property outlined across property line to south.

In accordance with CMC section 17.64.080.A: "*The following special findings are required for acceptance of the design concept for a residential design study. Project designs found to meet these findings may proceed to final design details review.*

> ***5.*** *The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.*

Mass and Bulk; Building and Roof Form: Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms.

Residential Design Guidelines 8.1 through 8.5 encourages traditional building forms;

using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale. Guideline 8.3 states to *"limit the number of subordinate attachments, such as dormers, to avoid cluttered design."*

The proposed residence meets the applicable zoning standards pertaining to height, floor area, setbacks, etc. Staff notes, however, in accordance with CMC section 17.10.070, *"The dimensional standards established in this chapter (e.g., height, setbacks, coverage, floor area) represent maximum or minimum limits and will not be achievable on every site. Design review involves discretion and judgment regarding the appropriateness of each design within the context of site constraints and neighborhood character."* A volumetric study has yet to be completed and is therefore listed as condition of approval for concept acceptance #1 (see draft Resolution - Attachment 1), as is standard practice. Assuming acceptance of a concept design, proceeding to final details review is contingent on passing the volumetric study.

The Planning Commission should however consider the Residential Design Guidelines pertaining to mass and bulk, and building and roof form and provide comments and direction on the design, as appropriate.

Applicable sections of Residential Design Guideline 7.6, 8.2, 8.3, and 8.4 state:

7.6 A building should relate to a human scale in its basic forms.

- Oversized elements make structures appear massive and should be avoided.
- Avoid a "grand entry" design, for example.
- Avoid design treatments that produce a top-heavy appearance such as large cantilevered building elements, roof forms that dominate the body of the building and wide chimney structures.
- Low, horizontal building forms that appear to hug the ground are encouraged.

8.2 Use restraint when introducing variation in building planes.

- Keep building walls simple in the extent of variation in wall and roof planes.
- Use building offsets to achieve specific purposes such as avoiding tree limbs or breaking the mass of a large building element.
- Avoid building forms that are complex, monumental, formal or out of scale with the neighborhood context.

8.3 Use simple roof forms. Limit the number of subordinate attachments, such as dormers, to avoid a cluttered design.

- For example, basic gable and hip roofs are traditional and their use is encouraged.

- Avoid complex roof forms that call attention to the design or add unnecessary detail. Mansard roofs typically add more mass than other forms and are discouraged. A sloping roof "skirt" that conceals a flat roof is particularly out of character. Similarly, a gable roof that is "clipped" at the top adds unnecessary complexity to a design and should be avoided.

8.4 A roof form should be in proportion to the scale of the building.

- In general, moderately pitched roofs (4:12 to 6:12) are preferred.
- Shallow to moderately pitched roofs are appropriate on one story buildings. More steeply pitched roofs with low plate lines can be used on two story buildings.
- The wider the area a roof must span, the shallower the pitch should be to avoid excess height or flat roofed elements.

Figure 6. Front (east) elevation.

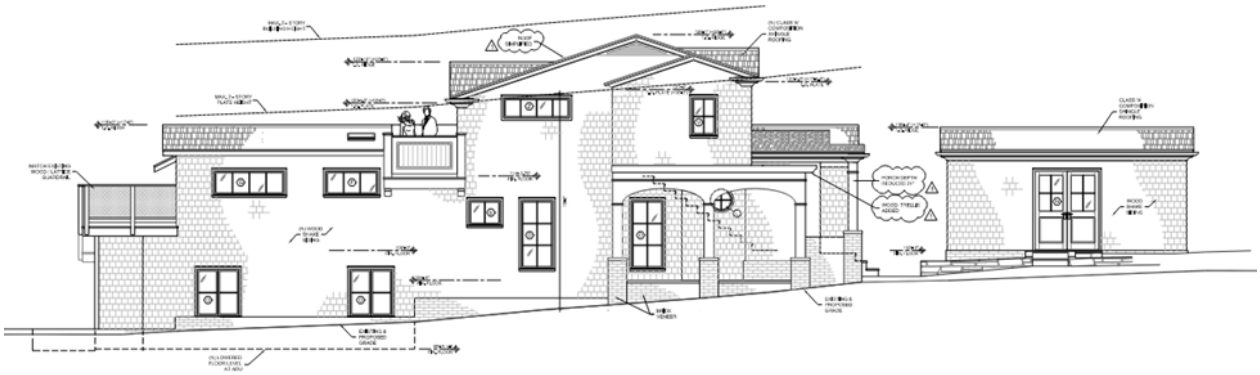

Figure 7. Side (south) elevation.

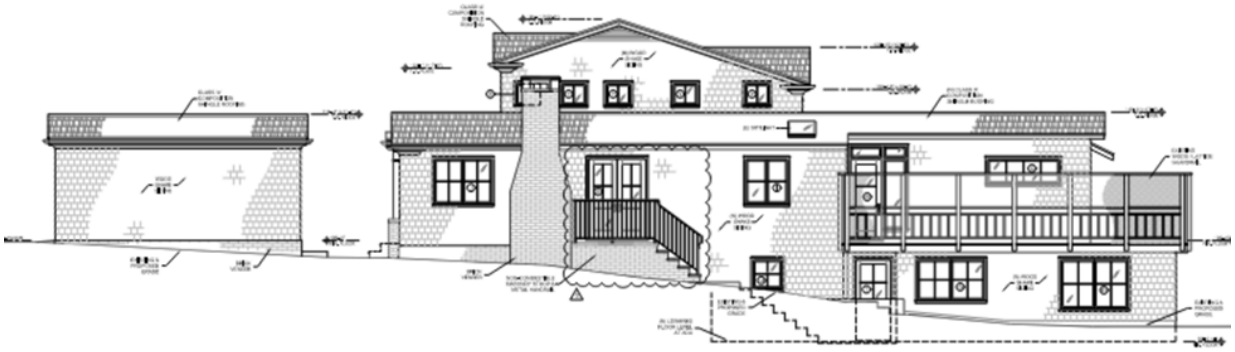

Figure 8. Side (north) elevation.

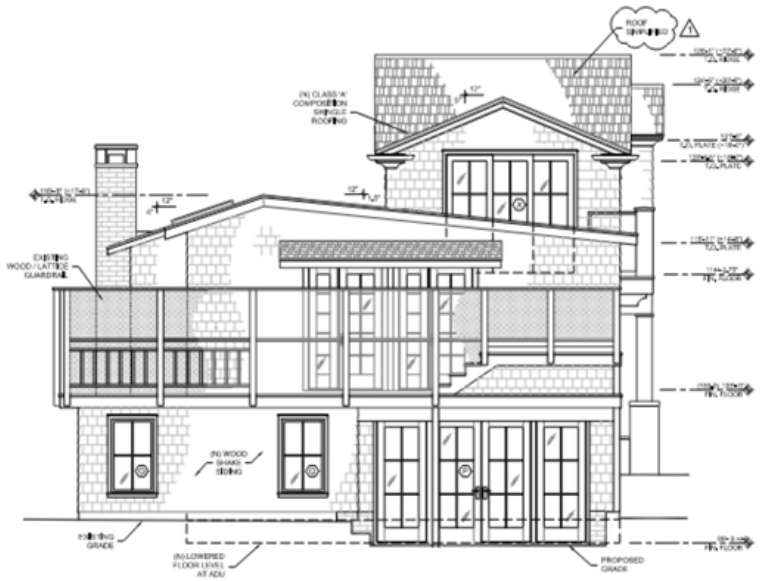

Figure 9. Rear (west) elevation.

The Commission may wish to consider other design guidelines pertaining to mass and bulk as well, however, in staff's opinion, 7.6 was the most applicable to include in the staff report. Design Guidelines relating to mass and bulk, and building and roof form are included on page numbers 35-39 of the Residential Design Guidelines (refer to Attachment 2).

In accordance with CMC section 17.64.080.A: "*The following special findings are required for acceptance of the design concept for a residential design study. Project designs found to meet these findings may proceed to final design details review.*

> ***3.*** *The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.*
> ***4.*** *The project is adapted to human scale in the height of its roof, plate lines, eave*

lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.

Other Findings: CMC section 17.64.080.A: "*The following special findings are required for acceptance of the design concept for a residential design study. Project designs found to meet these findings may proceed to final design details review.*

***1.** The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.*

Staff Analysis: As represented in the plans, the project appears to me the zoning standards applicable to the site; a variance is not required. Should staff identify any discrepancies or inconsistencies, staff will work with the applicant to address them. Standard Condition of Approval #2 (at final approval) requires compliance with all R-1 zone district standards, and CMC section 15.04.110 states, in part, *"The issuance of a permit based upon plans and specifications shall not prevent the Building Official from thereafter requiring corrections of errors in said plans and specifications or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinance of the City."*

***6.** The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.*

Staff Analysis: The Goals, Objectives, and Policies related to Residential Design are include *G1-1, G1-2*, *O1-8, and P1-37 through P1-54* (refer to Attachment 4). The policies are generally implemented through adherence to zoning regulations and the residential design guidelines.

Detached Garage: According to CMC section 17.10.030.A.1, "*To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front yard setback facing the street and within an interior side yard setback,"* provided that the proposal is compliant with the following municipal code requirements:

1. *Garages in the front setback shall not exceed 12 feet in width, 250 square feet in floor area and 10 feet in height.*

Staff Response: The garage is proposed to be 10 wide, 200 square feet in area, and 11'6" tall at the tallest point (rear elevation). The project meets standard #1.

2. *At least 50 percent of the adjacent right-of-way is landscaped or preserved in a natural and forested condition to compensate for the loss of open space.*

Staff Response: The existing right-of-way along the property frontage is graveled and void of landscaping.

A landscaping plan has not been included in the plan set. Consistent with Residential Design Guideline 1.5 which states, “Maintain and enhance the informal, vegetated, open space character of the right-of-way”, Condition of Approval #2 for concept acceptance has been incorporated requiring the forthcoming landscaping plan to include landscaping throughout the right-of-way for review and approval by the Planning Commission.

Sheet A1.0 also identified that an existing asphalt driveway will be removed, but does not identify how the area will be improved once the driveway is removed. Staff recommends that the area of the removed driveway be replaced with landscaping consistent with Residential Design Guidelines 4.1, 4.5, 6.1, and 10.3, as well as CMC sections 17.34.040, 17.34.070, and CMC section 12.24.020.E.

Condition of Approval #2 for Concept Acceptance requires the applicant to show right-of-way landscaping on the landscape plan, as well as substantial landscaping in the area of the removed driveway submitted prior to final details review in a manner consistent with the requirements of both CMC section 17.10.030.A.1 and Chapter 17.34 for review and approval by the Planning Commission.

As conditioned, the project meets standard #2. The project will be further evaluated for consistency with this finding at final details review.

3. *The proposed setback encroachment would not impact significant trees.*

Staff Response: As described above, all work is proposed to be outside the 10-foot root protection zone for the significant oak tree (CMC section 17.48.110.A.3). The setback encroachment is not anticipated to impact the significant oak tree. The project meets standard #3.

4. *The protection of the free and safe movement of pedestrians and vehicles.*

Staff Response: As represented in the plans, the garage location does not appear that it would not impact the free and safe movement of pedestrians or vehicles. The garage is setback approximately 6” from the front property line and is approximately 15’ from the street edge –as such there is limited potential from the garage to impact free and safe movement of pedestrians or vehicles.

The project meets standard #4.

5. *All development on site will be in scale with adjacent properties.*

Staff Response: Residential Design Guideline 6.1 states:

6.1 Facilities for parking should not dominate the design of the house or site.

- *Garages that are subordinate design elements are encouraged.*
- *Garages that are not visible from the street are encouraged.*
- *Garages integrated into the building design are encouraged.*
- *Keep the mass of a garage subordinate to that of the house.*
- *On smaller lots, with a garage visible from the street, provide a single, one-car garage door.*
- *Avoid moving established driveways if trees or significant vegetation would be harmed.*

The Commission should consider the size and scale of the garage relative to the proposed residence. Furthermore, standard #5 related to all development on-site. The Commission should consider not only the size and scale of the garage, but also the discussion above related to mass and bulk. If the Commission can make the appropriate finding for mass and bulk, and the appropriate finding related to the size of the garage, standard #5 would be met.

6. *Placement of the garage within the front setback will add diversity to the neighborhood streetscape.*

Staff Response: The inclusion of a new detached garage in the front setback on the subject site would add diversity to the neighborhood. This would be the only home on the block with a detached garage in the front setback, and few homes in the vicinity have a detached garage located in the front setback.

The project meets standard #6.

Public Correspondence: At the time of writing this report, staff has not received any correspondence relating to the revised set of plans received following the first concept hearing.

Other Project Components:

Environmental Review: Staff recommends that acceptance of a Concept Design Study be found to be “not a project” as defined in Public Resources Code section 21065 and section 15378 of the CEQA Guidelines. Consideration of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct

or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing.

Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Residential Design Guidelines (Concept)
3. Attachment 3 - Residential Design Guidelines (Final Details)
4. Attachment 4 - General Plan (Land Use and Community Character Element)
5. Attachment 5 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2026-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE CONCEPT DESIGN STUDY IS "NOT A PROJECT" AS DEFINED IN PUBLIC RESOURCES CODE SECTION 21065 AND SECTION 15378 OF THE CEQA GUIDELINES AND ACCEPTING A CONCEPT DESIGN STUDY, DS 25272 (GARTNER), FOR THE DEMOLITION OF AN EXISTING 1,718-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE, AND THE CONSTRUCTION OF A 1,800-SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE INCLUSIVE OF A 200-SQUARE-FOOT DETACHED GARAGE WITHIN THE FRONT SETBACK LOCATED ON DOLORES STREET 2 NORTHWEST OF 10TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-157-005-000. THE PROJECT ADDITIONALLY INCLUDES AN ATTACHED 800-SQUARE-FOOT ACCESSORY DWELLING UNIT.

WHEREAS, on October 15, 2025, Carol Brock, Agent ("Applicant") submitted an application on behalf of GARTNER SCOTT S & DIANE H FELMLEE, TR ("Owner") requesting approval of Track 2 Design Study application DS 25272 (Gartner) described herein as ("Project" or "Application"); and

WHEREAS, the project has been submitted for a 4,000-square-foot site located at Dolores Street, 2 NW of 10th Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the applicant is proposing the demolition of a 1,718-square-foot one-story single-family residence, and construct a new 1,800-square-foot two-story single-family residence inclusive of a 200-square-foot detached garage; and

WHEREAS, in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.58.040 (Residential Design Review), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, CMC Section 17.58.040.B.2 requires a Design Concept Review prior to consideration of the Final Details Review for project approval; and

WHEREAS, a Coastal Development Permit is required for the project in accordance with CMC Section 17.52.090 and will be considered at the Final Details hearing; and

WHEREAS, on January 30, 2026, a notice of the public hearing scheduled for February 11, 2026, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before February 1, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before February 8, 2026, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on February 11, 2026, the Planning Commission held a duly noticed public hearing to

receive public testimony regarding the combined concept and final design study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC Chapter 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, acceptance of a Concept Design Study is "not a project" as defined in Public Resources section 21065 and section15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Concept Design Study**:

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE		
CMC Section 17.64.080.A – Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	

5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** that the Concept Design Study is not a project under CEQA as defined in Public Resources Code section 21065 and CEQA Guidelines section 15378, and **ACCEPT** a Concept Design Study, DS 25272 (Gartner), for the demolition of an existing 1,718-square-foot, one-story single-family residence, and the construction of a 1,800-square-foot, two-story single-family residence inclusive of a 200-square-foot detached garage within the front setback located on Dolores Street 2 northwest of 10th Avenue in the Single-Family Residential (R-1) District, APN: 010-157-005-000, subject to the conditions listed below:

CONDITIONS FOR CONCEPT ACCEPTANCE	
No.	
1.	**Volume Study.** The required Volumetric Study shall be successfully completed and passed prior to scheduling for Final Details Review. The applicant shall provide one full size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study.
2.	**Landscape Plan.** Prior to scheduling for final details review, the applicant shall submit a preliminary landscape plan for review by the Planning Division and City Forester that meets the submittal requirements of the Track 2 submittal checklist, and additionally includes the following: a. The species, size, and location of new trees to be planted on-site necessary to meet the site's recommended tree density (3 upper canopy; 1 lower canopy); and b. Include right-of-way landscaping on the landscape plan submitted prior to final details review in a manner consistent with the requirements of both CMC section 17.10.030.A.1 and Chapter 17.34 for review and approval by the Planning Commission; and c. Include substantial landscaping on the landscape plan in the area of the asphalt drive proposed for removal submitted prior to final details review in a manner consistent with the requirements of CMC Chapter 17.34 for review and approval by the Planning Commission. The landscape plan shall comply with the requirements of CMC Chapter 17.34 and the applicable Residential Design Guidelines.
3	**Submittal Requirements.** Prior to scheduling for Final Details review, the applicant shall

	work with staff to revise the plan set to include the requisite information necessary for scheduling for final details review, as determined by the Community Planning and Building Department.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of February 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

The Design Traditions of Carmel

RESIDENTIAL DESIGN GUIDELINES INTRODUCTION AND DESIGN CONCEPT REVIEW

Adopted by City Council May 1, 2001

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Introduction to the Design Review Process

This booklet is an introduction to the City's Residential Design Review Process and Guidelines that are used in development review. The guidelines are presented in two booklets:

- Guidelines for Design Concept Review are presented in this booklet.
- Guidelines for Final Details Review are published in a separate booklet.

What are Design Guidelines?

Design guidelines convey community consensus about neighborhood design. As such, they provide a common basis for making decisions about work that may affect the appearance of individual properties or the overall character of Carmel. While guidelines provide direction, they are not intended to be inflexible nor used like ordinances. Instead, they are to be used to promote communication about how design changes can blend into and enhance community character. While the guidelines may suggest methods to achieve design objectives, the City recognizes that there may be other methods.

Why have Design Guidelines?

These guidelines inform the designers, architects and property owners about design objectives the citizens hold for their residential areas. They indicate an approach to design that property owners may use to make decisions about their buildings and to maintain the city's traditional character. The guidelines also provide the city, through the Design Review Board, Planning Commission, Staff, the Forest and Beach Commission and the Preservation Committee, a basis for making informed, consistent decisions about design.

The Scope of the Guidelines

The guidelines address all projects in the R-1 zoned areas of Carmel. Please note that the City of Carmel-by-the-Sea will not issue a construction permit for exterior additions, remodeling or new buildings without design review approval from the Design Review Board, the Planning Commission or Staff. These guidelines also will aid property owners and their architects in developing appropriate designs strategies. The guidelines focus on maintaining the traditional character of Carmel.

Note that other regulations also may affect design in Carmel, including the following:

- The Land Use Code of the City of Carmel-by-the-Sea
- California Environmental Quality Act (CEQA)

A Quick Guide to the Design Guidelines

The purpose of the Design Review System is to assure that alterations and new construction in Carmel will respect the design traditions of the community, while accommodating reasonable development and change. This Quick Guide provides a summary of the fundamental design principles upheld in the guidelines and introduces the basic sequence of issues that one should consider when developing a design concept.

Key Principles of the Design Guidelines

These key principles form the foundation of the guidelines:

1. Respect Carmel's design traditions.
This includes consideration of community-wide features, the character of the neighborhood and of the immediate block.

2. Respond to the context.
The built environment should be in balance with the forest character.

3. Balance design objectives.
Achieve a sense of being integrated with the community, while also promoting diversity of design on individual sites.

4. Develop a design in phases.
Develop broad concepts of site design and basic massing first. Then refine the design with the more detailed guidelines.

The enduring principles of design in Carmel-by-the-Sea are variety, modesty and simplicity. While there is wide diversity in design it is the goal of these guidelines that each house draw from and contribute to its neighborhood by generously providing for open space and preserving the City's traditions of simple homes set amidst a forest landscape.

Planning a Project

When planning a project in Carmel, one should define a basic design approach that will meet the owner's needs and at the same time be compatible with the neighborhood. Follow these steps in planning such an approach.

Consider the context of the project.

1. Consider the character of the city at large:
   - General character of the community
   - General approach to design
   - Sense of open space
2. Consider the character of the neighborhood:
   - Street character & orientation
   - Vegetation
   - Building scale
3. Consider the character of the block:
   - Building setback variations
   - Dominant tree species
   - Public and private views
   - Street edge character
   - Building design, height and size

In considering the context, the design guidelines encourage a continuity of landscape design, especially as seen from the street, while they also promote a diversity in architectural character. Therefore, an objective is to strike a balance between relating to the forest context by using similar landscape elements while also maintaining the tradition of variety in building design.

Consider the resources of the site.

1. Assess the topographic features:
   - Design with the topography and use slopes to create second levels above or below ground.
2. Trees and vegetation
   - Identify trees and vegetation that are important to the urban forest or that add character to the site or neighborhood.
3. If you have a historic building or a building of traditional character, consider an addition rather than a demolition/rebuild.

Consider your program requirements.

1. Define basic functional needs.
2. Balance these with Carmel traditions.
3. Adjust your program to fit the parcel size and site constraints.

Summarize the basic project approach.

1. This should balance considerations of context, site resources and program requirements.

How the Guidelines are Organized

These design guidelines are presented in a sequence that follows the City's design review process. When proposing a project, applicants first should become familiar with the City's design traditions and its goals for preservation of character. Next, applicants should consult with the City's planning staff and the City Forester to develop a preliminary site assessment map. This will aid in understanding the resources of the site and issues that will need to be addressed in the design. Based on these preliminary steps, applicants should then develop concept plans and complete a Design Concept review. After this, a Final Details review is scheduled. Only after this final review can a project proceed to construction.

This first Design Guidelines booklet focuses on broad-scale design issues which should be used during the Design Concept review stage. This includes design principles which apply neighborhood-wide as well as design guidelines for site planning and for the mass and scale of a building.

The second Design Guidelines booklet focuses on specific building and site design issues which should be used during the Design Details review stage. These include design guidelines for architectural character, details and materials. Other general design guidelines, such as solar access, views, energy conservation and utilities are also included.

The City uses the design guidelines to determine the appropriateness of a proposed project. In doing so, it evaluates each application on a case-by-case basis to determine that the proposed design meets the intent of the guidelines. This often requires careful judgement and a balancing of competing design objectives.

The Format for a Guideline

Each design guideline in this document typically has four components:

1. **Design Objective** - describes a desired state or condition of the design element being discussed.
2. **Design Guideline Statement** - typically performance-oriented, describes a desired design treatment.
3. **Supplementary Information** - may include suggestions on how to meet the objective, additional requirements, or may provide an expanded explanation. This information is listed in bullet format.
4. **Illustrations** - may be provided to clarify the intent of the guideline.

(These components are illustrated below.)

It is important to note that all components of a design guideline constitute the material upon which the City will make its determination of the appropriateness of a proposed project.

Section Heading

(1) ***Roof Form***

Varied roof forms are typical in a block and this tradition should be continued.

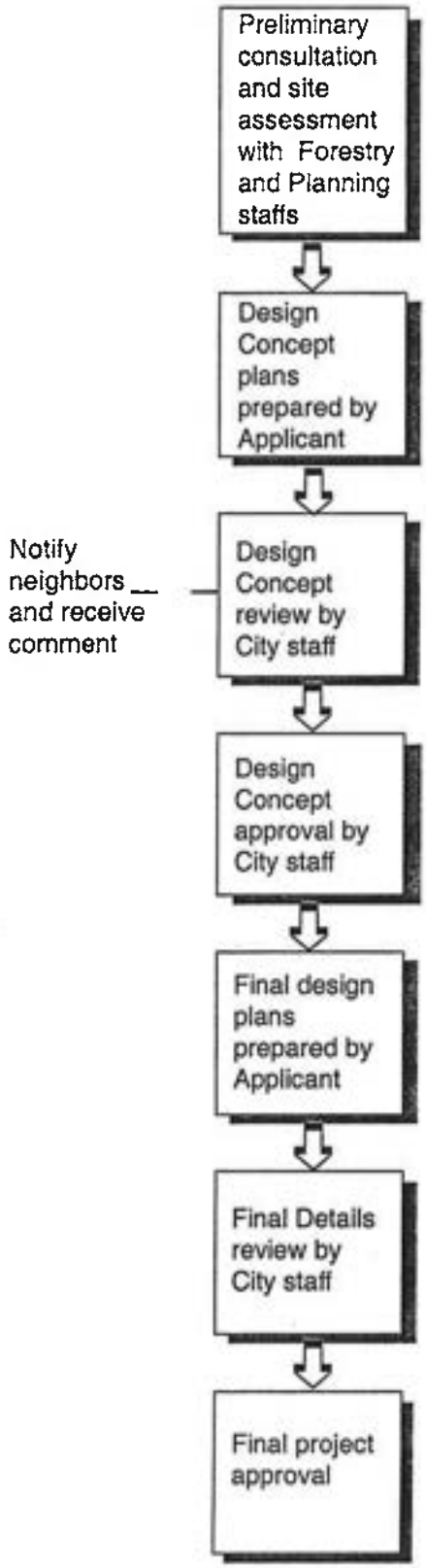
(2) #. **Simple primary roofs, with subordinate attachments such as dormers, are appropriate.**

(3)
- For example, basic gable and hip roofs are traditional and their use is encouraged.
- Flat roofs may be used to a limited extent on smaller, one-story structures. They should not be used on large buildings or two-story elements.
- Avoid complex roof forms that call attention to the design or add unnecessary detail.
- Mansard roofs typically add more mass than other forms and are discouraged. A sloping roof "skirt" that conceals a flat roof is particularly out of character. Similarly, a gable roof that is "clipped" at the top adds unnecessary complexity to a design and should be avoided.

(4)

Simple primary roofs with subordinate attachments, such as dormers, are appropriate.

Sample of the guideline format used in this document



Track 1 Review Process

The Three Design Review Tracks

The Design Review System is organized into three separate tracks, which correspond to the complexity of review or to the degree of flexibility that is sought for an individual project.

Review Track 1:
Final Review decision by staff

The Track 1 review track is available for additions and alterations that do not involve substantial increases in the size of buildings. Reviews are conducted by staff, and typically involve site visits, plan review and design consultations. For staff approval, all of the relevant Land Use Code provisions and Design Guidelines must be met. Flexibility is available only where clearly defined in municipal code standards that can be measured.

Referrals:
At any time that staff or the applicant is concerned about the nature of the project or the interpretation of the standards and guidelines, the project may be scheduled before the Design Review Board or the Planning Commission for discussion.

This is the most expeditious but least flexible track of review. It is provided for owners with simple projects and for small additions in order to proceed through the process quickly and with a high degree of predictability.

All design review tracks are subject to the California Permit Streamlining Act. This law requires the City to determine an application is complete within 30-days of application submittal. Once complete, the City then has 60-days to take final action. The only exceptions are (1) when environmental review is required or (2) when the applicant specifically requests a continuance.

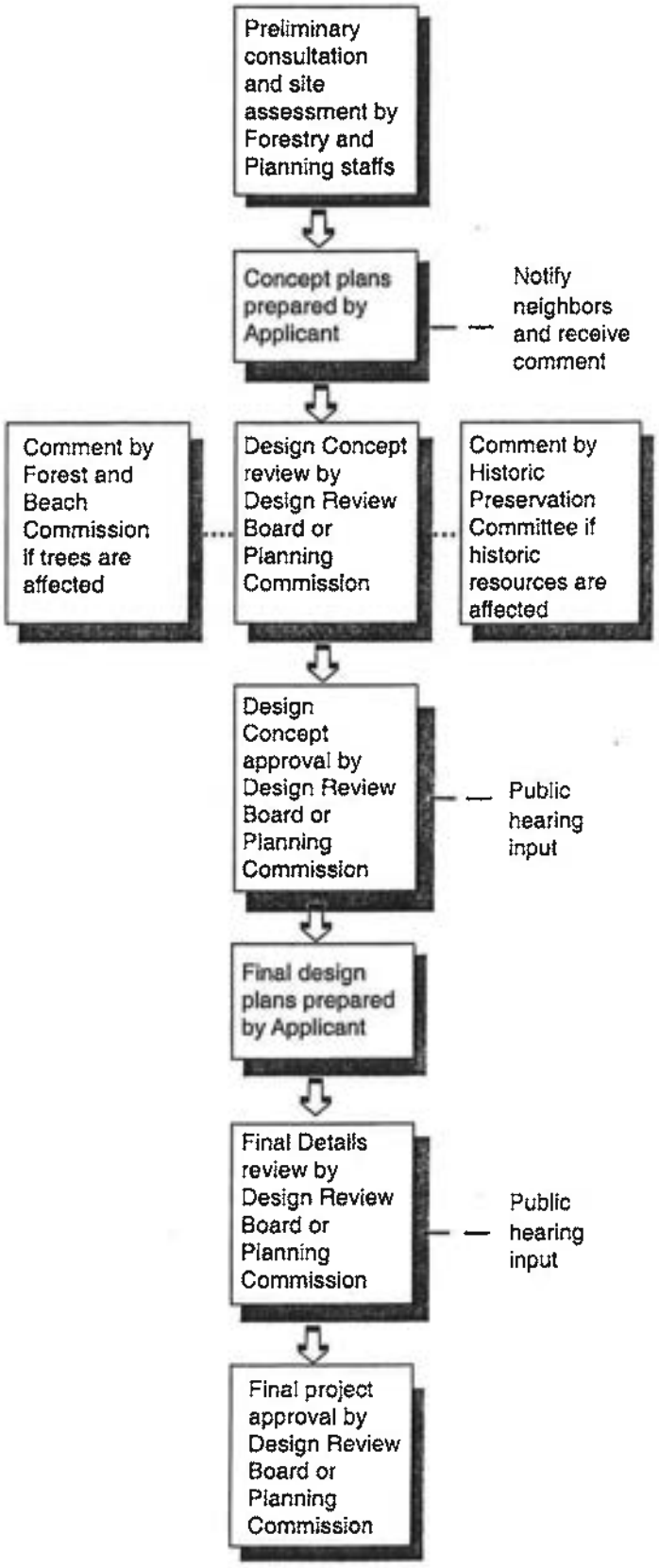
Review Track 2:
Final Review decision by Design Review Board or Planning Commission

This level of review is designed for projects where (1) it is not clear that the design meets all design guidelines or that (2) could have a significant impact on the neighborhood context or (3) in which the applicant seeks to make use of incentives that are available under conditions that require interpretation of compatibility with the context. This review track also applies to all new homes and to alterations that increase floor area by more than 25%.

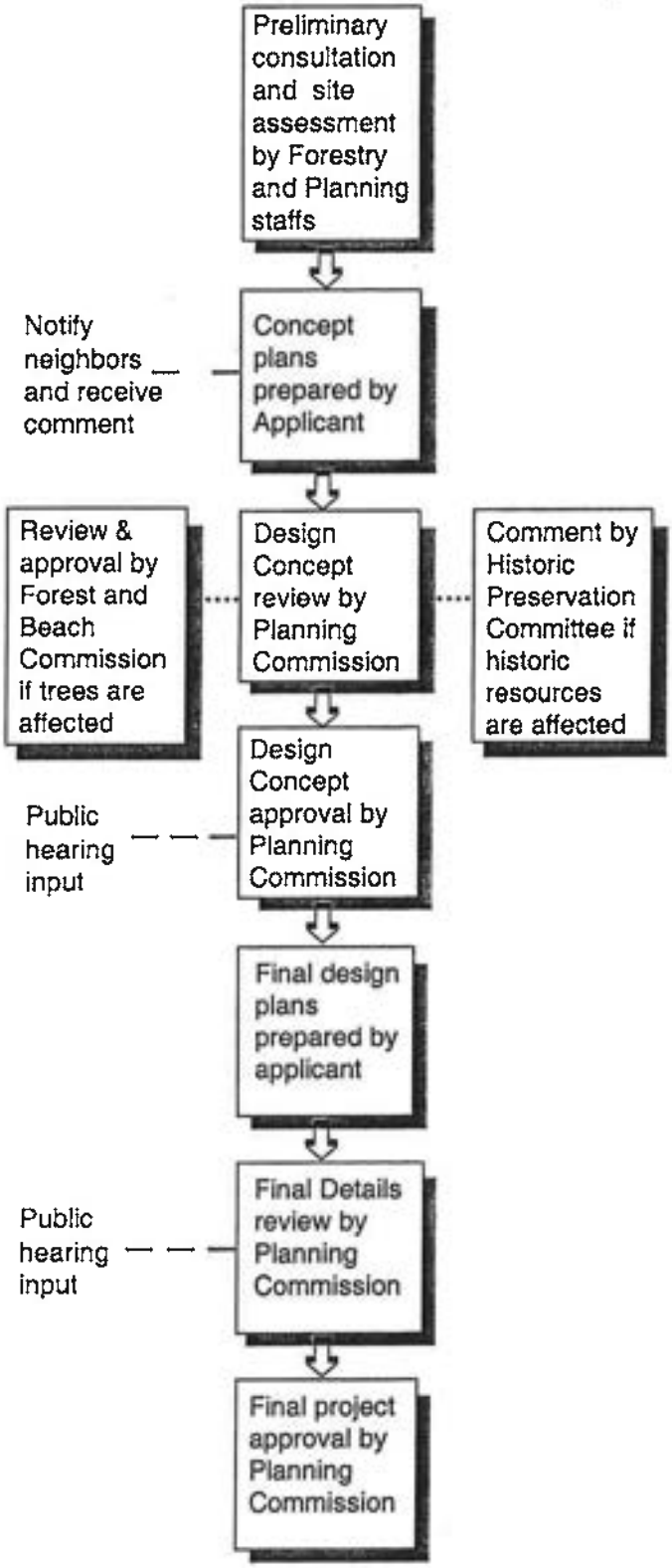
Projects that require a land use permit or environmental review will receive design review by the Planning Commission. All other projects in Track 2 receive design review by the Design Review Board.

Preliminary reviews are conducted by staff and then are referred to the Design Review Board or the Planning Commission for Design Concept review. Final Details review is conducted by the Design Review Board or Planning Commission after concept approval.

Greater flexibility in interpretation of the guidelines and in the application of incentives is available in this track, as compared with Track One. While it may take some additional time, the outcome, at least in terms of minimum standards, is relatively predictable.



Track 2 Review Process



Track 3 Review Process

Review Track 3:
Final Review decision by Planning Commission

This review track is the most flexible process and is included to accommodate innovation and diversity while still respecting the City's design traditions. This track is designed for complex projects and for those in which the applicant seeks special exceptions from certain standards and guidelines because of unique circumstances of the site or in which they believe the overall design will be compatible with the context even though it does not directly meet some of the standards and guidelines. This is a "Planned Development" process.

The objectives in the ordinance and design guidelines and the background text in the guidelines serve as the basic principles or performance standards for determining appropriateness of any proposed work. Except for floor area and volume standards, most dimensional standards such as heights, setbacks, coverage and number of stories could be relaxed by the Commission.

Planned Development Requirements:

Since the Track 3 review potentially allows for significant deviations from design standards, it is important to provide enough information to the public and to decision-makers. Depending on project scope, the following may be required:

- Model of site and project
- Neighborhood-block plan
- Special notice to neighbors explaining the project
- Narrative explaining how City objectives are met
- Higher fees to offset longer processing costs

Design Concept Guidelines

This section contains guidelines for the design and review of concept plans. The guidelines focus on broad design considerations that relate to the basic organization of uses on a site, treatment of the urban forest and the massing of buildings. A primary consideration is that a design be compatible with the design traditions of Carmel, including maintaining the urban forest character and promoting buildings that are in scale with the context while encouraging diversity in individual houses. An accompanying booklet addresses Residential Design Guidelines Final Details Review.

Neighborhood-wide Guidelines

The Preliminary Site Assessment

Each site is considered part of a larger neighborhood and should contribute to neighborhood character. Important elements of neighborhood character include the local forest and open space resources, the character of the street edge, the massing, arrangement, and materials used in other homes nearby and the local patterns of topography, access and views.

The first step in developing a plan for a project is to assess the context of the neighborhood as well as the resources and constraints of the site.

However, each site is also unique and will present its own design challenges and opportunities. Therefore, the first step in developing a plan for a project is to assess the context of the neighborhood and the resources and constraints of the site. A plan showing existing conditions on the site and in the immediate vicinity should be prepared by a licensed surveyor or engineer. This site plan will show topography, drainage features, existing trees and structures, the edge of the street and other features useful in developing a design concept for the project.

This plan must be reviewed in the field by the City Forester and a planner. During this field review, qualitative assessments will be made regarding the health and importance of each tree, whether above-or below-ground areas should be avoided and whether specific existing structures may qualify for incentives offered to preserve traditional or historic buildings. Observations about the neighborhood design context, street and right-of-way character, views or other conditions will be noted as well.

A copy of the site assessment will accompany the project through the design review process to aid in the evaluation of the project by decision-makers. This site assessment should be used by the architect or designer to develop both the design concept for the project and a forest enhancement/maintenance plan for the site. The forest enhancement/maintenance plan will be required during the concept phase of design review and should address the following issues:

- Which trees will be retained, removed or pruned due to the project?
- Will new trees be added (where, how many, what species)?
- Which trees are considered most significant to the site and why?
- How does the proposed project relate to these significant trees (setbacks, pruning, screening)?
- How will the remaining and proposed trees on the site relate to the composition of the forest in the immediate neighborhood?
- Are there any significant belts of native or planted vegetation that are important to the character of the site? Will they remain or be removed?
- What is the character of the adjacent right-of-way? How will it be preserved or enhanced by the project?
- Are any special protective measures planned that go beyond the minimum City requirements for tree protection?

Prior to submittal of design plans for projects that will alter the building footprint, add a second story or involve excavation, the City requires preparation of a preliminary site assessment.

Each site should contribute to the urban forest by saving significant trees and planting new ones that are consistent with the context.

Note:
See the City Forester to determine the condition and significance of existing trees.

The Forest and Beach Commission will comment on the effects any proposed work will have on significant trees during project review.

See also the City's Policy Paper C91-05, "Tree density per lot," in the Appendix which establishes recommended tree replacement ratios and suggests trees species. Note that these ratios may be adjusted by the City Forester based on individual site conditions.

1.0 Preserving the Forest Character

The urban forest is one of the most significant and remarkable characteristics of the community. In most neighborhoods, the forest has a combination of upper canopy trees and a lower story of smaller trees. In most areas, the upper canopy traditionally was Monterey Pine, while the lower canopy trees included a mix of multi-stem varieties, often coast live oak. Other neighborhoods have a different forest character established of Monterey cypress or redwoods. Protection of existing healthy trees should be among the highest priorities in any project. Trees that are especially significant due to their size, character, location or species should be identified through consultations with the City Forester at the beginning of a project. This applies to trees on site and abutting properties as well as in the right-of-way. Each site should preserve or add trees to perpetuate and enhance the urban forest context of the neighborhood.

Understory trees are those that establish a lower scale than the upper canopy trees. These often have multiple trunks that are useful for screening, and softening building mass. Established, healthy understory trees should be preserved when feasible. In sites lacking sufficient trees, new ones should be planted to supplement the urban forest.

Buildings and other site structures should be located to minimize the removal, pruning, or damage to existing significant trees, on and adjacent to the site. The "Preliminary Site Assessment" map should be consulted when designing and locating new structures and additions to determine which trees are significant and should be protected. When new trees are planted they should be selected to enhance the forest character of the neighborhood.

The forest landscape is prevalent along the road edge in most neighborhoods and overhangs most streets to create the appearance of a forested lane .

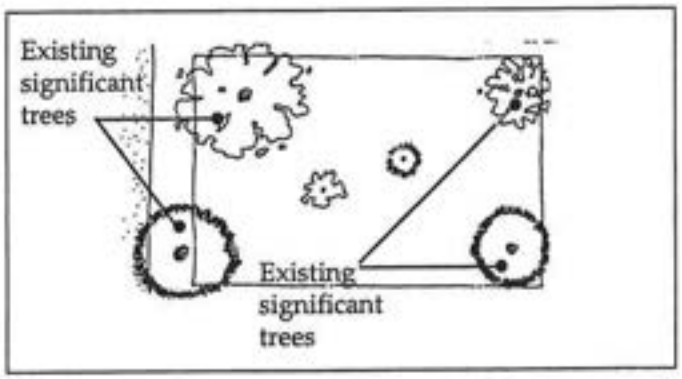
Objectives:

- To maintain and enhance the urban forest as a distinctive feature of Carmel
- To establish continuity of landscape elements throughout each neighborhood
- To maintain the forest character of each neighborhood, which typically includes a mix of upper canopy and lower canopy trees
- To filter views of houses with lower story trees and reduce perceived building scale or prominence from the street
- To promote preservation of established trees that contribute to the forest character of the neighborhood
- To promote planting of new trees that will contribute to the urban forest character

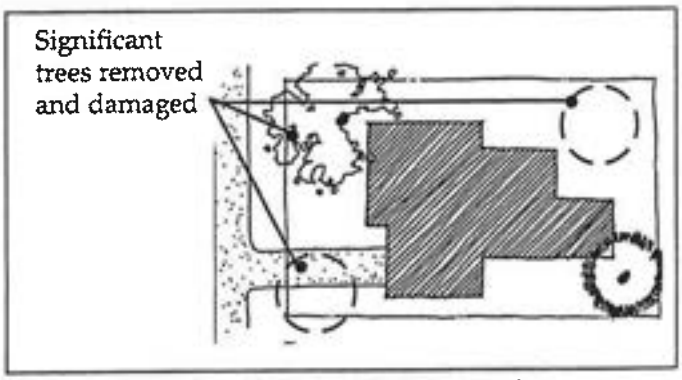
Existing significant upper canopy trees should be preserved as neighborhood assets.

Key principles:

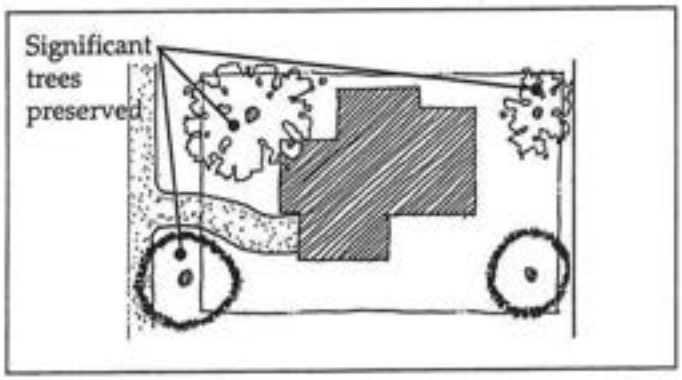
- Identify the forest character of the neighborhood before considering site design.
- Preserve established significant trees.
- Plant new trees to supplement the urban forest.
- Provide a compatible landscape setting to reinforce the forest character.



Site evaluation: Identify significant trees.



Undesirable: Trees removed and heavily pruned



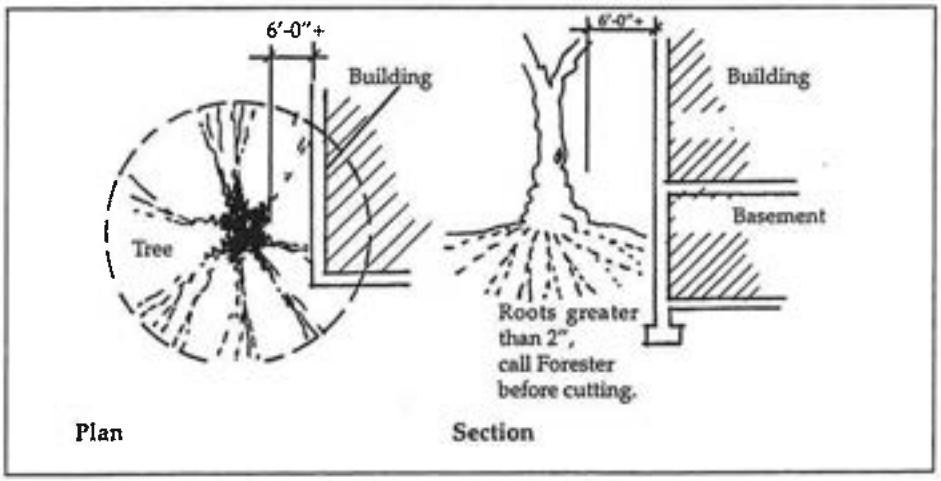
Preferred: Significant trees preserved

Excavation work should be planned to avoid significant impacts to root systems. As shown here, cutting into major roots systems without City approval will weaken or even kill a tree and is unlawful.

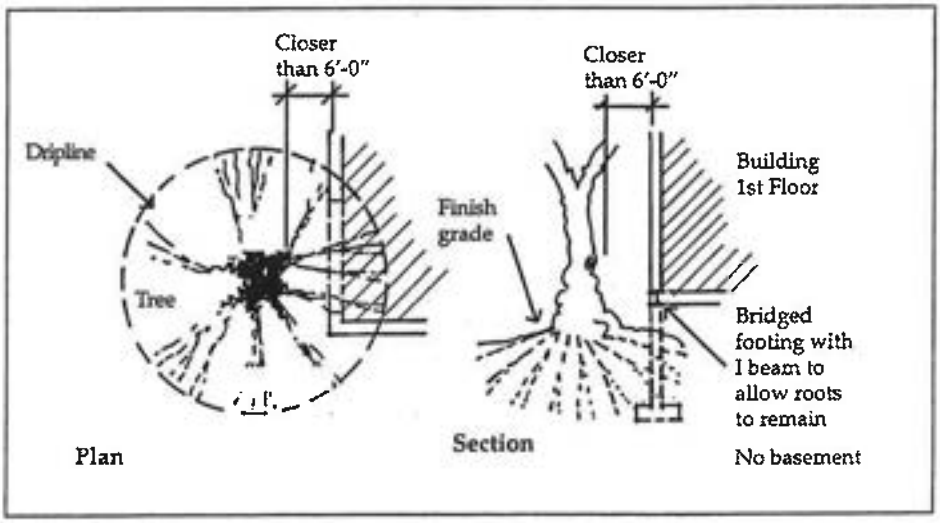
Trees in the right-of-way should not be removed.

1.1 Existing significant upper canopy and understory trees should be preserved.

- First, consult with the City Forester to evaluate existing trees in the right-of-way and on site for their significance and condition.
- Plan to protect trees during construction as provided in the Land Use Code and by planning access and site development around trees.
- Trees in the right-of-way should not be removed to provide parking spaces.
- Position building masses and roof forms to avoid cutting into the canopy of established trees. (See also the following section on site design.)



Acceptable Tree to Building Relationships



Bridged Footing for Close Trees

1.2 Locate new construction to minimize impacts on established trees.

- Structures with foundations, such as buildings, walls and excavations, should be set back a minimum of six feet from the base of any tree to be preserved in order to adequately protect tree roots. In some cases, a greater distance may be required. In other situations, it may be acceptable to build closer than 6 feet, when other design objectives are met and a bridged footing is used. (See illustration, page 4.)
- Avoid a building design or roof design that would require extensive pruning to tree limbs and canopies.
- Adequate open space should be provided on each building site to retain, and plant anew when necessary, upper and lower canopy trees.
- Plan building masses and excavation in areas that will minimize the impact on trees and their root structures.

Maintain established understory trees that provide character and screening.

1.3 Protect root systems of all trees to be preserved.

- Plan excavation work to avoid root systems of all trees on site and of trees on abutting properties.
- Avoid excavations or foundations that would cut into more than one-third of the root zone or drip-line around any significant tree.
- Plan curb cuts, paving and drainage systems to maintain air transport and water percolation to root systems.
- Grades should not be raised or lowered around tree roots.

Maintain a forested image on a site.

1.4 Maintain a forested image on the site where it is consistent with the neighborhood context.

- Plant new trees to reinforce the existing urban forest character on sites in each neighborhood where this character exists.
- A tree removed for construction should be replaced unless there are numerous trees on the lot. A mix of upper and lower canopy trees should be used, as determined by the City Forester.
- Appropriate tree species and a table of recommended replacement requirements are listed in the City's Policy Paper C91-05, which is attached as an appendix.
- Select trees that are characteristic of the neighborhood context.

Protect significant trees from damage during construction. See Appendix B and the Land Use Code requirements for fencing and other protection mechanisms.

Also note that new trees that are planted as a condition of design approval must be maintained in place. If one of these trees is removed, it must be replaced.

The informal, vegetated, character of open space in the right-of-way should be maintained.

Right-of-way character

In most neighborhoods, the edges of the public right-of-way are unpaved. In early years, it also was unplanted, resulting in an informal character of volunteer plantings, packed earth and pine needles. In other areas, however, this "unimproved public right-of-way" was planted in indigenous species that conveyed a forest appearance. Both approaches contributed to the urban forest. This forest character of the right-of-way is an important feature that varies with each neighborhood and should be perpetuated.

Carmel's streets are designed for walking. On most streets, pedestrians share the lanes with motorists. This contributes to the informal character of the street and should be continued.

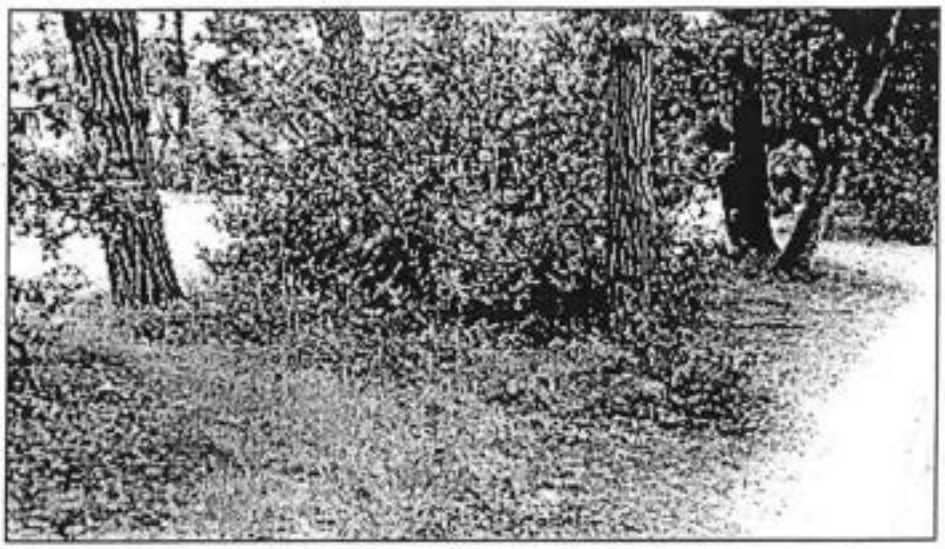
On most streets, pedestrians share the lanes with motorists. This contributes to the quiet, informal character of the street and should be continued.

1.5 Maintain and enhance the informal, vegetated, open space character of the right-of-way.

- Use simple planting plans when right-of-way landscaping is proposed.
- Emphasize native plants.
- Do not add paving or boulders to the right-of-way.

1.6 Maintain trees and naturalized vegetation in the public right-of-way and around the periphery of the site.

- Exceptions may be necessary to provide safe access to the site.
- Preserving existing belts of vegetation around a site can contribute to the forest character of the street and help screen buildings.
- Trees with canopies that arch over the street are particularly important to community character.



Trees that abound in the public right-of-way and the periphery of the site should be maintained.

Parking in the Right-of-way

Parking has become an increased use in the right-of-way. This threatens the character of the street while at the same time, it meets a functional need. Therefore, street parking must be balanced with the objective of maintaining a forest edge. In general, parking in the right-of-way should only occur in a manner that maintains the informal, open space character.

Where a parking area in the right-of-way is to be defined, use an informal unpaved design that will reinforce the forest image.

With the exception of driveways, new paving in the right-of-way is prohibited. When paving already exists in the adjacent right-of-way, this should be removed unless required for drainage/runoff control. The right-of-way may still be used for parking but should not present a hard-surface appearance or impermeable barrier to water. (Some of these parking guidelines apply when a property is altered, at which time parking must come into compliance.)

1.7 Where a parking area in the right-of-way is to be defined, use a design that will reinforce the forest image.

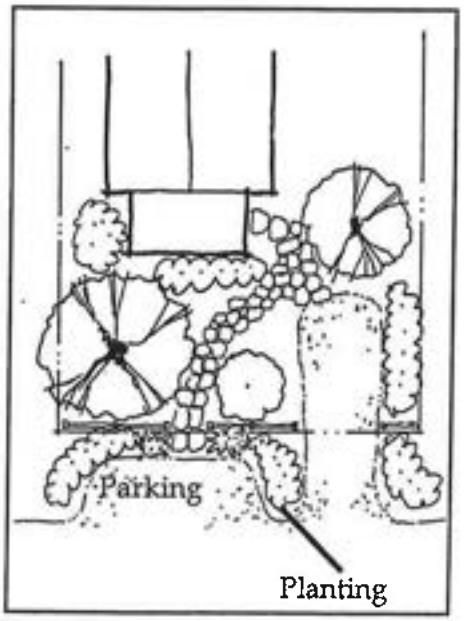
- Natural soil, shredded bark and wood chips are preferred surface materials. Gravel is prohibited.
- Separate an existing parking space in the right-of-way from any driveway with plantings.
- Only the city is authorized to add paving or boulders in the public right-of-way, except in the cases of driveways and authorized encroachments.

Note that no new paving for parking may be created in the right-of-way and, when development occurs on a site, any existing paving in the right-of-way must be removed unless specifically authorized through an encroachment permit.

2.0 Neighborhood Street Character Guidelines

The informal image of residential streets in Carmel is one of the most distinctive features of its design traditions. This character should be maintained. Designers for both private and public projects should respect the established street character along a block face and blend any proposed right-of-way changes into this context.

Note that any paving in the Right-of-Way must be executed by the City and that in doing so, it will apply the City's adopted Policy and Standards paper, "Public Way Design."



Separate an existing parking space in the right-of-way from any driveway with plantings.

The informal image of the residential streets in Carmel is one of the most distinctive features of its design traditions.

