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, March 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.

A. **DS 25356 (Dale):** San Carlos Street 2 northwest of 11th Avenue
B. **DS 25377 (Dolores 2 SW 10th LLC):** Dolores Street 2 southwest of 10th Avenue
C. **DS 25299 (White):** Viscaino 9 southeast of Mountain View

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. While stating your name is optional, it helps to identify speakers in the meeting minutes. 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. Remote or in-person participants who do not comply with the requirements of the Brown Act 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: February 2026

2) February 10, 2026 Special Meeting Minutes

3) February 11, 2026 Regular Meeting Minutes

4) February 18, 2026 Special Meeting Minutes

ORDERS OF BUSINESS

5) Discussion Regarding Allegations by Ellen Barrett of Brown Act Violations and Direction to City Attorney

PUBLIC HEARINGS

6) **DS 25377 (Dolores 2 SW 10th LLC):** Consideration of a combined Concept and Final Design Study, DS 25377 (Dolores 2 SW 10th LLC), for substantial exterior alterations and a 27 square-foot addition to an existing 925 square-foot, one-story single-family residence located at Dolores Street 2 southwest of 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-158-003-000

Proposed CEQA Action: Staff recommends that the Planning Commission find the project categorically exempt from environmental review pursuant to section 15301 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 25356 (Dale):** Consideration of a Concept Design Study, DS 25356 (Dale), for the demolition of an existing 1,168 square-foot, one-story single-family residence and the construction of a 1,585 square-foot, one-story single-family residence and 215 square-foot detached carport at San Carlos Street 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-155-019-000

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 25299 (White):** Consideration of a Concept Design Study, DS 25299 (White), for the demolition of an existing 1,837 square-foot, one-story single-family residence and the construction of a 2,460 square-foot, two-story single-family residence inclusive of a 254 square-foot attached garage at Viscaino 9 southeast of Mountain View in the Single-Family Residential (R-1) District. APN: 010-052-014-000

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

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

9) Next Regular Meeting: April 8, 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:	March 1, 2026
APPROVED BY:	Anna Ginette, Director of Community Planning and Building

FEBRUARY 2026 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In February 2026, 38 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In February 2026, 3 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In February 2026, 48 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In February 2026, 17 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In February 2026, 0 new transient rental compliance cases were created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In February 2026, 20 encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In February 2026, 16 tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following February 2026 totals:

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

February 2026 totals are provided alongside February 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	61	7	90	28	16	49	72
2026 YTD Totals	71	10	104	44	1	47	45
YTD % Difference	+16.39%	+42.86%	+14.29%	+15.56%	-93.75%	-4.08%	-37.50%

Planning Permit Report

02/01/2026 - 02/28/2026

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/Location	Date Received	Date Approved	Status
26071	Appeal	APP 26071 (AW Shucks)		Appeal of Planning Commission Res. No. 2026-04 determining that the "drinking establishment" use (UP 93-45) has been abandoned.	Ocean Ave 3 SW San Carlos St	2/27/2026		In Review
26070	Appeal	APP 26070 (Aw Shucks)		Appeal of Planning Commission Resolution No. 2026-04	Ocean 2 SW of San Carlos	2/26/2026		In Review
26069	Design Study	DS 26069 (Woodford)		Closet expansion, roof modifications are needed. Sloped roof would be required to be removed.	Torres St 2 SE of 3rd			Incomplete Submission
26068	Design Study	DS 26068 (Salehi)	One	Existing garage door to be replaced with a new 8'6" x 7' roll-up door.	Sw corner of Santa Rita & 1st	2/27/2026		In Review
26067	Banners	BA 26067 (Astons on the Avenue)		Installation of 2 double-sided banner poles for 7 days from August 6, 2026 - August 13, 2026 for Astons on the Avenue	Ocean from Junipero to Monte Verde	2/26/2026	2/26/2026	Approved
26066	Design Study	DS 26066 (Huber)	One	RETAINING WALL CONSTRUCTION, HELICAL PIER FND. STABILIZATION	TORRES 5 SE 9TH			In Review
26065	Design Study	DS 26065 (Ohana)	Two	Demolition of an existing 1,460 sf home and shed. Construction of a new 1,943 sf home with detached 200 sf. garage and a detached 800sf. adu	Casanova Street 3NE of Ocean Ave			In Review
26064	Notice of Exempt Work	EW 26064 (Basi)		Repaint exterior of house in Benjamin Moore "Latte".	SE corner San Antonio & 8th	2/25/2026	2/26/2026	Approved
26063	Design Study	DS 26063 (Husted)	Two	Renovation and expansion of the existing residence; adding an ADU on top of the residence with Solar Panels on the ADU roof	Carmelo St. 4 SE of 12th Ave.			In Review
26062	Historic Evaluation	HE 26062 (Wolfsen)		paint exterior of building	Lincoln 3 NE of 7th			In Review
26061	Design Study	DS 26061 (Twena)		1.SECOND BATH PROTOCOL - REMODEL EXISTING BATHROOM TO ADD A TUB / SHOWER & A SECOND SINK 1.1.CONVERT CLOTHES WASHER TO HIGH EFFICIENCY WASHING MACHINE FOR THE ADDITIONAL WATER CREDIT FOR THE SINK WASHBASIN 2.RECONFIGURE [E] BEDROOM 2.1.DEMO AND RELOCATE AN EXISTING CLOSET 2.2.REDUCE AND EXISTING WINDOW FROM 78/ x 40/ TO 50/ x 40/ ON THE WEST ELEVATION	Carpenter 3 NW of 6th			Incomplete Submission

26060	Design Study	DS 26060 (Las Olas)	One	Revise existing fence and retaining wall to add 18' of fence and retaining wall. Restore previously existing trellis. Proposed Iron handrail to replace existing wood handrail. Proposed small bark mulch path North side of property. Proposed landscaping revision, planning, erosion and irrigation.	Carmelo Street 5 NW of Ocean Avenue	2/25/2026		In Review
26059	Design Study	DS 26059 (Schatz)	Two	Remodel & addition to an (E) single family house. Replace (E) asphalt shingle roof with new shingle roof, replace (E) tar & gravel roof with new self-adhered roof. Replace (E) windows & ext. doors with new alum. clad windows & doors. Replace (E) wood deck with new composite wood deck & stairs. Replace (E) wood railing with new stainless steel railing. Add 166 sf of new floor area to front of (E) house. No new landscaping or hardscaping is proposed.	San Antonio 3 SE of 11th Ave	2/26/2026		In Review
26058	Design Study	DS 26058 (West)	One	Removal of non-native invasive plants along Seventh Avenue adjacent to street and private property which is bounded at the north street edge by rolled asphalt berm along Seventh Avenue. Proposed to till area for healthy replacement plants of which are low stature and from appropriate Coastal Native California Flora. No permanent or temporary irrigation is to be installed. Therefore watering may occur as a coordinated effort from hose bibs inside the property and the City water truck.	SW Corner Carmelo & 7th Ave			In Review
26057	Design Study	DS 26057 (Schoone)	One	Lower Floor: proposed JADU 464 s.f. Main Floor: kitchen & bathrooms remodel Exterior Changes: entry porch remodel. / D&W to be replaced / horizontal wood siding & brick veneer to be replaced w/ cement plaster. / driveway - replace Asphalt surface w/ pavers / Chimney - Apply stone veneer over existing brick	SE corner of Guadalupe and 3rd			In Review

26056	Design Study	DS 26056 (Sutherland)	One	This approval of Design Study DS 26056 (Sutherland) authorizes a hardscape removal and repair bringing the project into compliance with site coverage limits, and a change of landscaping design and plants located at Carmelo 5 SE of 2nd in the R-1 District and, APN: 010241033000 as depicted in the plans stamped approved by Community Planning and Building Department on 02/24/2026 unless modified by the conditions of approval contained herein.	Carmelo 5 SE of 2nd	2/23/2026	2/27/2026	Approved
26055	Design Study	DS 26055 (Stewart)	Two	A PROPOSED INTERIOR RENOVATION WITH MINOR EXTERIOR IMPROVEMENTS TO AN EXISTING 2 STORY RESIDENCE, INCLUDING REPLACEMENT OF ALL WINDOWS AND DOORS, NEW PLASTER AND WOOD SIDING, REMOVAL OF A PORTION OF THE EXISTING ROOF STRUCTURE, AND REPLACEMENT OF ROOFING MEMBRANE; ALSO INCLUDES A 222 SF JADU ON LEVEL 1.	Santa Fe 4SW of 4th			In Review
26054	Banners	BA 26054 (Carmel Public Library Foundation)		Installation of ___ double-sided banner poles for 8 days from April 21, 2026 - April 29, 2026 for the Carmel Public Library Foundation's "We the People Edition"	Ocean from Junipero to Monte Verde	2/19/2026		In Review
26053	Use Permit	UP 26053 (PRG Carmel LLC)		Use permit amendment	NW Corner of San Carlos St and 4th Ave	2/20/2026		In Review
26052	Design Study	DS 26052 (Rowland-Smith)	One	The project is adding a vertical chimney for the Family Room fireplace on the North elevation, removal of Window 'B' and switching the locations of Door '1' & Window 'W'	4910 Monterey St	2/23/2026		In Review
26051	Design Study	DS 26051 (Ball)	One	Update and changes to fenestrations	Scenic 4 SE 13th	2/23/2026		In Review
26050	Notice of Exempt Work	EW 26050 (Vagabonds)		Installation of new 4x4 post 4 to 5 in concrete reinforce and straighten back to original alignment. No change to fence height, location, design, or color is proposed.	NE corner Dolores & 4th	2/19/2026		In Review
26049	Design Study	DS 26049 (Silbergh)	Streamlined	Repair, removal, and replacement of failing sections of existing redwood fence and three gates. Work to duplicate siting, materials, and dimensions/ heights of existing approved fence along Lincoln Street and Tenth Avenue, and to the east side of driveway.	NW corner Lincoln St & 10th Ave	2/18/2026	2/18/2026	Approved

26048	Notice of Exempt Work	EW 26048 (Hein-Cozzi)		Repainting house body and trim with Benjamin Moore HE 85 Fairview Taupe.	NE corner Lobos & 1st Ave	2/18/2026	2/19/2026	Approved
26047	Design Review	DR 26047 (Zephvr NV LLC)		2 SW of 5th on Junipero Carmel, Ca. 93921	Junipero 2 SW of 5th			Closed
26046	Appeal	APP 26046 (Verizon Sequoia Deployment)		Appeal of planning commission decision for DR 25313 & UP 25314.	Public ROW in front of Carmelo 4 SE of 10th	2/13/2026		In Review
26045	Appeal	APP 26045 (Polito)		Appeal to Planning Commission: staff decision denying the replacement of a front walkway, because the property has exceeded the maximum allowance for site coverage.	Monte Verde Street 7 SW of 9th Avenue	2/20/2026		In Review
26044	Design Study	DS 26044 (Micek)	One	Expand existing deck 224 SF; new 573 SF accessory dwelling unit below existing/expanded deck; remove 8 SF trash enclosure; relocate existing walkway to house; add 10 SF for closet at main floor bedroom 2.	Camino Real 9NE of 4th Avenue	2/17/2026		In Review
26043	Historic Evaluation	HE 26043 (Harold)		16 S.F. CLOSET ADDITION TO EXISTING 816 S.F. SINGLE STORY SINGLE FAMILY RESIDENCE. INCLUDES 500 S.F. REMODEL, REPLACEMENT OF EXISTING WINDOWS AND NEW/RELOCATED WINDOWS, AND NEW FRENCH DOORS OPENING ONTO NEW 43 S.F.DECK AND STAIRS. ALSO INCLUDES NEW ROOFING OVER EXISTING HOUSE TO MATCH GUEST UNIT.	Guadalupe 3 SW of 2nd	2/20/2026		In Review
26042	Design Review	DR 26042 (Pine Inn)		Remove Tar & Car sheet roof in order to install a Secure Rock and 50 mil gray PVC Membrane roof	SW corner of Lincoln & 6th Ave			Closed
26041	Sign	SI 26041 (Compass Management)		Install (1) single sided wall sign; routed and painted red cedar wood (5.56 sqft)	Junipero 3 NW of 6th	2/20/2026		In Review
26040	Design Study	DS 26040 (Smith & Chi)	Two	REMODEL (E) HISTORIC COTTAGE AND (E) ONE STORY ADDITION. ADD NEW ENTRY BETWEEN (E) COTTAGE AND NEW GARAGE/ADU. ADD NEW ATTACHED GARAGE WITH ADU ABOVE. ADD NEW PRIMARY BEDROOM WING. ADD UPPER FLOOR STUDY ABOVE (E) ONE STORY ADDITION. ADD NEW LANDSCAPING AND FENCE AT FRONT OF PROPERTY.	Monte Verde 2 NW of 12th	2/9/2026		In Review

26039	Design Study	DS 26039 (Stromatt)	One	REMOVE HARDSCAPE IN PLAN TO COME INTO COMPLIANCE WITH CITY REGULATIONS. USE MULCH FOR ALL PATHWAYS AND GATHERING AREAS. RE-PAVE AND REDUCE EXISTING DRIVEWAY AND INSTALL PROPER DRAINAGE SYSTEM.	Santa Rita 3 NW of 1st	2/9/2026		In Review
26038	Design Study	DS 26038 (Lord)	One	Add a new 22kw backup generator	Guadalupe 3 SE of 2nd	2/17/2026		In Review
26037	Notice of Exempt Work	EW 26037 (LePage)		Removal and replacement of 2 rotted gate posts and 7'2" trellis located above the gate in the front yard entry, removal and replacement of 4 rotted posts on south property line. Material and style to match original.	4920 Monterey St	2/4/2026	2/6/2026	Approved
26036	Design Study	DS 26036 (Caputo)	One	Refresh & Exterior Facade improvements as per plans and specifications (attached). Summary Interior: Remove and replace Kitchen casework and appliances, floor and wall finishes. Removed and replace Master Bathroom: casework and plumbing fixtures, floor and wall finishes. Replace (2) (E) skylights In Dining Area. Summary Exterior: (N) Carmel stone facade (select locations), (N) garage door at front elevation and (N) patio doors (2 ea) @ side and back yards. New Landscape (Front and Back yards) as per separate plan.	3 Dolores NE 3rd			In Review
26035	Design Review	DR 26035 (Wolfsen)	One	PAINT EXTERIOR OF BUILDING	LINCOLN 3 NE OF 7TH			In Review
26034	Sign	SI 26034 (Monterey Bay Property Management)		Install (1) 24" x 18" DS Wood Blade Sign on Existing Bracket; Install (1) 17.5" x 5" DS Wood Directory Sign in Exiting Frame	Hampton Court, San Carlos & 7th	2/9/2026		In Review

Total Records: 38 **3/2/2026**

Business License Report

02/01/2026 - 02/28/2026

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
26010	New Business	Compass	Real Estate Brokerage - meet/advise clients, sell real estate, execute contracts	W/S Junipero/5th	2/25/2026		
26009	New Business	Professional Design Consultants, Inc.	Mechanical Engineering Design	Dolores 2 SW 11th			Pending Assignment
26008	Ownership Change	Carmel Fireplace Inn	Lodging	SW corner of San Carlos and 4th Ave	2/20/2026		In Review

Total Records: 3 **3/2/2026**

Building Permit Report

02/01/2026 - 02/28/2026

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
260104	2/27/2026		Remove existing roof and replace with new CertainTeed Presidential TL roof in color "Solaris Country Gray".	18,000	Roofing	Guadalupe 3 NW of 5th
260103	2/27/2026		Install a new roof mounted solar PV system, 5.28kW, 12 panels and one 10kWh battery.	37,558	Electrical	NE Corner of Scenic & 12th
260102	2/27/2026	2/27/2026	Remove existing forced air furnace and replace with new mini split Fujitsu heat pump Model #AOUH24KWAS3, 2ton, 24,000 BTU	7,600	Mechanical	Santa Fe 5 NE of 6th
260101	2/26/2026	2/27/2026	Remove shake roof and replace with composition shingle CertainTeed Presidential TL in color "Autumn Blend".	20,400	Roofing	NE Corner of Monte Verde & 3rd
260100	2/25/2026		Replace existing fuse panels with new sub-panel.	5,000	Electrical	Monte Verde 2 SW of Ocean
260099	2/25/2026	2/25/2026	Remove and replace all interior doors and hardware. Remove and replace all kitchen cabinet doors, drawers, drawer faces, and hardware. Remove and replace existing kitchen countertops. Refinish/replace interior flooring. Install all new baseboards, interior door trim, and interior window trim. Paint interior walls, interior ceilings, interior doors, and interior windows. Install new shades/blinds throughout the home interior.	0	Exempt Work	San Antonio 5 SE of Ocean
260098			Remodel of one bathroom	35,000	Building	8th 2 SW of Monte Verde
260097	2/25/2026		Install (8) Hyundai HIN-T440 pv modules of 3.52 kw and (3) MCI-2 Solar shutdowns and (1) Tesla Powerwall 2 of 11.5 kw and (1) Tesla Backup switch of 200A. Tapping into 125A main.	41,130	Electrical	2982 Franciscan Way
260096			Primary bedroom: remove flat ceiling, new joists; revised closets; Garage: new forced air; furnace and ductwork; Drawing Room: non-structural wood frames, post details; insulation; blackout shade in (E) skylight	64,000	BP Revision	NW Corner 6th and Santa Fe
260095	2/23/2026	2/24/2026	Remove damaged area of home due to tree assess structural damage for repairs	12,000	Demolition	Monte Verde 4 NW of 4th

260094	2/23/2026		Lower Floor: proposed JADU 464 s.f. / Main Floor: kitchen & bathrooms remodel / Exterior Changes: entry porch remodel. D&W to be replaced./ horizontal wood siding & brick veneer to be replaced w/ cement plaster / driveway - replace Asphalt surface w/ pavers.	150,000	Building	SE Corner of Guadalupe & 3rd
260093	2/20/2026	2/20/2026	Removal of cabinetry, countertops, decorative finishes, floor finishes, tile, and shelving. NOTE: NO DEMOLITION OF SHEETROCK, FRAMING, OR OTHER BUILDING CODE REGULATED ELEMENTS AUTHORIZED AS PART OF THIS WORK.	0	Exempt Work	NW Corner of San Antonio & 8th
260092	2/20/2026		ADU	400,000	Building	Guadalupe 5 SE of Ocean
260091	2/18/2026	2/23/2026	Installation of new ESS to work with existing solar PV system.	47,097	Electrical	NE Corner of Lincoln & 2nd
260090	2/18/2026	2/18/2026	Remove 50 gallon water heater. Replace with a Bradford White 40 gallon RG240S6N.	2,500	Plumbing	SW Corner of Carmelo & 11th
260089	2/17/2026	2/18/2026	Tear off existing wood shakes and install new CertainTeed Presidential TL comp roof in color "Autumn Blend".	39,250	Roofing	NW Corner of Lincoln & 12th
260088	2/17/2026		Remove leaking deck material, replace any rotten wood, reapply waterproofing (composeal gold waterproof membrane) and cover waterproofing w/ new 8 x 32 tile. flash and counter flash all membrane penetrations.	75,000	Building	Junipero 2 SW of 5th
260087	2/13/2026		Retroactive permit to authorize the split of one shower into two shower units.	7,500	Building	Camino Real 2 SE of 11th
260086	2/13/2026	2/17/2026	Tear off existing wood shingle roof. Install new underlayment, one layer of 15 lb asphalt saturated roofing felt over 72 lb mineral surface cap sheet. Install 19 squares of #1 Certigrade 100% vertical grain blue label 16" multi width cedar wood shingles over one layer of 72lb mineral surface cap sheet forming a class "A" fire rated roof system. CONDITION: 1) The rolled eaves are a historic feature that is required to be maintained. 2) A planning inspection is required once installation is complete to confirm historic integrity.	115,941	Roofing	Vizcaino 12 SW of Mountain View

260085			New synthetic shake roof, several new in-kind window and door replacements, new exterior chimney on east building elevation, new fireplace and trellis at the east property line, and various site modifications (retaining walls, new patio, etc.)	50,000	BP Revision	NE Corner of 12th and San Antonio
260084	2/11/2026	2/11/2026	Replacement of main electrical panel.	5,000	Electrical	NW Corner of Dolores & 7th
260083	2/11/2026	2/13/2026	Remove roof, Install a Brava single width slate roof in "Cottage", with brown 60mil DuroLast PVC on flat section	80,611	Roofing	Camino Real 5 SE of 9th
260082	2/11/2026	2/11/2026	Installation of drainage system elements not previously installed under BP 19-399.	9,000	Building	Santa Rita 2 SW of 5th
260081	2/11/2026		Exterior remodel consisting of new finishes, replacement of doors and windows, infilling 1 opening, replacement of metal roof, and site improvements of repairing driveway and adding paving on top of existing paving.	200,000	Building	Scenic 1 NE of 10th
260080	2/10/2026	2/10/2026	Replace main meter electrical in same location, 200 Amp to 200 Amp.	3,200	Electrical	Vista 2 NW of Mission
260079	2/10/2026	2/17/2026	Remove existing gray comp shingles and replace with new Malarkey Legacy "Natural Wood" colored comp shingles. Work on unit "E" only.	16,940	Roofing	Junipero 2 NW of 5th, Unit E
260078	2/10/2026	2/17/2026	Remove existing gray comp shingles and replace with new Malarkey Legacy "Natural Wood" colored comp shingles. Work on unit "A" only.	32,870	Roofing	Junipero 2 NW of 5th, Unit A
260077	2/10/2026	2/13/2026	Installation of temporary 20'x40' tent on patio.	3,800	Building	SE Corner of Dolores & 7th
260076	2/10/2026	2/10/2026	Lower existing shower curb to a walk-in opening to accommodate access, increase shower opening width from 20" to 26".	4,500	Plumbing	Monterey 3 SW of 2nd
260075	2/10/2026		Bathroom remodel and add a half bathroom.	100,000	Building	Carpenter 2 NW of 4th
260074	2/9/2026	2/9/2026	Installation of new flooring throughout the house. Extend kitchen cabinets to increase cabinet storage. Patch plaster and paint as necessary. No exterior work authorized.	0	Exempt Work	Guadalupe 3 NE of 3rd
260073	2/9/2026	2/19/2026	Addition of an ADA counter to an existing bar top seating area at A.W. Shucks.	5,000	Building	Ocean 2 SW of San Carlos
260072	2/6/2026	2/13/2026	Replacement of an existing wood framed stair (and handrail/guardrail) that was removed due to required underpinning site work along the east property line.	20,000	Building	SE Corner of Lincoln & 5th

260071	2/6/2026	2/6/2026	Remove and replace stage plywood and rotten deck boards.	0	Building	NE Corner of Santa Rita & Mountain View
260070	2/6/2026	2/27/2026	Remove existing wood shake roof. Install new plywood, synthetic felt, and CertainTeed Presidential TL composition shingles in color "Country Gray".	36,000	Roofing	25995 Ridgewood Road
260069	2/9/2026	2/23/2026	SWO Corrective Action: Remodel 3 (three) bathrooms, including MEP & drywall. Entire BR #2 drywall replacement.	60,000	Building	Forest 5 SW of 7th
260068	2/6/2026	2/23/2026	Reinstallation of an Electrical Submersible Sump Pump in an Existing 19"W x 36"L x 20"D Concrete Sump Well in Floor of Existing Retail #4 Space. New 1-1/2" Diameter ABS Storm Drain Pipe to Run Through Back Wall of Retail #4 Space, into Existing Crawlspace and Connect with Existing Buried 4" ABS Storm Drain Pipe Outside of Building that Drains to Ocean Avenue through Existing Piping in Curbing. Reconnect Existing 2" Drain Pipe from Existing Laundry Room Floor Drain to Existing 4" Sewer Drain Pipe in Crawlspace. No Trees Shall be Removed as Part of this Project.	35,000	Plumbing	NE Corner of Monte Verde & Ocean
260067	2/5/2026	2/19/2026	In-kind repair of damaged balcony framing. Balcony 4 - decking, guardrail, joists, beams, and posts. Balcony 5 - Single post, post base, deck joists, and guardrail at steps.	20,000	Building	SE Corner of Mission & 5th
260066	2/5/2026	2/19/2026	Replace damaged balcony framing and railings to comply with CA SB 721. Bring all railings up to code height.	25,000	Building	Ocean 3 SE of Carpenter
260065	2/5/2026	2/5/2026	Drain and remove existing 40 gallon gas water heater, install new water heater pan run drain out to daylight. Install new 50 gallon gas Bradford White water heater, new water, flexes, and gas flexes. Strap using existing earthquake straps.	2,200	Plumbing	Santa Fe 2 SE of Ocean
260064	2/5/2026	2/6/2026	In-kind replacement of five deteriorated front fence posts with matching wood posts secured in concrete footings. Fence height, alignment, and materials to remain unchanged.	500	Exempt Work	San Carlos 5 SW of 10th
260063	2/4/2026	2/27/2026	Installation of a 4' tall grape stake fence along east property line, 28lf. Construction of four 16" stone columns, pedestrian gate, driveway gate, pergola, and stone house front veneer.	62,000	Building	Mission 2 NW of 2nd

260062	2/3/2026	2/5/2026	Replacement of five windows in kind in the kitchen and living room with Marvin double pane windows in white finish to match existing. Demolish existing kitchen cabinetry, counter tops, appliances, and finishes. Install new in the same footprint.	0	Building	Santa Rita 5 SE of 2nd
260061	2/3/2026	2/19/2026	Remodel three bathrooms and kitchen with electrical updates in those areas.	120,000	Building	Camino Real 2 NE of 10th
260060	2/3/2026	2/3/2026	Replacement of all windows and doors in like-for-like dimension and style with simulated divided lights with "beveled" profile mullions, exteriors pre-finished in "abalone", the replacement of the front door in solid wood stained in Minwax "Dark Walnut" with true divided lights, and garage door in solid wood, carriage style and stained to match entry door.	150,000	Exempt Work	Lincoln 3 NE of 13th
260059	2/2/2026	2/5/2026	Repair damage from fallen tree of single wall post and beam construction residence. Repair to meet code of the original build.	100,000	Building	Mission 5 NW of 1st
260058	2/2/2026		Bathroom remodel (full bath to half bath) removal of bathroom fittings. Installation of new toilet sink and electrical outlets.	30,000	Building	Forest 2 SE of 8th
260057	2/2/2026	2/2/2026	Remove existing composition shingles, install new CertainTeed Presidential TL composition shingles in color "Autumn Blend".	13,000	Roofing	Mission 3 NE of 4th

Total Records: 48 **3/2/2026**

Code Compliance Report

02/01/2026 - 02/28/2026

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
26044	2/21/2026	Closed	Mission 5 SE of 8th	Cone in the public right-of-way to save a parking space	2/6/2026	2/21/2026
26043	2/21/2026	Closed		A-frame sign at the front entrance	2/13/2026	2/21/2026
26042	2/21/2026	Open	NW Corner San Carlos & Ocean	A-Frame sign at storefront entrance	2/13/2026	
26041	2/21/2026	Open		Tree work after permissible construction hours; landscaping in public right-of-way, site coverage changes, wooden retaining walls, and fence post installation without permits.	2/21/2026	
26040	2/20/2026	Open	Ocean 2 SW of Dolores	Roof construction with authorization	2/20/2026	
26039	2/17/2026	Closed	Ocean 2 SW of Monte Verde	Power-washing runoff flowing into sidewalk	2/17/2026	2/17/2026
26038	2/20/2026	Open	Monterey Street 3 NW of 2nd Avenue	Possible rat infestation		
26037	2/20/2026	Closed	Lobos 4 NE of 2nd	Construction site at 4910 Monterey Street may not be draining properly and may be causing flooding to neighboring properties.	2/17/2026	2/20/2026
26036	2/19/2026	Open	Junipero 8 NW of 10th (residence) & Empty lot @ 9th Ave. between Junipero & Mission (City storm drain)	Concrete walkway from back gate to large storm drain; walkway was installed without a permit.	2/2/2026	
26035	2/19/2026	Open	Carmel Square, San Carlos 2 NE of 7th	Balloons and streamers in courtyard on Valentine's Day weekend	2/19/2026	
26034	2/11/2026	Closed	SW corner of Lincoln and 7th	Cones with "No Parking" adjacent to public parking	2/11/2026	2/11/2026
26033	2/7/2026	Closed	North Carmelo 5 SE of 2nd	Roof color is possible deviation from what was approved	2/5/2026	2/28/2026
26032	2/6/2026	Open	NW Corner of Junipero & 6th	Loud music coming from the business that can be heard by adjacent residents during afternoon and late-night hours.	1/31/2026	

26031	2/6/2026	Closed	West Side of Mission Street between 8th & 10th Avenues	Delineator post with base and "Reserved Parking" cones in public parking space		2/6/2026
26030	2/6/2026	Open	SW Corner Mission & 12th	Tree work without a permit	2/6/2026	
26029	2/4/2026	Open	NW Corner of Lobos & 4th	Unpermitted site work in the public right-of-way and in the back yard	2/4/2026	
26028	2/2/2026	Closed	Forest 5 SW of 7th	Obtained required permit for: Exceeded the scope of work on the exempt work authorization, # 250512. Appears a complete remodel of upstairs bath and upstairs bedroom at NW corner that requires proper building permit. Given the o.k. to clean up site and "safe off" as needed. See attached photos.	1/30/2026	2/27/2026

Total Records: 17 **3/2/2026**

Transient Rental Report

01/01/2026 - 02/28/2026

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

Total Records: 1

3/4/2026

Page: 1 of 1

Encroachment Permit Report

02/01/2026 - 02/28/2026

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
260047	Temp Ench	2/27/2026	Reservation of four spaces along sixth avenue for reroofing project.	SW Corner of Lincoln & 6th	3/2/2026	Issued
260046	Temp Ench	2/26/2026	PG&E to extend overhead primary, replace poles, replace overhead transformer, replace overhead services, replace anchor, replace overhead fuses, install overhead secondary and install overhead transformer. ROAD CLOSURE REQUIRED. PM# 35703954	Santa Fe 3 NE of 5th	2/27/2026	Issued
260045	Temp Ench	2/26/2026	Applicant to trench, backfill & install electric substructures. PG&E to install new underground service and underground secondary. PM# 35644009	Mission 3 NE of 10th	2/27/2026	Issued
260044	Driveway	2/24/2026	Driveway replacment	Rio 2 NW of Santa Lucia		In Review
260043	Perm Ench	2/23/2026	Replace existing wood handrail with iron handrail	Carmelo 5 NW of Ocean		In Review
260042	Temp Ench	2/19/2026	Sewer lateral replacement, approx. 40 ft.	Casanova 5 NW of Ocean	2/23/2026	Issued
260041	Temp Ench	2/19/2026	Replace sewer lateral using pipe bursting.	NE Corner of Camino Real & 11th	2/19/2026	Issued
260040	Temp Ench	2/18/2026	Repave sidewalk and reset bench into concrete. repair after Cal-AM water repaired water main leak	NE Corner of Ocean & Dolores	2/19/2026	Issued
260039	Temp Ench	2/18/2026	Repave road after Cal-AM Water installed new water service line for home remodel.	SW Corner of Santa Rita & 1st	2/19/2026	Issued
260038	Temp Ench	2/13/2026	Applicant to trench, backfill, and install electric substructures. PG&E to install enclosure and underground service. PM# 35606179.	Santa Fe 2 SW of Mountain View	2/19/2026	Issued
260037	Temp Ench	2/13/2026	Sewer lateral replacement.	SE Corner of Carmelo & Ocean	2/19/2026	Issued

260036	Temp Ench	2/6/2026	Replace full sewer lateral from house to city main.	Santa Fe 4 SE of 2nd	2/19/2026	Issued
260035	Temp Ench	2/6/2026	Repair of sewer lateral from cleanout to street.	Dolores 2 SW of 2nd	2/10/2026	Issued
260034	Temp Ench	2/6/2026	Dig and replace 4" sewer from home to city connection. CONDITION: No work will be permitted from 2/9-2/13 2026.	Camino Real 3 SW of 9th	2/6/2026	Issued
260033	Temp Ench	2/5/2026	18" wide trench on street from house to electrical post across street to accommodate electric and gas lines to service new house. CONDITION: No work permitted the week of Feb. 9th - 13th.	Mission 3 NE of 10th	2/5/2026	Issued
260032	Temp Ench	2/5/2026	PG&E to adjust conductor. PM# 46717377	Dolores St & 1st Ave, Carmel	2/10/2026	Issued
260031	Temp Ench	2/4/2026	Install additional 7' long driveway tread extension into public right-of-way with dymondia planting in between each tread. Last 3' of driveway approach to be asphalt.	Dolores 3 NW of 13th	2/5/2026	Issued
260030	Temp Ench	2/4/2026	PM#35712521-PG&E to Restore 4'x4' asphalt due to emergency electric work. CONDITION: No work permitted the week of Feb. 9th - 13th.	Del Mar Parking Lot	2/5/2026	Issued
260029	Temp Ench	2/2/2026	TCP for lane shift for MH #21. Access for fiber splicing on 7th Ave. AT&T Job #A05DX6C. CONDITION: No work permitted the week of Feb. 9th - 13th.	SW Corner of Lincoln & 7th	2/5/2026	Issued

260028	Temp Ench	2/2/2026	Applicant to trench, backfill & install electric substructures. PG&E to replace pole, replace overhead transformer, replace overhead services & install underground service. ROAD CLOSURE REQUIRED. PM# 35671213	NE Corner of Torres & 10th	2/5/2026	Issued

Total Records: 20 **3/2/2026**

Tree Permit Report

02/01/2026 - 02/28/2026

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
26030	2/2/2026	2. Tree Removal/Pruning	End of 12th & Junipero	1 double trunk oak on Lot A, one multi trunk oak on lot B	Approved	2/3/2026
26031	2/4/2026	1. Tree Evaluation	Carmelo 3 SW of 11th	1 Cypress tree in the front yard	In Review	
26032	2/4/2026			VOID- DUPLICATE OF 25-326	Closed	
26033	2/4/2026	2. Tree Removal/Pruning	The tree's roots are located along the southern most fence line, in the southwest corner of the property. Approx 90 percent of the tree's trunk is over the fence line	1 tree, ~30 feet tall, Monterrey Pine. Dog Legged and dangerously tall. Grows over fence line and hangs over neighbors home. The tree poses serious risk to property damage and personal injury.	In Review	2/26/2026
26034	2/6/2026	2. Tree Removal/Pruning	Camino Real 3 SE of Ocean	1 redwood tree, 25" DBH	In Review	
26035	2/9/2026	2. Tree Removal/Pruning	SW Corner of Mission and 11th	one eight inch Black Acacia	In Review	
26036	2/10/2026	2. Tree Removal/Pruning	2 SE of 13th and San Carlos	Trim two coast live oaks. Remove limbs over home for insurance.	In Review	
26037	2/13/2026	2. Tree Removal/Pruning	NW Corner of Mission and 12th	Prune oak trees	Approved	2/18/2026
26038	2/17/2026	2. Tree Removal/Pruning	Dolores 2 NW of 10th Ave.	TRim four 10-20' oak tree branches that are touching where the second story addition is being built	Approved	2/27/2026
26039	2/18/2026	2. Tree Removal/Pruning	Monte Verde 2 SW of 8th, Carmel	removal of black locust	In Review	
26040	2/19/2026	2. Tree Removal/Pruning	TORRES 4 SE 8	Per Insurance Co. demand: remove 2 trees & trim vegetation close to structure	In Review	
26041	2/20/2026	2. Tree Removal/Pruning	Santa Fe 5 SE of 8th	1- cypress tree in front yard, right hand side, + 60' tall. 1- dying pine tree, in front yard, left hand side, + 60' tall	In Review	
26042	2/20/2026	2. Tree Removal/Pruning	Vizcaino 7 SW of Mountain View	1 multi stemmed dying oak tree	In Review	
26043	2/26/2026	1. Tree Evaluation	Santa Rita 5 NW of 2nd	Tree uprooting sewer box in driveway and patio (pavers)	In Review	

26044	2/27/2026	2. Tree Removal/Pruning	26245 Dolores St.	2 trees next to house (garage)	Approved	2/27/2026
26045	2/27/2026	1. Tree Evaluation	Carmelo 7 NE of Ocean	One very large Monterey pine	In Review	

Total Records: 16 **3/2/2026**

CARMEL-BY-THE-SEA
PLANNING COMMISSION

SPECIAL MEETING MINUTES

Tuesday, February 10, 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: None

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.

   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:

Jacob Olander, Associate Planner
Richard Conroy, President of PierCon Solutions, LLC
David Witkowski, CEO of Oku Solutions LLC
Pete Shubin, Sequoia Deployment Services, Inc
Paul Albritton, Mackenzie & Albritton LLP

Public Comment
Christine Hollenbeck
Andrew Campanelli
Ariel Strauss
Andi Carr
Tasha Witt
Anonymous
Anonymous
Joe Dinucci
David Nasaw
Doug Hollenbeck
Jeannie Ferrara
Anonymous
Karyl Hall
Michael McWalters
Kristi Reimers
Christine Hollenbeck
Ariel Strauss

It was moved by Chair LePage and seconded by Commissioner Ahlborn approving a resolution, as modified, finding that the denial of the project statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15270(a); and denying a Use Permit, Design Review, and Coastal Development Permit for the construction of a new small wireless facility on a replacement PG&E utility pole. The property is located in the public right-of-way in front of Carmelo Street 4 southeast of 10th Avenue in the Single-family Residential (R-1) District.

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**

FUTURE AGENDA ITEMS

2) Next Regular Meeting: February 11, 2025

3) Next Special Meeting: February 18, 2026

ADJOURNMENT

7:05 PM

APPROVED:

_____
Michael LePage, Chair

ATTEST:

_____
Shelby Gorman, Commission Clerk

CARMEL-BY-THE-SEA
PLANNING COMMISSION

REGULAR MEETING MINUTES

Wednesday, February 11, 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.

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

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: Nancy Twomey

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) Monthly Activity Report: January 2026

2) January 21, 2026 Regular Meeting Minutes

3) February 4, 2026 Special Meeting Minutes

It was moved by Chair LePage and seconded by Commissioner Locke 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**

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.

Speakers:
Marnie Waffle, Principal Planner

Public Comment
Anonymous

It was moved by Commissioner Ahlborn and seconded by Commissioner

Locke approving a resolution recommending City Council acceptance of the General Plan and Housing Element Annual Progress Reports for the calendar year 2025.

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**

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).

Speakers:
Anna Ginette, Director of Community Planning and Building
Brian Pierik, City Attorney
Christina Goebelsmann, Hudson Martin PC, Attorney representing the Property Owner
John Plastini, TSD Carmel Properties, Property Owner
Derric G. Oliver, Fenton & Keller, Attorney representing A.W. Shucks

Public Comment
Bob Rosenthal, JRG Attorneys
Anonymous
Lindi Doud
Patrick McGibney
Larson Holt

Neal Kruse
Anonymous
Anonymous

It was moved by Chair LePage and seconded by Commissioner Locke to approve a resolution 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 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. The Commission amended the resolution to remove amendment language, remove sections 4 and 5, and add language allowing the current use to continue for a period of up to six months.

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**

RECESS 6:05PM - 6:22PM

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

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.

Speakers:
Jacob Olander, Associate Planner
Anthony Carnazzo, Business Owner

Public Comment
Carrie Theis
Adam Jeselnick
Monique Black

It was moved by Chair LePage and seconded by Commissioner Locke approving a resolution 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. The Commission amended the resolution to increase interior seats to 44 and exterior seats to 22.

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 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.

Speakers:
Evan Kort, Senior Planner
Eric Miller, Architect

Public Comment
None

It was moved by Chair LePage and seconded by Commissioner Karapetkov to adopt a resolution of intent to accept the Concept Design Study.

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) **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

Speakers:
Evan Kort, Senior Planner
Harlan Bradley, Designer
Scott Gartner & Diane Felmlee, Property Owners

Public Comment
None

It was moved by Chair LePage and seconded by Commissioner Ahlborn to approve a resolution 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. The Commission gave direction to the applicant to explore simplifying the roof forms and adding a condition for the applicant to apply for a pruning permit.

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**

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.

Speakers:
Evan Kort, Senior Planner
Claudio Ortiz, Designer representing the Property Owners

Public Comment
Michael Kovac

It was moved by Commissioner Locke and seconded by Commissioner Ahlborn to deny the request and uphold Resolution 2021-54-PC.

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**

DIRECTOR'S REPORT

None

FUTURE AGENDA ITEMS

10) Next Special Meeting: February 18, 2026

11) Next Regular Meeting: March 11, 2026

ADJOURNMENT

9:10 PM

APPROVED: ATTEST:

_____ _____

Michael LePage, Chair Shelby Gorman, Commission Clerk

CARMEL-BY-THE-SEA
PLANNING COMMISSION

SPECIAL MEETING MINUTES

Wednesday, February 18, 2026

CALL TO ORDER AND ROLL CALL - CHAMBERS

The following Commission members were present: Mel Ahlborn, Erin Allen, Stefan Karapetkov, and Michael LePage
The following Commission members were absent: Stephanie Locke

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: Renate Perry

ANNOUNCEMENTS

None

ORDERS OF BUSINESS

1) Receive a presentation of the draft updated Design Guidelines (Design Traditions 1.5 Project version); provide feedback on the usability, function and format of the Steering Committee version versus the Nore Winter draft; and provide a recommendation to the City Council about which version of the draft Design Guidelines is preferred by the Planning Commission.

Speakers:
Brandon Swanson, Acting Assistant City Administrator
Victoria Beach, Design Traditions Steering Committee
Doug Schmitz, Design Traditions Steering Committee
Mary Ann Schicketanz, Design Traditions Steering Committee

Public Comment
Kevin Ruse
Ian Martin
Adam Jeselnick
Erik Dyar

Karyl Hall
Vinz Koller

The Commission formally recommended that the City Council support the Steering Committee's draft of the updated Design Guidelines (Design Traditions 1.5 Project version) as its preferred document.

ADJOURNMENT

5:36 PM

APPROVED: ATTEST:

_____ _____

Michael LePage, Chair Shelby Gorman, Commission Clerk

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

March 11, 2026
ORDERS OF BUSINESS

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: Discussion Regarding Allegations by Ellen Barrett of Brown Act Violations and Direction to City Attorney

Application:
APN: N/A
Block & Lot: N/A
Location: N/A
Applicant: N/A
Owner: N/A

Recommendation:

Consider the item, discuss the allegations by Ellen Barrett of Brown Act Violations and provide direction to the City Attorney on a response.

Summary, Background, and Project Description:

On March 5, 2026, Ellen Barrett sent an email to City staff alleging violations of the Brown Act during Planning Commission meetings on February 4, 2026, and February 10, 2026.

California Government Code Section 54960.1(c)(2) states that within 30 days of the demand, the legislative body shall cure or correct the challenged action and inform the demanding party in writing of its actions to cure or correct or inform the demanding party in writing of its decision not to cure or correct the challenged action.

During the March 11, 2026, Planning Commission hearing, the City Attorney will address Ms. Barrett's allegations and will seek direction from the Commission in order to provide a response pursuant to Government Code Section 54960.1(c)(2).

Staff Analysis:

N/A

Other Project Components:

Environmental Review

The discussion of this time does not meet the definition of a project pursuant to Public Resources Code Section 21065 and CEQA Guidelines Section 15378. Therefore, the item is not subject to environmental review.

ATTACHMENTS:

1. Attachment 1 - GC 54960.1

West's Annotated California Codes
Government Code (Refs & Annos)
Title 5. Local Agencies (Refs & Annos)
Division 2. Cities, Counties, and Other Agencies (Refs & Annos)
Part 1. Powers and Duties Common to Cities, Counties, and Other Agencies (Refs & Annos)
Chapter 9. Meetings (Refs & Annos)

West's Ann.Cal.Gov.Code § 54960.1

§ 54960.1. Unlawful action by legislative body; action for mandamus or injunction; prerequisites

Effective: January 1, 2003
Currentness

(a) The district attorney or any interested person may commence an action by mandamus or injunction for the purpose of obtaining a judicial determination that an action taken by a legislative body of a local agency in violation of Section 54953, 54954.2, 54954.5, 54954.6, 54956, or 54956.5 is null and void under this section. Nothing in this chapter shall be construed to prevent a legislative body from curing or correcting an action challenged pursuant to this section.

(b) Prior to any action being commenced pursuant to subdivision (a), the district attorney or interested person shall make a demand of the legislative body to cure or correct the action alleged to have been taken in violation of Section 54953, 54954.2, 54954.5, 54954.6, 54956, or 54956.5. The demand shall be in writing and clearly describe the challenged action of the legislative body and nature of the alleged violation.

(c)(1) The written demand shall be made within 90 days from the date the action was taken unless the action was taken in an open session but in violation of Section 54954.2, in which case the written demand shall be made within 30 days from the date the action was taken.

(2) Within 30 days of receipt of the demand, the legislative body shall cure or correct the challenged action and inform the demanding party in writing of its actions to cure or correct or inform the demanding party in writing of its decision not to cure or correct the challenged action.

(3) If the legislative body takes no action within the 30-day period, the inaction shall be deemed a decision not to cure or correct the challenged action, and the 15-day period to commence the action described in subdivision (a) shall commence to run the day after the 30-day period to cure or correct expires.

(4) Within 15 days of receipt of the written notice of the legislative body's decision to cure or correct, or not to cure or correct, or within 15 days of the expiration of the 30-day period to cure or correct, whichever is earlier, the demanding party shall be required to commence the action pursuant to subdivision (a) or thereafter be barred from commencing the action.

(d) An action taken that is alleged to have been taken in violation of Section 54953, 54954.2, 54954.5, 54954.6, 54956, or 54956.5 shall not be determined to be null and void if any of the following conditions exist:

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(1) The action taken was in substantial compliance with Sections 54953, 54954.2, 54954.5, 54954.6, 54956, and 54956.5.

(2) The action taken was in connection with the sale or issuance of notes, bonds, or other evidences of indebtedness or any contract, instrument, or agreement thereto.

(3) The action taken gave rise to a contractual obligation, including a contract let by competitive bid other than compensation for services in the form of salary or fees for professional services, upon which a party has, in good faith and without notice of a challenge to the validity of the action, detrimentally relied.

(4) The action taken was in connection with the collection of any tax.

(5) Any person, city, city and county, county, district, or any agency or subdivision of the state alleging noncompliance with subdivision (a) of Section 54954.2, Section 54956, or Section 54956.5, because of any defect, error, irregularity, or omission in the notice given pursuant to those provisions, had actual notice of the item of business at least 72 hours prior to the meeting at which the action was taken, if the meeting was noticed pursuant to Section 54954.2, or 24 hours prior to the meeting at which the action was taken if the meeting was noticed pursuant to Section 54956, or prior to the meeting at which the action was taken if the meeting is held pursuant to Section 54956.5.

(e) During any action seeking a judicial determination pursuant to subdivision (a) if the court determines, pursuant to a showing by the legislative body that an action alleged to have been taken in violation of Section 54953, 54954.2, 54954.5, 54954.6, 54956, or 54956.5 has been cured or corrected by a subsequent action of the legislative body, the action filed pursuant to subdivision (a) shall be dismissed with prejudice.

(f) The fact that a legislative body takes a subsequent action to cure or correct an action taken pursuant to this section shall not be construed or admissible as evidence of a violation of this chapter.

Credits

(Added by Stats.1986, c. 641, § 9. Amended by Stats.1987, c. 1327, § 2; Stats.1992, c. 1234 (S.B.1977), § 3; Stats.1993, c. 1136 (A.B.1426), § 18, operative April 1, 1994; Stats.1993, c. 1137 (S.B.36), § 18, operative April 1, 1994; Stats.1994, c. 32 (S.B.752), § 20, eff. March 30, 1994, operative April 1, 1994; Stats.2002, c. 454 (S.B.1326), § 23.)

Notes of Decisions (40)

West's Ann. Cal. Gov. Code § 54960.1, CA GOVT § 54960.1
Current with urgency legislation through Ch. 6 of 2026 Reg.Sess. Some statute sections may be more current, see credits for details.

End of Document

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

March 11, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Katherine Wallace, Associate Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DS 25377 (Dolores 2 SW 10th LLC):** Consideration of a combined Concept and Final Design Study, DS 25377 (Dolores 2 SW 10th LLC), for substantial exterior alterations and a 27 square-foot addition to an existing 925 square-foot, one-story single-family residence located at Dolores Street 2 southwest of 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-158-003-000

Proposed CEQA Action: Staff recommends that the Planning Commission find the project categorically exempt from environmental review pursuant to section 15301 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 25377 (Dolores 2 SW 10th LLC)	**Applicant:**	Adam Jeselnick, Architect
APN:	010-158-003-000	**Owner:**	Dolores 2 SW 10th LLC
Block & Lot:	115/5		
Location:	Dolores 2 southwest 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 project categorically exempt from environmental review pursuant to section 15301 of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case;
   b. Accepting a combined Concept and Final Design Study, DS 25377 (Dolores 2 SW 10th LLC) for substantial exterior alterations and a 27 square-foot addition to an existing 725 square-foot, one-story single-family residence, and retention of

an existing 200 square-foot parking pad located at Dolores Street 2 southwest of 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-158-003-000; and

c. Approving a Coastal Development Permit for substantial alterations to an existing single-family residence.

Summary, Background, and Project Description:

The project site is a 4,000 square-foot lot that contains an existing 725 square-foot single-family residence inclusive of a 6 square-foot wood closet (accessed from the exterior), and a 200 square-foot parking pad in the front setback. The existing dwelling has a legal nonconforming side setback as it is 7 ¾-inches from the southern property line, which is in excess of the required 3-foot side setback. The property was deemed ineligible for listing on the Historic Inventory on November 14, 2025. The applicant is proposing a 27 square-foot addition at the rear of the existing home, an increase in plate height from 10'6" to 11' 8¼" (no change to ridge height), and substantial changes to the exterior appearance of the residence that include wood board and bat siding replaced with Hardie siding; a stone veneer applied to the existing brick chimney; and a new wood deck railing and skirt (see Attachment 2: Project Plans; Attachment 3: Data Table; and Attachment 4: Site Photos). Although approximately 35% of the exterior walls of the home are proposed to be demolished and reconstructed, the south wall encroaching into the south side setback is proposed to be retained in place. Therefore, the non-conforming composite site setback and south side setback would be maintained. The site presently is non-conforming in terms of site coverage. The applicant has proposed to reduce site coverage by 61 square feet to allow for the 27 square-foot increase in floor area (2 x 27 SF = 54 SF, the minimum site coverage reduction required). Lastly, the site presently contains a non-conforming parking pad in the front setback which is proposed to be retained in place.

A substantial alteration is defined as *"any visual change, exterior design modification or addition to a building, structure, or site design, including but not limited to changes in architectural style or details, or changes in exterior materials, paving or decks that does not meet the definition of a demolition or a rebuild, or does not comply with adopted design objectives and/or design guidelines or does not qualify for track one design review."* As the project consists of a significant visual change to the exterior design, with an increase in floor area and plate height, the project is considered to be a substantial alteration which qualifies for Track 2 processing in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.58.040.B.1.

Staff Analysis:

Forest Character: Land Use & Community Character Policies P1-38, P1-39, and P1-44 as well as Residential Design Guidelines 1.1 through 1.4 encourage 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. Additionally, CMC Section 17.64.080.A lists the seven required findings for acceptance of a design concept. Subsections A.2 and A.7 (below) pertain to forest character.

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.*

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 site contains six trees: one significant Monterey cypress, one significant Coast live oak, one moderately significant Coast live oak, and three non-significant trees of unspecified species. The Monterey cypress qualifies as an upper canopy tree; the Coast live oaks are lower canopy trees. No trees are proposed to be removed as part of this project. To meet the recommended tree density standard for a 4,000 square foot site (three upper canopy trees and one lower canopy tree), the applicant has proposed to plant two new upper canopy Monterey cypress. The applicant has designed the proposed addition to avoid the 6' and 8' structural root protection zones of significant trees #3 and #6 respectively identified by the City Forester as required by CMC Section 17.48.110.A.3. As designed, the proposed project meets Concept Findings 2 and 7, relevant policies, and the Residential Design Guidelines pertaining to Forest Character.

Privacy and Views: Land Use & Community Character Policy P1-51 and Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features. CMC Section 17.64.080.A.5 (below) is the required design concept finding that pertains to privacy and views.

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.*

Planning staff did not identify the potential for adverse privacy or view impacts associated with the project. The ridge height of the one-story residence is proposed to remain at the existing height: 12'-10 $^{1/2}$". The 27 square-foot addition was storypoled and, at the time of writing this report, staff has not received any communication from any neighbor identifying a privacy or view impact, or any correspondence regarding the project otherwise. As designed, the proposed project meets Concept Finding 5, relevant Policies, and the Residential Design Guidelines pertaining to Privacy and Views.

Mass and Bulk; Building and Roof Form: Land Use & Community Character Policies P1-37, P1-38, P1-40, P1-41, P1-45, P1-48 and P1-49 and Residential Design Guidelines 7.1 through 7.7 encourage 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 encourage 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. CMC Section 17.64.080.A.3 and 4 (below) contain the required findings relative to mass/bulk and building/roof form.

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.*

The proposed project would increase the floor area of the home from 725 square feet (inclusive of a 6 square-foot attached wood closet) to 752 square feet. An existing 200 square-foot parking pad is proposed to be retained. The proposed 27 square-foot addition is sited at the rear of the existing residence, and has little impact on the building's massing. The non-conforming south wall is set 7 ¾" from the south property line, encroaching into the south side setback. The south wall is proposed to be retained in place, and as such, the non-conforming south side setback and composite setback would also be maintained. The roof of the addition is proposed to be a 3:12 pitch, matching the pitch of the existing home. The roof framing on the rear portions of the existing residence are proposed to be demolished and reconstructed, with the framing of the front and south roof forms retained. New roofing shingles are proposed to be installed throughout the entire roof. The existing roof plan features shed, hipped and gable forms resulting in a disjointed design; the proposed roof plan eliminates some of the complexity to create a more cohesive appearance. The proposed design is in scale and character with the existing home and the adjacent properties which is one of the objectives of the Design Guidelines pertaining to mass and bulk. The project meets Concept Findings 3 and 4 and the Design Guideline objectives pertaining to Mass and Bulk, and Building and Roof Form.

***Parking and Access*:** Residential Design Guidelines 6.1 through 6.7 encourage minimizing the visual impacts of cars on a site; minimizing the extent of hard, impervious surfaces; and, avoiding garage/carport structures that dominate the site and building design. The applicant proposes to retain an existing 200 square-foot parking pad; the location of the parking pad is non-conforming due to its location in the front

setback but is proposed to be maintained in place.

Windows/Doors: The proposed project includes a new wood dutch door at the primary entry, and two new wood dutch doors at the rear elevation. The project proposes unclad wood Sierra Pacific replacement windows throughout, largely within existing openings. The existing windows feature a mix of opening configurations, and the proposed windows likewise feature fixed, casement, hung, and sliding configurations. Design Guideline 9.11 states: *window styles and materials should be uniform throughout a building*. While the proposed window material is uniform throughout, "window styles" has typically been interpreted by the Commission to include opening configuration. Draft Condition of Approval #34 has been incorporated requiring the applicant to revise the proposed project to respond to Planning Commission direction regarding uniformity of window styles window styles.

Landscaping/Fencing: The subject site currently features a 4' grapestake fence encroaching into the City right of way, and a 4' grapestake fence around the remaining perimeter of the property. New 4' grapestake fencing is proposed for the front property line and the first 15' of the side property lines. A draft Condition of Approval has been added requiring the grapestake posts to be spaced at least the width of a single grapestake to maintain visibility into the site. New 6' solid wood fencing is proposed for the rear property line and the portions of the side property lines behind the front setback line. Existing landscaping is largely proposed to be retained. New landscaping is proposed to enhance the City right of way, and planting of two new Monterey cypress trees are proposed onsite. As conditioned, the proposed fencing and landscaping complies with the zoning code and Residential Design Guidelines.

Site Coverage: The site presently features 821 square feet of site coverage, which exceeds the maximum allowed for a 4,000 square foot site: 556 square feet inclusive of the 50% permeability bonus. Because the project includes 27 square feet of additional floor area, at least double this amount (54 square feet) of site coverage shall be removed per CMC Section 17.10.030C.2.b. The applicant is proposing to remove 61 square feet of coverage while maintaining the remainder of the non-conforming site coverage in place. Draft Condition of Approval #32 has been incorporated requiring that prior to final of the building permit, the site shall be inspected by Community Planning and Building staff to ensure that existing non-conforming site coverage has not been removed and replaced, and that no additional site coverage has been installed, unless the full site is brought into site coverage compliance (556 square feet of coverage, inclusive of the 50% permeability bonus).

Other Required Concept Findings**:** CMC Section 17.64.080.A.1 and 6 pertain to conformity with applicable zoning standards and permits, and consistency with the General Plan.

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: Standard Condition of Approval #2 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 include *G1-1, G1-2*, *O1-8, and P1-37 through P1-54* (refer to Attachment 5). The policies are generally implemented through adherence to zoning regulations and the residential design guidelines.

***Finish Details/Final Details Findings*:** The findings for Final Details approval (CMC Section 17.64.080.A) require a simple architectural style that complements the neighborhood, use of natural materials, complimentary design elements, and sitework that complements the urban forest. The building presently features board and bat wood siding, a mix of window materials and styles, an exterior brick chimney, and a composition shingle roof. The applicant is proposing to install Hardie board and bat siding and trim, un-clad divided lite wood Sierra Pacific windows, limestone veneer on the chimney, and a new composition shingle roof (CertainTeed Presidential Triple Layer in "Shadow Gray."). The existing deck is proposed to be improved with a new Hardie railing and deck skirt, with the deck structure and deck redwood flooring retained in place due to the site's nonconforming site coverage status. If the deck structure is demolished it may not be replaced without bringing the site into site coverage compliance. The proposed color scheme for the renovated building is muted earth tones (gray, beige and cream with teal doors). New lights are proposed at exterior doors; the selected fixture is the "Visual Comfort Barn Light" by Ferguson Home. The sconce bulb is shielded and downlight as required, and at 180 lumens does not exceed the City's maximum lumen level of 375 lumens. As designed, Planning staff recommends approval of the finish details.

Other Project Components:

***Public Correspondence*:** At the time of writing this report, staff has not received any correspondence from any neighbor or member of the public.

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. The Class 1 exemption includes alterations to existing private structures involving negligible or no expansion of the existing or former use such as additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet, whichever is less. The project

consists of interior and exterior alterations to an existing single-family residence. There is no proposed increase in building height, and the proposed addition is 27 square feet at the rear of the existing residence. The project does not change the existing or former use of the property as a single-family residence and the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Plans
3. Attachment 3 - Data Table
4. Attachment 4 - Site Photos
5. Attachment 5 - General Plan (Land Use and Community Character Element)

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 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS LISTED IN SECTION 15300.2 APPLY IN THIS CASE; APPROVING A COASTAL DEVELOPMENT PERMIT; AND APPROVING A COMBINED CONCEPT AND FINAL DESIGN STUDY (DS 25377, DOLORES 2 SW 10th LLC) FOR SUBSTANTIAL EXTERIOR ALTERATIONS AND A 27-SQUARE-FOOT ADDITION TO AN EXISTING 725-SQUARE-FOOT, ONE-STORY, SINGLE-FAMILY RESIDENCE, AND RETENTION OF AN EXISTING 200 SQUARE-FOOT PARKING PAD LOCATED AT DOLORES STREET 2 SOUTHWEST OF 10TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN 010-158-003-000.

WHEREAS, on December 5, 2025, Adam Jeselnick, Architect ("Applicant") submitted an application on behalf of DOLORES 2 SW 10TH LLC ("Owner") requesting approval of a Track 2 Design Study application DS 25377 (Dolores 2 SW 10th LLC) 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 southwest of 10th Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the applicant is proposing a substantial alteration to an existing one-story single-family residence; 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, a Coastal Development Permit is also required in accordance with CMC Section 17.52.090 (Coastal Development Permit Required); and

WHEREAS, in accordance with CMC Section 17.58.040.B.2, the Director may authorize concept review and final details review to occur at the same meeting; and

WHEREAS, in accordance with CMC Section 17.52.090.B, the review of a Coastal Development Permit may be combined with any other required discretionary permit(s); and

WHEREAS, the project was scheduled by the Director for a combined review of the discretionary permits at a public hearing taking place at the March 11, 2026 Planning Commission meeting; and

WHEREAS, on February 27, 2026, a notice of the public hearing scheduled for March 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 March 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 March 6, 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 March 11, 2026, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the concept design study, including, without limitation, the 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 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 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 Section 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities 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 hereby make the following findings and determinations regarding the **Concept Design Study**:

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE		
For each of the required design study findings listed below, staff has indicated whether the plans, either as proposed or with conditions, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
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.	✓	

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 **Final Design Study**:

FINDINGS REQUIRED FOR DESIGN STUDY 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 Section 17.64.080.B, Final Details Phase Approval	**YES**	**NO**
1. 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.	✓	
2. 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.	✓	
3. 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.	✓	

4. 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.	✓	

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 **Coastal Development Permit**:

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS 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 Section 17.64.010.B, Coastal Development Permits	**YES**	**NO**
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	N/A	N/A
#2 Finding: The proposed development is not located between the first public road and the sea.		

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby FIND the project exempt from environmental review pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case; and APPROVE a Combined Concept and Final Design Study (DS 25377, Dolores 2 SW 10th LLC) and Coastal Development Permit, as conditioned, for substantial alterations to an existing single-family residence located at Dolores Street 2 southwest of 10th Avenue in the Single Family Residential (R-1) Zoning District, APN: 010-158-003-000. The project, as approved, is subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study (DS 25377, Dolores 2 SW 10th LLC) and associated Coastal Development Permit authorizes substantial alterations to an existing single-family residence located at Dolores Street 2 southwest of 10th Avenue in the Single Family Residential (R-1) Zoning District, APN 010-158-003, as depicted in the plans prepared by Adam Jeselnick approved by the Planning Commission on March 11, 2026, 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 and all applicable overlay districts. 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 when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.

3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC Section 17.52.170.C.
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 unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** If requested by the Community Planning and Building Department, a State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. 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.** Prior to final inspection, 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 the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC Section 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 the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC Section 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 two weeks of the City being notified. A cease work order may be issued at 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 the final inspection.
9.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the

	"Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
10.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
11.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
12.	**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 proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and 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 resolving all such actions by the parties hereto.
13.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way 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. If the

	driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
14.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
15.	**Cultural Resources.** Throughout construction, all activities 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 the 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 the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
16.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary 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.
17.	**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)
18.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	
19.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 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 on-site conditions. 4) The project shall meet the findings outlined in CMC Section 17.34.070 and CMC Section 17.64.080.A pertaining to "enhancement of the urbanized forest." The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or

	the Planning Commission.
20.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings, if applicable. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
21.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
22.	**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, including 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. • Structural Root Zone. The 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.
23.	**Foundation Work Near 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 roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
Environmental Compliance Conditions	
24.	**Drainage Plan.** Prior to the issuance of a building permit, if required by the Environmental Compliance Manager, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
25.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
26.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
27.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
Special Conditions	
28.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor.
29.	**Copper Gutters & Downspouts Not Permitted.** Copper gutters and downspouts shall not be permitted.
30.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director and Director of Public Works.
31.	**Demolition and Nonconformities**. All exterior demolition shall be in substantial compliance with the approved demolition plan as shown on Sheet A5 of the Design Study Plans Approved by the Planning Commission on March 11, 2026. Changes to the demolition plan shall be approved in writing by the Community Planning and Building Department prior to commencement of any additional demolition work. If during construction the exterior demolition exceeds what has been approved, a cease work order may be issued any time at the discretion of the Director of Community Planning and Building and with revised plans submitted to the Department of Community Planning and Building that correct the non-nonconformities in respect to the south side setback and

	composite setback.
32.	**Site Coverage Compliance.** Prior to final of the building permit, the site shall be inspected by Community Planning and Building staff to ensure that no new or additional site coverage has been installed, unless the full site is brought into site coverage compliance (556 square feet of coverage, inclusive of the 50% permeability bonus).
33.	**Right of Way.** The applicant shall submit a permanent encroachment application for any encroachments that meet the standards outlined in CMC Section 12.08.060 (Encroachment Application Review Standards) and obtain a permanent encroachment permit and insurance prior to the final of the building permit. Alternatively, all unpermitted encroachments (e.g. the front fence) shall be removed by the time of Final Inspection.
34.	**Window Configuration Uniformity.** The applicant shall submit revised plans prior to building permit issuance that address Planning Commission direction regarding the number of different proposed window configurations: casement, fixed, hung, and sliding.
35.	**Fencing in the Front Setback.** The applicant shall submit revised plans prior to building permit issuance specifying that grapestake fence posts in the front setback shall be spaced at least the width of a single grapestake.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.

3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2022 CALIFORNIA RESIDENTIAL BUILDING** CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.

4. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.

5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.

6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

SHEET INDEX

A0	TITLE (PROJECT DATA AND SITE LOCATION) SURVEY	A10	SOUTH (SIDE) ELEVATIONS
A1	TREE SURVEY AND TREE EVALUATION	A11	DEMOLITION ELEVATIONS
A2	EXISTING SITE PLAN	A12	STREETSCAPE ELEVATIONS
A3	PROPOSED SITE PLAN	A13	EXISTING ROOF PLAN
A4	EXISTING FLOOR PLAN	A14	DEMOLITION ROOF PLAN
A5	DEMOLITION PLAN	A15	PROPOSED ROOF PLAN
A6	PROPOSED FLOOR PLAN	A16	PROPOSED SCHEDULES
A7	EAST (FRONT) ELEVATIONS	A17	PROPOSED MATERIALS
A8	NORTH (SIDE) ELEVATIONS	A18	RENDERING VIEWS
A9	WEST (REAR) ELEVATIONS	A19	RENDERING VIEWS
		L1	LANDSCAPE PLAN

EXISTING SITE PHOTOGRAPHS



FRONT VIEW OF THE EXISTING RESIDENCE



REAR VIEW OF THE EXISTING RESIDENCE

PROJECT DATA

SCOPE OF WORK:

REPLACE A PORTION OF THE ROOF OF AN EXISTING SINGLE FAMILY RESIDENCE. NEW WINDOWS, DOORS. NEW EXTERIOR HARDIE FIBER CEMENT TRIM AND BATTEN THROUGHOUT. MINOR 27 SF ADDITION AND MODIFY INTERIOR TO INCLUDE KITCHEN, BATHROOM, AND UTILITY ROOM. REPLACE ALL BATHROOM FIXTURES, FINISHES, AND KITCHEN APPLIANCES. REMOVE AND REPLACE DECK RAILING WITH NEW WOOD RAILING. MODIFY EXISTING FIREPLACE BRICK WITH NEW STONE VENEER FINISH. TOTAL SQUARE FOOTAGE OF SITE COVERAGE IS BEING REDUCED.

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 / U
FIRE SPRINKLERS:	NO
WATER:	CAL AM
SEWER:	CARMEL AREA WASTEWATER DISTRICT
TREE REMOVAL:	NONE
GRADING:	**0 CUBIC YARDS CUT/ 0 CUBIC YARDS FILL**

SITE COVERAGE CALCULATIONS:

LOT SIZE **4,000 SF**

MAX. ALLOWABLE FLOOR AREA = 1,800 SF
MAX. ALLOWABLE SITE COVERAGE = 396 SF / 556 SF

FLOOR AREA CALCULATIONS:

EXISTING		
(E) RESIDENCE	719 SF	
(E) PARKING PAD	200 SF	
(E) WOOD CLOSET	6 SF	
TOTAL, (E)	**925 SF**	**(23.12%OF LOT AREA)**
PROPOSED		
(E) RESIDENCE	719 SF	
(E) PARKING PAD	200 SF	
(E) WOOD CLOSET	6 SF	
(P) ADDITION	27 SF	
TOTAL, (P)	**952 SF**	**(23.8%OF LOT AREA)**

SITE COVERAGE CALCULATIONS:

EXISTING

(E) FRONT BRICK WALKWAY	132 SF	PERMEABLE
(E) CONCRETE LANDING	13 SF	IMPERMEABLE
(E) SIDE AND REAR BRICK WALKWAY	317 SF	PERMEABLE
(E) WOOD DECK AND STAIRS	188 SF	PERMEABLE
(E) BRICK PATIO	150 SF	PERMEABLE
(E) WOOD STAIRS	8 SF	PERMEABLE
(E) CONCRETE STEPS	3 SF	IMPERMEABLE
(E) CONCRETE STEPS	5 SF	IMPERMEABLE
(E) WOOD BOX	5 SF	IMPERMEABLE
TOTAL, (E)	**821 SF**	

EXISTING NON CONFIRMING

PROPOSED

(E) FRONT BRICK WALKWAY	132 SF	PERMEABLE
(E) CONCRETE LANDING	13 SF	IMPERMEABLE
(E) SIDE AND REAR BRICK WALKWAY	317 SF	PERMEABLE
(E) WOOD DECK AND STAIRS	188 SF	PERMEABLE
(E) BRICK PATIO	94 SF	PERMEABLE
(E) WOOD STAIRS	8 SF	PERMEABLE
(E) CONCRETE STEPS	3 SF	IMPERMEABLE
(E) CONCRETE STEPS	5 SF	IMPERMEABLE
TOTAL, (P)	**760 SF**	

(REDUCTION OF 2x ADDITION SF)
(821 SF - 760 SF) > 2x(27 SF)
61 SF>54 SF

PROJECT DATA

ADDRESS:	DOLORES STREET 2 SW OF 10TH AVE CARMEL-BY-THE-SEA, CALIFORNIA 93921
A.P.N.	010-158-003
ZONING:	**R-1** SINGLE FAMILY
OWNER:	**DOLORES 2 SW 10TH LLC** DOLORES STREET 2 SW OF 10TH AVE CARMEL-BY-THE-SEA, CALIFORNIA 93921
ARCHITECT:	**ADAM JESELNICK ARCHITECT** SAN CARLOS STREET 2 N/W 8TH AVENUE SUITE 200 CARMEL-BY-THE-SEA, CA 93921 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejarch@gmail.com
SURVEYOR:	**L&S ENGINEERING AND SURVEYING, INC.** 2460 GARDEN ROAD, SUITE G MONTEREY, CA 93940 831-655-2723 www.landsengineers.com

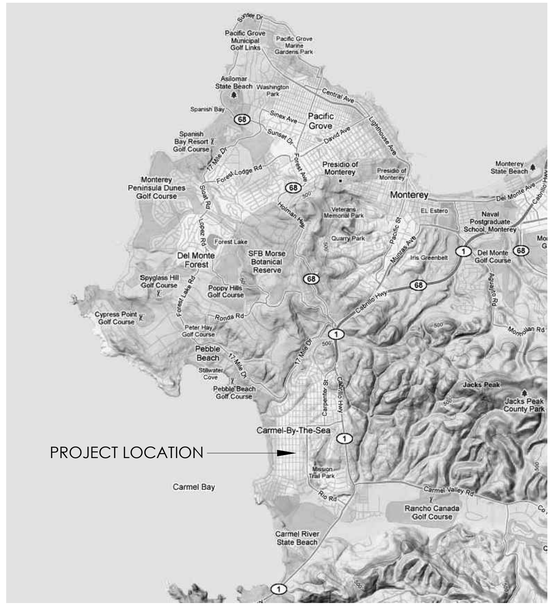
SETBACKS

LOCATION	EXISTING	PROPOSED	REQUIRED
FRONT - EAST	27'-0"	27'-0 "	15'-0"
SIDE - NORTH	8'-11 $\frac{3}{4}$ "	8'-11 $\frac{3}{4}$ "	3'-0"
BACK- WEST	40'-3 $\frac{1}{2}$"	36'-11 $\frac{1}{2}$"	15'-0" / 3'-0"
SIDE - SOUTH	7 $\frac{3}{4}$"	7 $\frac{3}{4}$ "	3'-0"

EXISTING SOUTH SETBACK IS NON CONFORMING
MIN. COMPOSITE SETBACK: 9'-7 $\frac{1}{2}$ " (24% OF 40'-0") NON CONFORMING

MAX. HEIGHTS

LEVEL	EXISTING	PROPOSED	REQUIRED
PLATE	10'-6"	11'-8 $\frac{1}{4}$ "	12'-0"
RIDGE	12'-10 $\frac{1}{2}$"	12'-10 $\frac{1}{2}$"	18'-0"



1 VICINITY MAP
SCALE: N.T.S

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

DOLORES 2 SW 10TH LLC RESIDENCE
DOLORES STREET 2 S/W 10TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

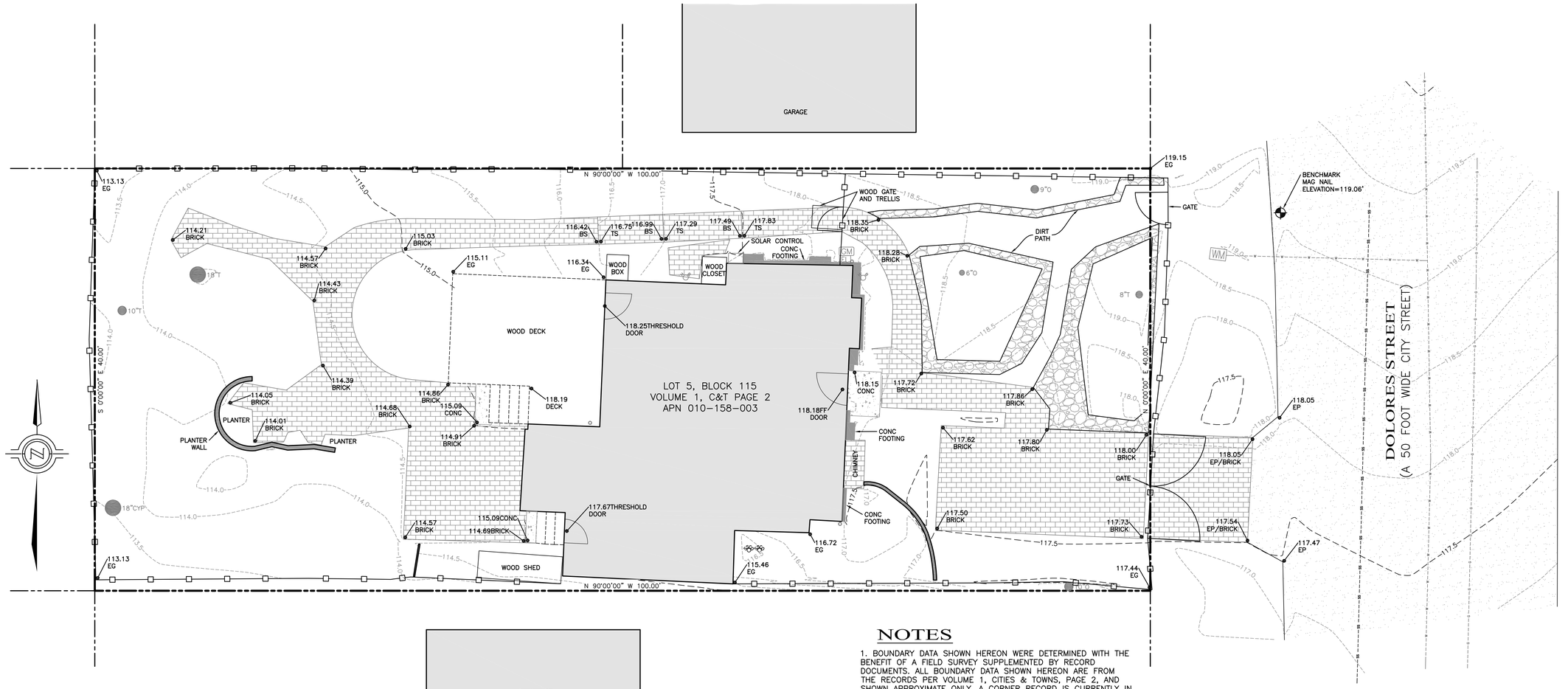
TITLE SHEET

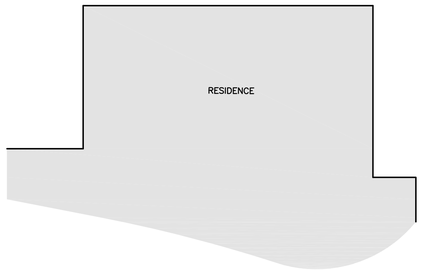
2/20/2026

N.T.S.

A0

TRACK 2 DESIGN APPROVAL SET





5 0 2.5 5 10

1" = 5'

NOTES

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER VOLUME 1, CITIES & TOWNS, PAGE 2, AND SHOWN APPROXIMATE ONLY. A CORNER RECORD IS CURRENTLY IN THE SUBMITTAL PROCESS WITH THE COUNTY SURVEYOR.

2. THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.

3. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

4. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

5. CONTOUR INTERVAL = ONE HALF FOOT.

6. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

7. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.

8. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.

9. A LOCAL BENCHMARK FOR THIS PROJECT IS A MAG NAIL FOUND IN DOLORES STREET, AS SHOWN HEREON, HAVING AN ELEVATION OF 119.06 FEET, BASED UPON AN ASSUMED DATUM.

10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JUNE 2025.





LEGEND

	PROPERTY LINE
	FLOW LINE
	WOOD FENCE
OHW OHW OHW	OVERHEAD WIRE
80	MAJOR CONTOUR
	MINOR CONTOUR

80.00 → SPOT ELEVATION

AC	ASPHALT
BS	BOTTOM STAIRS
CONC	CONCRETE
C	CYPRESS TREE
E	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
FF	FINISHED FLOOR
FL	FLOW LINE
FP	FINISH PAVEMENT
FW	FACE OF WALL
O	OAK TREE
RL	RIDGE LINE
RR	RAILROAD TIE
T	TREE
TS	TOP OF STAIRS
TYP	TYPICAL

WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL
	HOSE BIB
EL	ELECTRICAL METER
	UTILITY POLE
GM	GAS METER
	SEWER CLEANOUT
	DOWNSPOUT

AC PAVEMENT

CONCRETE

PAVERS

ROCK

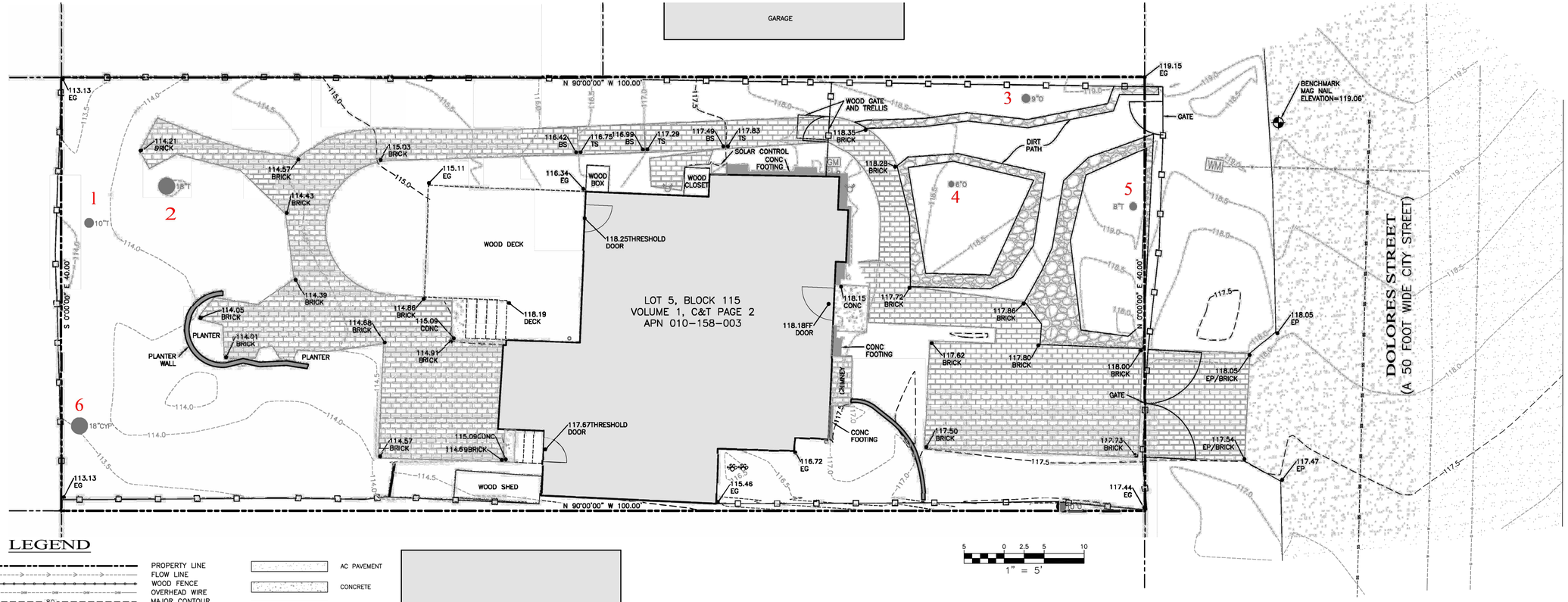
L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

DRAWN BY:	PJM
DESIGNED BY:	N/A
DATE:	6/24/25
SCALE:	1" = 5'
JOB NUMBER:	25-21
LAST REVISED:	2/10/26
REVISED BY:	CJS

PREPARED FOR:
GREGG WEBB
BLUE RAVEN LLP
gregg@blueravenllp

TOPOGRAPHIC SURVEY
DOLORES ST 2 SW OF 10TH AVE
CARMEL-BY-THE-SEA, CA 93921
APN: 010-158-003

SHEET 1
OF
1 SHEET



LEGEND

PROPERTY LINE
FLOW LINE
WOOD FENCE
OVERHEAD WIRE
MAJOR CONTOUR
MINOR CONTOUR
80.00 → SPOT ELEVATION

AC ASPHALT
BS BOTTOM STAIRS
CONC CONCRETE
C CYPRESS TREE
E EXISTING
EG EXISTING GRADE
ELEC ELECTRICAL
FF FINISHED FLOOR
FL FLOW LINE
FP FINISH PAVEMENT
FW FACE OF WALL
O OAK TREE
RL RIDGE LINE
RR RAILROAD TIE
T TREE
TS TOP OF STAIRS
TYP TYPICAL

AC PAVEMENT
CONCRETE
PAVERS
ROCK

WM WATER METER
WV WATER VALVE
IC IRRIGATION CONTROL
HOSE BIB
EL ELECTRICAL METER
UTILITY POLE
GM GAS METER
SEWER CLEANOUT
DOWNSPOUT

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10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JUNE 2025.

LICENSED LAND SURVEYOR BRIAN J. STRAHAN STATE OF CALIFORNIA No. 7453

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SCOTT CIVIL STATE OF CALIFORNIA No. 59685

1 SITE SURVEY

SCALE: AS NOTED

N

2 TREE EVALUATION

N.T.S.

N

Significant Tree Evaluation Worksheet

APN: 010-158-003-000
Street Location: Dolores 2 SW of 10th
Planner: Jacob Olander
City Forester: Justin Ono
Property Owner: Dolores 2 SW of 10th LLC
Recommended Tree Density: 3 uppers, 1 lower

Part One: Initial Screening:
Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	x	x	x	x	x	x									

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	OT	OT	CO	CO	OT	MC									
YES			x	x		x									
NO	x	x			x										

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple OT -- other

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	x	x	x	x		x									
NO					x										

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH
Coast live oak – single trunk tree: 6" DBH
Coast live oak – multi-trunk tree measured per industry standard: 6" DBH
California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH
dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance
For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	0	0	1	1		2									

0 points:	The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.
1 point:	The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.
2 points:	The tree appears healthy and in good condition.
3 points:	The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	1	2	1		2									

0 points:	Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.
1 point:	The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.
2 points:	The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.
3 points:	The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	0	0	2	1		1									

0 points:	The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.
1 point:	The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.
2 points:	The tree is young to middle age and shows normal vigor.
3 points:	The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	1	1		1									

0 points:	The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.
1 point:	The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
2 points:	The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment
Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total	3	3	6	4	0	6									

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES			x	x		x									
NO	x	x			x										

B. Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answer)

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?
If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF			x			x									
MOD				x											
SIGNIF															
NOT	x	x			x										
SIGNIF															

Items to note:
Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	6	6	6	6	6	8									

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	6	6	8	6	6	10									

Requirements for tree preservation shall adhere to the following tree protection measures on 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. 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 installed be 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 fencing.

· The Structural Root Zone -- Structural Root Zone shall by 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 pneumatic excavator, hydrovac at low pressure, or other 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.

TRACK 2 DESIGN APPROVAL SET

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

DOLORES 2 SW 10TH LLC RESIDENCE

DOLORES STREET 2 S/W 10TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

SITE SURVEY AND TREE EVALUATION

2/20/2026

AS NOTED

A1

SITE COVERAGE CALCULATIONS		
(E) FRONT BRICK WALKWAY	132 SF	PERMEABLE
(E) CONCRETE LANDING	13 SF	IMPERMEABLE
(E) SIDE AND REAR BRICK WALKWAY	317 SF	PERMEABLE
(E) WOOD DECK AND STAIRS	188 SF	PERMEABLE
(E) BRICK PATIO	150 SF	PERMEABLE
(E) WOOD STAIRS	8 SF	PERMEABLE
(E) CONCRETE STEP	3 SF	IMPERMEABLE
(E) CONCRETE STEP	5 SF	IMPERMEABLE
(E) WOOD BOX	5 SF	IMPERMEABLE
TOTAL	821 SF	

NEIGHBORING RESIDENCE

PROPERTY LINE 100'-0"

(E) GRAPE STAKE FENCE 4'-0" H.

SIDE SETBACK 3'-0"

PROPERTY LINE 40'-0"

(E) 10" TREE #1

(E) 18" TREE #2

6'-0"

SIDE AND REAR BRICK WALKWAY 317 SF PERM.

WOOD BOX 5 SF IMP.

(E) WOOD CLOSET

WOOD DECK AND STAIRS 188 SF PERM.

CONCRETE STEP 5 SF IMP.

(E) RESIDENCE 725 SF

(E) GARDEN WALL

REAR SETBACK 3'-0"

BRICK PATIO 150 SF PERM.

CONCRETE STEP 3 SF IMP.

WOOD STAIRS 8 SF PERM.

(E) 18" CYPRESS #6

(E) ARBOR

(E) GATE

(E) FDTN.

GAS METER

ELECTRICAL PANEL

(E) FDTN

CONCRETE LANDING 13 SF IMP.

FRONT BRICK WALKWAY 132 SF PERM.

(E) FIREPLACE

(E) GARDEN WALL

(E) FDTN

(E) PARKING PAD 200 SF

REQUIRED SITE PARKING
EXISTING NON-CONFORMING

(E) PLANTER

(E) GRAPE STAKE FENCE 4'-0" H.

(E) PLANTER

(E) 9" OAK #3

(E) ROCKS

FRONT SETBACK 15'-0"

(E) DIRT

(E) ROCKS

(E) 6" OAK #4

(E) PLANTER

(E) 8" TREE #5

(E) ROCKS

(E) PLANTER

(E) 4'-0" H. GATE

WATER METER

(E) 3" COAST LIVE OAK

(E) DIRT

(E) 4'-0" H. GRAPE STAKE FENCE

PROPERTY LINE 40'-0"

BENCHMARK MAG NAIL
ELEVATION 119.06'

EDGE OF PAVEMENT

DOLORES STREET

BRICK DRIVEWAY APRON

(E) 4'-0" H. GATE

(E) MONTEREY CYPRESS

10" OAK

(E) PLANTER

(E) GRAPE STAKE FENCE 4'-0" H.

(E) GRAPE STAKE FENCE 4'-0" H.

PROPERTY LINE 100'-0"

PROPERTY LINE 100'-0"

NEIGHBORING RESIDENCE

1 EXISTING SITE PLAN
SCALE: 1/4" =1'-0"

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

DOLORES 2 SW 10TH LLC RESIDENCE

DOLORES STREET 2 S/W 10TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING SITE PLAN

2/20/2026

1/4" = 1'-0"

A2

SITE COVERAGE CALCULATIONS		
(E) FRONT BRICK WALKWAY	132 SF	PERMEABLE
(E) CONCRETE LANDING	13 SF	IMPERMEABLE
(E) SIDE AND REAR BRICK WALKWAY	317 SF	PERMEABLE
(E) WOOD DECK AND STAIRS	188 SF	PERMEABLE
(E) BRICK PATIO	94 SF	PERMEABLE
(E) WOOD STAIRS	8 SF	PERMEABLE
(E) CONCRETE STEP	3 SF	IMPERMEABLE
(E) CONCRETE STEP	5 SF	IMPERMEABLE
TOTAL	760 SF	

-61 SF REDUCTION

NEIGHBORING RESIDENCE

PROPERTY LINE 100'-0"

(P) SOLID WOOD FENCE 6'-0" H.

SIDE SETBACK 3'-0"

(P) SOLID

(P) GRAPE STAKE

(P) GRAPE STAKE FENCE 4'-0" H.

8'-0"

(E) 9" OAK #3

(E) PLANTER

(E) ROCKS

(P) GATE 4'-0" H, 3'-0" W.

FRONT SETBACK 15'-0"

BENCHMARK MAG NAIL ELEVATION 119.06'

WATER METER

PROPERTY LINE 40'-0"

(E) 10" TREE #1

(E) 18" TREE #2

6'-0"

SIDE AND REAR BRICK WALKWAY 317 SF PERM.

SITE COVERAGE REMOVED -5 SF

(P) GATE 6'-0" H., 3'-0" W. COMPOSITE

(P) ARBOR

GAS METER

ELECTRICAL PANEL

(E) FDTN.

(E) WOOD CLOSET

(E) FDTN

(E) ROCKS

(E) 6" OAK #4

(E) PLANTER

(E) 8" TREE #5

(E) 3" COAST LIVE OAK

(E) DIRT

(E) ROCKS

(E) PLANTER

(P) MONTEREY CYPRESS

(N) RAILING TO REPLACE (E) RAILING

WOOD DECK AND STAIRS 188 SF PERM.

CONCRETE LANDING 13 SF IMP.

FRONT BRICK WALKWAY 132 SF PERM.

(P) GRAPE STAKE FENCE 4'-0" H.

EDGE OF PAVEMENT

DOLORES STREET

(P) SOLID WOOD FENCE 6'-0" H.

REAR SETBACK 3'-0"

CONCRETE STEP 5 SF IMP.

(E) RESIDENCE 725 SF

(P) ADDITION 27 SF

(E) GARDEN WALL

SITE COVERAGE REMOVED -27 SF

BRICK PATIO 94 SF PERM.

(E) FIREPLACE

(E) PARKING PAD 200 SF

REQUIRED SITE PARKING EXISTING NON-CONFORMING

BRICK DRIVEWAY APRON

(E) 18" CYPRESS #6

(P) MONTEREY CYPRESS

SIDE SETBACK 3'-0"

CONCRETE STEP 3 SF IMP.

WOOD STAIRS 8 SF PERM.

(E) GARDEN WALL

(E) FDTN

(P) 4'-0" H., 10'-0" W. GATE

(E) PLANTER

SITE COVERAGE REMOVED -29 SF

(P) SOLID WOOD FENCE 6'-0" H.

(P) GRAPE STAKE FENCE 4'-0" H.

10" OAK

(E) MONTEREY CYPRESS

PROPERTY LINE 100'-0"

PROPERTY LINE 100'-0"

NEIGHBORING RESIDENCE

1 DEMOLITION AND PROPOSED SITE PLAN

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

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

DOLORES 2 SW 10TH LLC RESIDENCE

DOLORES STREET 2 S/W 10TH AVENUE

CARMEL-BY-THE-SEA, CALIFORNIA 93921

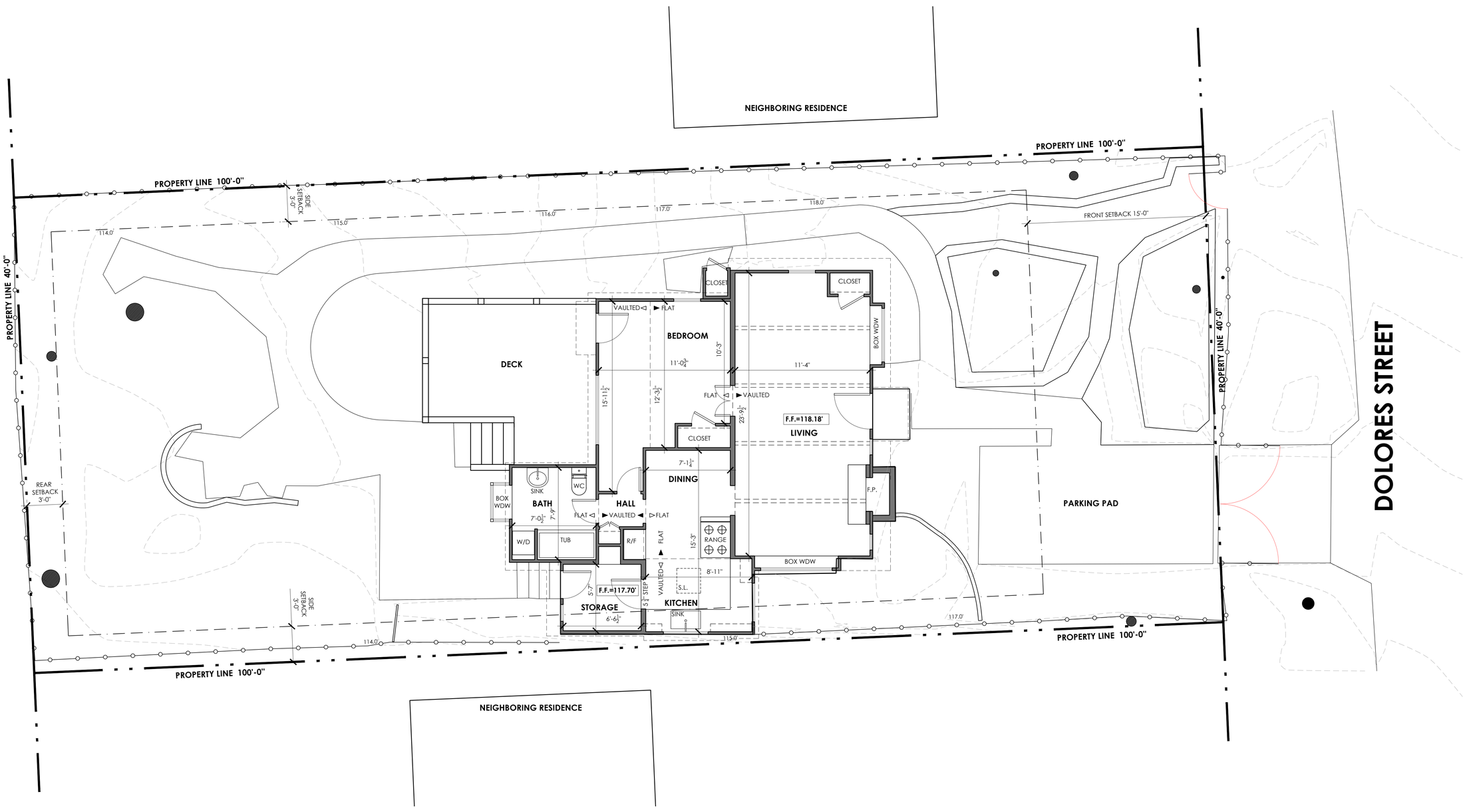
DEMOLITION AND PROPOSED SITE PLAN

2/20/2026

1/4" = 1'-0"

A3

TRACK 2 DESIGN APPROVAL SET



1 EXISTING FLOOR PLAN
SCALE: 1/4" =1'-0"

PLAN NORTH

1' 2' 4' 8'

TRACK 2 DESIGN APPROVAL SET

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

DOLORES 2 SW 10TH LLC RESIDENCE

DOLORES STREET 2 S/W 10TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING FLOOR PLAN

2/20/2026

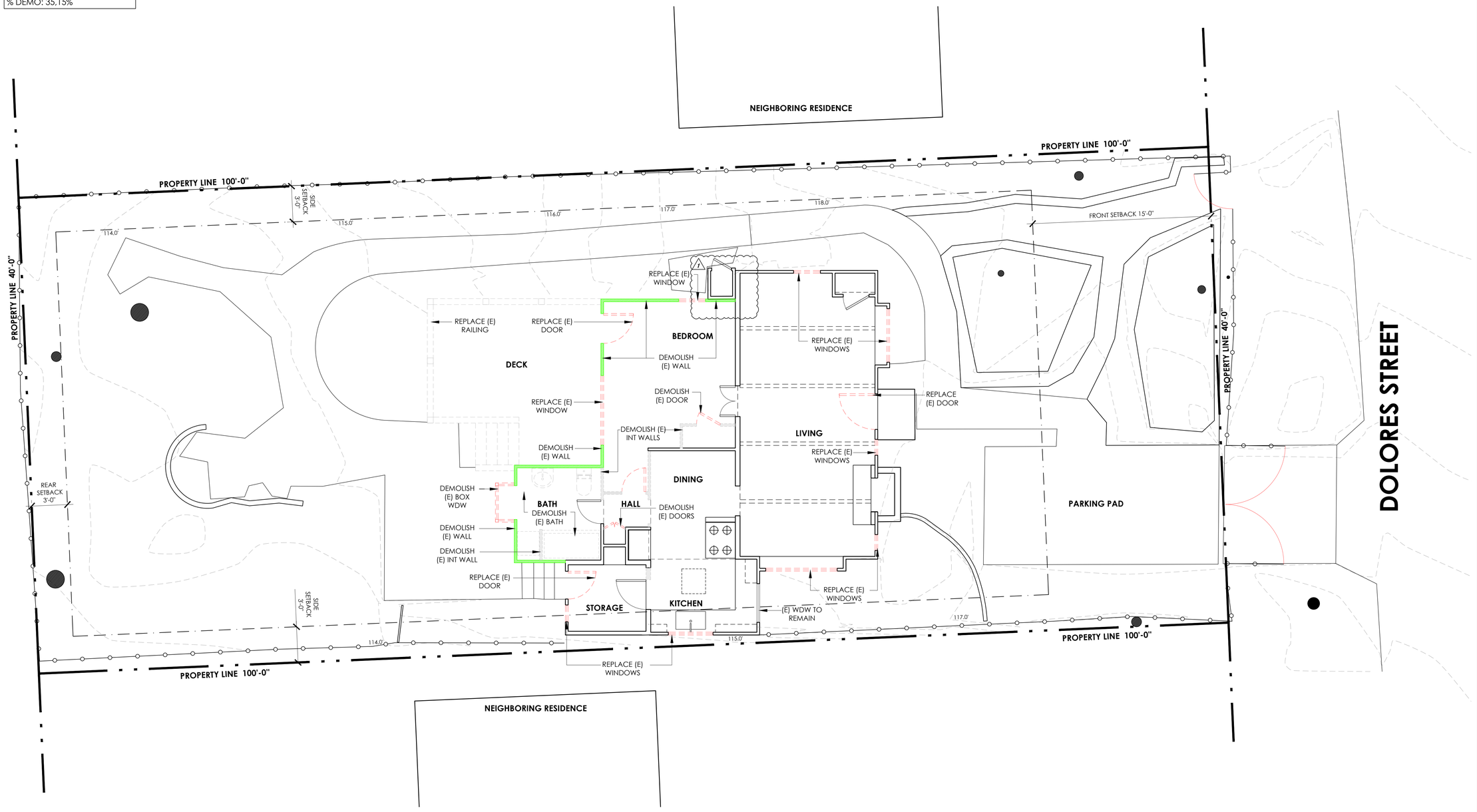
1/4" = 1'-0"

A4

DEMOLITION LEGEND:
- WALL TO REMAIN
- EXTERIOR WALL TO BE DEMOLISHED
- INTERIOR WALL TO BE DEMOLISHED
- WINDOW TO BE REMOVED

GRADING NOTE:
0 CUBIC YARDS CUT / 0 CUBIC YARDS FILL

EXTERIOR WALLS DEMOLITION:
EXISTING WALLS: 128'-1"
DEMOLITION WALLS: 45'-0"
% DEMO: 35.15%



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

1' 2' 4' 8'

N PLAN NORTH

DOLORES STREET

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

DOLORES 2 SW 10TH LLC RESIDENCE

DOLORES STREET 2 S/W 10TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

DEMOLITION PLAN

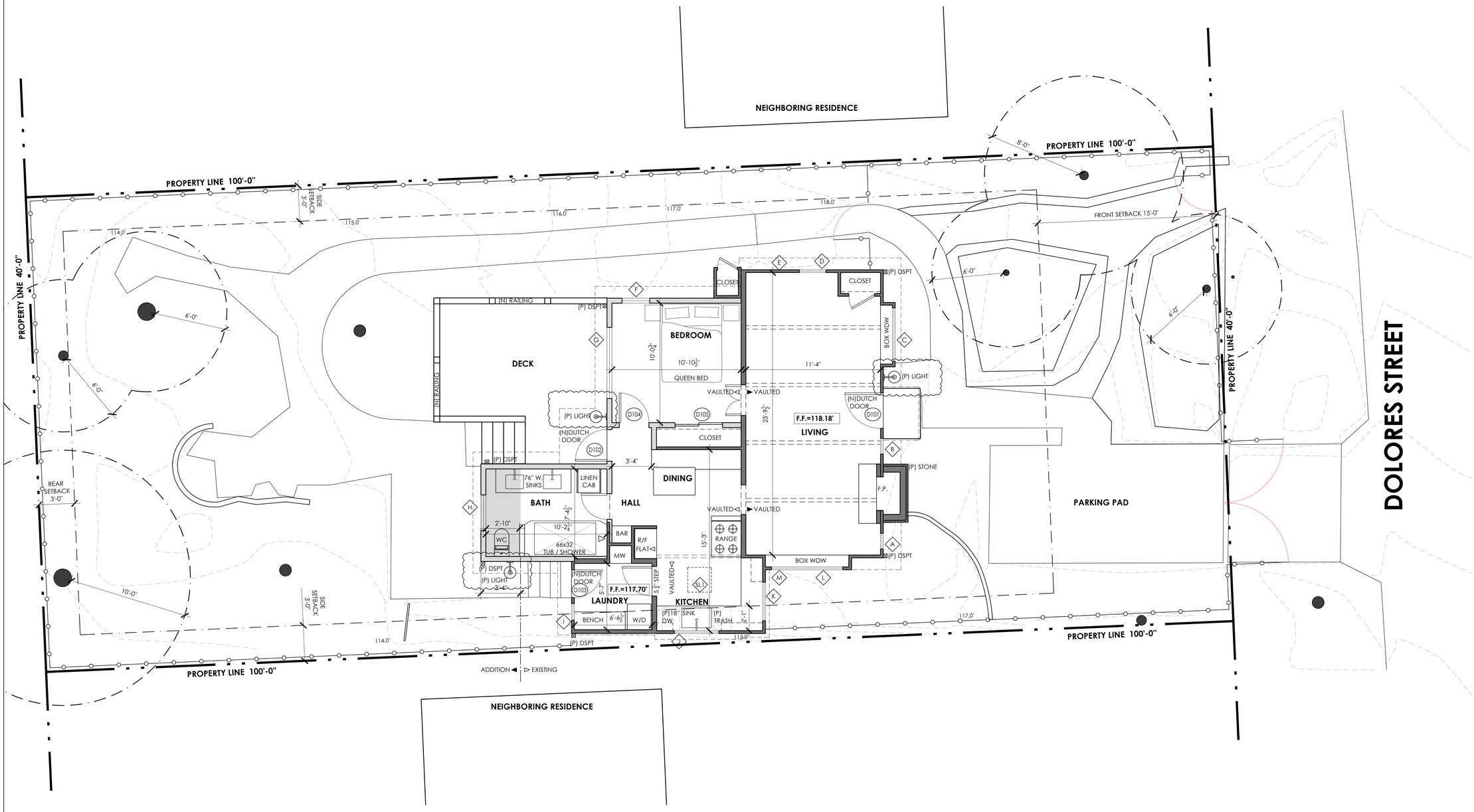
2/20/2026

1/4" = 1'-0"

A5

TRACK 2 DESIGN APPROVAL SET

WALL LEGEND:
- WALL TO REMAIN
- PROPOSED WALL



1 PROPOSED FLOOR PLAN
SCALE: 1/4" =1'-0"

PLAN NORTH

1' 2' 4' 8'

TRACK 2 DESIGN APPROVAL SET

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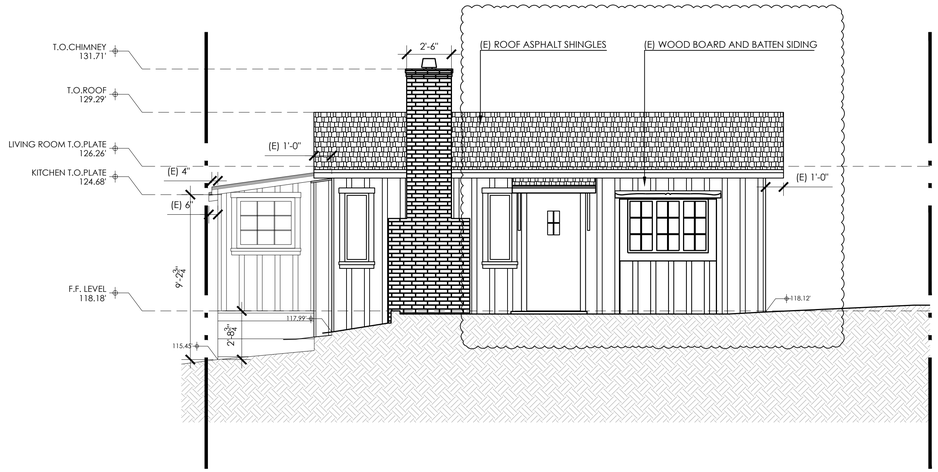
DOLORES STREET

PROPOSED FLOOR PLAN

2/20/2026

1/4" = 1'-0"

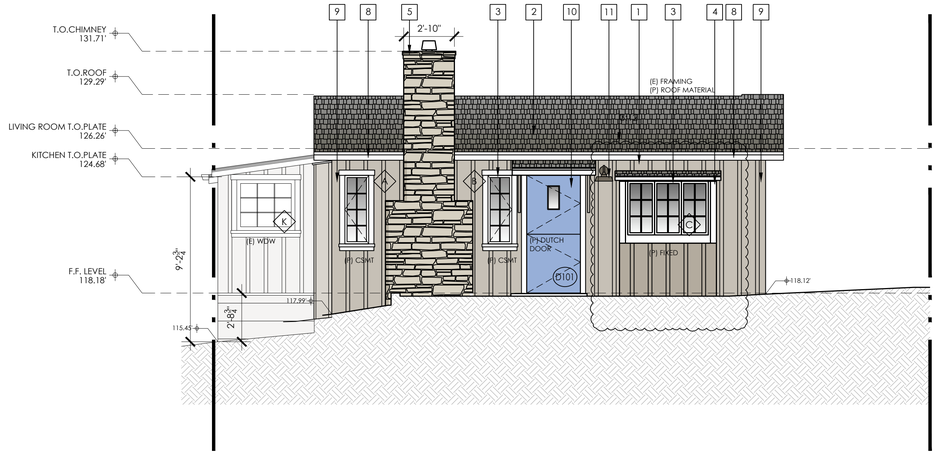
A6



1 EXISTING EAST (FRONT) ELEVATION

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

1' 2' 4' 8'



2 PROPOSED EAST (FRONT) ELEVATION

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

1' 2' 4' 8'

KEYNOTES

1	**WALL SIDING:** FIBER CEMENT. HARDIE TRIM BATTEN. 2 ½" EVERY 12". COLOR: MONTEREY TAUPE.
2	**ROOF:** ASPHALT SHINGLE. CERTAINTEED PRESIDENTIAL TL. COLOR: SHADOW GRAY.
3	**WINDOWS:** WOOD. SIERRA PACIFIC. COLOR: FRENCH LINEN 112. DIVIDED LITES.
4	**WINDOW AND DOOR TRIM:** WOOD. COLOR: PAINTED WHITE TO MATCH WINDOWS.
5	**FIREPLACE STONE:** THIN VENEER LIMESTONE. 2". SBI MATERIALS. FINISH: TAMARACK.
6	**DECK RAILING:** WOOD. CEDAR. COLOR: WEATHERED GRAY FINISH.
7	**DECK CLADDING:** FIBER CEMENT. JAMES HARDIE. 7 ¼" SIDING. HORIZONTAL. SELECT CEDARMILL. PEARL GRAY.
8	**GUTTERS:** ALUMINUM. COLOR: MATCH WALL SIDING.
9	**DOWNSPOUTS:** ALUMINUM. COLOR: MATCH WALL SIDING.
10	**EXTERIOR DOORS:** WOOD. COLOR: BENJAMIN MOORE SLATE TEAL 2058-20.
11	**LIGHT FIXTURE:** ALUMINUM. FERGUSON HOME. VISUAL COMFORT. 12" WIDE. 180 LUMEN. ANTIQUE BRONZE.

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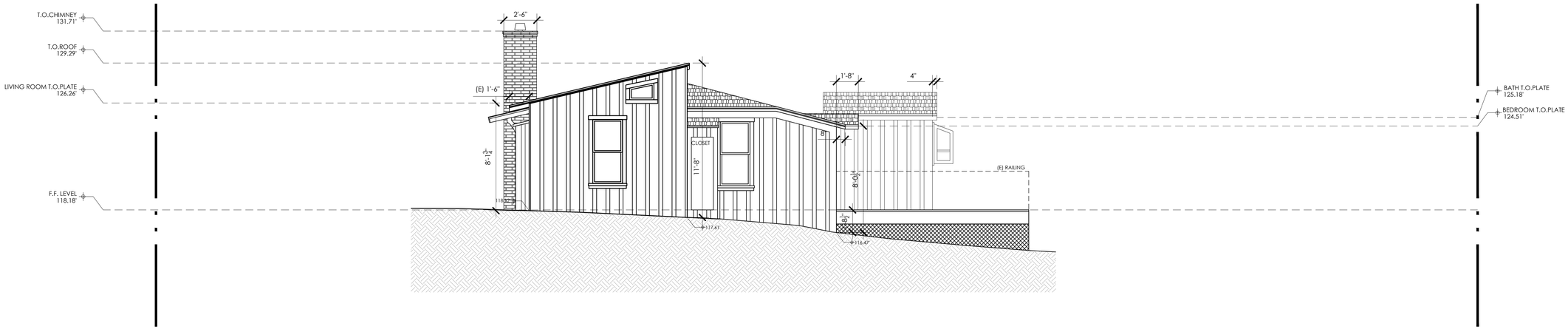
EAST ELEVATIONS

2/20/2026

1/4" = 1'-0"

A7

TRACK 2 DESIGN APPROVAL SET



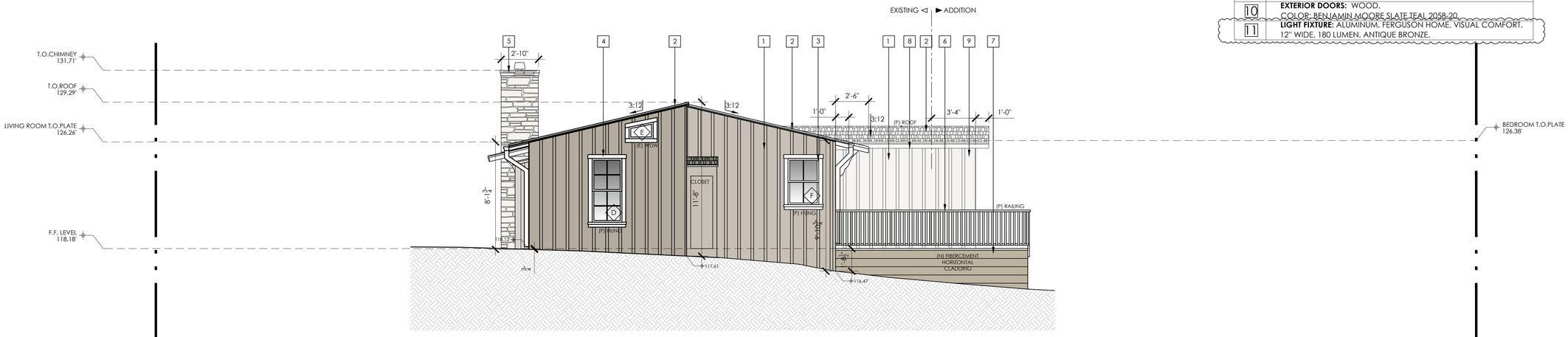
1 EXISTING NORTH (SIDE) ELEVATION

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

1' 2' 4' 8'

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2 PROPOSED NORTH (SIDE) ELEVATION

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

1' 2' 4' 8'

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TRACK 2 DESIGN APPROVAL SET

DOLORES 2 SW 10TH LLC RESIDENCE

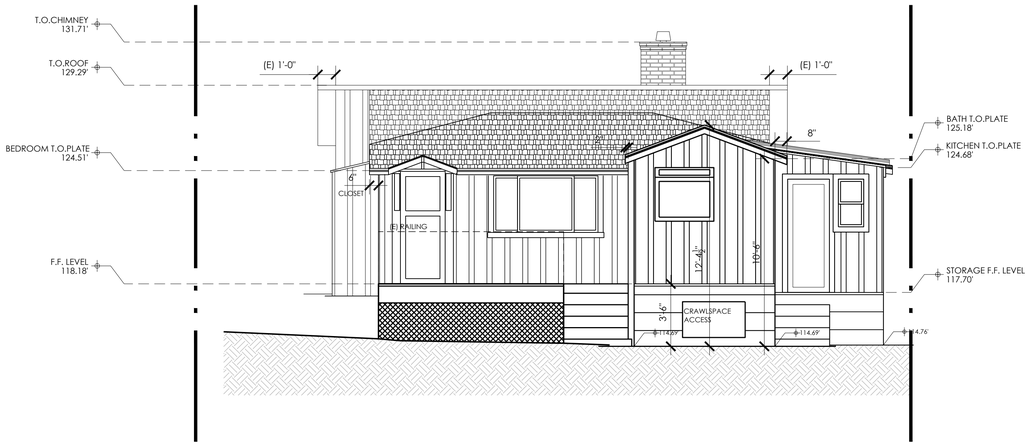
DOLORES STREET 2 S/W 10TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

NORTH ELEVATIONS

2/20/2026

1/4" = 1'-0"

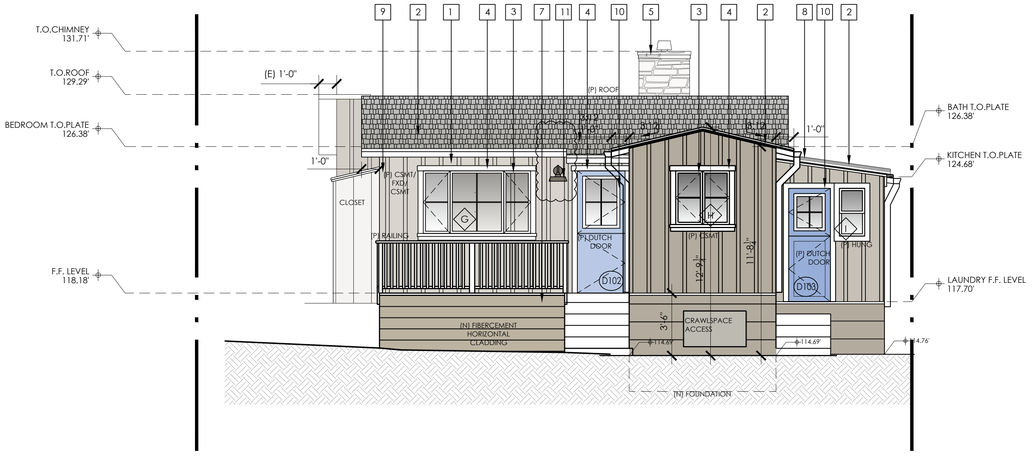
A8



1 EXISTING WEST (REAR) ELEVATION

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

1' 2' 4' 8'



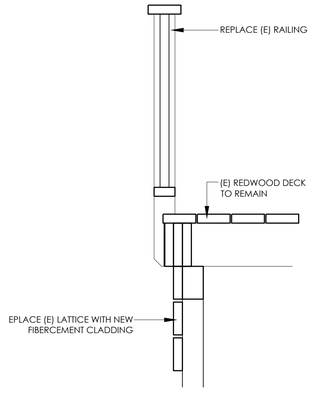
2 PROPOSED WEST (REAR) ELEVATION

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

1' 2' 4' 8'

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3 PROPOSED RAILING DETAIL

SCALE: 1" =1'-0"

1/4' 1/2' 1' 2'

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TRACK 2 DESIGN APPROVAL SET

DOLORES 2 SW 10TH LLC RESIDENCE

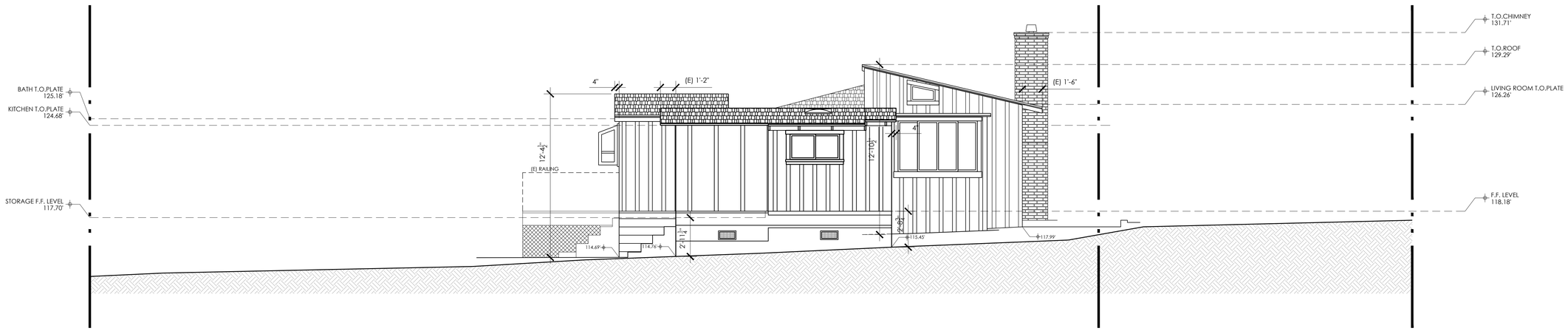
DOLORES STREET 2 S/W 10TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

WEST ELEVATIONS

2/20/2026

1/4" = 1'-0"

A9



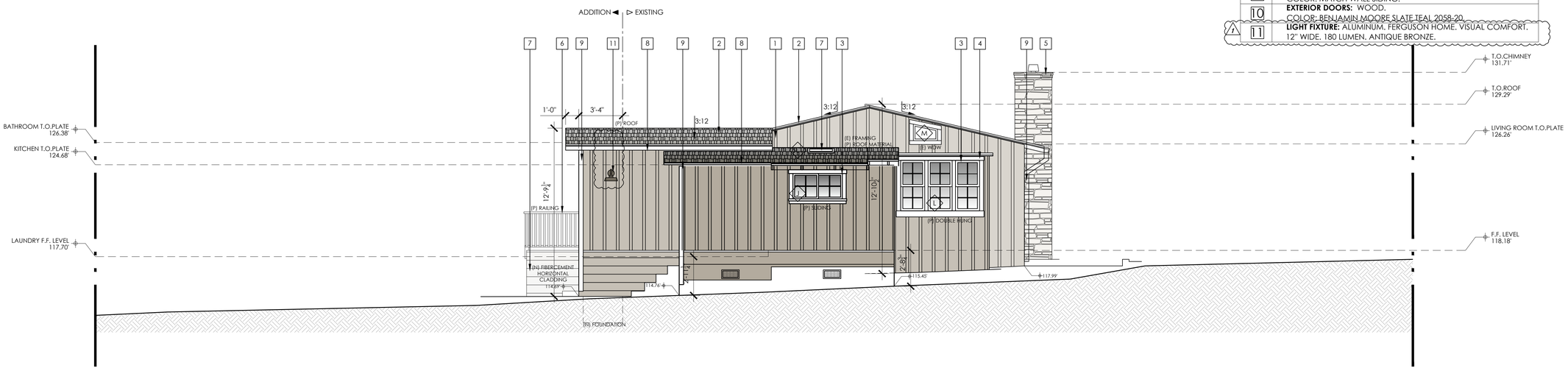
1 EXISTING SOUTH (SIDE) ELEVATION

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

1' 2' 4' 8'

KEYNOTES

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1 11	**LIGHT FIXTURE:** ALUMINUM. FERGUSON HOME. VISUAL COMFORT. 12" WIDE. 180 LUMEN. ANTIQUE BRONZE.