Objectives:

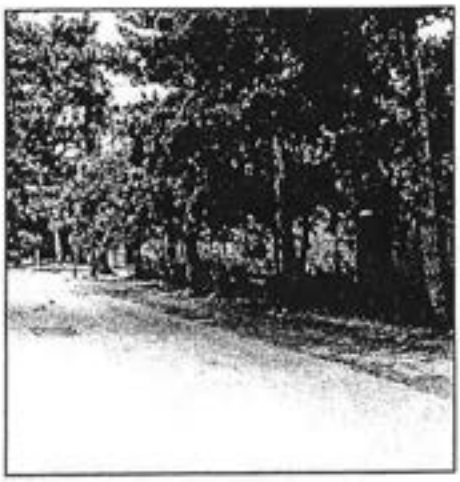
- To maintain the informal, meandering character of residential streets
- To retain the existing width of paving in the street
- To maintain a rustic character to street drainage systems

Street layout/grid

Streets are laid out in a rectilinear grid for most of the town. Exceptions, however, occur in steep canyons, where roads meander along the contours of the steep slopes. However, even where the grid exists, it does not appear formal, due to the meandering edges of the streets, the rolled curbs and vegetated edges. This traditional layout contributes to the character of the community and should be maintained. The *traditional narrow width* of the paved travel lanes also should be maintained. They should not be expanded.

2.1 Maintain the traditional street layout.

- Where it exists, the grid system should be maintained.
- Those streets that are laid out to follow contours and avoid significant trees or land forms also should be maintained.



Maintain the informal edge of street paving.

Street edges, curbs and gutters

While the street grid is well-established, in most neighborhoods it appears more like a series of meandering forest roads. This is a result of the informal edge of paving, in combination with the informal plantings, trees and rustic character of the unpaved portions of the right-of-way flanking the travel lanes. In neighborhoods where it exists, the ragged, meandering character of the street is an important feature that should be preserved.

The design of a street edge should be sensitive to the neighborhood-context. Although most street edges are informal, this varies from place to place throughout Carmel. These guidelines require that during the preliminary site assessment for each project, the characteristics of the street edge be identified. This established character should then be perpetuated, or enhanced, in the proposed design. Projects should "fit in" and not introduce new elements that are foreign to an established pattern.

2.2 Maintain existing patterns of street edge design and street paving.

- Avoid adding new pavement at the edge that would widen the street or create a parking space.
- Maintain an informal unpaved and/or landscaped edge where it exists.

In most neighborhoods, drainage follows street grades and then is collected in a limited number of open gutters. These are typically lined with local rock. This detail contributes to the forest road character and should be continued.

2.3 Maintain the existing character of street gutters in each neighborhood.

- A rolled gutter made of asphalt is typical of most neighborhoods.
- Where more formal gutters are used, they should be faced with rock.
- A plain concrete curb is usually inappropriate in all neighborhoods.

Maintain the existing character of street gutters in each neighborhood.

Site Planning Guidelines

These guidelines address the placement of buildings on an individual site and they also cover the organization of open space and landscaped areas.

Site plan designs should relate to and take advantage of the site's topography and slope, as well as significant, trees and vegetation. Designs should recognize the constraints of the land and work within these limitations, rather than ignore them or override them.

Objectives of the Site Planning Guidelines are:

- To promote building placement that will protect trees
- To promote variety in the way buildings are set back along each street
- To encourage the positioning of buildings to frame open space
- To protect privacy and views for neighbors

Note that some variations in site planning principles exist between uphill and downhill sites. In general, secondary structures are located uphill, away from down hill views. Similarly, a driveway appears to "fall away" from the street edge on downhill sites, which reduces its visual impact.

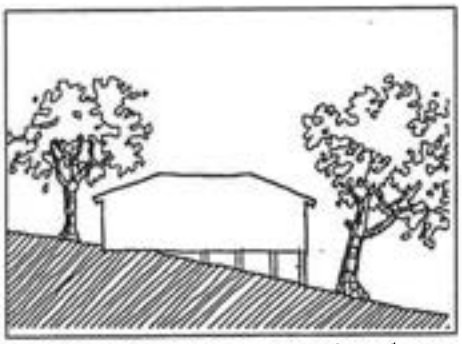
3.0 Topography

The natural slopes of each residential neighborhood are some of the most important features in the community. They contribute to the distinctive character of development here and should be maintained. The manner in which a site is excavated for a building foundation and the way in which grades are treated are therefore important considerations.

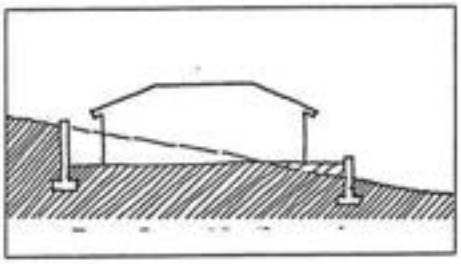
Objectives for this section are:

- To maintain the natural topographic character of Carmel
- To encourage site development that preserves natural slopes, avoids significant exposed cuts or fills and protects trees
- To promote grading designs that will retain water on site, enhance percolation into soils, and minimize runoff onto adjacent properties
- To promote the use of natural slopes and stepped floor plans in building design so that houses hug the land.

Where construction is necessary on a steep slope, step the foundation and building forms to follow the contours or locate the long axis of a building to lie parallel with natural contours.



Discouraged: This structure rises above the slope, which increases its mass.



Discouraged: Extensive excavation and exposed cuts impact tree roots and disturb natural contours.

While a key principle is to maintain the sense of natural topography, this must be balanced with the objective of minimizing the mass and scale of a building. This can be achieved by locating some floor area partially below grade or fully below grade in a basement. In such a situation, more extensive excavation may be necessary.

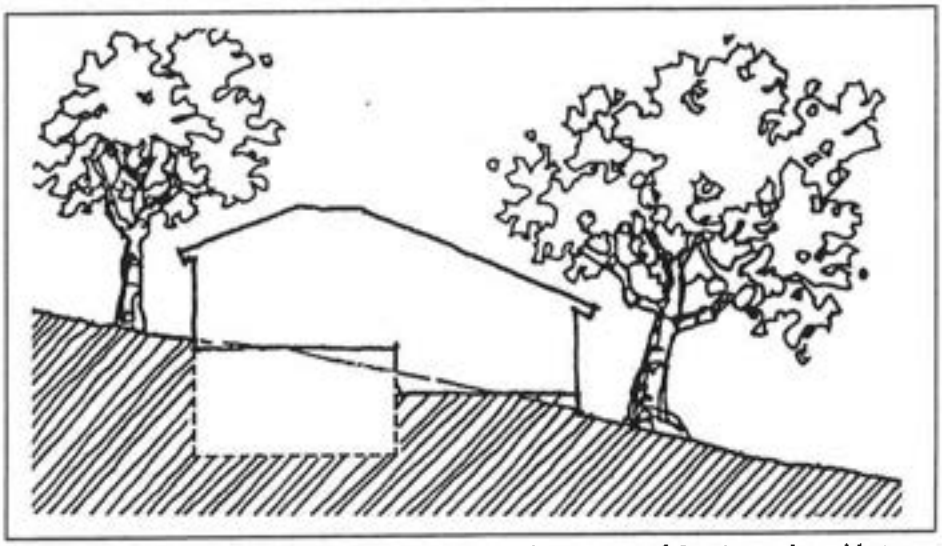
Another consideration is the objective to preserve significant trees. Minimizing a building footprint can provide more room on site for trees, but if excavation is included, it can impact existing root systems. Conversely, if a basement and/or two-story design is not used, floor area is distributed over a larger footprint. Excavation may be shallower but more widespread and root systems may still be affected.

These objectives to preserve topography and trees therefore must be balanced and considered on a case-by-case basis. The preliminary site assessment should guide the basic form of the building. The location of trees and root systems on and near the site will determine whether it is most appropriate to use a compact building footprint and excavated living spaces or a broader footprint with minimal excavation. Overall, the ideal design will be one that accomplishes all of the City's design objectives, to respect natural contours, to reduce building mass and to protect trees.

Topography and slopes

3.1 Minimize construction on steep slopes.

- Construction on large contiguous areas of slopes that exceed 30% should be avoided when alternatives exist.
- Minimize the footprint of a building on steep slopes.



Preferred: This structure works with the natural contours of the site and avoids tree roots.

3.2 Minimize the extent of excavation and fill on a site.

- The site design should follow the natural contours of the site. Where construction is necessary on a steep slope, step the foundation and building forms to follow the contours or locate the long axis of a building to lie parallel with natural contours.

3.3 Minimize the visual impacts of retaining walls, garden walls and other foundation structures as seen from the public way or neighboring sites.

- Use a stepped building foundation that follows site contours.
- Avoid extensive areas of "cantilevered" floors especially above a cut area.
- Avoid the creation of tall, unused underfloor areas that add to building mass. The level of the finished floor above unused, underfloor spaces should not be higher than five feet above the ground at any point around the full perimeter of the building.

Minimize the visual impacts of retaining walls and other foundation structures as seen from the public way.

3.4 Avoid abrupt changes in grade on the site and between adjoining properties.

- A design that incorporates sloped, planted areas to create a smooth grade transition is preferred.
- Avoid a design that requires a tall retaining wall, terracing or revetments that will be visible from the public way when feasible. When such transitions are unavoidable, multiple landscaped terraces are preferred.

Site Drainage

3.5 Engineer the drainage pattern to retain water on site when feasible.

- Avoid directing new runoff onto adjacent properties, per Carmel Municipal Code Section 15.08.230.
- Maintain existing patterns of drainage between properties.
- Note that the City's engineering standards prohibit directing new drainage onto an adjacent property.
- Preserve natural open water courses.
- Design drainage systems to avoid erosion of hillsides.
- Consult early with Public Works Director and Building Official for sites with unusual drainage conditions.

The preliminary site assessment can be used to identify important open space features of the site and neighborhood that should be retained or enhanced.

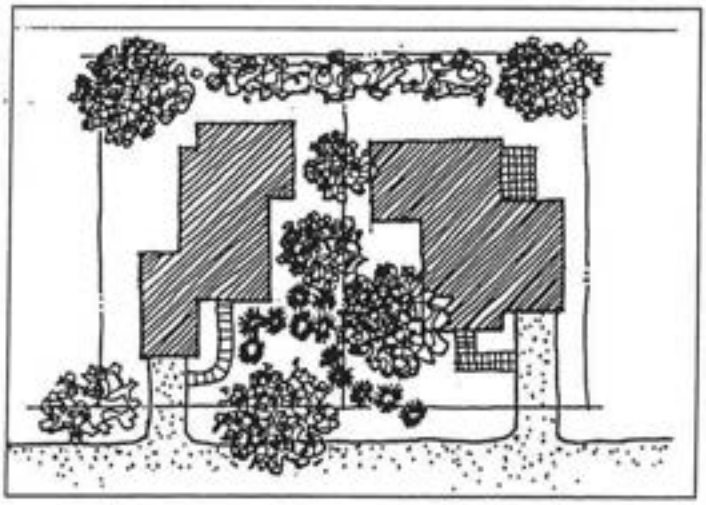
4.0 Open Space, Site Coverage and Setbacks

Open space should be coordinated with the design of structures on site and also with adjacent sites to enhance the parklike environment of the city. Open space should be distributed around a building to provide a visual separation from adjacent structures on abutting sites and avoid the appearance of crowding.

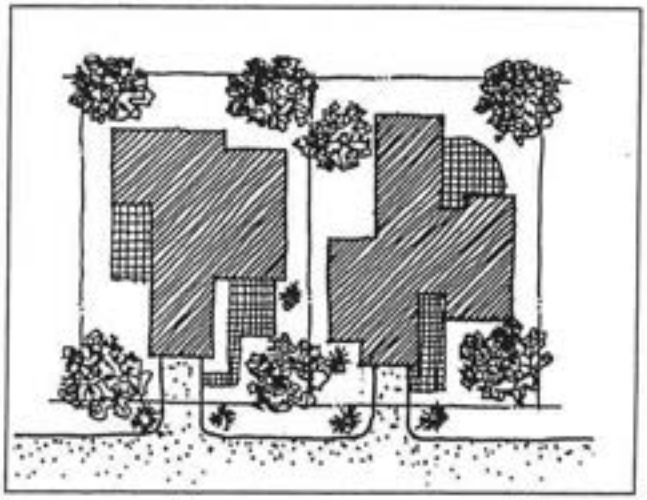
Landscaped open space can help enhance the urban forest, especially when coordinated with neighboring yards and roadside landscaping. Open space is a community resource and some front yard open space on each site should remain visible from the street to enhance the open character of the neighborhood at large.

Objectives:

- To promote preservation of open space as an amenity on individual properties
- To establish an open space setting for each building that is consistent with the neighborhood context
- To encourage coordinating open space with adjoining properties
- To encourage a visual flow of open space from each site into the right of way
- To maintain the "forest foreground" image along the front of a property
- To maintain a sense of discovery along the street by maintaining an informal roadway edge and diversity in front setbacks



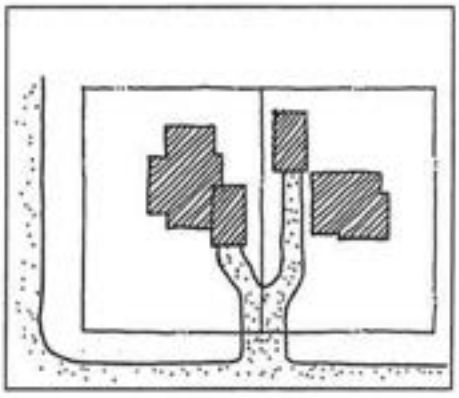
Preferred: Open space is organized to have a positive effect.



Discouraged: Open space is simply "left over" ground within required setbacks with limited positive effect.

4.1 A significant portion of each site should remain as landscaped open space.

- Minimize the amount of hard surfaces in order to maintain a sense of open space and provide space for planting.
- See the Land Use Code for a table which establishes maximum limits for site coverage.



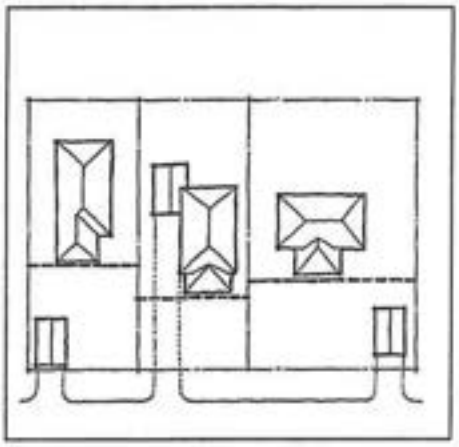
Preferred: Combining driveways may help reduce site coverage.

Side Yards

More open space should be provided along side yards when buildings on adjacent properties are located close to the joint property line. This is particularly important when two-story structures are involved. A design should avoid creating a "tunnel" or narrow corridor between buildings on adjacent sites.

4.2 Consider locating open space such that it visually links with that of adjacent properties.

- This will increase the apparent size of open space resources.
- Use linked open spaces to preserve or enhance forest resources.
- Minimize barriers such as fences, walls and accessory structures that split adjacent open spaces into smaller units as seen from the street.



Preferred: Stagger front setbacks to frame outdoor spaces and provide variety in the arrangement of open spaces along the street.

4.3 Stagger front setbacks to frame outdoor spaces and provide variety in the arrangement of buildings and open spaces along the street.

- Stagger setbacks to protect significant trees.
- Avoid aligning a building front with those of adjacent properties, unless doing so would result in a visual aggregation of open space and save significant trees.

4.4 Variety in side yard setbacks is encouraged.

- Stagger setbacks with respect to adjacent properties to avoid a "canyon effect."
- Consider how the side yard space may relate to that of the adjoining property to maximize the perception of open space.
- See the Land Use Code for minimum setbacks and related provisions for flexibility.

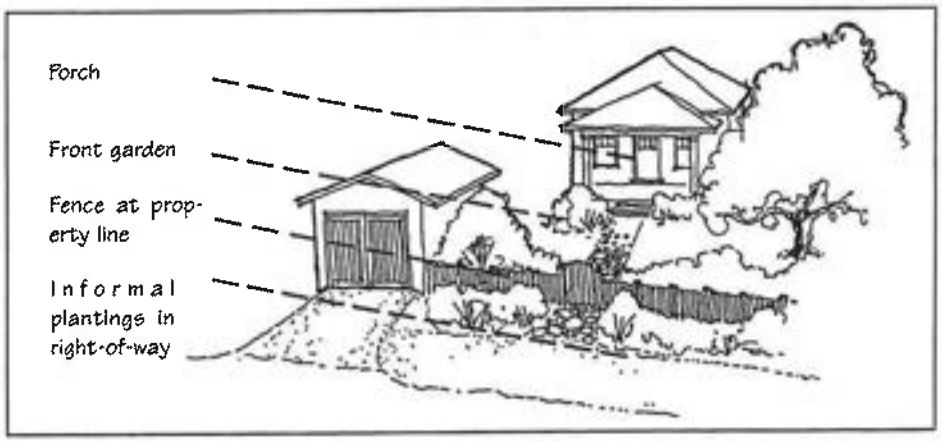
In some neighborhoods, the progression of spaces is layered and may include a right-of-way with informal plantings of native trees and undergrowth, a low fence or stone wall at the property line and a narrow walkway leading from the street through a front garden to a porch or stoop at a front or side entry.

Progression of Spaces

A progression of spaces exists from the street edge to the front of a building on many sites. This progression helps define the character of each neighborhood and should be reinforced in new projects. In some neighborhoods, this progression is quite simple, such as: street edge to open front yard to building entry. In other neighborhoods, the progression of spaces in layered and more complex and may include a right-of-way with informal plantings of native trees and undergrowth, a low fence or stone wall at the property line and a narrow walkway leading from the street through a front garden to a porch or stoop at a front or side entry.

4.5 Use a progression of spaces from the street edge to a building in the design of open space to reinforce neighborhood patterns.

- Provide an informal, planted edge in the right-of-way to help a site blend in with neighboring properties.
- Consider using a fence, wall or hedge to define the front property line when this is characteristic of the neighborhood.
- A walkway from the property line to the house should be informal in appearance and if feasible, should be separate from any driveway paving.
- Preserve existing open space features (access, vegetation, etc.) if they provide an attractive character consistent with neighborhood patterns.



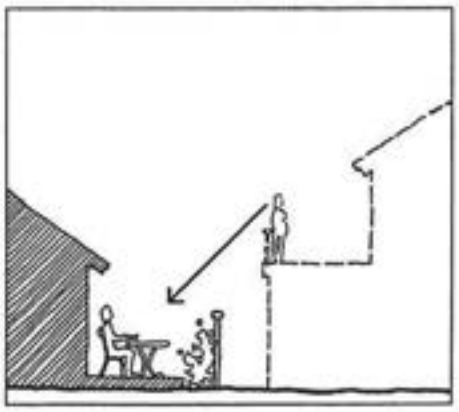
Preferred: Provide a progression of spaces, from informal right-of-way plantings to a front garden, to the building entry.

5.0 Privacy, Views, Light and Air

Neighborhoods originally developed at relatively low densities and the amount of planted open space was extensive. Most blocks evolved with a reasonable degree of privacy for individual houses. Retaining this sense of privacy, in spite of higher densities, remains an objective.

Objectives:

- To maintain privacy of indoor and outdoor spaces in a neighborhood
- To balance and share view opportunities to natural features and landmarks



Discouraged: Overlooking active outdoor areas on adjacent properties.

5.1 Organize functions on a site to preserve reasonable privacy for adjacent properties.

- Position a building to screen active areas of adjacent properties when feasible.
- Locate windows and balconies such that they avoid overlooking active indoor and outdoor use areas of adjacent properties.
- Preserve significant trees that will help to screen views into adjacent properties.
- Screen patios, terraces and service areas.

Policy P1-65
Consider the effect of proposed residential construction on the privacy, solar access and private views of neighbors when evaluating the design review applications. Avoid designs that are insensitive to the designs of neighboring buildings. Attempt to achieve an equitable balance of these design amenities among all properties affected by design review decisions.

All applicants are strongly encouraged to consult with neighbors early in the design process to learn their concerns and explain proposed projects.

Views, Light and Air

Views to natural features and landmarks are key features of Carmel's design traditions. Important views occur to the ocean, canyons, and along streets. Protecting views is an important community concern. This includes views from public ways as well as those through properties. Also note that the desire to maximize view opportunities from one's own property must be balanced with consideration of respecting views of others. The preliminary site analysis may help identify view opportunities as well as existing views enjoyed by others.

Designs also should preserve reasonable solar access to neighboring parcels. Designs should protect and preserve the light, air and open space of surrounding properties, when considered cumulatively with other buildings in the neighborhood. Incorporating tall or bulky building elements near the property line of an adjoining site should be avoided.

Remember that trees are part of the view and that views are often filtered or transitory because of the urban forest. City policy prohibits trimming trees for views.

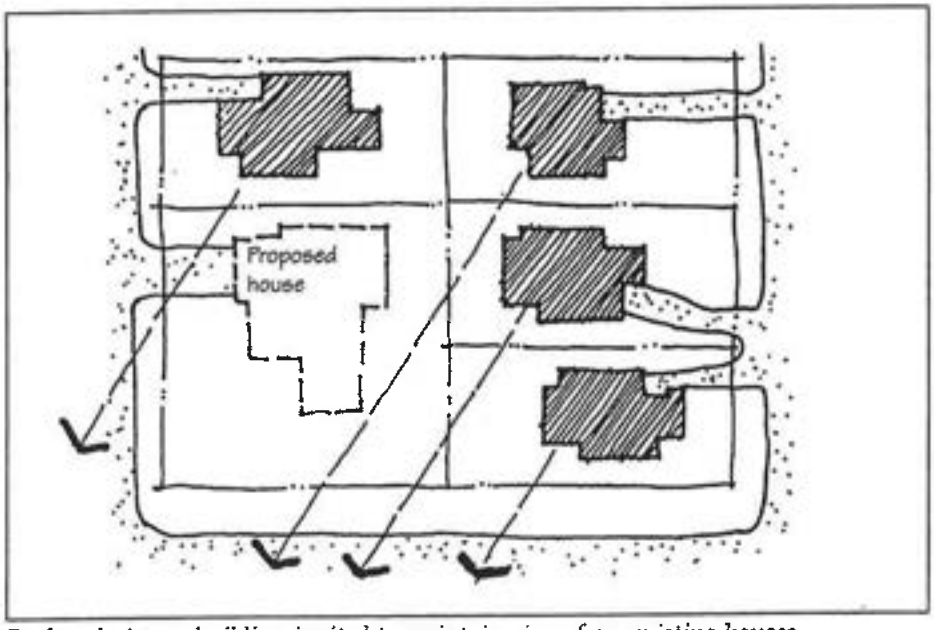
5.2 Maintain view opportunities to natural features that lie outside the property.

- Consider locating key building functions to make use of views.
- Also locate buildings so they will not substantially block views enjoyed by others.

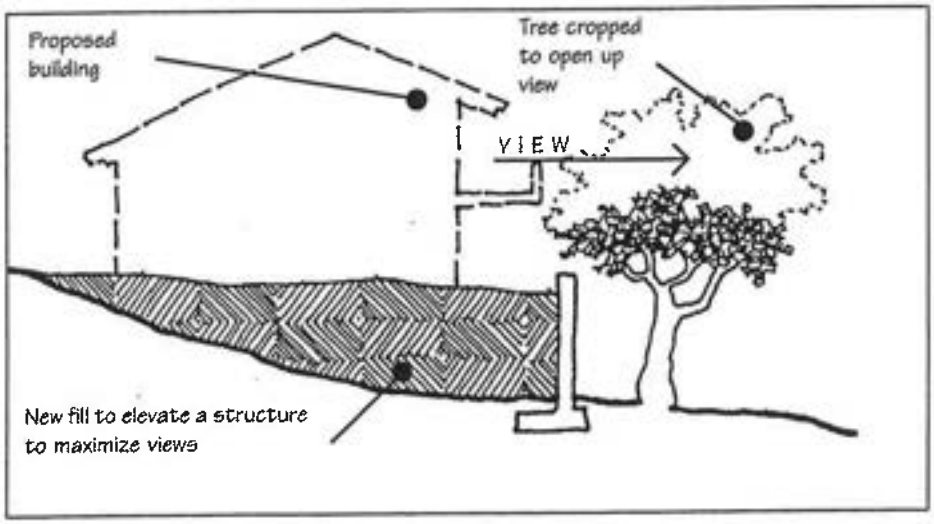
Maintain view opportunities from a site to natural features outside the property.

5.3 Maintain views through a property to natural features when feasible.

- Locate major building masses to maintain some views through the site from other properties.
- Consider keeping the mass of a building low in order to maintain views over the structure.
- Also consider using a compact building footprint to maintain views along the sides of a structure.



Preferred: A new building is sited to maintain views from existing houses.



Discouraged: Elevating a site to maximize views.

Facilities for parking should not dominate the design of the house or site as shown here.

6.0 Parking and Access

Traditionally, parking was a subordinate element in Carmel's residential neighborhoods, both on an individual parcel and along the street in general. Today, providing access for an automobile on a site is often a necessity, and doing so is encouraged, as a means of reducing on-street parking pressures. Nonetheless, it should remain subordinate to the overall character of the site.

Usually a garage was a subordinate element in a site plan and often was detached from the house. The wide variety of garage positions contributed to the diversity of the street scene: Many were located at the front property line, while others were sited in the rear. In later years, the garage was often attached, but remained subordinate to the main mass of the house. These traditions of diversity and subordinate character should be continued.

In limited circumstances a garage may be located under a structure when the visual impacts will be minimized. This garage is clearly subordinate to the main building mass.

In some cases, it appears that owners positioned their garages away from prominent views. In particular, they located them uphill, away from downhill views to the ocean. When locating a garage, consider view impacts, the relationship to open space on the lot, and the relationship to that of neighboring properties.

Objectives for this section:

- To minimize the visual impacts of cars on a site
- To minimize the extent of hard, impervious surfaces
- To avoid garage structures that dominate the site and building design

Consider using a carport for variety.

6.1 Facilities for parking should not dominate the design of the house or site.

- Garages that are subordinate design elements are encouraged.
- Garages that are not visible from the street are encouraged.
- Garages integrated into the building design are encouraged.
- Keep the mass of a garage subordinate to that of the house.
- On smaller lots, with a garage visible from the street, provide a single, one-car garage door.
- Avoid moving established driveways if trees or significant vegetation would be harmed.

6.2 Parking facilities that maintain or enhance variety along the street edge are encouraged.

- Consider using a detached garage or carport.
- In some cases, parking facilities may be located in setbacks if this helps to achieve other design objectives.

Driveway paving

6.3 Minimize the amount of paved surface area of a driveway.

- In general, the width of a driveway should not exceed 9 feet.
- Also consider using paving strips, or "tire tracks," for a driveway. This is especially appropriate for a long drive that runs to the rear of a property.
- Except for corner sites with a "through driveway," only one curb cut and one driveway should be provided for a site. Sharing a driveway with an adjacent property is an alternative that also should be considered.
- Avoid large expanses of paving for vehicles visible from the street.

Consider using a shared driveway to minimize the amount of paving area.

6.4 Separate a driveway from a front walkway to reduce the visual impacts of paved surfaces.

- Install plant materials to separate a walk from a driveway.

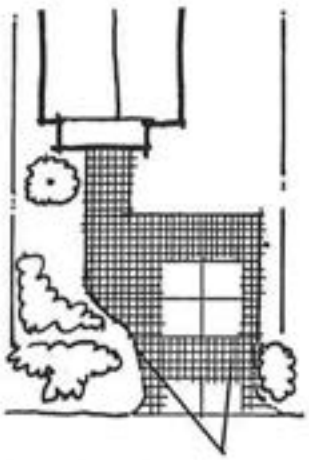
Garage location

6.5 Position a garage to maximize opportunities for open space, views and privacy.

- Locate a garage to maintain larger contiguous areas of open space on a site.
- Locate a garage to screen activity areas on adjacent properties to enhance privacy.
- Locate a garage to maintain views through the property.

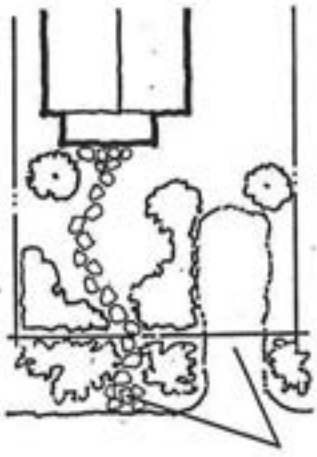
Position a garage (or carport) to maximize opportunities for open space, views and privacy.

Discouraged



A walkway and drive are combined, increasing the apparent size of paved area.

Preferred



The walkway and drive are separated, reducing the apparent amount of paved area.

Preferred: Locating a detached garage at the rear of the lot

Preferred: Orienting the garage door away from the street.

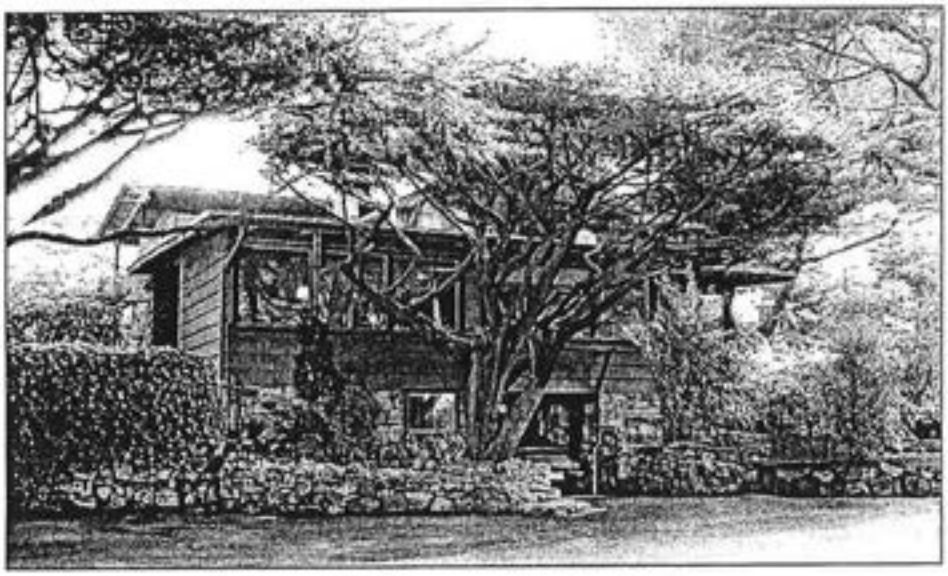
6.6 Locate a garage to minimize its visual impacts.

Three options should be considered:

1. Detached, at the rear of the lot.
2. Detached, in front, within the front setback is acceptable, when other design traditions objectives are met. This option should not be repeated to excess within a block.
3. Under the house, when other design tradition objectives are met. (See below.)

6.7 In limited circumstances a garage may be located under a structure when the visual impacts will be minimized.

- The garage door should not dominate the front of the house. A door perpendicular to the street is best in this condition, and...
- The driveway may not dominate the front garden and may not create a "ramp" effect or introduce tall or massive retaining walls. A sense of a front yard must be maintained.



When a garage is located under the house, the driveway should not create a ramp effect. The garage door also should not dominate the front.

Building Mass, Scale and Form

Most buildings in Carmel had simple forms and were relatively small in scale, particularly in relation to the size of their lots. A new building should appear similar in scale to those seen traditionally. Large complex structures and those with continuous, blank surfaces can appear massive and should be avoided.

7.0 Building Mass and Scale

A building should contribute to the character of the neighborhood and should not dominate the street or neighboring properties. Structures composed of a few smaller, simple elements, rather than a single large, continuous form, are encouraged. A large building mass can block views, interfere with the enjoyment of open space and restrict free passage of light and air. Therefore, a large, expansive building mass should be avoided.

Keeping the actual building mass in scale with those seen traditionally is the best approach. This can be achieved by building less than the allowed floor area, constructing some floor area below grade, avoiding excessive roof volume and keeping above-ground floor levels close to grade. Where a large building mass does occur, some relief should be provided by introducing just a few varied roof lines, offsets or smaller building elements. However, the result should remain simple in character and the overall composition should appear to be a set of discreet rectangular building masses, rather than a complex assemblage of varying planes around a single building mass.

Objectives:

- To maintain the massing and scale of building characteristic of Carmel
- To keep building scale in proportion to the area of the site
- To encourage diversity in housing design reflecting the eclectic mix of styles that is characteristic of Carmel

Policy P1-63
Adopt design regulations that establish maximum limits on site coverage and floor area in order to preserve open space and avoid excessive mass and bulk. Establish provisions for less allowable coverage and floor area on sites constrained by environmental factors to preserve open space, vegetation, natural landforms and the character of surrounding neighborhoods.

Structures composed of a few smaller, simple elements, rather than a single large, continuous form, are encouraged.

Building Mass

7.1 A building's mass should relate to the context of other homes nearby.

- Larger building masses should be divided into forms that are similar in scale to houses seen in the immediate neighborhood.
- Using a detached secondary structure (garage, guest house, etc.) is encouraged to reduce the overall mass of the primary building on a site.

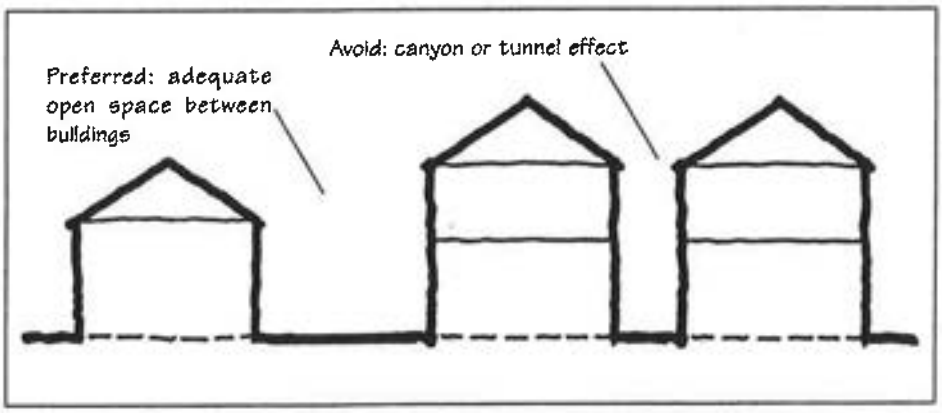
7.2 Minimize the mass of a building as seen from the public way or adjacent properties.

Consider these options:

- Build to less than the maximum floor area.
- Locate some floor area either fully or partially below grade.
- Avoid using tall volume spaces (e.g. high ceilings or steep pitches across wide spans) that increase the visual bulk of a building above grade.
- Avoid long, uninterrupted wall planes.

7.3 Avoid placing a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites.

- Preserve open spaces and access to light between properties.
- Avoid the appearance of a narrow corridor or tunnel between buildings as seen from the street.



Discouraged: Avoid the appearance of a narrow corridor between buildings as seen from the street.

7.4 Avoid the creation of large, unused underfloor areas that increase building mass.

- On sloping lots, floor levels should be stepped to follow site grade.
- If floor levels cannot be stepped, larger underfloor spaces should be counted and used as part of the allowed floor area.

7.5 When locating floor area in a below grade or partially below grade space, minimize the visual impacts as seen from the public right of way and site disturbances.

- Locate any walkout area or terrace to the side or rear to reduce the building height as it will be perceived from the street. When this is not feasible provide screening with other building elements or landscaping.
- The use of exposed retaining walls should be minimized when developing a below-grade space.
- Impacts on tree roots also should be minimized.
- The visual impacts of window wells should be minimized.

A building should relate to a human scale in its forms, elements and in the detailing of doors, windows and walkways.

Building Scale

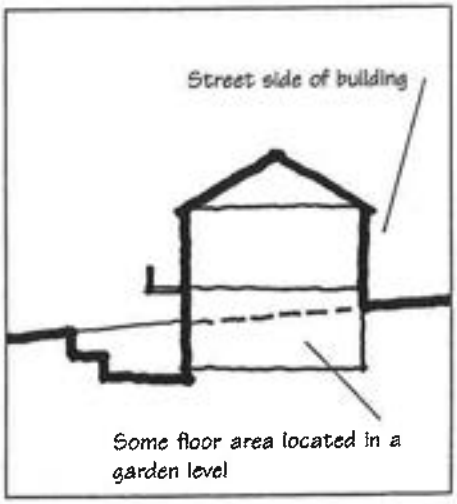
7.6 A building should relate to a human scale in its basic forms.

- Oversized elements make structures appear massive and should be avoided. Avoid a "grand entry" design, for example.
- Avoid design treatments that produce a top-heavy appearance such as large cantilevered building elements, roof forms that dominate the body of the building and wide chimney structures.
- Low, horizontal building forms that appear to hug the ground are encouraged.

Building Height

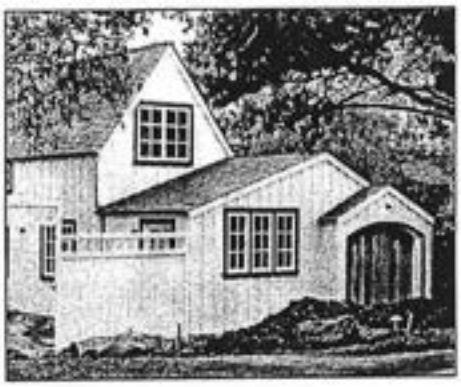
7.7 A building should appear to be no more than two stories in height, as viewed from the public right-of-way.

- Presenting a one-story height to the street is encouraged.
- Locate two story elements downhill, except where this would appear dominant or out of scale when viewed from the public right-of-way or a neighboring home.
- Using a low building plate height also is encouraged. The maximum plate height for the first floor of a building is 12 feet. (See the Land Use Code for details.) However, this maximum is established to accommodate sloping building sites. In cases where a building site is relatively flat, a lower plate height is appropriate. Interior wall heights should generally not exceed 8 feet.
- Locating some floor area below grade or reducing roof pitch are appropriate ways to reduce building height and mass.



Locating some floor area in a garden level is also encouraged as a means of reducing building height.

Traditional building forms were simple. This should be continued.



Preferred: A composition of simple building forms

8.0 Building Form

Traditional building forms were simple. Although variety exists in the composition of forms, they read as collections of simple solids. This should be continued.

Objectives:

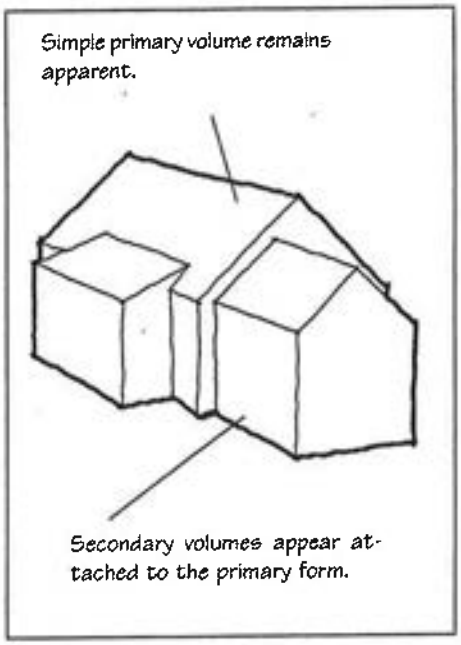
- To maintain the range of traditional building forms
- To promote simple building forms that fit with neighborhood context

Detail of Building Form

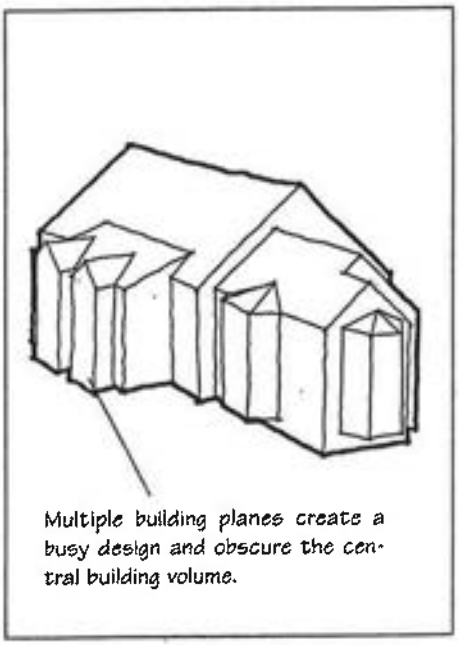
One may tend to think that providing extensive variety in building planes, roof planes and in architectural details will reduce the perceived scale of a building or help it to blend with the neighborhood. In fact, this can result in a facade that is overly "busy" and can attract attention, making the mass of the building more noticeable. This treatment is out of character and should be avoided.

8.1 A building form should appear similar to those seen traditionally.

- Building forms should be simple. Basic rectangles, L or U-shapes are typical. Avoid "busy" building forms.
- A form with a horizontal emphasis is preferred.
- Roof forms should be composed of just a few simple planes.



Preferred: Simple building form and a simple roof



Discouraged: Complex building form and multiple planes

8.2 Use restraint when introducing variation in building planes.

- Keep building walls simple in the extent of variation in wall and roof planes.
- Use building offsets to achieve specific purposes such as avoiding tree limbs or breaking the mass of a large building element.
- Avoid building forms that are complex, monumental, formal or out of scale with the neighborhood context.

Roof Form

Varied roof forms are typical in a block and this tradition should be continued.

8.3 Use simple roof forms. Limit the number of subordinate attachments, such as dormers, to avoid a cluttered design.

- For example, basic gable and hip roofs are traditional and their use is encouraged.
- Flat roofs may be used to a limited extent on smaller, one-story structures. They should not be used on large buildings or two-story elements.
- Avoid complex roof forms that call attention to the design or add unnecessary detail.
- Mansard roofs typically add more mass than other forms and are discouraged. A sloping roof "skirt" that conceals a flat roof is particularly out of character. Similarly, a gable roof that is "clipped" at the top adds unnecessary complexity to a design and should be avoided.

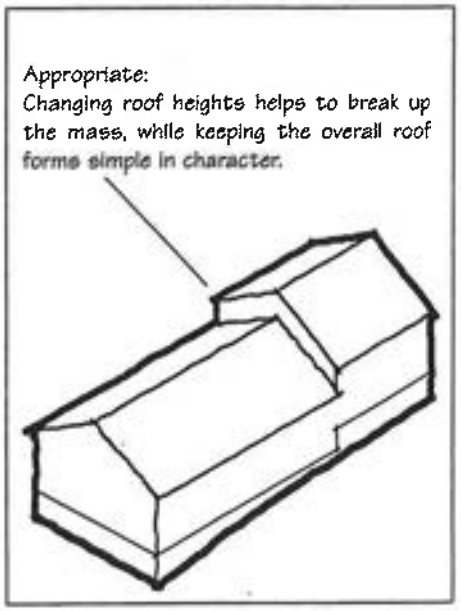
8.4 A roof form should be in proportion to the scale of the building.

- In general, moderately pitched roofs (4:12 to 6:12) are preferred.
- Shallow to moderately pitched roofs are appropriate on one story buildings. More steeply pitched roofs with low plate lines can be used on two story buildings.
- The wider the area a roof must span, the shallower the pitch should be to avoid excess height or flat roofed elements.

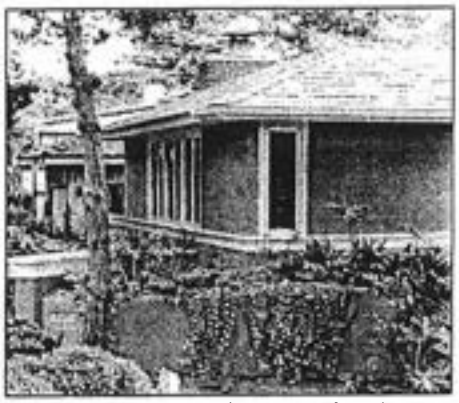
8.5 Roof eave lines should appear low in scale.

- Low plate heights that reduce the height of exposed walls are encouraged.
- Consider tucking second story rooms under the sloping sides of a roof form and keeping low eave heights. Light can be brought to such rooms using dormers or clerestories.

Simple primary roofs with subordinate attachments, such as dormers, are appropriate.



Preferred: A simple roof form is appropriate.



Roof eave lines should appear low in scale.

Special Thanks

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Resources

Definitions of Key Terms

These definitions apply to the material presented throughout the City's Residential Design Ordinance and Design Guidelines.

Average grade is a horizontal line approximating the ground elevation through each building on a site, used solely for calculating the *exterior volume* of buildings. Average grade is calculated in four steps: (1) Plot the ground level perimeter of the building on a topographic map of the site using 1-foot contour intervals. Assign an elevation of zero for the lowest contour line that passes through the building. (2) Find each point where a contour line intersects an exterior building wall. Using a straight line through the building, connect each point to where the same contour line emerges from the building footprint, (3) for each line drawn in step #2 multiply its length by its elevation and then sum all results, (4) divide the sum from step #3 by the sum of all line lengths. The resulting elevation is extended as a horizontal line through the building. Average grade is calculated separately for each building.

A **basement** is an underground room or excavated space with at least 5-feet but not more than 9-feet of interior height, finished or unfinished, the exterior walls of which are exposed no more than 1 foot above *final exterior grade* and *existing grade* at any point. The finished floor of the story above a basement shall not be more than one foot above either grade. (Note: In calculating the floor area of a basement space it may be necessary to count part of a room or space as *basement* and part of a room or space as above-ground space. Room walls do not have to follow the lines formed by grades and these definitions.) Basement spaces may be used for any residential occupancy allowed by the Uniform Building Codes such as bathrooms, family rooms, hobby rooms, offices, mechanical equipment, storage, and, if equipped with window wells, for bedrooms.

Community Character is a sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

Context is the area surrounding a project site that helps define the community character which that site or building is a part of. In general, a building should visually relate to its surrounding context.

Design Guidelines are a community's policy about design. Design guidelines provide guidance to users contemplating a project in Carmel, by providing ideas and solutions to various design issues facing residential development.

Detached Garage is a completely freestanding structure, which is not attached to the house by any roof or wall element.

Design Review is the process of receiving comments on a project's design from an officially designated, and trained, review body. In Carmel, this review is conducted by the Design Review, the Planning Commission or the Planning Staff.

Existing Grade is the set of elevations representing the surface of the ground prior to commencing grading, filling or other site alterations for a project. On developed sites, as each topographic line passes beneath a building it shall be assumed to be a straight and level line for purposes of defining existing grade. *Existing grade* may also be referred to as *Natural Grade*. It is intended by this definition not to measure this grade from the floor of any excavated space within a building.

On developed sites previously excavated to create basements or other spaces partially below grade, an approximation of preexisting conditions may be substituted using grades on adjacent sites, retaining wall and prior survey maps for reference as long as the resulting project complies with all Design Guidelines and avoids the appearance of large exposed cuts and unnatural topography.

Exterior Volume is the total space occupied by all structures located above *average grade*. Exterior Volume is expressed in cubic feet and is measured from the exterior wall and roof surfaces of each building. Where the *average grade* line lies below a building the exterior walls of the building are projected down to average grade to calculate its volume. Portions of a building located below average grade are excluded from exterior volume. Exterior Volume includes all dwellings, guesthouses, subordinate units, garages, carports, gazebos, chimney structures, storage sheds, projecting windows and covered porches.

For that portion of any balcony or deck located more than 18" but less than five feet above existing or final grade, the space measured from the top of any rail or enclosing walls down to either grade shall count as exterior volume. For balconies and decks serving the second floor or located five feet or more above grade, the space measured from the floor or underside surface of the balcony or deck to the top of any rail or enclosing walls, counts as exterior volume.

Exterior Volume excludes the volumes in and under arbors, trellises and roof eaves. That portion of any deck or balcony located within 18" of grade is excluded from exterior volume. For building elements not addressed by this definition the Planning Commission shall determine whether an element counts as volume based on its perceived contribution to mass and bulk as seen from any neighboring site or from the street.

Final Exterior Grade is the elevations representing the surface of the ground at all parts of a site not occupied by a building upon project completion. This grade follows the actual soil surface around the buildings including all excavations and fills. Where final exterior grade intersects a building wall this term may also be called perimeter grade. Excluded from this definition are one or more window wells serving basement rooms, the combined area of which do not exceed 10% of the floor space in the total basement area.

Floor Area is the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all buildings, basements, mezzanines, guesthouses and studios. All required parking shall be counted as floor area whether supplied by garage, carport or other means.

1. Base Floor Area is the calculated floor area allowed on a site prior to consideration of *bonus floor area* and adjustments to floor area based on site constraints.

2. Bonus Floor Area is floor area located in a basement, in addition to the *base floor area*, granted to a site as an incentive to reduce above-ground mass and bulk.

Height is the vertical (plumb) distance from the appropriate grade to the design feature being measured. The appropriate grade to use depends on the design feature; some features are measured from *existing grade* while others are measured from *final exterior grade.*

Land Use Code is the official code of ordinances adopted by the Carmel City Council that regulates all matters relating to the design and construction of land improvements within city limits.

Mass, Building is the physical size and bulk of a structure—roughly the volume of space which a building occupies, above ground, on a site. Typically, the larger the building the greater its perceived mass is.

Open Space is any portion of a lot that is free of structures, paving or improvements other than landscaping.

Preservation is the act or process of applying measures to sustain the existing form, integrity and materials of a historic building or structure, and the existing form and vegetative cover of a site.

Scale, Building is the size and proportions of the structure and its design elements as they appear to the pedestrian.

Setbacks, Building are imaginary vertical planes applied to each building site beyond which building improvements may not encroach. These areas must remain as open space on a lot. The front yard setback in Carmel, for example, is fifteen feet on most lots.

Site Coverage is the total ground area of a site occupied by materials or improvements that cover the natural soil but which are outside the perimeter of structures that count as floor area. Site coverage includes:

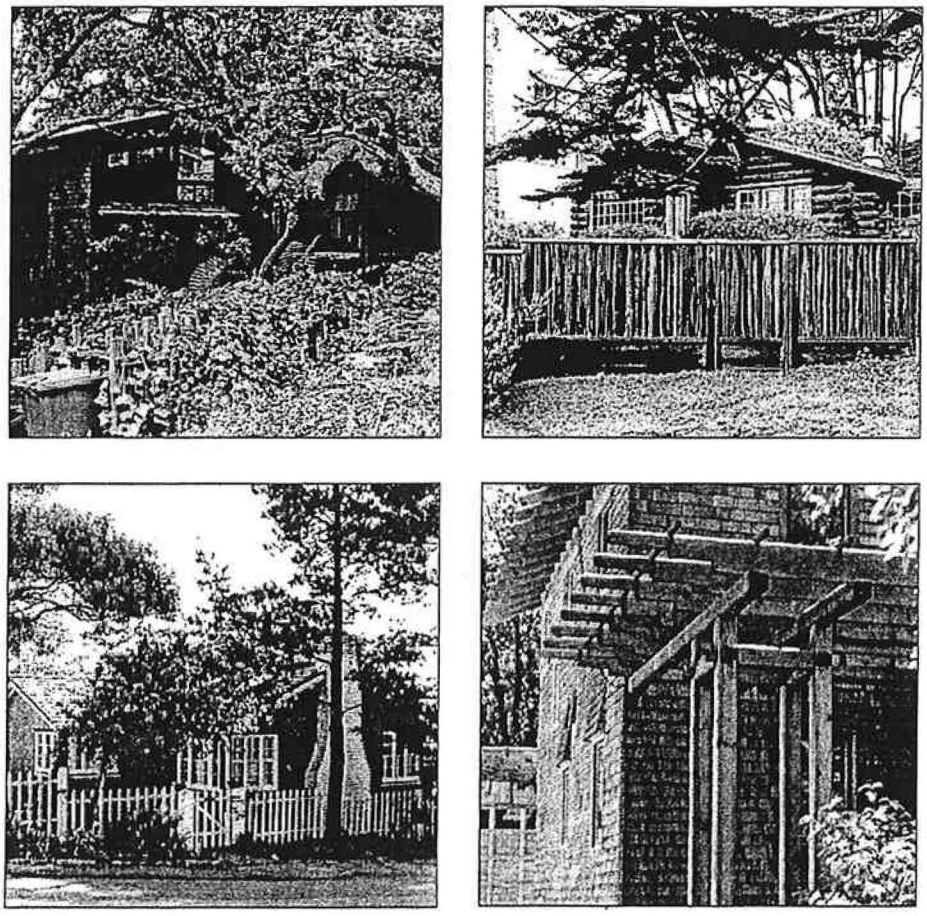
1. Fully permeable materials including gravel, decomposed granite, spaced decking and exterior stairs. However, shredded bark, wood chips and similar materials used as mulch within fully landscaped areas shall not be counted as site coverage.

2. Semi-permeable materials including sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

3. Impermeable materials including asphalt, concrete, mortared brick and stone, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, and swimming pools.

The Design Traditions of Carmel

RESIDENTIAL DESIGN GUIDELINES FINAL DETAILS REVIEW



Adopted by City Council May 1, 2001

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A. Stonework Patterns

Guidelines for Final Details

This document contains guidelines for the review of final design details. They are to be used when a proposed project has achieved concept approval. These guidelines focus on more specific exterior details of design than are considered in the concept phase. By using appropriate architectural materials, details and finishes, the basic building masses approved at the concept phase are expressed and given character. The execution of design details can substantially affect the perceived character of a project, including its mass and scale and its design diversity and compatibility within the neighborhood context. Therefore, compliance with these guidelines is important.

The Design Detail guidelines seek to promote building that will be compatible with the design traditions of the community. At the same time, some variety in the details of construction is encouraged as a means of promoting diversity.

Guidelines for Final Details Review
This document contains:

Guidelines for Building Design
- Architectural style
- Restrained character
- Building scale
- Building additions
- Architectural details
- Building materials
- Windows & doors
- Skylights
- Chimneys
- Doors and entries
- Garages

Introduction to Landscape Design

Landscape Guidelines
- Plant selection
- Paving materials and design

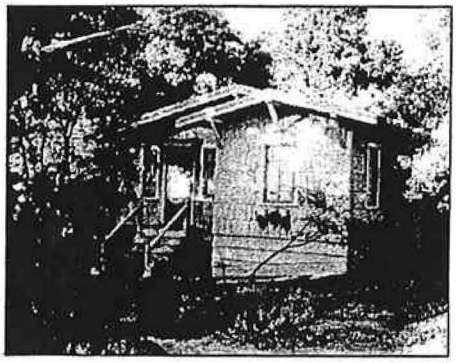
Fences, Walls and Lighting
- Fences & walls along street frontages
- Garden walls
- Gates & arbors
- Lighting

Building Design - Final Details

Introduction to Building Design

This section addresses the details of building design, including selection of materials, and treatment of windows and doors.

The community has experienced a series of design trends during its development. These have included a few early Victorian cottages, many craftsman bungalows and a broad mix of other styles popular nationally. In addition, some building styles evolved here that are unique to the community, particularly the "story book" houses of Comstock. Underlying all these variations was a conscious intent of creating a village in a forest setting.



A craftsman cottage with shingle siding and low-pitch gable roof

The community has experienced a series of design trends during its development. Underlying all these variations was a conscious intent of creating a village in a forest setting.

Early Building Types

Carmel's early residences varied in size, style, siting and the subordination of buildings to nature. Historically, homes were small, often no larger than one- or one and one half-stories. The construction method most often used was wood frame, although there were many homes constructed of rough cut stone. Occasionally, wood homes were set on high stone foundations. Wood siding treatments were either shingle, vertical board and batten or horizontal clapboards. Roofs were most often gabled and covered with wood-shingles. Many of these early structures would be considered vernacular rustic cabins, while others exhibited stylistic influences of turn-of-the-century houses around San Francisco.

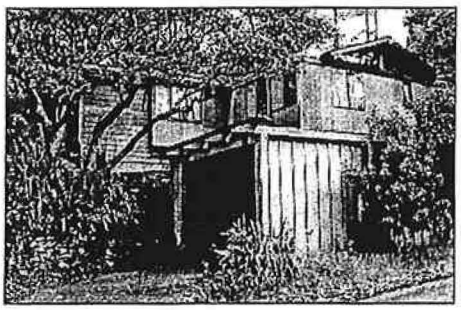
The Arts and Crafts Movement

After 1905, the strongest influence on residential architecture in Carmel was the influx of artists and writers, especially those philosophically aligned with the Arts and Crafts Movement. As an expression of the philosophy of the movement, the Craftsman style became popular in Carmel from 1905 through the early 1920s. It was favored over other styles among the artistic, literary and academic residents because it encouraged individualism and creativity, while respecting the natural setting.

The architectural styles that followed were perhaps less influential than the Craftsman, although contributing to the city's character. Styles of the 1920s and 1930s included Tudor Revival, English Revival, French Revival, Spanish and Italian Revival, American Colonial Revival, Monterey Revival and the Pueblo Revival. Among the most

Historically, homes were small, often no larger than one- or one and one half-stories.

The construction method most often used was wood frame, although there were many homes constructed of rough cut stone.



Wood siding treatments were either shingle, vertical board and batten or horizontal clapboards.

noteworthy to Carmel in this period, however, was the design of "Storybook" cottages that drew upon references to "Cotswold houses."

By the end of the 1930s, much of the character known as "old Carmel" was established, both in terms of the landscape and the building stock. Infilling of parcels continued, however, with a number of "modern" houses appearing through the 1950s. These reflected themes along the coast—basic wood clad structures with picture windows and low-pitched roofs. Wood decks often extended living areas out into the forest.

During these decades of early development, individual expression was tempered with careful consideration for the setting and of the character of the community. The town that emerged therefore is a unique expression of a commitment to a special physical character as well as a distinct cultural pattern.

Some neighborhoods also exhibited distinct variations in architectural design. In the Old Mission Tract, for example, the Ranch and North Coastal styles are typical. Along Scenic, North Coastal houses blend with a variety of Modernist interpretations, along with other more traditional types.

Key principles of architectural design

At the Final Phase level of design consideration, three key principles underlie the guidelines:

1. Keep the design simple.
While variety in details is encouraged and visual interest is desired, this should be accomplished in a restrained manner, such that each building remains subordinate to the forest character.

2. Promote diversity of styles.
Within the basic framework of the design traditions, a range of architectural designs can occur. In fact, repetition of a single style in a block should be avoided.

3. Be consistent within an individual building.
While diversity is encouraged throughout the community as a whole, consistency in design throughout an individual building is very important. This is an essential ingredient of the design traditions of Carmel.

These three principles are fundamental to the Final Details Guidelines for Building Designs that follow and compliance with these key principles is a primary concern.

9.0 Guidelines for Building Design: Final Details

Architectural style

Diversity in building designs and architectural styles are key features of the design traditions in Carmel. Some of the earliest buildings reflected the regional influences of the San Francisco area, while others emerged with uniquely local flavor. Still others are examples of international trends in architecture. Nonetheless, most contributed to the character of the community by responding to the forest context and using craftsmanship in construction and detail. These traditions should be continued.

Policy P1-65
"...Avoid designs that are insensitive to the designs of neighboring buildings."

Many people think of the Comstock "story book" houses when they think of building traditions in the community. While these designs and English Tudor Revival styles were certainly contributors to the character of Carmel, they were not an official style of the city and were used on a relatively limited number of buildings. Excessive repetition of these styles (or any one style) would undermine the diversity of Carmel's neighborhoods. A more prevalent style was the Craftsman Cottage or Bungalow. Building in this tradition is still appropriate. Other common themes include Mission Revival, Monterey Colonial and a variety of other revival styles. However, architects and designers should not feel constrained to these styles. Adapting more contemporary design approaches to the size, massing, scale, materials and site relationships found in earlier designs is encouraged as a means of achieving compatibility with diversity.

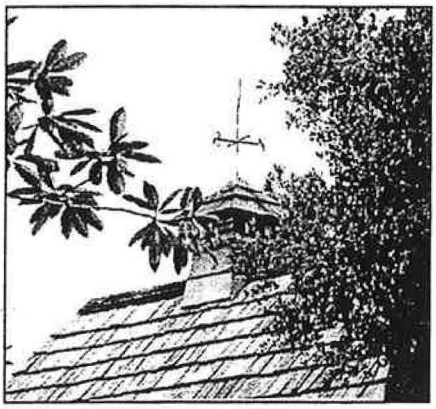
Carmel's early residences varied in size, style, siting and the subordination of buildings to nature.

Objectives:

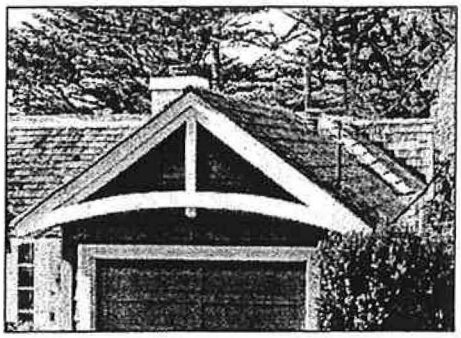
- To promote a diversity of architectural styles that are also compatible with the village-in-a-forest context
- To promote simplicity in building design
- To promote buildings that are in scale
- To continue the use of "natural" building materials

9.1 Diversity of architectural styles is encouraged.

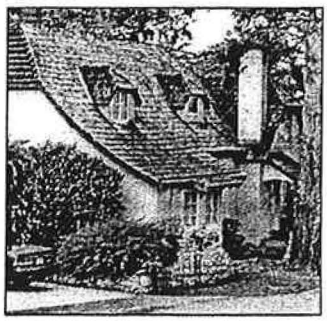
- A new building should be different in style from buildings on nearby and abutting properties.
- A design that creates individual character while also maintaining compatibility with the character of the neighborhood, is encouraged.
- A design that incorporates innovation and the use of skilled workmanship is encouraged.



Architectural details contribute to character of the building and their use is encouraged.



The use of simple wood details that appear to be true structural elements is appropriate.



Appropriately sized dormers can be used to reduce scale and achieve a well-integrated design.

Simple and restrained character

9.2 Keep building forms, materials and details simple and visually restrained.

- Building forms, materials and details that contrast strongly within a single building or with neighboring buildings are discouraged.
- Design features that increase the visual prominence of the building should be avoided.
- Avoid visual complexity. Too many different materials or excessive details create a busy appearance and should be simplified.
- Avoid overly ornate details.

Building scale and design integrity

9.3 Building details should be used to provide interest and not exaggerate the scale of a building.

- Add details to relieve blank surfaces and achieve a scale compatible with the building's forms and its architecture.
- Appropriately sized chimneys, overhangs, windows, doors, dormers, porches, entries and decks can be used to reduce scale and achieve a well-integrated design. Making any of these elements oversized can exaggerate the building's scale and should be avoided.
- Avoid grand entryways, windows and doors that are out of proportion with the human form. Avoid ostentatious design treatments.

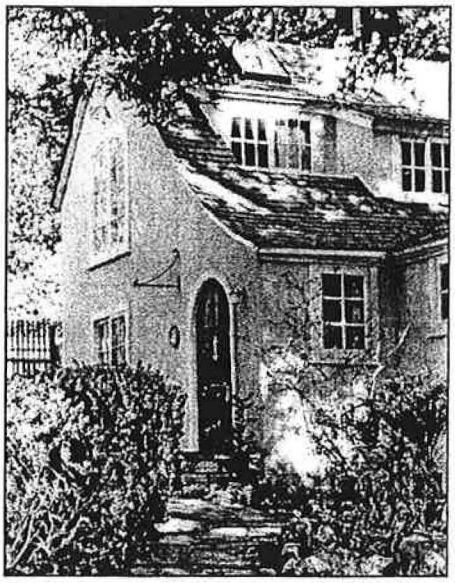
Architectural details

9.4 Architectural details should appear to be authentic, integral elements of the overall building design concept.

- Details that appear to be applied as superficial elements should be avoided.
- The use of simple wood and/or native stone details that are (or appear to be) true structural elements (such as exposed rafter tails, wood beams, stone foundations, etc.) are appropriate. Avoid details that appear inauthentic, non-structural or gratuitous to the basic architecture.
- When design details and surface materials are selected they should be used throughout the full exterior of the building to maintain consistency. Avoid the application of special materials or design treatments to just the street facade.

Building materials

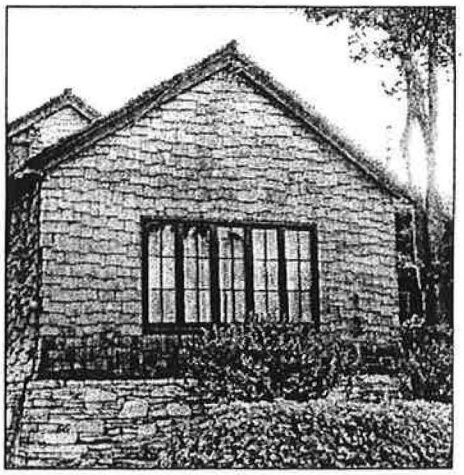
Traditionally, "natural" materials were used when building in Carmel. The earliest structures were painted clapboard. Soon after, wood shingles and board and batten siding also appeared, in the spirit of the "craftsman" character that became popular in the area. While most wood siding had a painted finish, some buildings were stained. Other houses were built of stone and still later, a few were finished in stucco. Nonetheless, wood continued to be the dominant material, certainly for house siding and also for ornamentation and trim elements. This tradition of using natural materials like wood and stone should be continued.



Stucco may be considered as a building material.

9.5 Use "natural" building materials.

- Painted wood clapboard, stained or painted board and batten siding and shingles are preferred primary materials for exterior walls.
- Using native Carmel stone is also encouraged.
- Stucco, in conjunction with some natural materials, may be considered depending on neighborhood character but should not be repeated to excess within a block.
- Where a material is painted, a plain, uniform finish is preferred. Antique and faux finishes should be avoided.



Wood shingles are among the preferred building materials.

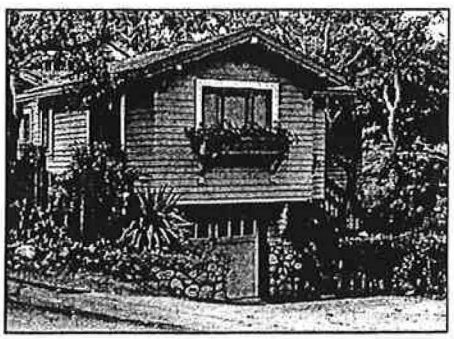
9.6 Avoid the use of synthetic materials.

- The use of vinyl or aluminum siding, for example is discouraged. Products that simulate a wood grain on synthetic siding also are inappropriate.
- Some new materials may be considered only if they convey a scale and texture similar to that of traditional materials.
- Avoid mixing synthetic materials with natural materials in the same design.

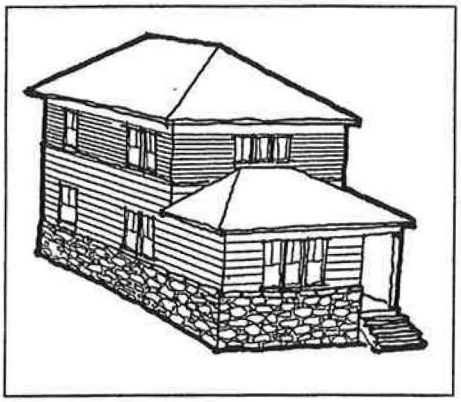
9.7 Provide variety in building materials along a block.

- When the houses to either side of a site are constructed of similar materials, use a different material, consistent with Carmel's design traditions, in order to achieve diversity in appearance.

The use of Carmel stone is encouraged.



The use of wood siding is encouraged.



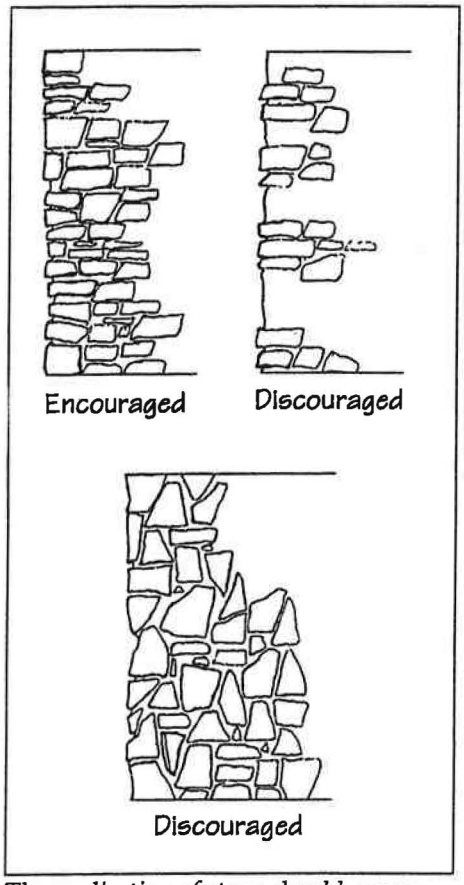
Preferred: Establishing a stone foundation and then wrapping the remainder of the building with wood lap siding are appropriate applications of native stone and wood.

9.8 Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.

- Wood shingles and shakes are preferred materials for most types of architecture typical of Carmel (i.e., Arts and Crafts, English Revival and Tudor Revival).
- Clay tile, slate and concrete tile may be considered appropriate on some structures (i.e., Spanish and Italian Revival, Monterey Colonial, French Revival, etc.).
- Composition shingles that convey a color and texture similar to that of wood shingles may be considered on some architectural styles characteristic of more recent eras.
- Metal, plastic and glass roofs are inappropriate in all neighborhoods.

Stonework

Stone is a traditional building material used throughout the City. When used carefully it can add interesting contrasts, texture and solidity to a design. Applicants intending to use stonework must provide a proposed lay-up pattern and specify the type of stone proposed. For examples and additional information on stonework, refer to Appendix A . The following guidelines apply to stonework:



The application of stone should appear structural and authentic.

9.9 Keep stonework designs simple and traditional in character.

- The use of a single type of stone is encouraged to maintain simplicity and authenticity. Using multiple types of stone, or combinations of stone and other masonry within a single project is discouraged.
- Use natural stone. Imitation stone is strongly discouraged.

9.10 The application of stone should appear structural and authentic. A gratuitous or purely decorative appearance should be avoided.

- The use of stone on the full exterior of individual building elements is encouraged. The use of stone on just one elevation, the street facade for example, is discouraged.
- The application of stone around only windows or doors as ornamentation is discouraged.
- The random placement of individual stones or clusters of stones on building elements such as foundations or chimneys is discouraged.

Windows & Doors

A variety of window types appears throughout the community. Rectangular, vertically proportioned, double-hung windows appear on many buildings and predominate. However, examples of horizontally proportioned windows exist. For example, larger picture windows often look onto important views. Sometimes, a larger window area is created by pairing smaller windows.

By far, wood frame windows are the most typical, but metal windows also are found, especially on some styles that reflect Modernist influences.

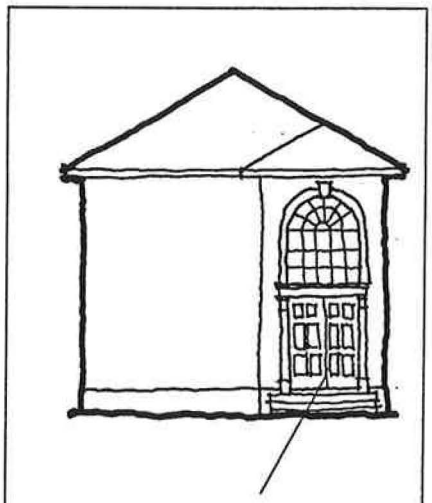
Specialty windows

Over the years, bay and oriel windows have been used to provide visual interest on facades and to reduce the apparent mass of structures. They particularly became popular with the introduction of the Comstock "story book" buildings. However, they were used with restraint on any single structure.

The use of bay, oriel and other projecting windows should be considered when the building style would have traditionally included such features. They are encouraged when they would break up the line of an otherwise long, unrelieved wall. They are discouraged when overused (along the street or within a single design) or when they would create added mass, bulk or complexity on an otherwise interesting and attractive facade.

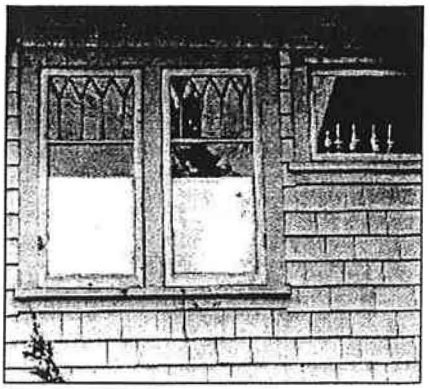
Doors

When it is oriented to the street, the front door helps to establish a sense of connection with the neighborhood. Traditionally, doorways were of a standard dimension that fit the human form and scale. This tradition should be continued.



These large double-doors and arched entry light are out of scale with traditional designs.

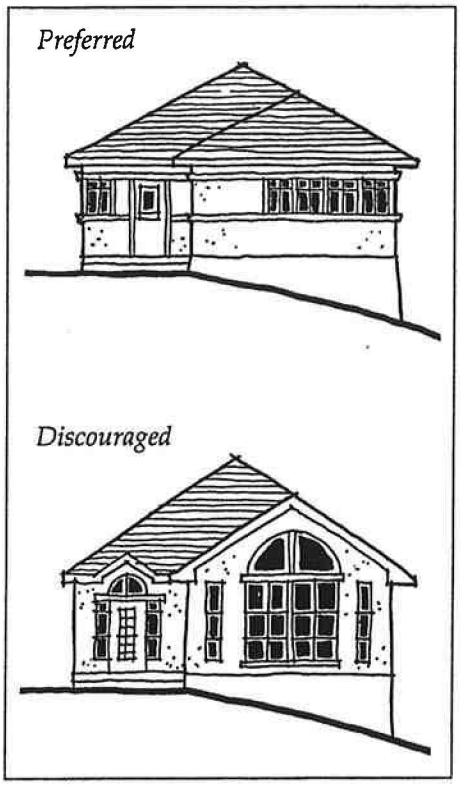
The use of a grand doorway and picture windows on street-facing elevations is discouraged.



Vertically proportioned, double-hung windows appear on many buildings.

9.11 Window styles and materials should be consistent with the architecture of the building. Window styles and materials should be uniform throughout a building.

- Divided light windows are encouraged. Divided light windows should appear to be true divided light, including use of internal and external mullion and muntin bars on insulated windows. Removable or "snap-in", or internal-only mullion and muntin bars, are unacceptable.
- Materials other than authentic, unclad wood are appropriate only when it can be demonstrated that the proposed material is more appropriate to the architecture.
- High gloss finishes should be avoided.
- Fenestration on historic buildings should retain the historic integrity of the resource. When feasible, original windows should be restored rather than replaced.



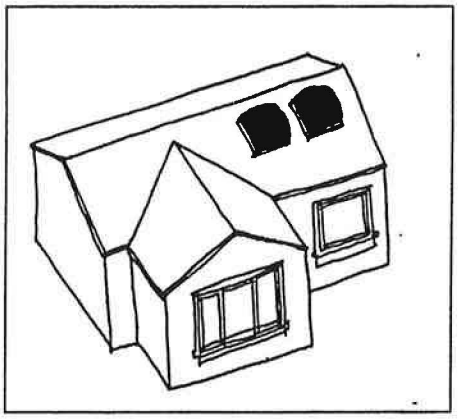
Fenestration should not overwhelm the architecture. Where views are desired, architectural styles which accommodate wider window configurations should be considered.

9.12 Locate and size windows and doors to achieve a human scale while avoiding mass and privacy impacts.

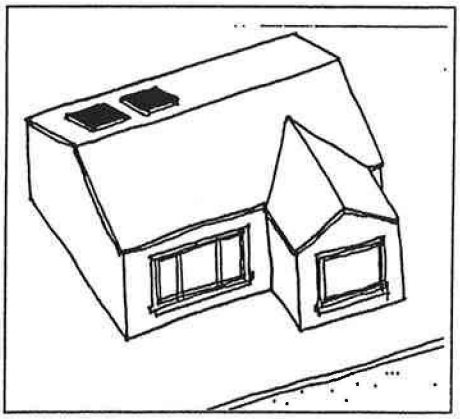
- The use of a grand entry, oversized entry door or large picture window facing the street is discouraged. These convey a scale inappropriate to Carmel.
- Avoid positioning a large window (greater than 12 sq. ft.) along a side wall that would impact the privacy of an adjacent neighbor.
- Provide windows on walls facing the street to help convey a human scale, add visual interest and avoid unrelieved building mass.
- Limit the use of specialty windows that add to building bulk. Generally, only one bay or oriel window should be visible from the street. Bay and oriel windows facing the street should be avoided if their use would create a repeating pattern within the context of adjacent structures to both sides of the site.

Skylights

Skylights have appeared over the years in Carmel as a relatively modern design element. Since they are not part of the City's design traditions and they often conflict with the authenticity of popular architectural styles, they can appear out of place. When used, they should be subordinate to the overall roof form and character. A skylight can have significant impacts on the appearance of a property as seen from the street and also can create privacy or glare impacts.



Discouraged: The location of skylights on the front of the roof is discouraged.



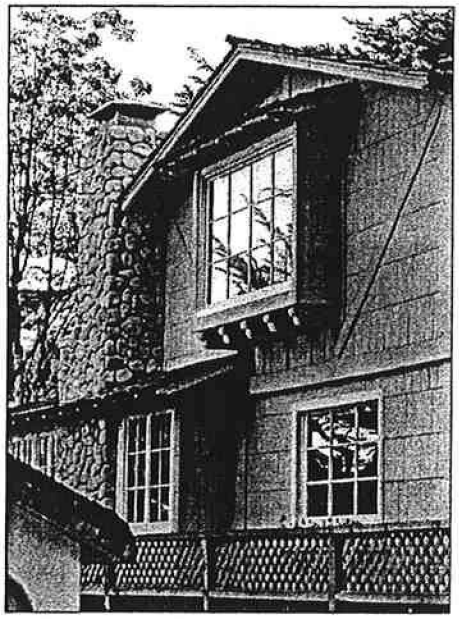
Preferred: Minimize the visual impacts of a skylight by locating the skylights on the back of the roof.

9.13 When a skylight is to be used, it should blend with the overall building design and its visual impacts should be minimized. Skylights may be appropriate when:

- interior spaces have no access to exterior windows or such windows have limited access to light
- windows would cause greater impacts to adjoining homes
- the skylight design is compatible with the architecture
- the size of the skylight is appropriate to the lighting task

9.14 Skylights should not be visually prominent from the street or from neighboring windows.

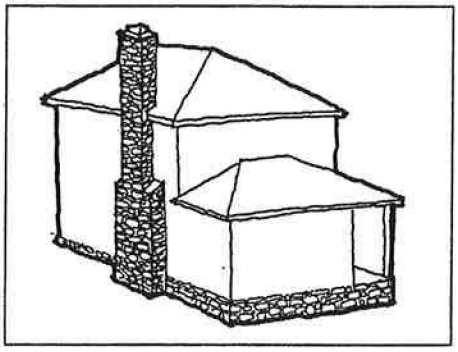
- The size, placement, number and design of skylights should be an integral part of the building design. Skylight placement or size that appears random from the exterior and that detracts from architectural integrity should be avoided.
- Skylights should be framed in colors that match adjoining roof surfaces. High profile, domed or pyramidal covers are inappropriate.
- Skylights that will produce glare or light pollution visible to neighbors or the public should be mitigated.



Preferred: This chimney appears integrated into the overall building design.

Chimneys

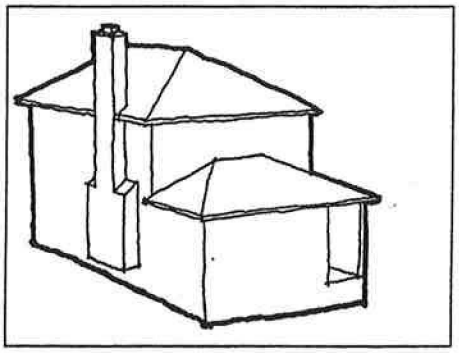
Chimneys are a part of the design traditions of the community and they appear in a variety of styles, shapes and materials. While they are not used as extensively in new buildings as in the past, a chimney can add visual interest to a building and help to reduce the perceived scale of a roof line. When one is included, it is important that the form and materials be integrated into the overall building composition. In general, a building should have no more than two chimneys, especially on a small lot.



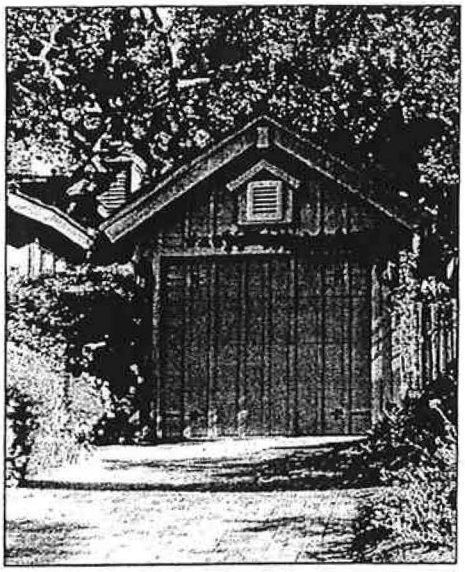
Preferred: A chimney should be integrated into the overall building design. This masonry chimney appears to rise from the foundation.

9.15 A chimney should be integrated into the overall building design.

- A chimney that penetrates through a roof is preferred.
- A chimney that is attached to the side of a building should appear to have a direct means of support. A chimney that appears to "float" above the building foundation is atypical and is discouraged.
- Avoid projecting a tall, freestanding chimney at the lower point of a roof. Doing so emphasizes the mass of the chimney and can appear awkward.
- Avoid placing a chimney directly opposite a neighboring window without also providing a greater setback to reduce mass and scale impacts.
- Avoid blocking views with chimneys by using narrow profiles, appropriate placement or minimalist flues.



Discouraged: This chimney appears to "float" above the foundation.



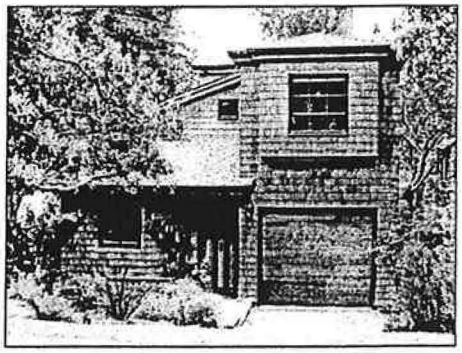
Preferred: This overhead door matches the board and batten siding of the garage itself.

Garages

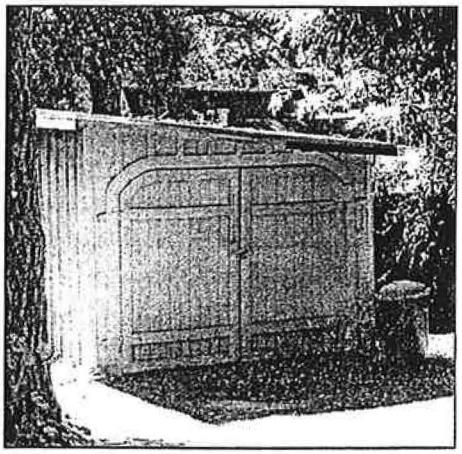
A garage should be detailed such that it will appear as a subordinate element on the site.

9.16 A garage door should be designed either to provide visual interest or to blend with the background materials of the building.

- Design the garage door to blend with the building wall or orient the door so as not to face the street.
- A standard overhead garage door, with contrasting color and materials, should be avoided.



Preferred: This garage door blends with the house siding.



Design the garage door to blend with the building wall or orient the door so as not to face the street.

A note about colors:
Traditionally, builders used muted colors in Carmel. In many cases, the natural earth tones of stone and the dark tans of stained siding dominated a site. Even when buildings were painted, muted earth tones were used to help blend with the forest. This tradition should be continued.

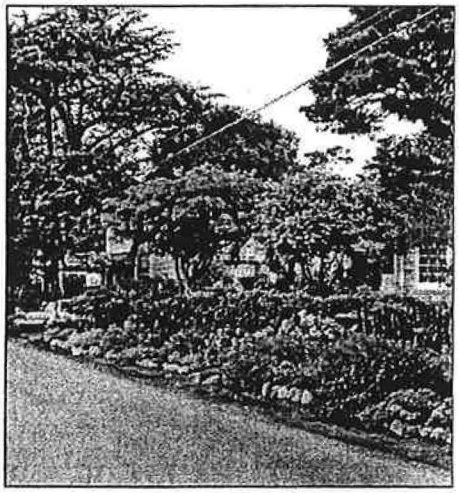
Occasionally, a brighter color scheme appeared, particularly on some Mission Revival styles. However, these typically were located on large lots where extensive planting filtered the view and muted the overall impact. When bright colors are now used in more densely developed conditions, the impacts can be much greater than in the past. Therefore, muted color schemes are preferred.

Muted earth tones should be dominant elements of a building's color palette. Limit the use of bright colors. If they are to be used, reserve their application to key accent features, such as an entry door. Pastel colors may be appropriate for some building styles, such as Mission Revival. Even in these cases, however, a subdued color scheme is preferred.

Landscape Design - Final Details Phase

Introduction to Landscape Design

The traditional forest landscape is one of the most important features of the community. While each individual site has unique features, residents have consistently relied upon a simple palette of materials that have contributed to the City's forest character. The basic framework of the landscape consists of the plentiful stands of cypress, pine and oaks. Lower scale plants, including smaller trees, shrubs and flowers as well as steps, walls, and fences complete the landscape and are addressed in this section.



Fences, gates and low scale plantings combine with upper canopy trees to create the traditional landscape character of Carmel.

The dominant materials of the traditional planting palette are simple and limited. Leafy, low-growing species that are easy to maintain and relatively drought-tolerant should predominate.

High maintenance plants should be limited to active areas, such as courtyards and patios. These places are relatively private, either in the rear, to the side, screened by a garage, or if in the front, set well back from the street. This approach will reinforce the natural forest character of the City and knit the site design into the neighborhood context.

Within this overall landscape, individual details can serve as accents that provide interest while remaining subordinate to the neighborhood character. In fact, personal landscape designs are one of the most successful means of expressing creativity and individuality while remaining consistent with the basic forest image. Creative details on fence posts, in walkways and plant beds for example, appear throughout the community, giving unique identities to individual properties. This tradition should continue.

Details on fence posts contribute to the unique character of Carmel and using them is encouraged.

Policy P1-64
Establish landscaping standards to preserve the urban forest, and encourage gardens using native vegetation to maintain the natural character of open spaces in the residential areas.

Filtered views of homes from the street through trees and shrubs into a property are also a part of Carmel's landscape tradition. This is achieved by a combination of landscape elements, including multi-stem trees such as live oaks planted in the foreground, as well as open fences and leafy shrubbery.

Exceptions to this strongly forested and filtered landscape do exist in some neighborhoods. For example, in some annexed neighborhoods the front yards are more formal and fewer trees exist. Larger plant massings often occur on properties here and evergreen shrubbery predominates.

To some extent, the landscape tradition also is different along portions of Scenic Road where small yards sometimes limit landscape arrangements, especially in front yards. In many cases, these sites have more lush landscaping right up to the street edge and, because views to the ocean are so important, there is less of a "filtering" through layers of plant materials.

These variations in the context of neighborhood landscape features should be documented on the preliminary site assessment and should be respected when preparing new designs.

Landscaping that creates a simple and natural design, blending with the urban forest and the public right-of-way is encouraged. Often, a site may already have well established plants and trees that achieve this result. Protecting these existing landscape resources during construction can give a project a settled, mature look immediately upon completion and is encouraged. This is most useful for parts of a site that are visible from the street.

Houses should appear nestled in the trees. Overall, the landscape should have an informal character, emphasizing foliage over flowers. Front yards should be informal gardens, rather than the traditional grass lawns seen in many other communities. These design traditions should be continued.

Open leafy shrubs provide filtered views of homes from the street.

10.0 Landscape Guidelines

Views of buildings that are filtered from the street because of the mix of shrubs and lower story trees are encouraged. This contributes to the "sense of discovery" that is a part of the Carmel design traditions and should be continued. In addition, other landscape elements should contribute to the urban forest image.

Objectives:

- To renew the urban forest
- To maintain the traditional foreground of simple, indigenous plantings
- To maintain a sense of informality and discovery along the street
- To maintain the traditional palette of plant materials
- To conserve water
- To reinforce a sense of visual continuity along the street

10.1 Provide for upper and lower canopy trees when designing the landscape.

- Provide adequate space around all trees required to be planted or preserved through the Design Concept Phase approvals.
- Add trees, consistent with the neighborhood context, to the site and public right-of-way when additional filtering or screening is desired.
- Trees that arch over the street contribute strongly to the character of some neighborhoods and should be preserved and supplemented where this character exists.
- Recognize and plan for the special needs of each tree when designing the landscape. For example, high water use plants are appropriate near redwoods but inappropriate near oaks. Grades around established trees should not be raised or lowered.

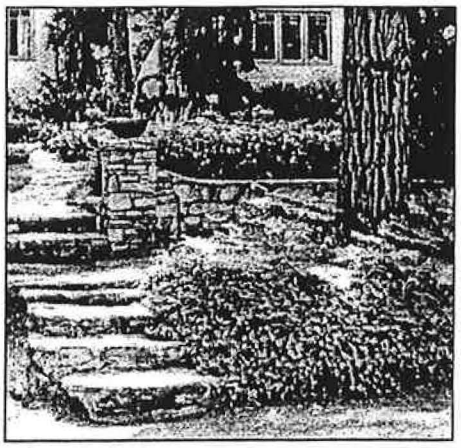
Ground covers are preferred in the right-of-way. Multi-stem trees also help filter views.

Plant Selection

10.2 Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged.

- Use plants that are similar in character to those established along the block and adjoining properties in order to reinforce a sense of visual continuity along the street, but avoid "copying" nearby landscape plans.
- In general, at least 75% of plant materials on a site should be drought-tolerant. (See section 17.24.180.D&E of the Municipal code.)

Green leafy ground covers are appropriate in the public right-of-way.



Flowering plants may be used to highlight a walkway.

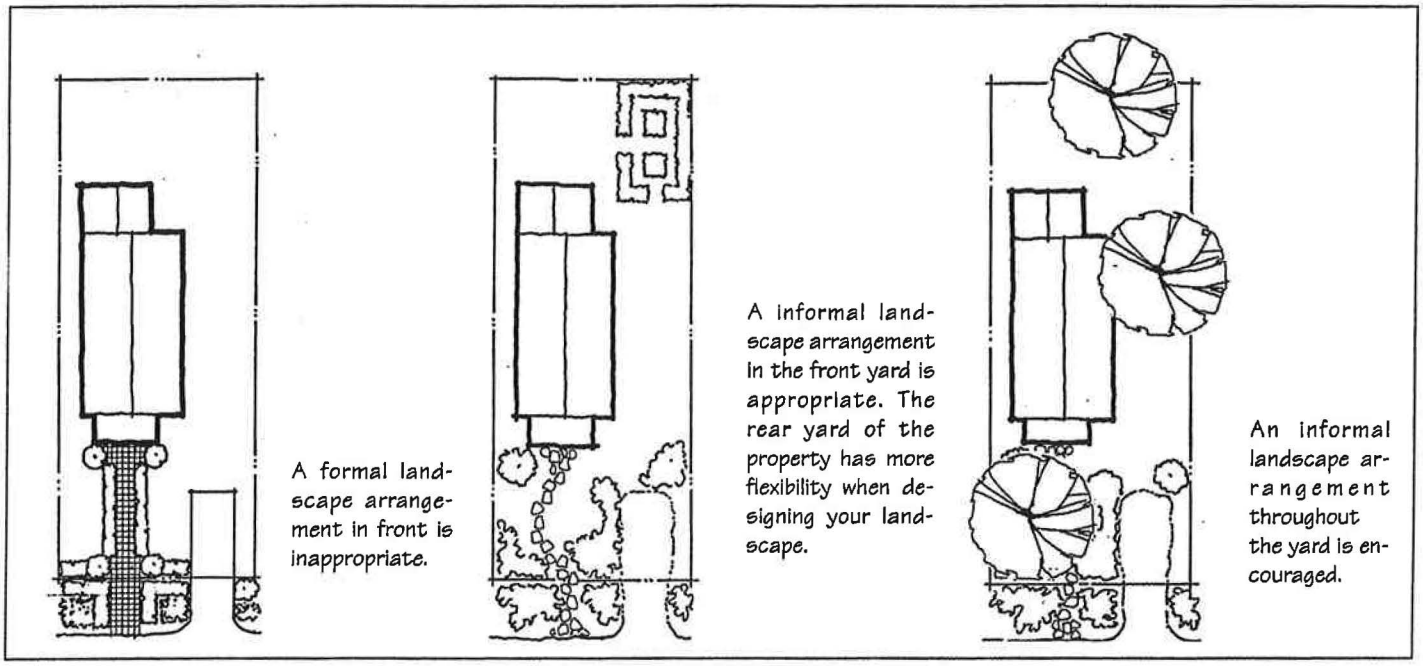
10.3 Planting in areas visible from the street or other public places should continue the forest character.

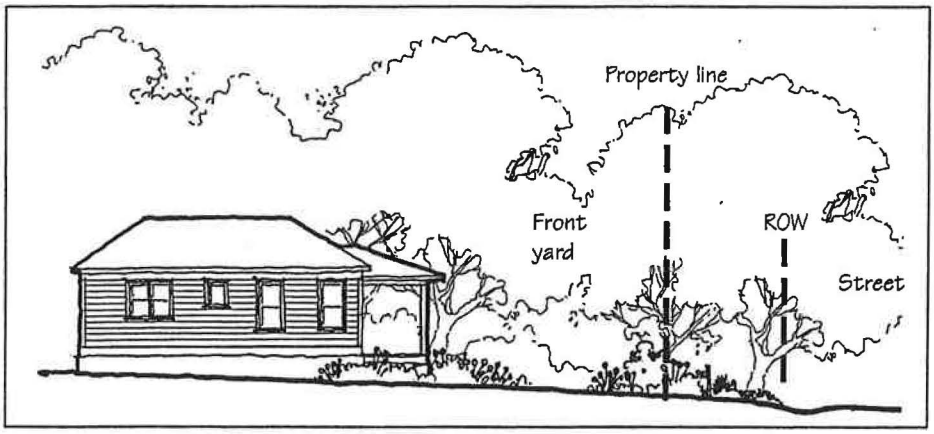
- Locate plants in relaxed, informal arrangements that are consistent with the urban forest character.
- Avoid formal, unnatural arrangements of plants and paving except in areas out of public view.
- Reserve the use of bedding plants and exotic flowering plants to small accents at walkways, entries or near special site features.
- Lawns visible from the street are inappropriate to the forest setting and should be avoided.

Landscaping in the public right-of-way

10.4 Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel.

- Leaving the right-of-way natural is encouraged.
- Naturalized landscaping consistent with the City's forest character may be added to the right-of-way and be designed to blend into landscaping on site to enhance the sense of open space.
- If planted, the use of native trees, ground covers and low shrubs is preferred.
- Avoid the use of bedding plants and exotic species in the public right-of-way.





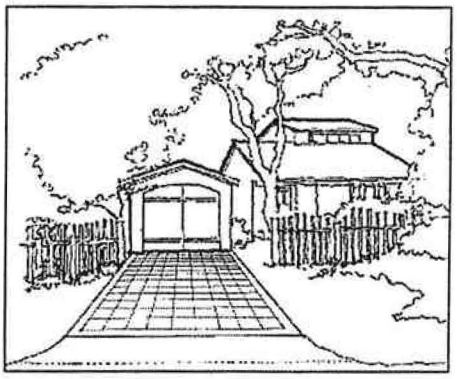
Plantings in the front yard should continue the forest image.

Porous materials such as gravel, packed earth and sand-set pavers are preferred for driveways. However, the use of gravel or other "displaceable materials' between the property line and the paved street edge is prohibited.

Paving Materials and Design

10.5 For driveways, patios and walkways, select paving materials that convey the colors and textures of native materials and that will reduce runoff.

- The use of Carmel stone, brick, decomposed granite and earth-toned pavers, for example, are appropriate.
- Using a "sand-set" instead of "mortar-set" for paving materials allows for percolation of rain into the soil and is encouraged.
- Avoid using "turf block" and grey concrete.
- Paving designs and materials uncharacteristic of a village in a forest are discouraged.
- Gravel and other easily-displaced materials are inappropriate in the public right-of-way but may be used on private property (M.C. 12.24.020.B).



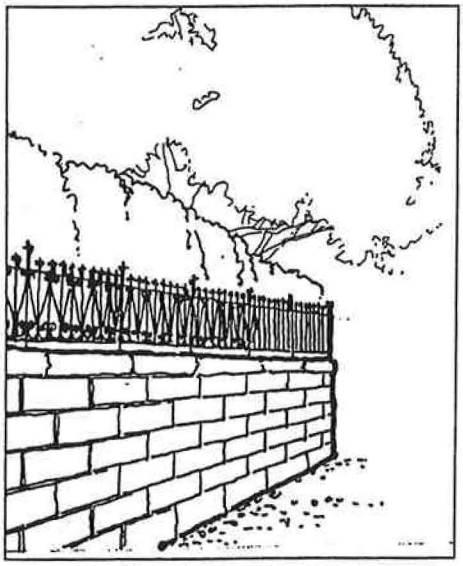
Scored concrete and turf block are inappropriate as driveway surface materials and should be avoided.

10.6 Design paved areas to be small, informal and intimate.

- Avoid large, continuous areas of paving that are uncharacteristic of the forest and landscaped setting.
- Separating the walkway from the driveway can keep the paved area from appearing wide and expansive.
- Add landscaping at grade or in containers to soften the appearance of paved areas.
- Avoid formal or urban paving treatments such as grass-crete or wide areas of asphalt or concrete.

10.7 Use paving materials that will minimize impacts on tree root systems.

- Using porous paving materials that permit percolation of water and aeration in soils is encouraged.



In general, locating a site wall along a public way is discouraged. Ornate fences on top of masonry walls, such as this one, are also discouraged.

11.0 Fences, Walls and Lighting

Fences and walls visible from the street may be appropriate when used as landscape design elements that help define property edges, gardens and entrances. Fences and walls that exhibit craftsmanship and interesting design are preferred. Not every site needs a fence or wall along the street. Fences and walls should be low and should not block views of front yard open space from the public way nor contribute to a "walled-off" appearance along the street edge.

Objectives:

- To promote landscape designs that blend with the forest setting
- To accommodate compatible designs for fences and walls
- To minimize the visual impacts of lighting in the nighttime sky

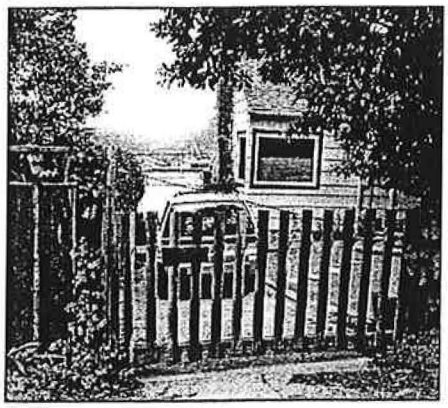
Fences and Walls along Street Frontages

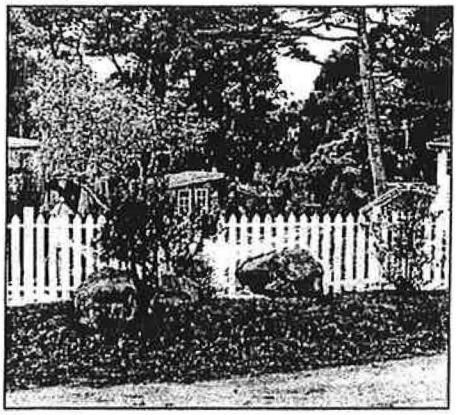
11.1 Designing without a fence or wall along the street frontage(s) should be considered first.

- Blending on-site landscaping with landscaping in the right-of-way can make open spaces appear larger and improve the site's contribution to the urban forest.
- Where a sense of enclosure or privacy is desired shrubs, hedges or other vegetation are encouraged instead of fence or wall structures.

11.2 Respect the neighborhood context when designing a fence or wall.

- Fences and walls should convey a simple, hand-crafted design.
- The use of grapestakes or wood pickets for fences is traditional in most neighborhoods.
- The use of river rock, Carmel stone, brick or plastered masonry for short walls is traditional in most neighborhoods.
- Ornate, "Victorian" wrought iron and chain link fences are inappropriate.





Appropriate hand crafted fences

11.3 When designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.

- Continue the pattern of fences, walls and landscaping on other properties nearby and respect any existing patterns on nearby properties (height, materials, vegetation, visibility into the site).
- Keep a sense of openness into the site as seen from the street. Fences and walls along street frontages should be kept low and should not impede visibility for motorists at street intersections.
- Fences and gates should have open, transparent qualities, such as open pickets, that permit filtered views into the front garden.

Garden Walls

Within the interior of a property, walls may be used to define garden areas and patios. When used as retaining walls they also are a common way to terrace a slope. Garden walls should complement the architecture and open space design by using consistent materials and remaining low in height.

Each individual wall should not exceed four feet in height. Terrace or step walls on steeper slopes and locate plantings in front of each terrace when feasible.

11.4 A garden wall should be low in scale.

- Terrace or step a taller wall to avoid mass and scale impacts. The wall for each terrace may not exceed four feet from grade.
- A person should be able to see over any wall that faces the street.

11.5 A garden wall should have a matte, masonry finish.

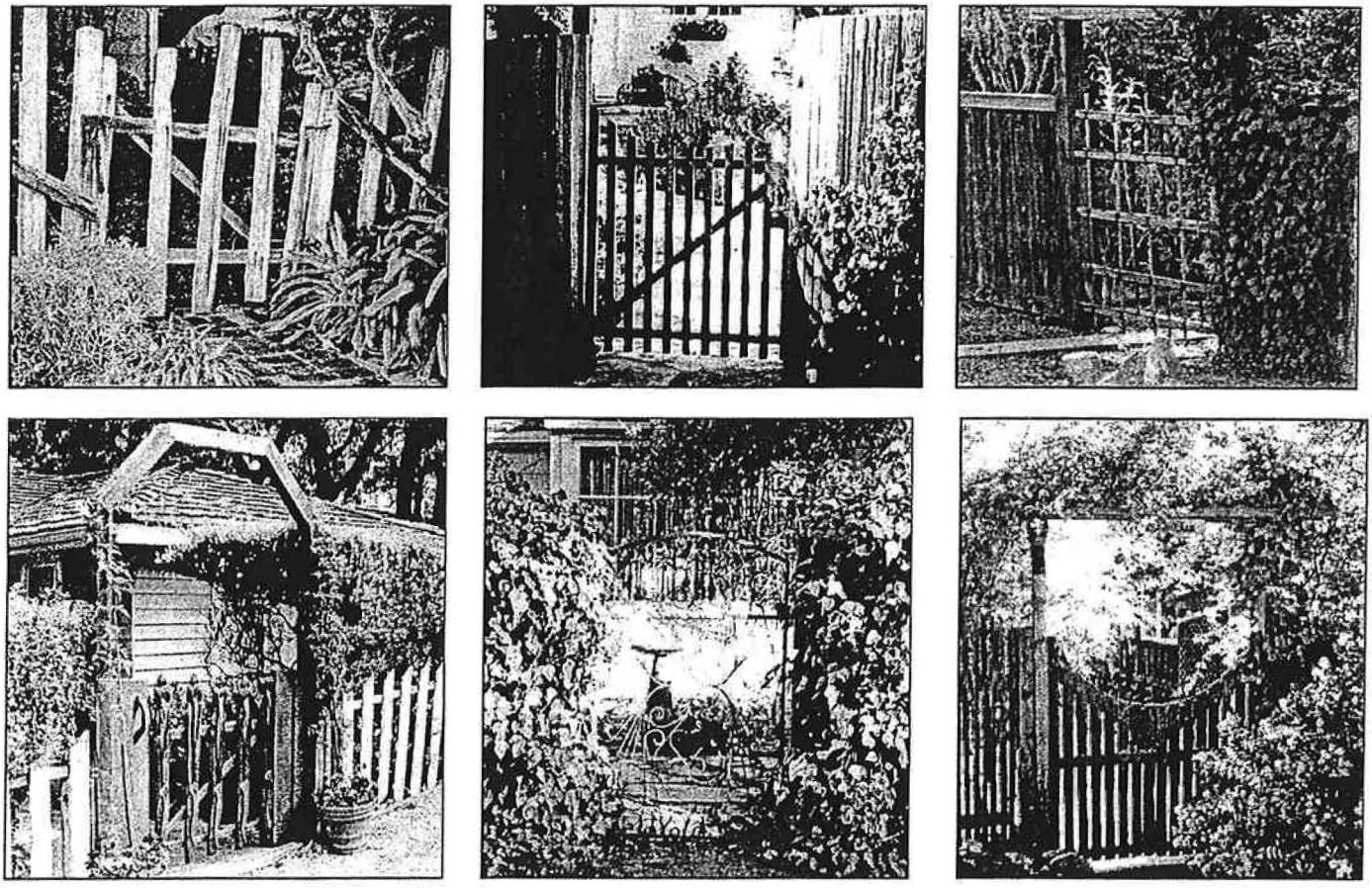
- Native stone is the preferred material to blend with the forest setting.
- A plain-textured plaster wall may be appropriate if kept low in scale and when consistent with the building architecture.
- Unfinished grey concrete and concrete block are inappropriate.

Gates and Arbors

When a fence or low wall is used at the street frontage, the entry is often marked by a gate or arbor. These features should be small and intimate in their proportions and should be an integral part of the overall landscape design. Gates should reflect a hand-crafted design. Fences, gates and arbors provide an opportunity to include unique details that provide interest along the street. Creative design approaches are encouraged if they are subtle and well integrated with the site.

11.6 A gate should help create a sense of entry and therefore should be distinguishable from the adjoining fence or wall.

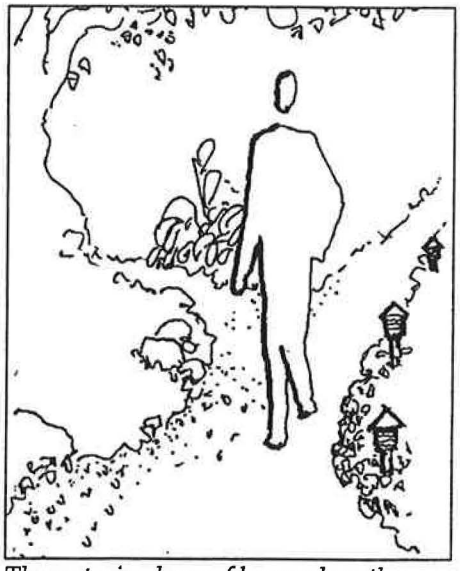
- The use of distinctive design details is encouraged. This provides an opportunity for individuality and craftsmanship.
- Gates should have open or transparent qualities that allow filtered views into the property.



Appropriate gates

11.7 An arbor should be integral to the fence or wall design and should not dominate the street.

- Maintain a narrow, low and "light" scale. Avoid the use of tall or wide entryways and avoid massive timbers or other heavy building elements when creating an arbor.
- Incorporate vines or other landscaping to blend the arbor into the adjoining fence or wall and garden.



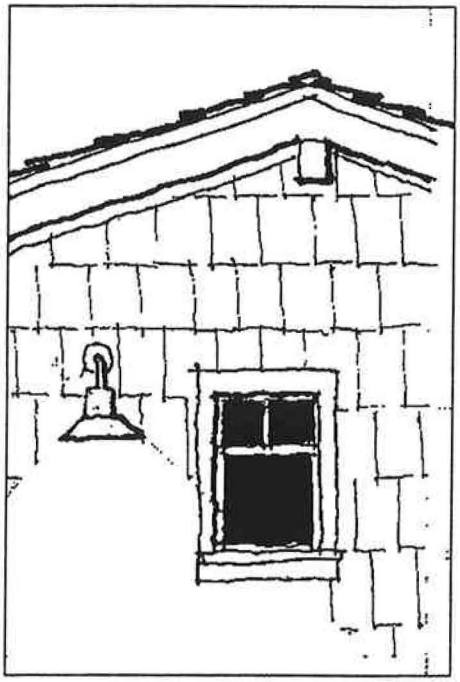
The restrained use of low scale path lighting for safety is appropriate.

Lighting

The use of exterior lights is a special area of concern throughout the community. A key feature of the "forest" concept was to minimize the amount of outdoor lighting, such that the nighttime sky could be glimpsed through the trees. From the outset, public street lighting was avoided on residential streets. Within an individual property, site lighting typically was limited to a light at a building entry, and perhaps at a yard gate or over a garage door. Occasionally, a patio was lit as well, but this would be limited to a small, shielded lamp. This is a neighborhood-wide concern and the tradition of minimizing lighting should be continued.