2 PROPOSED SOUTH (SIDE) ELEVATION

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

1' 2' 4' 8'

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SOUTH ELEVATIONS

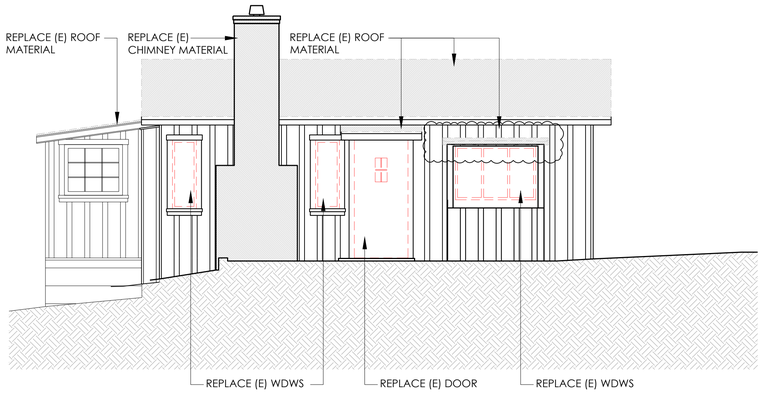
2/20/2026

1/4" = 1'-0"

A10

TRACK 2 DESIGN APPROVAL SET

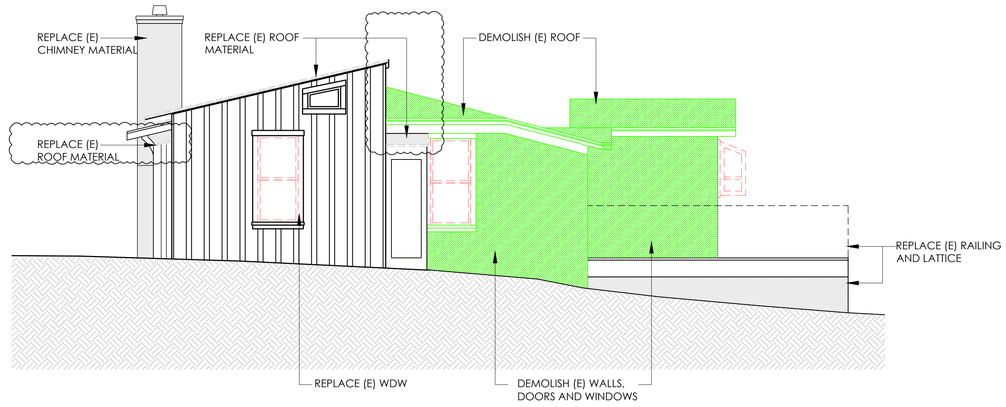
DEMOLITION LEGEND:
- ☐ WALL TO REMAIN
- ▨ EXTERIOR WALL AND ROOF TO BE DEMOLISHED
- ▨ EXTERIOR ROOF FRAMING TO BE REPLACED
- ▨ WINDOW TO BE REPLACED / REMOVED



1 DEMOLITION EAST (FRONT) ELEVATION

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

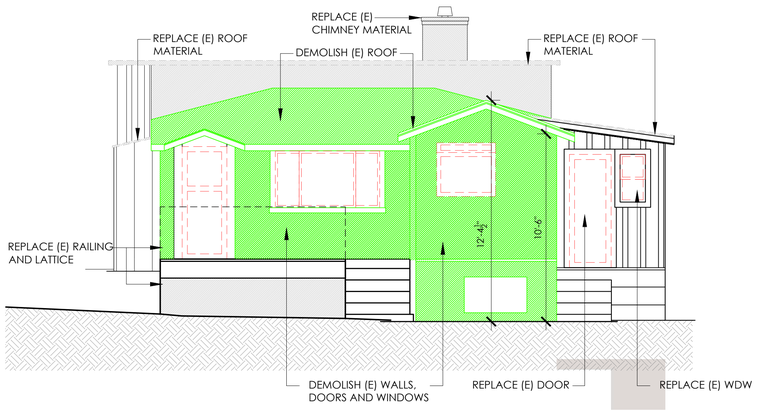
1' 2' 4' 8'



2 DEMOLITION NORTH (SIDE) ELEVATION

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

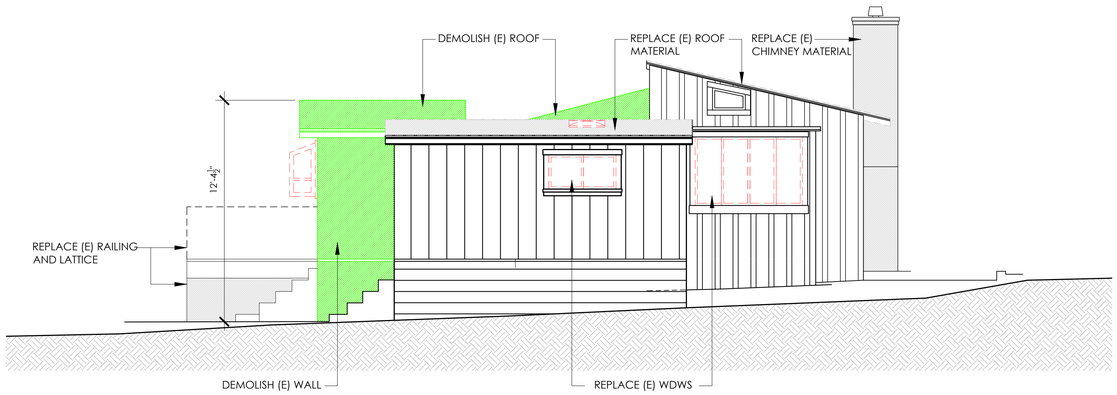
1' 2' 4' 8'



3 DEMOLITION WEST (REAR) ELEVATION

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

1' 2' 4' 8'



4 DEMOLITION SOUTH (SIDE) ELEVATION

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

1' 2' 4' 8'

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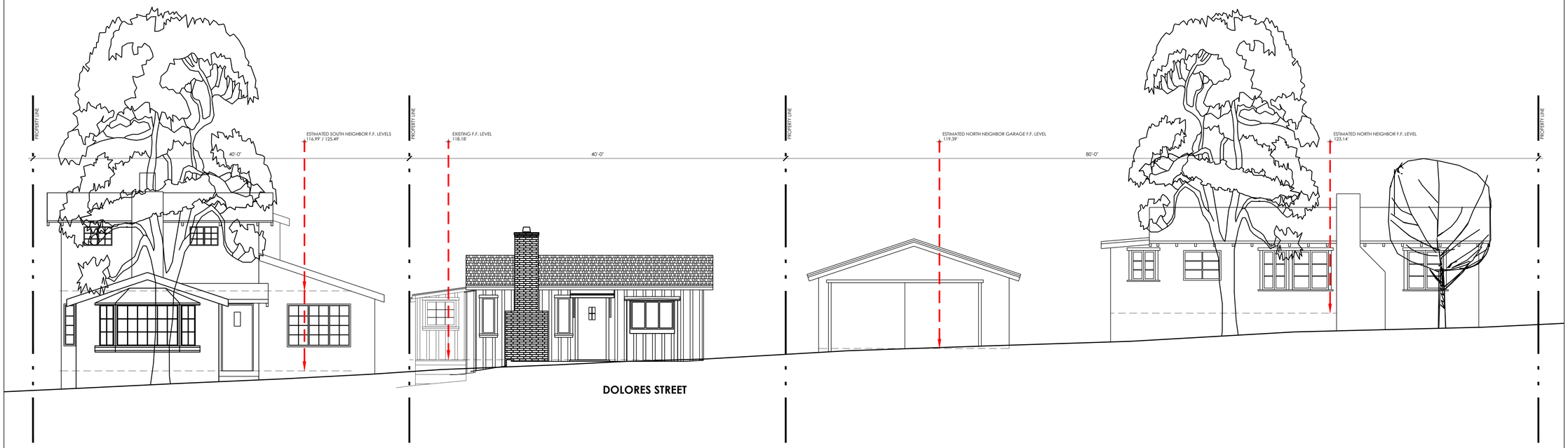
DEMOLITION ELEVATIONS

2/20/2026

1/4" = 1'-0"

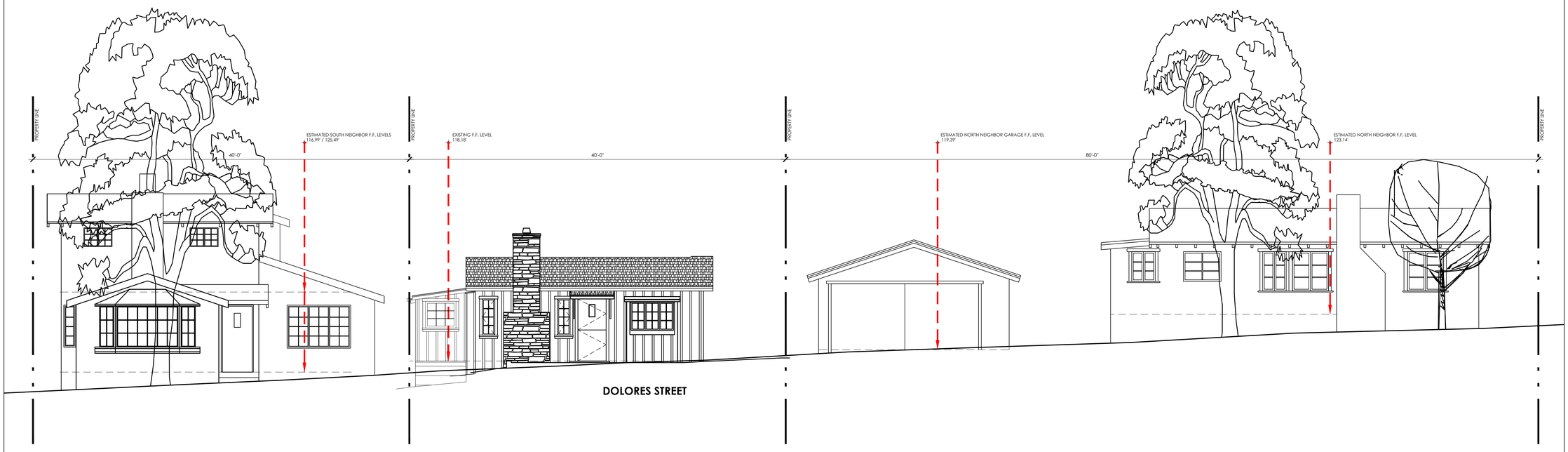
A11

TRACK 2 DESIGN APPROVAL SET



1 EXISTING STREETSCAPE ELEVATION

SCALE: 3/16" =1'-0"



2 PROPOSED EAST (FRONT) ELEVATION

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

1' 2' 4' 8'

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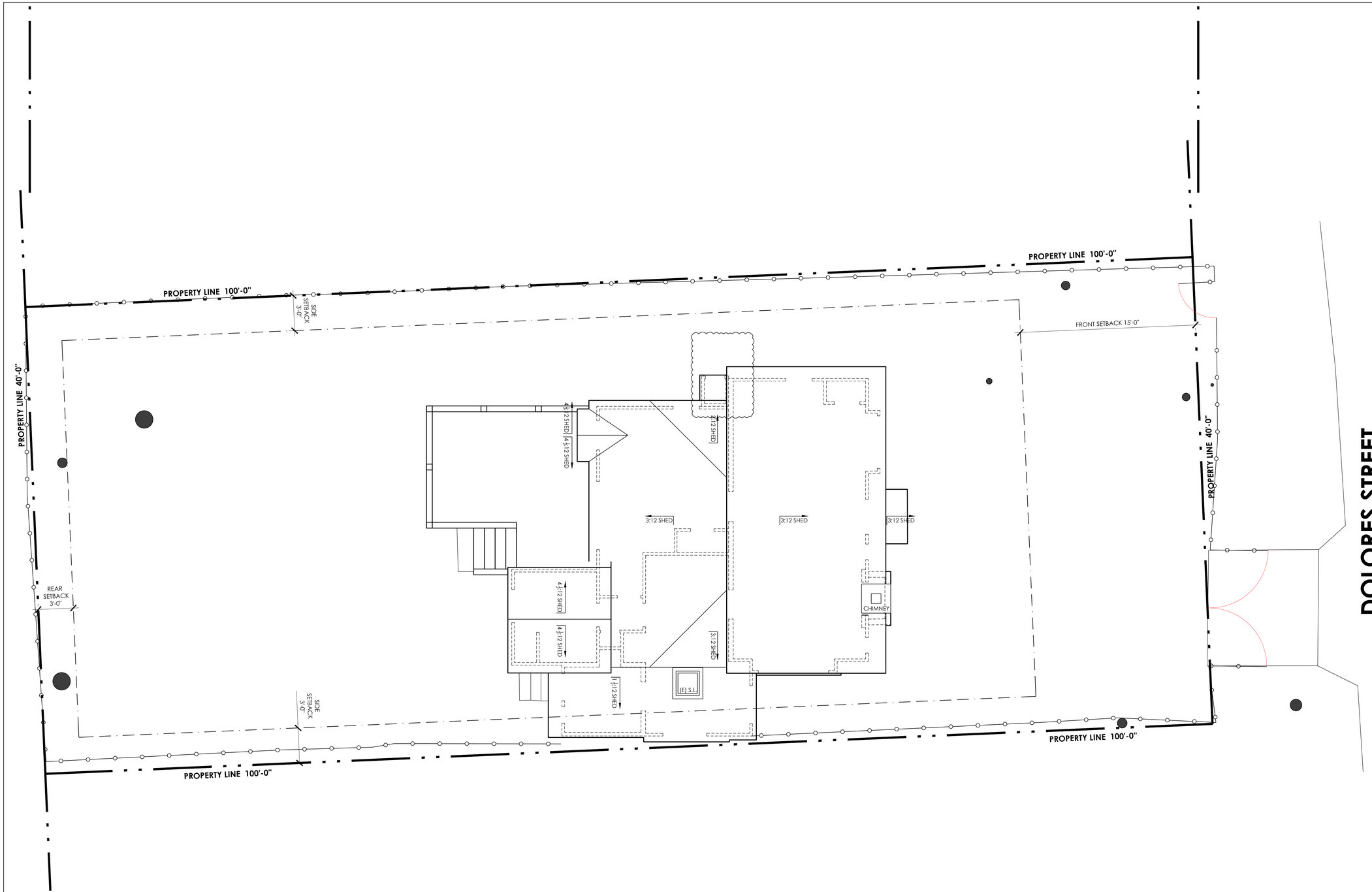
STREETSCAPE ELEVATIONS

2/20/2026

1/4" = 1'-0"

A12

TRACK 2 DESIGN APPROVAL SET



1 EXISTING ROOF PLAN
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

N PLAN NORTH

DOLORES STREET

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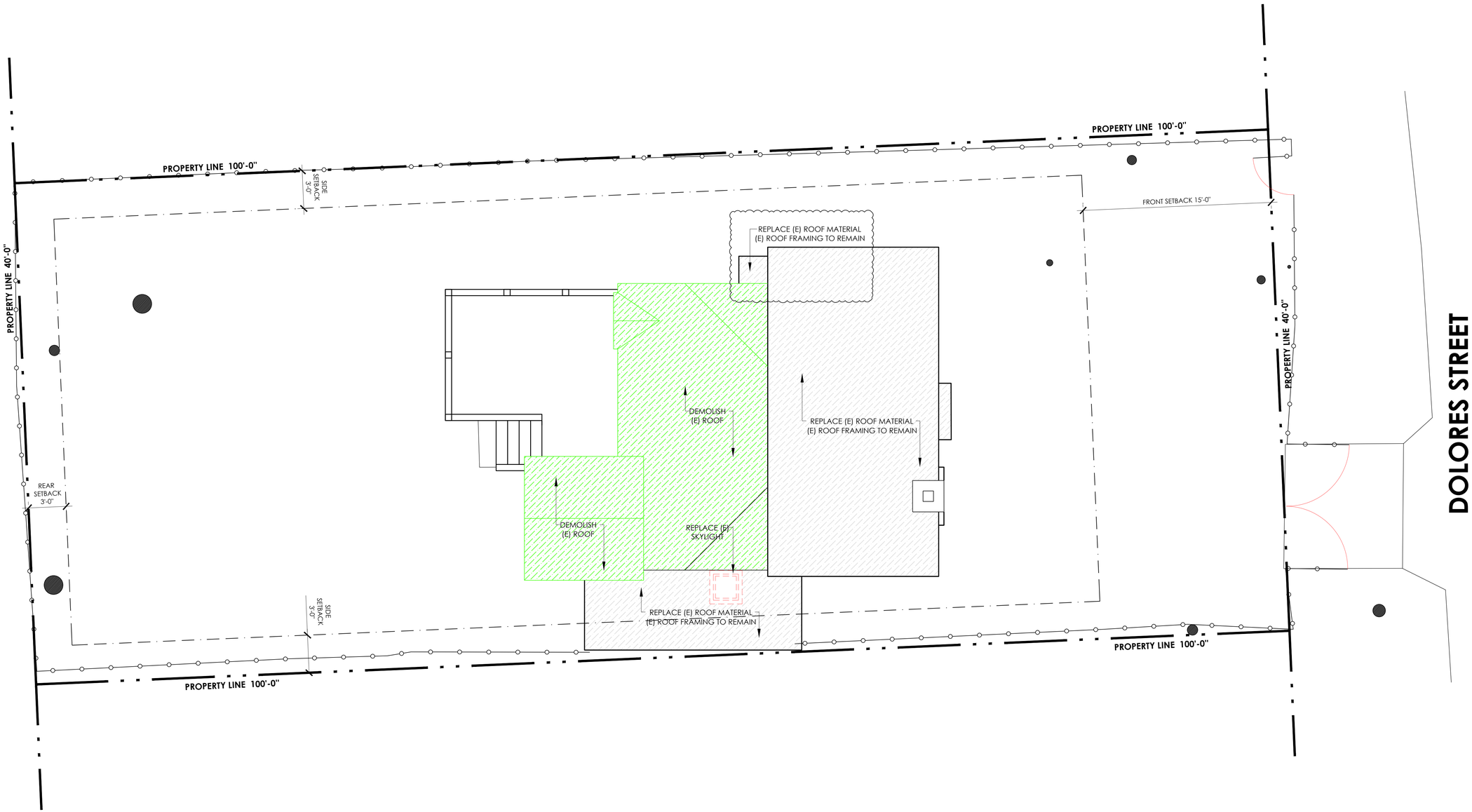
EXISTING ROOF PLAN

2/20/2026

1/4" = 1'-0"

A13

DEMOLITION LEGEND:
- ROOF TO BE DEMOLISHED
- ROOF MATERIAL TO BE REPLACED REPLACE, FRAMING TO REMAIN
- SKYLIGHT TO BE REPLACED



1 DEMOLITION ROOF PLAN
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

N PLAN NORTH

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DOLORES STREET

DEMOLITION ROOF PLAN

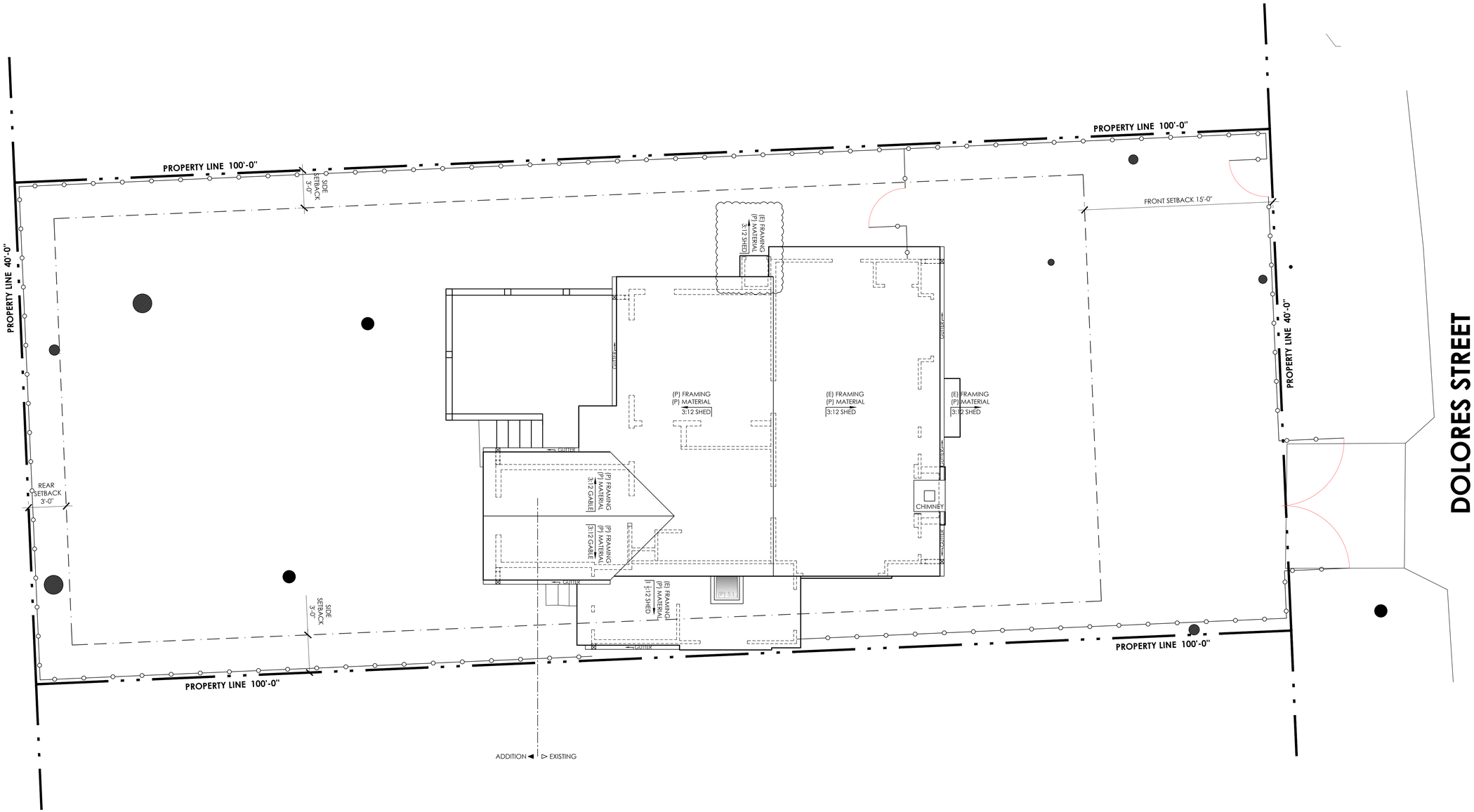
2/20/2026

1/4" = 1'-0"

A14

NOTES:

1. NEW ROOFING MATERIAL THROUGHOUT.
2. EXISTING SHED ROOF FRAMING OVER KITCHEN AND LIVING ROOM TO REMAIN.



1 PROPOSED ROOF PLAN
SCALE: 1/4" =1'-0"

PLAN NORTH

1' 2' 4' 8'

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DOLORES STREET

PROPOSED ROOF PLAN

2/20/2026

1/4" = 1'-0"

A15

TRACK 2 DESIGN APPROVAL SET

WEBB RESIDENCE - WINDOW SCHEDULE

REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	REPLACEMENT OF EXISTING OPENING / NEW OPENING	NUMBERED NOTES / REMARKS
	A	16"x 46"		UN-CLAD WOOD	CSMT	REPLACEMENT	DUAL GLAZED
	B	16"x 46"		UN-CLAD WOOD	CSMT	REPLACEMENT	DUAL GLAZED
	C	54" x 36" (3 PANELS, 18"W. EACH)		UN-CLAD WOOD	FIXED	REPLACEMENT	DUAL GLAZED
	D	27" x 58"		UN-CLAD WOOD	HUNG	REPLACEMENT	DUAL GLAZED
	E	RAKED 22" x 10 1/2" TO 15"		UN-CLAD WOOD	FIXED	EXISTING TO REMAIN	
	F	28" x 42"		UN-CLAD WOOD	HUNG	NEW	DUAL GLAZED
	G	72" x 42" (3 PANELS, 18"-36"-18" W.)		UN-CLAD WOOD	CSMT-FIXED-CSMT	NEW	DUAL GLAZED
	H	36" x 36" (2 PANELS, 18" W. EACH)		UN-CLAD WOOD	CSMT-CSMT	NEW	DUAL GLAZED
	I	17" x 32"		UN-CLAD WOOD	HUNG	REPLACEMENT	DUAL GLAZED
	J	45" x 23"		UN-CLAD WOOD	SLIDING	REPLACEMENT	DUAL GLAZED
	K	39" x 34"		UN-CLAD WOOD	FIXED	EXISTING TO REMAIN	
	L	72" x 46" (3 PANELS, 22"W. EACH)		UN-CLAD WOOD	DOUBLE HUNG	REPLACEMENT	DUAL GLAZED
	M	RAKED 22" x 10 1/2" TO 15"		UN-CLAD WOOD	FIXED	EXISTING TO REMAIN	

1 PROPOSED WINDOW SCHEDULE
N.T.S.

WEBB RESIDENCE - DOOR SCHEDULE

			DOOR TYPE	THICKNESS	HAND	REPLACE/ NEW	
	101	36" X 79 "	2	2"	RH	REPLACE	EXTERIOR ENTRY DUTCH DOOR.
	102	32" X 82 "	2	2"	LH	NEW	EXTERIOR ENTRY DUTCH DOOR
	103	38" X 76 "	2	2"	LH	REPLACE	EXTERIOR ENTRY DUTCH DOOR
	104	30" X 76 "	6	1 3/4	LH	NEW	INTERIOR HINGED DOOR
	105	48" X 76 " (2 PANELS, 24" EACH)	3	1 3/4	LHRH	NEW	SLIDING DOORS
		DOOR TYPE LEGEND					**HARDWARE TYPE LEGEND**
	TYPE 1	ENTRY DOOR, FULL LITE GLASS. WOOD					TYPE 1: --.
	TYPE 2	ENTRY DOOR, DUTCH DOOR 1/2 LITE WOOD					
	TYPE 3	EXTERIOR SLIDING DOORS.WOOD.					TYPE 2: --.
	TYPE 4	FRENCH DOORS. FULL LITE GLASS W / SIDE LITES. WOOD.					TYPE 3: --.
	TYPE 5	FRENCH DOORS. FULL LITE GLASS. WOOD.					
	TYPE 6	INTERIOR HINGED MDF DOOR, PRIMED					
	TYPE 7	POCKET DOOR, MDF, PRIMED					
	TYPE 8	GLASS INTERIOR DOOR					
	TYPE 9	INTERIOR BARN DOOR					
	TYPE 10	GARAGE DOOR					
	TYPE 11	INTERIOR SLIDING DOORS					
	TYPE 12	ENTRY DOOR, WOOD					**ADDITIONAL NOTES:**

2 PROPOSED DOOR SCHEDULE
N.T..S

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DOLORES STREET 2 S/W 10TH AVENUE
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WINDOW AND DOOR SCHEDULES

2/20/2026

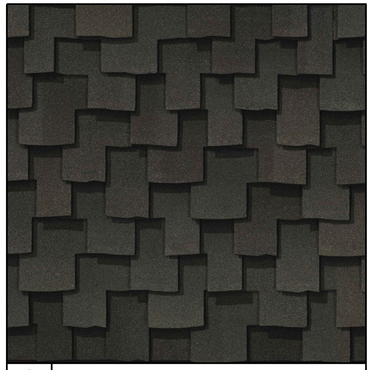
1/4" = 1'-0"

A16



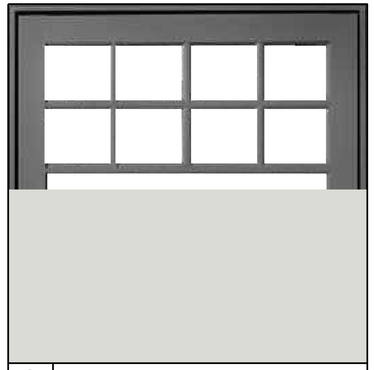
1 WALL SIDING

FIBER CEMENT. HARDIE TRIM BATTEN. 2 ½" EVERY 12"
COLOR: MONTEREY TAUPE.



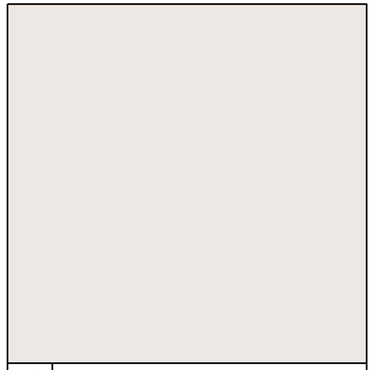
2 ROOF

ASPHALT SHINGLE. CERTAINTEED PRESIDENTIAL TL.
COLOR: SHADOW GRAY.



3 EXT DOORS & WINDOWS

WOOD. SIERRA PACIFIC. DIVIDED LITES.
COLOR: FRENCH LINEN 112.



4 WINDOWS TRIM

WOOD. 3 ½" WIDE. PAINTED.
COLOR: PAINTED WHITE TO MATCH WINDOWS.



5 FIREPLACE STONE

THIN VENEER LIMESTONE. 2". SBI MATERIALS.
FINISH: TAMARACK.



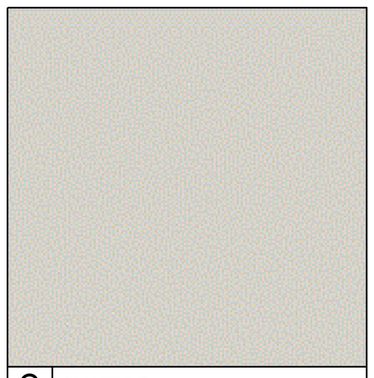
6 DECK RAILING

WOOD. CEDAR.
COLOR: WEATHERED GRAY FINISH.



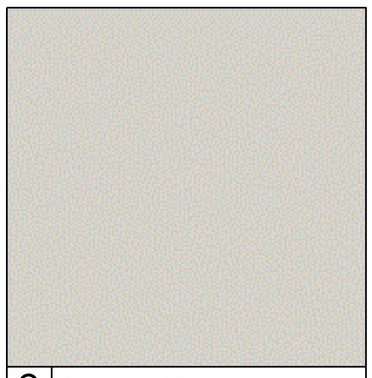
7 DECK CLADDING

FIBER CEMENT. JAMES HARDIE. 7 ½" SIDING.
HORIZONTAL. SELECT CEDARMILL. PEARL GRAY.



8 GUTTER

ALUMINUM. PAINTED.
COLOR: MATCH WALL SIDING.



9 DOWNSPOUT

ALUMINUM. PAINTED.
COLOR: MATCH WALL SIDING.



10 EXTERIOR DOORS

WOOD.
COLOR: BENJAMIN MOORE SLATE TEAL 2058-20.



11 LIGHT FIXTURE

ALUMINUM. FERGUSON HOME. 180 LUMENS.
VISUAL COMFORT. 12" WIDE. ANTIQUE BRONZE.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

DOLORES 2 SW 10TH LLC RESIDENCE

DOLORES STREET 2 S/W 10TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

MATERIALS

2/20/2026

N.T.S.

A17

TRACK 2 DESIGN APPROVAL SET



1 EXTERIOR VIEW FROM THE SOUTH EAST CORNER
SCALE: N.T.S.



2 EXTERIOR VIEW FROM THE NORTH EAST CORNER
SCALE: N.T.S.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

DOLORES 2 SW 10TH LLC RESIDENCE
DOLORES STREET 2 S/W 10TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

RENDERING VIEWS

2/20/2026

N.T.S.

A18



1 EXTERIOR VIEW FROM THE SOUTH WEST CORNER
SCALE: N.T.S.



2 EXTERIOR VIEW FROM THE NORTH WEST CORNER
SCALE: N.T.S.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/27
STATE OF CALIFORNIA

DOLORES 2 SW 10TH LLC RESIDENCE
DOLORES STREET 2 S/W 10TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

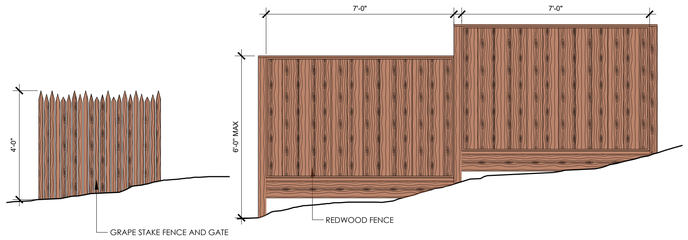
RENDERING VIEWS

2/20/2026

N.T.S.

A19

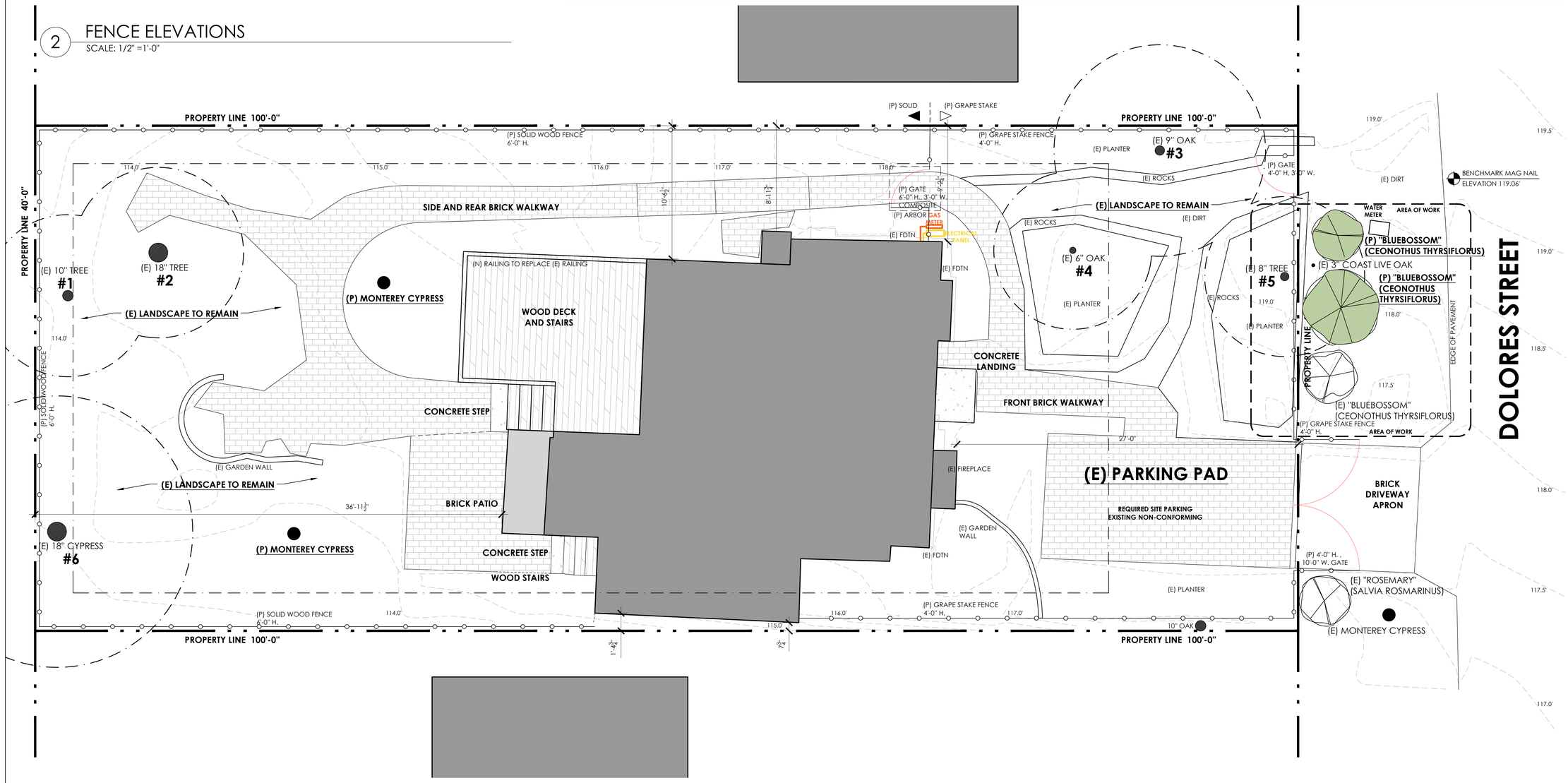
TRACK 2 DESIGN APPROVAL SET



2 FENCE ELEVATIONS
SCALE: 1/2" =1'-0"



EXISTING LANDSCAPE CONDITIONS TO REMAIN



1 EXISTING AND PROPOSED LANDSCAPE PLAN
SCALE: 1/4" =1'-0"

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/27 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

DOLORES 2 SW 10TH LLC RESIDENCE

DOLORES STREET 2 S/W 10TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

LANDSCAPE PLAN

2/20/2026

1/4" = 1'-0"

L1

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	719 SF house; 200 SF parking pad; 6 SF wood closet	746 SF house, 200 sf carport; 6 SF wood closet
Site Coverage	396 SF/556 SF	821 SF	760 SF
Trees (Upper/Lower)	3/1	1/5	3 / 5
Ridge Height (1st/2nd)	18'/24'	12'-10 1/2"	12'-10 1/2"
Plate Height (1st/2nd)	12'/18'	10'6"	11'8 ¼"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	27'	27'
Composite Side Yard	10 (25%)	9' 7 1/2"	9' 7 1/2"
Side Yard	3'	8' 11 3/4" north 7 3/4" south	8' 11 3/4" north 7 3/4" south
Rear	15'/3'**	40' 3 ½"	36' 11 ½"

**The rear setback is three feet for those portions of structures less than 15 feet in height.

DS 25377 (Dolores 2 SW 10th LLC)
Site Photos



East (front) elevation, view west.

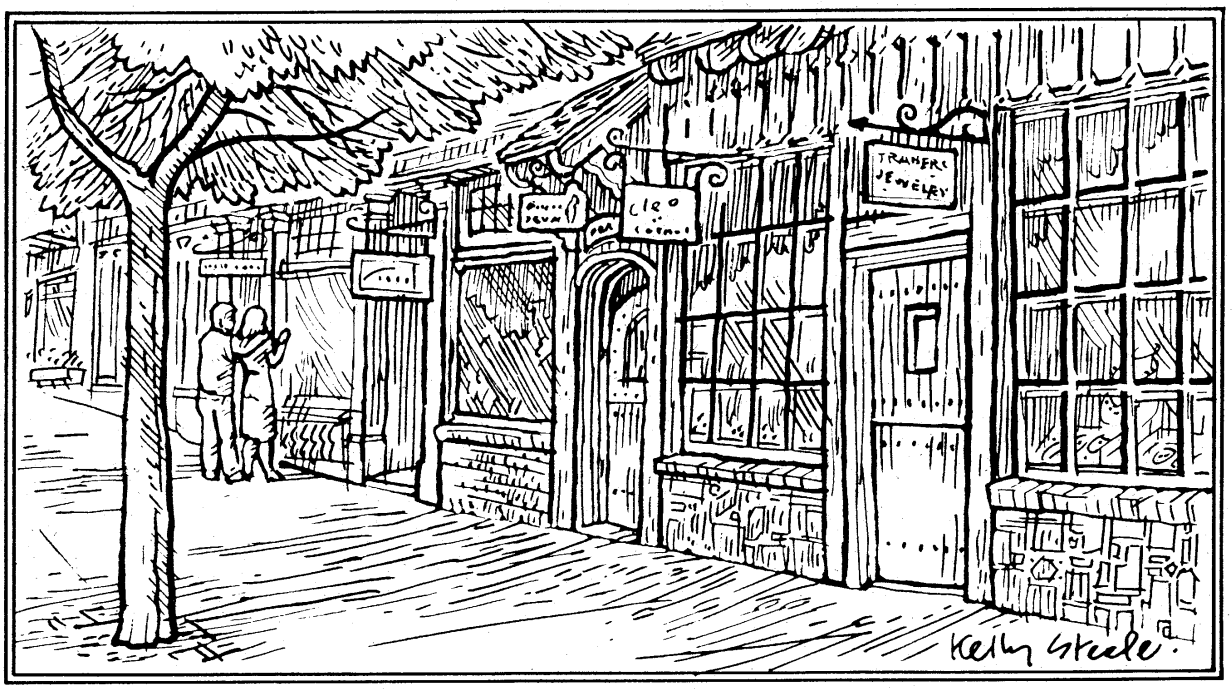


West (rear) elevation, view east.



Rear elevation, view southeast.

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

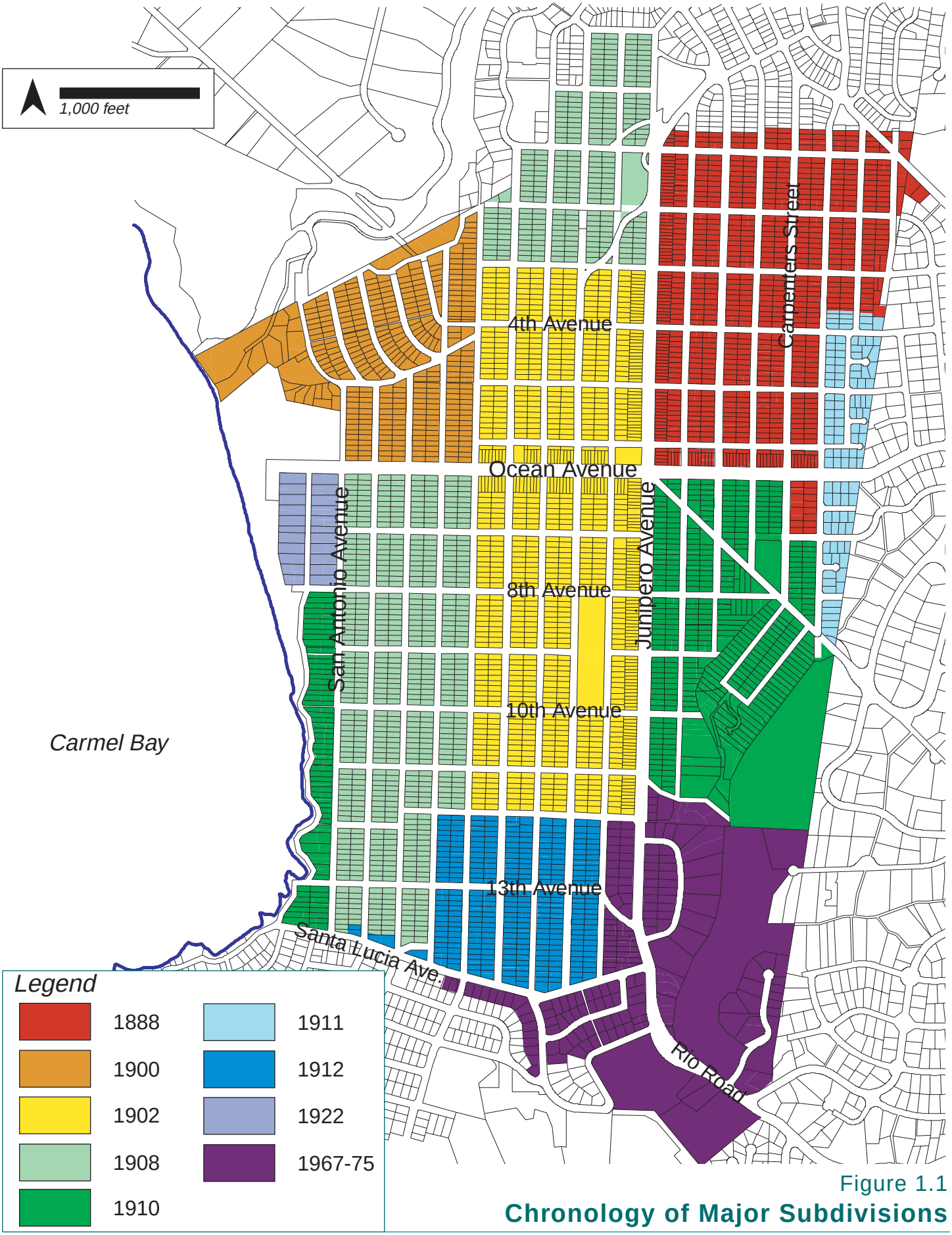


Figure 1.1
Chronology of Major Subdivisions

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

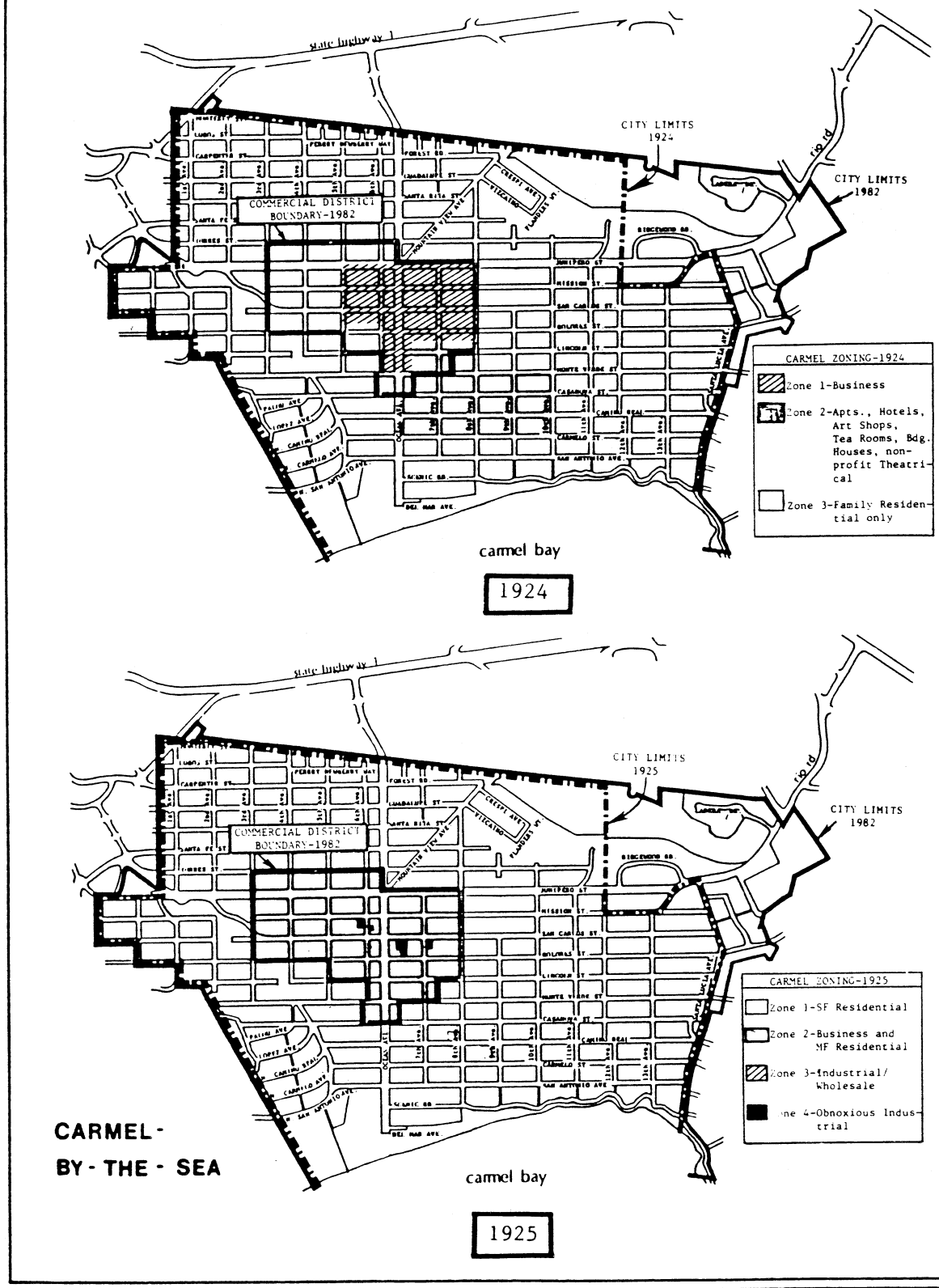
STATEMENT OF INTENT. The City of Carmel-by-the-Sea is hereby determined to be primarily, essentially and predominantly a residential city wherein business and commerce have in the past, are now, and are proposed to be in the future, subordinated to its residential character; and that said determination 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.