11.8 Preserve the low nighttime lighting character of the residential neighborhoods.

- Use lights only where needed for safety and at outdoor activity areas. Appropriate locations may include building entries, gates, terraces, walkways and patios. Lights should not be used to accent buildings or vegetation.
- Use low lumen output bulbs. Floodlights and spotlights are inappropriate. Point lights downward to reduce glare and avoid "night pollution."
- Locate and shield fixtures to avoid glare and excess lighting as seen from neighboring properties and from the street.



Focus a light downward to minimize glare. Avoid placing fixtures where glare would be visible to neighbors or the street.

Special Thanks

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A very special thanks to all of those who participated in the series of public workshops which the city sponsored!

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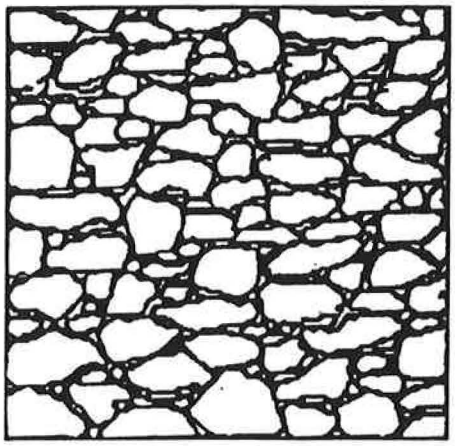
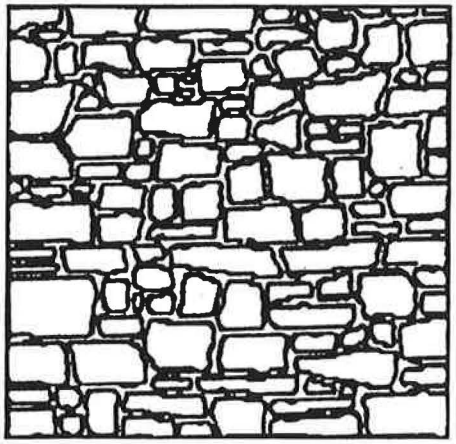
Appendix A: Stonework Examples

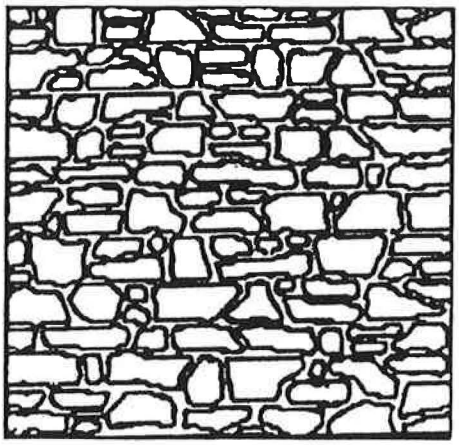
Rubble and Roughly Squared Stone Masonry



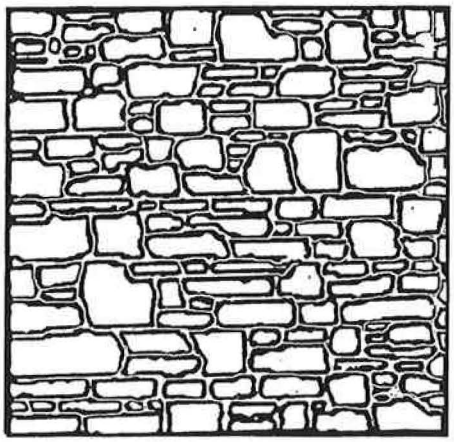
Appropriate: Uncoursed field stone and rough or common rubble.



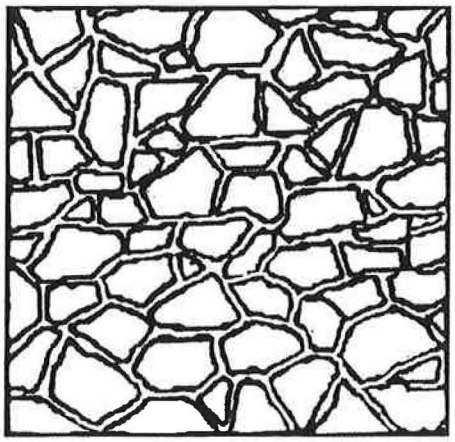
Appropriate: Uncoursed and roughly squared



Appropriate: Coursed field stone and rough or common rubble

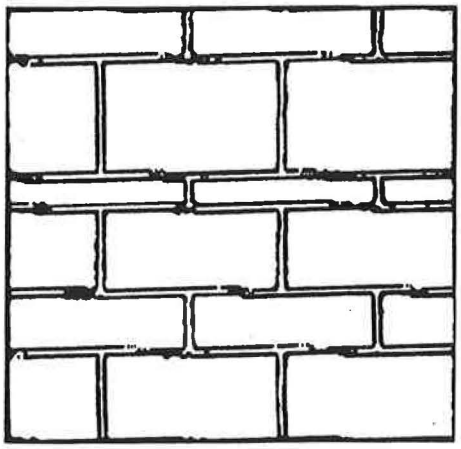


Appropriate: Coursed and roughly squared

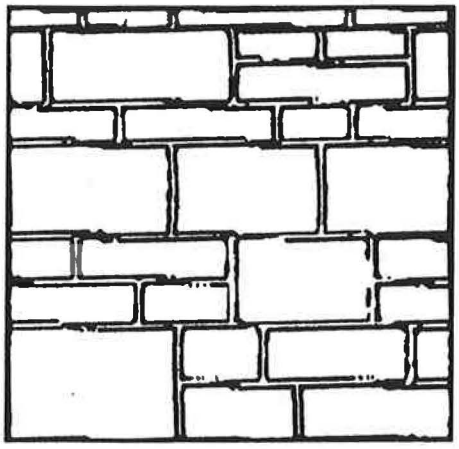


Inappropriate: Uncoursed cobweb or polygonal rubble

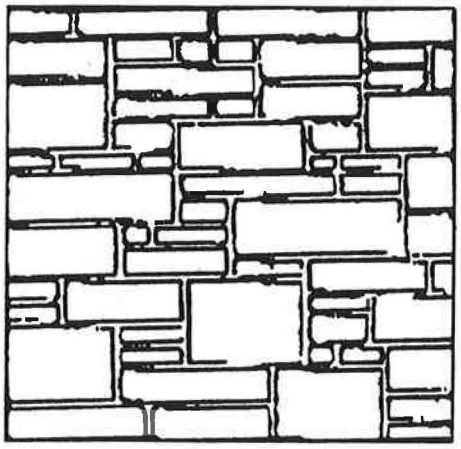
Dimensioned or Ashlar Stone Masonry



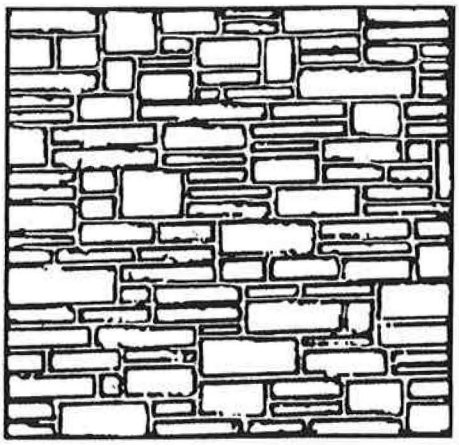
Appropriate: Coursed broken bond, ranged



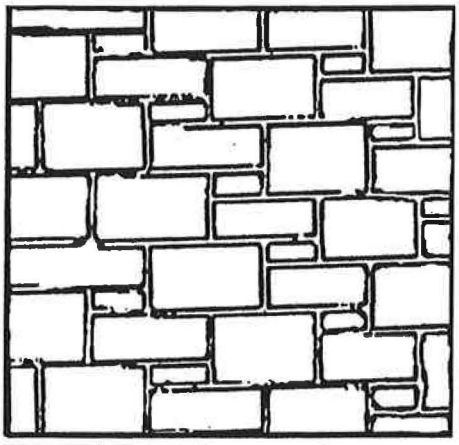
Appropriate: Coursed broken bond, broken range



Appropriate: Random, broken course and range

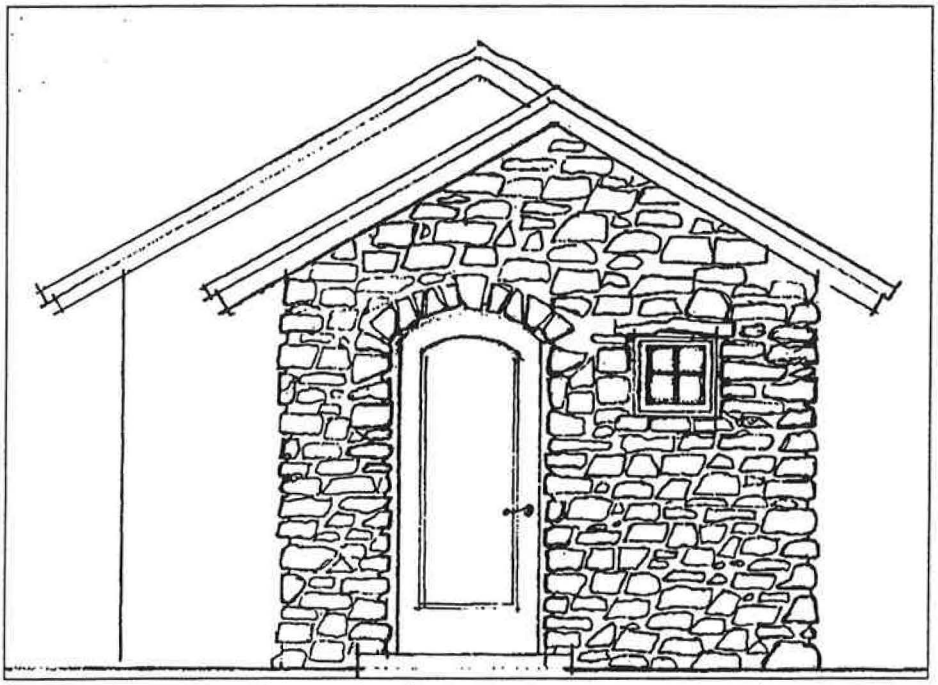


Appropriate: Random, broken course and range, longstones

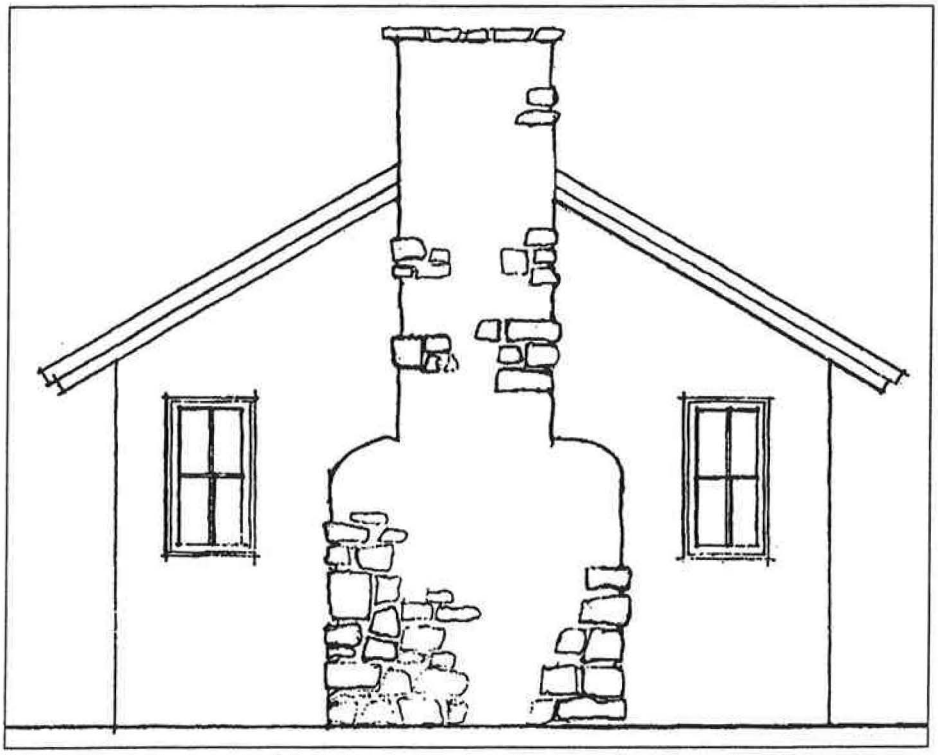


Appropriate: Random coursed pattern bond

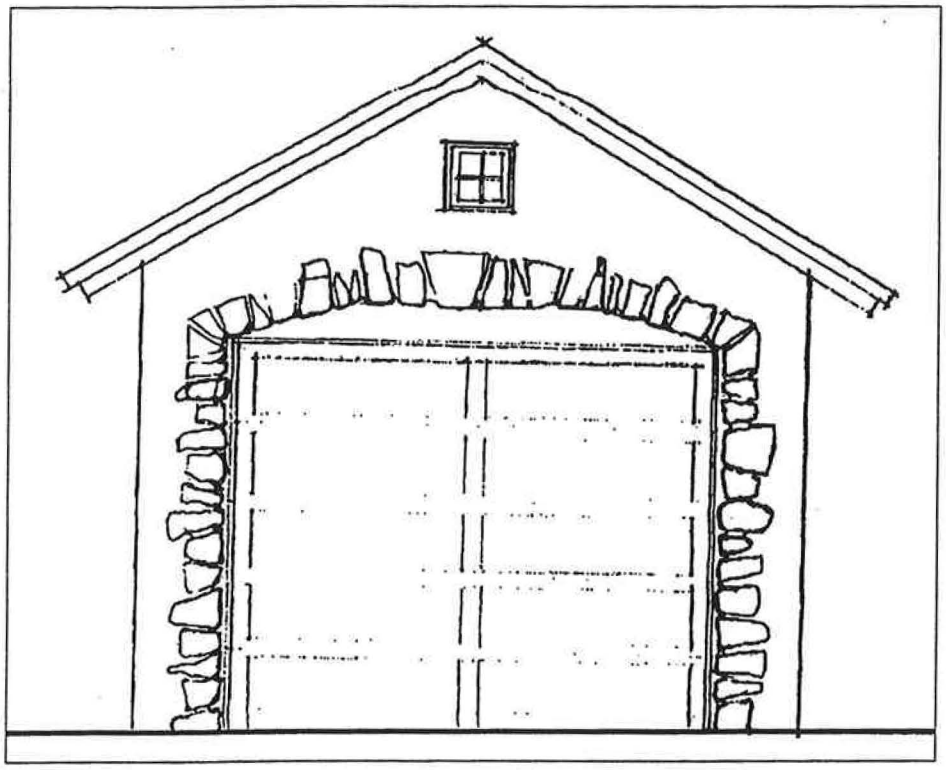
The Use of Stone on Building Elements

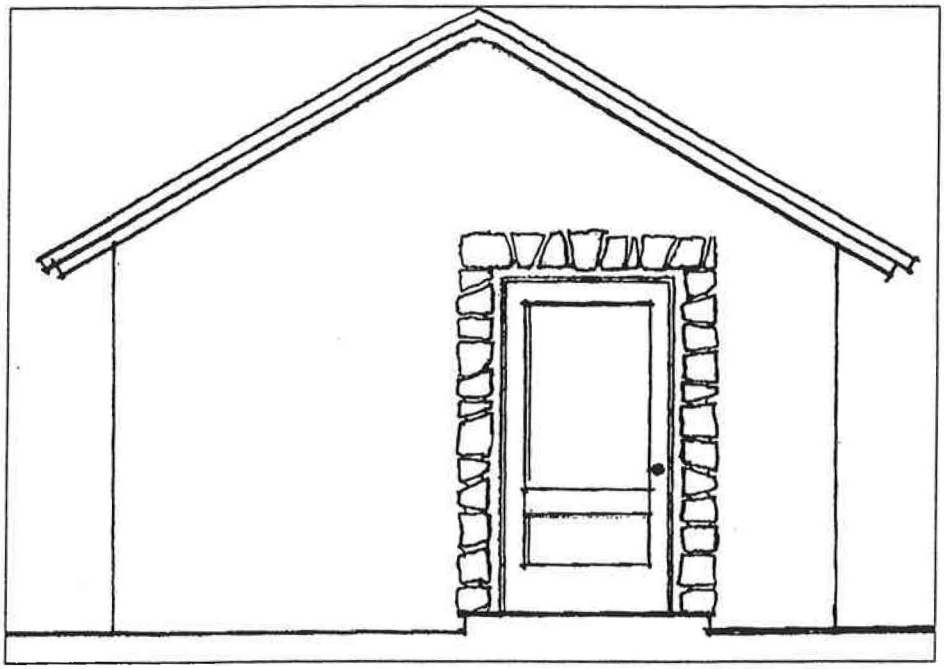


The use of stone on the full exterior of building elements is encouraged. The use of stone only on one elevation, the street facade for example, is discouraged.



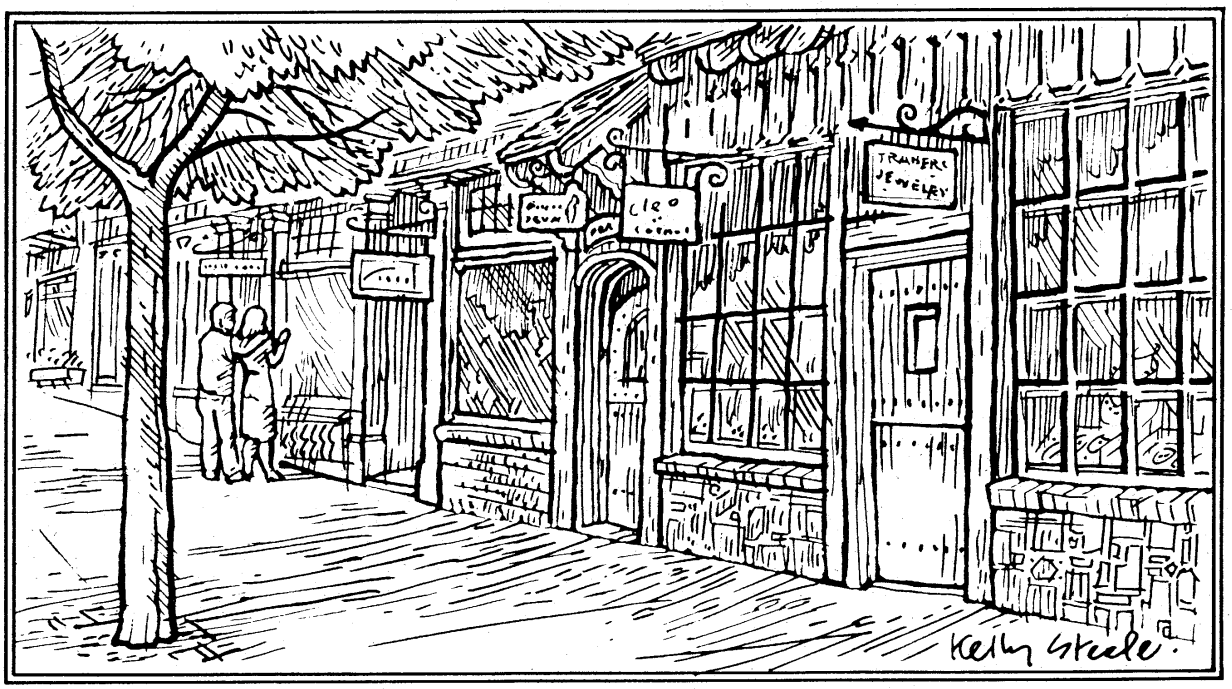
The random placement of individual stones or clusters of stones on building elements, such as foundations or chimneys, is discouraged.





The application of stone around only windows or doors as ornamentation is discouraged.

Land Use and Community Character Element



LAND USE AND COMMUNITY CHARACTER ELEMENT

Introduction

Carmel-by-the-Sea is internationally recognized as a unique small coastal community with a residential village character. Early development was predominantly residential. Commercial development began as small-scale village enterprises designed to serve the needs of the local residents. Through the years, these commercial uses have expanded to cater largely to visitors. (LUP)

Located adjacent to Carmel Bay with gently rising slopes, the City has conscientiously retained its residential village character in a forest setting, dominated by Monterey Pines. The special character of this residential coastal community is considered a unique asset of statewide and national significance that should be maintained as a resource both for local residents and for visitors. The incorporated limits of the City of Carmel-by-the-Sea shall be designated a special community and a highly scenic area within the meaning of Coastal Act sections 30251 and 30253 and for the purposes of implementing section 30610 and corresponding regulation section 13250 of the California Code of Regulations. New development shall protect this special community and its unique characteristics. (LUP)

Scope and Purpose

This Chapter of the General Plan includes topics typically covered a in Land Use Element. The Land Use Element has the broadest scope of the seven required General Plan Elements and has been required by California law in all General Plans since 1955. It relates to many of the community issues in the other elements and plays a major role in synthesizing all land use issues, constraints and opportunities. According to State guidelines, the Land Use Element should:

- "Promote a balanced and functional mix of land uses consistent with community values,
- Guide public and private investment, and
- Reflect the opportunities and constraints affecting land use identified in the other elements of the General Plan."

This Element discusses existing land uses, analyzes existing and potential conflicts between land uses and offers recommendations in the form of policy statements concerning specific issues unique to Carmel. The term “land use” refers generally to broad categories such as residential or commercial. The term describes physical improvements on land such as a house, motel, or retail outlet. Land use also describes the human activities that take place. Carmel's land use policies must be linked with the overriding social, economic and community values in Carmel. This Element integrates land use policies with issues of design, aesthetics and historic preservation as part of the Coastal Land Use Plan for the City.

Issues of Local Significance

The preservation of the residential character in Carmel is central to all land use issues that are addressed in this Element. The General Plan Advisory Committee evaluated land use issues for over six months. Based on the input from that Committee, the feeling of Carmel residents is that there tends to be too much commercial use in Carmel and that this could be detrimental to the character and residential focus of the community. The mix of commercial uses for Carmel should be carefully considered and effort should be made to encourage a mix that is beneficial to the city. This effort should also promote and encourage more resident serving commercial uses, and in general high quality businesses. The issues can be summarized as follows.

- Maintaining a predominantly residential village character.
- Encouraging land uses which provide goods and services for local residents.
- Managing the commercial areas and tourist related businesses and activities in Carmel in a manner that is economically sound for the community and not detrimental to Carmel's residential character.
- Evaluating the existing mix of businesses in the City and encouraging a mix appropriate to the needs of the community.
- Providing land use policies, which define the appropriate level of commercial activity within the existing boundaries of the commercial district.
- Limiting land uses that consume excessive amounts of water, but with the understanding that the severity of water shortages will vary from year to year and may be mitigated by new supplies.

- Pre-zoning of County lands within the City's Sphere of Influence to assure compatibility with Carmel's land use policies.
- Providing adequate housing opportunities for Carmel residents in the residential and commercial areas, and other land use provisions necessary to implement the policies of the Housing Element.
- Preserving the unique character of the residential district through design approval of new structures, additions and exterior remodels.

Providing land use policies to ensure implementation of the policies in the other General Plan Elements and the Local Coastal Plan.

Community Character and Development Background

Community Character

Incorporated in 1916, Carmel-by-the-Sea is a relatively young city by historical standards. Prior to 1888, there was no commercial center and few residences. The City's development pattern evolved from its natural setting and from the subdivision and construction activity that took place over a relatively short time period during the City's first half century. This activity established a unique city with a strong residential focus, a respect for the natural environment, a compact development pattern and a wide variety of architectural designs. (LUP)

The natural setting of Carmel is dominated by a southwest-facing slope, which rolls gently towards the Pacific Ocean. This slope is intersected by several drainages resulting in a variety of hills, cross slopes and other topographic challenges. Within these drainages and on the upper slopes of the City, a natural Monterey Pine forest existed. These trees formed an upper canopy. A lower canopy of Coast Live oaks also was part of the forest. On the lower slopes (approximately west of present day Casanova Street) were sand dunes and coastal scrub. The beach along Carmel's shore is made of fine, white sand. These natural features are part of the community character and attracted settlers and visitors to Carmel, just as they do today. (LUP)

The first subdivisions were filed before incorporation beginning in 1888 forming the basis for subsequent development and the City's road system (see Figure 1.1 Chronology of Major Subdivisions). These subdivisions established a grid of streets and avenues with virtually no respect for topography or other natural constraints. Blocks of 20 lots each

(ten lots per block face) were created by most of these subdivisions. Each lot typically measured 40 feet by 100 feet with the long axis of the lot running east-west. This represents a potential residential density of 11 units per acre. Streets were established on paper at 50 to 60 feet in width. In Carmel's early days these streets were unpaved or nonexistent. (LUP)

The combination of the City's natural setting and these subdivision patterns is responsible for much of the City's character. The keys to making this marriage of a grid subdivision and a constrained environment work were to avoid over-building and to recognize the natural constraints at each location. For example, most roads were not paved to their full, dedicated width. Instead, the minimum width necessary for access and safety was the standard. This allowed roads to follow the best topography within the rights-of-way and to avoid significant trees. This also reduced road-building costs and the number of engineering improvements required. The unused rights-of-way could then be left in natural vegetation, giving the adjacent building sites the appearance of a larger size and more open space. As lots were sold and re-sold, the original lots were combined into larger holdings and often re-divided. This activity created a mix of lot sizes that responded more rationally to the unique site constraints in each block. Early homebuilders also planted and protected trees as an asset to the property and the community. The subdivision's east-west lot axis proved beneficial. Most lots have a long southern exposure providing maximum access to the sun's light and heat. This increased the popularity of outdoor living in garden and patio spaces and influenced residential building design. The subdivision orientation also maximized the number of lots with a potential ocean view. (LUP)

The aftermath of the 1906 earthquake sent a stream of refugees down from San Francisco. Others came from East coast communities in New York and New Jersey where the Arts & Crafts movement and Bohemian lifestyle had already taken hold. Development in Carmel-by-the-Sea was rapid in the 1920s and 1930s. By 1922, nearly the whole village was subdivided. This coincided with the arrival of artists, poets, writers, photographers, musicians, actors, and professors—the first of the Bohemians. (LUP)

From simple beginnings, the City quickly developed a residential community and a strong, centralized business district. By 1940, just 24 years after incorporation, Carmel had a population of 2,837 and a housing stock of 1,575 units. This developmental period was critical in establishing community character. The dominant themes that continue to shape the City today were formed in these early years:

- Meeting the full range of local human needs, including health, safety shelter, social interaction, culture, commerce and growth, while accommodating the needs of coastal visitors;

- Designing buildings, infrastructure, and other improvements to a human scale;
- Enhancing and protecting the Monterey Pines, Coast Live oaks and other species of the natural environment that contributes to the high quality of life;

- Respecting the past as a continuing legacy that challenges each citizen to preserve the City's character in spite of on-going change;

- Preserving Carmel's primarily residential character with business and commerce subordinate to its residential character. (LUP)

Residential Development

Early Influences

The single-family residential district is characterized by its architectural diversity, its informal roads and by its forest of pines and oaks. Residential neighborhoods surround the business district and display a wide architectural variety due to age, aesthetic and architectural preferences, lot size and through each building's response to site conditions. No tracts of similar homes were constructed in Carmel, and no one block was constructed in a single period of time. See Figure 1.1: Chronology of Major Subdivisions. (LUP)

Carmel City was the vision of Santiago Duckworth who purchased part of the Las Manzanitas Rancho from Honoré Escolle in 1888. Duckworth subdivided 164 acres bounded by Monte Verde, Pescadero Canyon and First Street, Monterey Street, and Ocean Avenue. In 1902, James Devendorf and Frank Powers took over the unsold land from Duckworth and formed the Carmel Land Company. (LUP)

Although Devendorf inherited Duckworth's County-approved map of Carmel City with its conventional grid pattern, he did not hesitate to curve roads around trees or topographical features in later additions. His respect for the natural environment was in contrast to many developers who flattened hills and cleared trees. Devendorf encouraged the planting of trees so much that an illusion has been created of an area more wooded than it was originally. When he sold a lot, he threw in a few trees for good measure. If he actually got cash for the lot—which rarely happened—the buyer might have had a whole grove presented to him as a bonus. Early photographs show open meadows or coastal scrub with few trees west of Monte Verde except in natural canyons or near

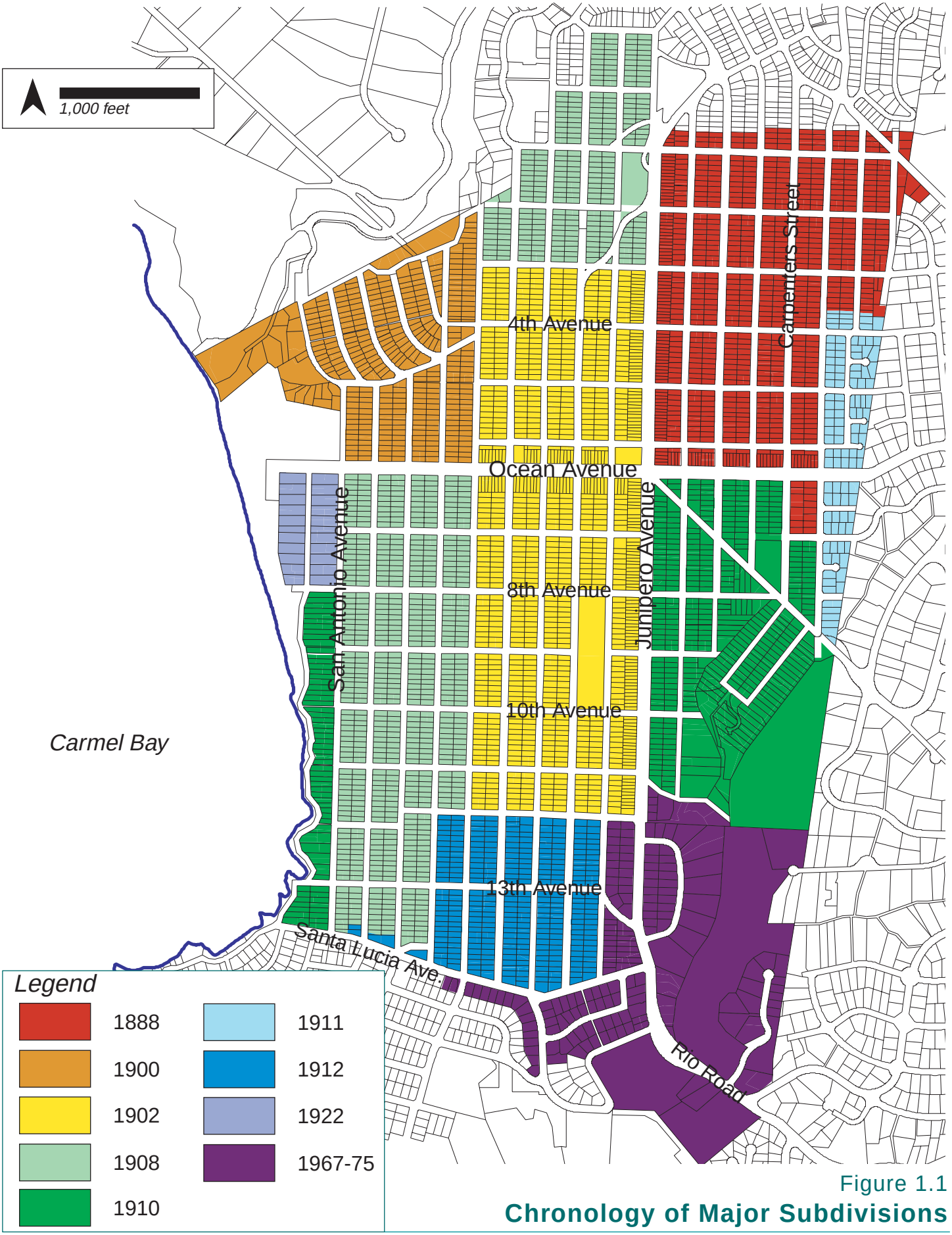


Figure 1.1
Chronology of Major Subdivisions

watercourses. The efforts of Devendorf and others who followed have created a more forested character for Carmel-by-the-Sea. (LUP)

Many of the earliest homes built in Carmel-by-the-Sea were one-story cottages typical of turn of the century housing elsewhere in the country. Details of such cottages related them either to the Queen Anne style, the Colonial Revival style or the Craftsman style. Cottages of these types were built through the first decade of the twentieth century. (LUP)

As Carmel continued to develop, its architecture was strongly influenced by the Arts and Crafts Movement. A reaction against the impersonal production of the Industrial Revolution and the loss of pride of craftsmanship, the movement had its roots in England but gained momentum in the United States after the 1893 Colombian World's Exposition in Chicago. After 1893 dozens of arts and crafts societies were formed across the nation, including one in Carmel. Both the aesthetic characteristics of the Craftsman style, and its philosophic underpinnings, which linked it to progressive political, social, and artistic movements in the early twentieth century, made it popular with Carmel's academic, literary, and artistic residents. (LUP)

Craftsman homes were characterized by horizontal proportions seen in the spreading lines of low-pitched, overhanging gable roofs and informal building plans; reliance on the honest use of materials such as wood, brick, and stone; the use of undisguised structural elements such as exposed beams, braces, and rafters for architectural beauty; and the enjoyment of the natural setting through porches, outdoor spaces, and the clustering of windows into horizontal bands. The architectural precedents for Craftsman homes were the wood traditions of Japan and India, as well as past styles such as the American Colonial and The English Tudor. M.J. Murphy, Charles Summer Greene and many others worked in Carmel with this style. Typical features of Craftsman homes in Carmel include stucco or shingled siding, "L" or "U" shaped plans which enclose a patio, and windows-either sliding, hinged casement, or double-hung sash in operation—which are framed by extended lintels and sills. The heyday of Craftsman building in Carmel lasted from about 1905 to 1930. (LUP)

In the 1920s the emerging popularity of architectural revival styles set the stage for a burst of individualism and creativity in Carmel during the 1920s and 1930s. The English, French, Spanish, Italian, and other revival styles provided architectural inspiration. This fashion coincided in Carmel with an increase in building of summer homes by the well-to-do, as well as with new demands for traditional amenities by year-round residents. Many of Carmel's early larger homes date from this era. The rich diversity created by this tradition, as well as the earlier periods of Craftsman building, continues to influence each street and neighborhood today. (LUP)

In the decades that followed, Carmel embraced many other architectural traditions such as Modern, the Bay Area Tradition and other styles. The LUP includes policies to update the Context Statement periodically as future amendments to the Plan to document these and other more recent architectural expressions that continue to shape Carmel. (LUP)

Responding to Change

With its aging housing stock, the City is undergoing a remarkable turnover of housing that is likely to continue over the next several decades as older homes are replaced or remodeled to meet the needs of current owners. The City is charged with protecting and preserving the established design character of Carmel as well as its historic resources. The City must plan for this change in a way that preserves the community character. This does not mean that changes should be avoided, but that when change occurs, it should not be out of character and, indeed, can be welcomed as a neighborhood improvement. To achieve this there must be community consensus on the elements essential to the City's character. Citizens must have confidence that building, zoning, and design ordinances will preserve these essential elements through new construction and remodels. (LUP)

Were there a single architectural style that exemplified Carmel's character it would be easy to define and encourage this style in new construction. However, one of the unique strengths of Carmel has been its ability to embrace a multitude of architectural styles—indeed to encourage creativity and invention in its buildings. The result is an eclectic mix of architecture that nonetheless fits well together and with the environmental setting. There are several attributes that serve to bind these different designs together:

Scale. Underlying much of Carmel's design character is a respect for scale. Scale can be defined as a relationship of size among two or more objects. In Carmel, the scale tends to be small and related to human size. The City itself is compact, its lots are small, and its streets are narrow. The character established by existing small homes and cottages reinforces this intimate size relationship. All of these contribute to a human scale and a pedestrian-friendly, built environment. (LUP)

Site Design. Another characteristic that transcends architectural style is good site design. Houses that follow the topography tend to complement the land rather than override its constraints. A respect for trees, preserving natural drainages and carefully integrating new landscaping with belts of existing native vegetation are all examples of the good site design principles that are characteristic of Carmel. (LUP)

Sensitivity. When the City was young, few lots were developed and houses were often smaller. Under these conditions it was easy to avoid crowding neighboring buildings.

However, as each lot develops and as houses grow to maximum allowed floor area it becomes increasingly difficult to preserve a visual separation between houses. This can impact privacy, views, and neighboring properties. (LUP)

These brief descriptions are only a beginning. If the character of the residential districts is to be conserved through the coming years of rebuilding and remodeling, the City's implementing ordinances must guide rebuilding, rehabilitation and remodeling processes to ensure that new construction fits in with the design traditions and historical character that are already established. Policies in this element provide guidance to achieve this result. (LUP)

Public and Quasi-public Uses

Table 1.1 lists land uses that are located in the single-family residential district and are considered as public and quasi-public. Public uses include those lands and structures publicly owned, accordingly zoned, or dedicated to public activities. Quasi-public land uses include nonprofit organizations, churches, and other facilities. Publicly owned and operated facilities are identified and discussed in other elements of the General Plan, while park and open space lands are addressed in discussions of recreational facilities and in the Open Space/Conservation/Scenic Highways Element of this General Plan.

Existing quasi-public uses in the R-1 district such as churches, clubs and membership organizations represent both a service to the community and a potential conflict with the living environment of residential neighborhoods. Policies in the General Plan related to these uses are primarily intended to protect the values of residential neighborhoods when changes to these uses are proposed. While minor alterations or additions to existing structures may be allowed, significant additions or changes in use that would interfere with adjoining neighborhoods should not be allowed.

Table 1.1: Public and Quasi-Public Uses In the Residential District

	USE	LOCATION
1.	Cherry Foundation	NW corner Guadalupe & 4th
2.	PG&E	NE corner Juniper & 2nd
3.	Carmel Foundation	E/s 8th bet. Dolores & Lincoln
4.	Carmel Presbyterian Church	SE corner Junipero & Mt. View
5.	All Saints Church	South of 9th, Dolores & Lincoln
6.	Library Parking Lot/Murphy Site	NW corner Lincoln & Sixth
7.	Women's Club	W/s San Carlos bet. 8th & 10th
8.	Carmel Red Cross	SE corner Dolores & 8th
9.	American Legion Hall	E/s corner Dolores, 8th & 9th
10.	Christian Science Church	North of 6th bet. Lincoln & Monte Verde
11.	Carmel Mission/Juniper Serra School	Rio Road
12.	Segal Foundation	W/s Monte Verde bet. Ocean & 7th
13.	Senior Parking/Housing	NW corner Dolores & 5th
14.	Masonic Hall	W/s Lincoln bet. 7th & 8th

Source: Department of Community Planning and Building, 1990

Commercial Development

Early Influences

Commercial development in Carmel began as small-scale village enterprises designed to serve the needs of the residents. Through the years the commercial activities centered along Ocean Avenue, which serves as the main street of Carmel's commercial area. Residential development continued at a slow pace; homes were constructed by local builders for individual homeowners. Carmel's natural beauty was a primary factor in the developing land use patterns; preservation of a village in a forest was and continues to be an important concern to many of the residents.

Prior to adoption of Carmel's first zoning ordinance and land use regulations, visitor accommodations began to appear in areas primarily intended for small-scale residential development. To avoid expansion of these hotel/visitor accommodations into the residential neighborhood, the community determined that some limitations would have to be placed on such expansion.

Zoning is often considered the primary tool to implement land use regulation within a community. Carmel's first zoning ordinance was adopted in 1924. The ordinance had three zones, the largest being Zone 3: “Family Residential Only”. The other two zones, Zone 1 and Zone 2, were directed at limiting the expansion of businesses into the residential area.

Zone 1: “Business” generally was centered within a 16-block core area that is located within today's business district. Zone 2: “Apartments, hotels, art shops, tea rooms, boarding houses, and non-profit theatrical establishments,” was located generally west and slightly south of the “Business” zone. This zone allowed a mix of land uses - those which had developed over the years and were somewhat unique to Carmel's cultural heritage. The 1924 zoning ordinance map illustrated in Figure 1.2.

In 1925, zoning was revised to limit commercial development to the boundaries of the present commercial district. The 1925 zoning ordinance map indicated four zones; Zone 1 – “Single Family Residential”, Zone 2 – “Business and Multi-Family”, Zone 3 – “Industrial/Wholesale”, and Zone 4 – “Obnoxious Industrial”. Very few, if any, industrial uses were located in the City in 1925, and few existed in 1988. Figure 1.2 illustrates the 1925 zoning ordinance map.

In 1929, Ordinance No. 96 which set the primary direction for future development in Carmel was adopted by the City Council.

"ARTICLE 1 — GENERAL PURPOSE

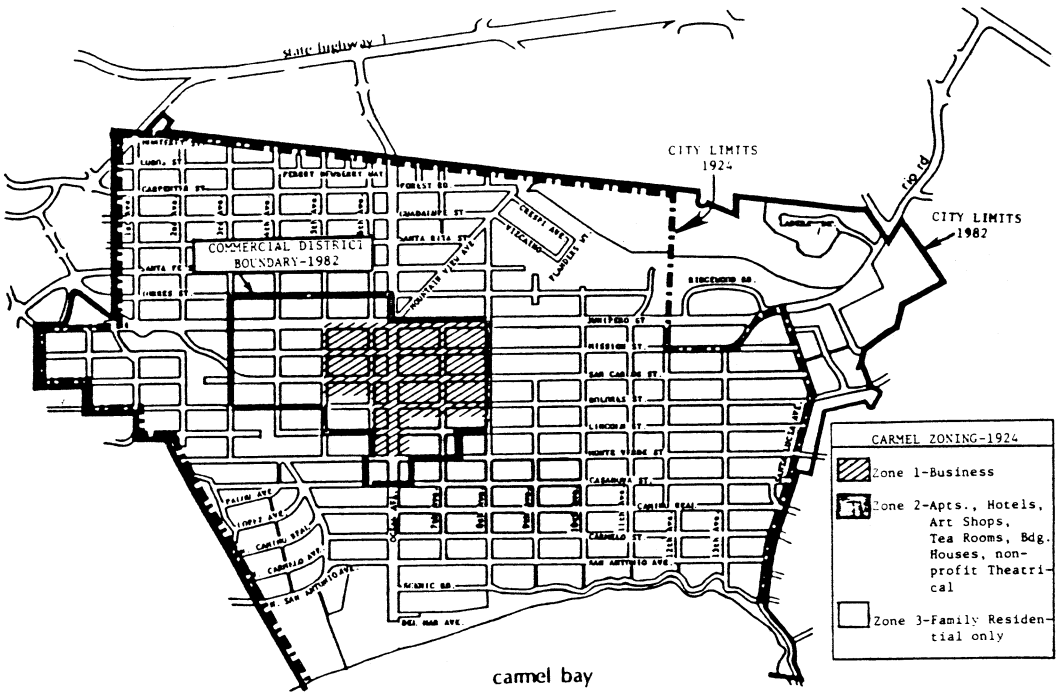
STATEMENT OF INTENT. The City of Carmel-by-the-Sea is hereby determined to be primarily, essentially and predominantly a residential city wherein business and commerce have in the past, are now, and are proposed to be in the future, subordinated to its residential character; and that said determination is made having in mind the history and the development of said city, its growth and the causes thereof; and also its geographical and topographical aspects, together with its near proximity to the cities of Pacific Grove and Monterey, and the businesses, industries, trades, callings and professions in existence and permissible therein."

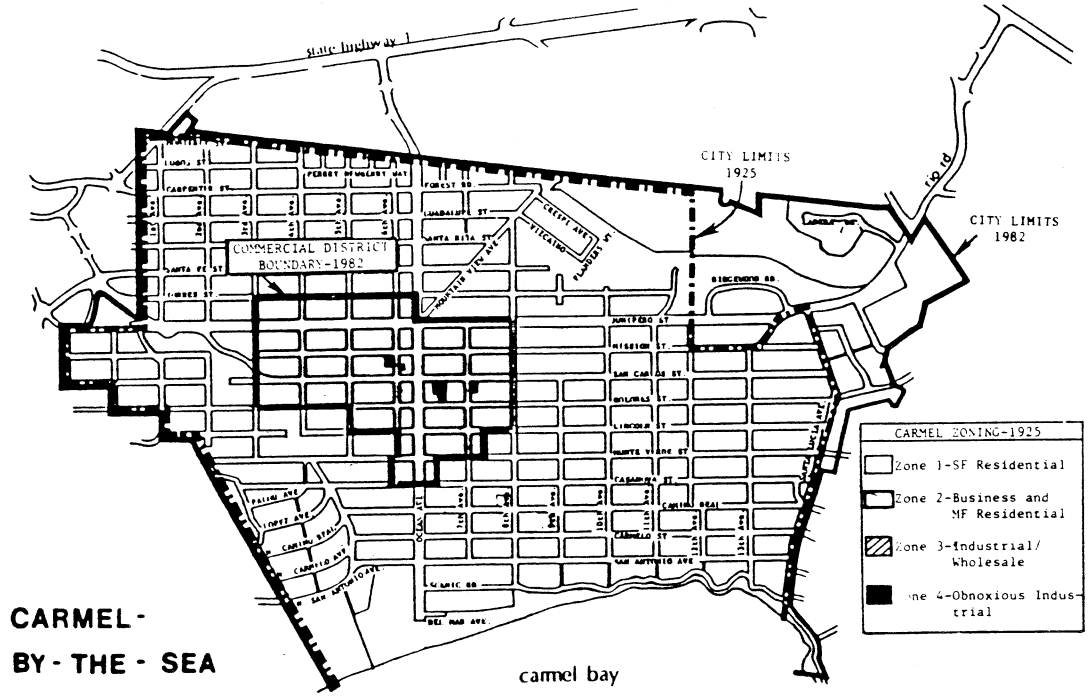
Over the years, there were further refined zoning maps, as illustrated in Figure 1.2. With each successive map, more zones were delineated with increased regulations and land development requirements. From the simple three-zone map in 1924, Carmel had adopted ten specialized zones by 1964 and as revised in 1985 and 1987.

The Commercial District Today (2001)

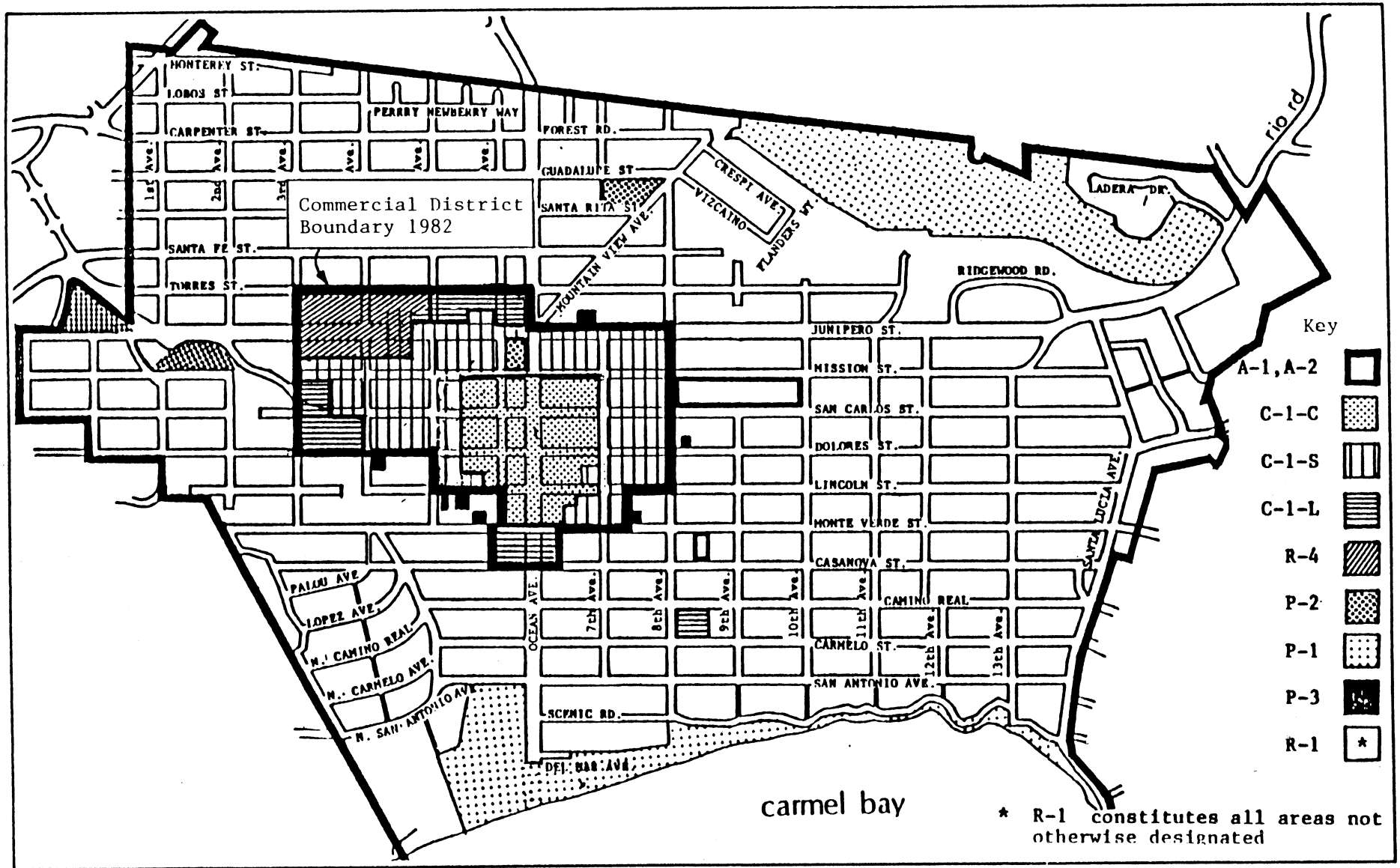
Carmel's commercial district is a 39-acre area located near the center of the City and is surrounded by residential neighborhoods. The core of the commercial district (See Figure 1.3) is dominated by ground floor retail activity operating from relatively small shops located in many of Carmel's oldest commercial buildings. This area supplies goods and services to residents and visitors alike. Unique shops and the design qualities of this core area encourage pedestrian exploration and discovery making the city's downtown a strong visitor attraction. Architecture in the commercial core is diverse with many of the revival styles typical of the 1920s and 1930s on display. Scattered throughout this area are landscaped courtyards and intra-block walkways that provide important visual breaks and variety in building form and commercial business locations. (LUP)

Surrounding the core area of the commercial district is a less intensively developed buffer area dominated by motels and apartments. This area forms a transition from the busy central core to the relative quiet of the surrounding residential neighborhoods. Since this buffer area is not retail-oriented and most sites are developed to provide a setting for permanent and transient residential uses, the buildings tend to have greater setbacks, more open space, more landscaping and more parking. These characteristics are appropriate for the land uses present in a buffer district. Design regulations for the core and buffer areas should support these differences. (LUP)





Carmel-by-the-Sea	N SCALE 1"=1875'	FIGURE 1.2 CARMEL ZONING: HISTORICAL PERSPECTIVE

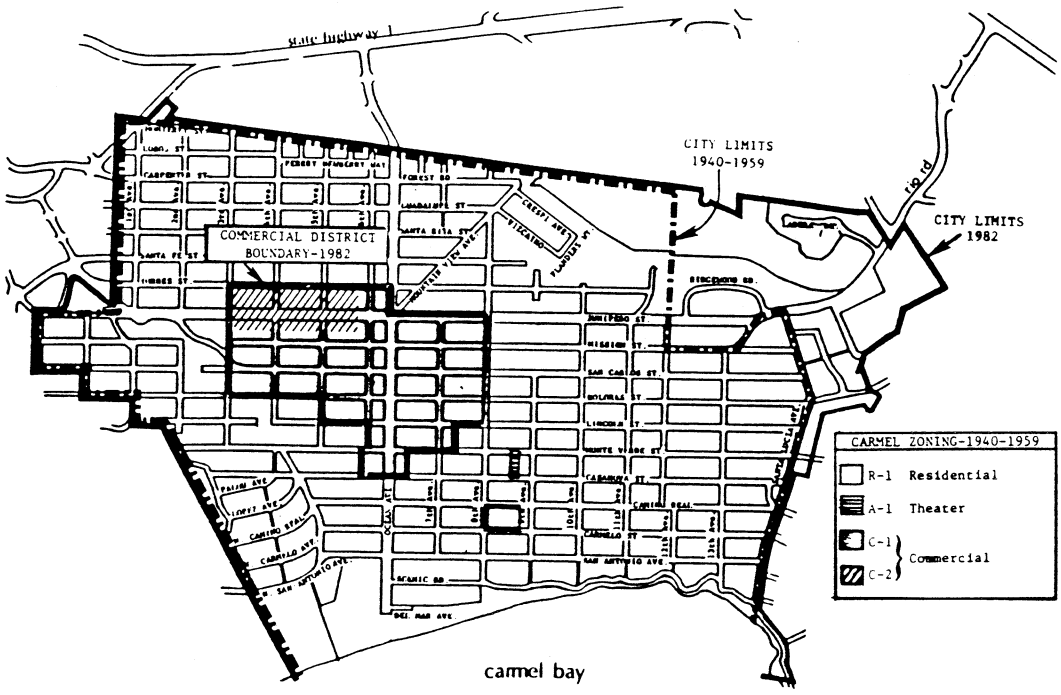


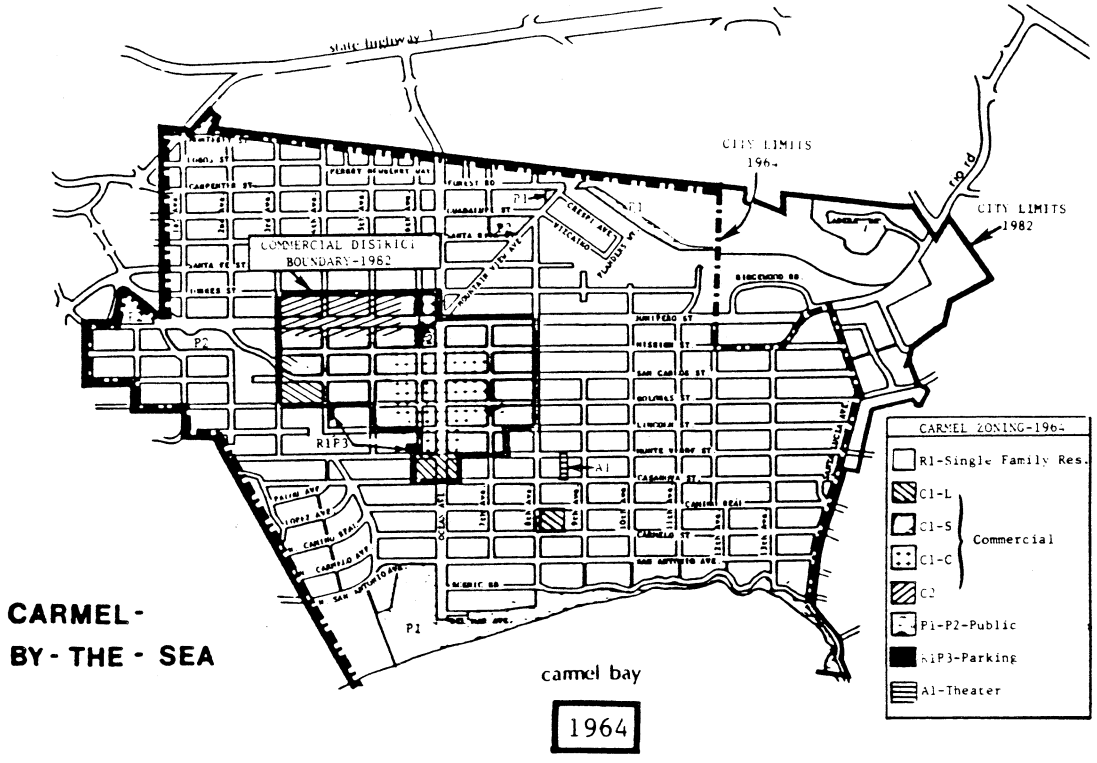
Carmel-by-the-Sea

N

SCALE 1"=1000'

FIGURE 1.2 CITY ZONING CATEGORIES, 1982





Carmel-by-the-Sea	N SCALE 1"=1875'	FIGURE 1.2 CARMEL ZONING: HISTORICAL PERSPECTIVE (CONTINUED)

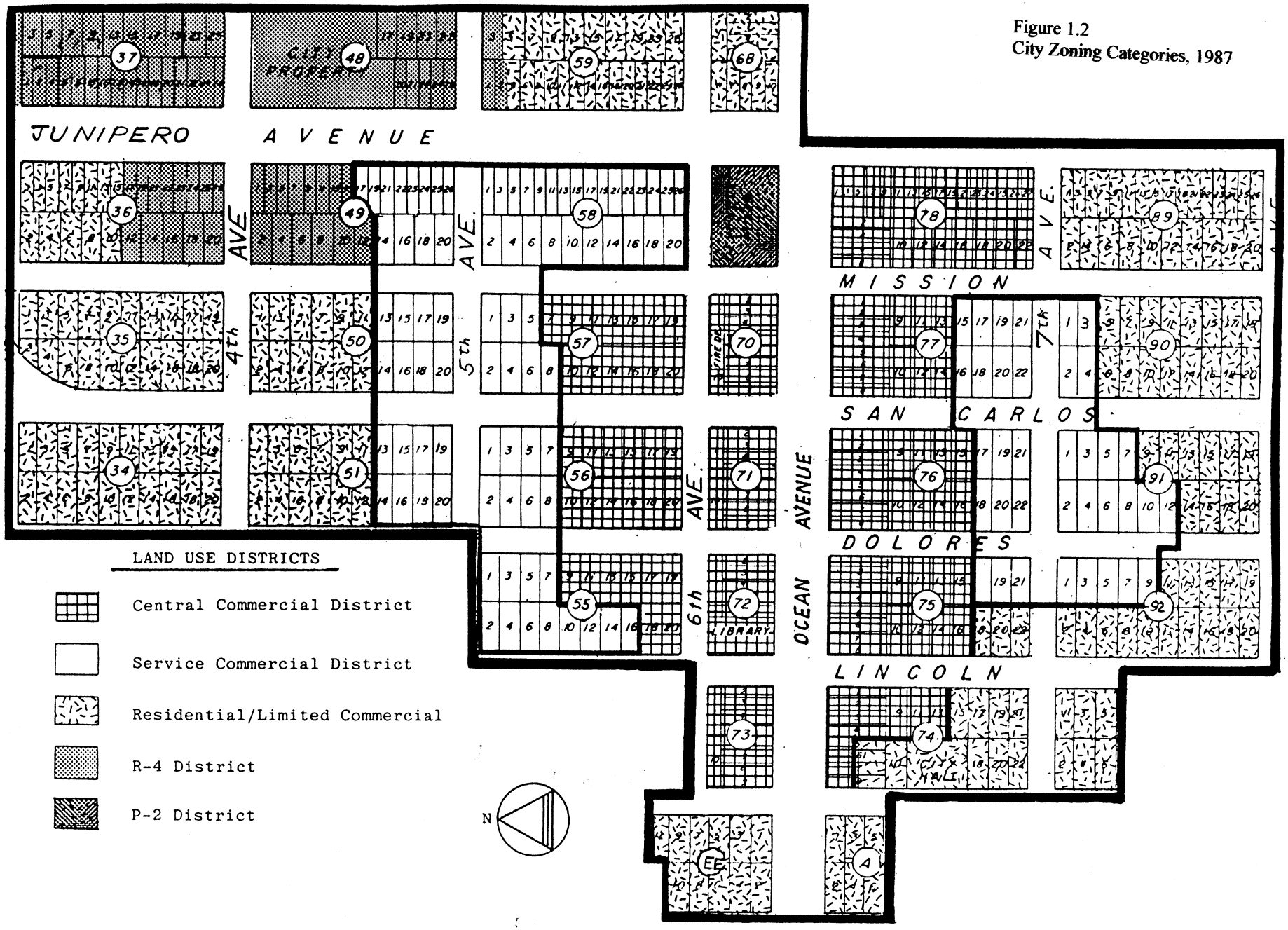


Figure 1.2
City Zoning Categories, 1987

Carmel is host to hundreds of thousands of visitors each year who come to enjoy its unique character, its beautiful beach, its cultural attractions and other amenities. This visitor industry is consistent with the purposes of the Coastal Act and the commercial uses found in Carmel's commercial area reflect a predominance of visitor-serving commercial use. For example, in spite of its small population of 4,081 residents Carmel has:

- 32 jewelry stores;
- 50+ restaurants;
- 120+ art galleries;
- 120+ clothing stores; and
- 50 hostelries with 948 authorized lodging units. (LUP)

To provide visitors with overnight accommodations, 50 percent of all commercially zoned land in Carmel-by-the-Sea has been developed and occupied by hotel and motel uses. A significant number of single-family residences also accommodate visitors on a monthly rental basis to augment commercial motel and hotel lodgings. Along with the City of Monterey, Carmel-by-the-Sea has the highest ratio of hotel/motel rooms to residential housing units of any City in Monterey County. There is approximately one hotel or motel room for every three residential dwelling units in the City. Table 1 compares the number of hotel/motel rooms to the number of housing units for various cities in northern Monterey County. (LUP)

Table 1.2: Hotel and Motel Rooms per Dwelling Unit—Northern Monterey County Coastal Cities

City	Number of Lodging Rooms	Number of Dwelling Units	Approximate Number of Dwelling Units per Hotel/Motel Room
Carmel-by-the-Sea	948	3,433	3.6
City of Monterey	4462	13,448	3.0
City of Pacific Grove	1,087	8,071	7.4
City of Marina	543	8,699	16.0
City of Seaside	664	11,190	16.8

Sources: Monterey County Convention & Visitors Bureau; California Department of Finance, January 2000; EMC Planning Group. (LUP)

This data demonstrates that Carmel provides more than adequately for visitor commercial uses and is fully consistent with the intent of the Coastal Act. (LUP)

Indeed, there is some risk that further visitor commercial development could unbalance the community in ways that would diminish its character and make it less of an attraction for visitors. Part of what makes Carmel so unique and attractive is the way that it has carefully balanced visitor and local needs over the years. Carmel remains a functioning city where residents live, work, and play as they engage in community life and pursue their dreams and aspirations. The fact that Carmel remains a full-time community, and not just a commercial tourist trap, is not lost on those who visit here. Tourists seek destinations that have unique qualities where they can see new things and have new experiences. The existence of village life is part of Carmel's attraction and needs to be protected if the City is to fulfill the intent of section 30253 of the Coastal Act. For these reasons this Land Use Plan includes well-established policies that support existing hotels and motels, prohibits new units and supports a healthy balance in other resident and visitor commercial uses. (LUP)

Land Use Designations

Preservation of the existing land use pattern is a fundamental policy of this Land Use Plan and is controlled through the City's Coastal Implementation Plan. These two documents work together to provide policy direction and regulations designed to protect the City's unique residential village character. Additionally, the City has prepared several Master Plans and Management Plans on special topics to aid in maintaining the City's character. (LUP)

There are four primary land use designations used in the City of Carmel-by-the-Sea Coastal Land Use Plan, and these correspond with more detailed designations contained in the Implementation Plan. Each is described below, and Figure 1.3 shows the Land Use Plan Diagram. (LUP)

Residential

This land use plan identifies two primary residential land use designations – Single-Family Residential and Multi-Family Residential. Each designation is described below. (LUP)

Single-Family Residential. This area is intended to provide for single-family residential development at densities ranging from two (2) units per acre to eleven (11) units per acre. Assuming an average population of 1.5 to 2.5 persons per unit this allows a maximum population density of 16.5 to 27.5 persons per acre. Public/quasi-public uses and overnight accommodations currently operating under a use permit are also allowed. Above-ground building intensity in this area may not exceed 45 percent floor area ratio and all development requires at least 45 percent open space. Proportionately less floor area and greater open space are required on larger lots. (LUP)

Multi-Family Residential. This area is intended to provide for multiple family residences at a maximum density of thirty-three (33) units per acre or forty-four (44) units per acre when affordable housing is provided. Existing hotel and motel uses are allowed and may be reconstructed. Existing commercial buildings occupied by uses serving residential needs are also allowed, although additional commercial floor space is not. This area is also appropriate for public uses. Assuming an average population of 1.0 to 2.0 persons per unit, this allows a population density of 33 to 66 persons per acre. Maximum building intensity for this area is limited to 80 percent to 90 percent floor area ratio depending on the quality of design. Minimum required open space is 45 percent of each site. (LUP)

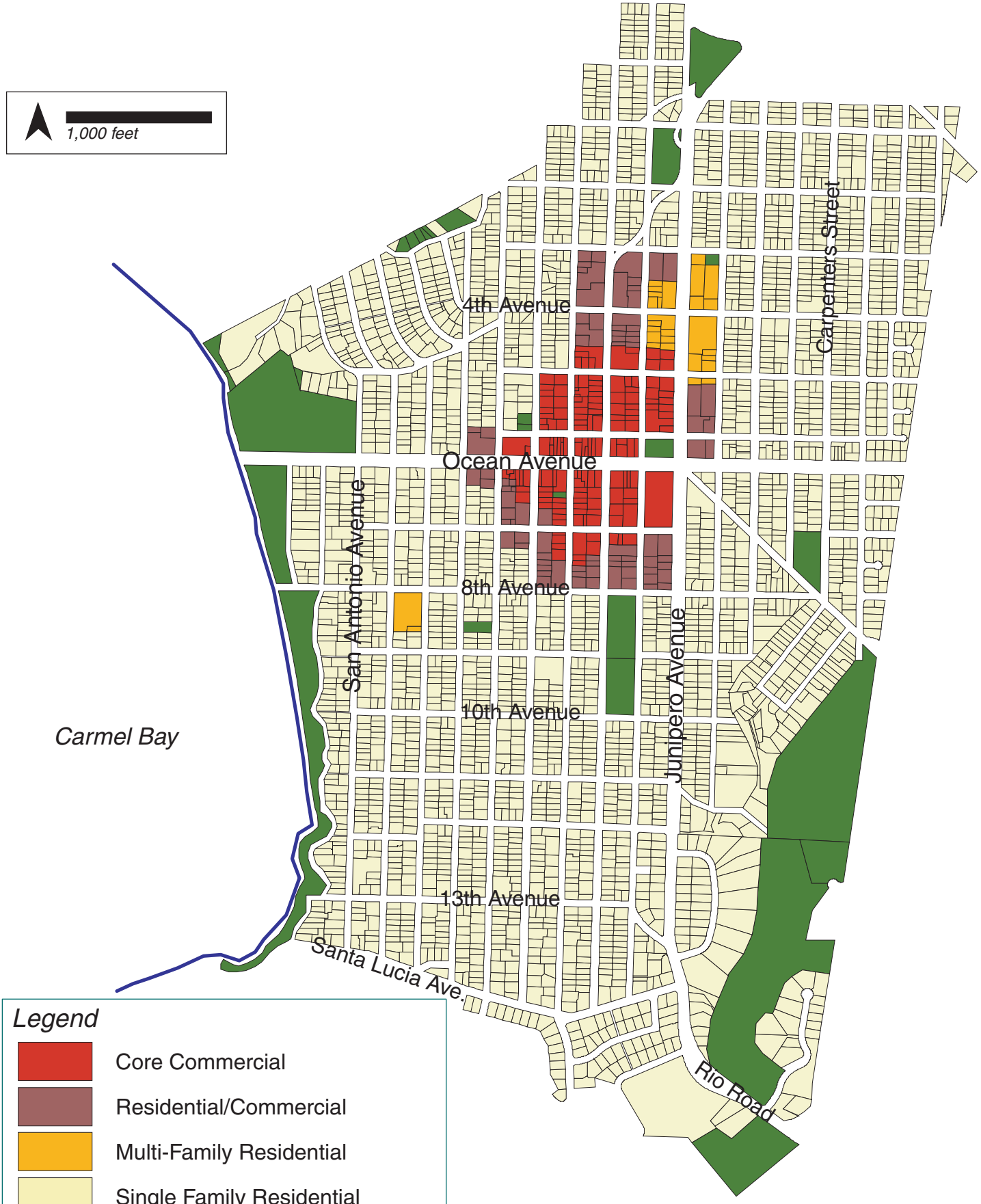


Figure 1.3
General Plan Land Use Map

Commercial

This land use plan identifies two primary commercial land use designations – Core Commercial and Residential/Commercial. Each designation is described below. (LUP)

Core Commercial. This area is intended to provide for a wide range of retail and service uses in scale with the overall residential character of the community. More intense commercial activities such as retail, restaurant and visitor commercial uses are appropriate in this area. Less intensive development may be appropriate to preserve the unique character and ambiance along Ocean Avenue. Mixed-use developments of commercial and multi-family residential uses at a maximum density of thirty-three (33) units per acre are allowed. This area is also appropriate for public service uses. Assuming an average population of 1.0 to 2.0 persons per unit, this allows a population density of 33 to 66 persons per acre. (LUP)

Maximum building intensity in the core commercial area is limited to 95 percent and 135 percent floor area ratio for one and two story buildings, respectively. More open space and less floor area is required on larger sites. Throughout the Core Commercial area, floor area bonuses (up to 15 percent) and density bonuses (up to 35 percent) are allowed as incentives for affordable or senior housing and for special design amenities. (LUP)

Commercial/Residential. This area is intended to provide for a mix of residential dwellings and a limited range of office and service uses in scale with the character of the community. Less intense commercial uses and visitor accommodations are allowed in this area. Mixed-use developments of commercial and multi-family residential uses at a maximum density of thirty-three (33) units per acre are allowed. This area is also appropriate for public service uses. Assuming an average population of 1.0 to 2.0 persons per unit, this allows a population density of 33 to 66 persons per acre. (LUP)

Maximum building intensity in the Commercial/Residential area is limited to 70 percent and 80 percent for one and two story buildings, respectively. More open space and less floor area is required on larger sites. Throughout the Commercial/Residential area, floor area bonuses (up to 15 percent) and density bonuses (up to 35 percent) are allowed as incentives for affordable or senior housing and for special design amenities. (LUP)

Open Space/Recreation/Cultural

These areas are intended to provide for public open space, beach and recreation lands available for public use, and public and quasi-public facilities created to promote cultural and senior-citizen activities. Uses and facilities that are committed to public recreation,

cultural activities, and senior-citizen activities, that are compatible with the natural resources are allowed. (LUP)

Table 1.3: Land Area Statistics for City of Carmel-by-the-Sea (Acreage in Various Districts and Use)

Zone	Description	Acreage	Subtotal	Percent of Total Acres
	Commercial Districts			
CC	Central Commercial	11.71		1.83
SC	Service Commercial	9.92		1.56
RC	Residential/Commercial	18.06		2.83
			39.69	*6.22*
	Cultural Theatrical Districts			
A-1	Theater District	.28		.04
A-2	Community and Cultural Center	3.90		.61
			4.18	*.65*
	Park and Beach Districts			
P-1	Park	56.57		8.86
P-2	Recreation	9.08		1.42
			65.65	*10.28*
	Residential Districts			
R-1	Single Family Residential	344.85		54.01
R-4	Multi Dwelling	5.81		.91
			350.66	*54.92*
	Streets and Public Rights-of-Way	178.3	178.3	27.93
	TOTAL		**638.48**	**100.00**

(GP Amendment 90-01)
Source: Carmel LCP, 1980; Department of Community Planning and Building, 1987.

Preservation of the Central Business District. Ocean Avenue constitutes a major linear park through the heart of the commercial district. It has for years housed businesses that are attractive to both visitor and resident alike. It has been, and continues to be, the nucleus of visitor attention.

The attraction of the area creates pedestrian congestion on the majority of weekend days throughout the summer and during holiday periods. Pedestrian counts taken during the Memorial Day weekend in 1984 found a peak hour volume of 2,400 persons crossing through the southeast corner of Ocean Avenue and San Carlos Street.

Pedestrian congestion detracts from the shopping and walking experience and the overall economic vitality in the commercial district, especially on Ocean Avenue. The large number of establishments offering food that can be consumed immediately on the sidewalks and litter and food debris left, also detract from the pedestrian experience.

Because of the attraction of Ocean Avenue, the businesses and properties have a commercial advantage and are the most sought after and desirable in the central business district. These pressures create high rent scales and an economic environment in which only businesses with high volume sales, small inventory, or which are corporately owned can compete. The high quality, independently or locally owned business which has been the traditional character of the business district is at a distinct disadvantage and through the years the trend has been that these types of businesses have moved away from an Ocean Avenue location.

Reevaluation of Certain Commercial Zones. The concept of creating a buffer between the commercial and residential areas is important. Maintaining the overall existing commercial district boundary as discussed above is one step in the process. Uses in the various zones should be reviewed for their effect on the overall business district as well as on the preservation of a peripheral buffer zone. Using the current SIC Manual as a base from which to identify land uses will continue to provide the City with a standardized methodology to inventory land uses. The areas used to establish this buffer are the RC and R-4 districts. Future development in these areas should be designed to achieve a smooth transition to the R-1 district in both design and land use.

Unrelated Additional Uses In Businesses. Many stores in Carmel are licensed as a singular business with a primary sales focus but provide unrelated additional goods or services as well. In some cases, the additional uses tend to constitute 50% or more of the business and the presence of these goods or services changes the appearance of the business. Certain additional uses may not be considered compatible (e.g., a camera store selling T shirts). This pattern in stores has an influence on the character and quality of the

community. Methods of regulating the provision of these additional uses may entail one or a combination of the following:

- A very defined regulation which would only allow single or primary uses specified under the four digit classification (industry number) for a single retail outlet as established in the current North American Standard Industrial Classification (NASIC) and allow only strictly ancillary uses. These ancillary uses would have to be directly related to the primary business. The impact would be to make numerous existing uses in the commercial area nonconforming as a retail outlet may offer non-related goods or services. This method, however, would be easier to enforce on new businesses.

- A less defined method which would limit unrelated additional uses to a certain percentage of the floor area and/or display area. This alternative could also make some retail outlets nonconforming should the percentage of the additional use area, or some other factor, be less than the currently allowed 10%.

Determining the appropriate amount of unrelated additional goods or services may be based on square footage in an establishment, display area, or gross sales receipts. Controlling the amount of these uses based on square footage or display area would be easier to enforce than sales receipts and would also address the visual impact of such uses on the character of the commercial district.

Nonconforming Uses. In 1979, the City's Planning and Zoning Code was amended to prohibit all uses other than apartments, offices and non-retail uses on the second floor of buildings in the commercial and the R-4 districts. Current uses that were allowed prior to 1979 but then prohibited by these amendments are considered to be “nonconforming”. Nonconforming uses are allowed to continue with restrictions on expansion.

Commercial District Boundaries. Continuing the definite boundary of the entire commercial district (which encompasses several commercial zones) presents an important physical and psychological separation between residential and downtown commercial uses. Carmel, as a coastal community, has State mandated Coastal Act policies it must implement regarding the provision of visitor serving uses. In addition, Carmel's economic base is strongly influenced by the level of commercial activity. While the role that these types of commercial activities have in the community is recognized, these uses should be located in or near the central area and should not disrupt the residential character. Therefore, an important policy in this Element is that the total commercial district shall be contained within the 1982 boundary as shown in Figure 1.2. Also seen as an extension of the commercial district is off-street parking located in the R-1 district.

Cultural Resources and Historic Preservation

Historic resources are an important element of Carmel-by-the-Sea's community character. These resources and the City's approach to protecting them are discussed below. (LUP)

Architecture and Community Character

Each generation has left its imprint by contributing to the diversity of architecture found in Carmel. The rich, visual experience found here owes much to this mix of architectural styles. As noted above, early development in Carmel was greatly influenced by the Arts and Crafts movement. This movement stressed the use of simple designs and natural materials—quite unlike the extravagantly detailed architecture of the earlier Victorian period. In the 1920s and 1930s several European Revival styles became popular. Later periods saw the introduction of more modern styles. Underlying this architectural diversity, are environmental influences and patterns of scale and form that consistently reappear to establish Carmel's character. (LUP)

Environmental influences include natural elements such as topography, vegetation and climate. As Carmel-by-the-Sea has developed over time, efforts have been made to adapt man-made elements to these underlying natural conditions. In the residential districts, roads are typically not built to full width and they curve and undulate to follow the topography and to make room for trees. In the commercial districts, sidewalks often curve or are frequently interrupted by trees and mini-parks. Most shops and businesses are built to face sidewalks and courtyards to promote an open exchange between interior and exterior. (LUP)

In recognition of this close relationship between the natural and built environments, and perhaps intended to enhance this fit, many of the City's buildings have been designed with natural materials, pleasant open spaces and abundant landscaping with native plants. Carmel Stone, local granite and the frequent use of wood in hand carved doors, window frames, sills, moldings, roofing materials and signs are all design features that contribute to the village character of the City. These form a contrast to the glass, steel, plastic and featureless gray concrete so often found in other, more urban cities. (LUP)

Attention to detail and emphasis on fine craftsmanship can be seen in the varied architecture of Carmel; local builders have embellished their work with detailing and individual style, which creates a unique and appealing building design. Most of Carmel-by-the-Sea's historic buildings exhibit myriad detailing, some of it intricate and some bold: surfaces are broken up by ridges, insets, decorative tiles, cavities, niches and abrupt changes of material; textures exhibit a great variety, from smooth-troweled plaster, brick,

stone, rock or exposed aggregate to painted, carved or unfinished wood; corners often include bevels, bullnoses, cornices and moldings. (LUP)

The open spaces between buildings in the commercial district are an integral part of the design of the community. The significant buildings in this district tend to use open space, particularly courtyards, and building spaces and shapes that encourage pedestrian exploration and circulation. Courtyards invite pedestrians onto private property away from the street. These courts increase the amount of building surfaces and facades on a building, and encourage the creation of additional and smaller shop spaces. In this way, the building design within the central commercial district has subtly influenced the land use patterns and economic vitality of the City as a whole. (LUP)

Courtyards also tend to conceal many open spaces and building forms from the direct view of pedestrians along the street. Through such concealment, pedestrians are encouraged to explore the limits of these open spaces and discover hidden shops off the beaten path. This alternative pedestrian circulation pattern is encouraged in the City's commercial buildings through the use of arches to define building openings, inviting textures on pedestrian walking surfaces, directory signs at court entrances to identify what lies within, and the unfolding mystery of revealed open spaces and new building forms as pedestrians wander through the commercial courts and walkways. These courtyards are even more effective when they are linked from street to street, or from one property to another. Through-block interconnections also serve as shortcuts for local residents who, by knowing these alternate routes, can avoid crowded sidewalks. These unique open spaces and intra-block connections are an important part of the design character of the commercial district and, when associated with significant buildings, should be protected in a similar manner as the buildings to which they relate. (LUP)

Protection of Historic Resources

Although the Coastal Act does not specifically discuss historic preservation, this topic is related to the preservation of character required by sections 30251 and 30253 of the Act. The purpose of this component of the Land Use Plan is to provide a framework for policies that address the preservation of the diverse and valuable historic resources in Carmel. Its primary goals are to educate residents and visitors about the unique architectural, cultural and historic identity of Carmel-by-the-Sea, and to promote the identification and preservation of structures and sites that best represent this history. The addition of this component to the Coastal Plan reflects Carmel's commitment to the preservation of its important historic resources and the City's recognition of the role that historic resources play in defining community character. (LUP)

When evaluating resources for potential historic value, the threshold of 50 years old is often used by historic resource professionals as a trigger that such a review is needed.

The passing of fifty years provides sufficient time for evaluators to determine whether a particular resource may have become significant in a particular context. Of course, it is also important that decision makers have the discretion and ability based on the recommendation of a qualified professional to determine that resources less than 50 years old are historic, as sometimes a younger resource does rise to a level of historic significance. The Carmel LCP provides the appropriate policies and procedures to allow evaluation of potential historic resources, whether older than 50 years or not. (LUP)

The types of historic resources in Carmel are classified using the criteria established in the California Register of Historic Resources.[1] These range from architecturally significant historic buildings and collections of residences that form distinctive neighborhoods to those associated with important persons or events in Carmel's history. It also includes street features, landscaping, and both prehistoric and historic archaeological resources. (A more definitive discussion of historic resources found in Carmel is contained in the Historic Context Statement. See Appendix-F.) All these significant historic resources contribute to the City and its Sphere of Influence. They help to create a unique identity for the City that promotes Carmel as an attractive place for both residents and visitors. These buildings and sites serve as important reminders of Carmel's rich history and the patterns in which it developed. Extending beyond its contributions to the quality of life in Carmel, preservation of cultural resources also provides direct economic benefits by maintaining the character and charm that makes this an attractive visitor destination. The character of Carmel, while being diverse and eclectic, also provides an established historical context for contemporary architects and builders to work within so that their designs can become new, compatible contributions to the community. (LUP)

To be most effective, historic preservation efforts should be integrated with the City's other permit processes such as design review and land use development approvals. This plan contains policies that respond to the Coastal Act through a combined approach of conservation and preservation. *Conservation* allows change and new construction as long as it is consistent with established character. This approach is appropriate for new buildings, remodels, façade changes and public way improvements involving non-historic

[1] The California Register has four criteria for historic significance. These are: (1) the resource is associated with events that have made a significant contribution to broad patterns of local or regional history or the cultural heritage of California or the United States; or (2) the resource is associated with the lives of persons important to local, California or national history; or (3) the resource embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; or (4) the resource has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

resources. The City implements conservation of its character through its Design Guidelines for the residential district, the commercial district and for the public way. The overall character of the City can be conserved through appropriate policies related to the urbanized forest, roadway design and building design. *Preservation* requires that historic resources be protected and rehabilitated without changes that would damage their integrity[2]. Specific historic resources will be preserved after identification through an ongoing survey and then implementing preservation programs that are effective. Only changes consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties will be allowed unless environmental review demonstrates that this is not feasible. (LUP)

A greater understanding of and appreciation for the cultural heritage of Carmel can be fostered through a comprehensive historic preservation program. This includes the preservation of local architectural resources and archaeological artifacts and sites, as well as conservation of the landscape features such as the parks, seashore, roadside greenbelts and natural setting that have played an integral role in making Carmel what it is today. This program will help to promote an ethic of cultural stewardship, encouraging the entire community to become actively involved in retaining and protecting these special resources of Carmel-by-the-Sea. (LUP)

The initial step in an historic preservation program is a reconnaissance survey of potential historic resources. This is followed by thorough research and documentation in an intensive survey using the themes established in the Carmel Historic Context Statement

that explore the historic people, periods, places and events important to Carmel.[3] This survey process identifies all resources that have historic significance and are eligible for

[2] Integrity is based on why a property is significant. Ultimately, the question of integrity is answered by whether or not the property retains the identity for which it is significant. The steps in assessing integrity are (1) defining the physical features that must be present for a property to represent its significance, (2) determining whether these features are still visible enough to convey significance, (3) determining whether the property needs to be compared to other similar properties to understand its significance and (4) determine which aspects of integrity are vital if the property is to qualify as a resource (adapted from the National Register of Historic Resources, Bulletin #15).

[3] An historic context is a body of information about historic properties organized by theme, place and time. A single historic context describes one or more important aspects of the development of an area relating to its history, architecture, archaeology and culture. A context may be based on one or a series of events, patterns of community development, or associations with the lives of a person or group of persons that influenced the destiny and character of a place or region (from National Register Bulletin #24). Currently there are five themes developed in Carmel's Historic Context Statement. They are: (1) Prehistory and Hispanic Settlement, (2) Economic Development, (3) Government, Civic and Social Institutions (4) Architectural Development in Carmel and (5) Development of Art and Culture.

listing on the California Register of Historic Resources. These sites, structures and objects are then listed on the Carmel Inventory of Historic Resources. Those properties not listed in the Inventory shall be considered not historically significant unless additional information or the passage of time initiates the need for re-evaluation. The Carmel Inventory of Historic Resources shall be updated on an ongoing basis as new resources are surveyed. Properties not yet surveyed shall be evaluated on a case-by-case basis as the need arises (e.g., including for all site assessments, etc.). (LUP)

Complementary policies and programs which will further the preservation of Carmel's cultural resources include:

- Study and resolve possible existing conflicts between Building, Fire, Health and Housing Codes. Allow use of the State Historic Building Code.
- Initiate measures to take advantage of state and federal Capital Improvement Programs for the preservation and enhancement of Carmel's cultural resources.
- Delineate tax advantages and tax incentives within the private and public sectors.
- Study zoning codes and coordinate land use planning with historic preservation goals.
- Explore public funding opportunities at the federal, state, regional or local levels, to underwrite preservation activities.
- Investigate private sector funding and lending policies detailing less restrictive preservation code requirements.
- Encourage citizen support of the preservation of its cultural resources by cooperating with and encouraging local historic preservation programs. (LUP)

In addition to the Inventory, the City also will establish a local Register of Historic Resources. Owners may voluntarily request listing on the register as a way to provide public recognition of their historic resource and to receive enhanced benefits. Registered properties will receive a plaque that can be mounted on the property to identify its historic significance. Registered properties also will appear on any maps of cultural resources that are used to publicize and celebrate the City's rich history. Finally, registered properties may access enhanced financial benefits that are established for historic resources such as fee reductions for building permits and participation in Mills Act programs that reduce property taxes. It is desirable to place on the local register as

many of the City's identified historic resources as possible so that the educational value of the program is maximized. (LUP)

Archaeological Resources

Archaeological resources from both the prehistoric period and the early historic period can be found in Carmel. Before establishment of the Carmel Mission and subsequent ranching and settlement by Europeans native populations occupied the coastal area of Monterey. During this pre-history period, the Carmel Area provided food and materials for the Costanoan/Ohlone culture. The establishment of the Carmel Mission and the early years of European settlement marked a new period that also is important to an understanding of the cultural development throughout the Carmel region as well as California. (LUP)

This historical development pattern in Carmel is similar to that of other urban areas in California that have produced archaeological resources dating from the late nineteenth and early twentieth centuries. Potential finds from the area's early historical period will typically consist of such things as the foundations of former buildings, evidence of early utilities, refuse deposits and privy pits. Such underground features can often address research questions that are beyond the scope of written history, and can thus be significant finds. (LUP)

It should be kept in mind that archaeological resources pertaining to the Native American, Spanish and Mexican eras also could be buried in the previously built out areas of the City. Early buildings tended to have a smaller impact on the landscape than modern buildings. Consequently, there is a potential for archaeological resources to have survived intact under buildings, roads, and other features of the landscape. (LUP)

General areas of archaeological significance are shown in Figure 1.4. Policies to protect these resources are included in this Element. (LUP)

Community Infrastructure

The ongoing improvement of public and private property must rely on adequate public services. When such services are constrained, efforts must be made either to increase their capacity or to allocate their use for the greatest benefit. (LUP)

In Carmel-by-the-Sea, the most critical infrastructure needs for the future are water, roads, and drainage. The improvement of property creates opportunities to implement long-term infrastructure plans that benefit the whole community such as utilities undergrounding and improved communications infrastructure. (LUP)

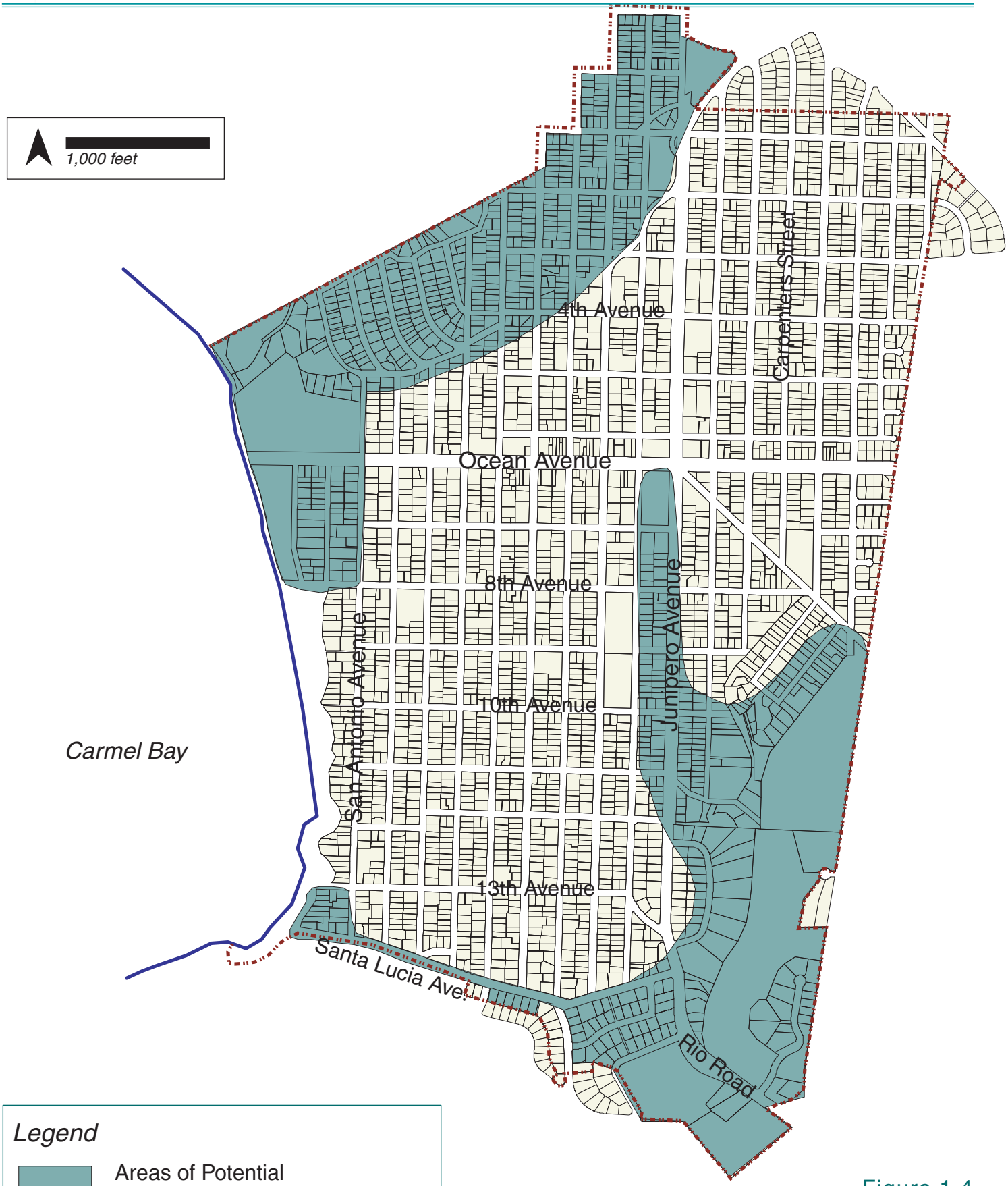


Figure 1.4
Areas of Potential Archaeological Significance

Water Resources

Water is a critical resource for development throughout the Monterey Peninsula. Carmel-by-the-Sea is one of eight land use jurisdictions that are part of the Monterey Peninsula Water Management District. This special district coordinates water supply planning, distribution infrastructure and environmental protection. Water sources include the Carmel River system (river, aquifer, and reservoirs) and aquifers that underlie the City of Seaside. No water is imported from State or Federal water projects. (LUP)

After reaching its safe, long-term capacity in the late 1980s, the Water District declared a moratorium on new connections and imposed limits on the remodeling of homes and expansion of commercial buildings. A strong conservation program and the development of a well in the Seaside Aquifer allowed the District to end the moratorium in 1993. Water is now distributed as a finite resource to each member jurisdiction through a District-wide allocation program. This supply is again nearly exhausted and constrains most development projects. (LUP)

The City's share of District water resources is internally allocated to land use categories based on policies in the Local Coastal Program and secondarily in the Conservation, Land Use, and Housing Elements of the General Plan. These policies affirm the City's commitment to lots of record, and residential use (new homes, apartments, and remodeling) as the largest allocation for new development. In particular, existing subdivided lots of record zoned for housing should always be considered "first in line" for limited water resources. New subdivisions of land should be limited until existing subdivided lots have a secure water supply to serve full build-out and additional water allocation units have been obtained from the District. As documented above, visitor-serving uses throughout the City have been well accommodated with prior water allocations to achieve consistency with the Coastal Act. Augmenting scarce water supplies to serve planned growth continues to be a City policy. (LUP)

The City will monitor activities of the Water District and cooperate in developing programs to conserve water as well as to increase supplies. The City will support water projects that are financially and environmentally sound. Water projects and programs also must not lead to unacceptable levels of rationing during droughts. (LUP)

Transportation, Roads and Drainage

The grid network of roads serving the community is a vital infrastructure asset that is under stress and deteriorating. A challenge facing the City is how to plan for the long-term maintenance of roads, and provide adequate road capacity while preserving their unique design character. (LUP)

Many roads serve as part of the City's storm water drainage system, and therefore these two infrastructure systems are linked. As existing homes are rebuilt or enlarged their connection to roads and impact on drainage often changes. Larger homes cover more site area with impermeable surfaces causing more runoff. New driveways must interface with road edges without causing damage or interfering with drainage capacity. The City has adopted water quality and drainage control measures that apply during design review and building permit review of new and remodeled homes. Additionally, the amount of site coverage and impermeable surfaces proposed in new development has been limited to protect some percolation and infiltration capability on each site. (LUP)

Urban drainage carries pollutants to Carmel Bay, an Area of Special Biological Significance and part of the Monterey Bay National Marine Sanctuary. Long-term planning must reduce these pollutants to comply with the Clean Water Act. This will require the development of improved drainage standards, storm water treatment and a means of funding City-wide improvements. The City has established a Storm Water Utility to address these issues and Best Management Practices that serve to minimize runoff and direct it onto permeable surfaces before it is conveyed to Carmel Bay. Likewise, the City is evaluating the feasibility of consolidating some storm water drains and fitting them with debris filters and oil and water separators. Street design topics are covered in this section of the Land Use Plan. Drainage issues and pollution mitigation are covered in the third section under Protection of Coastal Resources. (LUP)

As development throughout the City continues, road and drainage improvement programs must continue to include aesthetic considerations as well as safety and function in the design. Street and drainage design should retain a “hand crafted” as opposed to “machine made” appearance, yet still perform the intended functions. Construction should use equipment that has the least environmental impact possible. Care must be taken not to overbuild City streets through excessive widening or unnecessary realignments that might make Carmel streets appear more broad, straight or urban. (LUP)

The historic character of Carmel's narrow roads, with their respect for topography and their protection of trees, should be retained as a contributing element of neighborhood design. Often, there is a perception of too many vehicles and excessive traffic throughout the City. Narrow roadways and roadside vegetation help to slow traffic and, if designed properly, can make the City’s streets safer for pedestrians. This is important in a village without sidewalks, where so many residents include walks in their daily routine. (LUP)

Carmel's Sphere of Influence

The State of California has authorized Local Agency Formation Commissions (LAFCO) to determine the ultimate boundaries of local jurisdictions. A Sphere of Influence represents the probable ultimate physical boundary and service area of a local government. Within that boundary, an Urban Service Area is designated. This area is an area now served by existing urban facilities, utilities and services or proposed to be within the next two years. The Urban Transition Area is an area likely to be provided with urban services within a five to twenty year time frame.

In May 1986, the Monterey County Local Agency Formation Commission (LAFCO) approved a Sphere of Influence for the City of Carmel-by-the-Sea as shown on Figure 1.5. This shows the ultimate boundary of the City generally to be Pescadero Canyon on the north, the Hatton Canyon rights-of-way to the east and Carmel River to the south. Included in the Urban Service Area are Carmel Woods, Hatton Fields, Mission Fields, Carmel Point and the beach area immediately north of Carmel Beach.

Carmel Woods consists of approximately 170 acres north of the City limits. County zoning permits medium density (1-5 units per acre). This area is fully developed with single-family residences on 4,000 - 10,000 square foot lots. The Robert Louis Stevenson School, a private elementary school serving area children, is also located in this area.

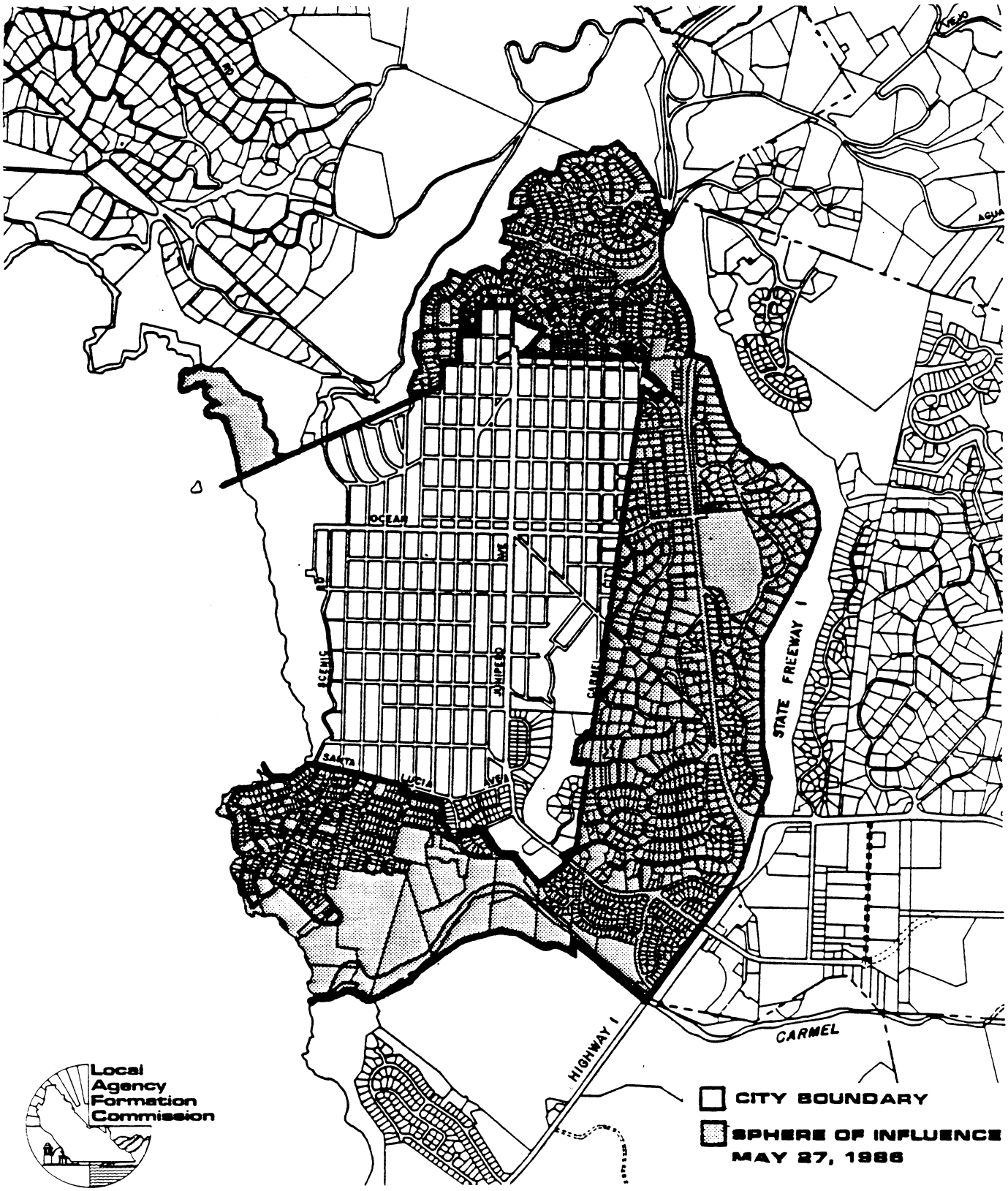
Hatton Fields consists of 300 acres of single-family residences east of the City limits and west of Highway 1. Medium-density zoning is permitted by the County and the area is developed in predominantly larger lots.

Mission Fields is an area located southeast of the City and west of Highway 1. This area is developed with medium density residential sites and is zoned at that density. The Carmel River Inn, forty-unit motel adjacent to Highway 1 and the Carmel River, is an exception to the residential development. Most of the Mission Fields area is in the 100 year flood plain of the Carmel River.

The Mission Tract area is immediately south of the City. This area includes medium density residential uses, the Mission Ranch, Hodges Property, the Carmel River School, and Carmel Sanitary District Wastewater Treatment Plant. The Mission Ranch is developed with 26 visitor units, a restaurant, and a tennis club. A large portion of the Mission Ranch and adjacent Hodges property are undeveloped and include part of the wetlands of the Carmel River Lagoon. These properties are zoned medium density residential, resource-conservation and schools.

Carmel Point is a 150-acre residential neighborhood south of the City, north of Carmel River and along the coast. Other uses in the area include two visitor accommodations and

FIGURE 1.5



CARMEL by·the·Sea

Sphere of Influence and Urban Service Boundaries

the Carmel River Beach. This area is County-zoned medium density residential, parks and resource conservation.

Carmel Hills, within the City's Urban Transition Area, is 115 acres between Highway 1 and the proposed Hatton Canyon Roadway. This area includes single-family residences, zoned at medium density and the Carmel High School. About 75 lots in the Carmel Hills area are on septic tanks and not served by sanitary sewage otherwise provided by the Carmel Area Wastewater District.

Most of the residential area in the Sphere of Influence is in larger lots than the City's standard 4,000 square foot size. Rezoning these properties to Carmel's standard R-1 zoning would be inappropriate since it would not reflect existing development patterns and may increase density in the fringe areas of the community. Adopting a separate R-1 ordinance provision for these potential annexation areas similar to what has been adopted in the past, would maintain the existing lot sizes and density. Special consideration should be given to the Mission Ranch and Hodges properties since they represent the largest undeveloped areas within the Sphere of Influence.

Goals, Objectives and Policies

Community Character and Land Use

G1-1 Continue to preserve and maintain the predominance of the residential character in Carmel through appropriate zoning and land development regulations in all districts.

G1-2 Preserve the residential village character and perpetuate a balance of land uses compatible with local resources and the environment. (LUP)

O1-1 Retain the established patterns of land use throughout the City. (LUP)

O1-2 Limit commercial activity, both as to its scope and physical land spread within the present commercial and multifamily districts.

P1-1 Preserve the boundaries of the single-family residential area and allow rezoning within this area only to less intensive uses such as open space or parkland. (LUP)

P1-2 Contain the commercial district within an area no larger than the 1982 boundary shown in Figure 1.3 of the Land Use Element. (LUP)

P1-3 Consider prohibiting on-street parking in certain areas of the R-1 district for non-residential purposes as part of a City-wide parking management program. Allow through a conditional use permit the improvement of existing off-street parking areas in the R-1 district as identified in **P1-142**.

P1-4 Preserve the multifamily district as a residential area. Prohibit new commercial construction in this area but allow the existing amount of commercial space and existing hotels/motels to remain as a conforming use. (LUP)

P1-5 Preserve the development pattern established in the commercial area with a central core area of ground floor retail and service activities surrounded by a less intensive buffer area of residential, motels, offices and other uses. (LUP)

P1-6 Monitor the mix of permitted and conditional uses in the commercial and multifamily land use districts in order to maintain a transition of land use to the single-family residential district.

P1-7 Develop specific densities for apartments and condominiums in all commercial and the multifamily districts.

P1-8 Continue to encourage mixed land uses that create new second floor apartments located over ground floor retail and service uses in the commercial district on streets where a pattern of second story buildings already exists. (LUP)

P1-9 Develop a definition of high intensity land use based on the impacts the use has on adjoining land uses, and allow high intensity land uses only when the adverse impacts of such uses can be mitigated.

O1-3 Preserve the economic integrity of the community and maintain an economic philosophy toward commercial activity ensuring compatibility with the goals and objectives of the General Plan.

P1-10 Provide incentives to property owners to encourage resident serving business in all commercial land use districts.

P1-11 Encourage unique, quality commercial uses that serve the intellectual, social, material, and day-to-day needs of both the local community and visitors.

O1-4 Maintain a mix of commercial uses that are compatible with the character of Carmel as a residential village.

P1-12 Continue the numerical land use classification system as established in the current edition North American Industrial Classification System (NAICS) to inventory the existing commercial operations and the primary goods and services provided. Permit ancillary uses only when related to the primary use.

P1-13 Adopt specific requirements or ordinances defining a maximum percentage of ancillary uses, together with maximum areas of window display to be devoted to advertising or displaying secondary goods and/or services.

P1-14 Discourage evening commercial activity, especially on the perimeter of the commercial district that may be detrimental to the livability of adjacent residential areas.

P1-15 Require that all retail uses shall be conducted within a fixed place of business within the City. No individual retail sales or soliciting from business to business ("in and about") shall be allowed.

P1-16 Periodically review the mix of business uses in all commercial districts to assess the progress in achieving the land use objectives of the community and the success of policies and ordinances in achieving those objectives.

P1-17 Prohibit the creation of any additional motel units within the City.

P1-18 Prohibit the creation of any stock cooperatives within the City/also prohibit the demolition and/or conversion of any apartment units to create condominiums.

O1-5 Protect and enhance the balanced mix of uses in the central business area, particularly along Ocean Avenue to ensure a high quality, pedestrian oriented commercial environment providing a wide variety of goods and services to local residents.

P1-19 Limit the number of business uses in the commercial district selling food for immediate consumption by pedestrians, including restaurants, bakeries, delicatessens and specialty food stores to reduce the generation of litter and food material on public rights-of-way and to help maintain a balanced mix of uses.

P1-20 Encourage outdoor eating areas that are in character with the design of the commercial district, do not adversely impact adjacent residential land uses, interfere with pedestrian or vehicular circulation, or result in a net increase in the mount of restaurant seating.

P1-21 Control and reduce where possible the number of business uses that are found to be out of proportion with a balanced mix of uses necessary to protect the residential character and economic objectives of the community.

P1-22 Establish methods that will result in limiting or reducing the number of certain uses including but not limited to drinking places, art galleries, gift shops, T-shirt shops, and jewelry stores in the Central Commercial Land Use District. Fast food operations are prohibited.

O1-6 Recognize the natural resources and scenic quality of Carmel as a coastal community and allow uses in the community that are consistent with local needs, the Carmel Local Coastal Plan, and the California Coastal Act.

P1-23 Prohibit any construction of substantial or permanent structures on the beach or within Carmel Bay except where required to protect existing structures in danger from erosion. Require design review for any structure proposed and minimize conflict with the scenic and aesthetic character of the beach environs through such review.

P1-24 Implement Carmel's adopted Local Coastal Plan.

P1-25 Recognize Carmel's Areas of Land Use Sensitivity, as shown in Figure 1.4 in future land use decisions.

P1-26 Adopt as Carmel's Land Use and General Plan map Figure 1.3 of this Element.

P1-27 Continue to ensure that development, whether commercial or residential, does not diminish the village character by excessively blocking important public or private views and disturbing natural topography, mature trees, or native growth.

P1-28 Preserve the significant coastal views identified in the R-4 district for public enjoyment

O1-7 Adopt standards for subdivisions that will retain the scale and character of the City and reflect the subdivision and development patterns within existing neighborhoods. (LUP)

P1-29 Prevent the creation of new lots of less than 4,000 square feet in area. Encourage the formation of larger lots with proportionately lower allowable site coverage and floor area and with greater potential for open space. (LUP)

P1-30 Prohibit any further subdivision and/or creation of new building sites west of San Antonio Avenue and within any block fronting on North San Antonio Avenue or Scenic Road. (LUP)

P1-31 Discourage any future subdivision of land or lot-line adjustment unless it can be demonstrated that the character of the block and neighborhood will be maintained. (LUP)

P1-32 Preserve significant areas of vegetation and open space when approving subdivisions and lot line adjustments through the appropriate siting of buildings and other allowed improvements. (LUP)

P1-33 Evaluate and minimize the impacts of proposed lot line adjustments and subdivisions on traffic, access, trees, topography, utilities and public services through the approval process. (LUP)

P1-34 Inventory all building sites that contain portions of lots or lot fragments left over from previous subdivisions. Consolidate all lots or portions of lots with adjoining lands within the same building site through the filing of lot merger or lot line adjustment documents when additional development is proposed. (LUP)

P1-35 Establish criteria for evaluating lot line adjustments and subdivisions that will protect environmental resources, and ensure that proposed lots will be consistent with the pattern of existing parcel sizes within the surrounding neighborhood. (LUP)

P1-36 Avoid the creation of land use and design nonconformities through approvals of lot line adjustments, subdivisions and the creation of building sites.