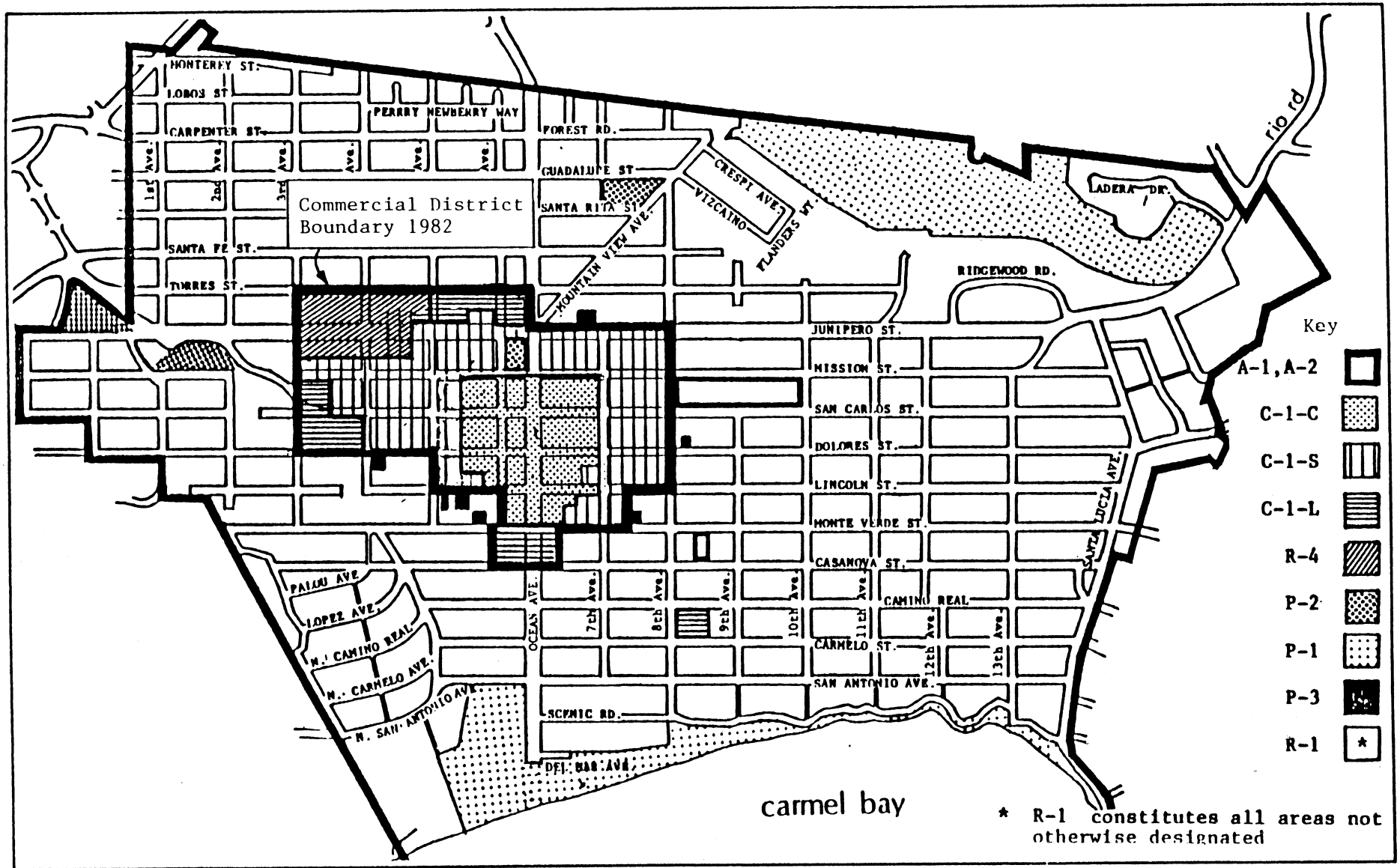
The Commercial District Today (2001)

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

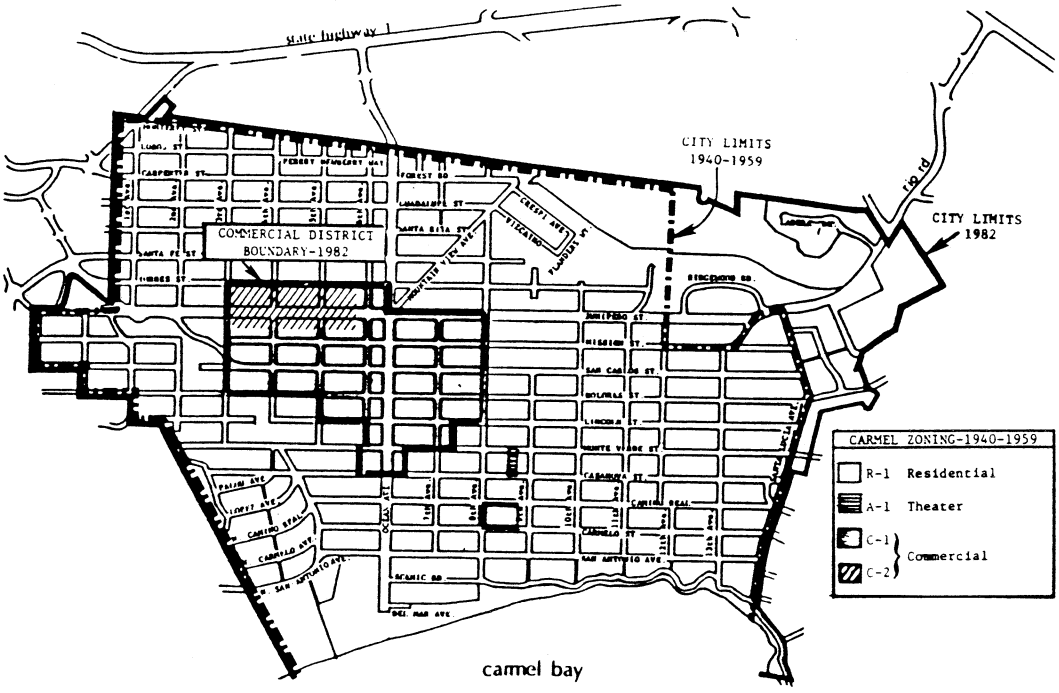


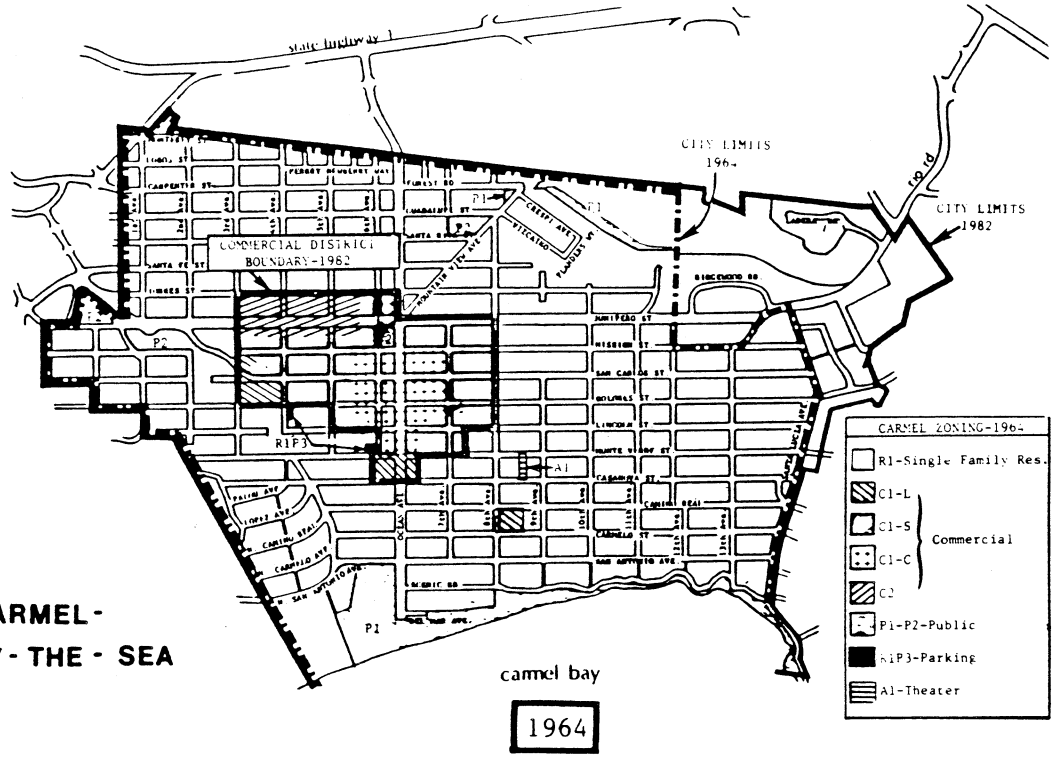
Carmel-by-the-Sea

N

SCALE 1"=1000'

FIGURE 1.2 CITY ZONING CATEGORIES, 1982





CARMEL-
BY-THE-SEA

Carmel-by-the-Sea	N SCALE 1"=1875'	FIGURE 1.2 CARMEL ZONING: HISTORICAL PERSPECTIVE (CONTINUED)

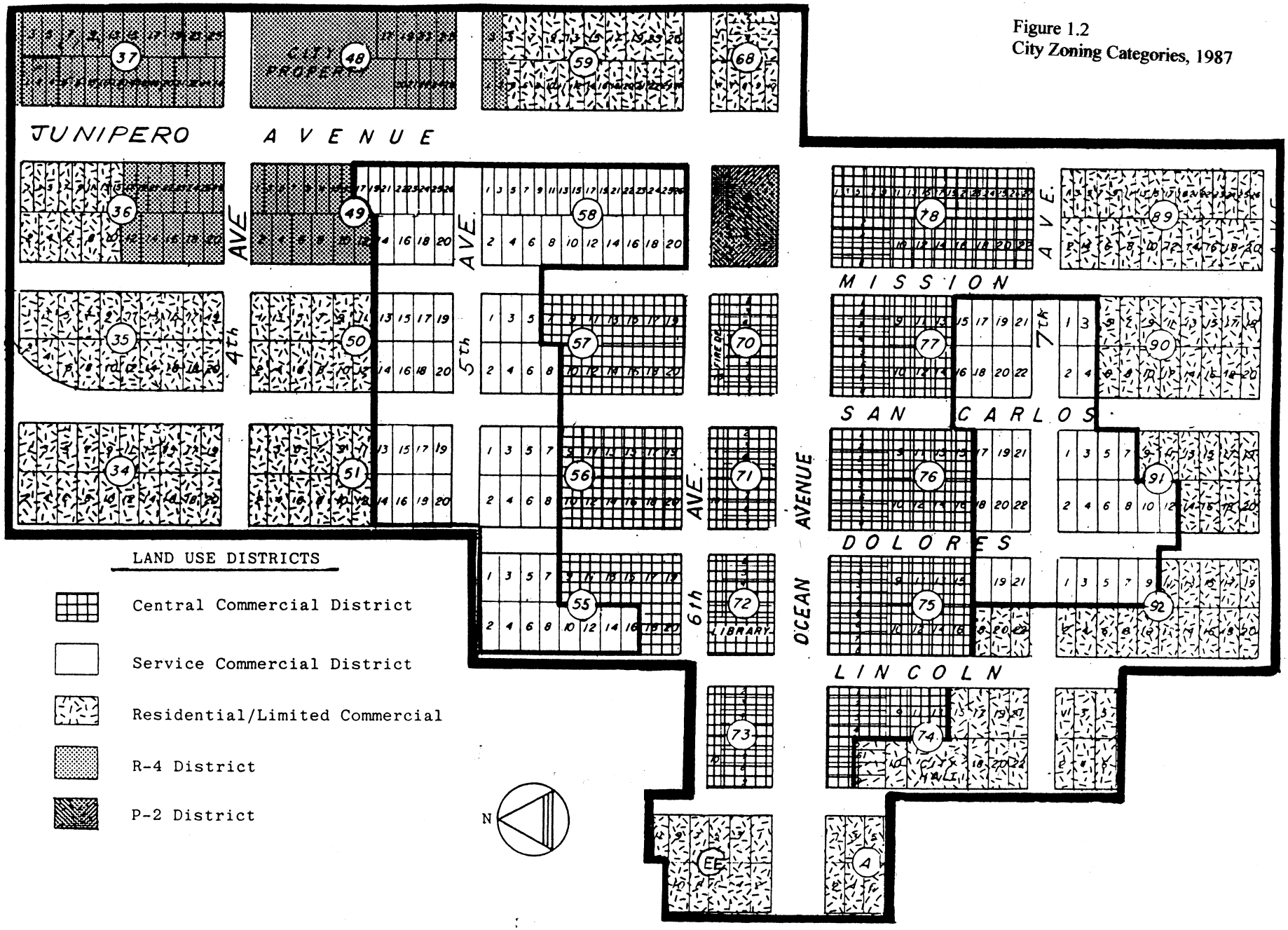


Figure 1.2
City Zoning Categories, 1987

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)

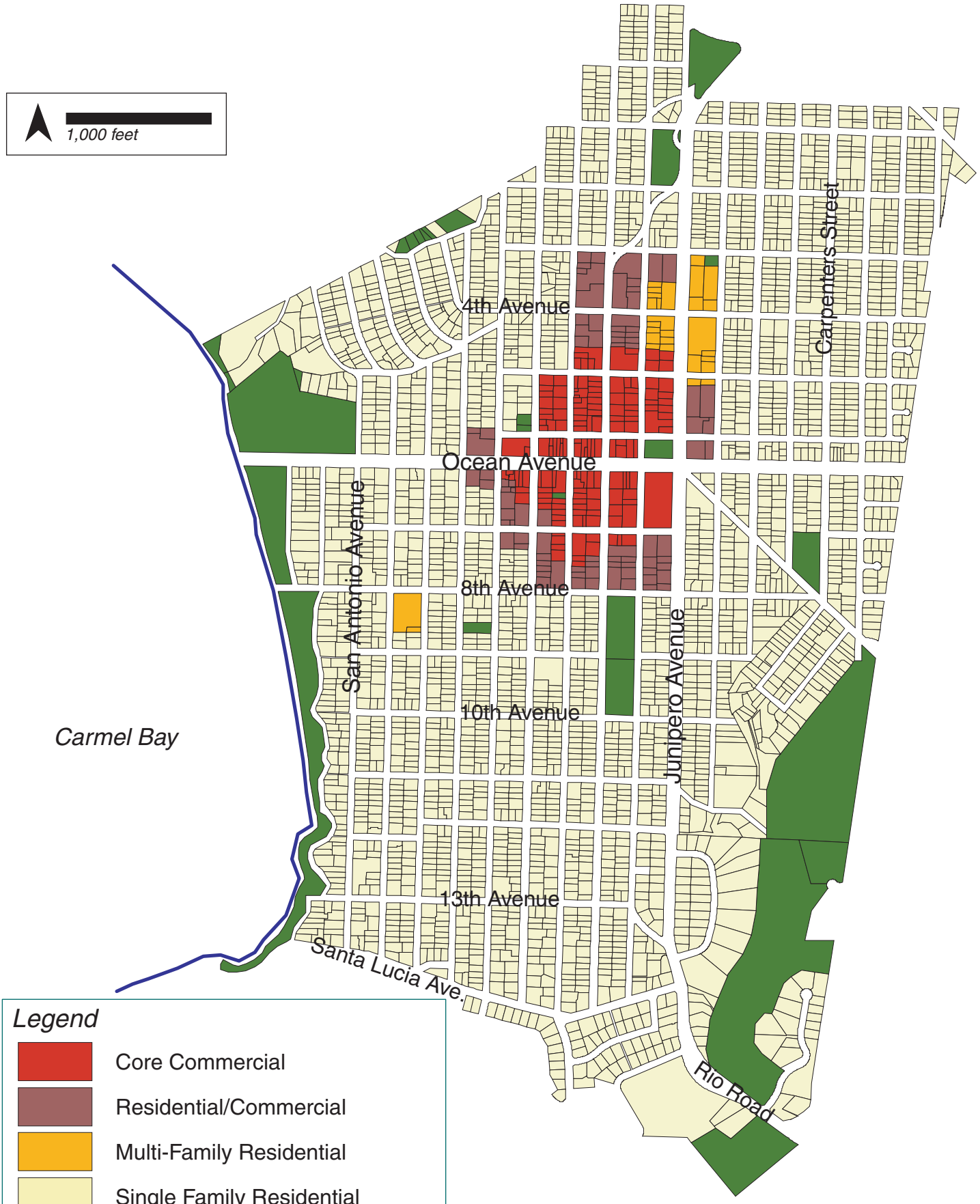


Figure 1.3
General Plan Land Use Map

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)

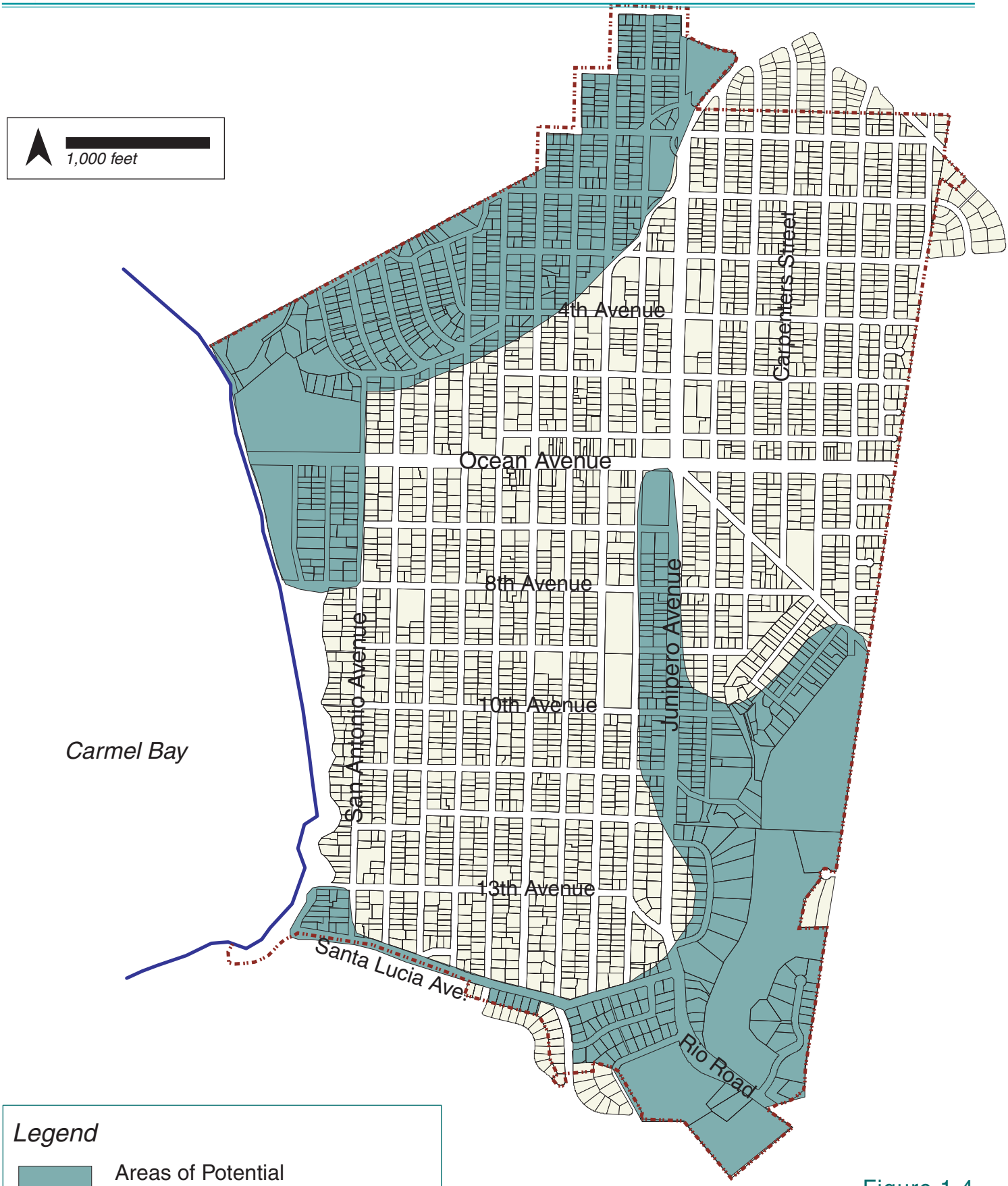


Figure 1.4
Areas of Potential Archaeological Significance

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.

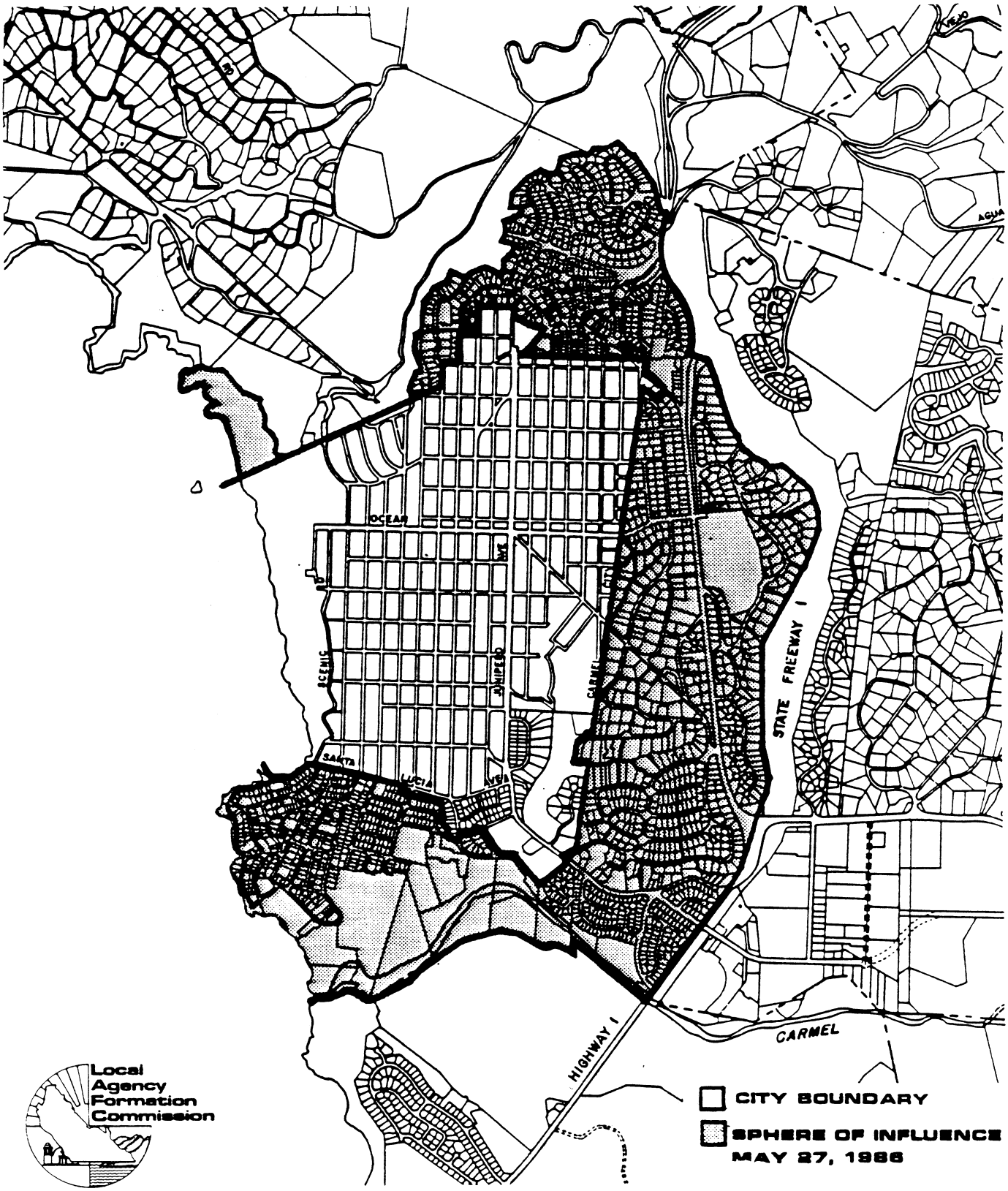
Hatton Fields consists of 300 acres of single-family residences east of the City limits and west of Highway 1. Medium-density zoning is permitted by the County and the area is developed in predominantly larger lots.

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.

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

March 11, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Katherine Wallace, Associate Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DS 25356 (Dale):** Consideration of a Concept Design Study, DS 25356 (Dale), for the demolition of an existing 1,168 square-foot, one-story single-family residence and the construction of a 1,585 square-foot, one-story single-family residence and 215 square-foot detached carport at San Carlos Street 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-155-019-000

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 25356 (Dale)	**Applicant:**	Merritt Hawley, Architect
APN:	010-155-019-000	**Owner:**	DALE ROBERT LEVERS & PATRICIA JOAN TRS
Block & Lot:	Block 116, Lot 18		
Location:	San Carlos Street 2 northwest of 11th 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 25356 (Dale), for the demolition of an existing 1,168-square-foot, one-story single-family residence, and the construction of a 1,585-square-foot, one-story single-family residence and 215

square-foot detached carport within the front setback located on San Carlos Street 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-157-115-019.

Summary, Background, and Project Description:

The project site is a 4,000 square-foot lot that contains an existing 1,168 square-foot residence, deemed ineligible for listing on the Historic Inventory on March 19, 2025. The applicant is proposing to demolish the residence and construct a 1,585-square-foot, one-story single-family residence as well as a 215-square-foot detached carport within the front setback (see Attachment 2: Project Plans; Attachment 3: Data Table; and Attachment 4: Site Photos). The primary purpose of this conceptual review is to assess 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 will use direction from this concept review to work with the applicant on a final design that will ultimately be brought back to the Planning Commission. The final details hearing will also include consideration of a Coastal Development Permit.

Staff Analysis:

Forest Character: Land Use & Community Character Policies P1-38, P1-39, and P1-44 as well as Residential Design Guidelines 1.1 through 1.4 encourage 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. Additionally, Carmel-by-the-Sea Municipal Code (CMC) section 17.64.080.A lists the seven required findings for acceptance of a design concept. Subsections A.2 and A.7 (see below) pertain to forest character.

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.*

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 site contains two trees: one significant elm proposed to be retained and one non-significant acacia proposed for removal. Draft Special 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. To meet the recommended tree density standard for a 4,000 square foot site, the proposed project shall include three upper canopy trees and one lower canopy tree. The proposed site plan presently includes one upper canopy tree (the existing elm,

approved by Forester to qualify as upper canopy) and two lower canopy trees (two newly proposed eastern redbuds). As two additional upper canopy trees are required, Draft Condition of Approval #2 states, “prior to scheduling for final details review, the site plan/landscape plan shall be revised to meet the minimum tree density of three upper and one lower canopy tree.”

The applicant has designed the proposed residence to avoid the 8’ structural root protection zone of the significant elm identified by the City Forester as required by CMC section 17.48.110.A.3. However, because the preliminary drainage plan shows a rain garden proposed within the 8’ protection zone, Condition of Approval #3 has been added requiring the relocation of the rain garden out of the root protection zone.

As conditioned, the proposed project meets Concept Findings 2 and 7 and the Residential Design Guidelines pertaining to Forest Character.

Privacy and Views: Land Use & Community Character Policy P1-51 and Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features. CMC section 17.64.080.A.5 (see below) is the required design concept finding that pertains to privacy and views.

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.*

While the new one-story residence is proposed to be taller than the existing one-story residence (discussed in Mass and Bulk section, below), there are no identified views associated with the project, nor apparent privacy impacts. At the time of writing this report, staff has not received any communication from any neighbor identifying a privacy or view impact, or any correspondence regarding the project otherwise.

As designed, the proposed project meets Concept Finding 5 and the Residential Design Guidelines pertaining to Privacy and Views.

Mass and Bulk; Building and Roof Form: CMC section 17.64.080.A.3 and 4 (see below) contains the required findings relative to mass/bulk and building/roof form.

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.

Land Use & Community Character Policies P1-37, P1-38, P1-40, P1-41, P1-45, P1-48 and P1-49 and Residential Design Guidelines 7.1 through 7.7 encourage 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 encourage 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. Relevant Design Guidelines 7.6 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.

8.4 - 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.

The proposed project would result in an increased floor area, from 1,168 square feet to 1,585 square feet (excluding the 215 square-foot carport, 15 square feet of which is categorized as site coverage rather than floor area), and an increased ridge height, from 10'3" to 16'8$^{3/8th}$". The residence is proposed to be irregularly rectilinear and largely in the same location of the existing home, meeting the 10' composite setback, 3' minimum side setback, and 15' minimum rear setback. The proposed residence meets the applicable zoning standards pertaining to height, floor area, setbacks, etc. (see Data Table, Attachment 3). The proposed design is in scale and character with the adjacent properties which is one of the objectives of the Design Guidelines pertaining to mass and bulk.

A volumetric study has yet to be completed and is therefore incorporated as Condition of Approval #4, as is standard practice. Assuming acceptance of a concept design,

proceeding to final details review is contingent on passing the volumetric study.

While staff has not identified any mass and bulk concerns, the Planning Commission should consider the Residential Design Guidelines pertaining to roof form and provide comments and direction on the design, as appropriate. The proposed design features steeply pitched gabled roof forms (12:12) on both the one-story house and the carport. The Design Guidelines (above) state that horizontal building forms and more moderately pitched roofs (pitch between 4:12 and 6:12) are preferred but that more steeply pitched roofs with low plate lines can be used on two story buildings. The one-story plate height for the proposed one-story building is 8'1" tall, which is less than the allowable 12' plate height limit. Additionally, the steeply pitched roof is consistent with the architectural style of the residence (characteristic of a Tudor residence). Staff is requesting the Commission's input as to whether the steeply pitched roof is appropriate based on the plate heights, as well as the style of the residence. The municipal code allows the Planning Commission to deviate from the Residential Design Guidelines when *the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC 17.58.010, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines.* Staff supports the steeply pitched roof forms on the one-story volumes, and an analysis of consistency with CMC section 17.58.010 will be provided in the Final Details staff report if the concept is supported by the Commission.

In addition to the steeply pitched rooflines, the proposed project includes a large window (3'8" x 5'6") at the front elevation, topped with a transom (3'8" x 2'2"). Combined, the window and transom feature is 8' 11½" tall (10' 3½" from grade). Required Concept Finding 4 speaks to windows of human scale, as do Design Guidelines 9.3 and 9.12, which state: "appropriately sized [windows] can be used to reduce scale and achieve a well-integrated design. Making any of these elements oversized can exaggerate a building's scale and should be avoided"; "avoid grand [windows] that are out of proportion with the human form"; "locate and size windows and doors to achieve a human scale while avoiding mass and privacy impacts"; and "provide windows on walls facing the street to help convey a human scale." Viewed together, the window and transom appear oversize. The Commission should consider if the window combination is human scale as designed, or, shall adopt draft Condition of Approval #5 which requires reducing the height of the transom or eliminating it altogether.

The project meets Concept Findings 3 and 4 and the Design Guideline objectives pertaining to Mass and Bulk, and Building and Roof Form, provided the Commission finds the fenestration to be human scale (as proposed, or as conditioned) and finds the steep roof pitch appropriate.

Parking/Detached Carport: The project plans and story poles depict a proposed carport located within both the side setback and front setback, which is not permitted. Following consultation with Planning staff, the applicant has confirmed plans to relocate the proposed carport out of the 3' south side setback to comply with development

standards (CMC section 17.10.030A.1.a). Draft Condition of Approval #6 requires the plans and storypoles be revised to reflect the relocated carport prior to the Final Details hearing.

Residential Design Guidelines 6.1 through 6.7 encourage minimizing the visual impacts of cars on a site; minimizing the extent of hard, impervious surfaces; and, avoiding garage/carport structures that dominate the site and building design. 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 rear yard setbacks or front or side yard setbacks facing a street,"* provided that the proposal is compliant with the following municipal code requirements:

1. Garages/carports in the front setback shall not exceed 12 feet in width, 250 square feet in floor area and 15 feet in height.

Staff Response: The carport is proposed to be 11'7" wide, 19'2" long. The carport is proposed to be 12' 8¾" tall and 215 square feet (200 of which is categorized as floor area, 15 square feet of which is categorized as site coverage). 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 features decomposed granite and a rock border along the fenceline. The existing right-of-way is void of landscaping. A landscaping plan has been included in the plan set, showing proposed plantings for at least 50% of the City right of way. Proposed right of way plantings include Tuscan Blue Rosemary, Pigeon Point Coyote Brush, and Pozo Blue Sage. The proposal is consistent with Residential Design Guideline 1.5 which states, "Maintain and enhance the informal, vegetated, open space character of the right-of-way". Staff also finds the proposed 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. The applicant has indicated that the plans will be updated to show a new sand-set paver driveway crossing the ROW prior to the Final Details hearing. The project meets standard #2.

3. The proposed setback encroachment would not impact significant trees.

Staff Response: The site only features one significant tree, which is located at the rear property line far from the proposed carport. 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 carport location does not appear that it would impact the free and safe movement of pedestrians or vehicles. The speed limit on San Carlos is 25 miles per hour; the roadway is flat and the Right of Way fronting the subject property has no large trees that would impede driver visibility. Pedestrians utilize the east side of San Carlos where a sidewalk is located, rather than the west side of the street fronting the subject property. The proposed carport is setback approximately 1'11" from the front property line and is approximately 13'7" from the street edge –as such there is limited potential for the carport 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 p.33 states, *Position a garage (or carport) to maximize opportunities for open space, views and privacy.* The carport preserves views into the site to a greater degree than an enclosed garage would. Additionally, at 215 square feet, the carport is smaller than the maximum permitted size of 250 square feet. The project meets standard #5.

6. Placement of the carport within the front setback will add diversity to the neighborhood streetscape.

Staff Response: Concept Design Guideline 6.2 states, "Parking facilities that maintain or enhance variety along the street edge are encouraged." The inclusion of a new detached carport in the front setback on the subject site would add diversity to the neighborhood. While there are four properties on the subject block face with detached garages in the front setback, this would be the only home with a detached carport in the front setback. Five properties on the subject block face have neither a garage or carport in the front setback. The project meets standard #6.

Considerations for Final Details Review: While the primary purpose of this concept review is to review and consider the site planning, privacy and views, and mass and scale related to the project, the Commission may provide input on other aspects of the project as well allow the applicant an opportunity to address identified issues ahead of the final details hearing. The items below are not an all-inclusive list of potential items to be discussed at the final details hearing, and the Commission may provide input on other aspects or components of the project as well.

- Prior to final details review, staff is requesting the Planning Commission consider the appropriateness of the proposed finish materials and provide preliminary feedback to the applicant. The proposed finish materials include but are not limited to: stucco siding, wood shingle siding (either flat edge or scalloped, to be determined), aluminum clad divided lite windows, flagstone paths and patio, and stucco garden and retaining walls. At past hearings, the Commission has commented that having multiple building finishes can result in a busy appearance for a building, however, staff is supportive of the proposed materials

as the material palate is consistent with the architectural style of the proposed residence.

- Application completeness for Final Details Review: While the project included sufficient information for application completeness for Concept Review, the project is deficient in respect to the required materials needed for review and scheduling for a final details hearing. As such, staff has included Condition of Approval #7 for Concept acceptance stating, 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. These comments include but are not limited to:
    - Revise site plan to include compliant site coverage (categorize mortared steps as impermeable; categorize 15 square feet of the carport as impermeable site coverage; include all garden walls as impermeable site coverage; provide section views of retaining walls exempted from site coverage calculations)
    - Complete all data tables on the cover sheet
    - Revise topographic survey to specify there are no existing easements
    - Indicate height, material and style for all existing and proposed walls and fences; revise design such that no wall in the front setback exceeds 3'
    - Depict existing and proposed condition of the City Right of Way in entirety
    - Ensure consistent notations re: proposed roof material (wood vs. composite shingle)
    - Include additional dimensioned height and elevation call-outs
    - Provide full lighting specs and consider reduction of light fixtures and omission of floodlights

Other Required Concept Findings:

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 conditioned, the project appears to meet the zoning standards applicable to the site; a variance is not required. Should staff identify any additional discrepancies or inconsistencies during the final details review, staff will work with the applicant to address them. Standard Condition of Approval #2 (at final approval, rather than concept) would require compliance with all R-1 zone district standards, and CMC section 15.04.110, which 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 include *G1-1, G1-2*, *O1-8, and P1-37 through P1-54* (refer to Attachment 5). The policies are generally implemented through adherence to zoning regulations and the residential design guidelines.

Other Project Components:

Public Correspondence: At the time of writing this report, staff has not received any correspondence from any neighbor or member of the public.

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 - Plans
3. Attachment 3 - Data Table
4. Attachment 4 - Site Photos
5. Attachment 5 - General Plan (Land Use and Community Character Element)

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 25356 (DALE), FOR THE DEMOLITION OF AN EXISTING 1,168 SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE, AND THE CONSTRUCTION OF A 1,585-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE AND 215 SQUARE-FOOT DETACHED CARPORT WITHIN THE FRONT SETBACK LOCATED ON SAN CARLOS STREET 2 NORTHWEST OF 11TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN 010-155-019-000.

WHEREAS, on November 21, 2025, Merritt Hawley for MAAD, Inc. ("Applicant") submitted an application on behalf of DALE ROBERT LEVERS & PATRICIA JOAN TRS ("Owner") requesting approval of a Track 2 Design Study application DS 25356 (Dale) described herein as ("Project" or "Application"); and

WHEREAS, the project has been submitted for a 4,000-square-foot site located at San Carlos Street 2 northwest of 11th Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the applicant is proposing the demolition of a 1,168-square-foot one-story single-family residence, and construction of a new 1,585-square-foot two-story single-family residence and a 215-square-foot detached carport; 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 February 27, 2026, a notice of the public hearing scheduled for March 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 February 27, 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 March 6, 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 March 11, 2026, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the concept 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		
For each of the required design study findings listed below, staff has indicated whether the plans, either as proposed or with conditions, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
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 25356 (Dale), for the demolition of an existing 1,168-square-foot, one-story single-family residence, and the construction of a 1,585-square-foot, one-story single-family residence and 215 square-foot detached carport within the front setback located on San Carlos Street 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District, APN: 010-157-155-019, subject to the conditions listed below:

CONDITIONS FOR CONCEPT ACCEPTANCE	
No.	
1.	**Tree Removal Permit.** Prior to scheduling for final details review, the applicant shall submit a tree removal permit for the existing non-significant acacia tree for consideration by the City Forester.
2.	**Landscape Plan.** Prior to scheduling for final details review, the applicant shall submit a revised 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 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). The landscape plan shall comply with the requirements of CMC Chapter 17.34 and the applicable Residential Design Guidelines.
3.	**Drainage Plan.** Prior to scheduling for final details review, the applicant shall submit a revised drainage plan for review by the Planning Division, City Forester, and Environmental Compliance that meets the submittal requirements of the Track 2 submittal checklist and relocates drainage features (e.g. rain garden) to avoid the root protection zone of the significant elm tree.
4.	**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.
5.	**Fenestration.** Prior to scheduling for Final Details review, the applicant shall work with staff to revise the plan set to either reduce the height of the transom window at the front (east) elevation, or omit it entirely.
6.	**Side Setback.** Prior to scheduling for Final Details review, the applicant shall work with staff to revise the plan set and the story poles to relocate the proposed carport out of the south side minimum 3' setback.
7.	**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 March 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

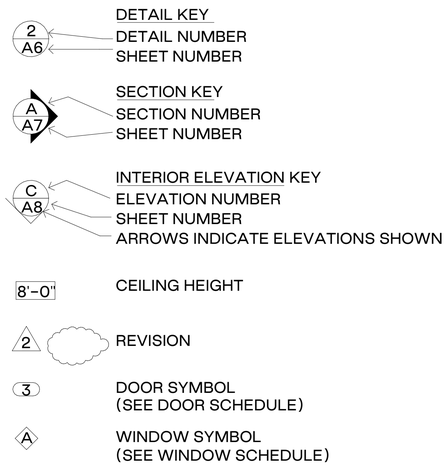
SAN CARLOS RESIDENCE

SAN CARLOS STREET 2 NW 11TH STREET, CARMEL-BY-THE-SEA

ABBREVIATIONS

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

SYMBOLS



PROJECT TEAM

OWNER:
MELISSA DALE
132 ANGELITA AVENUE
PACIFICA, CA 94044
(408) 460-4772

ARCHITECT/APPLICANT:
MERRITT HAWLEY
MERRITT AMANTI ARCHITECTURE & DESIGN, INC.
215 W. FRANKLIN STREET, SUITE 219
MONTEREY, CA 93940
(917) 572-1246

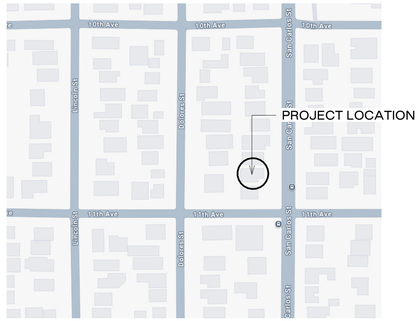
SURVEYOR:
FRANK LUCIDO JR.
LUCIDO SURVEYORS
2 SAUCITO AVENUE
DEL REY OAKS, CA 93940
(831) 620-5032

CIVIL ENGINEER:
MARK STERNER
L&S ENGINEERING AND SURVEYING, INC.
2460 GARDEN ROAD, SUITE G
MONTEREY, CA 93940
(831) 655-2723

GEOTECHNICAL ENGINEER:
GREG BLOOM
BUTANO GEOTECHNICAL ENGINEERING, INC.
404 WESTRIDGE DRIVE
WATSONVILLE, CA 95076
(831) 455-5959

LANDSCAPE ARCHITECT:
OONA JOHNSEN
OONA JOHNSEN LANDSCAPE ARCHITECTURE LLC
667 LIGHTHOUSE AVENUE, SUITE 303
PACIFIC GROVE, CA 93950
(831) 915-6838

VICINITY MAP



SHEET INDEX

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SHEET 3b	C1	SITE DEMOLITION PLAN
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SHEET 10b	L200	IRRIGATION PLAN
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SHEET 10d	L202	IRRIGATION DETAILS
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SHEET 11	A9.1	FINISH MATERIALS
SHEET 12	A9.0	COLOR RENDERING
SHEET 13	A9.2	TREE ASSESSMENT

PROJECT DATA

PROJECT DESCRIPTION:	DEMOLITION OF (E) 1,168 SF HOUSE, (N) 1,585 SF HOUSE & (N) 215 SF DETACHED CARPORT.		
PROPERTY ADDRESS:	SAN CARLOS, 2NW OF 11TH CARMEL-BY-THE-SEA, CA 93923		
APN:	010-155-019-000		
PARCEL SIZE:	.09 ACRES (4,000 S.F.)		
BUILDING OWNER:	MELISSA DALE		
ZONING:	R-1		
OCCUPANCY:	R-3, SINGLE FAMILY RESIDENTIAL		
COMMUNITY:	CARMEL-BY-THE-SEA		

FLOOR AREA:	*ALLOWED*	*EXISTING*	*PROPOSED*
HOUSE	--	1,168 S.F	1,585 S.F.
CARPORT/PARKING	200 S.F. MIN.	222 S.F.	215 S.F.
TOTAL	***1,800 S.F.***	***1,390 S.F.***	***1,800 S.F.***

SITE COVERAGE:	*ALLOWED*	*EXISTING*	*PROPOSED*
IMPERMEABLE	396 S.F.		
CONCRETE (WALLS)	--	753 S.F.	127 S.F.
D.G.	--	--	8 S.F.
WOOD DECK & STAIRS	--	194 S.F.	--
MORTARED BRICK	--	295 S.F.	--
PERMEABLE			
FLAGSTONE PAVERS	--	--	380 S.F.
**50% ADDITIONAL	160 S.F.		
TOTAL	***556 S.F.***	***1,242 S.F.***	***515 S.F.***

AVE NAT. GRADE:	GARAGE:	+49.0'
	HOUSE:	+46.74'

EXTERIOR VOLUME:	*ALLOWED*	*PROPOSED*
VOLUME 1	--	3,332 C.F.
VOLUME 2	--	546 C.F.
VOLUME 3	--	2,567 C.F.
VOLUME 4	--	5,074.5 C.F.
VOLUME 5	--	2,563 C.F.
VOLUME 6	--	5,064 C.F.
CARPORT/PARKING	--	2,200 C.F.
TOTAL	***21,600 C.F.***	***21,346.5 C.F.***

BUILDING HEIGHT:	*ALLOWED*	*EXISTING*	*PROPOSED*
RIDGE HEIGHT	18'-0"	10'-2 13/16"	VARIES (SEE ELEV.)
PLATE HEIGHT	12'-0"	6'-11"	VARIES (SEE ELEV.)

SETBACKS	*MIN. REQ.*	*EXISTING*	*PROPOSED*
FRONT	15'-0"	31-0"	18'-2"
COMPOSITE	10'-0"	SEE SITE PLAN	SEE SITE PLAN
SIDE	3'-0"	--	--
REAR	15'-0"	16'-4"	15'-0"

CONSTRUCTION TYPE:	V-B, SPRINKLERED (WILL BE SPRINKLERED AS PART OF BUILDING PERMIT APPLICATION)
GRADING:	CUT: 73 C.Y. FILL: 53 C.Y.
TREE REMOVAL:	(1) NON-NATIVE TREE
PARKING:	REQUIRED: 1 SPACE PROPOSED: 1 SPACE (DETACHED CARPORT)
WATER SERVICE:	CAL AM
SEWER SERVICE:	CARMEL AREA WASTEWATER DISTRICT
DEFFERED SUBMITTAL:	SPRINKLERS, SOLAR DESIGN

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

MERRITT AMANTI
ARCHITECTURE & INTERIORS
e. merritt@merrittamanti.com
t. (917) 572-1246
www.merrittamanti.com

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SCALE:

DRAWN BY: MH, HL

PRINT DATE: 11.18.25

DRAWING DATE: 8.21.25

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:

TITLE SHEET & PROJECT DATA

SHEET NUMBER:

A0.1

(SHEET 1)

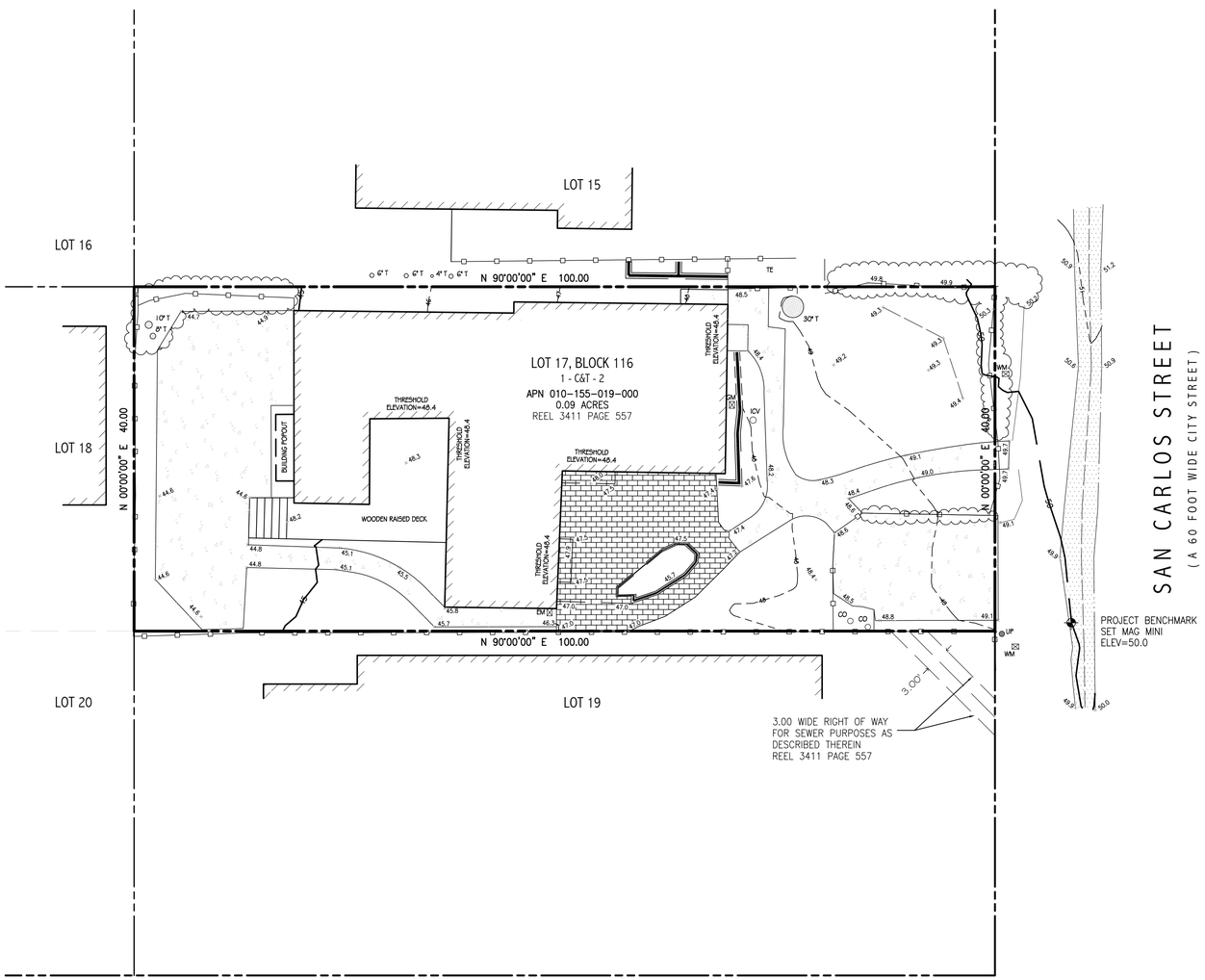
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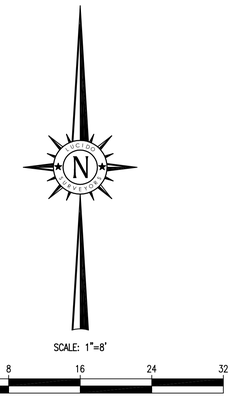
- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 49 CONTOUR (MINOR)
- BUILDING APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- GARAGE SLAB ELEVATION APPROXIMATE GARAGE SLAB ELEVATION
- W WATER LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- SS SANITARY SEWER LINE
- MH SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN-OUT
- SD STORM DRAIN
- MH STORM DRAIN MANHOLE
- AD AREA DRAIN
- CB STORM DRAIN CATCH BASIN
- E ELECTRIC LINE
- UP UTILITY POLE
- GW GUY WIRE
- EV ELECTRIC VAULT
- UV UTILITY VAULT
- EM ELECTRIC METER
- SL STREET LIGHT
- LP LAMP POST
- G GAS LINE
- GM GAS METER
- T TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- FLOWLINE

- BLOCK RETAINING WALL
- ROCKS
- STACKED BLOCK WALL
- AC DRIVEWAY
- BRICK WALKWAY/PATIO
- CARMEL STONE
- PCC WALKWAY/PATIO
- P PILLAR
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD

- AC ASPHALT CONCRETE
- BOC BACK OF CURB
- BSW BACK OF SIDEWALK
- CS CARMEL STONE
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE SLAB
- DG DECOMPOSED GRANITE
- DWY DRIVEWAY
- EP EDGE OF PAVEMENT
- EX AGG EXPOSED AGGREGATE
- FC FACE OF CURB
- HDPE HIGH DENSITY POLY ETHYLENE
- LG LIP OF GUTTER
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- TE TRASH ENCLOSURE

- EDGE OF FOLIAGE
- 12"T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- R REDWOOD
- T TREE
- 49.9 SPOT ELEVATION





BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL SET IN THE PAVEMENT NEAR THE SOUTH EASTERLY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. THIS IS NOT AN ALTA/NSPS SURVEY. HOWEVER (IN SOME CASES) A RECORD OF SURVEY AND/OR A CORNER RECORD MAY BE IN THE SUBMITTAL PROCESS WITH THE COUNTY OF MONTEREY.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN DECEMBER OF 2024

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF MELISSA DALE IN DECEMBER OF 2024.

12/20/24
DATE

FRANK LUCIDO JR.
PLS 8368
EXPIRES 12/31/25

PROFESSIONAL LAND SURVEYOR · FRANK LUCIDO JR. · No. 8368 · STATE OF CALIFORNIA

TOPOGRAPHIC SITE SURVEY

OF

San Carlos Street 2 NW 11th Street

PER

APN 010-155-019-000

Records of Monterey County

PREPARED FOR

Melissa Dale

BY

LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting

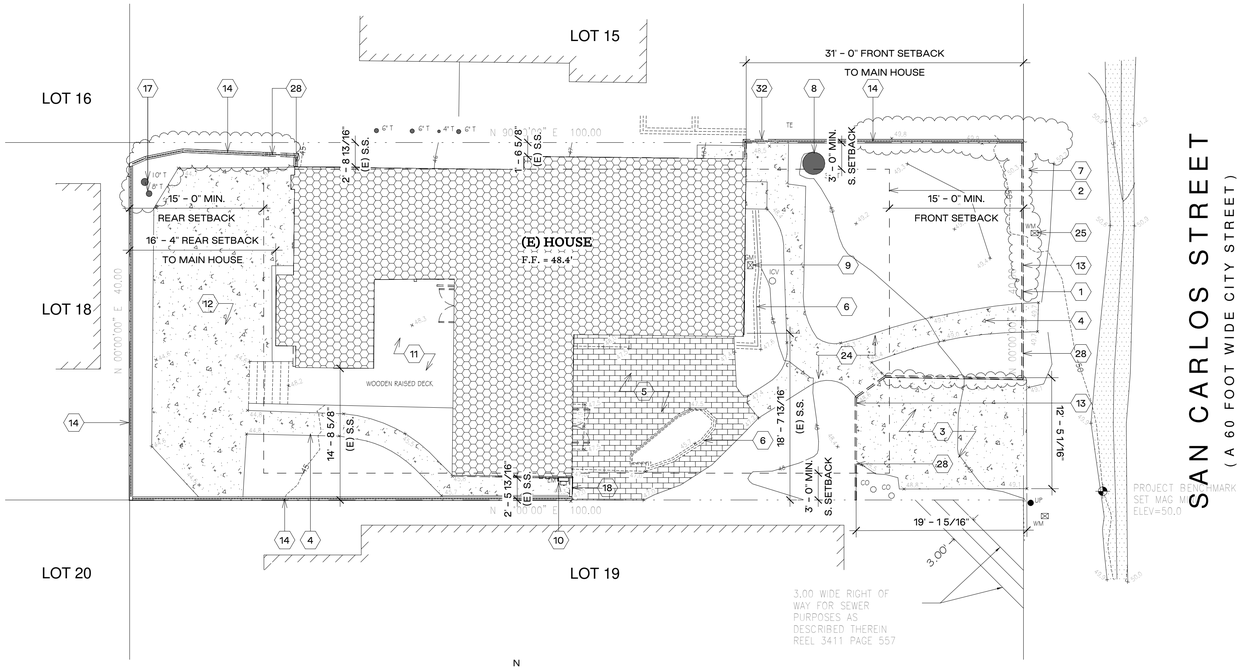
2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

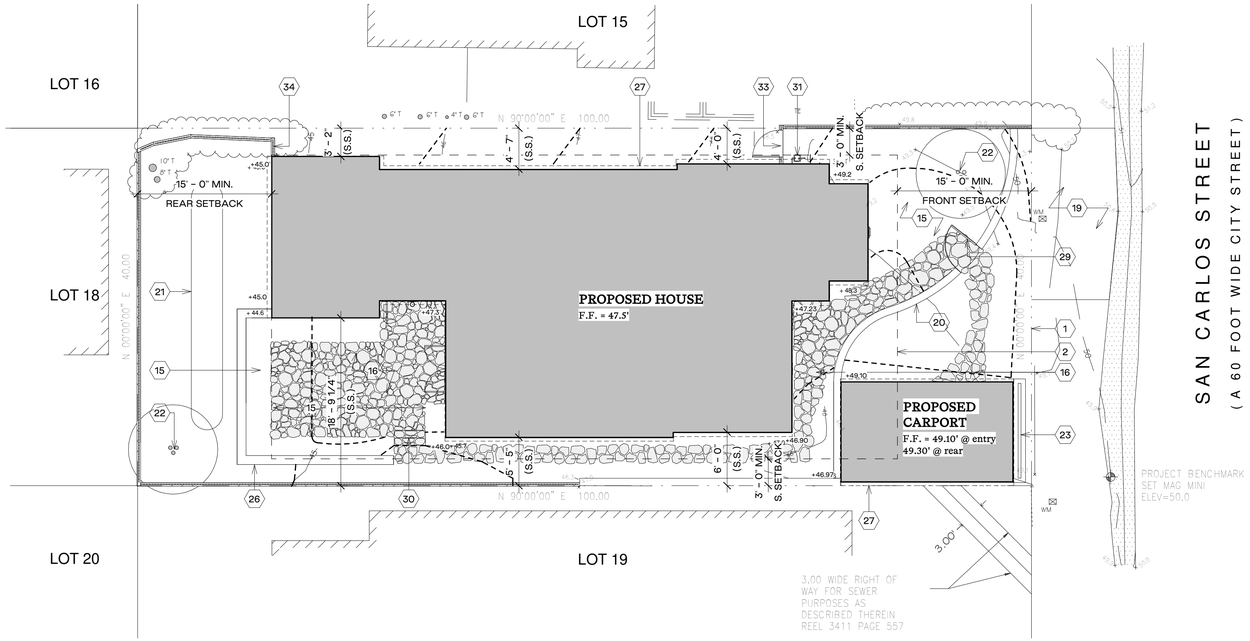
SCALE: 1"=8'	PROJECT No. 3629	DECEMBER 2024
CITY OF CARMEL	COUNTY OF MONTEREY	STATE OF CALIFORNIA

ONE SHEET ONLY

(SHEET 2)



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



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

SHEET NOTES

1 PROPERTY LINE
2 SETBACK LINES
3 (E) PCC PARKING PAD TO BE REPLACED
4 (E) PCC WALKWAYS TO BE REMOVED
5 (E) BRICK PATIO TO BE REMOVED
6 (E) BLOCK RETAINING WALL TO BE REMOVED
7 (E) PLANTED AREA TO BE REMOVED
8 (E) TREE TO BE REMOVED
9 (E) GAS METER TO BE RELOCATED. SECURE UTILITIES AT PROPERTY LINE PER JURISDICTIONAL REQUIREMENTS
10 (E) ELECTRIC METER TO BE RELOCATED
11 (E) RAISED WOODEN DECK AND STAIRS TO BE REMOVED
12 (E) PCC PATIO TO BE REMOVED
13 (E) GRAPE STAKE WOOD FENCE TO BE REMOVED
14 (E) WOOD FENCE TO REMAIN
15 PLANTED AREA
16 PERMEABLE FLAGSTONE PATH & PATIOS w/ PLANTED JOINTS
17 PROTECT (E) TREE & IVY VINES TO REMAIN
18 REMOVE (E) WOOD GATE
19 PLANTED R.O.W. PER CITY REQUIREMENTS. SEE LANDSCAPE DWGS
20 PLASTER RETAINING WALL. TOP OF WALL=4'-0"H FROM LOWEST LINE OF GRADE. SEE CIVIL DWGS
21 PLANTED AREA w/ RAIN GARDEN. SEE CIVIL DWGS
22 (N) TREE
23 TRENCH DRAIN
24 CLEAR & GRADE SITE FOR (N) CONSTRUCTION
25 (E) WATER METER
26 1'-0" WIDE RETAINING WALL
27 LINE OF ROOF OVERHANG
28 REMOVE (E) WOOD FENCE
29 PAINTED WOOD GATE
30 FLAGSTONE STEPS
31 (N) GAS AND ELECTRIC METERS. SEE CIVIL DWGS
32 PORTION OF (E) WOOD FENCE TO BE REMOVED
33 (N) WOOD FENCE TO MATCH (E) w/ (N) GATE
34 (N) WOOD FENCE TO MATCH (E)

LEGEND

- EXISTING STRUCTURES TO BE REMOVED
- PROPOSED STRUCTURES
- PERMEABLE FLAGSTONE PAVERS w/ PLANTED JOINTS
- PROPERTY LINE
- SETBACK
- PROPOSED TOPOGRAPHY
- LINE OF ROOF OVERHANG

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

MERRITT AMANTI
ARCHITECTURE & INTERIORS
e. merritt@merrittamanti.com
t. (917) 572-1246
www.merrittamanti.com

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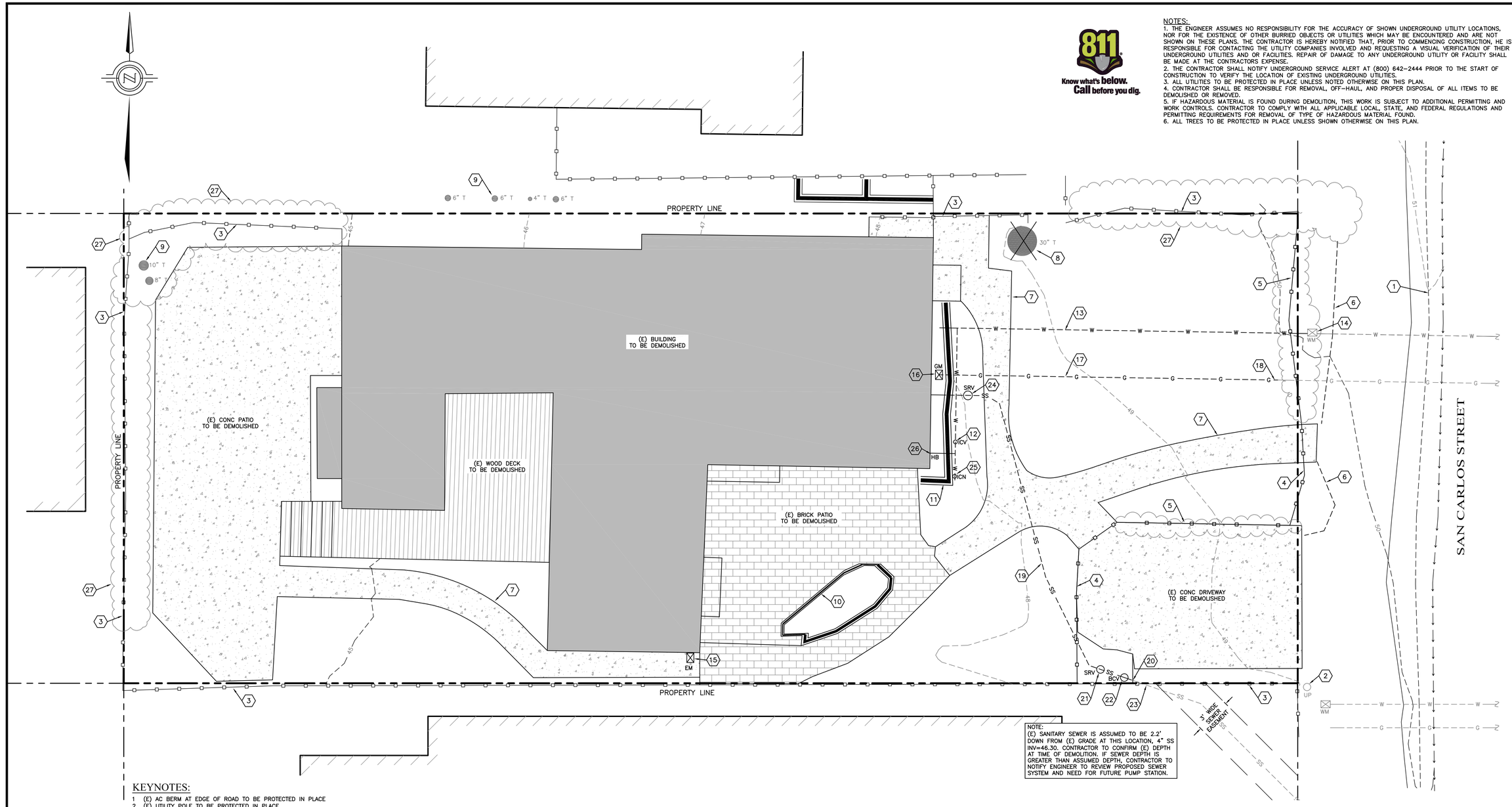
SCALE: As indicated

DRAWN BY: MH, HL
PRINT DATE: 11.18.25
DRAWING DATE: 10.16.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:
EXISTING/DEMOLITION & PROPOSED SITE PLANS

SHEET NUMBER:
A1.0
(SHEET 3a)



Know what's below. Call before you dig.

NOTES:
1. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SHOWN UNDERGROUND UTILITY LOCATIONS, NOR FOR THE EXISTENCE OF OTHER BURRIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE.
2. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
3. ALL UTILITIES TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE ON THIS PLAN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE DEMOLISHED OR REMOVED.
5. IF HAZARDOUS MATERIAL IS FOUND DURING DEMOLITION, THIS WORK IS SUBJECT TO ADDITIONAL PERMITTING AND WORK CONTROLS. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND PERMITTING REQUIREMENTS FOR REMOVAL OF TYPE OF HAZARDOUS MATERIAL FOUND.
6. ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE ON THIS PLAN.

NOTE:
(E) SANITARY SEWER IS ASSUMED TO BE 2.2' DOWN FROM (E) GRADE AT THIS LOCATION, 4" SS INV=46.30. CONTRACTOR TO CONFIRM (E) DEPTH AT TIME OF DEMOLITION. IF SEWER DEPTH IS GREATER THAN ASSUMED DEPTH, CONTRACTOR TO NOTIFY ENGINEER TO REVIEW PROPOSED SEWER SYSTEM AND NEED FOR FUTURE PUMP STATION.

KEYNOTES:
1 (E) AC BERM AT EDGE OF ROAD TO BE PROTECTED IN PLACE
2 (E) UTILITY POLE TO BE PROTECTED IN PLACE
3 (E) WOOD FENCE TO BE PROTECTED IN PLACE
4 (E) WOOD FENCE TO BE REMOVED
5 (E) WOOD FENCE AND COVERING VEGETATION TO BE REMOVED
6 (E) ROCK BOARDER TO BE REMOVED
7 (E) CONC WALKWAY TO BE DEMOLISHED
8 (E) TREE TO BE REMOVED
9 (E) TREES TO BE PROTECTED IN PLACE
10 (E) PLANTER TO BE DEMOLISHED
11 (E) CONCRETE HEADER TO BE DEMOLISHED
12 (E) IRRIGATION CONTROL VALVE AND ASSOCIATED IRRIGATION SYSTEM TO BE REMOVED
13 (E) WATER SERVICE TO BE REMOVED. LOCATION OF WATER SERVICE SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO DEMOLITION OF SITE
14 (E) WATER METER BOX TO BE PROTECTED IN PLACE
15 (E) ELECTRICAL METER AND OVERHEAD SERVICE WIRES TO BE REMOVED. CONTRACTOR TO COORDINATE WORK WITH PG&E
16 (E) GAS METER TO BE REMOVED. CONTRACTOR TO COORDINATE WORK WITH PG&E
17 (E) GAS SERVICE TO BE REMOVED. LOCATION OF GAS SERVICE SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO DEMOLITION OF SITE
18 CONTRACTOR TO TEMPORARILY CAP (E) GAS SERVICE LATERAL AT PROPERTY LINE (PER PG&E SPECIFICATIONS) UNTIL READY FOR (N) GAS SERVICE CONNECTION. CONTRACTOR TO COORDINATE WORK WITH PG&E. LOCATION OF GAS SERVICE SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO DEMOLITION OF SITE
19 (E) SANITARY SEWER SERVICE TO BE REMOVED. LOCATION OF SANITARY SEWER SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO DEMOLITION OF SITE
20 CONTRACTOR TO TEMPORARILY CAP (E) SANITARY SEWER SERVICE UNTIL READY FOR (N) SEWER SERVICE CONNECTION
21 (E) SANITARY SEWER RELIEF VALVE TO BE REMOVED
22 (E) BACKWATER CHECK VALVE TO BE REMOVED
23 (E) SANITARY SEWER SERVICE LATERAL TO BE PROTECTED IN PLACE. LOCATION OF SEWER SERVICE LATERAL SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO DEMOLITION OF SITE
24 (E) SANITARY SEWER RELIEF VALVE TO BE REMOVED
25 (E) IRRIGATION CONTROLS AND ASSOCIATED IRRIGATION SYSTEM TO BE REMOVED
26 (E) HOSE BIB TO BE REMOVED
27 (E) VEGETATION COVERING FENCE TO BE PROTECTED IN PLACE

A / C1 SITE DEMOLITION PLAN

SCALE: 1"=4'

LEGEND
- (E) BUILDING TO BE DEMOLISHED
- (E) BRICK PAVEMENT TO BE DEMOLISHED
- (E) CONCRETE PAVEMENT TO BE DEMOLISHED
- (E) WOOD DECK TO BE DEMOLISHED

4 0 2 4 8
1" = 4'

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SIMMONS No. 84485 EXP. 3-31-25 CIVIL STATE OF CALIFORNIA

PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 11-18-2025
SCALE: AS SHOWN
JOB NUMBER: 25-40
LAST REVISED: N/A
REVISED BY: N/A

SITE DEMOLITION PLAN

SAN CARLOS RESIDENCE
SAN CARLOS ST 2 NW 11TH ST
CARMEL-BY-THE-SEA, CA 93921
APN 010-155-019

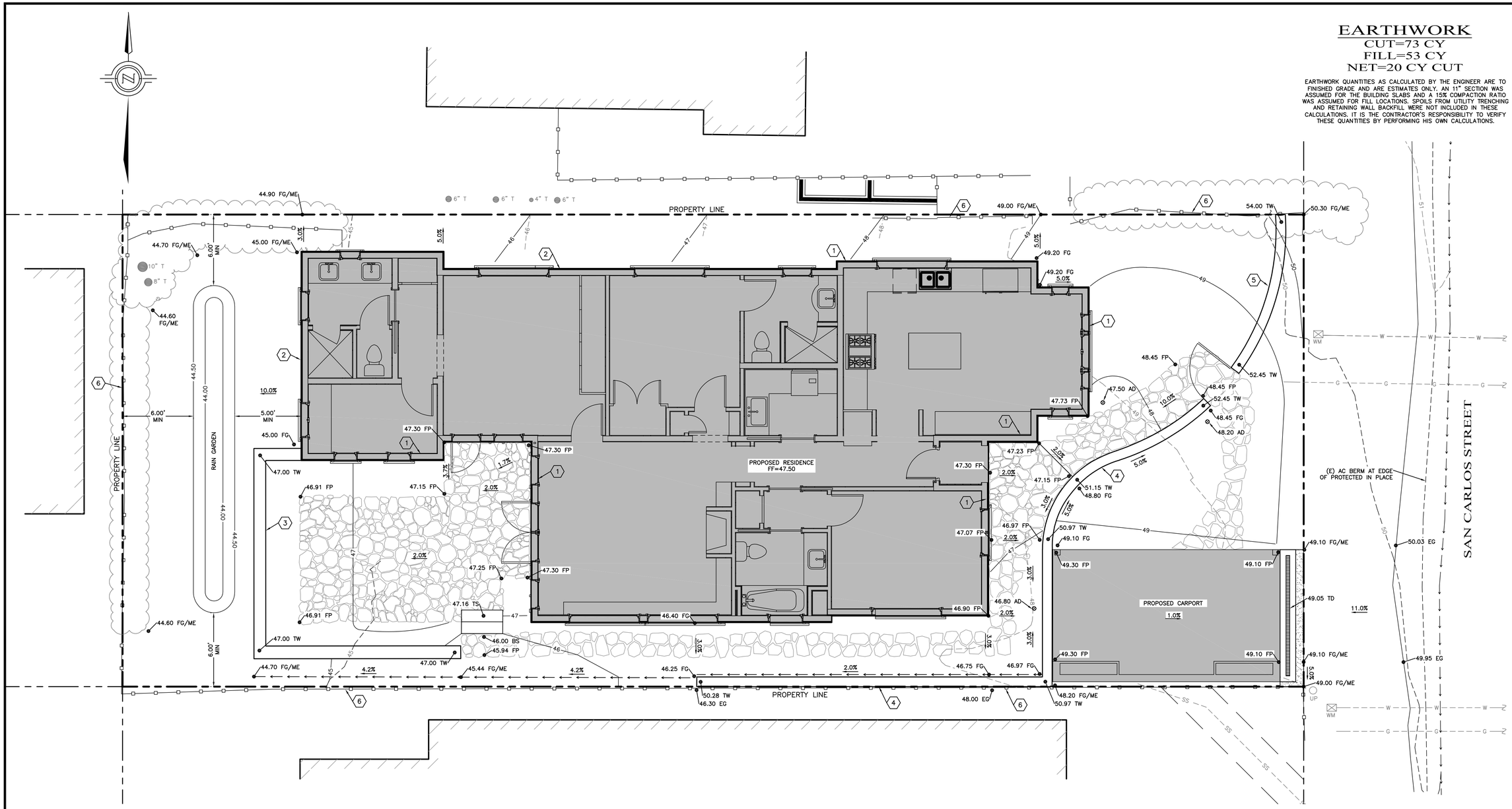
SHEET C1
OF
5 SHEETS

(SHEET 3b)

EARTHWORK

CUT=73 CY
FILL=53 CY
NET=20 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE AND ARE ESTIMATES ONLY. AN 11" SECTION WAS ASSUMED FOR THE BUILDING SLABS AND A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS. SPOILS FROM UTILITY TRENCHING AND RETAINING WALL BACKFILL WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.



SITE GRADING PLAN

A / C2

SCALE: 1"=4'

KEYNOTES:

1 FOUNDATION STEM WALL REQUIRED. STEM WALL TO EXTEND 6" ABOVE FG/FP ELEVATION OR CONTOUR ELEVATION SHOWN. STEM WALL WATER PROOFING TO BE SPECIFIED BY OTHERS.
2 FOUNDATION STEM WALL REQUIRED IN ORDER TO RETAIN HOUSE SLAB ELEVATION ABOVE FG ELEVATION OR CONTOUR ELEVATION SHOWN
3 (N) RETAINING WALL TO BE DESIGNED BY OTHERS
4 (N) 4' HIGH RETAINING WALL TO BE DESIGNED BY OTHERS. TOP OF WALL TO SLOPE BETWEEN TOP OF WALL ELEVATIONS SHOWN
5 (N) 4' HIGH SITE WALL TO BE DESIGNED BY OTHERS. TOP OF WALL TO SLOPE BETWEEN TOP OF WALL ELEVATIONS SHOWN
6 (E) FENCE PROTECTED IN PLACE

LEGEND

(N) BUILDING, SEE ARCHITECTURAL PLANS
(N) FLAGSTONE PAVING W/ PLANTED JOINT
(N) DG CARPORT ENTRY

AD	AREA DRAIN
BS	BOTTOM OF STEP
CB	CATCH BASIN
E	EXISTING
EG	EXISTING GRADE
EL	ELEVATION
EP	EXISTING PAVEMENT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FP	FINISHED PAVEMENT
LPT	LOW POINT
ME	MATCH EXISTING
N	NEW
TC	TOP OF CURB
TD	TRENCH DRAIN
TS	TOP OF STEP
TW	TOP OF WALL

4 0 2 4 8
1" = 4'

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. [illegible]
No. [illegible]
EXP. 3-31-25
CIVIL
STATE OF CALIFORNIA

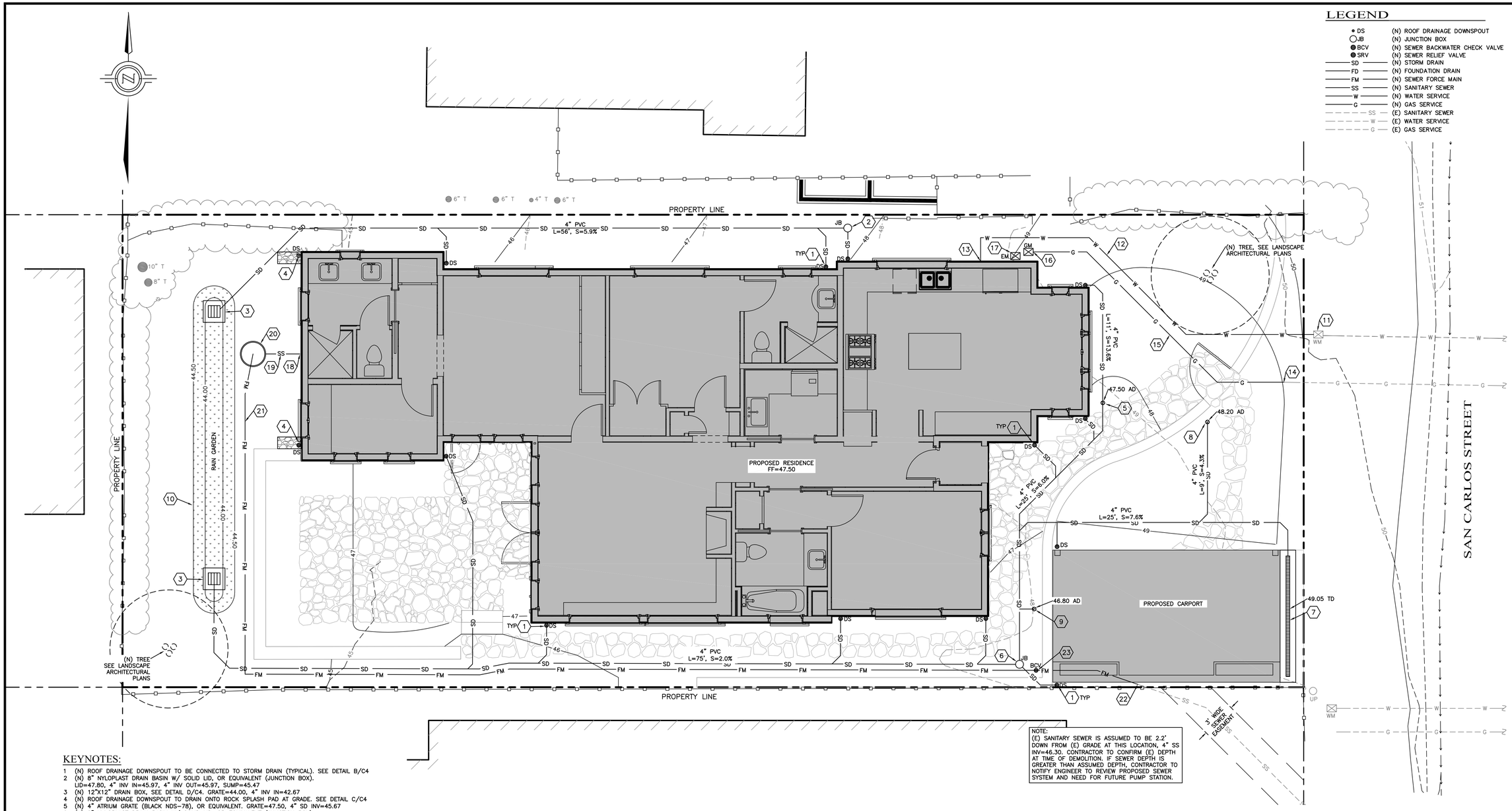
PLANNING SUBMITTAL

DRAWN BY: MRS
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REVISED BY: N/A

SITE GRADING PLAN

SAN CARLOS RESIDENCE
SAN CARLOS ST 2 NW 11TH ST
CARMEL-BY-THE-SEA, CA 93921
APN 010-155-019

SHEET C2
OF
5 SHEETS



KEYNOTES:

1 (N) ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO STORM DRAIN (TYPICAL). SEE DETAIL B/C4
2 (N) 8" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=47.80, 4" INV IN=45.97, 4" INV OUT=45.97, SUMP=45.47
3 (N) 12"X12" DRAIN BOX, SEE DETAIL D/C4. GRATE=44.00, 4" INV IN=42.67
4 (N) ROOF DRAINAGE DOWNSPOUT TO DRAIN ONTO ROCK SPLASH PAD AT GRADE. SEE DETAIL C/C4
5 (N) 4" ATRIUM GRATE (BLACK NDS-78), OR EQUIVALENT. GRATE=47.50, 4" SD INV=45.67
6 (N) 8" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=46.97, 4" INV IN=44.17, 4" INV OUT=44.17, SUMP=43.67
7 (N) 4" ACO KS100 TRENCH DRAIN W/ IRON WAVE GRATE (ACO 480D TRAFFIC RATED), OR EQUIVALENT. GRATE=49.05, 4" SD INV=46.72
8 (N) 4" ATRIUM GRATE (BLACK NDS-78), OR EQUIVALENT. GRATE=48.20, 4" SD INV=46.37
9 (N) 4" ATRIUM GRATE (BLACK NDS-78), OR EQUIVALENT. GRATE=46.80, 4" SD INV=44.43
10 (N) RAIN GARDEN RETENTION AREA, SEE DETAIL E/C4
11 (E) WATER METER BOX AND SERVICE CONNECTION PROTECTED IN PLACE. CONTRACTOR TO CONNECT (N) WATER SERVICE TO (E) METER. CONTRACTOR TO COORDINATE ALL WORK W/ CALAM, WATER UTILITY PROVIDER.
12 (N) 1.5" PVC SCHEDULE 40 WATER SERVICE
13 (N) WATER SERVICE BUILDING POINT OF CONNECTION. CONTRACTOR TO INSTALL SHUT-OFF VALVE ABOVE GRADE PRIOR TO CONNECTING TO BUILDING. SEE PLUMBING PLANS
14 CONTRACTOR TO CONNECT (N) GAS SERVICE LINE TO TEMPORARILY CAPPED (E) SERVICE LATERAL. CONTRACTOR TO COORDINATE WORK WITH PG&E. LOCATION OF GAS SERVICE LATERAL SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO DEMOLITION OF SITE.
15 (N) GAS SERVICE LINE. SIZE AND TYPE OF SERVICE PIPING TO MATCH (E) SERVICE PIPING SIZE AND TYPE AT CONNECTION LOCATION. (E) SERVICE PIPING SIZE AND TYPE ARE UNKNOWN AND TO BE DETERMINED PRIOR TO DEMOLITION. (N) GAS SERVICE TRENCH TO BE COMPLIANT WITH 2022 CALIFORNIA MECHANICAL CODE 1310.1.1 WHICH STATE THAT UNDERGROUND GAS PIPING SYSTEMS SHALL BE INSTALLED WITH A MINIMUM OF 12" OF COVER, THE MINIMUM COVER SHALL BE INCREASED TO 18" IF EXTERNAL DAMAGE TO THE PIPE OR TUBING FROM EXTERNAL FORCES IS LIKELY TO RESULT. (N) PIPING TO HAVE AT LEAST 18" OF COVER FOR THIS TRENCH
16 (N) GAS METER LOCATION. CONTRACTOR TO COORDINATE INSTALLATION OF (N) SERVICE AND METER WITH PG&E
17 (N) ELECTRICAL METER LOCATION. CONTRACTOR TO COORDINATE OVERHEAD LINE INSTALLATION OF (N) SERVICE AND METER WITH PG&E
18 (N) GRAVITY SANITARY SEWER CONNECTION TO BUILDING, SEE PLUMBING PLANS. 4" SS INV=42.67
19 (N) 4" SDR-26 PVC SANITARY SEWER. L=3 FT, S=2.0%
20 (N) SANITARY SEWER PUMP STATION
21 (N) 1.5" PVC SCHEDULE 80 SEWER FORCE MAIN, L=103 FT
22 CONTRACTOR TO CONNECT (N) SEWER FORCE MAIN TO TEMPORARILY CAPPED (E) SEWER SERVICE LATERAL USING 1.5"X4" PVC REDUCER. CONTRACTOR TO COORDINATE WORK WITH CARMEL AREA WASTE WATER DISTRICT, SEWER UTILITY PROVIDER. LOCATION OF SEWER SERVICE LATERAL SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO DEMOLITION OF SITE
23 (N) BACKWATER CHECK VALVE TO BE INSTALLED PER CARMEL SANITARY DISTRICT STD PLAN NO. 4-C. CONTRACTOR TO COORDINATE WORK WITH SEWER UTILITY PROVIDER

NOTE:
(E) SANITARY SEWER IS ASSUMED TO BE 2.2' DOWN FROM (E) GRADE AT THIS LOCATION, 4" SS INV=46.30. CONTRACTOR TO CONFIRM (E) DEPTH AT TIME OF DEMOLITION. IF SEWER DEPTH IS GREATER THAN ASSUMED DEPTH, CONTRACTOR TO NOTIFY ENGINEER TO REVIEW PROPOSED SEWER SYSTEM AND NEED FOR FUTURE PUMP STATION.

UTILITY NOTES:
1. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS
2. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
3. ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR
4. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS AND FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE DRAIN LINES SHOWN.
5. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 1.0% UNLESS NOTED OTHERWISE.
6. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
7. REDUCER TO BE USED TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
8. 45° WYE FITTING TO BE USED AT ALL STORM DRAIN PIPE INTERSECTIONS AS SHOWN.
9. SEE DETAIL 9/C? FOR TRENCH DETAIL.

SITE DRAINAGE & UTILITY PLAN

A / C3

SCALE: 1"=4'

4 0 2 4 8
1" = 4'

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831 655.2723 F: 831 655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SIMMONS No. 74485 EXP. 6-30-25 CIVIL STATE OF CALIFORNIA

PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 11-18-2025
SCALE: AS SHOWN
JOB NUMBER: 25-40
LAST REVISED: N/A
REVISED BY: N/A

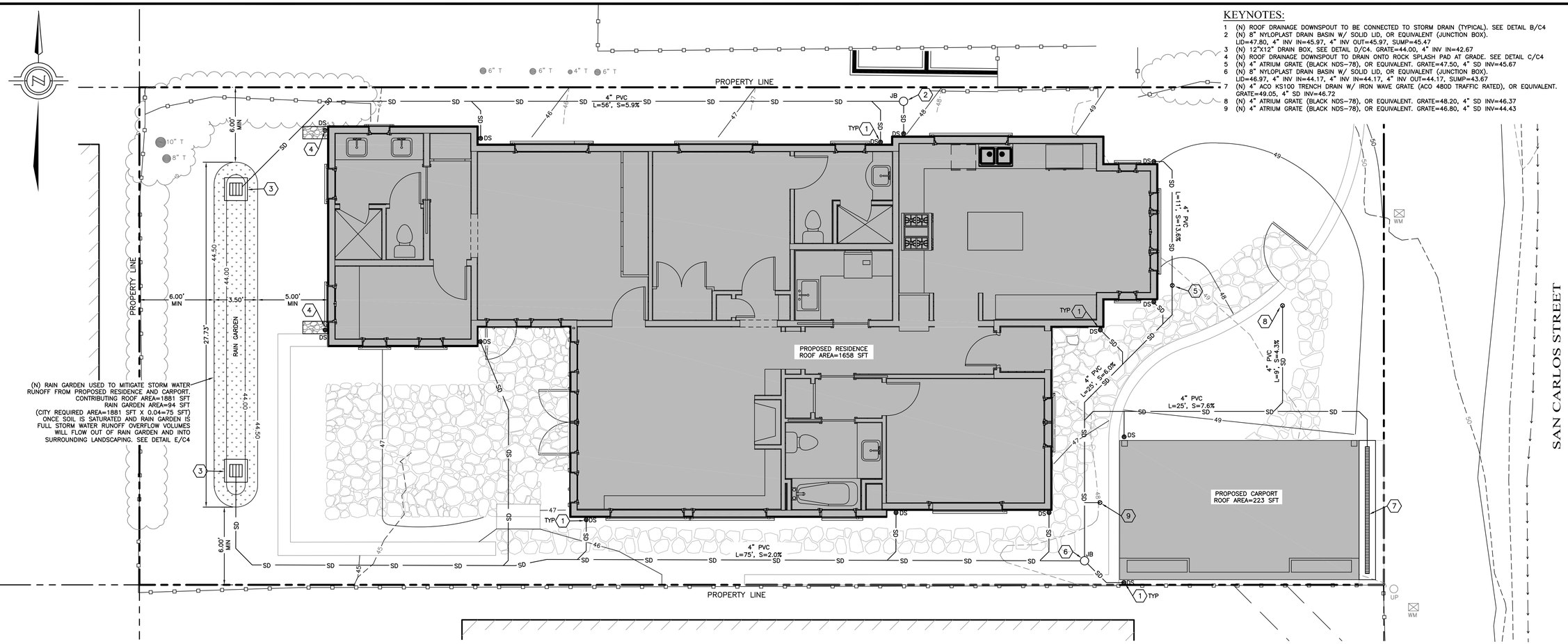
SITE DRAINAGE & UTILITY PLAN

SAN CARLOS RESIDENCE
SAN CARLOS ST 2 NW 11TH ST
CARMEL-BY-THE-SEA, CA 93921
APN 010-155-019

SHEET C3
OF
5 SHEETS

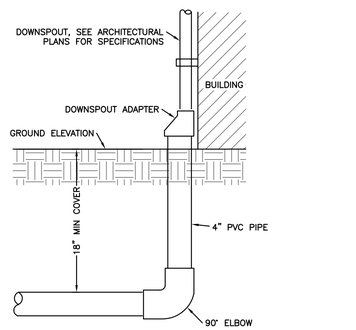
KEYNOTES:

1 (N) ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO STORM DRAIN (TYPICAL). SEE DETAIL B/C4
2 (N) 8" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=47.80, 4" INV IN=45.97, 4" INV OUT=45.97, SUMP=45.47
3 (N) 12"X12" DRAIN BOX, SEE DETAIL D/C4. GRATE=44.00, 4" INV IN=42.67
4 (N) ROOF DRAINAGE DOWNSPOUT TO DRAIN ONTO ROCK SPLASH PAD AT GRADE. SEE DETAIL C/C4
5 (N) 4" ATRIUM GRATE (BLACK NDS-78), OR EQUIVALENT. GRATE=47.50, 4" SD INV=45.67
6 (N) 8" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=46.97, 4" INV IN=44.17, 4" INV OUT=44.17, SUMP=43.67
7 (N) 4" ACO KS100 TRENCH DRAIN W/ IRON WAVE GRATE (ACO 480D TRAFFIC RATED), OR EQUIVALENT. GRATE=49.05, 4" SD INV=46.72
8 (N) 4" ATRIUM GRATE (BLACK NDS-78), OR EQUIVALENT. GRATE=48.20, 4" SD INV=46.37
9 (N) 4" ATRIUM GRATE (BLACK NDS-78), OR EQUIVALENT. GRATE=46.80, 4" SD INV=44.43



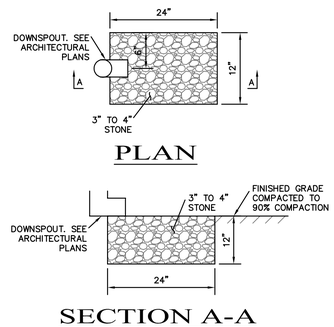
A C4 DRAINAGE MANAGEMENT PLAN

SCALE: 1"=4'



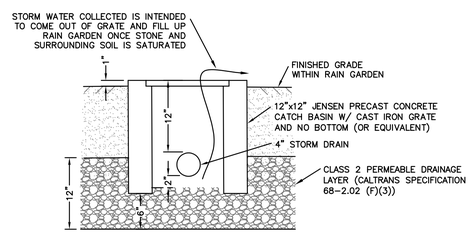
B C4 DOWNSPOUT CONNECTION

NTS



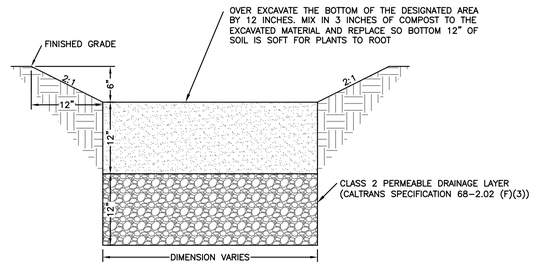
C C4 ROCK SPLASH PAD

NTS



D C4 DRAIN BOX DETAIL

NTS



E C4 RAIN GARDEN SECTION

NTS

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PLANNING SUBMITTAL

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DRAINAGE MANAGEMENT PLAN

SAN CARLOS RESIDENCE
SAN CARLOS ST 2 NW 11TH ST
CARMEL-BY-THE-SEA, CA 93921
APN 010-155-019

SHEET C4
OF
5 SHEETS

EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. **BEST MANAGEMENT PRACTICES (BMPS)** AT A MINIMUM, THE FOLLOWING BMPS ARE REQUIRED REGARDLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED. VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, AS APPLICABLE.

A. **WET WEATHER MEASURES** IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON – OCTOBER 15 THROUGH APRIL 15. **OTHERWISE**, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPT ON-SITE FOR PRE-RAIN INSTALL.

B. **EXISTING VEGETATION** PROTECT EXISTING VEGETATION; AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE; INSTALL APPROPRIATE/PROTECTIVE FENCING, PERIMETER CONTROLS PRIOR TO WORK.

C. **EROSION AND SEDIMENT CONTROL** AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPS SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENT ON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.

D. **STOCKPILE MANAGEMENT** 1.) ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. 2.) STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS. 3.) NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.

E. **WASTE MANAGEMENT** ALL CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ONSITE, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO STREET.

F. **VEHICLES AND EQUIPMENT** RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHICLES/EQUIPMENT MUST USE COVER AND/OR DRIP PANS.

G. **DRAIN/INLET PROTECTION & PERIMETER CONTROLS** DRAINS/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE. ALSO, CHANGING CONSTRUCTION CONDITIONS NECESSITATE THAT THE TYPE OF INLET AND DRAIN PROTECTION IMPLEMENTED BE CHANGED AND/OR ADJUSTED BY THE CONTRACTOR TO ADEQUATELY PROTECT THE STORM DRAIN SYSTEM DURING THE VARIOUS CONSTRUCTION PHASES.

H. **SWEEPING** ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEPT (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-SITE.

I. **DEWATERING** NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO THE DISCHARGE PROHIBITION. ASBS DRAINAGES HAVE GREATER RESTRICTIONS. ANY PROPOSED DEWATERING MUST BE REVIEWED/CLEARED BY CITY AND APPLICABLE REGULATORY AGENCIES.

J. STORMWATER MIXED WITH NON-STORMWATER SHALL BE MANAGED AS NON-STORM WATER.

CONCRETE WASHOUT

1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.

2. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.

5. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.

6. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.

7. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.

8. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

MATERIAL DELIVERY AND STORAGE

1. LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.

2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.

3. A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.

4. A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.

5. SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.

6. INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.

7. THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.

8. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.

9. BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.

10. STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3, STOCKPILE MANAGEMENT.

11. MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.

12. PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.

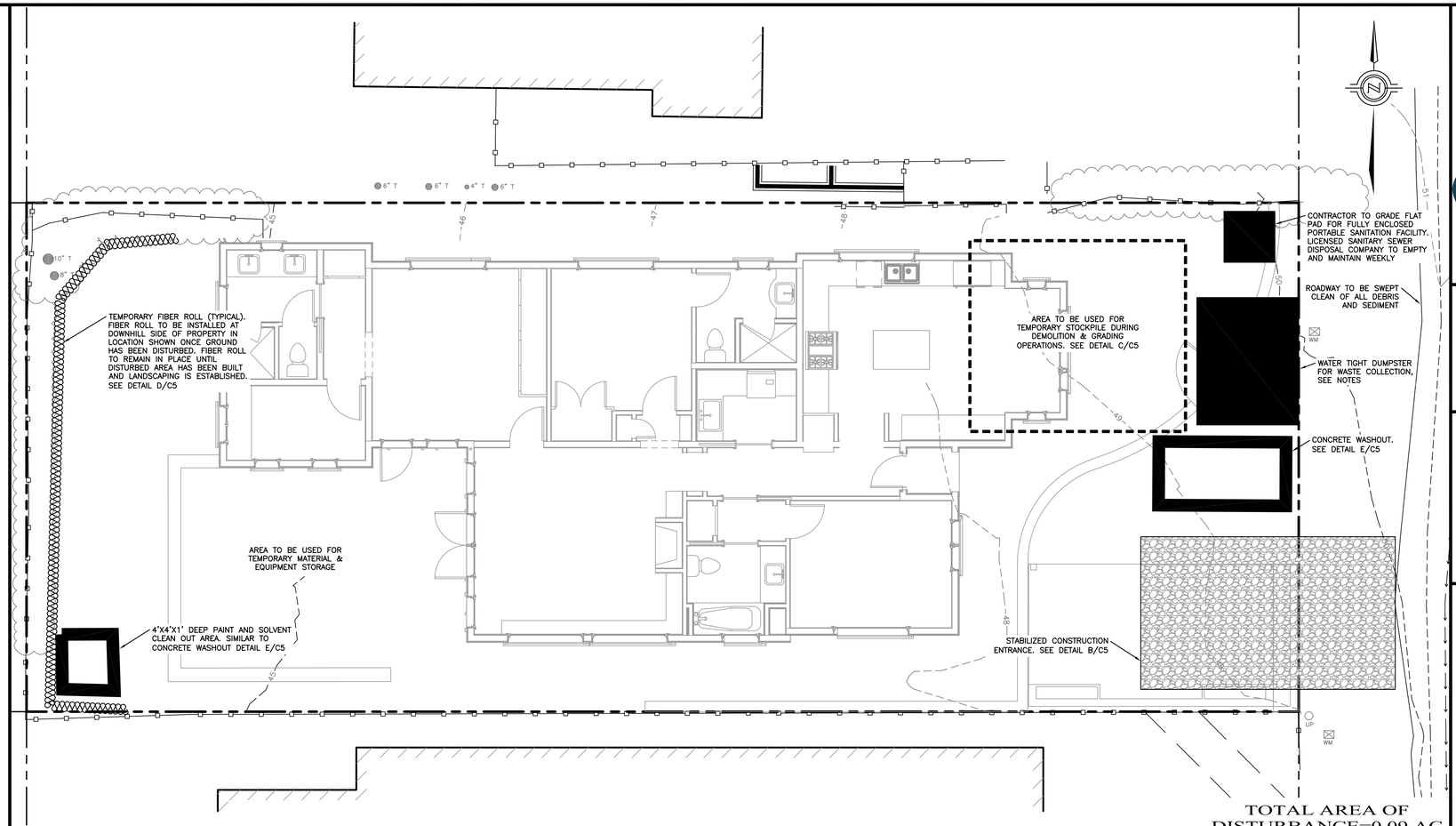
13. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.

14. KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE.

15. ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.

WASTE COLLECTION AREA

1. WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.
2. LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.
3. TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.
4. CONSTRUCTION DEBRIS AND LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY. COLLECTED LITTER OR DEBRIS SHALL NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORM WATER DRAINAGE SYSTEMS OR WATERCOURSES.
5. FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.
6. ALL DUMPSTERS SHALL BE HANDLED AND DISPOSED OF BY TRASH HAULING CONTRACTOR.
7. CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.
8. STORM WATER RUN ON SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELEVATE WASTE FROM SURFACE.
9. WASTE STORED IN STOCKPILES SHALL BE SECURLY COVERED FROM WIND AND RAIN BY COVERING WASTE WITH TARPS OR PLASTIC SHEETING WHILE WAITING FOR OFF HAUL OR TRANSFER TO DUMPSTER.
10. SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.
11. MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY.

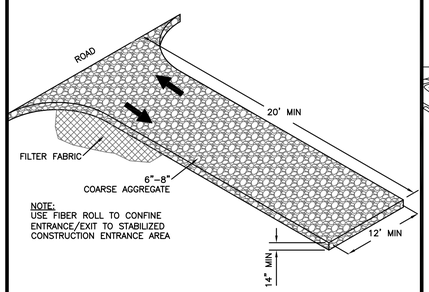


TOTAL AREA OF DISTURBANCE=0.09 AC

NOTES:
1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).
2. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED

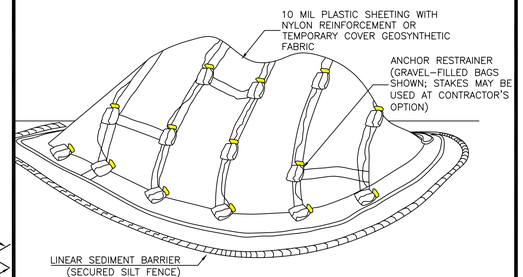
5 0 2.5 5 10
1" = 5'

A C5 EROSION CONTROL PLAN
SCALE: 1"=5'



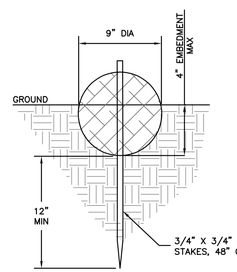
NOTE:
USE FIBER ROLL TO CONFINE ENTRANCE/EXIT TO STABILIZED CONSTRUCTION ENTRANCE AREA

B C5 STABILIZED CONSTRUCTION ENTRANCE
NTS



NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

C C5 STOCKPILE COVER DETAIL
NTS

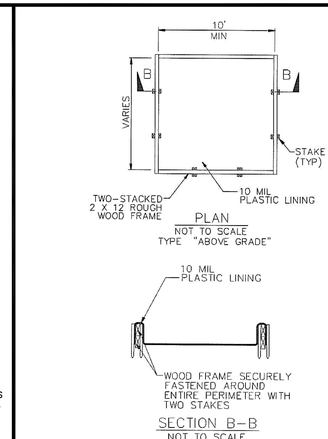


INSTALLATION
1. USE 3/4" X 3/4" WOOD STAKES. DEPENDING ON THE SOIL AND SLOPE CONDITIONS – USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. POSITION FIBER ROLLS END-TO-END, TYING THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

3. PLACE FIBER ROLLS SECURELY IN A TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

D C5 FIBER ROLL
NTS



E C5 CONCRETE WASHOUT
NTS

L&S ENGINEERING AND SURVEYING, INC
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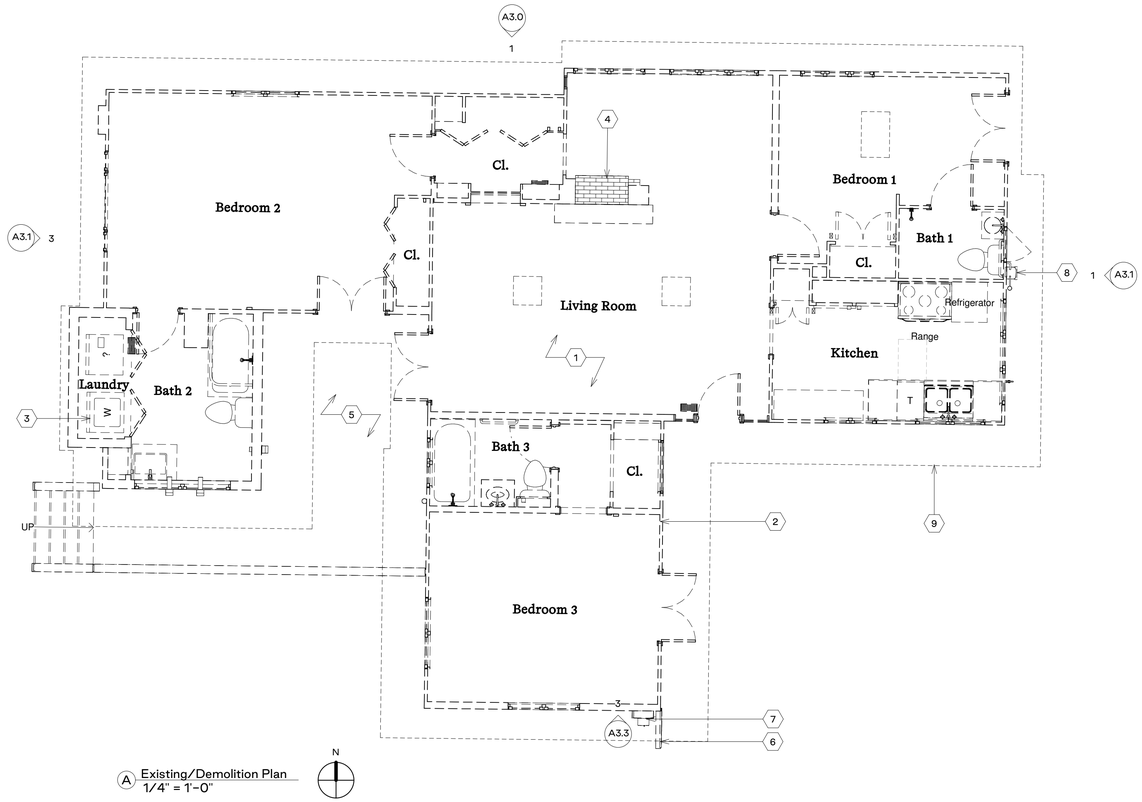
PLANNING SUBMITTAL

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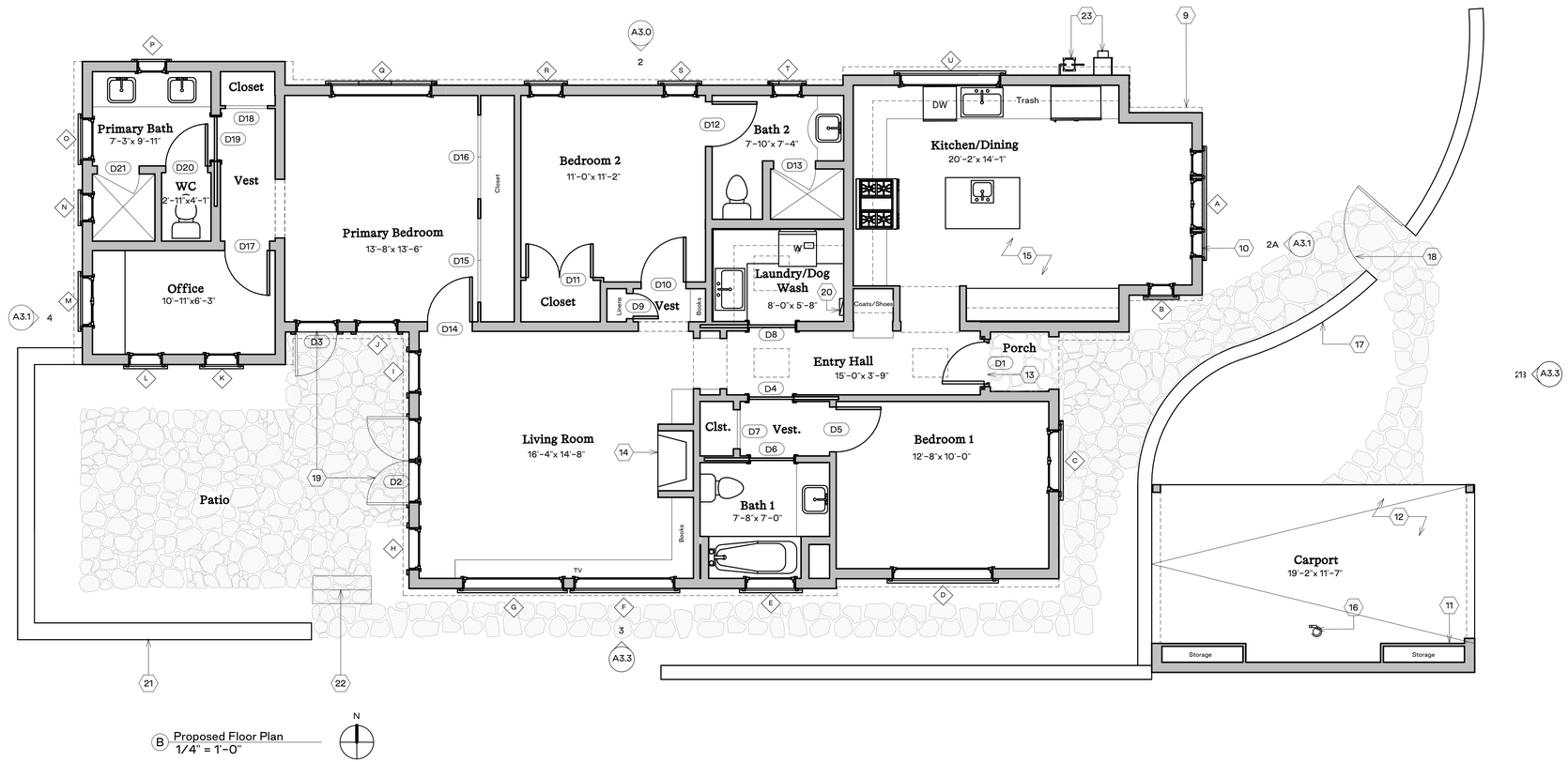
EROSION CONTROL PLAN

SAN CARLOS RESIDENCE
SAN CARLOS ST 2 NW 11TH ST
CARMEL-BY-THE-SEA, CA 93921
APN 010-155-019

SHEET C5
OF
5 SHEETS



A Existing/Demolition Plan
1/4" = 1'-0"



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

SHEET NOTES

1. REMOVE (E) WALLS, FLOORING, ROOF, FINISHES, WINDOWS, DOORS, FITTINGS & FIXTURES. CAP & SECURE UTILITIES AT PROPERTY LINE PER JURISDICTIONAL REQUIREMENTS
2. ALL (E) EXTERIOR STRUCTURAL WALLS TO BE REMOVED
3. REMOVE (E) APPLIANCES
4. REMOVE (E) CHIMNEY & FIREPLACE
5. REMOVE (E) WOOD DECK & STAIRS
6. REMOVE (E) WOOD GATE
7. (E) ELECTRIC METER TO BE RELOCATED
8. (E) GAS METER TO BE RELOCATED. SECURE UTILITIES AT PROPERTY LINE PER JURISDICTIONAL REQUIREMENTS
9. EDGE OF ROOF ABOVE
10. ALUMINUM WOOD WINDOWS & DOORS THROUGHOUT
11. STORAGE IN CARPORT
12. CONCRETE SLAB, SLOPED TOWARD STREET
13. WOOD GLAZED ENTRY DOOR
14. FIREPLACE INSERT & HEARTH
15. CASEWORK, APPLIANCES, FITTINGS, FIXTURES & FINISHES THROUGHOUT
16. EV CHARGER
17. PLASTER RETAINING WALL. TOP OF WALL=4'-0"H FROM LOWEST LINE OF GRADE. SEE CIVIL DWGS
18. PAINTED WOOD GATE
19. ALUMINUM CLAD WOOD GLAZED DOOR
20. ELECTRICAL PANEL
21. (N) PLASTER GARDEN WALL
22. FLAGSTONE STEPS
23. (N) GAS AND ELECTRIC METERS. SEE CIVIL DWGS

GENERAL DEMOLITION NOTES

1. DIMENSIONS ARE SHOWN TO **FACE OF FINISH** UNLESS OTHERWISE NOTED.
2. GENERAL PLANS AND NOTES SHOW GENERAL DEMOLITION REQUIREMENTS AND ARE NOT INTENDED TO BE A COMPLETE AND EXHAUSTIVE INDICATION OF ALL ITEMS TO BE REMOVED OR DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING MATERIALS REQUIRED TO PROVIDE FOR NEW CONSTRUCTION AS SHOWN OR AS INTENDED. SEE MECHANICAL, STRUCTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS ASSOCIATED WITH THOSE TRADES.
3. THE CONTRACTOR SHALL PROVIDE DEMOLITION WORK AS REQUIRED TO PREPARE THE EXISTING BUILDING FOR THE NEW CONSTRUCTION AS SHOWN ON THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEMOLISHED MATERIALS UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY EXISTING CONDITIONS WHICH ARE AT VARIANCE WITH PLANS OR WHICH WILL AFFECT THE DESIGN INTENT OF NEW CONSTRUCTION AS SHOWN IN THE DRAWINGS OR SPECIFICATIONS.
6. REMOVE PORTIONS OF EXISTING WALL FINISHES AS REQUIRED FOR INSTALLATION OF NEW ELECTRICAL DEVICES AND WIRING.
7. CONTRACTOR TO VERIFY IN THE FIELD THAT THE INTERIOR WALLS TO BE REMOVED ARE NON-BEARING, NON-BRACED, AND NON-SHEARED WALLS.
8. ALL ELEMENTS IN FLOOR PLANS HAVE BEEN CREATED USING FIELD SCANS AND THEREFORE MUST BE VERIFIED IN FIELD PRIOR TO STARTING WORK. ALL DOORS AND WINDOWS MODELED AS TYPICAL. ALL ELEMENTS MUST BE VERIFIED IN FIELD.

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.
- NEW CONCRETE FOOTING

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

MERRITT AMANTI
ARCHITECTURE & INTERIORS
e. merritt@merrittamanti.com
t. (917) 572-1246
www.merrittamanti.com

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

DRAWN BY: MH, HL

PRINT DATE: 11.18.25

DRAWING DATE: 3.31.25

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:
EXISTING/DEMOLITION & PROPOSED FLOOR PLANS

SHEET NUMBER:

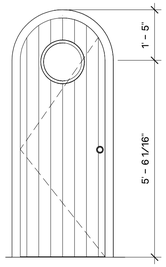
A2.0

(SHEET 5a)

DOOR SCHEDULE

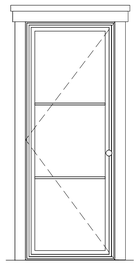
ROOM	MARK	TYPE	WIDTH	HEIGHT	THK.	HEAD	JAMB	SILL	REMARKS	HDWR GROUP
ENTRY	D1	A	2' - 10"	7' - 0"	0' - 2"					
LIVING ROOM	D2	G	5' - 0"	6' - 8"	0' - 1 3/4"					
PRIMARY BEDROOM	D3	B	2' - 6"	6' - 8"	0' - 1 3/4"					
ENTRY HALL	D4	C	2' - 8"	6' - 8"	0' - 1 3/4"					
BEDROOM 1	D5	D	2' - 8"	6' - 8"	0' - 1 3/4"					
BATH 1	D6	C	2' - 8"	6' - 8"	0' - 1 3/4"					
CLOSET	D7	D	2' - 4"	6' - 8"	0' - 1 3/4"					
LAUNDRY/DOG WASH	D8	C	2' - 10"	6' - 8"	0' - 1 3/4"					
LINENS	D9	D	1' - 6"	6' - 8"	0' - 1 3/4"					
BEDROOM 2	D10	D	2' - 8"	6' - 8"	0' - 1 3/4"					
CLOSET	D11	E	4' - 0"	6' - 8"	0' - 1 3/4"					
BATH 2	D12	D	2' - 8"	6' - 8"	0' - 1 3/4"					
SHOWER	D13	F	2' - 6"	6' - 8"	0' - 0 1/2"					
PRIMARY BEDROOM	D14	D	2' - 8"	6' - 8"	0' - 1 3/4"					
CLOSET	D15	E	5' - 0"	6' - 8"	0' - 1 3/4"					
CLOSET	D16	E	5' - 0"	6' - 8"	0' - 1 3/4"					
OFFICE	D17	D	2' - 8"	6' - 8"	0' - 1 3/4"					
CLOSET	D18	D	2' - 6"	6' - 8"	0' - 1 3/4"					
PRIMARY BATH	D19	C	2' - 8"	6' - 8"	0' - 1 3/4"					
WC	D20	D	2' - 6"	6' - 8"	0' - 1 3/4"					
SHOWER	D21	F	2' - 6"	6' - 8"	0' - 0 1/2"					

DOOR TYPES



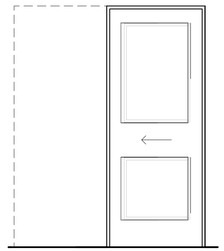
WOOD PLANK
EXTERIOR

A



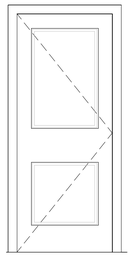
ALUMINUM CLAD WOOD
GLAZED EXTERIOR DOOR
TEMPERED

B



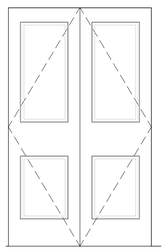
WOOD
POCKET
INTERIOR

C



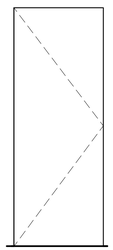
WOOD
INTERIOR

D



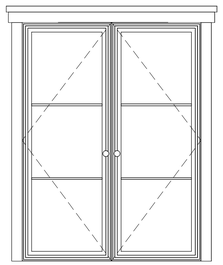
WOOD
INTERIOR
DOUBLE

E



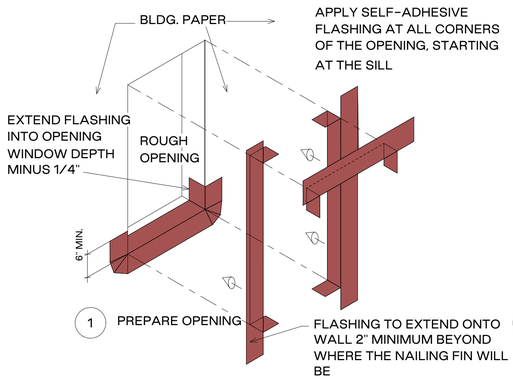
GLAZED SHOWER DOOR
TEMPERED
INTERIOR

F



ALUMINUM CLAD WOOD
GLAZED FRENCH DOOR
TEMPERED
EXTERIOR

G



1 TYP DOOR & WINDOW FLASHING w/NAILING FIN
1" = 1'-0"

DOOR & HARDWARE NOTES

1. EXTERIOR GLAZED DOORS SHALL BE MULTIPLANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2
2. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR PANEL THICKNESS NO LESS THAN 1 1/4" THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1.