Residential Development

O1-8 Preserve the traditional characteristics of scale, good site design and sensitivity to neighboring sites in the single-family residential district through the design approval of new homes, additions and exterior remodeling. Encourage the construction of residences that are diverse and innovative in design yet compatible with the forest setting, site design and materials established by other structures within the neighborhood and adopted Residential Design Guidelines. (LUP)

P1-37 Require design review for new homes and second story additions in the residential district. Require design review for exterior remodeling that significantly affects the character or appearance of structures and sites in the R-1 District. Ensure that approved designs do not disrupt the existing neighborhood character by introducing inconsistent design elements.

P1-38 Each site shall contribute to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping. It is intended by this policy that diversity in architecture be encouraged while preserving the broader elements of community design that characterize the streetscape within each neighborhood. (LUP)

P1-39 Site improvements shall be compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. Design solutions should relate to and take advantage of site topography, vegetation and slope. Designs shall recognize the limitations of the land and work with these limitations rather than ignoring them or trying to override them. (LUP)

P1-40 Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass or bulk to public view or to adjoining properties. Buildings shall relate to a human scale in their forms, elements and in the detailing of doors, windows, roofs, and walkways. Oversized design elements make structures appear dominating and monumental. This out-of-scale character represents a poor fit to the human form, vitiates the more intimate, rural charm and village character of Carmel-by-the-Sea and should be avoided. (LUP)

P1-41 The design of structures shall be coordinated with open space to enhance the park-like environment of the City. Open space should be distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites. Designs shall coordinate structural elements with landscaping to achieve a pleasing overall site design. (LUP)

P1-42 Prior to submittal of design plans for new development that will alter the building footprint, add a second story or involve excavation, a site plan shall be prepared by a qualified professional to document topography, drainage features, existing trees and structures, street edge, and existing conditions on adjacent properties. Using this site plan, the City's planning staff and City Forester shall prepare a preliminary site assessment that includes an evaluation of the design character, streetscape attributes, potential historic resources, and forest resources of the block and neighborhood as well as the resource constraints of the site. Submittal of a Forest Enhancement and Maintenance Plan shall be required from project applicants in response to the site assessment. The Plan shall address the impacts of the proposed development on the existing forest conditions of the site. Site Plan designs shall recognize the constraints of the land and work within these limitations. Minimize the extent of excavation and fill on a site to avoid adverse impacts on trees and ensure that new development follows the natural contours of the site. (LUP)

P1-43 Maintain and enhance the informal, vegetated, open space character of the City's rights-of-way. Trees in the rights-of-way shall not be removed to provide parking. With the exception of driveways, installation of new paving in the rights-of-way by private property owners is prohibited. (LUP)

P1-44 Prohibit the removal of significant trees (as determined by the City Forester) unless it would prevent a reasonable economic use of the site or pose a threat to health and safety. Locate buildings and other site structures to avoid removal and pruning and otherwise minimize damage to existing significant trees. Avoid impacts to trees by avoiding/minimizing impacts to the root protection zone identified by the City Forester during the preliminary site assessment. Establish continuity of landscape elements throughout each neighborhood. Replace trees removed for construction with appropriate trees of the urbanized forest. Require that they be nurtured until well established. (LUP)

P1-45 All demolitions, rebuilds, remodels, and substantial alterations shall be consistent with the following findings:

- The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's Design Objectives.
- Mass of the building relates to the context of other homes in the vicinity.
- The development is similar in size, scale, and form to buildings on the immediate block and neighborhood.
- The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings and structures will be setback a minimum of 6 feet from significant trees. (LUP)

P1-46 Require design review of proposed developments in the residential districts that are near designated parkland or that involve severe slopes, large structures or unusual design, to protect the character of individual neighborhoods and avoid inharmonious or out-of-scale development. (LUP)

P1-47 Apply the City's Residential Design Guidelines that explain the qualities that are characteristic of the community to assist in the preparation and approval of plans for residential development through the design review process. Include provisions for scale, mass, bulk, height, setbacks, open space, landscaping, exterior materials, lighting and community character. Establish procedures for using the guidelines that will allow flexibility and creativity in architectural expression yet maintain continuity in the design character of the residential district. (LUP)

P1-48 Establish maximum limits on site coverage and floor area in order to preserve open space and avoid excessive mass and bulk. Establish provisions for a smaller ratio of allowable coverage and floor area on larger sites and on sites constrained by environmental factors to preserve open space, vegetation, natural landforms and the character of surrounding neighborhoods. (LUP)

P1-49 Limit above-grade floor area on 4,000 square foot lots to a maximum of 1,800 square feet. Projects with less above-grade square footage shall be preferred. Structural coverage shall not exceed 45% of the site. Total site coverage (structural and other impermeable coverage) on 4,000 square foot lots shall not exceed 55% of the site. Locate open space so that it visually links with adjacent properties. (LUP)

P1-50 Establish landscaping standards to preserve the urban forest of Monterey Pines, Monterey Cypress, Redwoods and Coast Live Oaks, and encourage informal gardens using native vegetation to maintain the natural character of open spaces in the residential areas. (LUP)

P1-51 Consider the effect of proposed residential construction on the privacy, solar access and private views of neighbors when evaluating design review applications. Avoid designs that are insensitive to the designs of neighboring buildings. Attempt to achieve an equitable balance of these design amenities among all properties affected by design review decisions. (LUP)

P1-52 Establish and enforce permit standards for properties fronting on and to the west of North San Antonio and Scenic Road (the Beach District). The standards shall address identification and preservation of possible prescriptive rights of access, securing continuous lateral access and protection of public viewsheds to and along the coast. Limit the height of buildings in this area to 18 feet. (LUP)

P1-53 Promote the undergrounding of utilities where feasible and with minimum detriment to the root systems of trees. (LUP)

P1-54 Limit exterior lighting to prevent glare and preserve the traditional low levels of illumination during hours of darkness.

O1-9 Recognize the contribution of existing public and quasi-public land uses in the R-l district that serve local needs. Allow these existing uses to continue, but limit their expansion and minimize impacts on surrounding R-l neighborhoods. (LUP)

P1-55 Limit public and quasi-public uses in the R-l district (such as schools, churches, clubs and foundations) to those sites already established. Prohibit the establishment of new sites and the enlargement of existing sites. (LUP)

P1-56 Require use permits for all public and quasi-public uses in the R-l district and only allow modifications to these uses through use permit amendments. Limit the physical expansion of any existing structures and the construction of new facilities and uses to those that will not materially increase traffic, noise, parking demand, ~~and~~ or create other adverse impacts on surrounding R-l neighborhoods. (LUP)

P1-57 Require design modifications to existing public and quasi-public uses in the R-1 district to be reviewed by the Planning Commission. Apply design standards to such modifications that are consistent with R-1 design regulations applying to residential property.

P1-58 Establish criteria for the intermixing and replacement of public and quasi-public uses on existing sites, such as school use at a church, etc.

Commercial Development

G1-3 Recognize the qualities and attributes that make up the unique architectural character of Carmel, retain these qualities in existing buildings, and encourage the use of them in new structures. (LUP)

O1-10 Apply design regulations for the commercial district that will protect its established character while supporting the land uses contained therein. (LUP)

O1-11 Maintain pedestrian-oriented and attractive commercial and multifamily districts that are well integrated into the residential character of the community.

P1-59 Preserve the existing land use pattern in the commercial district with retail uses limited to the core area at ground level surrounded by a buffer area of residential uses, motels and offices that provide a transition to the residential district. Ensure that land use and design standards for these two areas remain coordinated. (LUP)

P1-60 Encourage visitor-oriented retail businesses to be located primarily in a core area of the total commercial district.

P1-61 Allow resident-oriented businesses in all areas of the commercial district and particularly encourage such businesses in areas that also are in close proximity to community, cultural and public facilities within the commercial district.

P1-62 Continue to encourage the established mixed-use pattern (residential over commercial uses) in all commercial districts. (LUP)

P1-63 Protect the special and unique character of Ocean Avenue and the surrounding commercial area. Ensure, through the administration of land use and design regulations, that the architecture, landscape, scale and ambience of this area is maintained. (LUP)

P1-64 Through design review require architectural and site design within the commercial land multifamily districts to be compatible with the traditional village character.

P1-65 Prohibit new driveways on Ocean Avenue leading to off-street parking facilities in the central commercial district to conserve the pedestrian-oriented design character of this area and avoid auto/pedestrian conflicts. (LUP)

P1-66 Retain the scale and variety of design established in the retail core when considering changes to buildings that are not historic. Protect, preserve and rehabilitate historic commercial architecture that represents the character, ambiance and established design context of the commercial area. (LUP)

P1-67 Preserve all existing courtyards in the core of the commercial district as a distinctive architectural feature of the City's pedestrian-oriented retail area. Encourage the establishment of new courtyards and intra-block walkways. (LUP)

P1-68 Implement design regulations and design guidelines to ensure that buildings and storefronts in the retail core maintain the design features characteristic of this area including appropriate scale, minimal setbacks, attractive landscaping and consistency in the treatment of windows, awnings, exterior materials and building lines throughout each building. (LUP)

P1-69 Continue to control the scale and mass of both one and two story buildings through design review. Guidelines should retain design flexibility, should not be so restrictive that all buildings would look alike, and should recognize that in certain areas, the absence of setbacks is positive and contributes to the character of Carmel.

P1-70 Retain a less intensively developed buffer area surrounding the core that provides a transition to the residential neighborhoods. Ensure that design standards for this buffer area reflect more open space, landscaping, setbacks and on-site parking typically needed for the uses in this area. (LUP)

P1-71 Adopt appropriate ordinances that will regulate uses, including the intensity of land use, in a manner that is consistent with the character of Carmel, including the concept of planned commercial zoning through the permit procedure and specific criteria for such use permits.

P1-72 Maintain zoning regulations that avoid land uses of large size and scale (5,000 square feet or more) that have high traffic and parking generation rates such as retail or restaurant uses. (LUP)

P1-73 Require that any development of mini-malls or merchandise marts is subject to review by the Planning Commission.

P1-74 Periodically review and, if necessary, revise commercial design regulations to ensure that alterations and new buildings will contribute to the character and identity of Camel-by-the-Sea.

O1-12 Intensify enforcement of zoning codes to maintain the residential character of the City.

P1-75 Identify all existing non-conforming uses. Those determined to be both desirable and appropriate for the zones in which they are located should become allowed or conditional uses. Consider the amortization of all other non-conforming uses.

P1-76 Develop and maintain an effective program for the systematic enforcement of all codes.

P1-77 Annually inspect motels in the R-1 district for conformance with their use permit and/or appropriate code regulations.

P1-78 Review and develop measures to restrict commercial short-term rental of single-family residences in the R-1 district.

P1-79 Continue to prohibit the sale of interests in and rights to use real property in the City on a timesharing basis.

O1-13 Maintain diligent control over signs and other advertising or notice-attracting facilities in order to avoid unsightly, bizarre, and/or out of scale visual impacts, including exterior lighting and lights from window displays. (LUP)

P1-80 Prohibit unsightly design elements such as excessive numbers of signs, nonfunctional awnings, exterior displays, interior displays, and excessive interior lighting used primarily as advertising or attention-getting features visible from the public rights-of-way. (LUP)

P1-81 Prohibit business signs incorporating lights, luminous or fluorescent paints, or movement. (LUP)

P1-82 Encourage business signs that are simple in graphic design, informative of the business use, and compatible in color and design with adjoining structures. (LUP)

Cultural Resources

Historic Preservation

G1-4 Promote the identification and preservation of historic resources including buildings, structures, objects, sites, districts, and archaeological resources that represent the unique architectural, cultural, and historic and prehistoric identity of Carmel-by-the-Sea. The definition of historic resources shall include the built environment, prehistoric resources and historic archaeological resources. (LUP)

O1-14 Maintain an inventory of historic resources. (LUP)

P1-83 Conduct an ongoing historic survey to identify and document historic resources throughout the City. The City shall engage historic preservation professionals meeting the qualifications established by the State Office of Historic Preservation to conduct all research, historic evaluation and documentation using accepted methodology and standards of the profession. All surveyed resources that meet the criteria established by City policy shall be included in the Carmel Inventory of Historic Resources (Carmel Inventory). The Carmel Inventory shall include historic resources significant at a State or National level (Primary Resources), historic resources significant at a local or regional level (Local Resources) and historic resources that are contributors to a district. The Carmel Inventory shall be updated on an ongoing basis as new resources are surveyed. (LUP)

P1-84 All resources previously surveyed and evaluated by the City that meet the criteria established by the City's LCP shall, as of the date of certification of the Carmel-by-the-Sea LCP, be deemed included in the Carmel Inventory of Historic Resources. (LUP)

P1-85 Maintain an Historic Context Statement that documents the historic periods, themes, events, people, architects and builders who have contributed to the cultural and developmental history of the City. Use the Historic Context Statement to identify, document and understand the importance of historic resources. Exclusion from this document shall not preclude a finding of significance for any resource. The Historic Context Statement shall be updated at least every five years. Updates shall be submitted to the California

Coastal Commission as LCP amendments. (See Appendix F: Historic Context Statement, Carmel-by-the-Sea, 1997). (LUP)

P1-86 Apply California Register of Historical Resources (California Register) criteria[4] to identify and document all historic resources. Use the Historic Context Statement to interpret the California Register criteria in determining the significance of Carmel's historic resources. (LUP)

P1-87 Establish procedures to add historic resources to the Carmel Inventory based on recommendations from a qualified professional, as part of the City's ongoing survey process. To qualify for listing in the Carmel Inventory, historic resources shall meet at least one of the California Register criteria, shall be representative of at least one theme included in the Historic Context Statement and shall retain substantial integrity[5]. Integrity (association, feeling, setting, location, design, materials and workmanship) shall be documented by comparing the existing condition of the resource with the original building plans or early photographs or other substantial evidence (e.g. literature review, architectural files, land records, Sanborn maps, etc.) and/or by physical inspection by a qualified historic preservation professional. (LUP)

P1-88 To qualify for listing in the Carmel Inventory, an historic resource eligible under California Register criterion #3 only, shall (1) have been designed and/or constructed by an architect, designer/builder or contractor whose work has contributed to the unique sense of time and place recognized as significant in the Historic Context Statement; (2) have been designed and/or constructed by a

[4] The California Register has four criteria for historic significance. These (1) are associated with events that have made a significant contribution to broad patterns of local or regional history or the cultural heritage of California or the United States; or (2) are associated with the lives of persons important to local, California or national history; or (3) embody the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; or (4) has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

[5] Integrity is based on why a property is significant. Ultimately, the question of integrity is answered by whether or not the property retains the identity for which it is significant. The steps in assessing integrity are (1) defining the physical features that must be present for a property to represent its significance, (2) determining whether these features are still visible enough to convey significance, (3) determining whether the property needs to be compared to other similar properties to understand its significance and (4) determine which aspects of integrity are vital if the property is to qualify as a resource (adapted from the National Register of Historic Resources, Bulletin #15).

previously unrecognized architect, designer/builder or contractor if there is substantial, factual evidence that the architect, designer/builder or contractor contributed to one or more of the historic contexts[6] of the City to an extent consistent with other architects, designer/builders or contractors identified within the Historic Context Statement.; (3) be a good example of an architectural style or type of construction recognized as significant in the Historic Context Statement; or (4) display a rare style or type for which special consideration should be given. (LUP)

P1-89 Properties that display particularly rare architectural styles and vernacular/utilitarian types shall be given special consideration due to their particularly unusual qualities. Such rare examples, which contribute to diversity in the community, need not have been designed by known architects, design/builders or contractors. Rather, rare styles and types that contribute to Carmel's unique sense of time and place shall be deemed significant. (LUP)

P1-90 Establish a Historic Preservation Board with powers and duties to administer the City's Historic Preservation Program. Establish requirements for Board members to demonstrate historic knowledge of Carmel, knowledge of history, architecture, archaeology, or past experience with preservation. (LUP)

P1-91 Establish procedures for the Historic Preservation Board, based on recommendations from qualified professionals, to remove historic resources from the Carmel Inventory based on substantial evidence (e.g. incorrect evidence, invalid analysis, or loss of integrity of the identified historic resource). An historic resource listed on the Carmel Inventory shall be presumed historically significant and shall not be removed unless substantial evidence demonstrates that it is not an historic resource. (LUP)

[6] An historic context is a body of information about historic properties organized by theme, place and time. A single historic context describes one or more important aspects of the development of an area relating to its history, architecture, archaeology and culture. A context may be based on one or a series of events, patterns of community development, or associations with the lives of a person or group of persons that influenced the destiny and character of a place or region (from National Register Bulletin #24). Currently there are five themes developed in Carmel's Historic Context Statement. They are: (1) Prehistory and Hispanic Settlement, (2) Economic Development, (3) Government, Civic and Social Institutions (4) Architectural Development in Carmel and (5) Development of Art and Culture.

P1-92 Notify property owners upon identification of each historic resource included in the Carmel Inventory. Provide information to property owners on the City's preservation program and explain the benefits and responsibilities of owning an historic resource. Encourage owners to place their historic resource on National, State or Local Registers to maximize potential benefits to the owner and to the public. (LUP)

P1-93 Use the Carmel Inventory to identify historic resources for purposes of required coastal development permit and California Environmental Quality Act (CEQA) review of proposed projects. Historic resources on the Carmel Inventory shall have a presumption of significance pursuant to CEQA § 21084.1 and shall be treated as historical resources under CEQA. Failure to include a property on the Carmel Inventory shall not preclude a future determination that it qualifies as an historic resource based on new evidence. (LUP)

P1-94 Establish a process to help preserve and provide public recognition of historic resources. (LUP)

P1-95 Establish a Carmel Register of Historic Resources (Carmel Register). Place all surveyed historic resources that are significant at the National or State level (i.e. Primary Resources) on the Carmel Register. (LUP)

P1-96 Establish a process for the voluntary registration of local historic resources. Invite and encourage the owners of all local historic resources identified on the Carmel Inventory to register these resources. Provide regulatory and monetary incentives to encourage voluntary registration of local historic resources identified in the Carmel Inventory. (LUP)

P1-97 Establish a process for the registration of historic districts identified in the Carmel Inventory. Register a district unless owners of more than 50% of the contributors within the district boundary file an objection to the registration. (LUP)

O1-15 Protect the design character and context of the residential and commercial areas to maintain an appropriate setting for historic resources. (LUP)

P1-98 Ensure, through the City's development review processes, that new and altered buildings, whether historic resources or not, are consistent with review standards and zoning ordinances. (LUP)

P1-99 Implement guidelines for the commercial and residential areas that reflect the design context established by historic patterns of development and explain, illustrate, and establish standards to perpetuate the City's design context, setting, and community character consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating and Restoring Historic Buildings (Secretary of the Interior's Standards and Guidelines). (LUP)

P1-100 Implement guidelines for civic design to preserve unique community character resources (e.g. public structures, street signs, landscape features and materials, etc.). Incorporate the concept of cultural landscapes (e.g. streets and other non-building open space features) in future revisions to the Historic Context Statement and develop guidelines for their preservation. (LUP)

P1-101 Use the State Historical Building Code for historic buildings and properties. Foster a greater understanding of this Code among architects and building professionals. (LUP)

P1-102 Minimize adverse impacts to historic resources from natural disasters by promoting seismic safety, flood protection, and other building safety programs. Ensure the preservation of historic resources identified in the Carmel Inventory through the development and implementation of an effective emergency response plan. (LUP)

G1-5 Protect and enhance historic resources. Ensure that City ordinances, development review processes and administrative policies support, facilitate and coordinate with preservation activities. Provide incentives for property owners to preserve and rehabilitate historic resources. (LUP)

O1-16 Pursue and support the use of appropriate Federal, State, local, and private grants, loans, tax credits, and tax relief. Develop or assist financial, technical, and legal assistance programs to encourage or assist with rehabilitation and maintenance. Participate in the State and Federal preservation process and programs. Make application to the State for

becoming a Certified Local Government (CLG), which enables the City to receive technical training. (LUP)

O1-17 Incorporate historic preservation principles into the City's project review processes. Avoid and minimize potential impacts on historic resources when developing and enforcing land use, design review, zoning, building code, fire code, environmental review, and other City regulations. (LUP)

P1-103 Use the Secretary of the Interior's Standards and Guidelines as the standard of review for development projects affecting historic resources. The City shall retain qualified professionals to evaluate and present to the Historic Preservation Board for review proposed exterior changes to historic resources to determine whether they are consistent with the Secretary of Interior's Standards and Guidelines. (LUP)

P1-104 Prohibit the demolition of all historic resources and prohibit changes to historic resources that are inconsistent with the Secretary of Interior's Standards and Guidelines unless it is determined through environmental review that alternatives consistent with the Secretary of Interior Standards are not feasible. When completing environmental review of any project affecting an historic resource, require exploration of one or more alternative designs that would be consistent with the Secretary of the Interior's Standards and Guidelines Standards. (LUP)

P1-105 Apply the Design Review Guidelines to ensure preservation, protection, enhancement, rehabilitation, reconstruction, and perpetuation of existing structures of historic significance in a manner consistent with the character of the village. Such criteria shall include, but not be limited to, architectural design, size, scale, height, spatial relationships, window, dormers, appurtenances, proportion and placement of improvements on the parcel, and landscaping, including planting or removal of vegetation. (LUP)

P1-106 Recognize existing architectural features and styles when reviewing alterations to historic resources. Strive to achieve compatibility between these historic elements and proposed changes. Allow historic resources included in the Carmel Inventory to retain existing land use and/or design nonconformities when proposed rehabilitation or repairs are found to be consistent with

the Secretary of Interior's Standards and Guidelines. Allow changes to historic resources in the Carmel Inventory that expand an existing design nonconformity or create a new design nonconformity only when this is found to be necessary to achieve consistency with the Secretary of Interior's Standards and Guidelines. (LUP)

P1-107 Minimize adverse impacts to historic resources from natural disasters by promoting seismic safety, flood protection, and other building safety programs. Ensure the preservation of resources identified in the Carmel Inventory through the development and implementation of an effective emergency response plan. Prohibit and adopt penalties for intentional neglect and/or vandalism of historic resources ("demolition by neglect"). (LUP)

Archaeological Resources

O1-18 Identify and protect archaeological resources within Carmel. (LUP)

P1-108 Maintain an Archaeological Overlay District in the Carmel Zoning Ordinance. Include the area of potential archaeological significance (Figure 1.4) and the commercial and R-4 Districts within the Overlay District. Establish the Archaeological Resources Management Report (AMAR Preservation Bulletin) as the standard report format for all documentation. Accept reports only from Registered Professional Archaeologists (RPA). (LUP)

P1-109 Require a Phase I Archaeological Study performed by a Registered Professional Archaeologist to determine whether significant archaeological resources may be present when excavation activity is proposed within the Overlay District. (LUP)

P1-110 All available measures, including redesign and obtaining archaeological easements, shall be pursued to avoid development on sensitive archaeological sites. Site preservation shall be preferred over excavation of the resource. (LUP)

P1-111 If archaeological resources are discovered during construction, work shall cease immediately and the resource shall be preserved or the impact mitigated according to these policies. This policy shall apply Citywide. (LUP)

P1-112 P6-27 Require monitoring and either safe retrieval, collection and archiving or preservation in-situ of all identified archaeological resources. Conduct all testing, monitoring and mitigation of impacts in accordance with the recommendations of a Registered Professional Archaeologist and consistent with the requirements in the State CEQA Guidelines section 15064.5. (LUP)

P1-113 Transmit all archaeological resource reports and attachments to the Northwest Information Center as designated by the State Office of Historic Preservation. (LUP)

Community Infrastructure

Water Resources

G1-6 Protect, conserve and increase Carmel's available water resources and water quality. (LUP)

O1-19 Maintain and enhance a viable domestic water supply for the City through conservation techniques and direct involvement in regional water policies, including cooperation with the Monterey Peninsula Water Management District (MPWMD) and the California-American Water Company. (LUP)

P1-114 Monitor efforts of the Carmel Area Waste Water District and other cooperating agencies in the development of a non-potable water reclamation (recycling) program to conserve available potable water resources; participate in any reallocation of water after implementation of the reclamation program. (LUP)

P1-115 Monitor the capacity of the Carmel Area Wastewater District for wastewater treatment. Ensure sufficient capacity is available for all projected development with priority given to uses consistent with the Coastal Act, including residential uses, and that this capacity is considered in all land use decisions.

P1-116 Where existing public services including water can accommodate only a limited amount of new development, priority uses, including essential public services, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by services to other development. (LUP)

P1-117 Institute conservation measures to preserve compliance with the City's water allocation limits. Retrofit commercial and residential

buildings with conservation devices. Consider adopting ordinances that will impose penalties for non-essential water use. (LUP)

P1-118 Monitor the Monterey Peninsula Water Management District to ensure sufficient capacity is available to Camel to fulfill the goals of the General Plan.

P1-119 Participate in water conservation programs established by the City or as developed by the California-American Water Company and the Monterey Peninsula Water Management District. (LUP)

P1-120 Participate with other jurisdictions and with the Monterey Peninsula Water Management District in periodic reviews of the District-wide allocation system in order to maintain equitable distribution of potable water and participate in studies supporting the development of new water sources. (LUP)

P1-121 Use appropriate vegetation for all public rights-of-ways. Require drought-tolerant plants for at least 75% of the commercial and residential landscaping on each development site. Require the use of native plants and/or non-invasive drought-tolerant plants adapted to the Central Coast environment in all landscapes plans for new development. (LUP)

P1-122 Explore and utilize natural springs within the City for landscaping and other public purposes. (LUP)

O1-20 Maintain an effective program to monitor water use in the City and to ensure the availability of water to fulfill the goals of the General Plan. (LUP)

P1-123 Applications for new development shall demonstrate an adequate public (i.e. publicly-managed) water supply (e.g. the Cal-Am/MPWMD system or their successor agencies) to support the proposed development. Private water supplies are prohibited to serve existing and new development.

Applications for new development shall not be filed without a City determination that (1) no new water is required to serve the new development; or (2) there is water available in the City's allocation from the regional supply to support the new development. This determination shall include an evaluation of the proposed

development's water demand, based on MPWMD's water unit value system (or equivalent regional system in effect at the time of the determination). All water transfers and corresponding retirements, if any, shall be described and agreed to prior to any City determination.

Prior to the commencement of construction of new development, evidence of water service, in the form of a water use permit from the Monterey Peninsula Water Management District (or successor agency), shall be provided to the City Planning Department. (LUP)

P1-124 Establish priorities for ongoing water use in the event that further reduction of water consumption is required (e.g. during droughts or State-ordered cutbacks). (LUP)

P1-125 Prohibit new subdivisions requiring additional water resources until water supplies are available to, and reserved for, all existing subdivided parcels. (LUP)

P1-126 Monitor development in the Sphere of Influence for impacts on the capacity of the Carmel Area Wastewater District and Monterey Peninsula Water Management District.

Sphere of Influence

O1-21 Develop plans for the Sphere of Influence and Urban Service Areas that provide a logical, orderly direction for possible future annexations.

O1-22 Amend the City's Land Use Code to provide zoning requirements for existing and future land uses in the Sphere of Influence.

P1-127 For areas within the City's Sphere of Influence encourage the continuation of existing low intensity development and ensure through pre-annexation zoning that land uses and densities are compatible with Carmel.

P1-128 Adopt separate zoning ordinance provisions in the residential areas for the Sphere of Influence to maintain current existing lot uses and assure compatibility with existing development.

P1-129 Upon annexation, zone areas for residential use and low intensity land use reflecting existing patterns. Retain county zoning for

existing commercial uses upon annexation until further study determines the appropriate zoning category.

P1-130 Prior to any possible annexation, adopt plans and land use regulations for the Mission Ranch that would maintain the existing visitor serving uses and preserve the wetlands.

P1-131 Control habitable uses in the flood hazard zones.

P1-132 Revert the Robert Louis Stevenson School, Carmel High School and Carmel River School sites to single-family residential uses, parkland or public uses compatible with the surrounding neighborhoods when educational uses are discontinued.

O1-23 Support efforts to reduce congestion on Highway-1.

P1-133 Support efforts of Monterey County and Cal Trans to reduce traffic congestion on Hightway-1 between Carpenter Street and Rio Road.

P1-134 Support efforts to improve and maintain quick and convenient access to community services located on Highway-68 and at the mouth of Camel Valley.

P1-135 Support Highway Improvement Project for Safe Route-1 (near Carmel) alternatives that direct traffic entering and leaving the City toward ocean Avenue and Rio Road rather than Carpenter Street or Serra Avenue.

P1-136 Monitor the volumes and environmental effects of traffic entering and leaving the City and mitigate adverse impacts of noise, congestion and unsafe traffic conditions wherever practical.

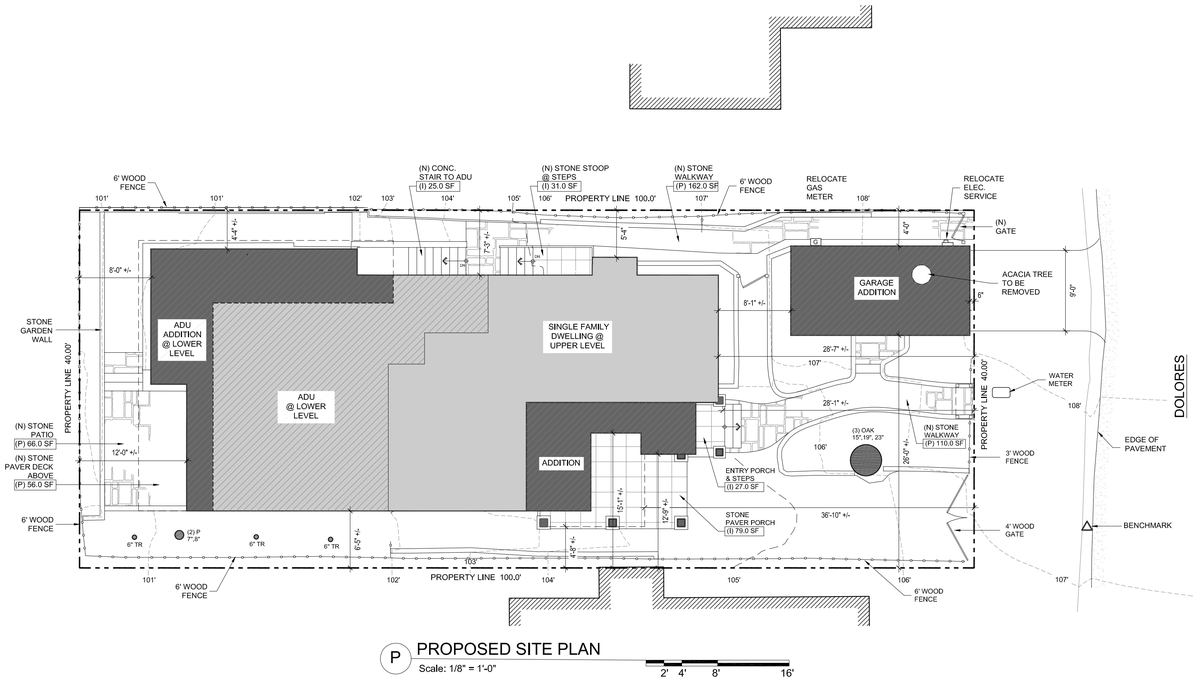
P1-137 Support a Highway Improvement Project for State Route-1 (near Carmel) alternative that is designed to be aesthetically compatible with Carmel's natural setting with minimal environmental impact.

P1-138 Explore opportunities with the State Department of Transportation and Monterey County for establishing a park and ride facility within the Hatton Canyon alignment rights-of-way.

P1-139 Support a Highway improvement Project Alternative for widening the existing alignment of State Route-1 near Carmel.

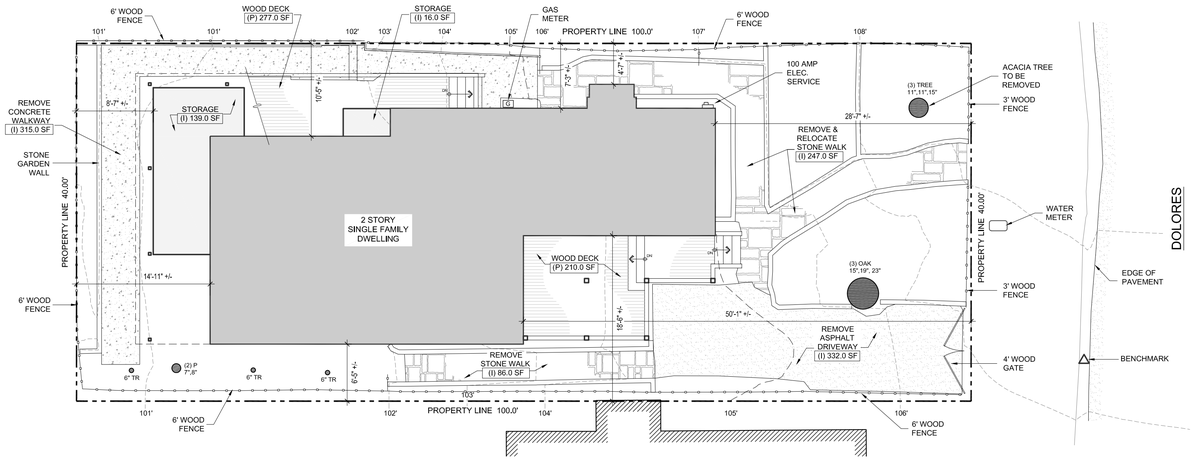
GARTNER / FELMLEE RESIDENCE

DOLORES STREET 2NW OF 10TH, CARMEL, CA.



P PROPOSED SITE PLAN

Scale: 1/8" = 1'-0"



E EXISTING SITE PLAN

Scale: 1/8" = 1'-0"

SHEET INDEX

A 1.0 - COVER / PROJECT DATA / SITE PLANS
A 1.1 - TOPOGRAPHIC SURVEY
A 1.A - ANNOTATED PSA TOPOGRAPHIC SURVEY
A 1.2 - PRELIMINARY DRAINAGE PLAN / GRADING PLAN
A 2.0 - PROPOSED ADU / EXIST'G LOWER FLOOR PLANS
A 2.1 - PROPOSED & EXIST'G MAIN LEVEL FLOOR PLANS
A 2.2 - PROPOSED UPPER FLOOR PLAN / WDW. SCHEDULE
A 2.3 - DEMOLITION FLOOR PLAN / WALL CALCULATIONS
A 3.0 - PROPOSED & EXIST'G EAST & WEST ELEV'S
A 3.1 - PROPOSED & EXISTING SOUTH ELEVATIONS
A 3.2 - PROPOSED & EXISTING NORTH ELEVATIONS
A 3.3 - PROPOSED & EXIST'G. STREETSCAPE ELEVATIONS
A 4.0 - EXISTING & PROPOSED ROOF PLANS
A 5.0 - LANDSCAPING / EXT. LIGHTING PLAN
A 6.0 - MATERIAL PALETTE
A 7.0 - COLORED RENDERINGS

PROJECT DESCRIPTION

- CONVERT EXISTING 549 SF OF LOWER LEVEL STORAGE SPACE + 251 SF. ADDITION INTO A NEW ADU (800.0 TOTAL) . REMODEL EXISTING MAIN LEVEL KITCHEN & BATHROOMS. ADD AN ADDITIONAL 421 SF, INCLUDING NEW STAIR, ENTRY, PORCH, AND UPPER LEVEL PRIMARY BEDROOM AND BATH. ADD A NEW 200 SF DETACHED ONE CAR GARAGE. ADJUST SITE COVERAGE AS NOTED.

PROJECT DATA

- A.P.N. : 010-157-005-000
- LOT 17 - BLOCK 112
- PROJECT ADDRESS - DOLORES 2NW of 10th, CARMEL, CA.
- OWNER - GARTNER / FELMLEE
- ZONING : R-1
- OCCUPANCY GROUP : R-3/U
- TYPE OF CONSTRUCTION - TYPE VB CONSTRUCTION
- NUMBER OF STORIES : 2
- LOT AREA : 4,000.0 S.F.
- ALLOWABLE BASE FLOOR AREA : (4000.0)*(0.45) = 1,800.0 S.F.

EXISTING FLOOR AREA	
LOWER LEVEL	574.0 S.F.
MAIN LEVEL	1,144.0 S.F.
TOTAL	1,718.0 S.F.

PROPOSED FLOOR AREA	
LOWER LEVEL	35.0 S.F.
MAIN LEVEL	1,266.0 S.F.
UPPER LEVEL	299.0 S.F.
GARAGE	200.0 S.F.
TOTAL	1,800.0 S.F.
PROPOSED ADU	800.0 S.F.
TOTAL	2,600.0 S.F.

1

- SITE COVERAGE :
  ALLOWABLE SITE COVERAGE : (1800.0)*(0.22) = 396.0 SF.
  ALLOWABLE W/ > 50% PERMEABLE : = 556.0 SF.

SITE COVERAGE :	EXISTING	PROPOSED
PERMEABLE	487.0 +/- SF.	338 +/- SF.
IMPERMEABLE	1135.0 +/- SF.	218.0 +/- SF.
TOTALS	1622.0 +/- SF.	556.0 SF.

(P) PERMEABLE COVERAGE	EXISTING		PROPOSED	
WOOD DECK - SOUTHEAST	210 sf		0 sf	
WOOD DECK - NORTHWEST	277 sf		0 sf	
(N) STONE WALKWAY - NORTH	0 sf		61 sf	
(N) STONE WALKWAY - EAST	0 sf		110 sf	
(N) STONE PATIO - EAST	0 sf		66 sf	
TOTAL PERMEABLE	487 sf	30%	338 sf	61%
(I) IMPERMEABLE COVERAGE				
ASPHALT DRIVEWAY- EAST	332 sf		0 sf	
STONE WALKWAYS - NORTH & EAST	247 sf		0 sf	
STONE WALKWAY - SOUTH	86 sf		0 sf	
CONC. WALKWAYS - NORTH & WEST	315 sf		0 sf	
STORAGE - NORTH & WEST	155 sf		0 sf	
(N) CONC. STAIR TO ADU - NORTH	0 sf		25 sf	
(N) STONE STOOP & STEPS- NORTH	0 sf		31 sf	
(N) STONE PAVER PORCH- EAST	0 sf		79 sf	
(N) ENTRY PORCH & STEPS- EAST	0 sf		27 sf	
(N) STONE PAVER DECK- WEST	0 sf		56 sf	
TOTAL IMPERMEABLE	1135 sf	70%	218 sf	39%
TOTAL SITE COVERAGE	1,622 sf		556 sf	

1

- SETBACKS :

	EXISTING	PROPOSED
FRONT YARD :	28'-7", 50'-1"	6", 28'-7", 28'-1", 36'-10"
(N) SIDE YARD :	10-5", 7'-3", 4'-7", 7'-3"	4'-4", 7'-3", 5'-4", 7'-3", 4'-0"
(S) SIDE YARD :	6'-5", 18'-6"	6'-5", 4'-8", 15'-1", 12'-9", 26'-0"
REAR YARD :	8'-7", 14'-11"	8'-0", 12'-0"

- BUILDING HEIGHTS

	EXISTING	PROPOSED
TOP OF PLATE, 1 STORY :	9'-10" +/-	NO CHANGE
TOP OF RIDGE, 1 STORY :	12'-5" +/-	NO CHANGE
TOP OF PLATE, 2 STORY :	14'-8" +/-	18'-0"
TOP OF RIDGE, 1 STORY :	18'-6" +/-	22'-6"

- APPLICABLE CODES - 2025 CALIFORNIA BUILDING CODE
  2025 CALIFORNIA PLUMBING CODE
  2025 CALIFORNIA ELECTRICAL CODE
  2025 CALIFORNIA MECHANICAL CODE
  2025 CA. GREEN BLDG. STANDARDS CODE
  TITLE 17 CARMEL MUNICIPAL CODE
- LAND USE : RESIDENTIAL
- FIRE SPRINKLERS : REQUIRED
- TREE REMOVAL : YES (1) ACACIA
- ADDRESS IDENTIFICATION :
  Prior to construction, a legible address identification shall be placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be all Arabic numbers or alphabetic letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches in height with a stroke width of not less than 0.5 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

V VICINITY MAP

Scale: None

MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :

HARLAN BRADLEY
831-229-8628
harlan@masterworkbuilders.com

GARTNER / FELMLEE RESIDENCE

DOLORES STREET, 2 NW of 10th
CARMEL, CALIFORNIA 93921

DRAWINGS BY :

STUDIO VII WEST
1241 ADAMS ST.
ST. HELENA, CA 94574
720.519.3363

GARY KERR

FINAL REVISION DATE	
REVISION 8:	
REVISION 7:	
REVISION 6:	SEPTEMBER 04, 2025
REVISION 5:	AUGUST 23, 2025
REVISION 4:	AUGUST 17, 2025
REVISION 3:	JULY 29, 2025
REVISION 2:	JUNE 28, 2025
REVISION 1:	MAY 23, 2025
PROJECT No. :	
DATE :	DECEMBER 22, 2025 1

OWNER :

PHASE :

DESIGN STUDY

A-1.0

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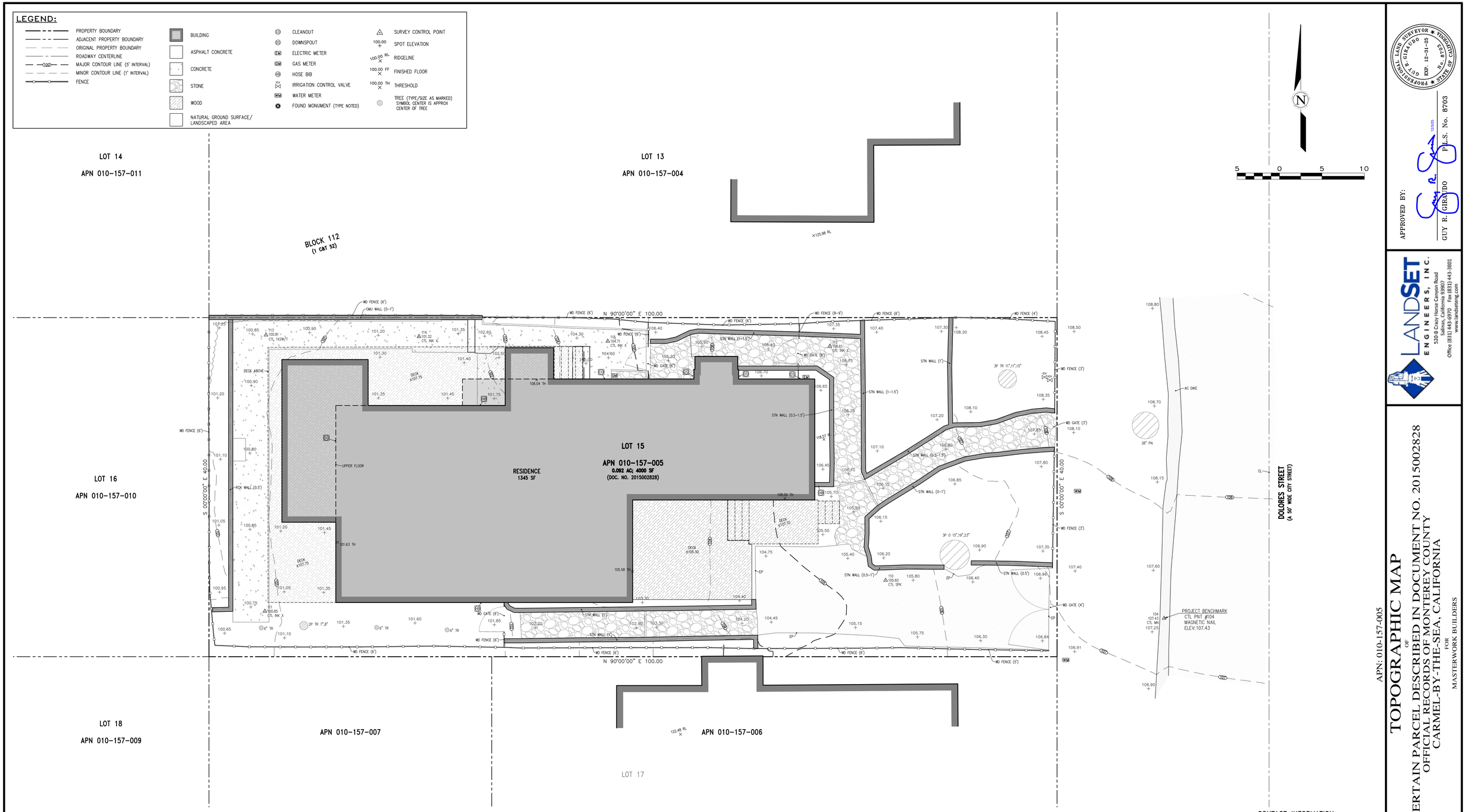
Masterwork Builders Inc.
2024

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- BUILDING
- ASPHALT CONCRETE
- CONCRETE
- STONE
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CLEANOUT
- DOWNSPOUT
- ELECTRIC METER
- GAS METER
- HOSE BIB
- IRRIGATION CONTROL VALVE
- WATER METER
- FOUND MONUMENT (TYPE NOTED)
- SURVEY CONTROL POINT
- 100.00 SPOT ELEVATION
- 100.00 RK RIDGELINE
- 100.00 FF FINISHED FLOOR
- 100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE



APN: 010-157-005

TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2015002828
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
MASTERWORK BUILDERS

ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	CYP	=	CYPRESS	OK	=	OAK
AD	=	AREA DRAIN	DG	=	DECOMPOSED GRANITE	PIN	=	PINE
BLDG	=	BUILDING	ELEC	=	ELECTRIC	RL	=	RIDGE LINE
BRK	=	BRICK	EP	=	EDGE OF PAVEMENT	RW	=	RETAINING WALL
BRKR	=	BREAKER	ESMT	=	EASEMENT	RWD	=	REDWOOD
BSW	=	BACK OF SIDEWALK	FF	=	FINISHED FLOOR	STN	=	STONE
CB	=	CATCH BASIN	FL	=	FLOWLINE	TH	=	THRESHOLD
CL	=	CENTERLINE	FND	=	FOUND	TR	=	TREE
CMU	=	CONCRETE MASONRY UNIT	GR	=	GRATE	TYP	=	TYPICAL
CONC	=	CONCRETE	MON	=	MONUMENT	UTIL	=	UTILITY
CTL	=	CONTROL	MTL	=	METAL	WD	=	WOOD

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #104, A MAGNETIC NAIL LOCATED IN THE TOP OF AN ASPHALT DIKE RUNNING ALONG THE WESTERLY SIDE OF DOLORES STREET, APPROXIMATELY 4.5' NORTH AND 12.6' EAST OF THE SOUTHEASTERLY CORNER OF LOT 15 IN BLOCK 112, ELEVATION IS 107.43' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
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7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.
8) PER REVIEW OF THE TITLE REPORT, THERE ARE NO KNOWN EASEMENTS AFFECTING THIS LOT.

CONTACT INFORMATION:

CLIENT:
MASTERWORK BUILDERS
HARLAN BRADLEY
PO BOX 23
CARMEL, CA 93921

SECONDARY:
SCOTT GARTNER AND DIANE FELMLEE
DOLORES ST, 2 NW OF 10TH AVE
CARMEL-BY-THE-SEA, CA 93921

SITE LOCATION:
DOLORES ST, 2 NW OF 10TH AVE
CARMEL-BY-THE-SEA, CA 93921

No.	DATE	BY	REVISION
	12/05/25	JAN	UPDATED NOTES
	11/15/24	JAN	RELEASED TO CLIENT

PROFESSIONAL LAND SURVEYOR * GUY R. GIRAUDO * No. 8703 * EXP. 12-31-25 * CALIFORNIA *

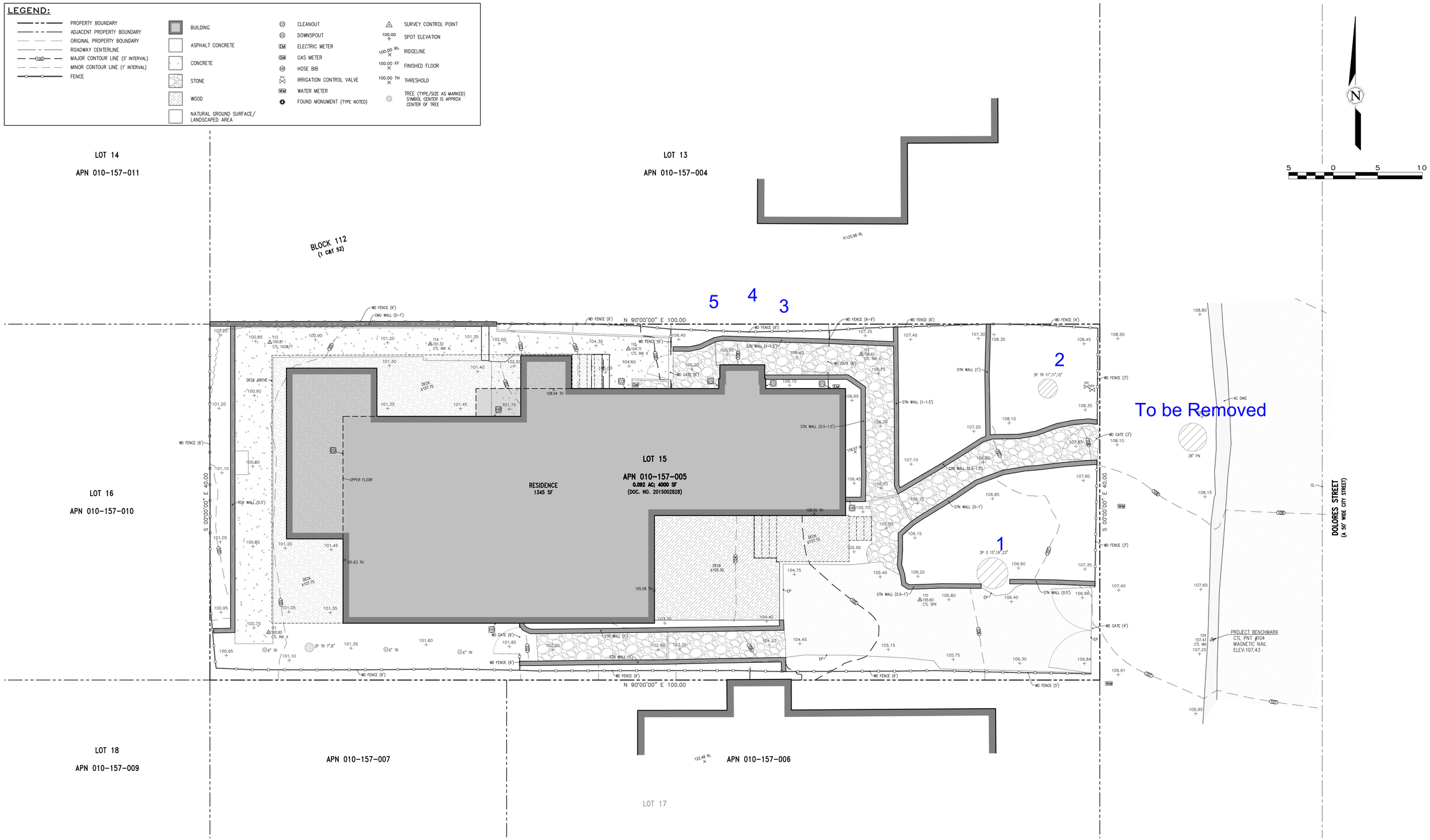
APPROVED BY: GUY R. GIRAUDO P.L.S. No. 8703

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-0700 Fax (831) 443-3801
www.landseteng.com

SCALE: 1" = 5'
DATE: DEC 2025
JOB NO. 2839-01

SHEET 1
OF 1 SHEETS

\\10.10.0.3\Landset_PROJECTS - LANDSET ENGINEERS\2839 - Gartner\2839-01 Site Topo\DWG\Gartner_2839_TOPO.dwg



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APPROVED BY: GUY R. GIRAUDO P.L.S. No. 8703

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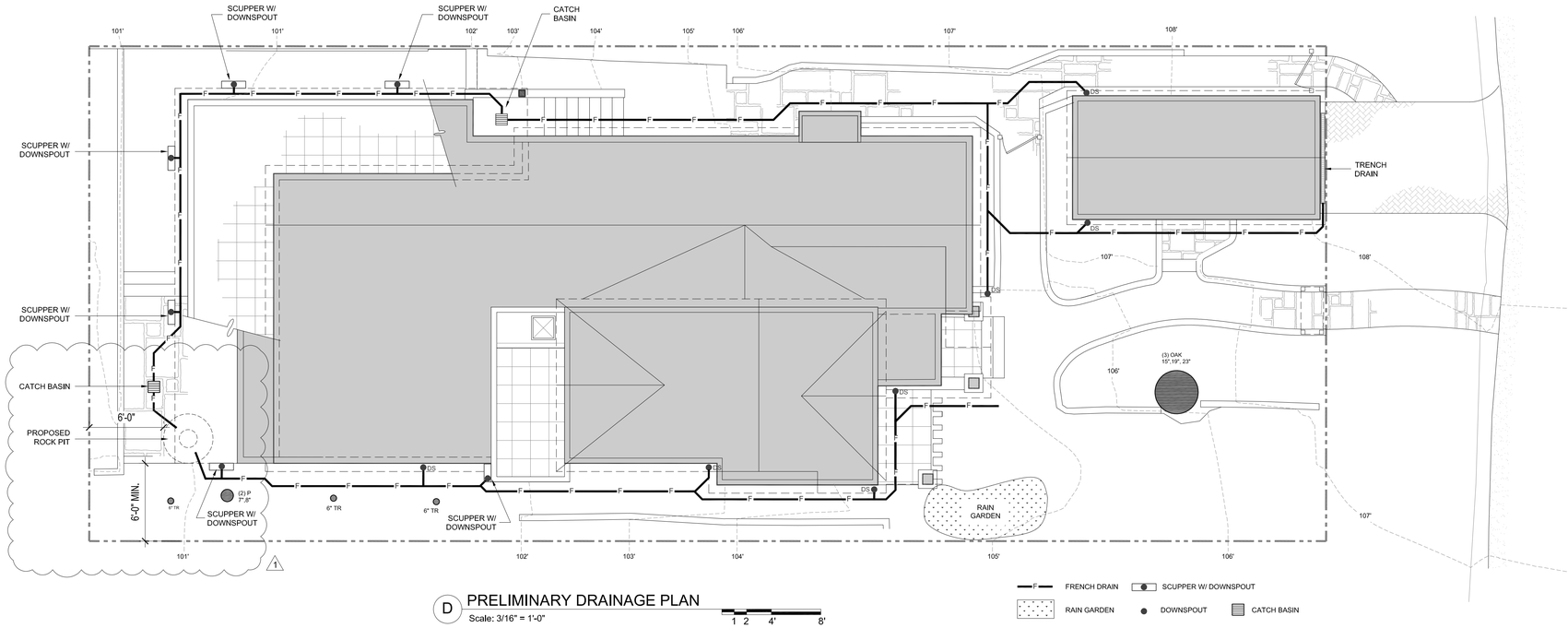
MASTERWORK BUILDERS

SCALE: 1" = 5'
DATE: NOV 2024
JOB NO. 2839-01

No.	DATE	BY	REVISION
	11/15/24	JAN	RELEASED TO CLIENT

SHEET 1
OF 1 SHEETS

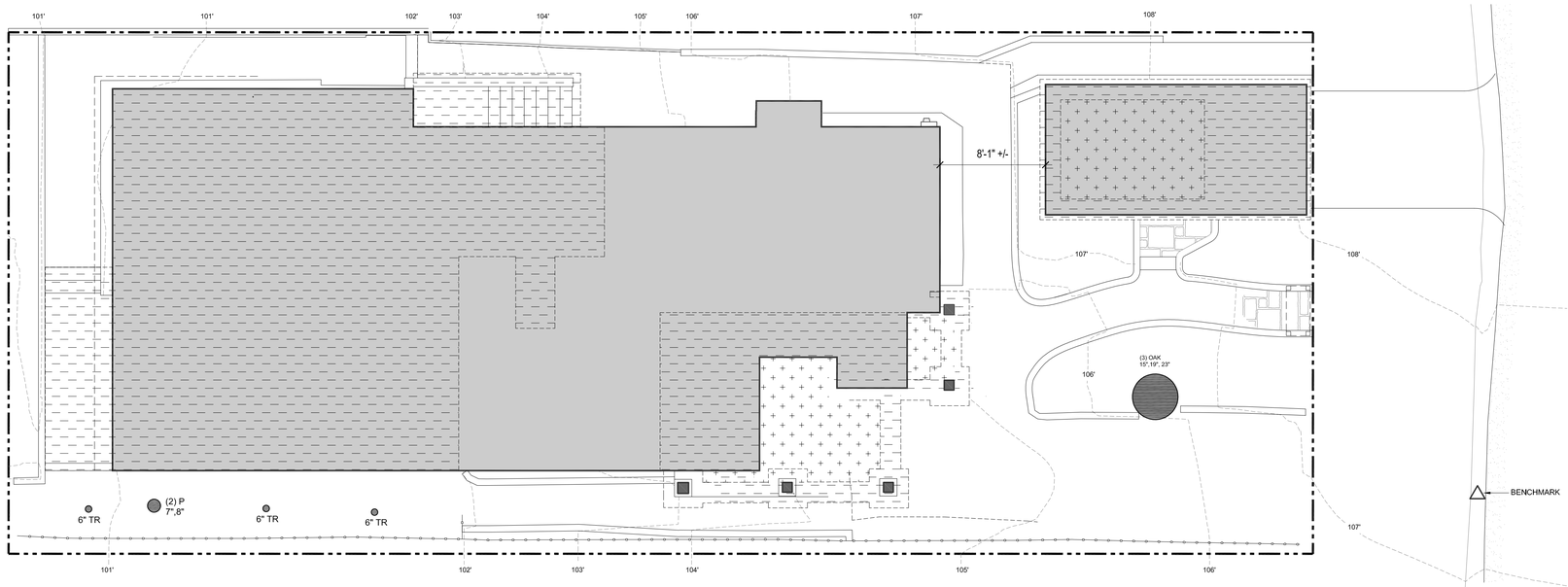
L:_PROJECTS - LANDSET ENGINEERS\2839 - Gartner\2839-01 Site Topo\DWG\Gartner_2839_TOPO.dwg



D PRELIMINARY DRAINAGE PLAN

Scale: 3/16" = 1'-0"

1 2 4' 8'



G PRELIMINARY GRADING PLAN

Scale: 3/16" = 1'-0"

1 2 4' 8'

CUT AND FILL TABLE				
MATERIAL	VOLUME OF CUT	VOLUME OF FILL	EXPORT FROM SITE	IMPORT TO SITE
NATIVE SOIL	72 CU. YDS.		72 CU. YDS.	
ENGINEERED FILL		12 CU. YDS.		12 CU. YDS.