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

MERRITT AMANTI
ARCHITECTURE & INTERIORS
e. merritt@merrittamanti.com
t. (917) 572-1246
www.merrittamanti.com

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SCALE: As indicated

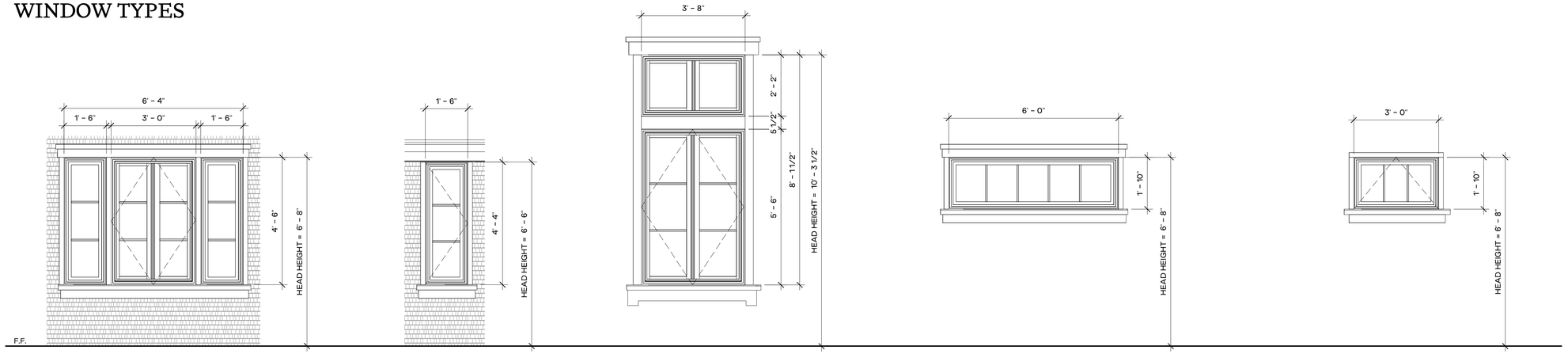
DRAWN BY: MH, HL
PRINT DATE: 11.18.25
DRAWING DATE: 8.7.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:
DOOR SCHEDULE

SHEET NUMBER:
A8.0
(SHEET 5b)

WINDOW TYPES



ALUM-CLAD WOOD
FRENCH CASEMENT & FIXED

A **Kitchen****

ALUM-CLAD WOOD
CASEMENT

B **Kitchen**

ALUM-CLAD WOOD
FRENCH CASEMENT & FIXED

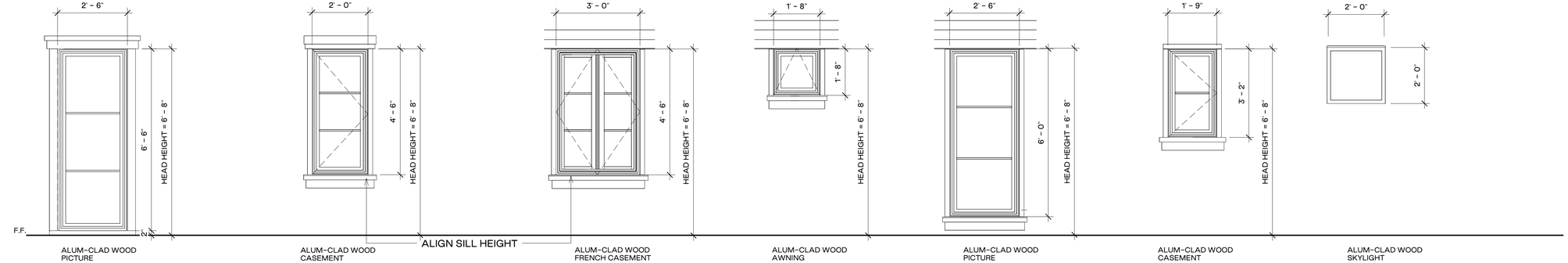
C **Bedroom 1** (Egress)**

ALUM-CLAD WOOD
PICTURE

D **Bedroom 1**
Q **Primary Bedroom**
F **Living Room**
U **Kitchen/Dining**
G **Living Room**

ALUM-CLAD WOOD
AWNING

E **Bath 1****



ALUM-CLAD WOOD
PICTURE

H **Living Room**** J **Primary Bedroom****
I **Living Room****

ALUM-CLAD WOOD
CASEMENT

K **Office**** R **Bedroom 2** (Egress)**
L **Office**** S **Bedroom 2** (Egress)**

*VERIFY SWING DIRECTION IN EXTERIOR ELEVATIONS

ALUM-CLAD WOOD
FRENCH CASEMENT

M **Office**

ALUM-CLAD WOOD
AWNING

N **Shower****

ALUM-CLAD WOOD
PICTURE

O **Primary Bath****

ALUM-CLAD WOOD
CASEMENT

P **Primary Bath****
T **Bath 2****

*VERIFY SWING DIRECTION
IN EXTERIOR ELEVATIONS

ALUM-CLAD WOOD
SKYLIGHT

V **Entry Hall****
X **Laundry/Dog Wash****
W **Entry Hall****

Window Schedule

ROOM	MARK	TYPE	MANUFACTURER	MATERIAL
KITCHEN/DINING	A	FRENCH CASEMENT & CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
KITCHEN/DINING	B	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
BEDROOM 1	C	FRENCH CASEMENT & FIXED	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
BEDROOM 1	D	AWNING	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
BATH 1	E	AWNING	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
LIVING ROOM	F	AWNING	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
LIVING ROOM	G	AWNING	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
LIVING ROOM	H	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
LIVING ROOM	I	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
PRIMARY BEDROOM	J	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
OFFICE	K	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
OFFICE	L	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
OFFICE	M	FRENCH CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
SHOWER	N	SHOWER	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
PRIMARY BATH	O	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
PRIMARY BATH	P	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
PRIMARY BEDROOM	Q	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
BEDROOM 2	R	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
BEDROOM 2	S	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
BATH 2	T	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
KITCHEN/DINING	U	PICTURE	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
ENTRY HALL	V	SKYLIGHT	Velux	ALUMINUM-CLAD WOOD
ENTRY HALL	W	SKYLIGHT	Velux	ALUMINUM-CLAD WOOD
ENTRY HALL	X	SKYLIGHT	Velux	ALUMINUM-CLAD WOOD

WINDOW AND DOOR NOTES

1. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. THE UNLATCHING OF ANY LEAF SHOULD NOT REQUIRE MORE THAN ONE OPERATION AND MUST BE OPERABLE WITHOUT REQUIRING THE ABLITY OF GRASPING THE OPENABLE HARDWARE.
2. DIMENSIONS SHOWN FOR WINDOW AND DOOR TYPES ARE FRAME DIMENSIONS. CONTRACTOR SHALL FIELD VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO WINDOW AND DOOR FABRICATION.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
4. MINIMUM OPENING AREA FOR EGRESS WINDOWS AT GRADE LEVEL IS 5.0 ft2
5. MINIMUM OPENING AREA FOR EGRESS WINDOWS AT SECOND FLOOR OR HIGHER IS 5.7 ft2
6. ** IS TEMPERED

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SCALE: 1/2" = 1'-0"

DRAWN BY: MH, HL
PRINT DATE: 11.18.25
DRAWING DATE: 8.7.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:
WINDOW SCHEDULE

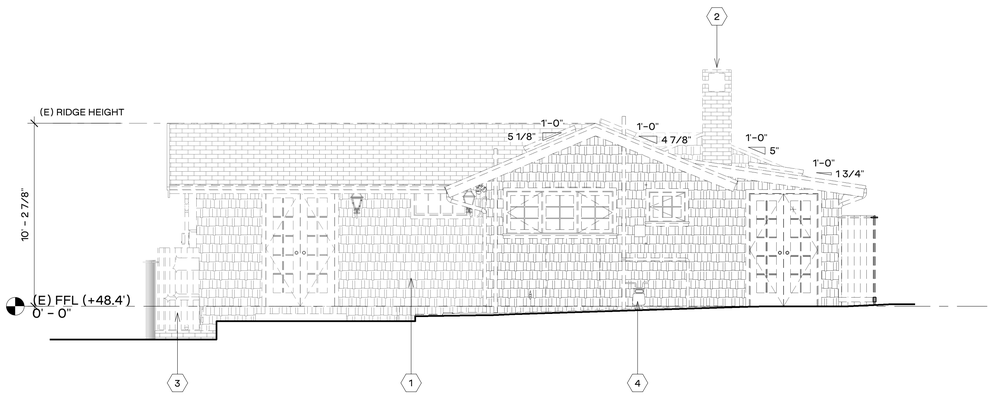
SHEET NUMBER:

A8.1

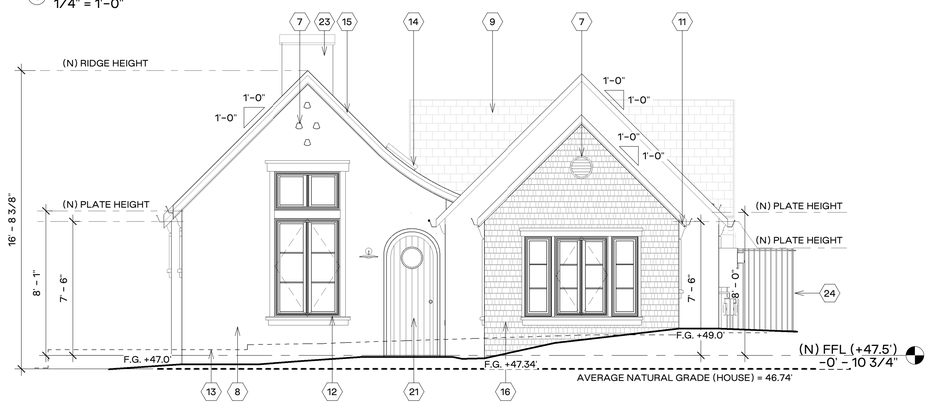
(SHEET 5c)

SHEET NOTES

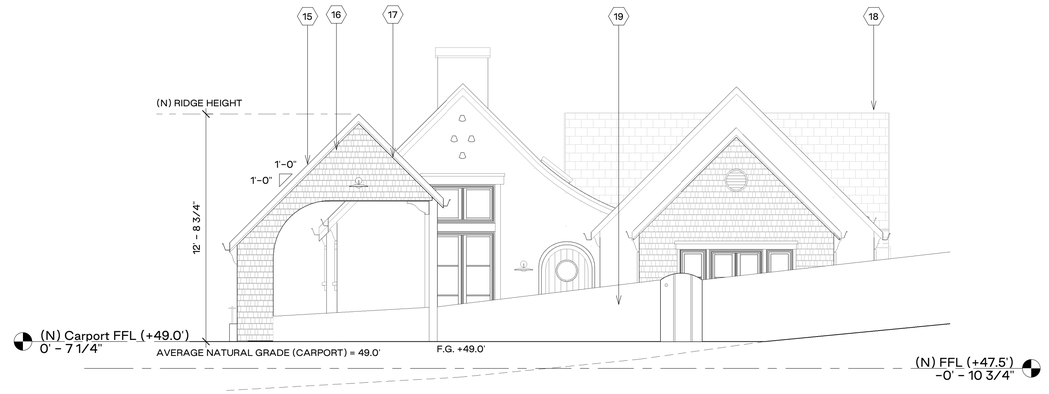
1 REMOVE (E) WALLS, WINDOWS, DOORS & ROOF
2 REMOVE (E) CHIMNEY
3 REMOVE (E) WOOD GATE
4 (E) GAS METER TO BE RELOCATED. SECURE UTILITIES AT PROPERTY LINE PER JURISDICTIONAL REQUIREMENTS
5 REMOVE (E) WOOD FENCE
6 REMOVE (E) WOOD DECK & STAIRS
7 DECORATIVE VENTS
8 STUCCO WALL FINISH
9 ASPHALT COMPOSITION SHINGLE ROOF
10 METAL GUTTER, TYP.
11 DECORATIVE WOOD FRIEZE BOARD
12 ALUMINUM WOOD WINDOWS & DOORS w/ WOOD TRIM THROUGHOUT
13 (E) GRADE LINE
14 SKLYLIGHT
15 WOOD FASCIA, PAINTED
16 SHINGLE WALL FINISH
17 CARPORT w/ BUILT-IN STORAGE
18 TREE
19 PLASTER RETAINING WALL. TOP OF WALL=4'-0"H FROM LOWEST LINE OF GRADE. SEE CIVIL DWGS
20 (E) FENCE TO REMAIN
21 WOOD GLAZED ENTRY DOOR
22 PROTECT (E) FENCE
23 PLASTER CHIMNEY w/ WOOD TRIM & CAP
24 (N) WOOD FENCE TO MATCH (E) w/ (N) GATE



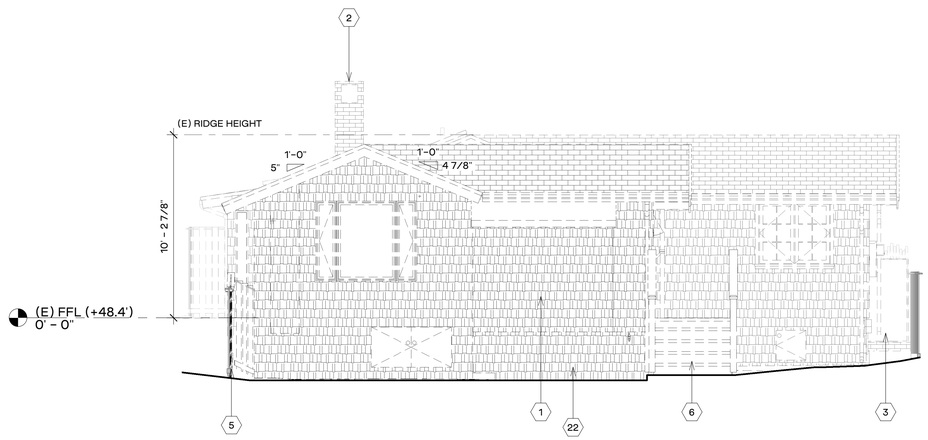
1 East Elevation - Existing/Demolition
1/4" = 1'-0"



2A East Elevation - Proposed (Entry)
1/4" = 1'-0"



2B East Elevation - Proposed (Carport)
1/4" = 1'-0"



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



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

PROJECT:

San Carlos Residence

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11th Street

APN: 010-155-019-000

OWNER:
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PROJECT NO: 0126

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

DRAWN BY: MH, HL
PRINT DATE: 11.18.25
DRAWING DATE: 8.7.25
DATE ISSUED FOR CONSTRUCTION:

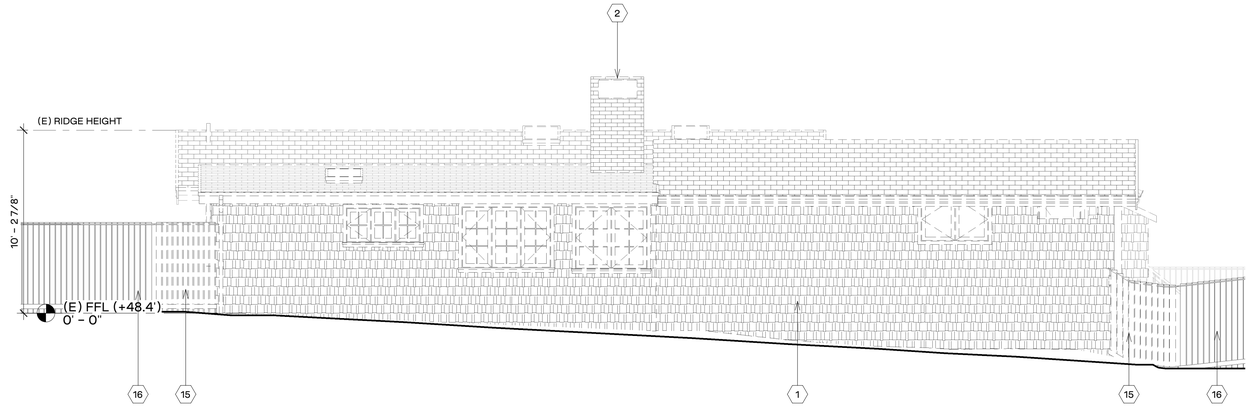
REVISIONS:

SHEET TITLE:
EAST & WEST ELEVATIONS

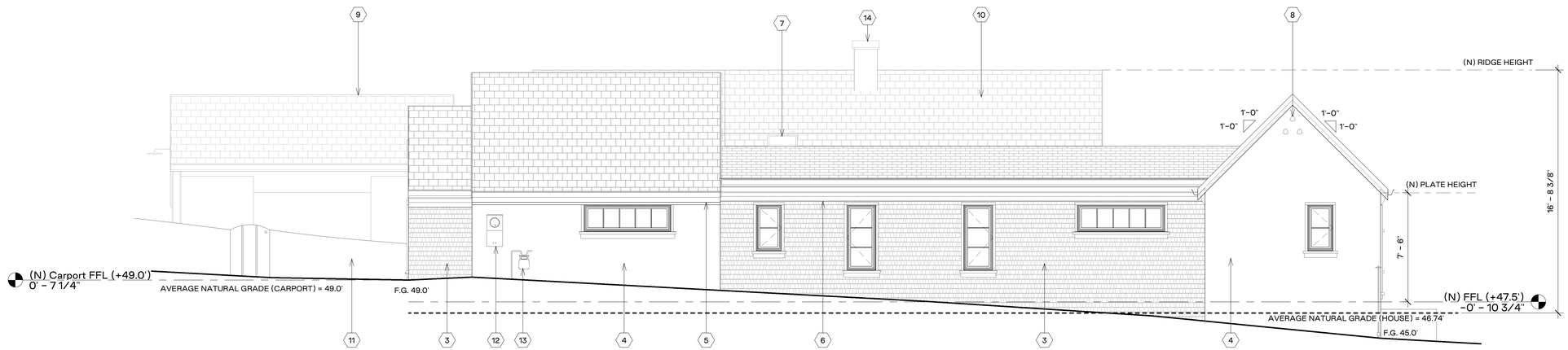
SHEET NUMBER:
A3.1
(SHEET 6)

SHEET NOTES

1 REMOVE (E) WALLS, WINDOWS, DOORS & ROOF
2 REMOVE (E) CHIMNEY
3 SHINGLE WALL FINISH
4 STUCCO WALL FINISH
5 METAL GUTTER, TYP.
6 DECORATIVE WOOD FRIEZE BOARD
7 SKLYLIGHT
8 DECORATIVE VENTS
9 CARPORT w/ BUILT-IN STORAGE
10 ASPHALT COMPOSITION SHINGLE ROOF
11 PLASTER RETAINING WALL. TOP OF WALL=4'-0"H FROM LOWEST LINE OF GRADE. SEE CIVIL DWGS
12 ELECTRIC METER. SEE UTILITY PLAN
13 GAS METER. SEE UTILITY PLAN
14 PLASTER CHIMNEY w/ WOOD TRIM & CAP
15 REMOVE PORTION OF (E) FENCE
16 PROTECT (E) FENCE



1 North Elevation - Existing/Demolition
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"

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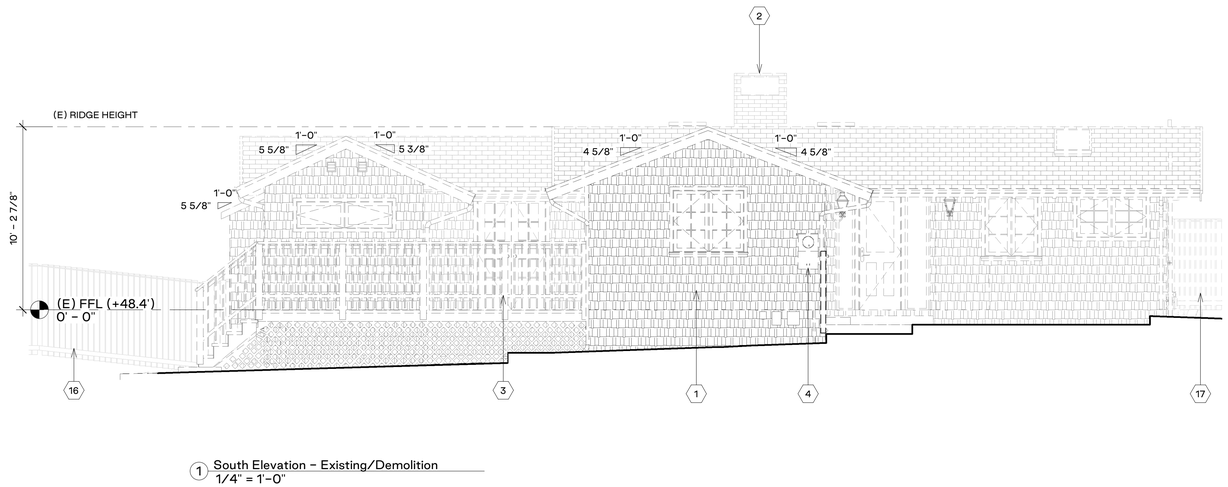
SCALE: 1/4" = 1'-0"

DRAWN BY: MH, HL
PRINT DATE: 11.18.25
DRAWING DATE: 8.7.25
DATE ISSUED FOR CONSTRUCTION:

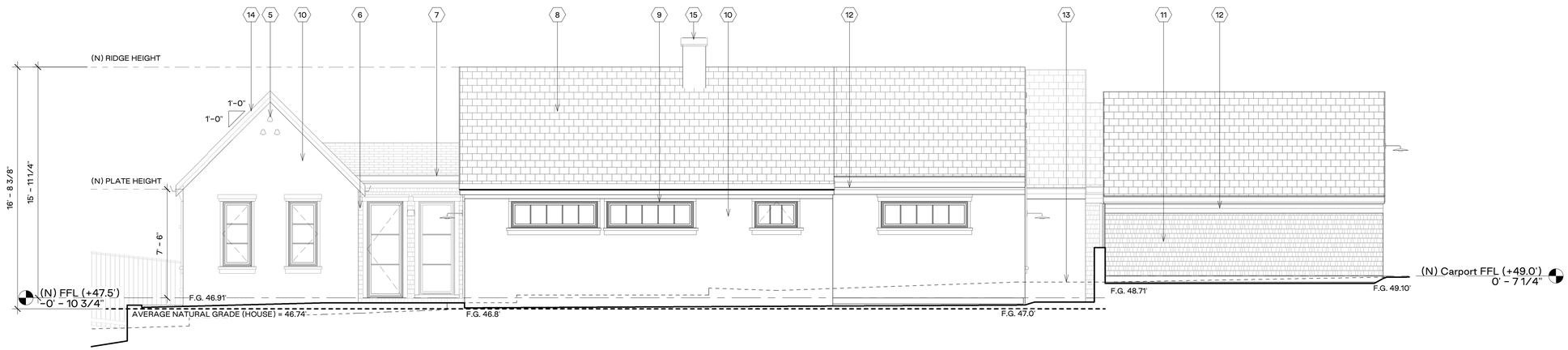
REVISIONS:

SHEET TITLE:
NORTH ELEVATIONS

SHEET NUMBER:
A3.0
(SHEET 7a)



1 South Elevation – Existing/Demolition
1/4" = 1'-0"



2 South Elevation – Proposed
1/4" = 1'-0"

SHEET NOTES

1 REMOVE (E) WALLS, WINDOWS, DOORS & ROOF
2 REMOVE (E) CHIMNEY
3 REMOVE (E) WOOD DECK & STAIRS
4 (E) ELECTRIC METER TO BE RELOCATED
5 DECORATIVE VENTS
6 SHINGLE WALL FINISH
7 METAL GUTTER, TYP.
8 ASPHALT COMPOSITION SHINGLE ROOF
9 ALUMINUM WOOD WINDOWS & DOORS w/ WOOD TRIM THROUGHOUT
10 STUCCO WALL FINISH
11 CARPORT w/ BUILT-IN STORAGE
12 DECORATIVE WOOD FRIEZE BOARD
13 (E) GRADE LINE
14 WOOD FASCIA, PAINTED
15 PLASTER CHIMNEY w/ WOOD TRIM & CAP
16 PROTECT (E) FENCE
17 REMOVE PORTION OF (E) FENCE

PROJECT:

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

DRAWN BY: MH, HL
PRINT DATE: 11.18.25
DRAWING DATE: 7.18.25
DATE ISSUED FOR CONSTRUCTION:

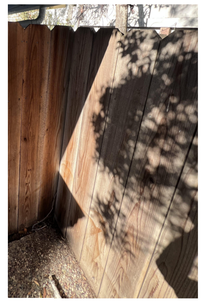
REVISIONS:

SHEET TITLE:
SOUTH ELEVATIONS

SHEET NUMBER:

A3.2

(SHEET 7b)



1 (E) Fencing to Remain
1/4" = 1'-0"



2 East Elevation – Proposed (Streetscape)
1/4" = 1'-0"



3 South Elevation – Proposed (Garden Wall)
1/4" = 1'-0"

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

DRAWN BY: MH, HL
PRINT DATE: 11.18.25
DRAWING DATE: 7.18.25
DATE ISSUED FOR CONSTRUCTION:

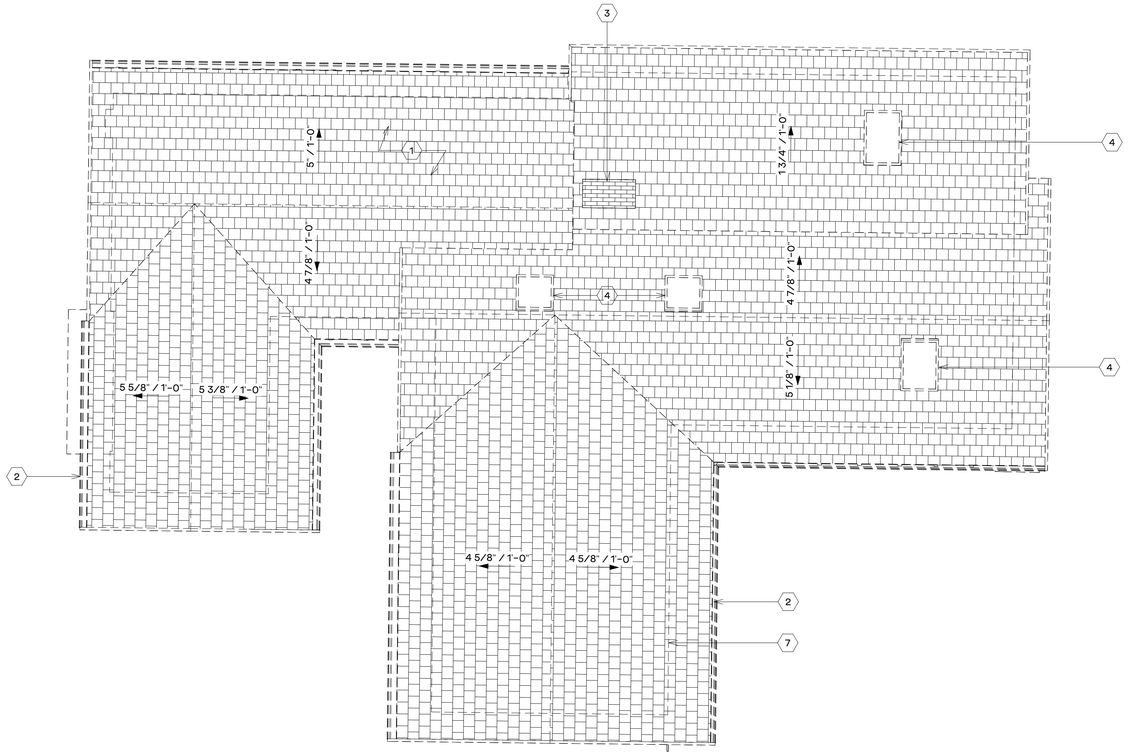
REVISIONS:

SHEET TITLE:
STREETSCAPE ELEVATION

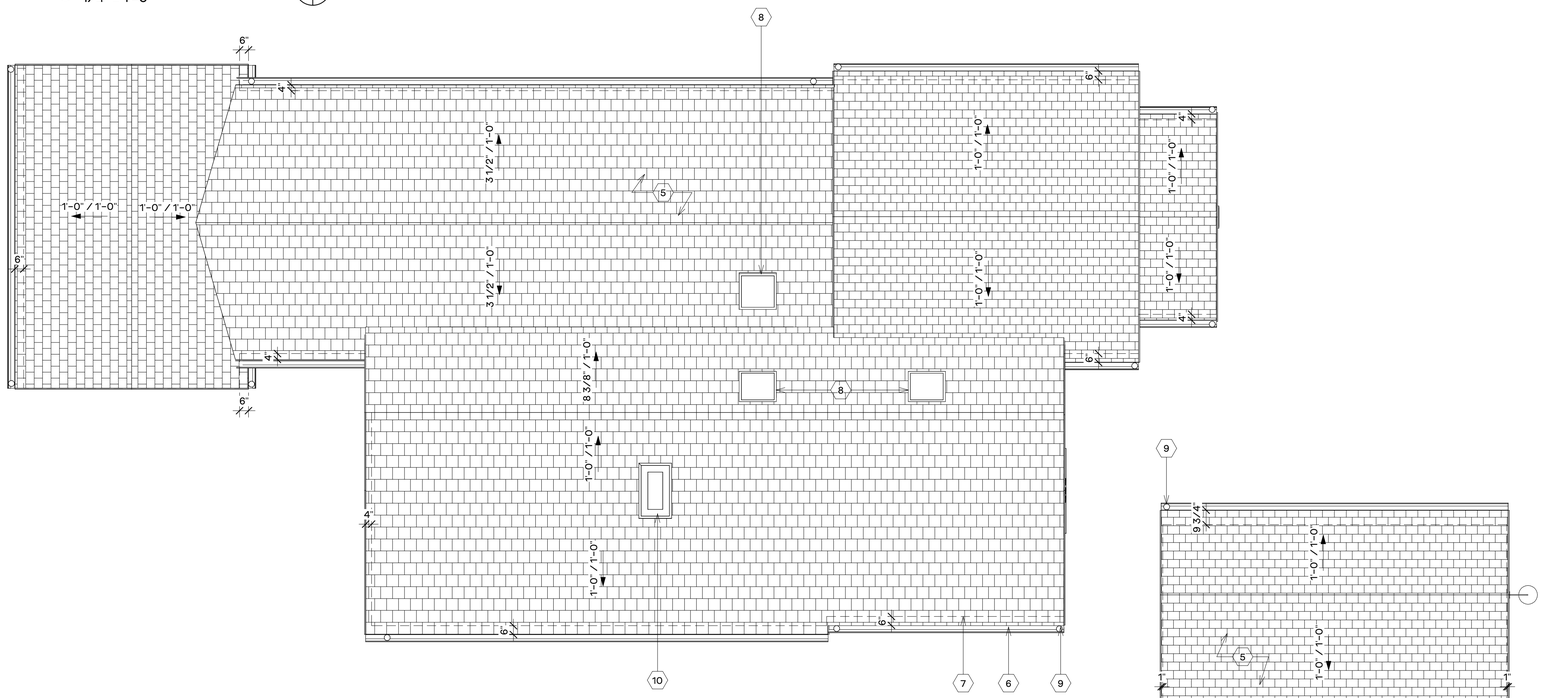
SHEET NUMBER:

A3.3

(SHEET 8)



A Demolition Roof Plan
1/4" = 1'-0"



B Proposed Roof Plan
1/4" = 1'-0"

SHEET NOTES

1 REMOVE (E) ROOF & STRUCTURE
2 REMOVE (E) GUTTERS
3 REMOVE (E) BRICK CHIMNEY
4 REMOVE (E) SKYLIGHT
5 (N) ASPHALT COMPOSITION SHINGLE ROOF
6 (N) GUTTERS
7 LINE OF BUILDING BELOW
8 (N) 2'-0" x 2'-0" SKYLIGHT
9 (N) DOWNSPOUT
10 CHIMNEY

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

MERRITT AMANTI
ARCHITECTURE & INTERIORS
e. merritt@merrittamanti.com
t. (917) 572-1246
www.merrittamanti.com

The use of these plans is restricted to the original site for which they were prepared. Publication is therefore limited to such use. Reuse, reproduction or publication in whole or in part of these drawings is prohibited. Title to the plans remains with the architect. Visual contact with the drawings constitues acceptance of these restrictions.

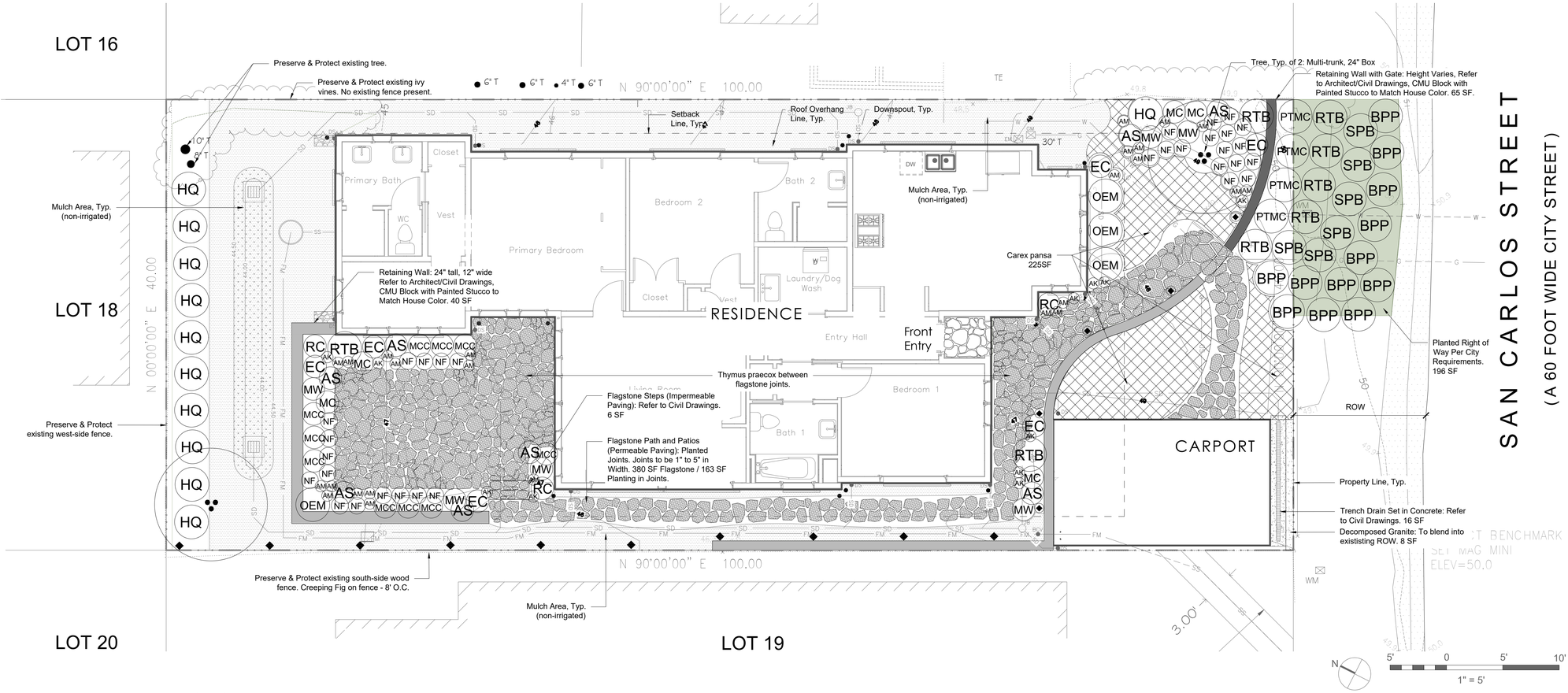
SCALE: 1/4" = 1'-0"

DRAWN BY: MH, HL
PRINT DATE: 11.18.25
DRAWING DATE: 8.7.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:
DEMOLITION & PROPOSED ROOF PLANS

SHEET NUMBER:
A2.1
(SHEET 9)



LANDSCAPE MATERIALS

TREE STAKING

2	EA	Platipus tree anchor system for all trees. Contact manufacturer for correct product for various tree sizes specified. Available from www.platipus-anchors.us (866) 622-2283. Install per manufacturer's specifications.

DECOMPOSED GRANITE

	24 SF	Decomposed Granite Fines, typ.: California Gold; 2-3" layer, compact 85%. Available from Central Home Supply: 831-534-3998, 180 El Pueblo Rd, Scotts Valley, https://www.centralhomesupply.com/.

PLANTING SOIL, AMENDEMENTS, & FERTILIZERS

	CY	Soil to be tested by accredited soil testing laboratory. Contractor shall incorporate soil additives and fertilizers in all planting areas at rates and depths recommended by soil labs. Soil shall be tilled to a depth of 6-inches and amended with 4 cubic yards of organic compost per 1,000 SF to promote infiltration and water retention. All soil shall be clear of debris and construction soils.

MULCH

	CY	Where noted on plan, any soil areas impacted by construction, and all planting areas to receive 2-3" minimum application of Minibark Mulch or approved equal. Available from Available from Central Home Supply: 831-534-3998, 180 El Pueblo Rd, Scotts Valley, https://www.centralhomesupply.com/.

PLANTING NOTES

1. Total landscape area = 1,662 SF.
2. Total landscape area in ROW 196 SF.
3. Contractor to comply with all state and local code requirements.
4. Contractor shall grade all landscape areas, eliminating all surface irregularities, depressions, vegetative matter, sticks, stones, and other debris, and remove them from site.
5. Refer to Civil Drawings for stormwater best management practices.
6. All plant material to receive irrigation; refer to irrigation drawings. The system will be designed and installed in compliance with the California Model Water Efficient Landscape Ordinance (MWELO) - Region 1.
7. No chemicals, herbicides or pesticides, are to be used in the landscape.
8. Mulch shall be placed a minimum of 3-inches in new planting areas and all exposed soil areas.
9. All plant material to be sourced from plant nurseries in the State of California, located as close to the site as possible. Contractor to provide a list of plant material procured including the location of the nursery.
10. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
11. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
12. Contractor shall not make substitutions without written permission from the Landscape Architect.
13. Contractor shall layout all plant material in the field for LA review and adjustment before planting commences.
14. Plant material that is improperly stored shall receive a special review of acceptance/rejection.
15. Mulch, sand, gravel, and soil stockpiles to be located and stored in a way to prevent discharge to the storm drain system.
16. All waste, objectionable material, and excess fill shall be removed and disposed of on a daily basis off-site in a legal manner.
17. Maintenance Period begins immediately after planting. Contractor to water, prune, adjust staking systems, adjust irrigation system and schedule as necessary. Public areas to be kept clean from debris and dirt.
18. All required vegetation shall be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, blight, or disease. Any vegetation which shows signs of such damage or injury at any time shall be replaced by the same, similar, or substitute vegetation of a size, form, and character which will be comparable at full growth.
19. Landscaping shall be kept free from weeds and undesirable grasses.

PLANT SCHEDULE - TREES

SYMB	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPECIFICATIONS	NATIVE TREE	*WUCOLS RATING
n/a	2	Cercis canadensis	Eastern Redbud	24" Box	Multi-trunk: 3 canes minimum	NO	L

PLANT SCHEDULE - SHURBS, GROUNDCOVERS, & VINES

SYMB	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE PLANT	WUCOLS RATING
AM	25	Achillea millefolium 'Moonshine'	Yellow-Flowering Yarrow	1 Gal.	As Shown	YES	L
AS	7	Aeonium x 'Sunburst'	Sunburst Aeonium	1 Gal.	As Shown	NO	L
AK	11	Aeonium haworthii 'Kiwi'	Kiwi Aeonium	1 Gal.	As Shown	NO	L
BPP	12	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	5 Gal.	As Shown	YES	L
	225	Carex pansa	Sand Dune Sedge	1 Gal.	12" O.C.	YES	M
EC	6	Euphorbia characias 'Variegata'	Variegated Euphorbia	5 Gal.	As Shown	NO	L
◆	10	Ficus pumila	Creeping Fig	1 Gal.	As Shown	NO	M
HQ	11	Hydrangea quercifolia 'Sike's Dwarf'	Sike's Dwarf Oakleaf Hydrangea	10 Gal.	As Shown	NO	M
MC	5	Mimulus bifidus 'Creamsicle'	Creamsicle Monkey Flower	1 Gal.	As Shown	YES	L
MW	6	Mimulus bifidus 'White'	White Monkey Flower	1 Gal.	As Shown	YES	L
MCC	10	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	As Shown	NO	L
NF	30	Nepeta x faassenii	Cat Mint	5 Gal.	As Shown	NO	L
OEM	4	Olea europaea 'Montra'	Little Ollie Dwarf Olive	10 Gal.	As Shown	NO	L
PTMC	4	Pittosporum tenuifolim 'Margorie Channon'	Marjorie Channon Pittosporum	10 Gal.	As Shown	NO	L
RC	3	Romneya coulteri	Matilija Poppy	5 Gal.	As Shown	YES	VL
◈	5	Rosa banksiae 'Lutea'	Yellow Banks Climbing Rose	5 Gal.	As Shown	NO	L
RTB	8	Rosmarinus 'Tuscan Blue'	Tuscan Blue Rosemary	5 Gal.	As Shown	NO	L
SPB	6	Saliva 'Pozo Blue'	Pozo Blue Sage	5 Gal.	As Shown	YES	L
	700	Thymus praecox	Creeping Thyme	Plugs	6" O.C.	NO	L

* Water Use Classifications of Landscape Species (WUCOLS) from: *A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California, The Landscape Coefficient Method and WUCOLS III*, University of California Cooperative Extension California Department of Water Resources, August 2000. Monterey = Region 1: North-Central Coastal

OJLA

OONAJOHNSEN
LANDSCAPE ARCHITECTURE
667 Lighthouse Avenue Ste 303
Pacific Grove, CA 93950
831 915 6838 oona@OJLA.co
https://ojla.co/

STAMP:

OONA JOHNSEN RLA 5726
EXP. 04-30-2026

"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."

Oona Johnsen RLA 5726
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REVISION:	DATE:
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5 Text here	10.10.2011
6 Text here	10.10.2011
7 Text here	10.10.2011

PROJECT NAME:
San Carlos Residence

San Carlos St 2 NW, 11th Street
Carmel-by-the Sea, CA 93921
APN: 010-155-019-000

OWNER:
Melissa Dale

ISSUANCE:
PERMIT SET
NOT FOR CONSTRUCTION

DATE: November 7, 2025
DRAWN BY: OJ
CHECKED BY: OJ
PROJECT #: 25.17

SHEET NAME & NUMBER:
Planting Plan

L100

If drawing is not 24"x36", it is reduced.
(SHEET 10a)

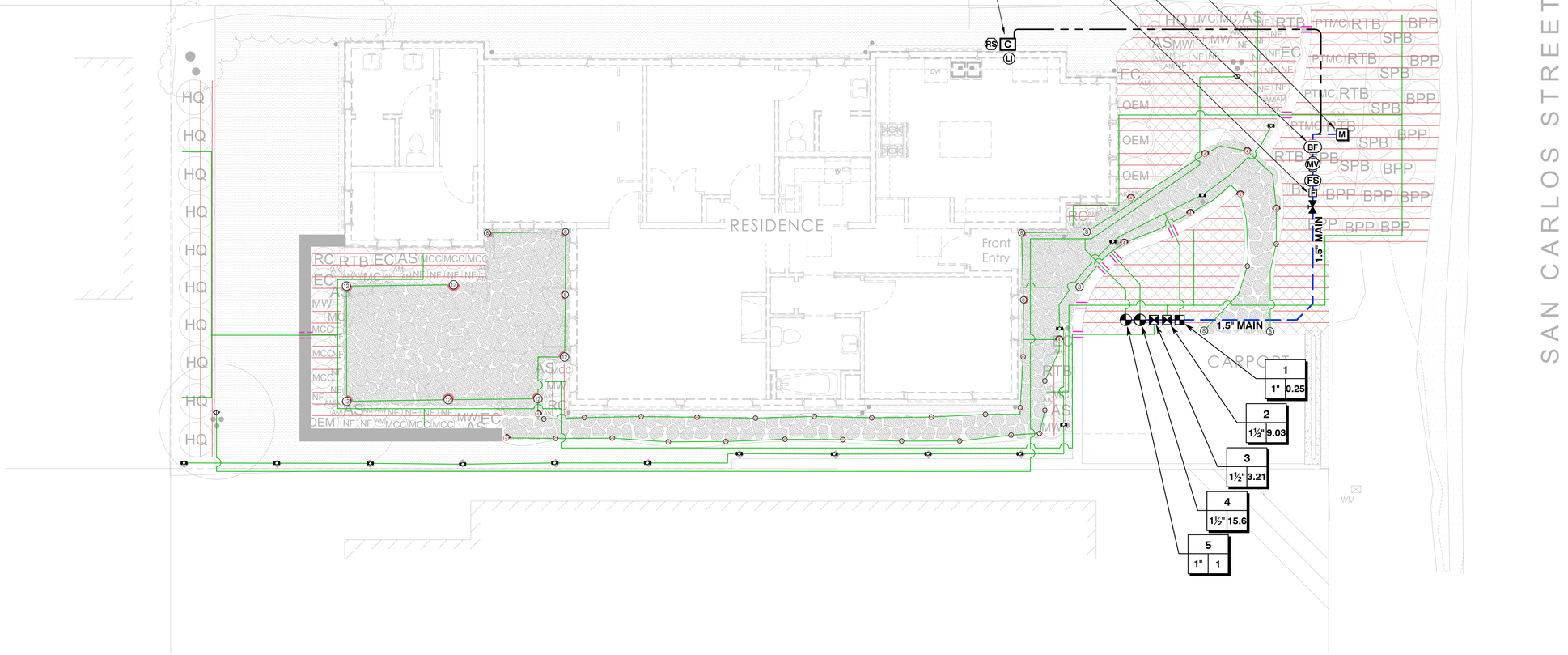
IRRIGATION WATER POINT OF CONNECTION
INSTALL A DEDICATED 3/4" IRRIGATION WATER METER IN THIS AREA. THE WATER METER IS TO SUPPLY A MINIMUM OF 20GPM AT 60PSI FOR THE EFFICIENT OPERATION OF THIS SYSTEM. VERIFY LOCATION IN THE FIELD PRIOR TO INSTALLATION. THE IRRIGATION CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF THE REQUIRED PRESSURE IS NOT AVAILABLE ON THE DOMESTIC WATER LINE.

BACKFLOW PREVENTER
IRRIGATION INSTALLER TO FOLLOW LOCAL CODES. VERIFY LOCATION IN THE FIELD BEFORE INSTALLATION. SEE THE PRODUCT LEGEND FOR THE BACKFLOW MANUFACTURER AND MODEL #.

1" Y STRAINER

IRRIGATION CONTROLLER
TO BE MOUNTED ON THE EXTERIOR WALL OF THE BUILDING IN THIS AREA. SEE DETAIL. VERIFY MOUNT LOCATIONS IN THE FIELD PRIOR TO INSTALLATION. 120VAC, 1.0 AMP, ELECTRIC POWER SUPPLY PROVIDED BY THE BUILDING ELECTRICAL CONTRACTOR. ROUTE A 1.5" ELECTRICAL CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH. MOUNT THE RAIN SENSOR ON A STATIONARY STRUCTURE ABOVE ALL OVERHEAD OBSTRUCTIONS. PROVIDE TWO (2) ADDITIONAL CONTROL WIRES IN WIRE BUNDLE FOR FUTURE USE.

THE IRRIGATION CONTRACTOR IS TO SET THE RUN TIMES FOR EACH ZONE TO MATCH THE PLANT WATER REQUIREMENTS, SITE CONDITIONS AND MICRO-CLIMATE FACTORS. SEE THE LANDSCAPE PLANS FOR PLANT SPECIFICATIONS.



CONTROL WIRE

ROUTE A 1.5" CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH.

LATERAL LEGEND

	1"
	1.5"
	2"
	2.5"

LATERALS LINES ARE COLOR CODED PER SIZE. FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN, PLANS ARE TO BE VIEWED IN COLOR.

SLEEVE LEGEND

LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	2"

N

5' 0 5' 10'

1" = 5'

IRRIGATION PLANS ARE TO BE VIEWED IN COLOR FOR MOST ACCURATE INTERPRETATION OF THE DESIGN.

IRRIGATION EQUIPMENT MAY BE SHOWN OFFSET FOR GRAPHIC CLARITY. INSTALL ALL EQUIPMENT IN LANDSCAPED AREA.

INSTALL ALL THE IRRIGATION EQUIPMENT TO AVOID CONFLICTS WITH INSTALLED UTILITIES, TREE INSTALLATION AND EXISTING TREES TO REMAIN. THE IRRIGATION MAINLINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPED AREAS ARE TO RECEIVE 100% COVERAGE BY THE IRRIGATION SYSTEM (TYP.)

811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging

IDS IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIDESIGNSTUDIO.COM
407-744-3658

SAN CARLOS STREET
(A 60 FOOT WIDE CITY STREET)

OJLA

OONAJOHNSEN
LANDSCAPE ARCHITECTURE
667 Lighthouse Avenue Ste 303
Pacific Grove, CA 93950
831 915 6838 oona@OJLA.co
https://ojla.co/

STAMP:

LICENSED LANDSCAPE ARCHITECT OONA JOHNSEN LA 5726 STATE OF CALIFORNIA
04-30-2026
09-05-2025

OONA JOHNSEN RLA 5726
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APN: 010-155-019-000

OWNER:
Melissa Dale

ISSUANCE:
PERMIT SET
NOT FOR CONSTRUCTION

DATE: November 7, 2025
DRAWN BY: IDS
CHECKED BY: CZ
PROJECT #: 25.17

SHEET NAME & NUMBER:

Irrigation Plan

L200

If drawing is not 24"x36", it is reduced.

(SHEET 10b)

IRRIGATION NOTES

1. THE PLANS AND DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. THE WORK SHALL BE EXECUTED IN A MANNER TO AVOID CONFLICTS WITH UTILITIES AND OTHER ELEMENTS OF CONSTRUCTION, INCLUDING LANDSCAPE MATERIALS. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING INSTALLED.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, IRRIGATION SYSTEM SPECIFICATIONS AND ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT LOCAL CODES, ORDINANCES, AND REGULATIONS.
3. CONTRACTOR SHALL PROVIDE COMPLETE AND ACCURATE IRRIGATION AS-BUILT DRAWINGS TO THE OWNER AT PROJECT COMPLETION, SHOWING ALL FINAL ROUTING OF MAINLINES, VALVES, CONTROL WIRE, AND EQUIPMENT LOCATIONS.
4. ALL IRRIGATION MAINLINE AND LATERAL LINES ARE TO NOT EXCEED A VELOCITY OF 5FPS.
5. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS AND DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM. IN THE EVENT THAT NOTIFICATION OF THE CONFLICT IS NOT APPROVED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
6. REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE ROOT BALLS WHEN INSTALLING IRRIGATION EQUIPMENT. CALL 811 AND REFER TO UTILITY PLANS PRIOR TO TRENCHING.
7. IRRIGATION CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS BEFORE INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. THE IRRIGATION SYSTEM SHALL BE RELOCATED AT NO ADDITIONAL COST FOR ANY CONFLICT WITH LANDSCAPE INSTALLATION OR ANY OTHER SITE CONSTRUCTION OR EXISTING CONDITIONS.
8. VERIFY THE REQUIRED MINIMUM STATIC WATER PRESSURE IS AVAILABLE AT THE PROJECT SITE PRIOR TO BEGINNING THE IRRIGATION INSTALLATION. NOTIFY THE IRRIGATION DESIGN CONSULTANT AND LANDSCAPE ARCHITECT IN WRITING IF THE MINIMUM STATIC WATER PRESSURE OR WATER VOLUME IS NOT AVAILABLE. SEE PLAN SHEET FOR REQUIREMENTS.
9. WHERE EXISTING OR NEW TREES, LIGHT FIXTURES, SIGNS, ELECTRONIC CONTROLLERS AND/OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE OF AN IRRIGATION SPRINKLER'S PATTERN. THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN THE PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION.
10. 100% HEAD TO HEAD COVERAGE IS REQUIRED. ASSURE THAT ANY MODIFIED SPACING DOES NOT EXCEED THE SPACING SHOWN IN THE PLANS.
11. IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLERS TO AVOID OVER SPRAY ONTO IMPERVIOUS AREAS.
12. ALL MATERIALS AND EQUIPMENT SHOWN SHALL BE NEW AND INSTALLED AS SHOWN ON THE PLANS. IF THE DRAWINGS DO NOT THOROUGHLY DESCRIBE THE TECHNIQUES TO BE USED, THE INSTALLER SHALL FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THE PRODUCT MANUFACTURER.
13. THE LOCATION OF THE IRRIGATION MAINLINE SHALL BE IDENTIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
14. CONTRACTOR IS TO SUBMIT PRODUCT SPECIFICATION SHEETS FOR ALL IRRIGATION EQUIPMENT TO BE USED FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
15. THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.
16. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN DEBRIS-FREE MATERIALS.
17. IRRIGATION CONTRACTOR IS TO INSTALL CHRISTY ZONE TAGS WITH THE CORRESPONDING CONTROLLER ZONE NUMBER AT EACH CONTROL VALVE.
18. AS BUILT DOCUMENTS ARE TO BE PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT. THE MAINLINE, CONTROL VALVES, ISOLATION VALVES, GROUND RODS AND SPLICE BOXES SHALL BE LOCATED WITH A MEASUREMENT FROM TWO FIXED POINTS.
19. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF ON-SITE OPERATIONS.
20. A MAINLINE PRESSURE TEST IS TO BE CONDUCTED BEFORE BACKFILLING. ALL FINDINGS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT WITHIN TWENTY FOUR HOURS POST TEST.
21. ALL SLEEVES ARE TO BE TWO TIMES THE SIZE OF THE PIPE IT ENCASES. INSTALL A 2" SLEEVE NEXT TO THE MAINLINE SLEEVE FOR CONTROL WIRES.
22. ROUTE A 1.5" ELECTRICAL CONDUIT FROM THE CONTROLLER TO THE MAINLINE TRENCH FOR THE CONTROL WIRES. RUN THE CONDUIT AND CONTROL WIRES PARALLEL TO THE MAINLINE.
23. THE IRRIGATION SYSTEM IS TO BE INSPECTED AND APPROVED BY THE PROJECT OWNER PRIOR TO RECEIVING CERTIFICATION.
24. ANY PRODUCT SUBSTITUTIONS MADE BY THE IRRIGATION CONTRACTOR ARE TO BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.

DRIP SPECIFICATIONS & NOTES:
DRIP TUBING; SPECIFICATION AS SHOWN ON THE PRODUCT SCHEDULE; DRIP GRID LAY-OUT IS BASED ON 30 PSI.

1. INSTALL DRIP SYSTEM IN THE FOLLOWING ORDER: A). WITH ALL MAINLINE AND IT'S ASSOCIATE EQUIPMENT (INCLUDING PRE-FILTERING 120 MESH FILTER AT P.O.C.) COMPLETELY INSTALLED, FLUSH MAINLINE TILL FREE AND CLEAR OF DEBRIS. B). INSTALL ALL LATERALS TO THE VARIOUS DRIP GRIDS, AND SUPPLY HEADERS WITH RISERS EXTENDED ABOVE GROUND. CENTER FEED RISERS, TEMPORARY EXTEND NIPPLES WITH PIPE AND COUPLINGS (DO NOT GLUE). FLUSH TILL FREE AND CLEAR OF DEBRIS, TEMPORARY CAP NIPPLES, SEAL BLANK TUBING (RISERS) WITH TAPE. C). INSTALL EXHAUST HEADERS - RISERS - FLUSH POINTS. D). INSTALL DRIP GRID, STAPLE TUBING PER DETAIL, CONNECT DRIP TUBING TO SUPPLY HEADER RISERS. FLUSH TILL FREE AND CLEAR OF DEBRIS. E). CONNECT DRIP GRID TO EXHAUST HEADER RISERS, FLUSH SYSTEM USING "FLUSH POINT".
2. INSTALL OPERATION INDICATORS WITHIN 12-INCHES OF "FLUSH POINT" VALVE BOX. SEE DETAIL. ACTIVATE DRIP ZONE, ENSURE ALL OPERATION INDICATORS ARE FULLY EXTENDED, ADJUST STREAM SPRAY TO WHERE IT CAN EASILY BE SEEN BY MAINTENANCE PERSON.
3. PRESSURE TEST WITH OWNERS REPRESENTATIVE PRESENT; PER ZONE, TEMPORARY INSTALL (2) PRESSURE GAUGES (LIQUID FILLED PRESSURE GAUGES) ON (2) FLUSH POINTS, (1) ON LARGEST GRID "FLUSH POINT" AND THE OTHER ON FARTHEST GRID "FLUSH POINT". ACTIVATE ZONE, AFTER FLOW HAS STABILIZED, VERIFY ALL ZONE OPERATION INDICATORS ARE FULLY EXTENDED, CHECK PRESSURE ON BOTH GAUGES, PRESSURE MUST BE 20 PSI OR HIGHER TO PASS TEST. IF TEST FAILS, CONTRACTOR TO LOCATE AND CORRECT PROBLEM AND RETEST. IT IS IN THE CONTRACTORS BEST INTEREST TO PERFORM HIS OWN TEST BEFORE HE CALLS OWNERS REPRESENTATIVE PRESENTS TO AVOID RE-INSPECTION FEE'S.
4. PRESSURE TEST RESULTS SHALL BE NOTED AS-BUILD DRAWING BY THE "FLUSH POINT" WHERE TESTS WAS TAKEN. ALL "FLUSH POINTS" LOCATIONS SHALL BE INCLUDED IN AS-BUILD DRAWINGS.

THE FOLLOWING PRODUCTS ARE NOT SHOWN ON THE PLAN FOR GRAPHIC CLARITY BUT ARE TO BE INCLUDED DURING THE BIDDING PROCESS AND ARE TO BE INSTALLED BY THE IRRIGATION INSTALLATION CONTRACTOR. FOLLOW ALL MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

- FLUSH VALVES (MANUAL OR AUTOMATIC).
- AIR RELIEF VALVES - LOCATE AT THE HIGHPOINT OF THE ZONE.
- DRIP INDICATOR HEAD - LOCATE IN AN INCONSPICUOUS AREA BUT ACCESSIBLE BY THE SITE MAINTENANCE TEAM.

IRRIGATION EQUIPMENT MAY BE SHOWN OFFSET FOR GRAPHIC CLARITY. INSTALL ALL EQUIPMENT IN LANDSCAPED AREA.

IRRIGATION PLANS ARE TO BE VIEWED IN COLOR FOR MOST ACCURATE INTERPRETATION OF THE DESIGN.

LATERAL LEGEND

	1"
	1.5"
	2"
	2.5"

LATERALS LINES ARE COLOR CODED PER SIZE. FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN, PLANS ARE TO BE VIEWED IN COLOR.

CONTROL WIRE

ROUTE A 1.5" CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH.

SLEEVE LEGEND

LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
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4"	8"
CONTROL WIRE CONDUIT	2"

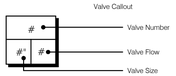
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
2Q 2H 2T 2TQ 4Q 4H 4T 4TQ	RAIN BIRD 1806-U-PRS SQ SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	35	30
Q T H F	RAIN BIRD 1806-U-PRS U8 SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	5	30
Q T H TT TQ F	RAIN BIRD 1806-U-PRS U12 SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	6	30
8 08HE-VAN 10 10HE-VAN / 12 12HE-VAN 15 15HE-VAN	RAIN BIRD 1806-U-PRS HE-VAN SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	4	30
1401 1402 1404 1408	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	2	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	1
	RAIN BIRD XCZ-150-LCS HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2IN. PEB GLOBE VALVE WITH SINGLE 1-1/2IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. FLOW RANGE: 15-62 GPM.	2
0.5 1.0 2.0	RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 05PC 0.5 GPH=BLUE, 10PC 1.0 GPH=BLACK, AND 20PC 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	15
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-09-12 (GROUND LEVEL) XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.9 GPH EMITTERS AT 12" O.C. LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	816.3 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PGA GLOBE 1IN., 1-1/2IN., 2IN. ELECTRIC REMOTE CONTROL VALVE, GLOBE.	2
	LANDSCAPE PRODUCTS INC. CWV SLIP SOCKET 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN.,2IN. SLIP SOCKET PLASTIC BALL VALVE. QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 125 PSI RATING. SAME SIZE AS MAINLINE.	1
MV	RAIN BIRD PEB-PRS-D 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1
BF	ZURN 975XL 3/4" REDUCED PRESSURE BACKFLOW DEVICE	1
C	RAIN BIRD ESP4ME3 WITH (1) ESP-SM3 (7 STATION) 7 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1
LI	RAIN BIRD LNK2WIFI UPGRADES CONTROLLERS (ESP-M, ESP-RZXE, ST8) TO HAVE WEATHER DATA FOR ET-BASED ADJUSTMENTS (WATERSENSE APPROVED) & WIFI CAPABILITIES -	1
RS	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
FS	RAIN BIRD FS-100-P 1IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.4 GPM TO 54 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX	1
F	FEBCO LF650A Y STRAINER CONFIRM THE PROPOSED SIZE WITH THE MANUFACTURERS RECOMMENDATIONS BASED ON FLOW AND PRESSURE LOSSES PRIOR TO BIDDING. INSTALL DOWNSTREAM OF THE BACKFLOW PREVENTER.	1
M	POINT OF CONNECTION INSTALL A 3/4" RECORDALL BADGER DISC METER OR EQUAL PROVIDED BY OTHERS.	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 SEE PIPE LEGEND FOR COLOR CODING AND SIZING.	781.6 LF
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	33.9 LF
	PIPE SLEEVE: PVC SCHEDULE 40 MAINLINE & LATERAL LINE SLEEVE.	6.3 LF
	PIPE SLEEVE: PVC SCHEDULE 40 2" SLEEVE FOR CONTROL WIRE.	0.9 LF

Valve Callout



THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PRECIP
1	RAIN BIRD XCZ-100-LC	1"	DRIP EMITTER	0.25	0.06 in/h
2	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	9.03	1.43 in/h
3	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	3.21	1.46 in/h
4	RAIN BIRD PGA GLOBE	1-1/2"	TURF SPRAY	15.59	2.37 in/h
5	RAIN BIRD PGA GLOBE	1"	BUBBLER	1	1.7 in/h

THE IRRIGATION CONTRACTOR IS TO SET THE RUN TIMES FOR EACH ZONE TO MATCH THE PLANT WATER REQUIREMENTS, SITE CONDITIONS AND MICRO-CLIMATE FACTORS. SEE THE LANDSCAPE PLANS FOR PLANT SPECIFICATIONS.