EXCAVATED AREA

FILL AREA

MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :

HARLAN BRADLEY
831-229-8628
harlan@masterworkbuilders.com

GARTNER / FELMLEE RESIDENCE

DOLORES STREET, 2 NW of 10th
CARMEL, CALIFORNIA 93921

DRAWINGS BY :

STUDIO VII WEST
1241 ADAMS ST.
ST. HELENA, CA 94574
720.519.3363

GARY KERR

FINAL REVISION DATE

REVISION 8:

REVISION 7:

REVISION 6: SEPTEMBER 04, 2025

REVISION 5: AUGUST 23, 2025

REVISION 4: AUGUST 17, 2025

REVISION 3: JULY 29, 2025

REVISION 2: JUNE 28, 2025

REVISION 1: MAY 23, 2025

PROJECT No. :

DATE : DECEMBER 22, 2025 1

OWNER :

PHASE :
DESIGN STUDY

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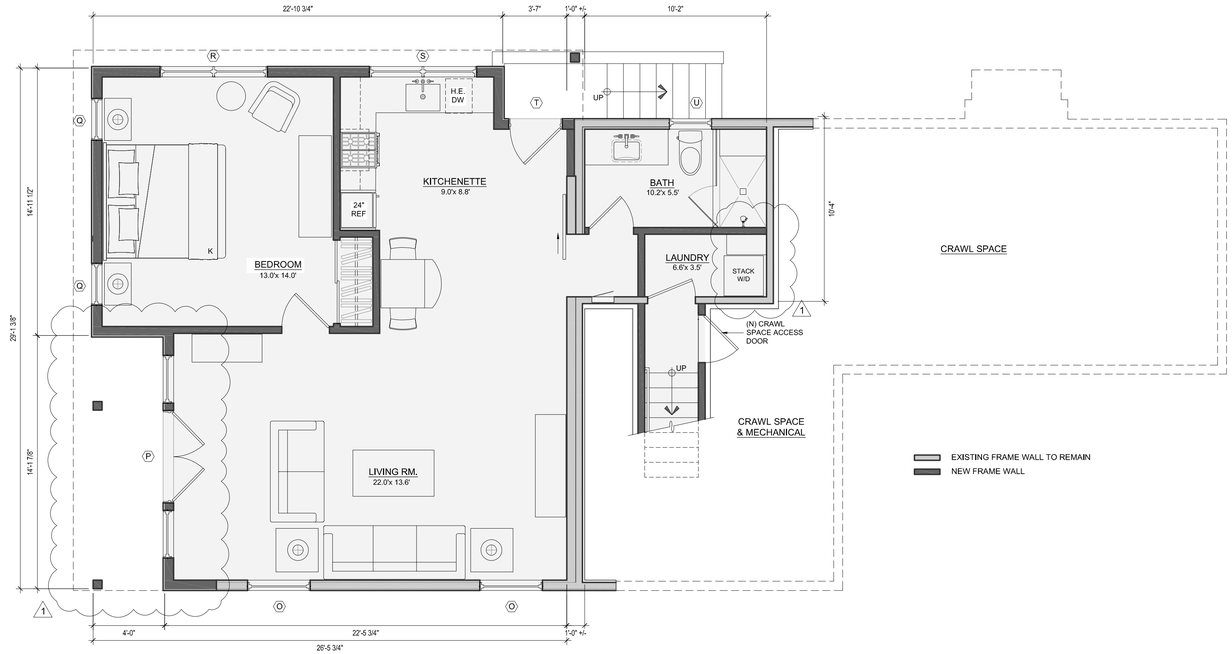
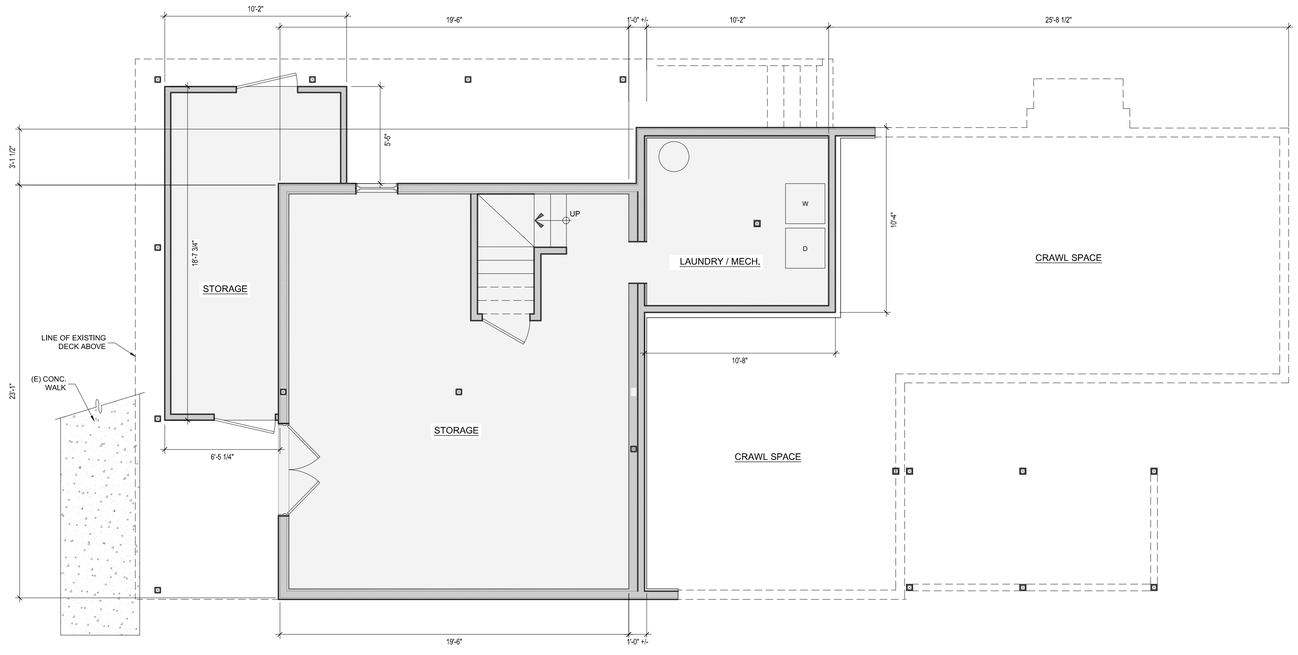


A PROPOSED ADU FLOOR PLAN (LOWER LEVEL)
Scale: 1/4" = 1'-0"
1' 2' 4' 8'



E EXISTING LOWER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"
1' 2' 4' 8'

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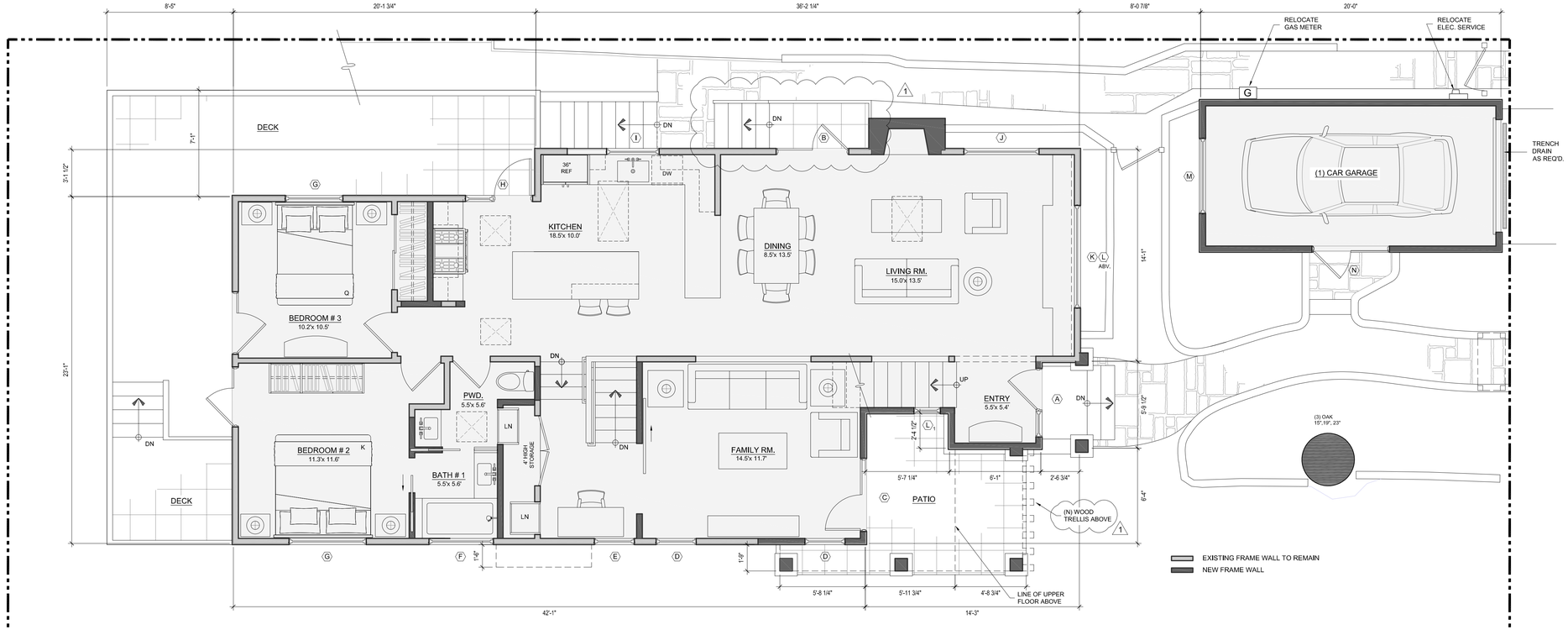


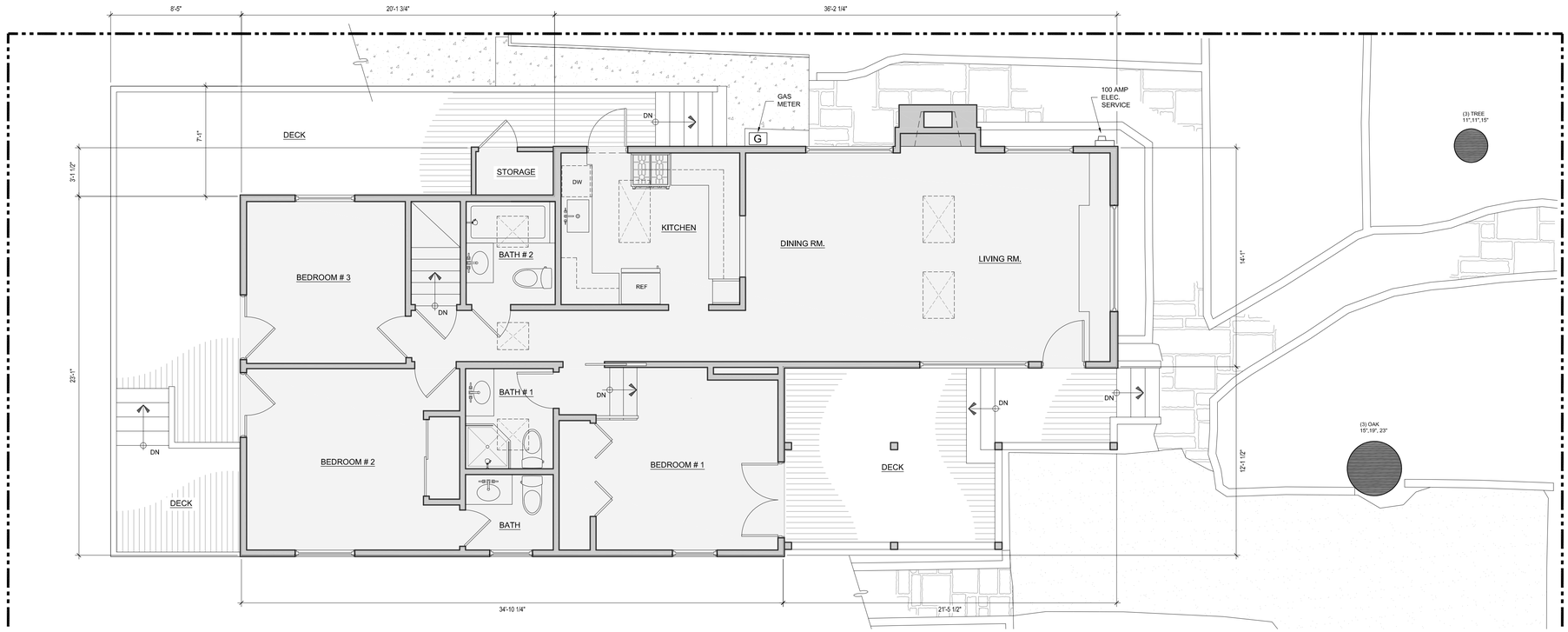
P PROPOSED MAIN LEVEL FLOOR PLAN

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

1' 2' 4' 8'

FLOOR AREA : NON-OVERLAPPING & OVERLAPPING

ONE STORY (3:12 OR GREATER)	503.0 SF
ONE STORY (LESS THAN 3:12)	567.0 SF
TWO STORY (3:12 OR GREATER)	779.0 SF
TWO STORY (LESS THAN 3:12)	810.0 SF



E EXISTING MAIN LEVEL FLOOR PLAN

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

1' 2' 4' 8'

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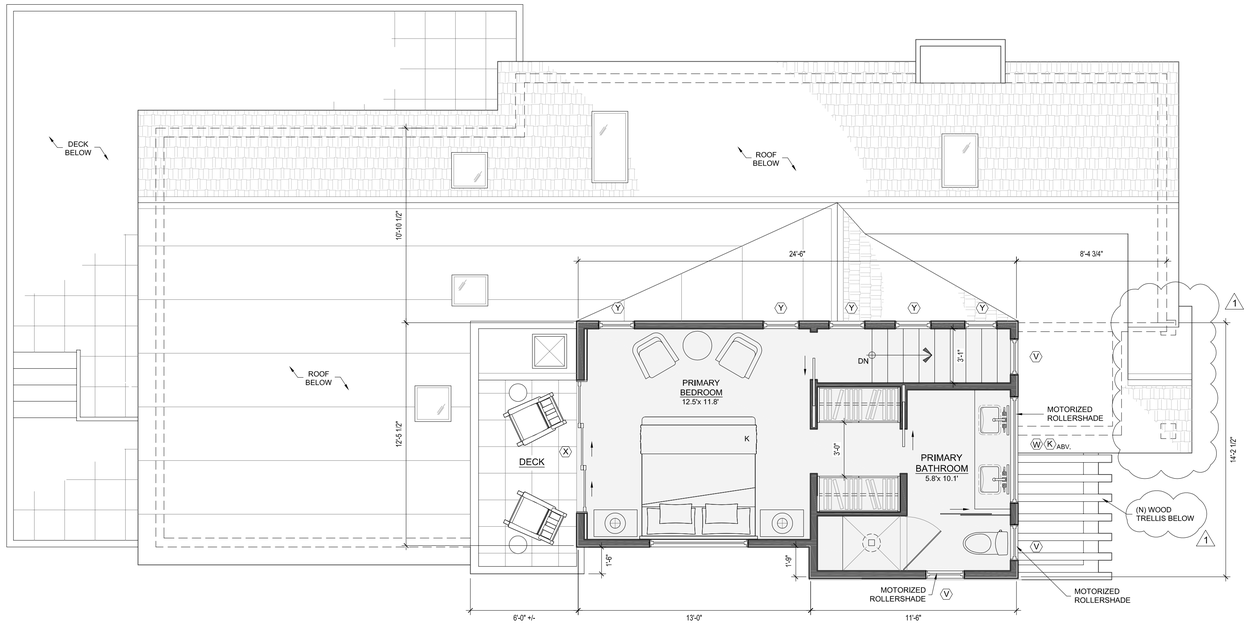
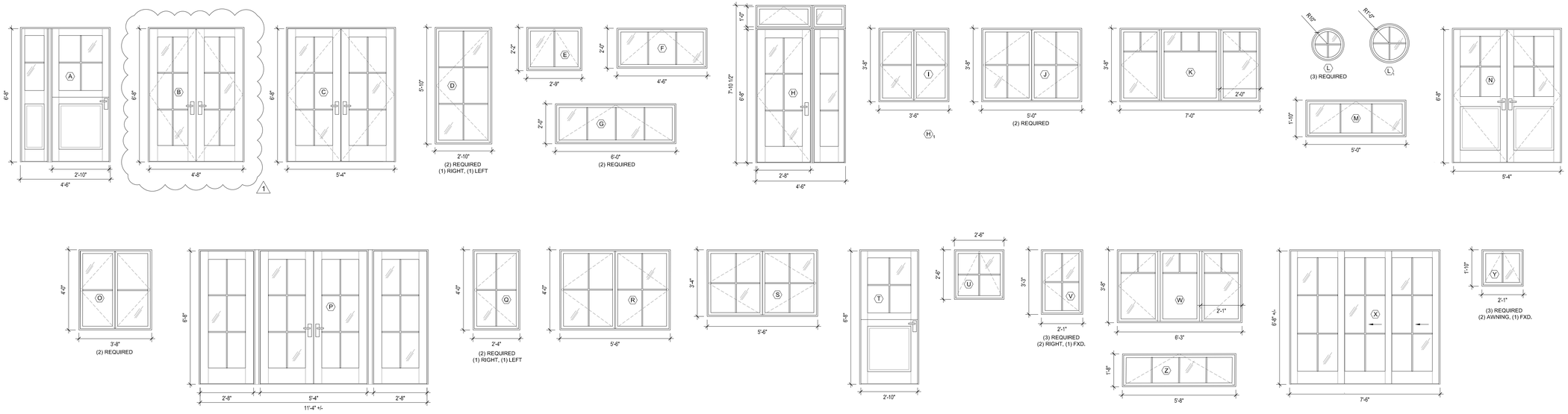


P PROPOSED UPPER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"

1' 2' 4' 8'



WINDOW AND DOOR GLAZING NOTES :

All exterior windows and doors to meet the requirements set forth in CBC chapter 7A. They shall be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 safety glass.

Each pane of glazing installed in hazardous locations shall be tempered glass; the following locations shall be hazardous locations for glazing:

a) Glazing in doors.
b) Glazing in a fixed or operable panel adjacent to a door where the bottom of the glazing is less than 60 inches above the floor or walking surface and its either within 24 inches of either side of the door in the plane of the door OR where the glazing is on a wall perpendicular to the plane of the door within 24 inches of the hinge side of an in-swinging door.
c) Glazing in windows that meet all the following conditions:
   1. The exposed area of an individual pane is larger than 9 square feet.
   2. The bottom edge of the glazing is less than 18 inches above the floor.
   3. The top edge of the glazing is more than 36 inches above the floor; and
   4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight of the glazing.
d) Glazing in guards and railings.
e) Glazing in walls containing or facing tubs, showers and other wet surfaces where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surfaces and within 60 inches measured horizontally and within a straight line of the waters edge, including shower doors and surrounds.
f) Glazing adjacent to stairs and ramps

W WINDOW & EXTERIOR DOOR SCHEDULE
Scale: 3/8" = 1'-0"

1' 2' 4'

NOTES:
WINDOWS TO BE KOLBE & KOLBE VISTA-LUX SERIES, ALUMINUM CLAD.
COLOR - CLOUD.

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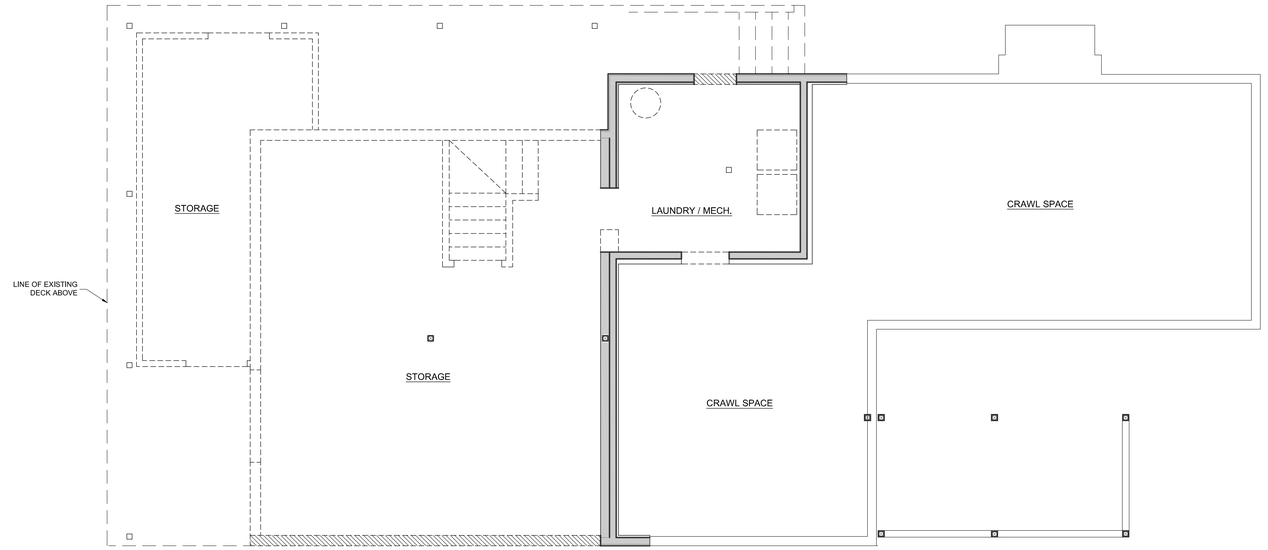


L LOWER LEVEL DEMOLITION PLAN PLAN
Scale: 1/4" = 1'-0"
1' 2' 4' 8'

EXTERIOR STRUCTURAL WALL CALC'S :

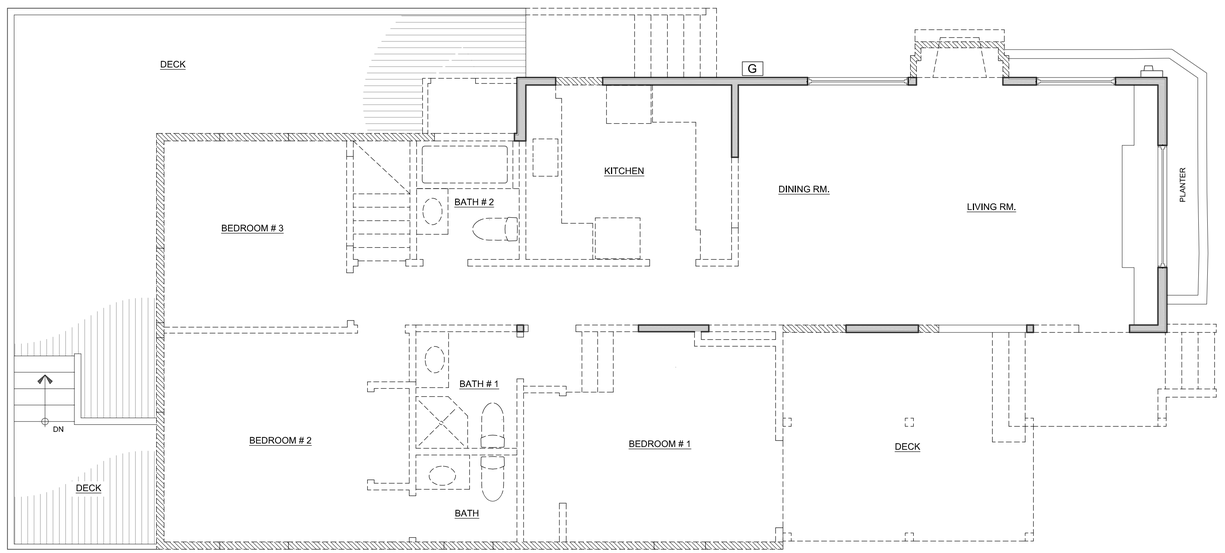
MAIN LEVEL L.F. OF EXISTING EXTERIOR WALL =	171,0
LOWER LEVEL L.F. OF EXISTING EXTERIOR WALL =	138,5
TOTAL L.F. OF EXISTING EXTERIOR WALL =	309,5
MAIN LEVEL L.F. OF EXISTING EXT. WALL REMOVED =	26,0
LOWER LEVEL L.F. OF EXISTING EXT. WALL REMOVED =	43,0
TOTAL L.F. OF EXISTING EXT. WALL REMOVED =	69,0
MAIN LEVEL L.F. OF EXISTING EXT. WALL REBUILT =	88,0
LOWER LEVEL L.F. OF EXISTING EXT. WALL REBUILT =	9,5
TOTAL L.F. OF EXISTING EXT. WALL REBUILT =	97,5
TOTAL EXT. WALL REMOVED OR RECONSTRUCTED =	166,5 54%

1

EXISTING FRAME WALL TO REMAIN
EXISTING FRAME WALL TO BE REMOVED
EXISTING EXTERIOR FRAME WALL TO BE RE-BUILT

DEMOLITION NOTES :

1. CAP OFF ALL PLUMBING, PLUMBING WASTE LINES, GAS LINES, AND OTHER UTILITIES AT RESPECTIVE METERS AS REQUIRED.
2. DISCONNECT ALL ELECTRICAL CIRCUITS BACK TO MAIN PANEL AS REQUIRED. PROVIDE TEMPORARY POWER.
3. INSTALL CONSTRUCTION FENCING AND TREE PROTECTION PRIOR TO ANY DEMOLITION WORK.
4. MITIGATE FOR EROSION CONTROL AS REQUIRED.



M MAIN LEVEL DEMOLITION PLAN PLAN
Scale: 1/4" = 1'-0"
1' 2' 4' 8'

MASTERWORK
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harlan@masterworkbuilders.com

DRAWINGS BY :

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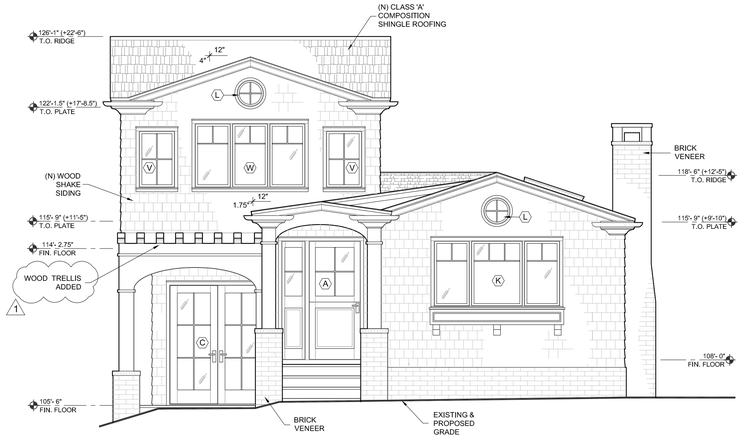


E1 PROPOSED EAST ELEVATION (STREET)

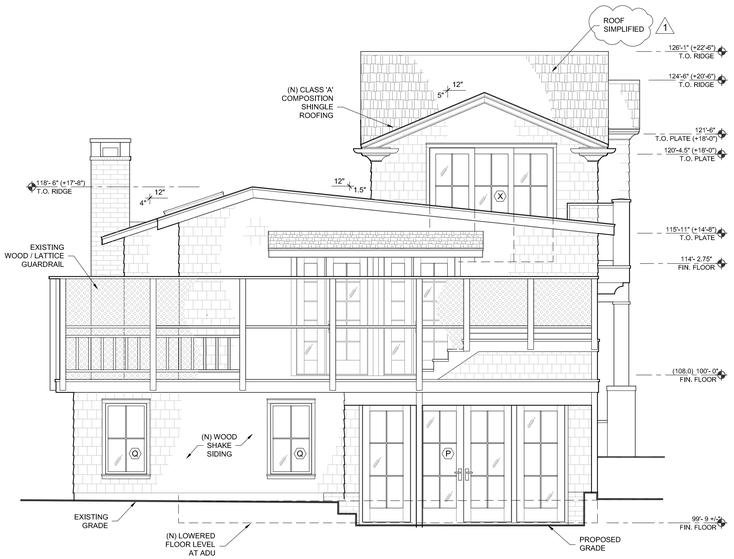
Scale: 1/4" = 1'-0"

1' 2' 4' 8'

E1 PROPOSED EAST ELEVATION (W/ GARAGE)

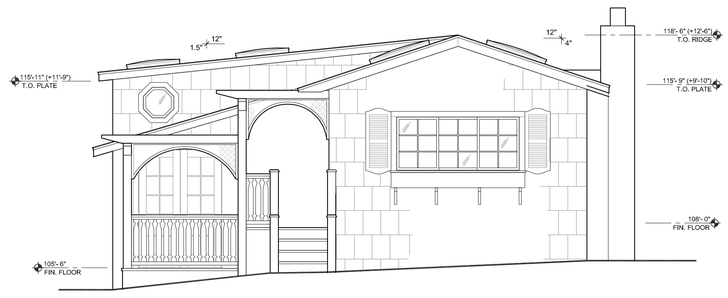
Scale: 1/4" = 1'-0"

1' 2' 4' 8'



W1 PROPOSED WEST ELEVATION

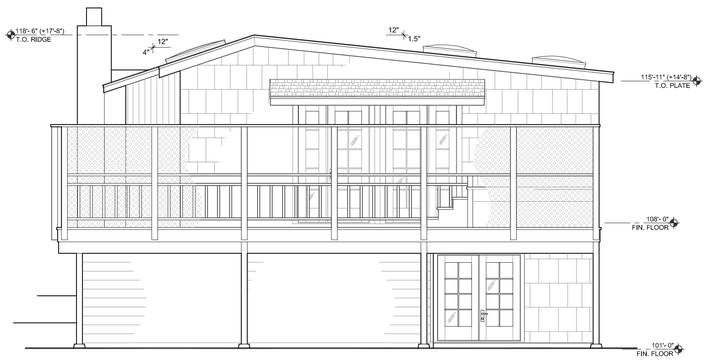
Scale: 1/4" = 1'-0"



E2 EXISTING EAST ELEVATION (STREET)

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

1' 2' 4' 8'



W2 EXISTING WEST ELEVATION

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

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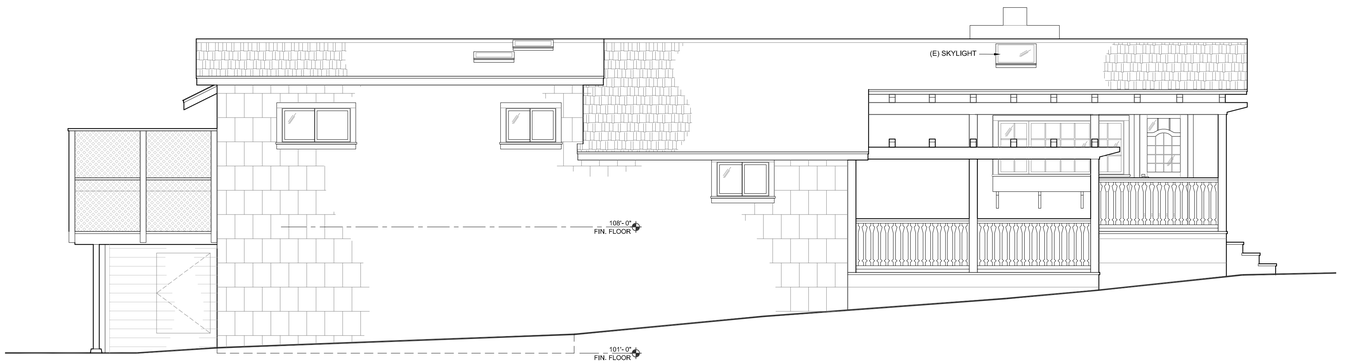
S1 PROPOSED SOUTH ELEVATION

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

1' 2' 4' 8'



S2 EXISTING SOUTH ELEVATION

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

1' 2' 4' 8'

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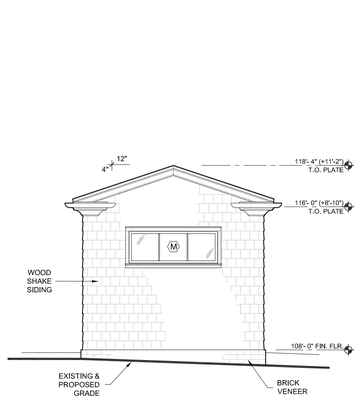
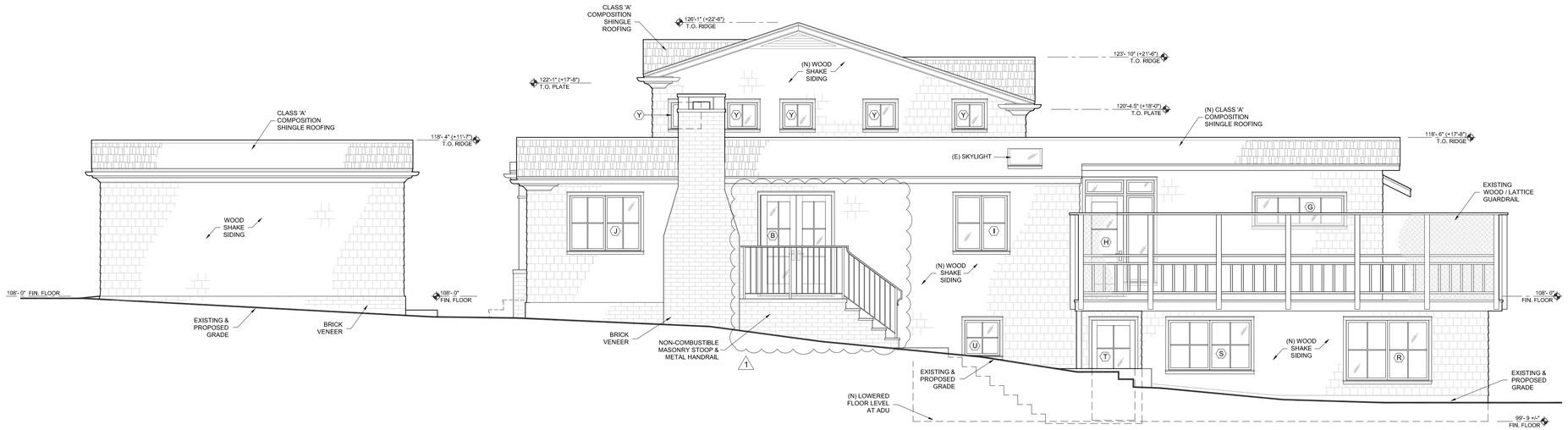


W PROPOSED GARAGE WEST ELEVATION

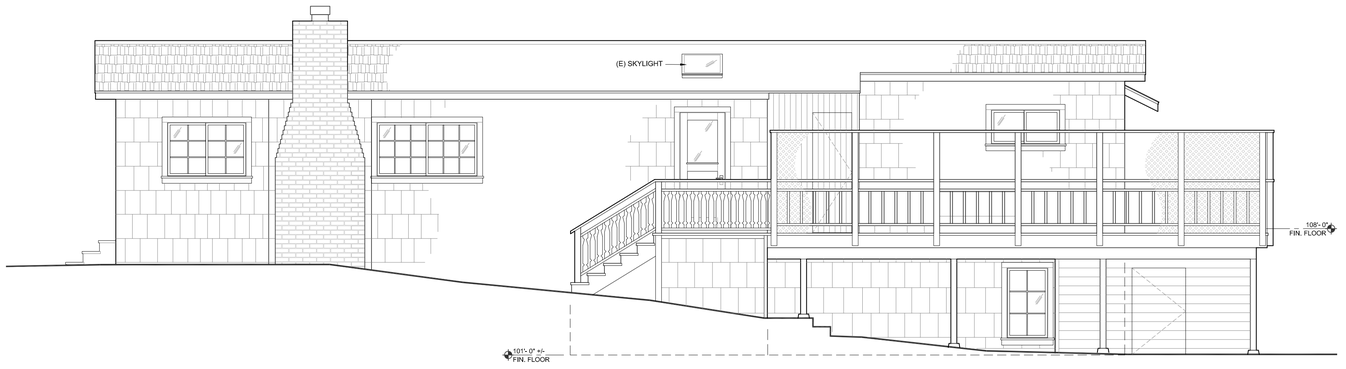
Scale: 1/4" = 1'-0"



N1 PROPOSED NORTH ELEVATION

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

1' 2' 4' 8'



N2 EXISTING NORTH ELEVATION

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

1' 2' 4' 8'

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E EXISTING STREETSCAPE VIEW
Scale: 1/4" = 1'-0"
1' 2' 4' 8'

P PROPOSED STREETSCAPE VIEW
Scale: 1/4" = 1'-0"
1' 2' 4' 8'

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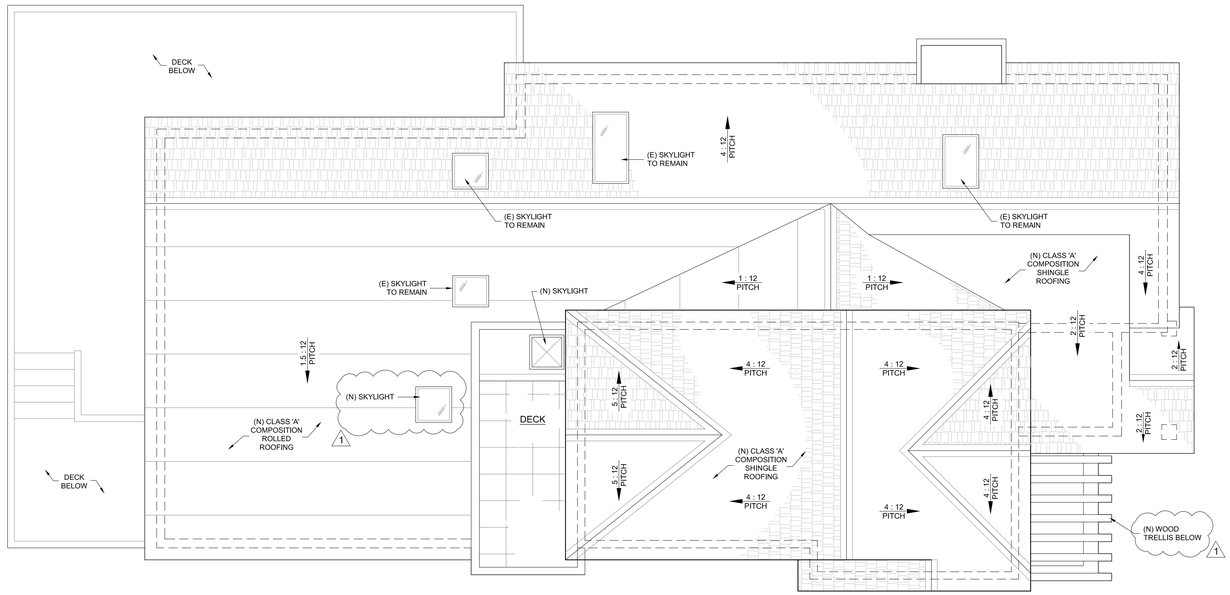
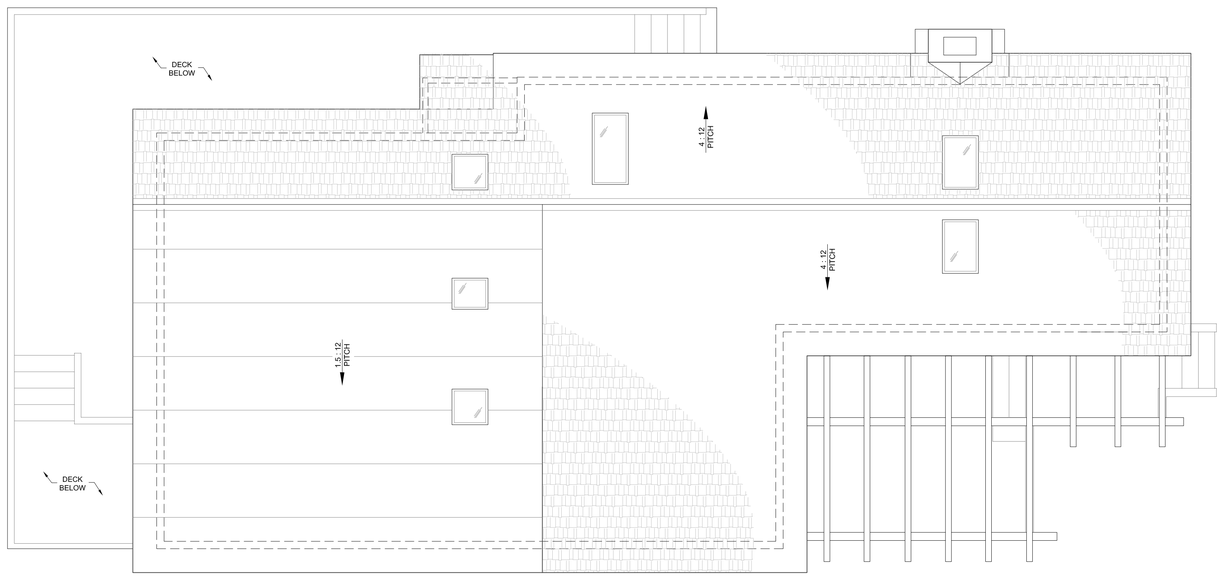


P PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"
1' 2' 4' 8'



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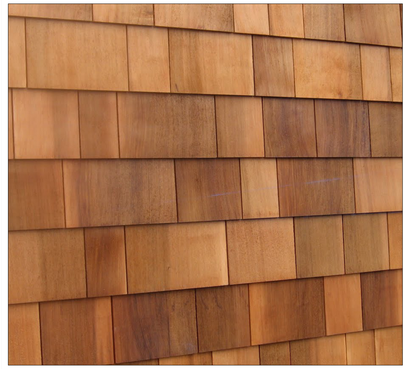
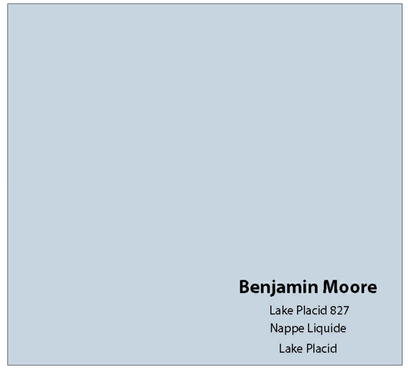


A EXTERIOR SHAKE SIDING (5-6" COURSE)

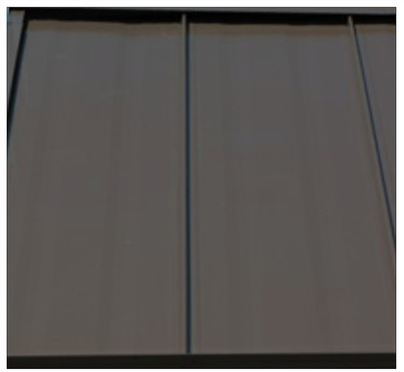


B EXTERIOR SIDING COLOR

C EXTERIOR TRIM, WINDOW & DOOR COLOR
KOLBE & KOLBE - WHITE CLOUD

D COMPOSITION ROOFING
C.T. PRESIDENTIAL (WEATHERED WOOD)

E COMPOSITION ROOFING
C.T. PRESIDENTIAL (WEATHERED WOOD)



F METAL ROOFING (STANDING SEAM)
BRONZE "LIKE" COLOR

G EXTRUDED ALUMINUM GUTTERING
BRONZE "LIKE" COLOR

H DRIVEWAY PAVER
CALSTONE - SIERRA GRANITE

I WALKS & GARDEN WALLS, EXIST'G & NEW
CARMEL STONE

J CAST BRICK VENEER
EL DORADO STONE (CHALK DUST)

K PORCH & DECK PAVING
PORCELAIN TILE (NEUTRAL COLOR)

MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :

HARLAN BRADLEY
831-229-8628
harlan@masterworkbuilders.com

GARTNER / FELMLEE RESIDENCE

DOLORES STREET, 2 NW of 10th
CARMEL, CALIFORNIA 93921

DRAWINGS BY :

STUDIO VII WEST
1241 ADAMS ST.
ST. HELENA, CA 94574
720.519.3363

GARY KERR

FINAL REVISION DATE
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5: AUGUST 23, 2025
REVISION 4: AUGUST 17, 2025
REVISION 3: JULY 29, 2025
REVISION 2: JUNE 28, 2025
REVISION 1: MAY 23, 2025
PROJECT No. :
DATE : SEPTEMBER 04, 2025

OWNER :

PHASE :
DESIGN STUDY

A-6.0

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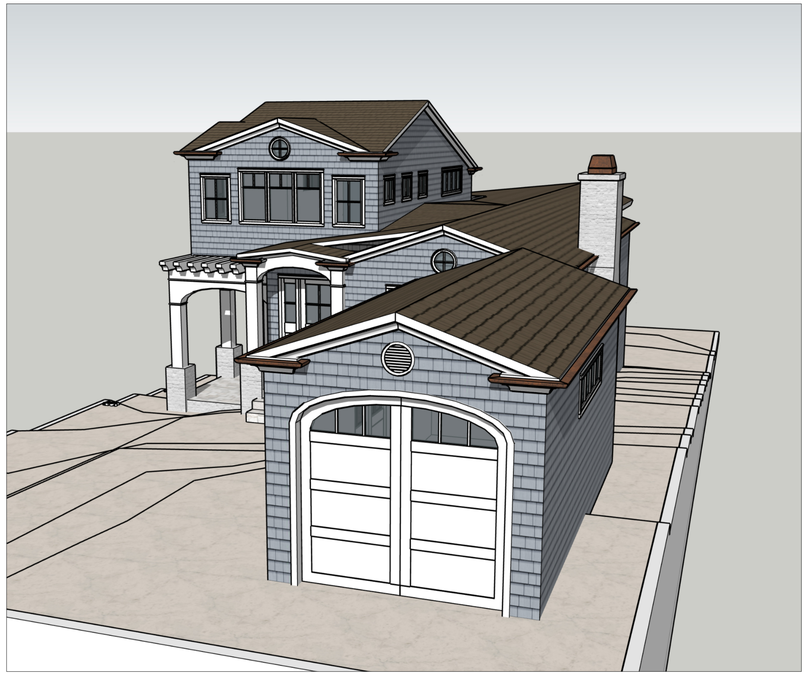
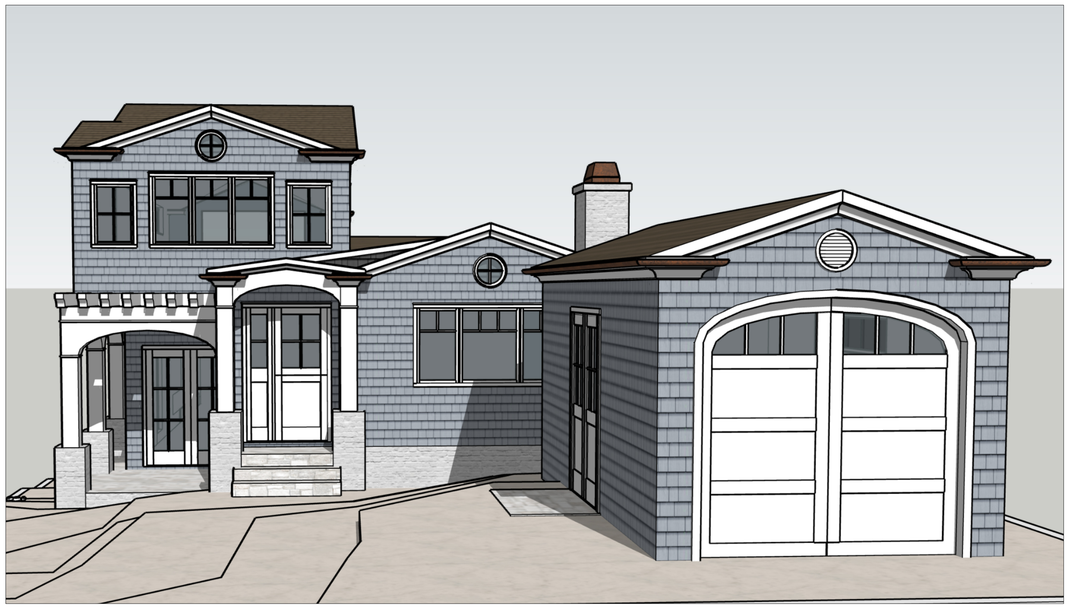
2024





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REVISION 1:	MAY 23, 2025
PROJECT No. :	
DATE :	DECEMBER 22, 2025 /1

OWNER :

PHASE :
DESIGN
STUDY

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2024

CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

February 11, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Evan Kort, Senior Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DS 25357 (Krugler):** Consideration of a Track 1 Design Study Referral for a request to amend the Conditions of Approval with a previously approved Track 2 Design Study Application, DS 21-250 (Krugler), located on Crespi Avenue 9 southeast of Mountain View Avenue in the Single-Family (R-1) Zoning District.

Proposed CEQA Action: Find the project categorically exempt from environmental review pursuant to section 15303 and 15304 of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case.

Application:	DS 25357 (Krugler)	**Applicant:**	Eric Krugler, Property Owner
APN:	010054010000	**Owner:**	Eric and Erika Krugler
Block & Lot:	Block: 104; Lot 11		
Location:	CRESPI AVENUE 9 SOUTHEAST OF MOUNTAIN VIEW AVENUE		

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1):

1. Finding the project categorically exempt from environmental review pursuant to sections 15303 and 15304 of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case; and
2. Approving a Track 1 Design Study Referral for the request to amend Condition of Approval #29 associated with Resolution 2021-54-PC associated with a previously approved Track 2 Design Study Application (DS 21-250, Krugler) and requiring the installation of a 4-foot tall grapestake fence in the front setback located on Crespi Avenue 9 southeast of Mountain View Avenue in the Single-

Family (R-1) Zoning District in the Single-Family (R-1) Zoning District.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

On October 13, 2021, the Planning Commission approved a Design Study and Coastal Development Permit for a 201-square-foot addition to an existing single-family residence, construction of a new 200 square foot detached garage to replace an existing parking pad, and associated site improvements (Resolution 2021-54-PC).