CRITICAL ANALYSIS

P.O.C. NUMBER: 01

Water Source Information:	INSTALL A 3/4" RECORDALL BADGER DISC METER OR EQUAL PROVIDED BY OTHERS.
FLOW AVAILABLE	
Custom Max Flow:	20 GPM
Flow Available	20 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Pressure Available:	60 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	15.59 GPM
Flow Available at POC:	20 GPM
Residual Flow Available:	4.41 GPM
Design Pressure:	30 PSI
Friction Loss:	0.34 PSI
Fittings Loss:	0.03 PSI
Elevation Loss:	0 PSI
Loss through Valve:	5 PSI
Pressure Req. at Critical Station:	35.4 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	0.06 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.2 PSI
Loss for Master Valve:	1.78 PSI
Critical Station Pressure at POC:	48.4 PSI
Pressure Available:	60 PSI
Residual Pressure Available:	11.6 PSI

OJLA
OONA JOHNSEN
LANDSCAPE ARCHITECTURE
667 Lighthouse Avenue Ste 303
Pacific Grove, CA 93950
831 915 6838 oona@OJLA.co
https://ojla.co/

STAMP:



OONA JOHNSEN RLA 5726
EXP. 04-30-2026

"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."

Oona Johnsen RLA 5726
Exp. 04-30-2026

"I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements and applied them accordingly for the efficient use of water in the Irrigation Design Plan."

Oona Johnsen RLA 5726
Exp. 04-30-2026

IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIDESIGNSTUDIO.COM
407-744-3658

REVISION:	DATE:
1 Text here	10.10.2011
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4 Text here	10.10.2011
5 Text here	10.10.2011
6 Text here	10.10.2011
7 Text here	10.10.2011

PROJECT NAME:

San Carlos Residence

San Carlos St 2 NW, 11th Street
Carmel-by-the Sea, CA 93921
APN: 010-155-019-000

OWNER:
Melissa Dale

ISSUANCE:
PERMIT SET
NOT FOR CONSTRUCTION

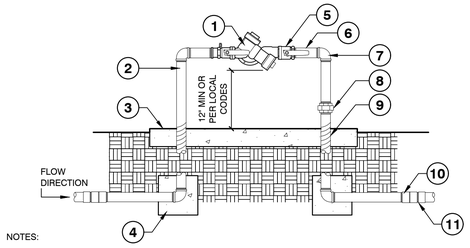
DATE:	November 7, 2025
DRAWN BY:	IDS
CHECKED BY:	CZ
PROJECT #:	25.17

SHEET NAME & NUMBER:

Irrigation Notes & Schedules

L201

If drawing is not 24"x36", it is reduced.



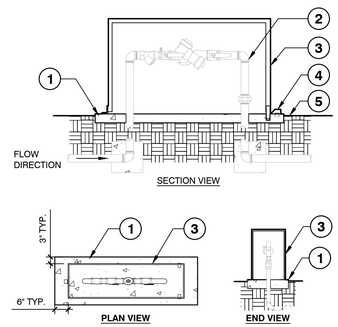
1. BACKFLOW PREVENTION DEVICE (SEE IRRIGATION PLANS FOR MAKE AND MODEL). INSTALL DEVICE PER THE LOCAL WATER PURVEYORS STANDARDS AND SPECIFICATIONS
2. GALVANIZED NIPPLE
3. 4" THICK CONCRETE PAD, 1" ABOVE FINISHED GRADE. SEE BACKFLOW CAGE DETAIL
4. CONCRETE THRUST BLOCKS REQUIRED ON BACKFLOW DEVICES 2-1/2" AND LARGER
5. BRASS BALL VALVE
6. THREADED GALVANIZED NIPPLE
7. GALVANIZED 90° (DEGREE) ELBOW
8. GALVANIZED UNION
9. WRAP 20 MIL TAPE TWICE AROUND GALVANIZED PIPE UNDER FINISHED GRADE AND THROUGH THE CONCRETE
10. GALVANIZED COUPLING
11. SCH. 80 PVC MALE ADAPTER

NOTES:

1. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
2. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
3. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
5. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
6. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

1 BACKFLOW PREVENTION DEVICE

N.T.S. I-RBD-01



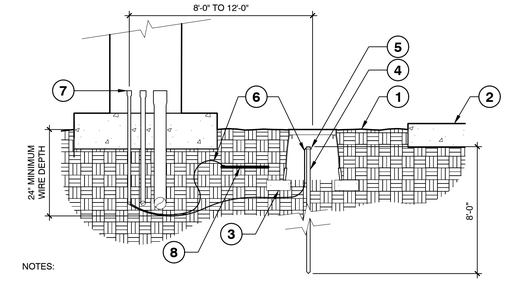
1. 4" THICK CONCRETE FOOTING 1" ABOVE FINISHED GRADE
2. BACKFLOW PREVENTION DEVICE (SEE IRRIGATION PLAN FOR MAKE AND MODEL)
3. INSULATED BACKFLOW ENCLOSURE. HOT BOX POLY EZ BOX: PART # LP015039026G
4. LOCK BOX
5. FINISHED GRADE

NOTES:

1. INSTALL BACKFLOW ENCLOSURE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE.
3. LOCK BOX SHALL BE LOCATED ABOVE CONCRETE FOOTING
4. CONTRACTOR SHALL PROVIDE A LOCK AS APPROVED BY THE OWNER'S REPRESENTATIVE.

2 BACKFLOW ENCLOSURE

N.T.S. I-RBD-41



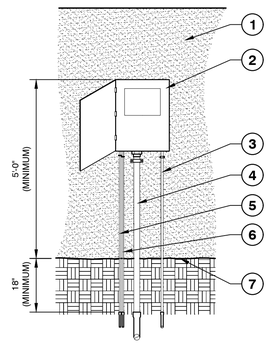
NOTES:

1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

1. FINISH GRADE
2. PAVEMENT
3. THREE (3) 4" x 8" BRICKS
4. 5/8" x 8'-0" COPPER GROUNDING ROD
5. GROUNDING ROD CLAMP
6. #6 AWG BARE COPPER WIRE
7. 1/2" PVC ELECTRICAL CONDUIT AND SWEEP FOR EARTH GROUND
8. COPPER GROUNDING PLATE

3 GROUNDING ROD

N.T.S. I-RBD-03



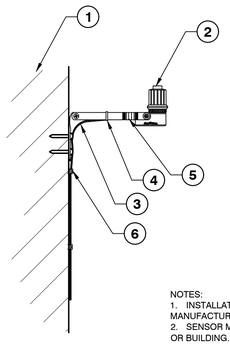
1. WALL, FENCE, OR BUILDING
2. WALL MOUNTED CONTROLER. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS (SEE IRRIGATION LEGEND FOR CONTROLLER MAKE AND MODEL NUMBER)
3. ¾" KNOCKOUT FOR EARTH GROUND WIRE
4. 1.5" PVC ELECTRICAL CONDUIT FOR IRRIGATION VALVES, MASTER VALVE, AND FLOW SENSOR WIRES. OPTIONAL 2" KNOCKOUT IF MORE WIRES ARE NEEDED. SECURE CONDUIT TO WALL USING STAINLESS STEEL CLAMP
5. 1" PVC ELECTRICAL CONDUIT FOR ELECTRICAL POWER PER LOCAL AND NATIONAL CODES
6. 1" PVC ELECTRICAL CONDUIT FOR ET SENSOR (OPTIONAL)
7. FINISHED GRADE

NOTES:

1. COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE 10'-0" ON CENTER.
2. GROUNDING RODS SHALL BE LOCATED BETWEEN 8'-0" TO 12'-0" AWAY FROM THE CONTROLLER. GROUNDING RODS SHALL BE ⅝" IN DIAMETER x 8' IN LENGTH. CONNECT THE GROUNDING ROD TO THE CONTROLLER USING 6 GAUGE BARE COPPER WIRE OR PER THE MANUFACTURER'S SPECIFICATIONS. SEE GROUNDING ROD DETAIL.
3. ET STATION SHALL BE INSTALLED NO FURTHER THAN 90' AWAY FROM THE CONTROLLER AND A MINIMUM OF 15' OFF THE GROUND, OUT FROM UNDER ANY OVERHEAD OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO, BUILDING OVERHANGS, TREES, OR UTILITIES.

4 WALL MOUNTED CONTROLLER

N.T.S. I-RBD-04



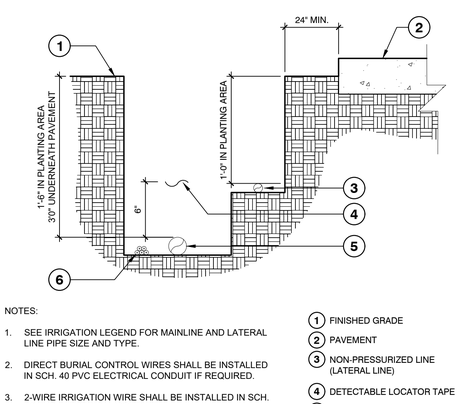
1. STATIONARY STRUCTURE
2. RAIN BIRD RSD-BEx (RAINSENSOR)
3. WIRE TO IRRIGATION CONTROLLER
4. PLASTIC TIE DOWN STRAP
5. MOUNTING BRACKET
6. SECURE WITH CABLE TIE BRACKET (1 OF 2)

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SENSOR MAY BE MOUNTED ON A FENCE, FENCE POST, GUTTER OR BUILDING.
3. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF BUILDING.

5 RAIN BIRD - RSD-BEX RAIN SENSOR

N.T.S. I-RBD-09



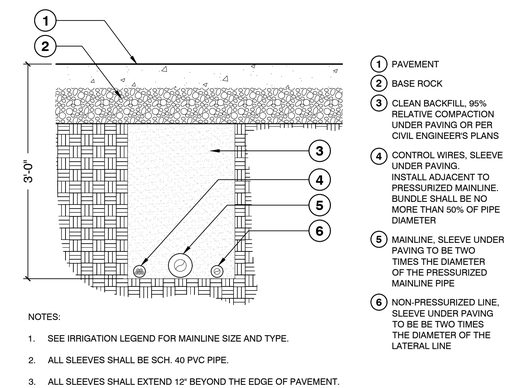
NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

1. FINISHED GRADE
2. PAVEMENT
3. NON-PRESSURIZED LINE (LATERAL LINE)
4. DETECTABLE LOCATOR TAPE
5. PRESSURIZED LINE (MAINLINE)
6. DIRECT BURIAL LOW VOLTAGE CONTROL WIRES

6 IRRIGATION TRENCHING

N.T.S. I-RBD-12



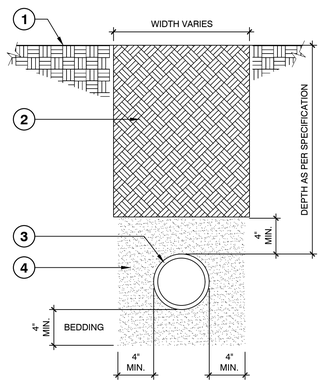
NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.
2. ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.
3. ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.
4. END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE SLEEVE TO FINISHED GRADE.

1. PAVEMENT
2. BASE ROCK
3. CLEAN BACKFILL. 95% RELATIVE COMPACTION UNDER PAVING OR PER CIVIL ENGINEER'S PLANS
4. CONTROL WIRES, SLEEVE UNDER PAVING. INSTALL ADJACENT TO PRESSURIZED MAINLINE. BUNDLE SHALL BE NO MORE THAN 50% OF PIPE DIAMETER
5. MAINLINE, SLEEVE UNDER PAVING TO BE TWO TIMES THE DIAMETER OF THE PRESSURIZED MAINLINE PIPE
6. NON-PRESSURIZED LINE, SLEEVE UNDER PAVING TO BE BE TWO TIMES THE DIAMETER OF THE LATERAL LINE

7 PIPE BENEATH PAVEMENT

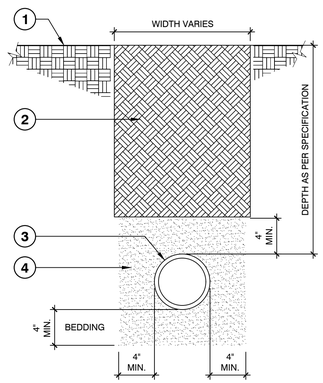
N.T.S. I-RBD-14



1. FINISHED GRADE
2. NATIVE SOIL BACKFILL COMPACT TO 95% COMPACTION
3. PVC MAINLINE/LATERAL
4. BACKFILL WITH 100% COARSE SAND, WATER JET AND MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL

8 MAINLINE WITH SAND BEDDING

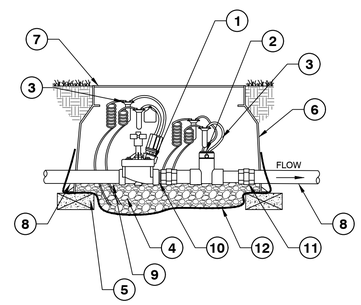
N.T.S. I-RBD-16



1. FINISHED GRADE
2. NATIVE SOIL BACKFILL COMPACT TO 95% COMPACTION
3. PVC SLEEVE
4. BACKFILL WITH 100% COARSE SAND, WATER JET AND MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL

9 SLEEVE AT ROAD

N.T.S. I-RBD-17



1. RAIN BIRD MASTER VALVE (PER SCHEDULE)
2. RAIN BIRD FS SERIES FLOW SENSOR
3. CONTROL WIRE WITH WATERPROOF SPLICE CONNECTION
4. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
5. BRICK (1 OF 4)
6. JUMBO VALVE BOX WITH COVER
7. FINISH GRADE
8. PVC MAINLINE
9. PVC MALE ADAPTER
10. PVC CLOSE NIPPLE (1 OF 3)
11. PVC UNION (1 OF 2)
12. ¾" WELDED WIRE MESH

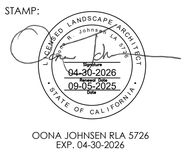
10 RAIN BIRD MASTER VALVE & FS (FLOW SENSOR)

N.T.S. I-RBD-44

OJLA

OONAJOHNSEN
LANDSCAPE ARCHITECTURE
667 Lighthouse Avenue Ste 303
Pacific Grove, CA 93950
831 915 6838 oona@OJLA.co
https://ojla.co/

STAMP:



OONA JOHNSEN RLA 5726
EXP. 04-30-2026

"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."

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PROJECT NAME:

San Carlos Residence

San Carlos St 2 NW, 11th Street
Carmel-by-the Sea, CA 93921
APN: 010-155-019-000

OWNER:
Melissa Dale

ISSUANCE:
PERMIT SET
NOT FOR CONSTRUCTION

DATE:	November 7, 2025
DRAWN BY:	IDS
CHECKED BY:	CZ
PROJECT #:	25.17

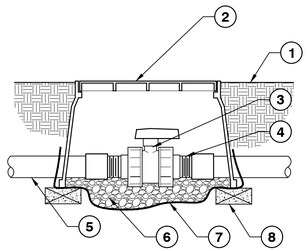
SHEET NAME & NUMBER:

Irrigation Details

L202

IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIDESIGNSTUDIO.COM
407-744-3658

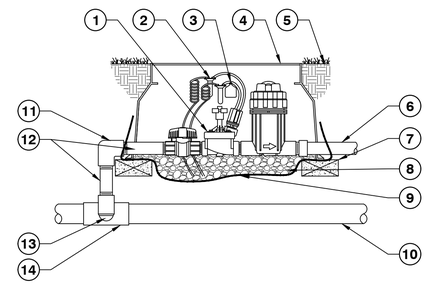
If drawing is not 24"x36", it is reduced.
(SHEET 10d)



1. FINISH GRADE
2. RECTANGULAR VALVE BOX
3. ISOLATION BALL VALVE AS SPECIFIED, SAME SIZE AS MAIN LINE
4. SCHEDULE 80 THREADED NIPPLE AS REQUIRED
5. PVC MAINLINE
6. 3/4" MINUS WASHED GRAVEL
7. WIRE FABRIC CLOTH
8. BRICK (1 OF 4)

1 TRUE UNION BALL ISOLATION VALVE

N.T.S. I-RBD-22

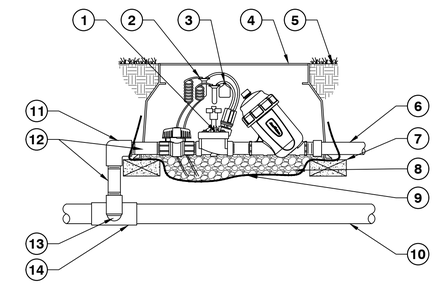


1. RAIN BIRD DRIP KIT (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

NOTE:
1. THE KIT INCLUDES A VALVE AND SCREEN FILTER.

2 1" RAIN BIRD DRIP CONTROL ZONE KIT

N.T.S. I-RBD-25

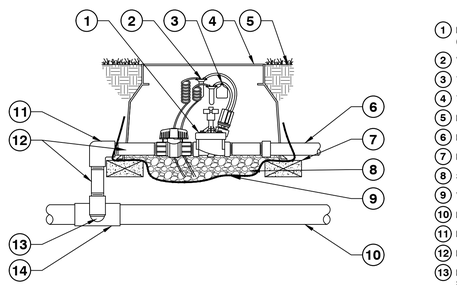


1. RAIN BIRD DRIP KIT (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

NOTE:
1. THE KIT INCLUDES A VALVE AND SCREEN FILTER.

3 1.5" RAIN BIRD DRIP CONTROL ZONE KIT

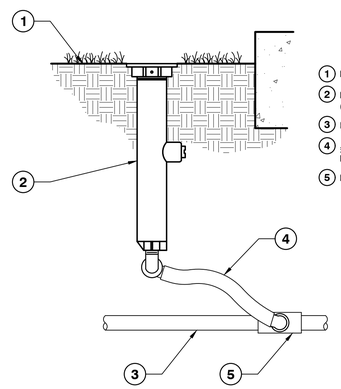
N.T.S. I-RBD-26



1. RAIN BIRD REMOTE CONTROL VALVE (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

4 RAIN BIRD REMOTE CONTROL VALVE

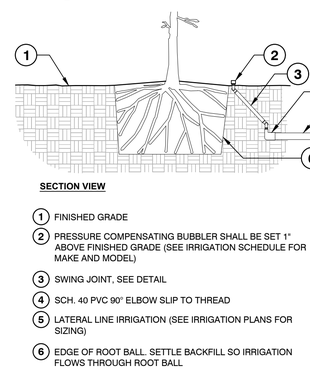
N.T.S. I-RBD-29



1. FINISH GRADE
2. RAIN BIRD 6" POP-SPRAY (PER SCHEDULE)
3. PVC LATERAL PIPE
4. ¾" POLYETHYLENE FLEXIBLE TUBING, LENGTH AS REQUIRED
5. PVC SCH 40 TEE OR ELLBOW

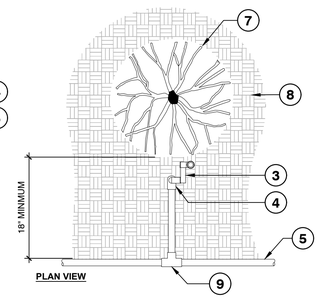
5 6" POP-UP SPRAY W/FLEX ASSEMBLY

N.T.S. I-RBD-31



SECTION VIEW

1. FINISHED GRADE
2. PRESSURE COMPENSATING BUBBLER SHALL BE SET 1" ABOVE FINISHED GRADE (SEE IRRIGATION SCHEDULE FOR MAKE AND MODEL)
3. SWING JOINT, SEE DETAIL
4. SCH. 40 PVC 90° ELBOW SLIP TO THREAD
5. LATERAL LINE IRRIGATION (SEE IRRIGATION PLANS FOR SIZING)
6. EDGE OF ROOT BALL. SETTLE BACKFILL SO IRRIGATION FLOWS THROUGH ROOT BALL
7. EDGE OF ROOT BALL
8. EXISTING OR MODIFIED SOIL (SEE SPECIFICATIONS FOR SOIL MODIFICATION)
9. SCH. 40 PVC TEE OR 90° ELBOW



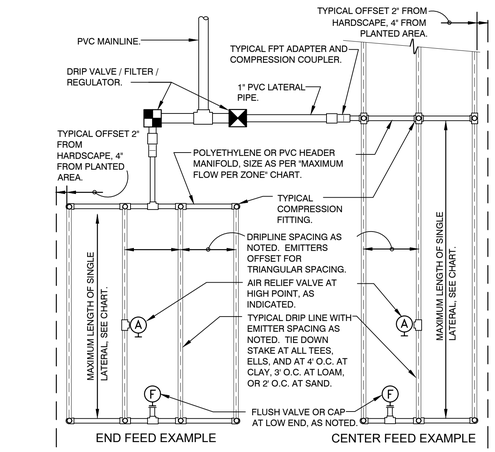
PLAN VIEW

NOTES:

1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

6 IRRIGATION BUBBLER W/ LAYOUT

N.T.S. I-RBD-35



END FEED EXAMPLE CENTER FEED EXAMPLE

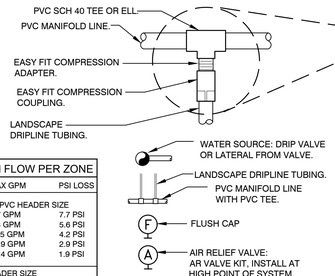
MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
PSI	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

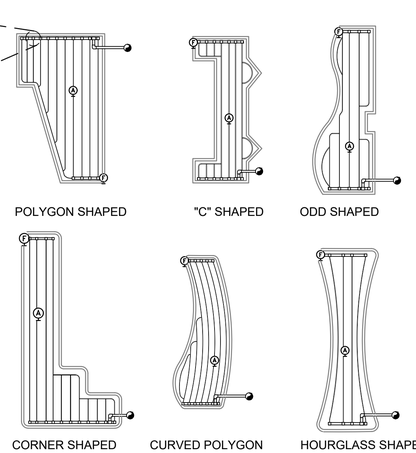
GRID PRECIPITATION RATES (IN/HR)			
		EMITTER FLOW RATE	
EMITTER SPACING	LATERAL SPACING	0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅔ OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN THE ELEVATION CHANGE IS 10FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.





7 TYPICAL DRIPLINE REQUIREMENTS

N.T.S. I-RBD-38

OJLA

OONAJOHNSEN
LANDSCAPE ARCHITECTURE
667 Lighthouse Avenue Ste 303
Pacific Grove, CA 93950
831 915 6838 oona@OJLA.co
https://ojla.co/

STAMP:



OONA JOHNSEN RLA 5726
EXP. 04-30-2026

"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."

Oona Johnsen RLA 5726
Exp. 04-30-2026

"I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements and applied them accordingly for the efficient use of water in the Irrigation Design Plan."

Oona Johnsen RLA 5726
Exp. 04-30-2026

REVISION:	DATE:
1 Text here	10.10.2011
2 Text here	10.10.2011
3 Text here	10.10.2011
4 Text here	10.10.2011
5 Text here	10.10.2011
6 Text here	10.10.2011
7 Text here	10.10.2011

PROJECT NAME:

San Carlos Residence

San Carlos St 2 NW, 11th Street
Carmel-by-the Sea, CA 93921
APN: 010-155-019-000

OWNER:
Melissa Dale

ISSUANCE:
PERMIT SET
NOT FOR CONSTRUCTION

DATE:	November 7, 2025
DRAWN BY:	IDS
CHECKED BY:	CZ
PROJECT #:	25.17

SHEET NAME & NUMBER:

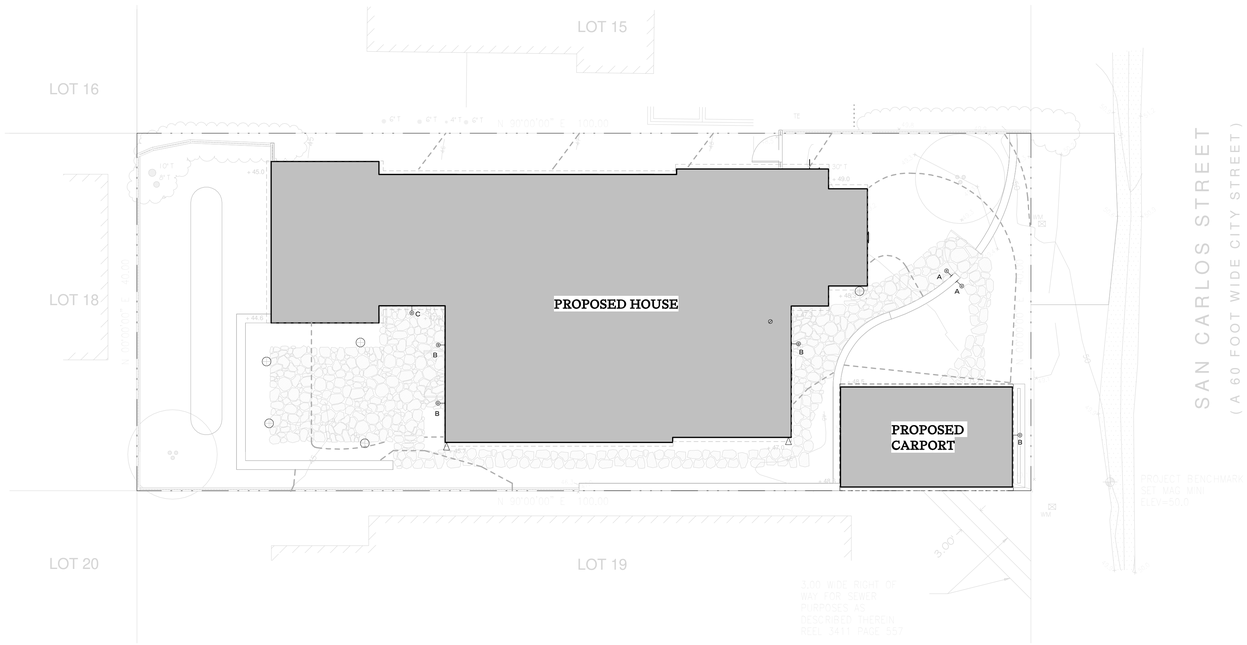
Irrigation Details

L203

IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIDESIGNSTUDIO.COM
407-744-3658

If drawing is not 24"x36", it is reduced.

(SHEET 10e)



A Proposed Site Lighting
1/8" = 1'-0"

LEGEND

- EXISTING STRUCTURES TO BE REMOVED
- PROPOSED STRUCTURES
- PERMEABLE FLAGSTONE PAVERS w/ PLANTED JOINTS
- PROPERTY LINE
- SETBACK
- PROPOSED TOPOGRAPHY
- LINE OF ROOF OVERHANG

Path Lights ○

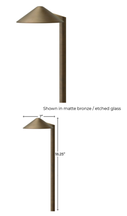
Lightology
lightology.com
866-954-4489
10-29-25

Project:
Company:
Location: Fixture Type:
SPEC #: HIN968250
Approved On: Approved By:

Hardy Island 12V Round Side Mount Path Light
By Hinkley Lighting

Description

The Hardy Island 12V Round Side Mount Path Light features an etched glass lens in metal finish. Hardy Island fixtures are constructed from heavy duty solid brass and features a weathered finish. Designed for harsh environments. Supplied with a wiring kit and 9 inch ground spike. Required transformer and optional accessories sold separately.



Shown in matte bronze / etched glass

CLICK TO VIEW PRODUCT

Specifications

COLOR	Etched Glass
BODY FINISH	Matte Bronze
WATTAGE	13W
DIMMER	Low Voltage Magnetic
DIMENSIONS	7"W x 18.25"H
BULB INCLUDED	1 x 5.5W(40W) E26(STANDARD) LED
COUNTRY OF ORIGIN	China

Technical Information

COLOR RENDERING	80 CRI
LAMP COLOR	2700K
LUMENS/WATT	100.00
LUMINOUS FLUX	150 lumens

Notes:

Exterior Sconces (Fence) ⊖⊣ A

Lightology
lightology.com
866-954-4489
10-29-25

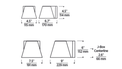
Project:
Company:
Location: Fixture Type:
SPEC #: TLC345565
Approved On: Approved By:

Bowman Outdoor Wall Sconce
By Visual Comfort Modern

Description

Inspired by midcentury modern design, the Bowman Outdoor Wall Sconce shows off a simple tapered silhouette formed by clean lines. Its durable die-cast aluminum body houses a powerful, long-lasting LED light source, emitting a bright downlight that illuminates even the darkest of nights. UV stabilized, frosted acrylic lensing diffuses the light to cast an even glow. With its sleek, versatile aesthetic, this light is suitable for both indoor and outdoor applications. Note: Some options are no longer available.


Shown in black



CLICK TO VIEW PRODUCT

Specifications

COLOR	N/A
BODY FINISH	Black
WATTAGE	17.8W
DIMMER	Low Voltage Electronic
DIMENSIONS	4.3"W x 4.5"H x 6.7"D
INTEGRATED LED MODULE	1 x LED/17.8W/3CRI LED
COUNTRY OF ORIGIN	China

Technical Information

LAMP LIFE	60000 hours
COLOR RENDERING	80 CRI
LAMP COLOR	3000K
LUMENS/WATT	39.16
LUMINOUS FLUX	697 lumens

Notes:

Flood Lights ◁

Lightology
lightology.com
866-954-4489
10-29-25

Project:
Company:
Location: Fixture Type:
SPEC #: SCL5067035
Approved On: Approved By:

Outdoor Flood Light with Motion Sensor/Photocell
By Generation Lighting

Description

The Outdoor Flood Light with Motion Sensor and Photocell brings a clean look to your exterior space. The adjustable heads provide a wide path off light that can be directed where you need it most. Includes a photocell to save electricity by turning the light off during the day or when your location is properly illuminated. Adjust motion sensitivity from 10 to 60 feet distance, with a 1 to 10 minute timer, and a 180 degree detection range. LED option is Title 24 Compliant.


Shown in black



CLICK TO VIEW PRODUCT

Specifications

COLOR	N/A
BODY FINISH	Black
WATTAGE	120W
DIMMER	Standard 120V
DIMENSIONS	5.69"W x 12.25"H x 11.5"D
BULB NOT INCLUDED	1 x 39W(Medium (E26)/3000K/Incandescent)
COUNTRY OF ORIGIN	China

Notes:

Recessed Light ⊘

Lightology
lightology.com
866-954-4489
11-5-25

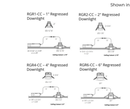
Project:
Company:
Location: Fixture Type:
SPEC #: DL5627056
Approved On: Approved By:

RGR Round Color-Select Regressed Downlight
By DALS Lighting

Description

The RGR Color Select Round Regressed Downlight is designed with a regressed LED module to minimize glare. Rated for wet locations, it is suitable for both indoor and outdoor applications and can be daisy chained. Color temperature can be set to 2700K, 3000K, 3500K, 4000K, or 5000K using a switch on the driver. Includes an integrated driver that is dimmable with a TRIAC dimmer (see attached manufacturer dimmer reference). Note: 1 inch option available in Black or White only and is dimmable with an ELV dimmer.


Shown in satin nickel



CLICK TO VIEW PRODUCT

Specifications

REFLECTION/APPLIQUE COLOR	N/A
BODY FINISH	Satin Nickel
WATTAGE	8W
DIMMER	Standard 120V
DIMENSIONS	4.75"W x 4"H x 2.75"D
INTEGRATED LED MODULE	1 x LED/8W/120V LED
COUNTRY OF ORIGIN	China

Technical Information

APERTURE SHAPE	Round
HOUSING HEIGHT	3"
HOUSING TYPE	Remodel IC Airtight
CEILING TYPE	Drywall with Trim
FUNCTION	Downlight
LAMP LIFE	50000 hours
BEAM ANGLE	40°
BEAM SPREAD	Spot
COLOR RENDERING	90 CRI
LAMP COLOR	CCT Select
LUMENS/WATT	75.00
LUMINOUS FLUX	600 lumens

Notes:

Exterior Sconce (House) ⊖⊣ B



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View Photo Outdoor Wall Lights >

Request a Free Design Appointment >

SKU: 655302

OVERVIEW

DIMENSIONS

- Fixture Width w/ Shade: 14"
- Length/Height w/ Shade: 5.34"
- Projection w/ Shade: 9.1/4"
- Backplate Width: 4.3/4"
- Weight: 2.2 lbs.
- Material: Metal
- Number of Sockets: 1
- Socket Type: Medium (E26)
- Recommended Replacement Bulb: 100W A19
- Bulb Included: N
- Dimmable: Y
- Max Watts Per Socket: 100W

Exterior Sconce (House) ⊖⊣ C

Lightology
lightology.com
866-954-4489
11-18-25

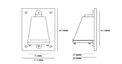
Project:
Company:
Location: Fixture Type:
SPEC #: OBT1761312
Approved On: Approved By:

Mast Outdoor Wall Light
By Original BTC

Description

Mast Outdoor Wall Light has been designed for direct connection to a main voltage without a transformer or driver incorporating a GU10 base allowing PAR16 GU10 base lamps to be used. The matching cast backplate is designed to allow the fitting to be mounted to a standard 4 inch junction box.


Shown in sanded weathered bronze / clear



CLICK TO VIEW PRODUCT

Specifications

COLOR	Clear
BODY FINISH	Sanded Weathered Bronze
WATTAGE	35W
DIMMER	Standard 120V
DIMENSIONS	4.75"W x 10"H x 5.75"D
BULB INCLUDED	1 x PAR16/GU10/TRIATRON LED

Technical Information

LAMP LIFE	25000 hours
LAMP COLOR	2700K
LUMENS/WATT	50.71
LUMINOUS FLUX	355 lumens

Notes:

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

MERRITT AMANTI
ARCHITECTURE & INTERIORS
e. merritt@merrittamanti.com
t. (917) 572-1246
www.merrittamanti.com

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SCALE: As indicated

DRAWN BY: MH, HL
PRINT DATE: 11.18.25
DRAWING DATE: 11.3.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:
SITE LIGHTING PLAN

SHEET NUMBER:
E1.0
(SHEET 10f)

Proposed Material Palette

<u>Roofing</u>
Class A fire-rated synthetic cedar shake
Color: Dark brown

<u>Pathways and Patio</u>
Flagstone with planted joints

<u>Windows</u>
Aluminum clad wood windows with muntins

<u>Exterior Siding</u>
Stucco w/ smooth finish
Color: BM Mayonnaise
Wood trim
Color: BM Night Owl
Ignition resistant Western red cedar shingles
Color: Sealed, no stain













PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

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SCALE:

DRAWN BY: MH, HL
PRINT DATE: 11.18.25
DRAWING DATE: 7.18.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:
FINISH MATERIALS

SHEET NUMBER:
A9.1
(SHEET 11)



PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

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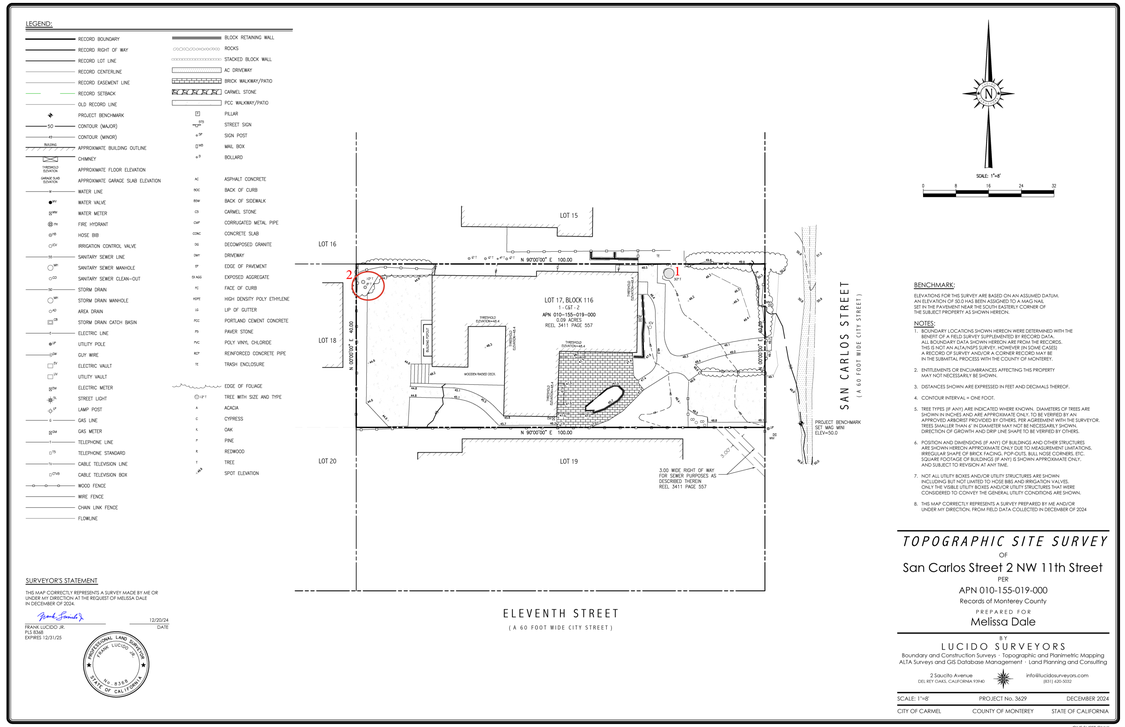
SCALE:

DRAWN BY: MH, HL
PRINT DATE: 11.14.25
DRAWING DATE: 7.18.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:
COLOR RENDERING

SHEET NUMBER:
A9.0
(SHEET 12)



Significant Tree Evaluation Worksheet

APN: 010-155-019-000
Street Location: San Carlos 2 NW of 11th
Planner: Jake Olander
City Forester: Justin Ono
Property Owner: Dale
Recommended Tree Density: 4 trees

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	x	x													

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	Ac	Elm													
YES															
NO	x	x													

Ac -- Acacia Elm -- Elm Species BP-Bishop pine CR -coast redwood CO- coast live oak
Cl -- Catalina ironwood CS -- California sycamore BL -- big leaf maple Pod -- Podocarpus OT -- other

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	30	15													
NO															

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH
Coast live oak – single trunk tree: 6" DBH
Coast live oak – multi-trunk tree measured per industry standard: 6" DBH
California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH
dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	0	2													

0 points:	The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.
1 point:	The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.
2 points:	The tree appears healthy and in good condition.
3 points:	The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	0	2													

0 points:	Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.
1 point:	The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.
2 points:	The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.
3 points:	The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	0	2													

0 points:	The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.
1 point:	The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.
2 points:	The tree is young to middle age and shows normal vigor.
3 points:	The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	1													

0 points:	The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.
1 point:	The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
2 points:	The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total	1	7													

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES		x													
NO	x														

B. Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answer)

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF		x													
MOD SIGNIF															
NOT SIGNIF	x														

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	6	6													

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	6	8													

Requirements for tree preservation shall adhere to the following tree protection measures on 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. 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 installed be 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 fencing.

· The Structural Root Zone -- Structural Root Zone shall by 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 pneumatic excavator, hydrovac at low pressure, or other 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.

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

MERRITT AMANTI
ARCHITECTURE & INTERIORS
e. merritt@merrittamanti.com
t. (917) 572-1246
www.merrittamanti.com

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SCALE:

DRAWN BY: MH, HL
PRINT DATE: 11.14.25
DRAWING DATE: 8.7.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:
TREE ASSESSMENT

SHEET NUMBER:
A9.2
(SHEET 13)

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,168 SF house	1,585 SF house, 200 sf carport floor area (+15 sf carport site coverage)
Site Coverage	396 SF/556 SF	1,242 SF	515 SF
Trees (Upper/Lower)	3/1	1/1	1 / 2
Ridge Height ($1^{st}/2^{nd}$)	18’/24’	10'-2 $^{13/16}$"	16’ 8 $^{3/8}$”
Plate Height ($1^{st}/2^{nd}$)	12’/18’	6’11”	8’1
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	31’	18’2”
Composite Side Yard	10 (25%)	4’ 7/16”	10’
Side Yard	3’	1’ 6 $^{5/8}$" north 2’ 5 $^{13/16}$" south	3’2" north 5’5" south (note that proposed carport will be moved 3’ off south side setback prior to final details)
Rear	15’/3’**	16’4”	15’

**The rear setback is three feet for those portions of structures less than 15 feet in height.

DS 25356 (Dale)
Site Photos



East (front) elevation, view west.



West (rear) elevation, view northeast.



East (front) elevation, view west. Note: storypoles will be adjusted 3’ from south side setback.



West (rear) elevation, view northeast.



West (rear) elevation, view east.

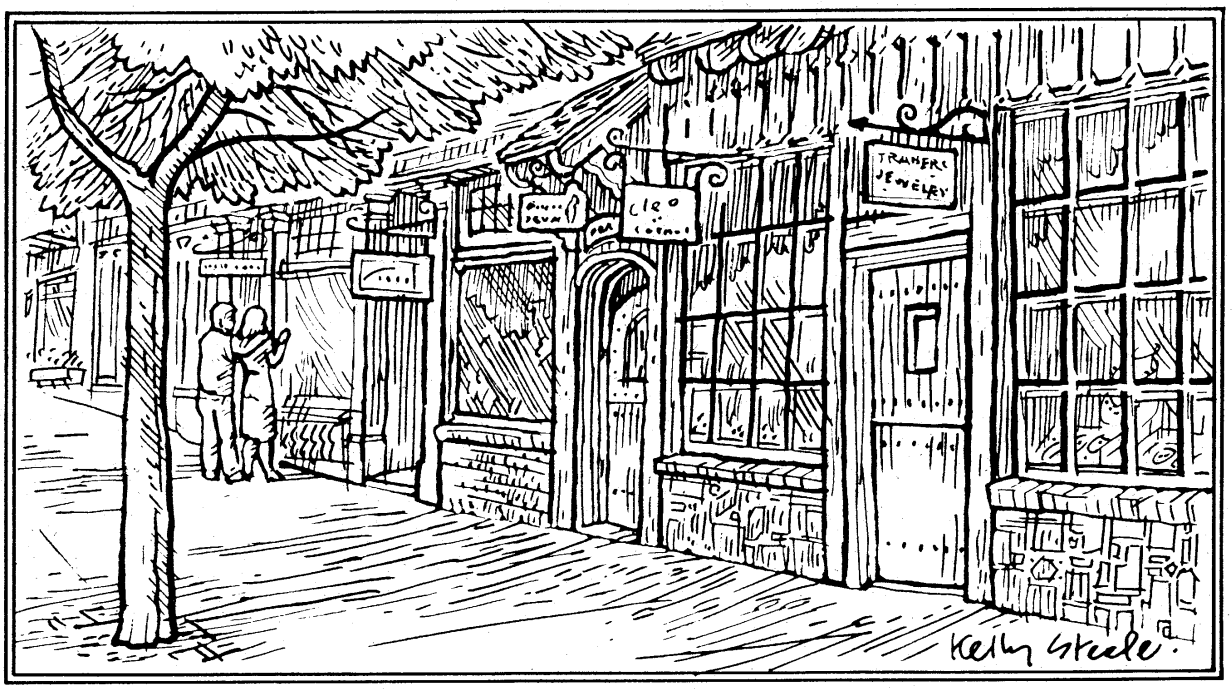


Rear yard, view north.



Right of way, view north/northwest.

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

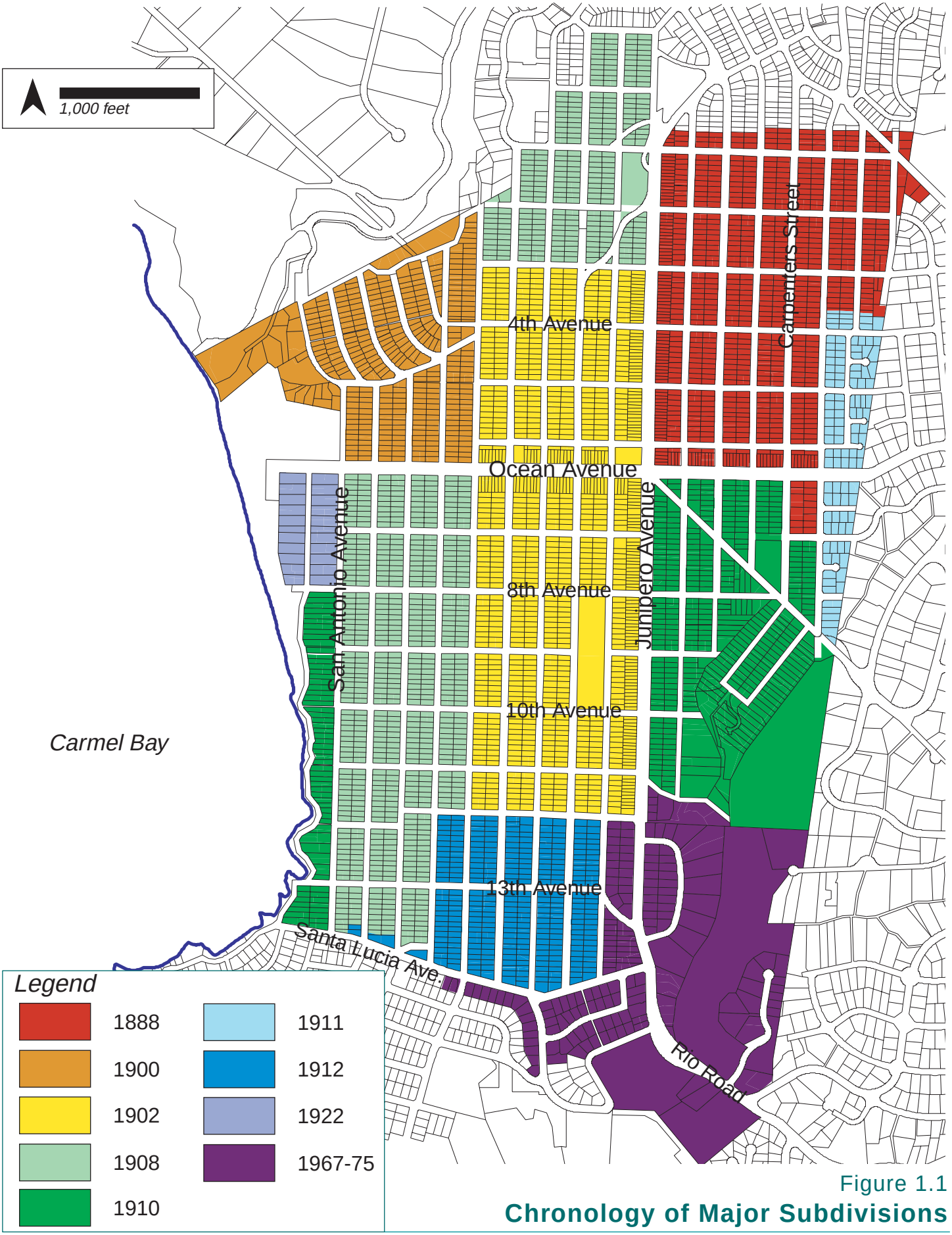


Figure 1.1
Chronology of Major Subdivisions

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

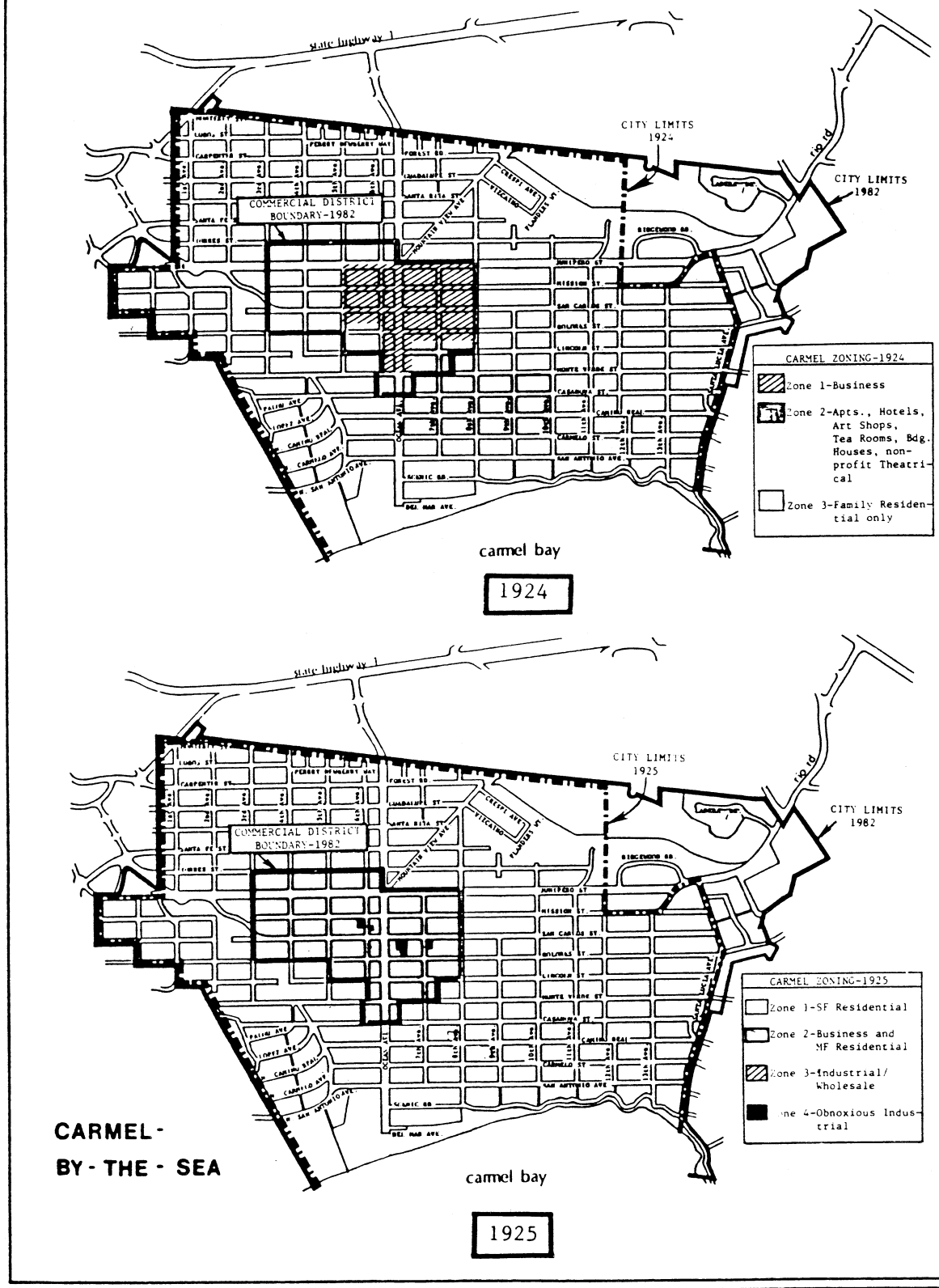
STATEMENT OF INTENT. The City of Carmel-by-the-Sea is hereby determined to be primarily, essentially and predominantly a residential city wherein business and commerce have in the past, are now, and are proposed to be in the future, subordinated to its residential character; and that said determination 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.