As part of the approval, the property owner was required to include landscaping on the south side of the garage that grows or climbs at least halfway up the southern facing wall of the garage (Condition of Approval #29). The property owner has submitted an application requesting the elimination of this Condition of Approval. As a design alternative to the required landscaping, the applicant has proposed the installation of a 4-foot tall grapestake fence.

BACKGROUND AND PROJECT DESCRIPTION

The project site is a 4,000 square foot lot located on Crespi Avenue, 9 SE of Mountain View Avenue. On October 13, 2021, the Planning Commission approved a Design Study (DS 21-250; Reso. 2021-054-PC) that included an expansion to the second floor (main floor) at the front of the residence by 101 square feet, the lower floor at the rear by 80 square feet, and construction of a new 200 square foot detached garage in the front setback in place of the uncovered parking pad. The improvements would result in an increase of 201 square feet of floor area for the site totaling 1,800 square feet of base floor area between the residence and the garage.

- Concept and Final Details Hearing – October 13, 2021
  - **Click Here** for Video of Hearing (timestamp - 1:23:40)
  - **Click Here** for Staff Report
  - Adopted Final Resolution – Attachment 2

At the hearing, particular attention was paid to the proposed detached garage and the south elevation of said garage. The key consideration at the hearing was that the appearance of the south side of the garage should be “softened.” The Commission ultimately determined that the requirement for landscaping treatment along the south side of the garage would address this concern.

Following deliberation, the Commission moved to approve the project with the added condition of approval, Condition #29, stating:

> ***#29. Garage Modification.*** *Prior to issuance of a Building Permit, the property owner will submit revised plans for review and approval by the Director of Planning and Building which include landscaping on the south side of the garage that grows or climbs at least half way up the southern facing wall. If the garage needs to be*

moved up to 12 inches north to allow for installation of landscaping, this will be considered in substantial conformance with the approved plans. This landscaping will be maintained in good health for the life of the project.

No appeals were filed following approval by the Planning Commission. The associated building permit for the project was issued on June 20, 2022.

On September 9, 2023, staff performed a planning inspection of the property for the associated building permit. Staff retains photographic evidence of four young, but seemingly healthy, hydrangeas planted on the south side of the garage on November 9, 2023 (refer to figure 1, below). The subject plants were below the required height limit described in Condition #29, but did not yet appear to be at a mature size or height. A wire trellis reaching the halfway point of the garage is visible in the photograph.

Figure 1. Subject planting photographed on November 9, 2023.

Following this inspection, staff received several inquiries regarding compliance with Condition of Approval #29, adopted as part of Resolution 2021-54-PC.

At an undefined date, the hydrangea failed to be maintained in good health. Staff's understanding through various means of correspondence is that the hydrangea was then replaced with bougainvillea, perhaps sometime in the summer of 2025.

Staff visited the site on September 26, 2025, where three flowering bougainvillea were observed and photographed. The subject plants were below the required height limit

but like the hydrangeas photographed in September 2023, appeared young and not at a mature, or near mature size.

Staff re-inspected the site on October 23, 2025, and identified and photographed the same three bougainvillea. In comparison to the September 2025 photographs, the landscaping appeared to have lost leaves and flowers. In comparing the photographs from September and the condition in October, the subject landscaping has not been maintained in good health and the required landscaping needs to be replaced. The health of the landscaping was also reviewed by the city forester.

On October 23, 2025, Staff provided notice to the property owner that the project was out of compliance with Condition #29 and action is required by the property owner (refer to Attachment 3).

The property owner has elected to pursue an amendment to the Conditions of Approval incorporated in Resolution 2021-54-PC and requests the Commission reconsider and strike the requirement for landscape screening on the south side of the garage altogether. Instead, the owner proposes a 4-foot tall grapestake fence be placed along the southside of the garage in lieu of the landscaping requirement.

Staff Analysis:

Condition Compliance: Condition of Approval #29 requires:

> ***#29. Garage Modification.*** *Prior to issuance of a Building Permit, the property owner will submit revised plans for review and approval by the Director of Planning and Building which include landscaping on the south side of the garage that grows or climbs at least half way up the southern facing wall. If the garage needs to be moved up to 12 inches north to allow for installation of landscaping, this will be considered in substantial conformance with the approved plans. This landscaping will be maintained in good health for the life of the project.*

The associated approved building permit plans shows planting of *H. anomala petiolaris* (climbing hydrangea) on the south elevation of the garage and the landscape plans. Staff does not retain evidence that the footprint of the garage was moved or re-located as part of the building permit application (refer to Figures 1 & 2). As described in the background section of this report, above, the property owner has been unsuccessful in maintaining the subject landscaping in good health and meeting the specified size requirement to date.

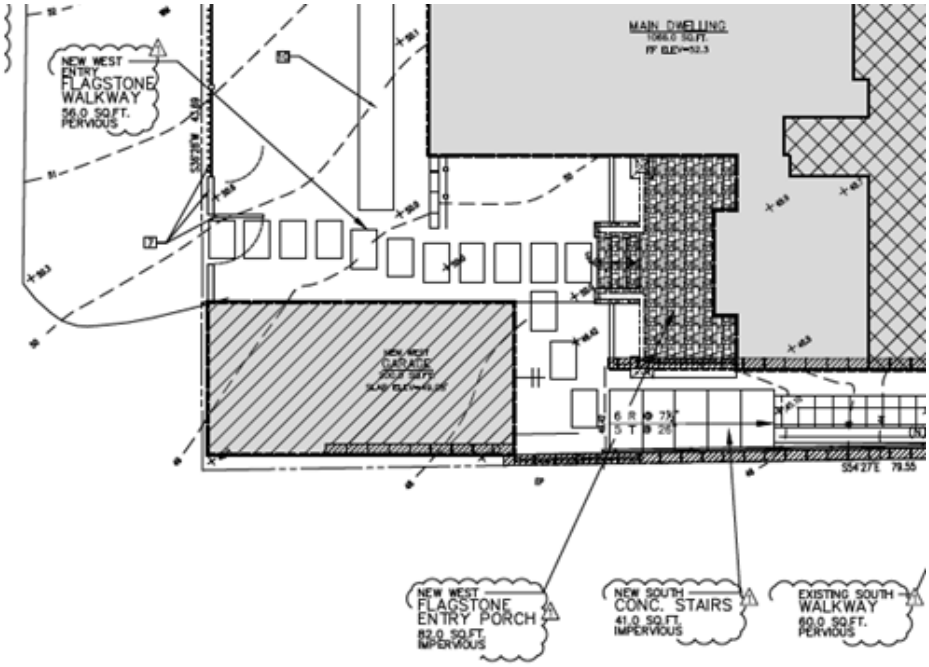

Figure 2. Partial Site Plan – Design Study Plans (DS 21-250)

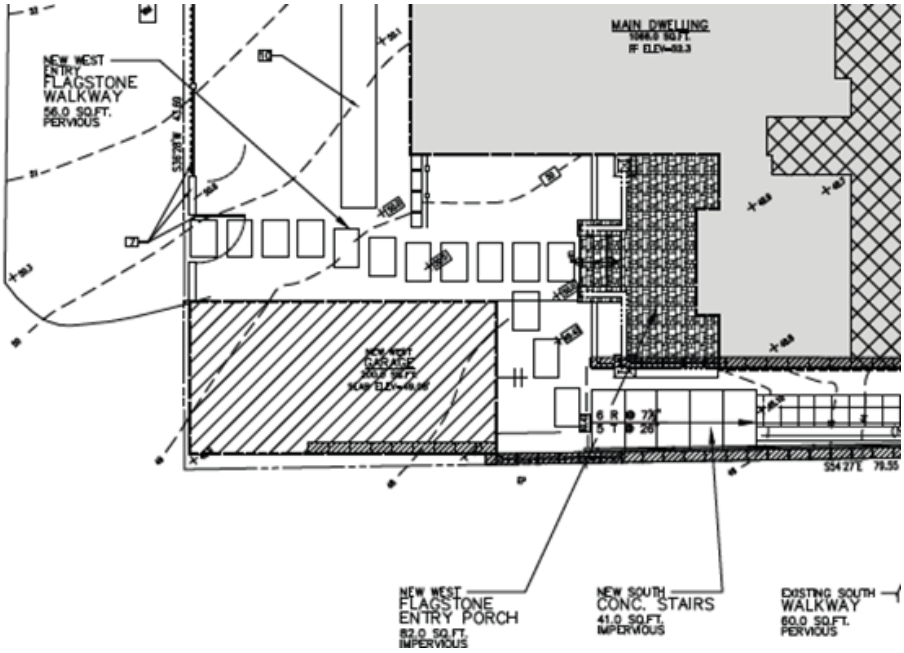

Figure 3. Partial Site Plan – Building Permit Plans (BP 21-476, Rv 02).

Removal Request:
The project applicant for DS 21-250 ("applicant"), on behalf of the property owner ("owner"), has prepared a summary of the request to for the removal of the condition as well an analysis for the proposed removal (refer to Attachment 4).

The applicant has stated that compliance with the condition has been infeasible, unenforceable, and inconsistent with both physical site conditions and basic property law (refer to Attachment 4).

Staff Analysis:
Carmel-by-the-Sea Municipal Code (CMC) section 17.58.050.C finds that "*the decision-making authority may impose any conditions deemed necessary to implement applicable adopted design review guidelines."* In this case, the Commission found Condition of Approval #29 necessary to implement the Residential Design Guidelines. While the deliberation was focused on "softening" the south side of the garage, the specific concern being addressed was the size, form, and appearance of the structure as noted in the neighbor's written testimony, specifically noting, *"The buildings South side needs a to have a softened appearance so it does not look like a large box dropped into a residential neighborhood."* This correspondence was provided to the Commission ahead of the October 2021 hearing (refer to Attachment 5) in addition to the neighbor providing testimony at the hearing where they stated their objection to the garage was the appearance of "a big box" -specifically the south side of the garage.

The Residential Design Guidelines describe that *"Large complex structures and those with continuous, blank surfaces can appear massive and should be avoided"* and Residential Design Guideline 9.3 specifically states, *"Add details to relieve blank surfaces and achieve a scale compatible with the building's forms and its architecture."*

This said, the Planning Commission found Condition of Approval #29 appropriate to address the neighbor's concerns. Moreover, establishing landscaping along the southern wall of the garage wall was the appropriate treatment determined necessary to find the project consistent with the Residential Design Guidelines based on the information available at the time.

However, since the project has been implemented, the required landscaping failed to grow. This continues to raise issues related to compliance with the condition. As the subject landscaping fails to grow, the applicant points out that as the garage is located directly on the property line, proper maintenance of climbing vegetation requires continuous access to the adjacent property. The applicant does not elaborate on this concern; however, it could be reasonably assumed this is related to concerns regarding trespass or limited access for maintenance in the future. Even if the building permit plans reflected a 1-foot shift to the north, the one-foot larger setback would do little to afford greater access for proper maintenance.

The applicant's narrative does not further elaborate or provide specific findings pertaining to how the subject condition has proven to be infeasible, unenforceable, and inconsistent with both physical site conditions and basic property law. Through staff's communication with the property owner, and as demonstrated in the discussion above, it appears that the owner has made a good faith effort to satisfy Condition #29.

Next Steps:
Since the structure has been constructed and effectively lacks the required landscaping at this time, the Commission could re-evaluate if the garage requires the subject landscaping and make a finding that the project is actually consistent with the Residential Design Guidelines based on their evaluation of the constructed project and the context of the site, as opposed the previous evaluation of elevation drawing and story poles and netting which previous was considered as part of the project (refer to Attachment 6).

For example, the Commission could find that the garage, as constructed, is in scale and with the site and surrounding neighborhood and there is no additional landscaping required to enhance, or "soften" the appearance.

Alternatively, based on their evaluation, the Commission could uphold their previous determination that the project, specifically the garage (as constructed, without the required landscaping) is inconsistent with the Residential Design Guidelines and requires additional treatment after evaluating the same site context.

While planting in the ground has not been successful, alternative planting has yet to be explored, such as bushes, trees, flowers, vines, shrubs or other living plants that are already at a mature or near mature height, either planted ground or in above ground containers. That said, direction to explore alternative planting options could also be possible direction to the owner, provided that any above ground containers and associated irrigation remain within the subject property.

Proposed Design Alternative:
As a design alternative to the landscaping, and in an effort to continue to meet the intent of Condition #29, the applicant has proposed the installation of a fence along the south side of the garage in lieu of the proposed landscaping. According to the applicant (refer to Attachment 4):

> *Importantly, the neighbor's original comment, referenced in the Planning Commission record, merely expressed a desire that the wall appear "softened." No specific mitigation, species, height, or coverage standard was requested. The climbing vegetation requirement originated from our good-faith attempt to respond to that nonspecific concern, not from a zoning, design guideline, or municipal requirement.*
>
> *The owners are therefore requesting full removal of Condition #29 and propose an alternative: installation of a 4-foot traditional grape-stake fence along the south elevation of the garage. This fence matches the existing front fence, aligns with Carmel's traditional cottage aesthetic, and provides a permanent, predictable, and architecturally appropriate visual softening of the elevation. Unlike climbing vegetation, the fence requires no neighbor access, no biological maintenance uncertainty, and no enforcement ambiguity.*

As discussed above, the requirement for the condition was within the Commission's authority to find the project consistent with the Residential Design Guidelines based upon evidence presented to the Commission as part of the October 2021 hearing.

However, a fence, which was not originally considered at the October 2021 hearing, could achieve the same outcome as landscape screening to break up the visual massing of the garage.

The applicant or owner has not submitted any plans or elevations associated with this proposal. However, as described by the applicant, the proposed fence along the south elevation of the garage wall would match the existing fence 4-foot tall fence at the front of the property.

Figure 4. Photo of existing front fence.

Figure 5. Photo of existing fence, garage, and subject south wall.

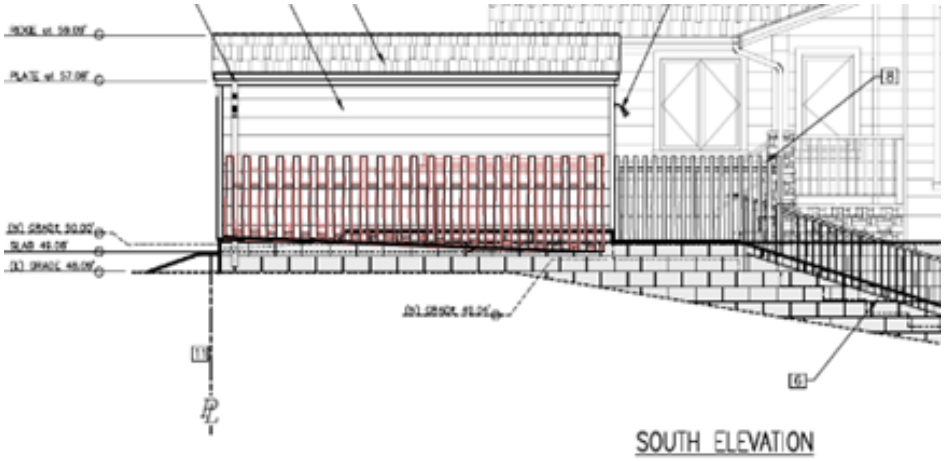

Figure 6. Rendering prepared by staff of grapestake fence along south elevation of garage. Illustrative only; not representative of actual proposal; not to scale.

Recommendation and Options:
Staff prepared a draft resolution for consideration by the Planning Commission. In summary, the resolution includes the replacement of the landscaping requirement outlined in Condition #29 with the ***requirement*** to install an approximately 4-foot tall fence along the south elevation of the garage to replace the landscaping requirement. This fence would be required to match the existing fence along the front property boundary (refer to Attachment 1, Conditions #8 and #9 and the draft language below).

> **8. Fence Required.** The subject fence along the south side of the garage wall, as described in Condition #1, shall be installed and maintained for the life of the project as a component feature of the garage, as described in the Planning Commission staff report dated February 11, 2026.
> **9. Fence Design.** The fence design and installation shall substantially match the existing fence along the front property line in style, material, color, height, etc. The subject fence shall be no taller than 4 feet tall at the tallest point and no less than 3 feet 6 inches at the lowest point -the fence may be stepped or slopped, if necessary, based on the grade. Height shall be measured consistent with the requirements outlined in CMC section 17.06.020.L.2.

Alternative 1: As an alternative, the Planning Commission could strike or eliminate Condition of Approval #29 all together, thus eliminating the requirement for any additional treatment along the south elevation of the garage. Approving this alternative would require a finding as part of the Commission's motion pertaining to the project's compliance with the Residential Design Guidelines. Staff would then modify the Resolution (Attachment 1) with the appropriate direction from the Commission.

Alternative 2: As an alternative, the Planning Commission could choose to uphold the original Resolution/Conditions of Approval and not adopt a new resolution. Upholding the original Resolution/Conditions of Approval would require landscaping be installed on the south elevation of the garage and maintained in good health for the life of the

project and Resolution 2021-054-PC would remain in full force and effect. The Commission also could provide direction/make suggestions to the applicant regarding alternative plantings to achieve compliance and/or provide direction to staff regarding enforcement; however, amendments to the existing adopted resolution should not be made under this option.

Additional Considerations: In all cases, the Commission should carefully weigh amending or eliminating a Condition of Approval after a project has been approved. Typically, Conditions of Approval are the mechanism by which the Commission can modify a proposed project to find it consistent with the Residential Design Guidelines (or other requirements of the General Plan, Local Coastal Program, or Zoning Code). Removing them after-the-fact could undermine the integrity of the discretionary review process depending on the specifics of each case.

However, unlike conditions related to structural or design/architectural requirements, landscaping involves biological variables such as soil quality, solar exposure, and irrigation that are not entirely within a property owner's control. In this instance, the continued inability for the required landscaping to be maintained in good health over a multi-year period suggests a potential conflict between the desired objective and the physical limitations of the site. This should not be confused with general tree planting/replacement requirements or general site wide landscaping requirements for a site.

Should the Commission grant the request, approval should not be interpreted as a broad invitation from others to seek relief from inconvenient conditions. In this specific case, the item is being considered as a site-specific correction, based on documented evidence, that the original condition may not be feasible at this specific location.

> **CMC section 17.70.020. Feasible.***"Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.*

Other Project Components:

ENVIRONMENTAL REVIEW:

Staff recommends that the Planning Commission find the project categorically exempt from environmental review pursuant to sections 15303 and 15304 of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case. The Class 3 exemption applies to construction and location of limited numbers of new, small facilities or structures, including fences. The Class 4 exemption applies minor public or private alterations in the condition of land, water, and/or vegetation, including new gardening or landscaping.

As demonstrated above, the project is limited to removal of the previously required landscaping along the southern elevation of the garage and replacement with a fence 4-foot tall grape stake fence.

Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Resolution 2025-054-PC
3. Attachment 3 - DS 21-250 (Krugler) Condition Compliance Letter
4. Attachment 4 - Application Materials
5. Attachment 5 - Neighbor Letter - Oct 2021
6. Attachment 6 - Site Photographs (Oct. 2021)

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2026-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTIONS 15303 AND 15304 OF THE CEQA GUIDELINES AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 CAN BE MADE IN THIS CASE, AND APPROVING A TRACK 1 DESIGN STUDY REFERRAL RECINDING CONDITION OF APPROVAL #29 CONTAINED IN RESOLUTION 2021-54-PC ASSOCIATED WITH A PREVIOUSLY APPROVED TRACK 2 DESIGN STUDY APPLICATION (DS 21-250, KRUGLER) AND REQUIRING THE INSTALLATION OF A 4-FOOT TALL GRAPESTAKE FENCE IN THE FRONT SETBACK LOCATED ON CRESPI AVENUE 9 SOUTHEAST OF MOUNTAIN VIEW AVENUE IN THE BEACH OVERLAY (AB), ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY, PARK (P) OVERLAY, AND SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT. APN: 010-054-010

WHEREAS, project site is a 4,000 square foot lot located on Crespi, 9 SE of Mountain View and located in the Beach Overlay (AB), Archaeological Significance (AS) Overlay, Park (P) Overlay, and Single-Family Residential (R-1) Zoning District; and

WHEREAS, on July 9, 2021, Claudio Ortiz ("Applicant") submitted an application on behalf of the Owners, Eric and Erika Krugler (“Owner”) requesting the approval of a Track 2 Design Study, and Coastal Development Permit "(DS 21-250, Krugler)"; and

WHEREAS, the Applicant had proposed a 201-square-foot addition to an existing single- family residence, construction of a new 200 square foot detached garage to replace an existing parking pad, and site improvements; and

WHEREAS, on October 13, 2021, the Planning Commission considered DS 21-250, Krugler, and adopted Resolution 2021-54-PC, incorporated herein by reference, granting approval of the project, with conditions, as described in the subject resolution; and

WHEREAS, the Commission required, as part of the action, Condition of Approval #29, which stated:

> ***#29 Garage Modification.*** *Prior to issuance of a Building Permit, the property owner will submit revised plans for review and approval by the Director of Planning and Building which include landscaping on the south side of the garage that grows or climbs at least half way up the southern facing wall. If the garage needs to be moved up to 12 inches north to allow for installation of landscaping, this will be considered in substantial conformance with the approved plans. This landscaping will be maintained in good health for the life of the project;* and

WHEREAS, associated approved building permit plans (BP 210476) shows *H. anomala petiolaris* (climbing hydrangea) on the south elevation of the garage and the landscape plans; and

WHEREAS, the administrative record includes photographic evidence of four young, but seeming healthy, hydrangeas planted in the subject area on November 9, 2023 following the construction of the garage; and

WHEREAS, at an undefined date, the subject hydrangea failed to be maintained in good health. The hydrangea were then replaced by the owner with bougainvillea. It is estimated the replacement of the landscaping occurred in the summer 2025; and

WHEREAS, Community Planning and Building staff has documented that similar to the climbing hydrangea, the bougainvillea have not been maintained in good health and on October 23, 2025, provided notice to the property owner that that the project is out of compliance with Condition #29 and action is required; and

WHEREAS, on November 24, 2025, the property owner submitted a Design Study Application (DS 25357, Krugler), described herein as "project," requesting to amend Condition of Approval #29 associated with Resolution 2021-54-PC associated with a previously approved Track 2 Design Study Application (DS 21-250, Krugler). The associated application fees were received on December 16, 2025; and

WHEREAS, as part of the project, the owner has proposed replacing the landscaping requirement described in Condition of Approval #29 of Resolution 2021-54-PC, with a 4-foot tall grapestake fence that would match the fence along the front of the property; and

WHEREAS, on January 30, 2026, a notice of the public hearing scheduled for February 11, 2026, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before February 1, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on February 11, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Track 1 Design Study Referral, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, a Coastal Development Permit is not required in accordance with Carmel-by-the-Sea Municipal Code Section 17.52.100.D; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to

evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the project is categorically exempt under Section 15303 (Class 3) – New Construction and Conversion of Small Structures and Section 15304 (Class 4) – Minor Alterations to Land, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does rescind Condition of Approval #29 associated with DS 21-250, Krugler (Resolution 2021-54-PC) in its entirety.

BE IT FURTHER RESOLVED that the landscaping requirement previously described in Condition of Approval #29 part of Resolution 2021-54-PC is hereby replaced with the requirement for the installation of a fence along the southern garage wall, as described in the Conditions of Approval for this resolution (Resolution 2026-xx-PC), below.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Design Study**:

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060, Findings for Design Review Approval *Before approving an application for design review in any district, the Director, Historic Preservation Board, or the Planning Commission shall find that the final design plans:*	**YES**	**NO**
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **Find** the project categorically exempt from environmental review pursuant to sections 15303 and 15304 of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case, and **Approve** a Track 1 Design Study Referral recinding Condition of Approval #29 contained in Resolution 2021-54-PC associated with a previously approved Track 2 Design Study Application (DS 21-250, Krugler), and requiring the installation of a 4-foot tall grapestake fence in the front setback located on Crespi Avenue 9 southeast of Mountain View Avenue in

the Beach Overlay (AB), Archaeological Significance (AS) Overlay, Park (P) Overlay, and Single-Family Residential (R-1) Zoning District subject to the Conditions of Approval listed below.

CONDITIONS OF APPROVAL	
No.	
1.	**Authorization.** This approval of Design Study (DS 25357, Krugler) authorizes amendments to existing Design Study Approvals (DS 21-250, Krugler) located on Crespi Avenue 9 southeast of Mountain View Avenue in the Beach Overlay (AB), Archaeological Significance (AS) Overlay, Park (P) Overlay, and Single-Family Residential (R-1) Zoning District, APN: APN: 010-054-010. The modifications approved under this Design Study include: • The rescission of Condition of Approval #29 associated with DS 21-250, Krugler (Resolution 2021-54-PC) in its entirety by the Planning Commission • The installation of a 4' tall grapestake fence limited to the span of the southern garage wall beginning at the southwest corner of the garage and terminating and the southeast corner of the garage, designed to match the existing fence along the front property line. Alterations not expressly listed in this authorization are not permitted, and may require further review and approval from the Community Planning and Building Department or Planning Commission, as appropriate. The project shall be consistent with the staff report, application materials and attachments, and testimony presented at the February 11, 2026 Planning Commission meeting, unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Department.
3.	**Permit Validity.** This approval shall be valid for a period of 6-months from the date of action. Permits or approvals that are not implemented within these time limits become void. Implementation is effected by erecting, installing or beginning the installation of the improvement authorized by the permit as determined by the Director. (CMC section 17.52.170).
4.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
5.	**Conditions of Approval.** These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to the issuance of a Building Permit/Building Permit Revision. These signed conditions shall also be printed on a full size plan sheet in the building plan set along with any prior conditions of approval of prior Design Study Applications.

6.	**Building Permit Revision.** A revision to BP 21-292 is not required, however, prior to commencement of work, the applicant shall submit a revised plan to the Community Planning and Building Department for review and approval that accurately illustrates the fence described in Condition of Approval #1, above. The approved plan shall be considered part of an "as-built" plan set and maintained with the building permit record.
7.	**Prior Conditions of Approval.** All conditions of approval of the previous Design Study approval(s) shall also apply to this approval unless expressly otherwise noted within the record for Resolution 2026-xx-PC or these Conditions of Approval. Further, the previous approval remains in full force and effect unless otherwise modified by this action.
8.	**Fence Required.** The subject fence along the south side of the garage wall, as described in Condition #1, shall be installed and maintained for the life of the project as a component feature of the garage, as described in the Planning Commission staff report dated February 11, 2026.
9.	**Fence Design.** The fence design and installation shall substantially match the existing fence along the front property line in style, material, color, height, etc. The subject fence shall be no taller than 4 feet tall at the tallest point and no less than 3 feet 6 inches at the lowest point -the fence may be stepped or slopped if necessary based on the grade. Height shall be measured consistent with the requirements outlined in CMC section 17.06.020.L.2.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of February, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage Leah Young

Docusign Envelope ID: C391E16E-07BB-46F4-83D5-7A391C323FB4

Amended October 13, 2021

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2021-54-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A COMBINED CONCEPT AND FINAL DESIGN STUDY (DS 21-250, KRUGLER) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR A 201-SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE, CONSTRUCTION OF A NEW 200 SQUARE FOOT DETACHED GARAGE TO REPLACE AN EXISTING PARKING PAD, AND SITE IMPROVEMENTS INCLUDING: NEW WALKWAYS, AND VARIOUS LANDSCAPE IMPROVEMENTS LOCATED ON CRESPI AVENUE 9 SOUTHEAST OF MOUNTAIN VIEW AVENUE IN THE BEACH OVERLAY (AB), ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY, PARK (P) OVERLAY, AND SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN: 010-054-010-000

WHEREAS, the owner of the subject property ("Owner") is Eric and Erika Krugler; and

WHEREAS, Claudio Ortiz ("Applicant") submitted an application on behalf of the Owner requesting the approval of a Track 2 Design Study, and Coastal Development Permit "(DS 21-250, Krugler)" described herein ("Application"); and

WHEREAS, project site is a 4,000 square foot lot located on Crespi, 9 SE of Mountain View and located in the Beach Overlay (AB), Archaeological Significance (AS) Overlay, Park (P) Overlay, and Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is proposing a 201-square-foot addition to an existing single-family residence, construction of a new 200 square foot detached garage to replace an existing parking pad, and site improvements; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, project consists of interior and exterior alterations and additions to an existing single-family residence, and construction of a garage to replace a parking pad. Therefore, pursuant to CEQA regulations, the project is categorically exempt under Section 15301 (Existing Facilities); and

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Amended October 13, 2021

WHERAS, pursuant to Section 15300.2 of the CEQA Guidelines, the proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and there are no exceptions to the exemption; and

WHEREAS, notice of the public hearing was published on October 1, 2021 in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on October 13, 2021, the Planning Commission held a public hearing to receive public testimony regarding the combined Concept and Final Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the hearing date including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Design Study:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45)

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

Municipal Code Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	

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3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Park Overlay District:

PARK OVERLAY DISTRICT FINDINGS (CMC 17.20.070):	**YES**	**NO**

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1. That due to the topography of the site relative to the adjoining park or open space land, the proposed building would not exceed the height or bulk of an 18-foot one-story structure built on a site at the same grade as the adjoining park or that topography and height are irrelevant because of the location of the building on the site avoids view of the buildings from the park.	✓	
2. That those portions of the building visible from the park will exhibit a human scale and residential character through the use of simple building forms and natural materials that will not detract from the enjoyment of the park or open space by the public.	✓	

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Coastal Development Permit:

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1):	**YES**	**NO**
1. Local Coastal Program Consistency: The project conforms to the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the combined Concept and Final Design Study (DS 21-250, Krugler) and associated Coastal Development Permit for a 201-square-foot addition to an existing single-family residence, construction of a new 200 square foot detached garage to replace an existing parking pad, and site improvements including: new walkways, and various landscape improvements located on Crespi Avenue 9 southeast of Mountain View Avenue in the Beach Overlay (AB), Archaeological Significance (AS) Overlay, Park (P) Overlay, and Single-Family Residential (R-1) Zoning District; APN: 010-054-010-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** This approval of Design Study (DS 21-250) authorizes a 101 square foot addition to the second floor (main floor) at the front of the residence, an 80 square foot addition to the rear of the residence, and construction of a new 200 square foot detached garage in the setback in place of the uncovered parking pad, as well as site improvements throughout, as depicted in the plans prepared by Claudio Ortiz dated received by Community Planning & Building Department on August 31, 2021 unless modified by the conditions of approval contained herein.	✓
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be	✓

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	adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations for conformance with the approved plans prior to footing/foundation inspection; • The roof height for conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✓
6.	**Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
7.	**Fire Sprinklers - Residential.** Additions, alterations or repairs to existing structures that involve the addition, removal or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135.	✓
8.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The	✓

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	project will be reviewed for its compliance with the approved plans prior to final inspection.	
	Landscape Conditions	
9.	**Landscape Plan.** All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
10.	**Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
11.	**Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the rootsto be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
12.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or	✓

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	altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. ● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. ● If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.	
13.	**Exterior Lighting.** Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	✓
14.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be	✓

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	the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	
15.	**Driveway.** The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings.	✓
16.	**Volume Study.** This project is subject to the approval of a volume study. Should the project fail to pass the required volumetric study, this permit may be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
17.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
18.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
19.	**Truck Haul Route.** Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
20.	**USA North 811.** Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
21.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓

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Amended October 13, 2021

	ENVIRONMENTAL COMPLIANCE CONDITIONS	
22.	**Drainage Plan.** A drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07, shall be included as part of the Building Plan set. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
23.	**BMP Tracking Form.** A completed BMP Tracking form will need to be submitted with the Building Permit Application and approved by the City of Carmel prior to issuance of a Building Permit.	✓
24.	**Semi-Permeable Surfaces.** A cross-section details for semi-permeable surfaces shall be included in the Building Plan set.	✓
25.	**Erosion and Sediment Control Plan.** Provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access with Building Permit application and approved by the City of Carmel prior to issuance of a Building Permit.	✓
	SPECIAL CONDITIONS	
26.	**Tree Planting.** Two upper canopy trees shall be planted on-site. The species and location of the trees shall be approved by the City Forester. The tree size shall be, at a minimum, a 15 gallon container or a 24" box. Should either tree die within 5 years, a replacement tree of the same size and species shall be planted on site unless otherwise approved by the City Forester.	✓
27.	**Right-of-Way Encroachments.** All unpermitted right-of-way encroachments shall be removed from the right-of-way prior to final inspection.	✓
28.	**Landscape Inspection.** All landscaping shall be installed on-site prior to final inspection.	✓
29.	**Garage Modification.** Prior to issuance of a Building Permit, the property owner will submit revised plans for review and approval by the Director of Planning and Building which include landscaping on the south side of the garage that grows or climbs at least half way up the southern facing wall. If the garage needs to be moved up to 12 inches north to allow for installation of landscaping, this will be considered in substantial conformance with the approved plans. This landscaping will be maintained in good health for the life of the project.	✓

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature _____ Printed Name _____ Date _____

Once signed, please return to the Community Planning and Building Department

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Amended October 13, 2021

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of October, 2021, by the following vote:

AYES: Bolton, Delves, Locke, LePage

NOES:

ABSENT:

ABSTAIN: Lehman

APPROVED:

Signed by:
4FF97D7E0A3D499...

Michael LePage
Chair

ATTEST:

Signed by:
Shelby Gorman
6E9202EE446F4FF...
Shelby Gorman

Margi Perotti
Planning Commission Secretary

DocuSign Envelope ID: 2820C04B-3D5F-4766-961B-01B1879C46A9

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2021-54-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A COMBINED CONCEPT AND FINAL DESIGN STUDY (DS 21-250, KRUGLER) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR A 201-SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE, CONSTRUCTION OF A NEW 200 SQUARE FOOT DETACHED GARAGE TO REPLACE AN EXISTING PARKING PAD, AND SITE IMPROVEMENTS INCLUDING: NEW WALKWAYS, AND VARIOUS LANDSCAPE IMPROVEMENTS LOCATED ON CRESPI AVENUE 9 SOUTHEAST OF MOUNTAIN VIEW AVENUE IN THE BEACH OVERLAY (AB), ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY, PARK (P) OVERLAY, AND SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN: 010-054-010-000

WHEREAS, the owner of the subject property ("Owner") is Eric and Erika Krugler; and

WHEREAS, Claudio Ortiz ("Applicant") submitted an application on behalf of the Owner requesting the approval of a Track 2 Design Study, and Coastal Development Permit "(DS 21-250, Krugler)" described herein ("Application"); and

WHEREAS, project site is a 4,000 square foot lot located on Crespi, 9 SE of Mountain View and located in the Beach Overlay (AB), Archaeological Significance (AS) Overlay, Park (P) Overlay, and Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is proposing a 201-square-foot addition to an existing single-family residence, construction of a new 200 square foot detached garage to replace an existing parking pad, and site improvements; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.*, the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, project consists of interior and exterior alterations and additions to an existing single-family residence, and construction of a garage to replace a parking pad. Therefore, pursuant to CEQA regulations, the project is categorically exempt under Section 15301 (Existing Facilities); and

WHEREAS, pursuant to Section 15300.2 of the CEQA Guidelines, the proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and there are no exceptions to the exemption; and

WHEREAS, notice of the public hearing was published on October 1, 2021 in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on October 13, 2021, the Planning Commission held a public hearing to receive public testimony regarding the combined Concept and Final Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the hearing date including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Design Study:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45)
For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

Municipal Code Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	

3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Park Overlay District:

PARK OVERLAY DISTRICT FINDINGS (CMC 17.20.070):	YES	NO

1. That due to the topography of the site relative to the adjoining park or open space land, the proposed building would not exceed the height or bulk of an 18-foot one-story structure built on a site at the same grade as the adjoining park or that topography and height are irrelevant because of the location of the building on the site avoids view of the buildings from the park.	✓	
2. That those portions of the building visible from the park will exhibit a human scale and residential character through the use of simple building forms and natural materials that will not detract from the enjoyment of the park or open space by the public.	✓	

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Coastal Development Permit:

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1):	YES	NO
1. Local Coastal Program Consistency: The project conforms to the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the combined Concept and Final Design Study (DS 21-250, Krugler) and associated Coastal Development Permit for a 201-square-foot addition to an existing single-family residence, construction of a new 200 square foot detached garage to replace an existing parking pad, and site improvements including: new walkways, and various landscape improvements located on Crespi Avenue 9 southeast of Mountain View Avenue in the Beach Overlay (AB), Archaeological Significance (AS) Overlay, Park (P) Overlay, and Single-Family Residential (R-1) Zoning District; APN: 010-054-010-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL

No.	Standard Conditions	
1.	**Authorization.** This approval of Design Study (DS 21-250) authorizes a 101 square foot addition to the second floor (main floor) at the front of the residence, an 80 square foot addition to the rear of the residence, and construction of a new 200 square foot detached garage in the setback in place of the uncovered parking pad, as well as site improvements throughout, as depicted in the plans prepared by Claudio Ortiz dated received by Community Planning & Building Department on August 31, 2021 unless modified by the conditions of approval contained herein.	✓
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be	✓

	adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	**Water Use.** Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations for conformance with the approved plans prior to footing/foundation inspection; • The roof height for conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✓
6.	**Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
7.	**Fire Sprinklers - Residential.** Additions, alterations or repairs to existing structures that involve the addition, removal or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135.	✓
8.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The	✓

	project will be reviewed for its compliance with the approved plans prior to final inspection.	
	Landscape Conditions	
9.	**Landscape Plan.** All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
10.	**Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
11.	**Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the rootsto be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
12.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. • Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels. • Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or	✓

	altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.	
13.	**Exterior Lighting.** Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	✓
14.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be	✓

	the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	
15.	**Driveway.** The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings.	✓
16.	**Volume Study.** This project is subject to the approval of a volume study. Should the project fail to pass the required volumetric study, this permit may be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
17.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
18.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
19.	**Truck Haul Route.** Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
20.	**USA North 811.** Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
21.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓

ENVIRONMENTAL COMPLIANCE CONDITIONS

22.	**Drainage Plan.** A drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07, shall be included as part of the Building Plan set. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
23.	**BMP Tracking Form.** A completed BMP Tracking form will need to be submitted with the Building Permit Application and approved by the City of Carmel prior to issuance of a Building Permit.	✓
24.	**Semi-Permeable Surfaces.** A cross-section details for semi-permeable surfaces shall be included in the Building Plan set.	✓
25.	**Erosion and Sediment Control Plan.** Provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access with Building Permit application and approved by the City of Carmel prior to issuance of a Building Permit.	✓

SPECIAL CONDITIONS

26.	**Tree Planting.** Two upper canopy trees shall be planted on-site. The species and location of the trees shall be approved by the City Forester. The tree size shall be, at a minimum, a 15 gallon container or a 24" box. Should either tree die within 5 years, a replacement tree of the same size and species shall be planted on site unless otherwise approved by the City Forester.	✓
27.	**Right-of-Way Encroachments.** All unpermitted right-of-way encroachments shall be removed from the right-of-way prior to final inspection.	✓
28.	**Landscape Inspection.** All landscaping shall be installed on-site prior to final inspection.	✓
29.	**Garage Modification.** Prior to issuance of a Building Permit, the property owner will submit revised plans for review and approval by the Director of Planning and Building which include landscaping on the south side of the garage that grows or climbs at least half way up the southern facing wall. If the garage needs to be moved up to 12 inches north to allow for installation of landscaping, this will be considered in substantial conformance with the approved plans. This landscaping will be maintained in good health for the life of the project.	✓

*Acknowledgement and acceptance of conditions of approval.

DocuSigned by:
Eric Krugler
A90D06FD2554F3...
Property Owner Signature

Eric Krugler
Printed Name

10/20/2021
Date

REVIEWED FOR CODE COMPLIANCE
JOB COPY
Date: _____ Permit #:_____
Issued By:_____

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4145
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

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REVISIONS:

PROJECT:
KRUGLER RESIDENCE
9 S/W OF MOUNTAIN VIEW AVE
ON CRESPI CARMEL CA 93921
BLOCK: 104 LOT: 10
APN: 010-054-010-000

PROJECT NO.
20-12

ISSUE:
021-08-2021

DRAWN BY:
D.Santana

CONDITIONS OF APPROVAL

SCALE: 1" = 1/4"

A1.5

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

POST OFFICE BOX CC
CARMEL-BY-THE-SEA, CA 93921
(831) 620-2010 OFFICE

October 23, 2025

Eric and Erika Krugler
[redacted]

Re: Krugler residence garage and south facing wall – DS 21-250; Condition of Approval #29

Mr. Krugler,

Staff has received several inquiries regarding compliance with Condition of Approval #29, adopted as part of Resolution 2021-54-PC (October 13, 2021), for your Design Study (DS 21-250). The purpose of this letter is to advise that staff has found the project to be out of compliance with the subject condition and action is required. This letter is not a formal Notice of Volition but rather serves as a written notice that the item described below requires correction, allowing you the opportunity to correct prior to formal enforcement action.

Findings:
Condition of Approval #29 states:

> ***Garage Modification.*** *Prior to issuance of a Building Permit, the property owner will submit revised plans for review and approval by the Director of Planning and Building which include landscaping on the south side of the garage that grows or climbs at least half way up the southern facing wall. If the garage needs to be moved up to 12 inches north to allow for installation of landscaping, this will be considered in substantial conformance with the approved plans. This landscaping will be maintained in good health for the life of the project.*

Upon review of the record for the project, the project will be considered in substantial compliance with Condition of Approval #29 if all of the following are met:

- Landscaping is installed between the southern garage wall and the adjacent property line; and
- The landscaping grows or climbs to at least one-half the height of the southern garage wall; and
- The landscaping is maintained in good health for the life of the project, and replaced with landscaping (meeting the requisite criteria for landscaping in the subject area) if it dies or becomes unhealthy.

The project would be found to not be substantial compliance with Condition of Approval #29 provided the following are met:

- The required landscaping is removed;
- The selected landscaping does not grow or climb to at least one-half the height of the southern garage wall; or
- The landscaping is not maintained in good health.

(CMC section 17.66.010)

Staff retains photographic evidence of four young, but seeming healthy, hydrangea planted in the subject area on November 9, 2023. The subject plants are below the required height limit but are not at a mature height. A wire trellis reaching the halfway point of the garage is visible in the photograph.

At an unknown date, the hydrangea failed to be maintained in good health. Staff's understanding through

various means of correspondence is that the hydrangea was then replaced with bougainvillea.
According to *Sunset Western Garden Book* (Brenzel, 2001), "Vining bougainvillea's are fast, vigorous growers, reaching 15-30 feet depending on variety…. Vines are superb on walls and sturdy fences, trellis, arbors. Because they have no means of attachment, you must tie stems to the support while basic structure is establishing."

Staff visited the site on September 26, 2025. The site inspection identified and photographed three flowering bougainvillea. The subject plants were below the required height limit but appeared young and not at a mature, or near mature size. Based on other photos of the subject plantings the department has received, 2/3 of the plants appear to be relatively newly established and the form of the plants and plant staking does not match with the photos on file for other correspondence received.

Staff re-inspected the site on October 23, 2025 and identified and photographed the same three bougainvillea. In comparison to the September 2025 photographs, the landscaping appeared to have lost leaves and flowers. In comparing the photographs from September and the condition in October, it is staff's opinion **the subject landscaping is not maintained in good health and the required landscaping needs to be replaced**. The city forester has also reviewed the photographs and has concurred that the bougainvillea's are in poor health.

Recommended Action
No later than 30 days from the date of this notice (**by Monday, November 24, 2025**) an amended planting plan should be submitted to the Community Planning and Building Department. The plan may include landscaping, such as bushes, trees, flowers, vines, shrubs or other living plants, planted in ground or in containers. Landscaping, such as bushes or shrubs, that is already established at a sufficient height may be considered. The city maintains a recommended tree species list, as well as a recommended plant list.

The planting plan, within the limitations of Condition of Approval #29, shall be submitted on a Scope of Work Declaration so that Planning Staff can review for compliance with Condition of Approval #29, and the City Forest and ensure the proposed plant material is acceptable and not potentially invasive to the adjacent nature preserve. **There is no fee for this review**.

Within the same deadline (by November 24, 2025) you may also submit evidence for consideration that the subject landscaping is not failing and is in fact in good health and is expected to grow to maturity. This documentation should be provided by a qualified professional, such as a licensed landscape architect, licensed arborist, certified horticulturist, or similar qualified professional.

A final alternative is that you may, within the same deadline (by November 24, 2025) apply to amend your Conditions of Approval which may include amending the landscaping requirement, or striking the requirement for landscape screening of the garage all together. For consideration of the amendment to the Conditions of Approval, please submit a Design Study Application (select Track 1 Minor). The fee for the review is $1,505 ($430 - Track 1 Minor; $1,075 - Planning Commission referral). Staff providing this information should not be construed as a guarantee of a future approval, or support for amendment of the condition. The purpose of providing this option is to outline all available options in respect to next steps available for you to pursue. The Planning Commission, would need to make a finding, supported by evidence, to amend the project as originally approved.

Failure to respond to the information requested above may result in a formal Notice of Violation.

Please let me know if you have any questions regarding the contents of this letter.

Sincerely,

Evan Kort
Senior Planner

cc. [redacted]
Anna Ginette, AICP, Community Planning and Building Director

Exhibit A

Figure 1. September (left); October (right)

Figure 2. Left Plant - September (left); October (right)

Figure 3. Middle Plant -September (left); October (right)

Figure 4. Right Plant -September (left); October (right)

ERIC KRUGLER

November 24, 2025

Carmel by the Sea
Community Planning and Building Department
PO Box CC
Carmel-by-the-Sea, CA 93921
(831) 620-2010

RE: Request to Amend the Condition of Approval #29 for Design Study DS 21-250

Dear Carmel by the Sea Community Planning and Building Department,

I'm the owner of the property at Crespi Avenue 9 SE of Mountain View Avenue, Carmel and I'm requesting an amendment to the condition of approval #29 adopted as part of Resolution 2021-54-PC (October 13, 2021) for Design Study (DS 21-250). This is also the response to the letter from the Planning and Building Department received via email on October 23, 2025 that corrections needed to be made with a response due by November 24th, 2025. The condition states:

> *Garage Modification. Prior to issuance of a Building Permit, the property owner will submit revised plans for review and approval by the Director of Planning and Building which include landscaping on the south side of the garage that grows or climbs at least half way up the southern facing wall. If the garage needs to be moved up to 12 inches north to allow for installation of landscaping, this will be considered in substantial conformance with the approved plans. This landscaping will be maintained in good health for the life of the project.*

The details of the request to amend this condition will be provided by the architect on the project Claudio Ortiz of CODG, Inc or myself by Monday December 8th.

Sincerely,

Eric Krugler

Property Owner
Crespi Avenue 9 SE of Mountain View Avenue, Carmel

256 WALTER HAYS DRIVE PALO ALTO, CA 94303 650.868.1306

CODG
Claudio Ortiz Design Group, Inc.
26615 Carmel Center Place, #102
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December 8, 2025

To: Evan Kort, Associate Planner
City of Carmel-by-the-Sea
Community Planning & Building Department

RE: Request for Removal of Condition of Approval #29

Project: DS 21-250 (Krugler) – 9 Crespi Avenue SE of Mountain View

Property Owners: Eric & Erika Krugler

Dear Mr. Kort,

On behalf of the property owners, Eric and Erika Krugler, I am submitting this formal request for **removal of Condition of Approval #29**, which required the installation and maintenance of climbing vegetation along the south elevation of the approved detached garage. The condition was added during the October 13, 2021 Planning Commission hearing as part of Design Study DS 21-250.

After full construction and multiple attempts to comply in good faith, the condition has proven **infeasible, unenforceable, and inconsistent with both physical site conditions and basic property law**. The owners have modified the garage location, installed irrigation, provided a wire trellis, and planted two successive species of climbing vegetation. Both installations failed due to environmental constraints and ongoing interference from the neighboring property owner.

Additionally, because the garage is located directly on the property line, proper maintenance of climbing vegetation requires **continuous access to the adjacent property**.

Importantly, the neighbor's original comment, referenced in the Planning Commission record, merely expressed a desire that the wall appear "softened." No specific mitigation, species, height, or coverage standard was requested. The climbing vegetation requirement originated from our good-faith attempt to respond to that nonspecific concern, not from a zoning, design guideline, or municipal requirement.

The owners are therefore requesting full removal of Condition #29 and propose an alternative: **installation of a 4-foot traditional grape-stake fence** along the south elevation of the garage. This fence matches the existing front fence, aligns with Carmel's traditional cottage aesthetic, and provides a permanent, predictable, and architecturally appropriate visual softening of the elevation. Unlike climbing vegetation, the fence requires no neighbor access, no biological maintenance uncertainty, and no enforcement ambiguity.

We respectfully request the Planning Department's approval of this modification and removal of Condition #29 to reflect an alternative mitigation measure that fully satisfies the original intent of the condition.
Please let me know if any additional plans, sketches, or supplemental materials are needed for the record.

Thank you,
Claudio Ortiz Design Group, Inc.

Claudio Ortiz, Principal

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CODG ANALYSIS MEMO (APPLICANT-PREPARED)

REQUEST: Removal of Condition of Approval #29

DS 21-250 (Krugler)

Location: 9 Crespi Ave SE of Mountain View

APN: 010-054-010

Applicant: Claudio Ortiz, Principal, CODG, Inc.

Property Owners: Eric & Erika Krugler

SUBJECT
Analysis supporting the applicant's request to remove Condition of Approval #29 (climbing vegetation on the south-facing wall of the detached garage) and substitute an alternative softening measure (4-ft grape-stake fence).

I. BACKGROUND
The Planning Commission approved DS 21-250 on October 13, 2021. Condition #29 required the applicant to install landscaping "that grows or climbs at least halfway up the southern facing wall of the garage" and to maintain it in good health for the life of the project.
The condition arose solely from a neighboring property owner's nonspecific concern that the garage wall should be "softened." No specific mitigation, species, coverage, or quantifiable standard was requested or deliberated.

II. APPLICANT'S REQUEST
The applicant requests removal of Condition #29 because:

1. Multiple planting attempts have failed despite proper irrigation and trellis infrastructure.
2. The garage is on the property line, and maintenance requires neighbor access.
3. The condition is ambiguous, subjective, and unenforceable.
4. The condition is not tied to any design guideline deficiency or code requirement.
5. A traditional grape-stake fence provides a permanent, code-compliant, and superior alternative.

III. REQUIRED FINDINGS – APPLICANT ANALYSIS

Finding 1: Conformance with zoning standards
Removal of Condition #29 does not change any zoning standard, including garage placement, height, width, or coverage. The proposed fence complies with height and material standards.
Conclusion: Finding remains satisfied.

Finding 3: Avoidance of complexity and consistency with neighborhood character
The garage already meets this finding per the 2021 resolution. A grape-stake fence introduces traditional Carmel materials and scale.
Conclusion: Removal supports and strengthens this finding.

Finding 4: Mass, bulk, and human scale
The Planning Commission previously found the garage compatible in mass and scale. A fence further breaks up the elevation and transitions the garage to human scale more effectively than unreliable vegetation.
Conclusion: Finding remains satisfied.

Finding 5: Privacy and views
The vegetation condition was unrelated to privacy. No privacy impacts occur with either removal or fence installation.
Conclusion: Finding remains satisfied.

Finding 8 & 10: Architectural detailing and design consistency
Traditional grape-stake fencing is one of Carmel's most recognized architectural elements and harmonizes with the front fence. Its permanence and visual rhythm exceed vegetation in predictability and design clarity.
Conclusion: Findings remain satisfied and are materially improved.

Finding 11: Landscaping, fencing, and site continuity
A grape-stake fence provides a predictable, stable, low-maintenance streetscape element. Vegetation, by contrast, has proven unmaintainable and inconsistent.
Conclusion: Finding remains satisfied; fence provides superior conformance.

Environmental compliance / CEQA
The modification is categorically exempt as a minor aesthetic change and does not increase floor area, massing, grading, or site coverage.
Conclusion: CEQA exemption applies.

IV. SUMMARY

The requested removal of Condition #29 is supported by:

- demonstrated infeasibility of vegetation,
- legal impossibility of maintenance without trespass,
- ambiguity and enforcement challenges,
- documented good-faith efforts by the applicant, and
- the availability of a historically appropriate and permanent alternative.

The proposed grape-stake fence fulfills the original intent—softening the garage elevation—while remaining consistent with Carmel's design traditions and eliminating an unreasonable ongoing burden.

V. RECOMMENDATION

Approve removal of Condition #29 and authorize installation of a **4-foot grape-stake fence** along the south elevation of the garage as a substantially conforming design modification.

Thank you,
Claudio Ortiz Design Group, Inc.

Claudio Ortiz, Principal

CRESPI 9 S/E of Mtn. View

My name is Michael Kovac and I live on the South side to the to the proposed remodel on Crespi 9 S/E of Mountain View. I have some concerns regarding the garage that is being presented. It is on an existing parking pad. The building is detached and not connected or placed side by side to the dwelling as is customary with most of the homes in Carmel by the Sea. The appearance is that of a stand alone building. The buildings South side needs a to have a softened appearance so it does not look like a large box dropped into a residential neighborhood. I have suggested a window but have been told that is not possible because of privacy concerns due to the closeness of the property line. If you actually see the unit in person you will notice it looks onto parked cars and nothing else. I have spoken to the owners and the architect they are working on a solution will be done to address my concerns and make the structures South side to be more inviting.
Contact info:
PO BOX 162
Carmel by the Sea CA 93921
(83) 625-2426

Figure 1. Front elevation with new proposed detached garage in foreground with new addition and roof height beyond.

Figure 2. Front elevation with new proposed detached garage in foreground with new addition and roof height beyond.

Figure 3. Rear elevation showing area of rear deck expansion.

Figure 4a. The existing structure and proposed modifications are partially visible from the Mission Trail Nature Preserve, however, the portions of the building visible from park will exhibit a human scale and residential character through the use of simple building forms and natural materials that will not detract from the enjoyment of the park or open space by the public (CMC 17.20.110). In addition to the structure exhibiting a human scale and maintaining the residential character, the views that do existing are either distant views of the property, or are filtered through heavy vegetation and the proposed additions would be nearly indistinguishable from the existing site conditions.

Figure 4b

Figure 4c

Figure 4d