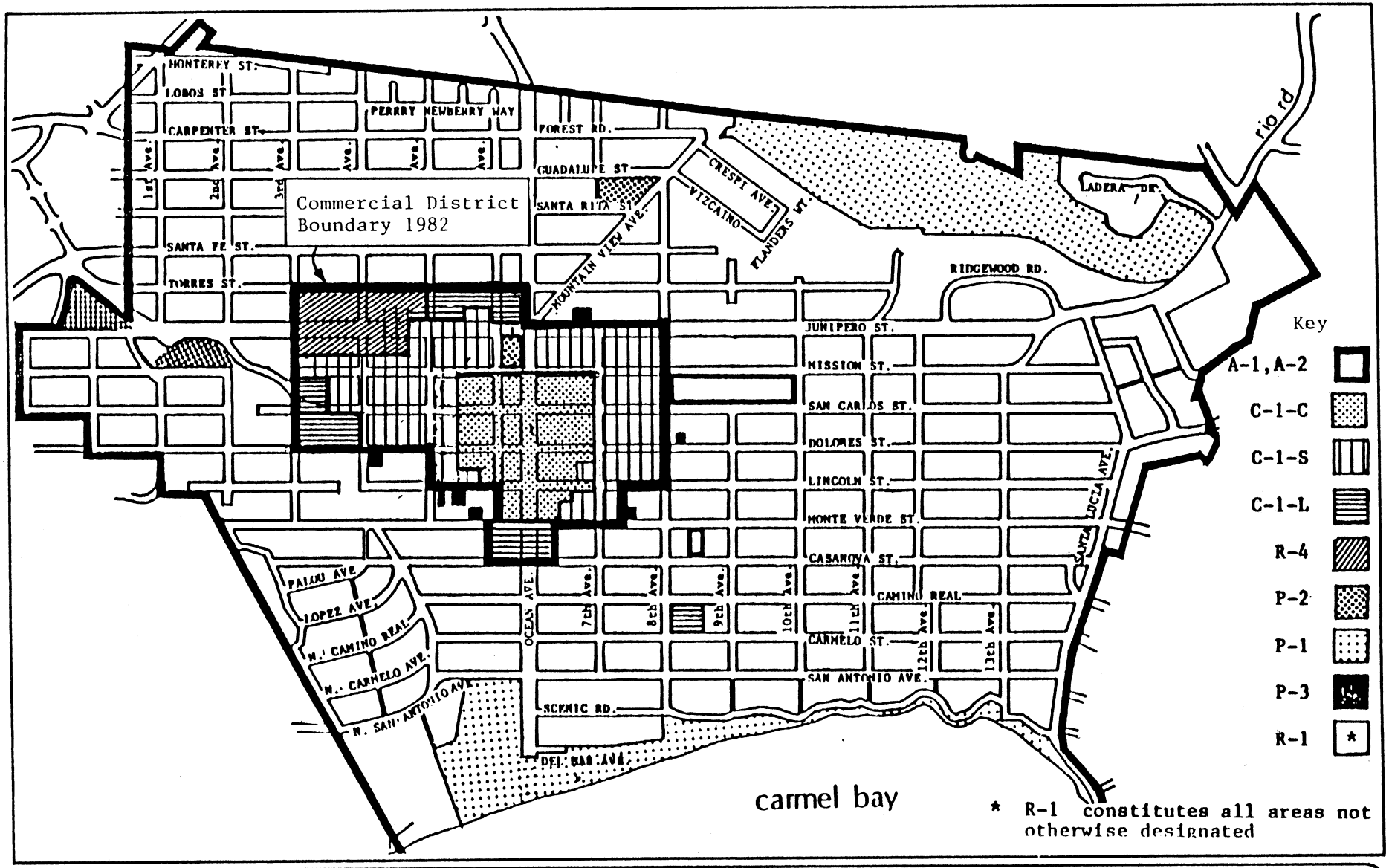
The Commercial District Today (2001)

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

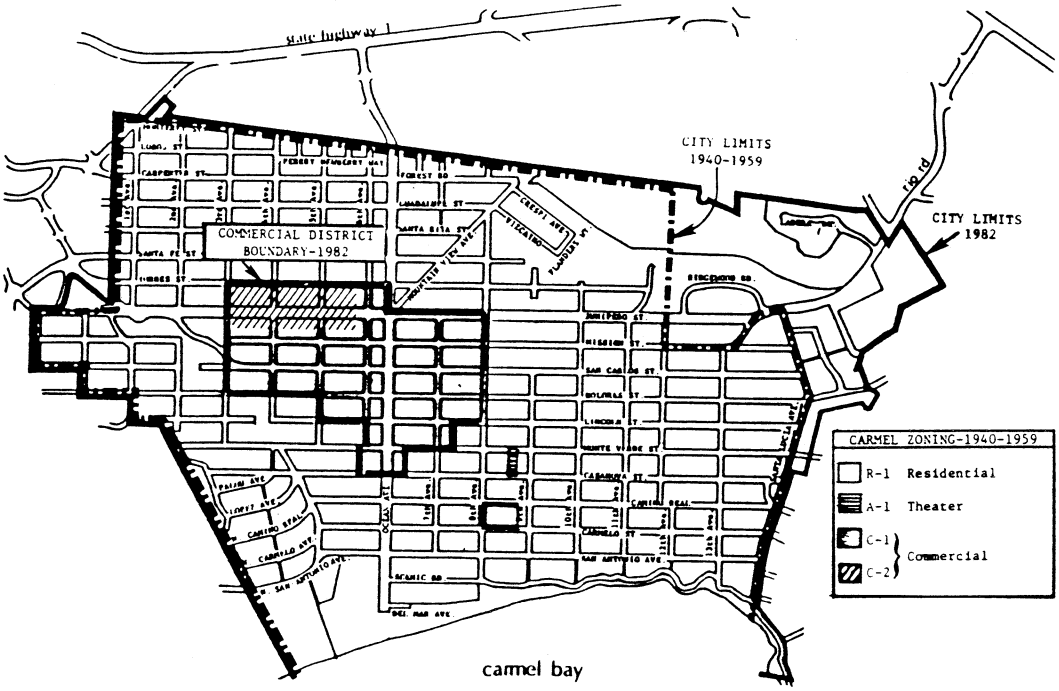


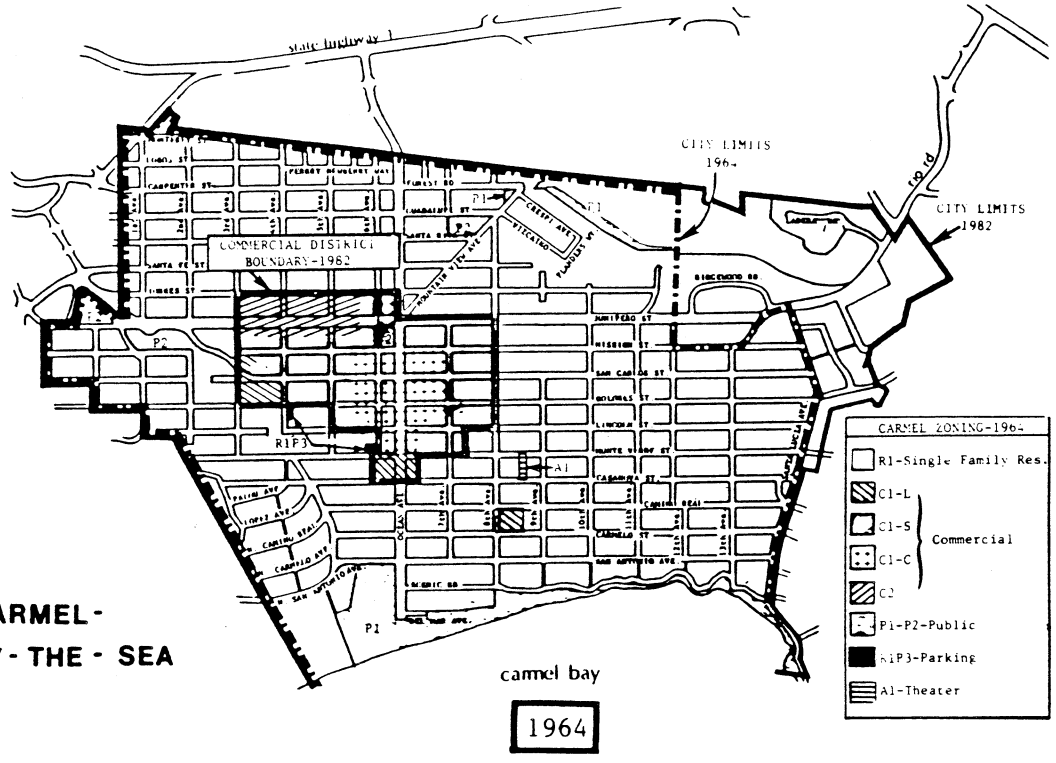
Carmel-by-the-Sea

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)

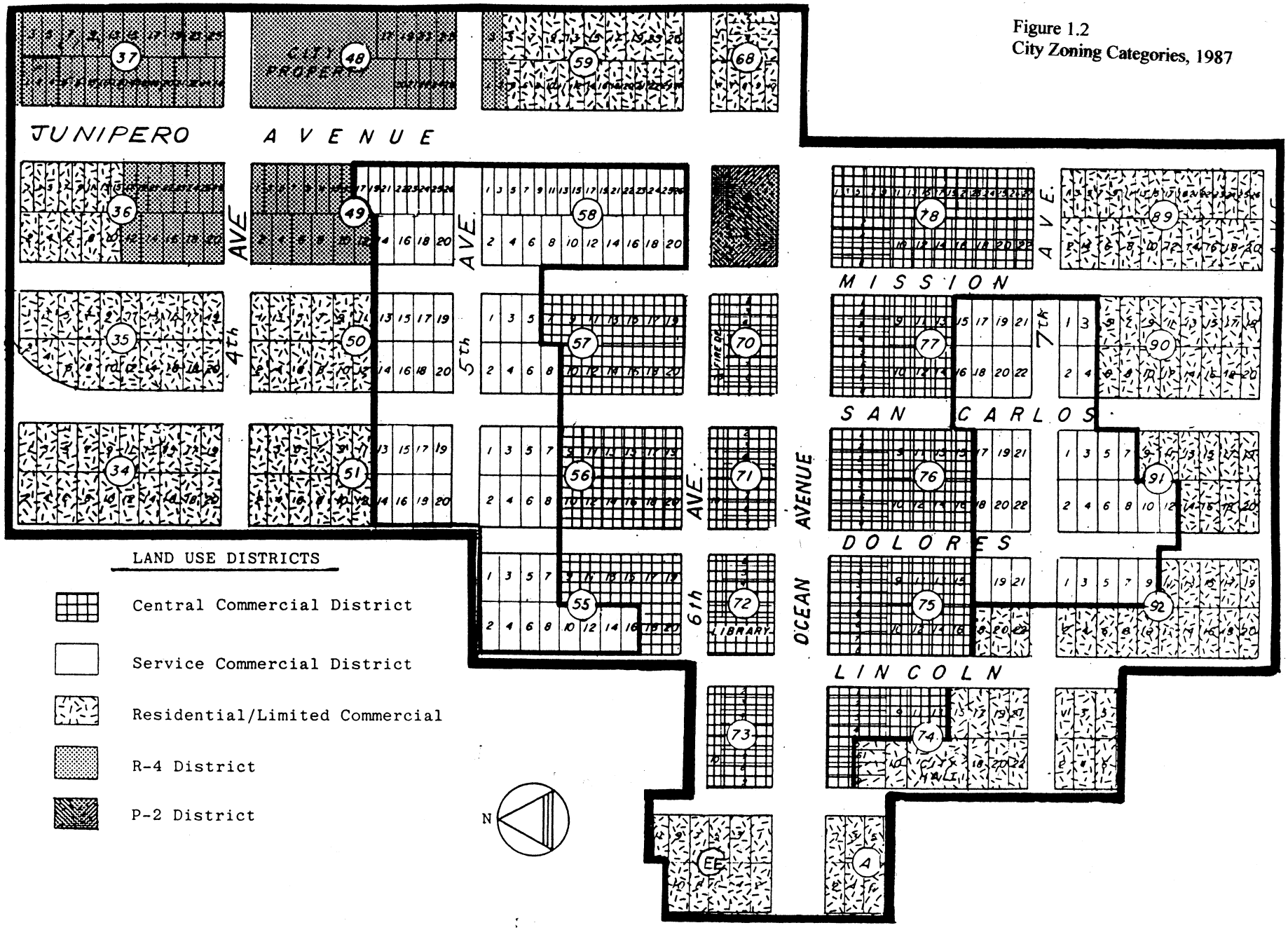


Figure 1.2
City Zoning Categories, 1987

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)

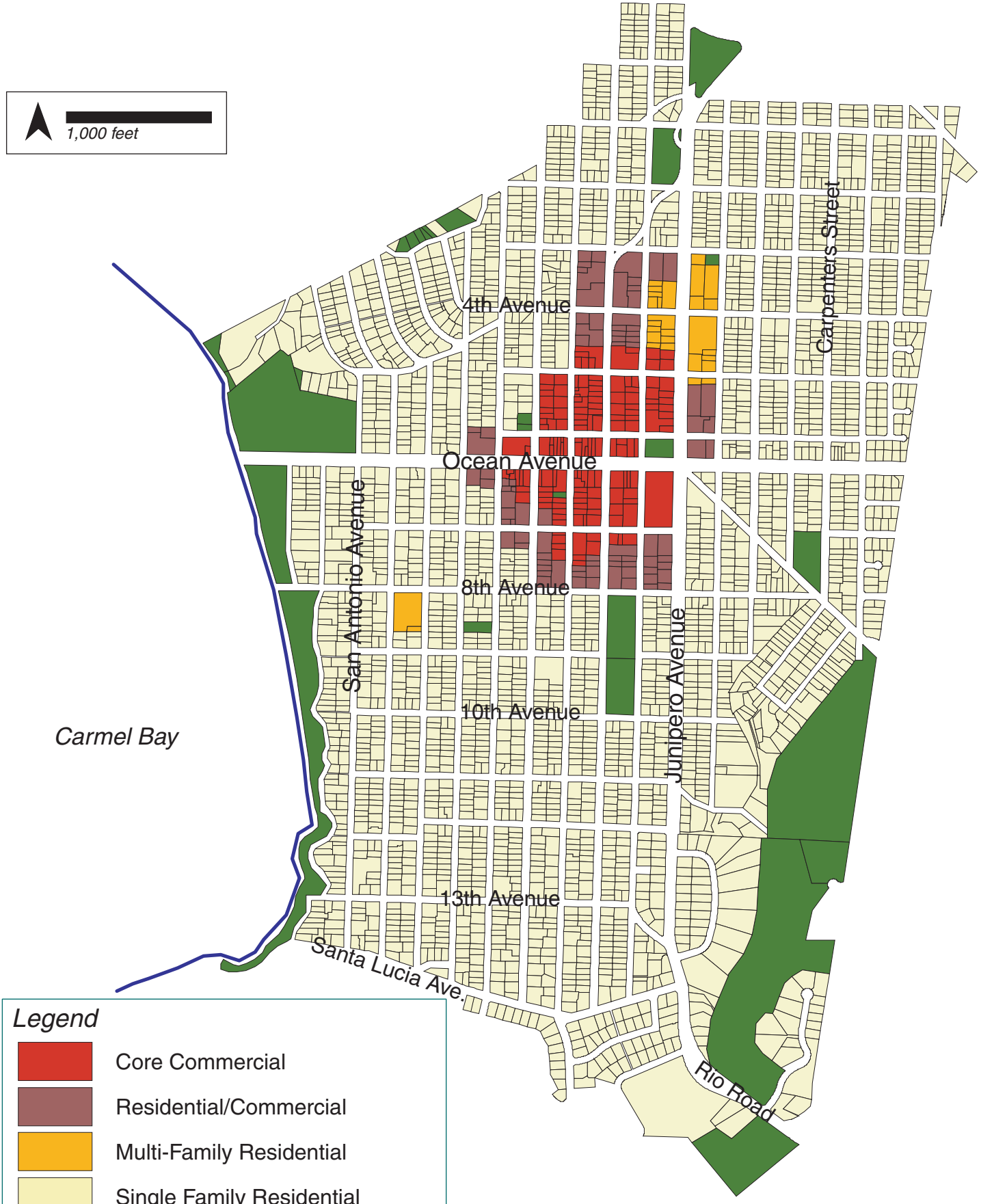


Figure 1.3
General Plan Land Use Map

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)

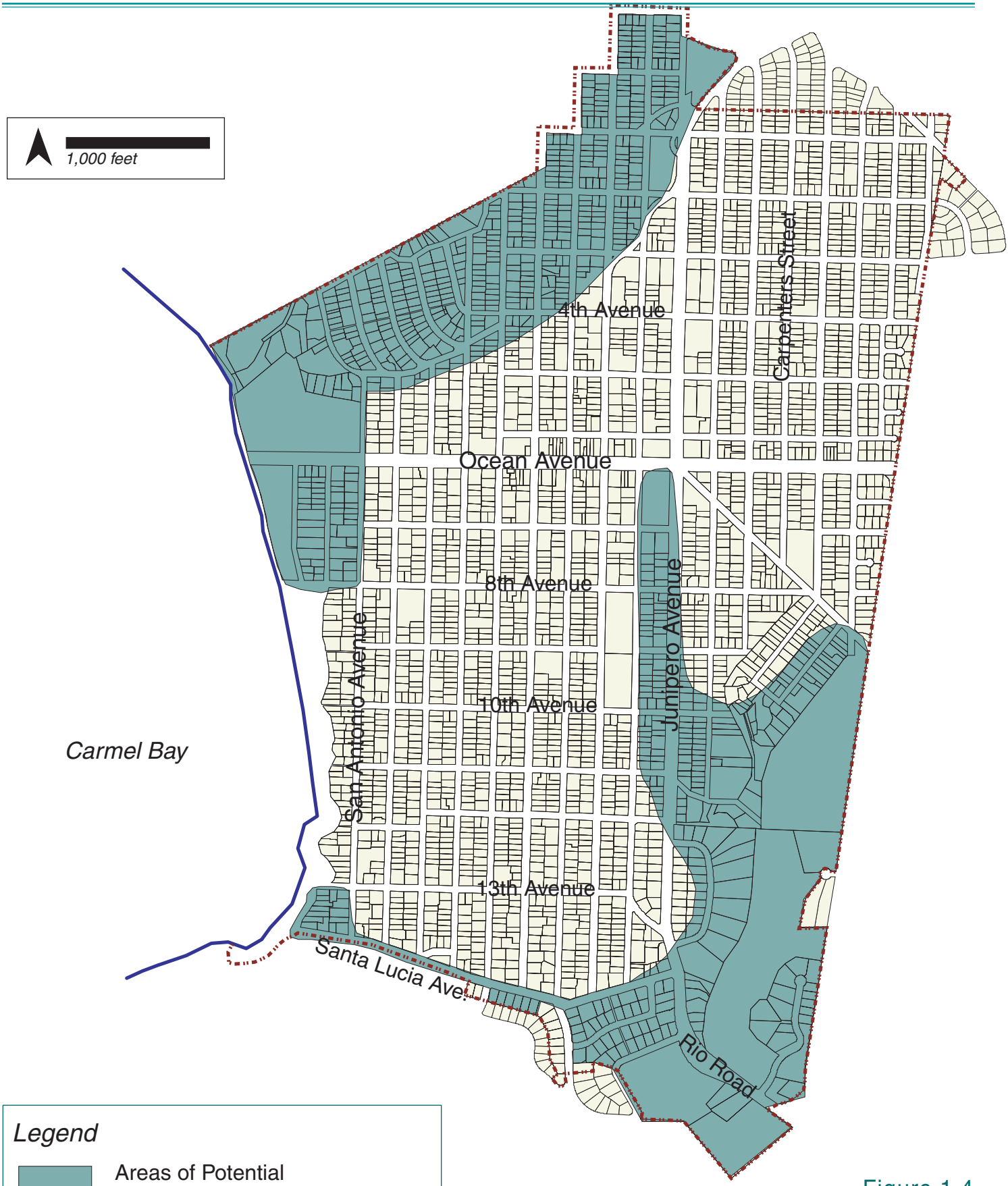


Figure 1.4
Areas of Potential Archaeological Significance

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.

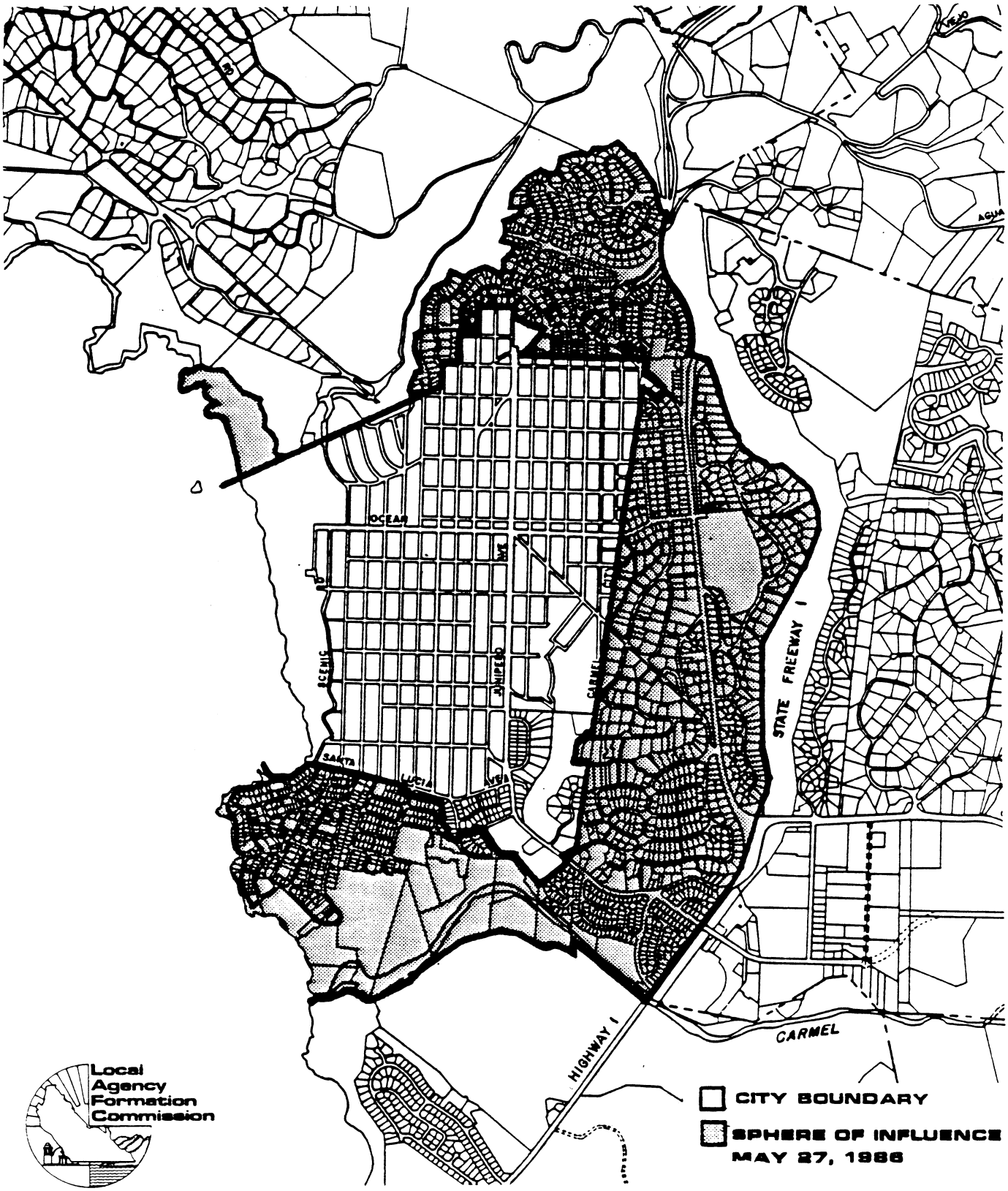
Hatton Fields consists of 300 acres of single-family residences east of the City limits and west of Highway 1. Medium-density zoning is permitted by the County and the area is developed in predominantly larger lots.

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.

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

March 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 25299 (White):** Consideration of a Concept Design Study, DS 25299 (White), for the demolition of an existing 1,837 square-foot, one-story single-family residence and the construction of a 2,460 square-foot, two-story single-family residence inclusive of a 254 square-foot attached garage at Viscaino 9 southeast of Mountain View in the Single-Family Residential (R-1) District. APN: 010-052-014-000

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 25299 (White)**	**Applicant:**	Alan Lehman, Designer
APN:	010-052-014-000	**Owner:**	WHITE SUZANNE R & WHITE ELAINE B
Block & Lot:	Block: 103; Lot: 18		
Location:	Vizcaino 9 SE of Mountain View		

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 25299 (White), for the demolition of an existing 1,837 square-foot, one-story single-family residence and the construction of a 2,460 square-foot, two-story single-family residence inclusive of a 254 square-foot attached garage with an additional 800

square foot attached Accessory Dwelling Unit (ADU) at Viscaino 9 southeast of Mountain View in the Single-Family Residential (R-1) District. APN: 010-052-014-000

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is requesting approval of a Concept Design Study to demolish an existing single-family residence and construct a new two story single family residence, with an attached garage 800-square-foot accessory dwelling unit.

BACKGROUND/ PROJECT DESCRIPTION

The project site is a 6,000 square foot lot that contains an existing 1,837 square-foot residence. The applicant is proposing to demolish the residence and construct a 2,460-square-foot, two-story single-family residence inclusive of a 254-square-foot attached garage. The project also includes an additional 800 square foot two story attached Accessory Dwelling Unit (ADU).

The site is located in the Single Family Residential (R-1) District and is not located and is not located within any additional overlay districts but is located within the Urban Wildland Interface (WUI). A determination of ineligibility for the Carmel Inventory of Historic Resources was issued for the property on February 14, 2025, and shall expire on February 14, 2030.

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:

Forest Character:

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." Findings 2 and 7, which pertain to forest character are provided below:*

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.*

7. *The development does not require removal of any significant trees unless necessary to provide 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 site contains three trees- two Coast live oaks and one Monterey pine.

These trees are located at the rear of the property adjacent to the proposed development, and all were rated as significant by the city forester during the preliminary site assessment. The associated survey included as part of the plans show four trees, however, a non-significant was oak was removed prior to this design study application. There is also a pine in the adjacent right-of-way and smaller trees scattered throughout the site that were not rated as part of the preliminary site assessment. While it is unclear why the pine was not rated, a lack of a rating of an identified tree means the Forester has determined the feature is a shrub or hedge, rather than a tree. The pine in the right-of-way would not meet this exception. Of the remaining significant tress, none are proposed to be removed, including the pine in the right-of-way.

The project plans illustrate that adverse impacts to the significant trees are not proposed except that new wood decks at the rear of the proposed residence would encroach into the 6-foot root protection zone. The proposed grading and drainage plan also notes some areas of fill around the significant trees with a note stating, “minimize excavation in tree protection zones.” One non-rated tree is proposed for removal.

As shown on the landscaping plan (refer to Attachment 2, Sheet A11), two new redwoods and two new oaks are proposed to be planted on-site to meet the site’s recommended tree density of 4 upper canopy trees and 3 lower canopy trees. However, all new trees have been proposed to be located along the rear property line or in proximity of to the rear corners of the site. As proposed, the pine in the right-of-way is the only tree located in front of the development with an additional 7 trees located at the rear of the proposed development near the rear property line.

A landscaping plan has been provided; however, the proposed plant palate is minimal and there is no landscaping proposed that continues into the adjacent right-of-way. When considered with the absence of trees visible from the front of the property, the project, as proposed, does not contribute to the design objective for enhancement of the urbanized forest as most of the open space visible from the right-of-way would be paving and woodchips.

The existing character of the street includes a mix of upper and lower canopy trees, densely landscaped sites, and frequent areas of landscaping that continues from the street edge to the building entry.

To meet findings #2 and #7, staff has included Condition for Concept Acceptance (Conditions of Approval) 1-4 which requires the applicant to:

#1: Revise the footprint of the decks at the rear of the residence so they are located wholly outside of the 6-foot tree protections zone(s).
#2: Revise the plans so that at least two (2) new lower canopy trees are located within the front setback. One (1) of the two lower canopy trees may be located in the right-of-way immediately adjacent to the subject building site. All new trees shall be located at least 8-feet from all existing and proposed trees.

#3: Revise grading and drainage plan to clearly show that all grading will be outside of root protection zones of significant trees.
#4: Revise landscaping plan to show landscaping continuing into public right-of-way.

Through compliance with these Conditions of Concept Acceptance, the project would be consistent with Finding #2 and #7 above by implementing the following:

- ***General Plan Policy P1-45:*** *…All buildings and structures will be setback a minimum of 6 feet from significant trees. (LUP)*
- ***General Plan Policy P5-59:*** *Avoid encroachment within the root protection zone of significant trees. Removal of significant live Monterey pine trees to facilitate residential development is prohibited unless necessary to provide a viable economic use or protect public health and safety. (LUP)*
- **General Plan Policy P5-60:** *Review all projects involving an increase in lot coverage or tree removal and apply the adopted tree density policy as appropriate to each neighborhood and site conditions. Preserve upper and lower canopy trees classified as significant when planning and implementing residential and commercial development. (LUP)*
- ***General Plan Policy P5-64:*** *New development shall be sited and designed to avoid or minimize significant adverse effects to the forest. Avoid projects that significantly increase building footprint to the detriment of trees. No grading, compaction of soils, construction of building walls or placement of impermeable surfaces within six feet of trees classified as significant shall be permitted. (LUP)*
- ***CMC section 17.18.110.A.3:*** *…All 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…*
- ***CMC section 17.34.040.C:*** *Forest Enhancement and Maintenance Plan. Following the preparation of a preliminary site assessment, applicants shall submit a forest enhancement and maintenance plan which shall:*
    1. *Address the impacts of the proposed development on the existing forest conditions of the site.*
    2. *Recognize the constraints of the land and work within these limitations.*
    3. *Minimize the extent of the excavation and fill on a site to avoid adverse impacts on trees, consistent with Chapter 17.48 CMC, Trees and Shrubs, and to ensure that new development follows the natural contours of the site.*

- ***CMC section 17.34.070.A.1:*** *All properties, private and public, located in the R-1 or R-4 district shall contribute to the urbanized forest or other vegetation characteristic of the neighborhood by harboring an appropriate mix of upper and lower canopy trees and/or shrubs consistent with the neighborhood context and the neighborhood streetscape. Forested neighborhoods shall perpetuate the Monterey Pine, Monterey Cypress, Coast Live Oak or Redwood forest that*

predominates in the vicinity.

- ***Residential Design Guideline 1.2*** *Locate new construction to minimize impacts on established trees.*
- ***Residential Design Guideline 1.3*** *Protect root systems of all trees to be preserved.*
- ***Residential Design Guideline 1.4*** *Maintain a forested image on the site where it is consistent with the neighborhood context.*
- ***Residential Design Guideline 1.5*** *Maintain and enhance the informal, vegetated, open space character of the right-of-way.*
- ***Residential Design Guideline 4.5*** *Use a progression of spaces from the street edge to a building in the design of open space to reinforce neighborhood patterns.*As conditioned, the project meets findings #2 and #7 for concept acceptance.

Privacy and Views:
Pursuant to CMC section 17.64.080.A.5, the finding below, which is relative to privacy and views, is required in order to accept the concept design:

> ***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.*

Residential Design Guideline 5.1 states: **5.1 Organize functions on a site to preserve reasonable privacy for adjacent properties.**

At the time of writing this report, staff has not received any written communication from any neighbor identifying a privacy or view impact. Public or private views were not identified by staff based on a ground-level survey.

Based on the information available at the time of writing this report, the project can be found to meet Concept Finding #5, as proposed. Should new information become available prior to the concept hearing, or at the concept hearing, privacy and/or view impacts can be reconsidered.

Mass and Bulk/Building and Roof Form:
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."* Findings 3 and 4 related to mass/bulk and building/roof forms are provided below:

> ***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.*

Zoning Perspective:
The proposed residence meets the applicable zoning standards pertaining to height, floor area, setbacks, etc. A volumetric study has yet to be completed and is therefore listed as condition of concept acceptance (Condition for Concept Acceptance #5), as is standard practice. Assuming acceptance of a concept design, proceeding to final details review is contingent on passing the volumetric study.

The Design Objective for "Mass and Bulk" (CMC section 17.10.010.D) states, in part, *"Buildings shall not present excess visual mass or bulk to public view or to adjoining properties. Large box-like buildings and buildings with large, continuous, unrelieved surfaces can appear massive. Designing building and roof planes with just a few, simple forms and keeping floor levels and plate heights close to grade help reduce mass and bulk."*

A successful completion of the volumetric analysis could support a finding that the project does not present excess visual mass or bulk to public view or adjoining properties.

The applicant has represented in the plans that the allowable volume for the project is 27,564.5 cubic feet. However, the applicant's calculation assumed that 2,517.2 square feet of floor area is proposed, whereas only 2,460 square feet is allowed. The applicant has represented on the coversheet that 2,460 square feet of floor area is proposed, however, the floor area diagram on sheet A3 and the volume table on sheet A12 (refer to Attachment 2) suggest a floor area greater than the allowable floor area for the site (2,517.2 square feet). This results in both: 1) potentially greater square footage than what may be permitted, and 2) additional volume being afforded to the site.

Condition of Approval for Concept Acceptance #6 has been incorporated which requires clarification regarding the total square footage for the project.

Discretionary Perspective:
As conditioned, the project meets the applicable zoning standards relating to mass and bulk and building and roof form. However, the Commission could still provide direction on the design elements of the project. 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."

For example, while the gabled roof elements are consistent with Residential Design Guideline 8.4, the flat roof elements, as described in Residential Design Guideline 8.3 should be limited to smaller, one-story structures and not be used on large buildings or two-story elements.

The Commission should consider the appropriateness of the design and building elements and determine whether the project, as proposed, achieves reasonable compliance with the Design Objectives implemented by the Design Guidelines (CMC section 17.10.060), or needs to be revised for consistency with the Design Guidelines. If the Planning Commission determines the project is inconsistent with or deviates from the Design Guidelines but is still inclined to accept the concept design, the Commission should provide direction to staff to prepare a finding(s) for deviations from the Design Guidelines (CMC section 17.58.060.D) for adoption at final details review.

Select Residential Design Guidelines are provided below, however, the Commission may comment on others as appropriate.
Design Guidelines 7.0 and 8.0 address building form and massing. Select design guidelines are included below.

Residential Design Guideline7.6 *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.*

Residential Design Guideline 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.

Residential Design Guideline 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.*

Other Findings:

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: With the conditions described above, the project appears to comply with the zoning standards applicable to the site.

Additional requirements for zoning compliance not described previously include the garage, which does not meet the minimum parking dimension. The zoning code mandates that required parking spaces shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle (CMC section 17.10.030.F).

While the garage meets the 10' width, the garage fails to meet the 20' depth requirement. The applicant has dimensioned the garage from the face of the garage door to the interior wall of an adjacent attached ADU bathroom. Additionally, all other dimensions are taken to the face of the framing except for the 10'x20' parking space which extends beyond the framing of the garage door. This makes the total square footage calculation for the project unclear and inconsistent as measurements are taken from different locations within the wall face.

The applicant has argued that this is a typical measurement for a garage, while 200 square feet of floor area is required to be reserved for parking, the actual interior dimension is often less than 10'x'20' as floor area is measured to the exterior wall:

> **Foor Area.** ***"****Floor area" means the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls… (CMC section 17.10.030.D.1)*

On-site parking generally, require 200 square feet of floor area dedicated to the use (CMC section 17.10.030.D.2.d.i), and a 10'x20' parking space (CMC section 17.10.030.F). Because 10x20=200, and floor area is measured to the exterior wall, a

10’x’20 detached garage for example, has been permitted despite the interior dimension being slightly smaller due to the standard wall framing encroaching into the 10’x’20’ parking space (refer to figure 1 below).

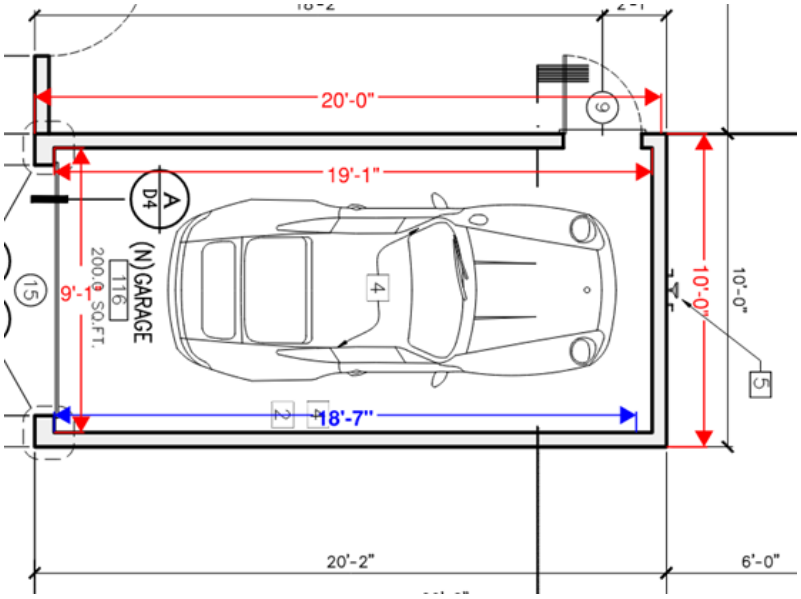


Figure 1. Typical detail of a detached garage. Dimensions show 10’x20’ garage as measured from the exterior (actual garage depth is 20’2”). The interior dimension is slightly less at 9’1”x19’1”. An additional dimension is shown at 18’7” which shows the functional depth of the applicant’s proposed garage (also see figure 2, below).

To achieve compliance, staff recommends the plans be revised such that the corresponding dimension indicating the depth of the subject garage accurately read, at least, “20’0”. The measurement should be taken from the exterior wall of the garage, as currently shown, to the rear wall of the garage. Staff would be comfortable with an interpretation where a minimal portion of the wall framing (matches thickness of standard wall framing) is within the area of the dimension to match the measurement of a detached garage. Refer to figure 2, below for an illustrative example.

The Commission does also have the authority to require a 10’x20’ clear interior dimension.

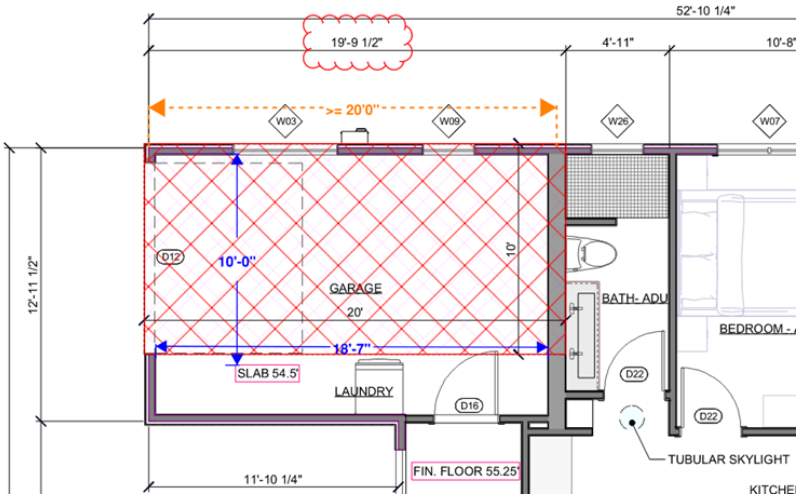


Figure 2. Proposed garage. 20' depth indicated by the applicant begins beyond wall cladding (garage door – Dashed line: D12) to the front (left) and continues into the adjacent bathroom to the rear (right). The dimensioned space (floor area) is dimensioned at 19'9". The functional depth of the garage (interior wall to interior wall) is shown at 18'7". As described above, staff recommends the plans be revised such that the corresponding dimension indicating the depth of the subject garage accurately read, at least, "20'0" (see dashed dimension line in figure showing dimension at ">=20'").

To meet finding #1, staff has included Condition for Concept Acceptance (Conditions of Approval) 7 which requires the applicant to:

> ***#7.*** *Revise the plans such that the garage meets the requirements described in CMC section 17.10.030.F and CMC section 17.10.030.D.2.d.i, as appropriate.*

This Condition of Concept Acceptance would find the project consistent with Finding #1 above by implementing the following:

- ***General Plan Objective O2-5*** *Require that all new developments provide sufficient off street parking facilities. (LUP)*
- ***General Plan Policy P2-26*** *Adopt and enforce off-street parking and loading regulations that incorporate realistic requirements based on broad categories of land use as well as the amount of floor space and location of the property. Apply these requirements for all new development and for changes in use that will result in increased parking demand. (LUP)*
- *CMC section 17.10.030.F*
- *CMC section 17.10.030.D.2.d.i*

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

include *G1-1, G1-2*, *O1-8, and P1-37 through P1-54*. The policies are generally implemented through adherence to zoning regulations and the residential design guidelines. Select Objectives and Polices are described in this report. As conditioned, or with the appropriate findings made, the project could be found to be consistent with Finding #6.

Other Project Components:

Public Correspondence: At the time of writing this report, staff has received 3 letters of public correspondence. In summary the letters were in support of the project. Staff will forward any additional corresponded received ahead of the concept hearing to the Commission as late correspondence.

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 - Project Plans
3. Attachment 3 - Public Correspondence

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 25299 (WHITE), FOR THE DEMOLITION OF AN EXISTING 1,837 SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A 2,460 SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE INCLUSIVE OF A 254 SQUARE-FOOT ATTACHED GARAGE WITH AN 800 SQUARE FOOT ATTACHED ACCESSORY DWELLING UNIT (ADU) AT VISCAINO 9 SOUTHEAST OF MOUNTAIN VIEW IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-052-014-000

WHEREAS, on October 16, 2025, Alan Lehman, Designer ("Applicant") submitted an application on behalf of WHITE SUZANNE R & WHITE ELAINE B ("Owner") requesting approval of Track 2 Design Study application DS 25299 (White) described herein as ("Project" or "Application"); and

WHEREAS, the project has been submitted for a 6,000-square-foot site located at Viscaino 9 southeast of Mountain View in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Project is for the demolition of an existing 1,837 square-foot, one-story single-family residence and the construction of a 2,460 square-foot, two-story single-family residence inclusive of a 254 square-foot attached garage with an 800 square foot attached Accessory Dwelling Unit (ADU); 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 February 27, 2026, a notice of the public hearing scheduled for March 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 March 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 March 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 March 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 section 15378 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.
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 Design Study Application, DS 25299 (White), for the demolition of an existing 1,837 square-foot, one-story single-family residence and the construction of a 2,460 square-foot, two-story single-family residence inclusive of a 254 square-foot attached garage with an additional 800 square foot attached Accessory Dwelling Unit (ADU) at Viscaino 9 southeast of Mountain View in the Single-Family Residential (R-1) District, APN: 010-052-014-000, subject to the conditions listed below:

CONDITIONS FOR CONCEPT ACCEPTANCE	
No.	
1.	Prior to scheduling for final details review, the applicant shall submit a revised plan for review by the Planning Division and City Forester that locates and maintains the footprints of the decks at the rear of the residence wholly outside of the 6-foot tree protections zone(s) for all significant trees.
2.	Prior to scheduling for final details review, the applicant shall submit a revised 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: • At least two (2) new lower canopy trees located within the front setback. ○ One (1) of the two lower canopy trees may be located in the right-of-way immediately adjacent to the subject building site. • All new trees proposed to be planted on site to meet the recommended tree density shall be located/spaced at least 8-feet from all existing and proposed trees.
3.	Prior to scheduling for final details review, the applicant shall submit a revised grading and drainage plan for review by the Planning Division and City Forester that clearly shows and identifies that all grading will be outside of root protection zones of all significant trees.
4.	Prior to scheduling for final details review, the applicant shall submit a revised 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: • 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.
5.	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 floor area, massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study.

6.	Prior to scheduling for final details review, the applicant shall provide clarification regarding the total square footage for the project. The applicant shall also revise the plans to include a floor area diagram that clearly illustrates total floor area proposed and the associated calculations (CMC section 17.06.020.B.1).
7.	Prior to scheduling for final details review, the applicant shall revise the plans such that the garage meets the dimensional standards described in CMC section 17.10.030.F and CMC section 17.10.030.D.2.d.i, as appropriate
8.	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 March 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

All drawings and written materials appearing herein constitute original and unpublished work and are the property of Lehman Design Studio LLC. The drawings and written materials are developed for this project only and shall not be duplicated or disclosed without the written permission of Lehman Design Studio LLC.

GENERAL NOTES

1.DO NOT SCALE DRAWINGS. SERIOUSLY, DON'T DO IT.

2.CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION, BUT ARE NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATION OF BURIED ITEMS. NO RELIABLE CONSTRUCTION DOCUMENTS FOR THE EXISTING STRUCTURE WERE AVAILABLE. THESE DRAWINGS ARE INTEDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERITY DIMENSIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DESIGNER BEFORE PROCEEDING WITH WORK REGARDING CHANGES, DISCREPANCIES OR ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF PRE-EXISTING CONDITIONS WHICH PROHIBIT EXECUTION OF WORK AS DESCRIBED HEREIN.

3..NEW CONSTRUCTION TO MATCH EXISTING DETAILS AND FINISHES. WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION, PATCH AND MATCH SURFACES AND FINISHES TO ALIGN CONSISTENTLY SO NO VISUAL EVIDENCE OF CORRECTED WORK REMAINS UPON COMPLETION.

4.FLOOR ELEVATIONS = TOP OF PLYWOOD SUB-FLOOR OR TOP OF SLAB.

5.ALL WALLS DIMENSIONED TO FACE OF STUD (UNLESS OTHERWISE NOTED).

CAL GREEN NOTES

A. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED. NOTE THIS REQUIREMENT ON THE PLANS.

B. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHERBASED (4.304.1).

C. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)

D. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1)

E. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)

F. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)

CODE COMPLIANCE NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ANY OTHER APPLICABLE CODES.

2.IF REQUIRED, A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/ FOUNDATION INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.

3. CONTRACTOR SHALL OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. TICKET SHALL BE KEPT ON SITE FOR INSPECTOR REFERENCE.

4. TO MINIMIZE OFF-SITE VIBRATION AND DAMAGE TO NEARBY PROPERTIES, CONTRACTOR SHALL UTILIZE THE SMALLEST FEASIBLE COMPACTION EQUIPMENT CAPABLE OF ACHIEVING THE DESIRED COMPACTION LEVEL. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OFF-SITE DAMAGE AND SHALL REPAIR ANY DAMAGE IN A TIMELY MANNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

5. STRUCTURAL WELDING FOR GUARDRAILS OR ANY OTHER WELDED STEEL STRUCTURAL ELEMENTS SHALL BE DONE IN A LISTED APPROVED SHOP OR IF WELDED IN THE FIELD, UNDER SPECIAL INSPECTION.

REVISION NOTES

SET BACKS	CODE (R-1)	PROPOSED
FRONT YARD SET BACK	15'	SFR - 16'-7" / ADU 30'-11"
REAR YARD 1ST STORY	3'	SFR 29'-7"/ ADU 33'-10"
REAR YARD 2ND STORY	15'	SFR -44'-4"/ ADU 43'-7"
SIDE YARD MIN.	3'	SFR- 3'-2
SIDE YARD COMPOSITE	25%= 15'	15'-9" MIN.
SIDE/REAR YARD ADU	4'	5'-2" / 33'-10"
PLATE HEIGHT 1ST STORY	12'	SFR 10'-6"/ ADU 10'-4"
PLATE HEIGHT 2ND STORY	18'	17'-9' MAX.
RIDGE HEIGHT 1ST STORY	18'	11'-6" SFR 11'-4" ADU
RIDGE HEIGHT 2ND STORY	24'	21-9"



PROJECT INFORMATION

OWNER	WHITE
SITE ADRESS	Vizcaino 9 SE of Mountain View, Carmel CA 93921
A P N	APN 010-052-014
LEGAL	Carmel By The Sea Add 4 Lot 10 Blk 30
LOT/TRACT	LOT 19 / TRACT 3
YEAR BUILT	1946/2012
ZONING	R-1
CONST. TYPE	V-B
OCCUPANCY	R-3
FIRE SPRINKLERS	YES
HISTORIC	NO
WUI ZONE	NO

LOT SIZE	6000 S.F.
EXIST. LIVING AREA	1693S.F.
EXIST. GARAGE	198 S.F.
TOTAL EXIST. BUILDING (TO BE DEMOLISHED)	**1837 S.F.**
PROPOSED MAIN HOUSE AREA	2206.5 S.F.
PROPOSED ATTACHED GARAGE	253.5 S.F.
PROPOSED SFR	**2460S.F.**
ATTACHED ADU	800.F.

SITE AREA CALCS		
#	SITE FEATURE	AREA
S01	DRIVEWAY - PERMEABLE	154.3
S02	REAR DECK ADU- PERMEABLE	120.31
S03	REAR DECK MAIN- PERMEABLE	240
S04	ENTRY PATH	95.59
S05	ADU SIDE YARD PATH	89.17
S06	HEAT PUMP COMPRESSOR PAD	21.33
S07	REFUSE CAN PAD	11.41
S08	ENTRY ROOF GREATER THAN 18"	13.88
S09	ENTRY ROOF GREATER THAN 18"	5.53
TOTALS:		751.52

781 S.F. ALLOWABLE WITH BONUS/
OVER 50% PERMEABLE



VICINITY MAP
NO SCALE

SCOPE OF WORK

DEMOLISH EXISITNG HOUSE, GARAGE AND GUEST HOUSE. NEW 2460 S.F. RESIDENCE WITH AN ATTACHED GARAGE INCLUDING 4 BEDROOMS, 3.5 BATHROOMS, 5 SKYLIGHTS AND LAUNDRY. WOOD SIDING, ALUMINIUM CLAD WINDOWS/DOORS AND COMBINATION OF STANDING SEAM METAL ROOFING AND FLAT ROOF AREAS WITH TAR AND GRAVEL ROOFING. NEW ATTACHED 800 S.F. ADU WITH 2 BEDROOMS AND ONE BATHROOM. MATERIALS ON ADU TO MATCH MAIN HOUSE

DRAWING INDEX

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SV1	SURVEY
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A2	EXISTING PLANS AND ELEVATIONS
A3	SITE PLAN, STREET ELEVATION
A4	FLOOR PLAN, SCHEDULES
A5	SECOND FLOOR PLAN
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A7	EXTERIOR ELEVATIONS
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A9	MATERIALS AND COLORS
A10	HARDSCAPE DIMENSIONED PLAN
G-DP-01	GRADING AND DRAINAGE PLAN
PR-01	PROPOSED DRAINAGE PROFILE
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A11	LANDSCAPE AND EXTERIOR LIGHTING
A12	VOLUME CALCULATION

CONTACT INFORMATION

Owner- Suzanne &Elaine White	650-465-4663
Designer – Alan Lehman	831-747-4718
Civil Engineer – Innodez, Fate Oli	925-276-2432

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

Project Overview

WHITE RESIDENCE
Vizcaino 9 SE of Mountain View, Carmel
CA 93921
APN 010-052-014

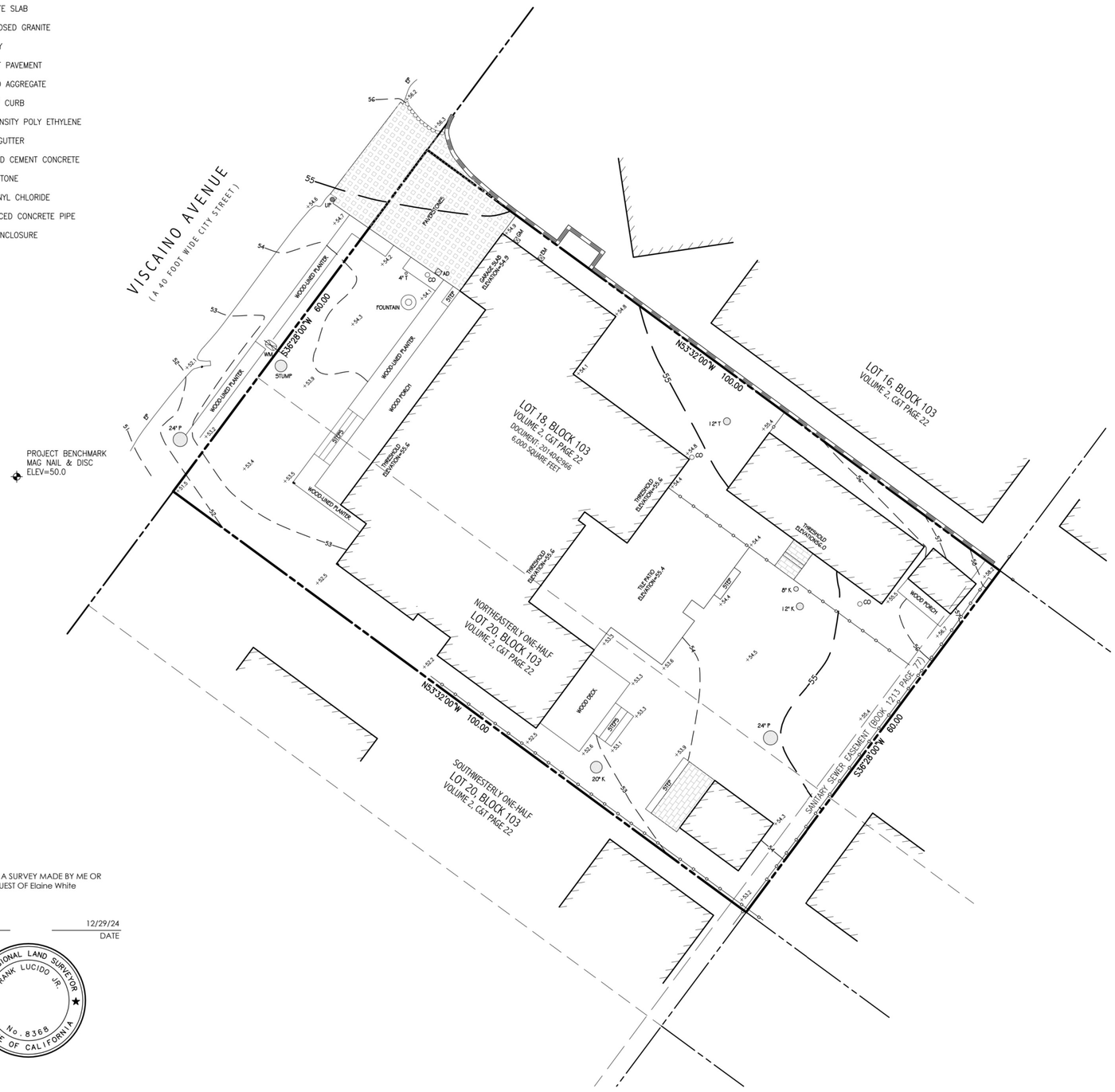
PLANNING CONCEPT SET- NOT FOR CONST.

1/19/2026

SHEET
P-1

LEGEND:

RECORD BOUNDARY		AC	ASPHALT CONCRETE
RECORD RIGHT OF WAY		BOC	BACK OF CURB
RECORD LOT LINE		BSW	BACK OF SIDEWALK
RECORD CENTERLINE		CS	CARMEL STONE
SANITARY SEWER EASEMENT (BOOK 1213 PAGE 77)		CMP	CORRUGATED METAL PIPE
RECORD SETBACK		CONC	CONCRETE SLAB
OLD RECORD LINE		DG	DECOMPOSED GRANITE
PROJECT BENCHMARK		DWY	DRIVEWAY
50	CONTOUR (MAJOR)	EP	EDGE OF PAVEMENT
49	CONTOUR (MINOR)	EX AGG	EXPOSED AGGREGATE
BUILDING	APPROXIMATE BUILDING OUTLINE	FC	FACE OF CURB
	CHIMNEY	HDPE	HIGH DENSITY POLY ETHYLENE
THRESHOLD ELEVATION	APPROXIMATE FLOOR ELEVATION	LG	LIP OF GUTTER
GARAGE SLAB ELEVATION	APPROXIMATE GARAGE SLAB ELEVATION	PCC	PORTLAND CEMENT CONCRETE
W	WATER LINE	PS	PAVER STONE
WV	WATER VALVE	PVC	POLY VINYL CHLORIDE
WM	WATER METER	RCP	REINFORCED CONCRETE PIPE
FH	FIRE HYDRANT	TE	TRASH ENCLOSURE
HB	HOSE BIB		
ICV	IRRIGATION CONTROL VALVE		
SS	SANITARY SEWER LINE		
MH	SANITARY SEWER MANHOLE		
CO	SANITARY SEWER CLEAN-OUT		
SD	STORM DRAIN		
MH	STORM DRAIN MANHOLE		
AD	AREA DRAIN		
CB	STORM DRAIN CATCH BASIN		
E	ELECTRIC LINE		
UP	UTILITY POLE		
GW	GUY WIRE		
EV	ELECTRIC VAULT		
UV	UTILITY VAULT		
EM	ELECTRIC METER		
SL	STREET LIGHT		
LP	LAMP POST		
G	GAS LINE		
GM	GAS METER		
T	TELEPHONE LINE		
TS	TELEPHONE STANDARD		
TV	CABLE TELEVISION LINE		
CTVB	CABLE TELEVISION BOX		
	WOOD FENCE		
x x x	WIRE FENCE		
o o o	CHAIN LINK FENCE		
	FLOWLINE		
	BLOCK RETAINING WALL		
	ROCKS		
	STACKED BLOCK WALL		
	BRICK WALKWAY/PATIO		
	CARMEL STONE		
	PCC WALKWAY/PATIO		
	EDGE OF FOLIAGE		
12" T	TREE WITH SIZE AND TYPE		
A	ACACIA		
C	CYPRESS		
K	OAK		
P	PINE		
R	REDWOOD		
T	TREE		
+49.9	SPOT ELEVATION		



PROJECT BENCHMARK
MAG NAIL & DISC
ELEV=50.0

NOTES REGARDING TITLE REPORT EXCEPTIONS & EXCLUSIONS:

1. Commonwealth Land Title Insurance Company File No. FLNP-0062401083 lists one sanitary sewer easements for this parcel.

SCALE: 1"=8'

0 8 16 24 32

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE WESTERLY BOUNDARY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. THIS IS NOT AN ALTA/NSPS SURVEY, HOWEVER (IN SOME CASES) A RECORD OF SURVEY AND/OR A CORNER RECORD MAY BE IN THE SUBMITTAL PROCESS WITH THE COUNTY OF MONTEREY.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN DECEMBER OF 2024.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF Elaine White IN NOVEMBER OF 2024.

12/29/24
DATE

FRANK LUCIDO JR.
PLS 8368
EXPIRES 12/31/25

PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR.
No. 8368
STATE OF CALIFORNIA

TOPOGRAPHIC SITE SURVEY

OF

APN 010-052-014-000

PER

DOCUMENT: 2014042966

Records of Monterey County

PREPARED FOR

Elaine White

BY

LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

SCALE: 1"=8'	PROJECT No. 3630	DECEMBER 2024
CITY OF CARMEL	COUNTY OF MONTEREY	STATE OF CALIFORNIA

ONE SHEET ONLY

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Significant Tree Evaluation Worksheet

APN: 010-052-014-000
Street Location: Vizcaino 8 SE of Mountain View
Planner: Katherine Wallace
City Forester: Justin Ono
Property Owner: White
Recommended Tree Density: 4 Upper, 3 Lower

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	x	x	x	x											

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	CO	CO	MP	CO											
YES	x	x	x	x											
NO															

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple Pod -- Podocarpus OT -- other

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	8	12	24	20											
NO															

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH
Coast live oak – single trunk tree: 6" DBH
Coast live oak – multi-trunk tree measured per industry standard: 6" DBH
California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH
dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2	1											

0 points:	The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.
1 point:	The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.
2 points:	The tree appears healthy and in good condition.
3 points:	The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2	1											

0 points:	Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.
1 point:	The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.
2 points:	The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.
3 points:	The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2	0											

0 points:	The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.
1 point:	The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.
2 points:	The tree is young to middle age and shows normal vigor.
3 points:	The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	1	1	1											

0 points:	The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.
1 point:	The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
2 points:	The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total	7	7	7	3											

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	x	x	x												
NO				x											

B. Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answer)

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF	x	x	x												
MOD SIGNIF															
NOT SIGNIF				x											

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	6	6	8	6											

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	9	9	12	9											

Requirements for tree preservation shall adhere to the following tree protection measures on 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.

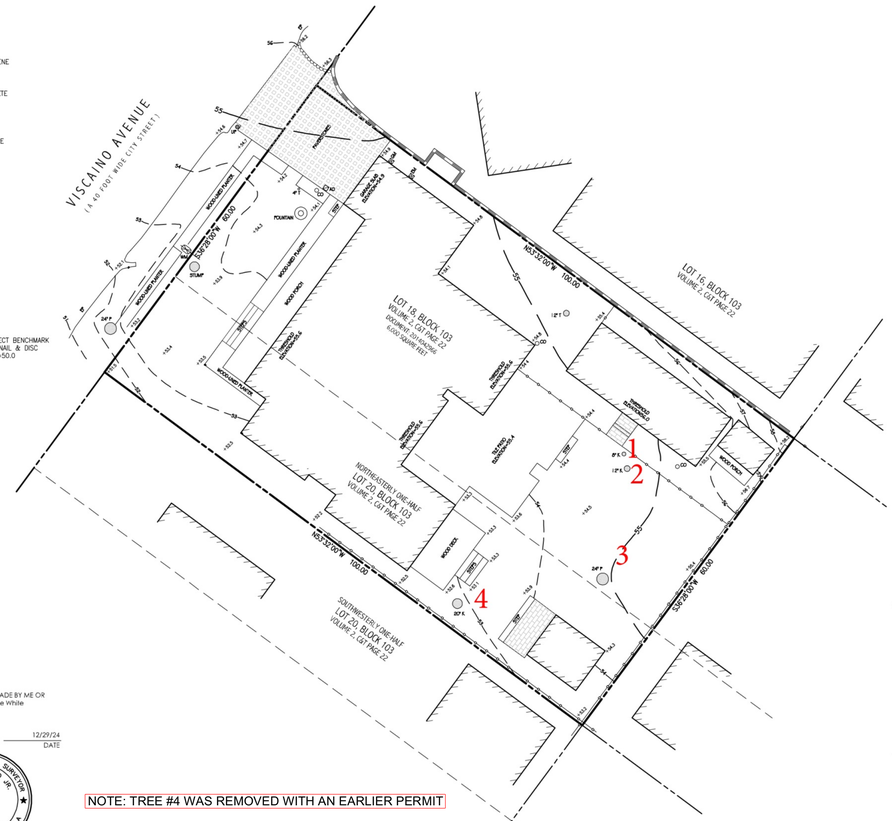
· Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. 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 installed be 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 fencing.

· The Structural Root Zone -- Structural Root Zone shall by 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 pneumatic excavator, hydrovac at low pressure, or other 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

EP	EDGE OF PAVEMENT
EX AGG	EXPOSED AGGREGATE
FC	FACE OF CURB
HDPE	HIGH DENSITY POLY ETHYLENE
LG	LIP OF GUTTER
PCC	PORTLAND CEMENT CONCRETE
PS	PAVER STONE
PVC	POLY VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
TE	TRASH ENCLOSURE



NOTE: TREE #4 WAS REMOVED WITH AN EARLIER PERMIT

BENCHMARK:
ELEVATIONS FOR THE SURVEY ARE BASED ON AN ASSUMED DATUM, AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE WESTERLY BOUNDARY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:
1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. THIS IS NOT AN ALTA/NSPS SURVEY. HOWEVER (IN SOME CASES) A RECORD OF SURVEY AND/OR A CORNER RECORD MAY BE IN THE SUBMITTAL PROCESS WITH THE COUNTY OF MONTEREY.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACINGS, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THIS GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN DECEMBER OF 2024.

SURVEYOR'S STATEMENT

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FRANK LUCIDO JR.
PLS 8368
EXPIRES 12/31/25

12/29/24
DATE

PROFESSIONAL LAND SURVEYOR · FRANK LUCIDO JR · No. 8368 · STATE OF CALIFORNIA

TOPOGRAPHIC SITE SURVEY
OF
APN 010-052-014-000
PER
DOCUMENT: 2014042966
Records of Monterey County
PREPARED FOR
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BY
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Boundary and Construction Surveys · Topographic and Planimetric Mapping
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DEL REY OAKS, CALIFORNIA 93940
info@lucidosurveyors.com
(831) 420-5032

SCALE: 1"=8' PROJECT No. 3630 DECEMBER 2024
CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PSA 25003 (White) TOPOGRAPHIC SURVEY

ONE SHEET ONLY

REVISIONS

LEHMAN DESIGN STUDIO
ph 831.747.4718
26453 mission fields road
carmel CA 93923
lehmandesignstudio.com

DRAWN BY
ALAN LEHMAN

PSA INFORMATION

WHITE RESIDENCE
Vizcaino 9 SE of Mountain View, Carmel
CA 93921
APN 010-052-014

1/19/2026

SHEET
P-2

PLANNING CONCEPT SET- NOT FOR CONST.

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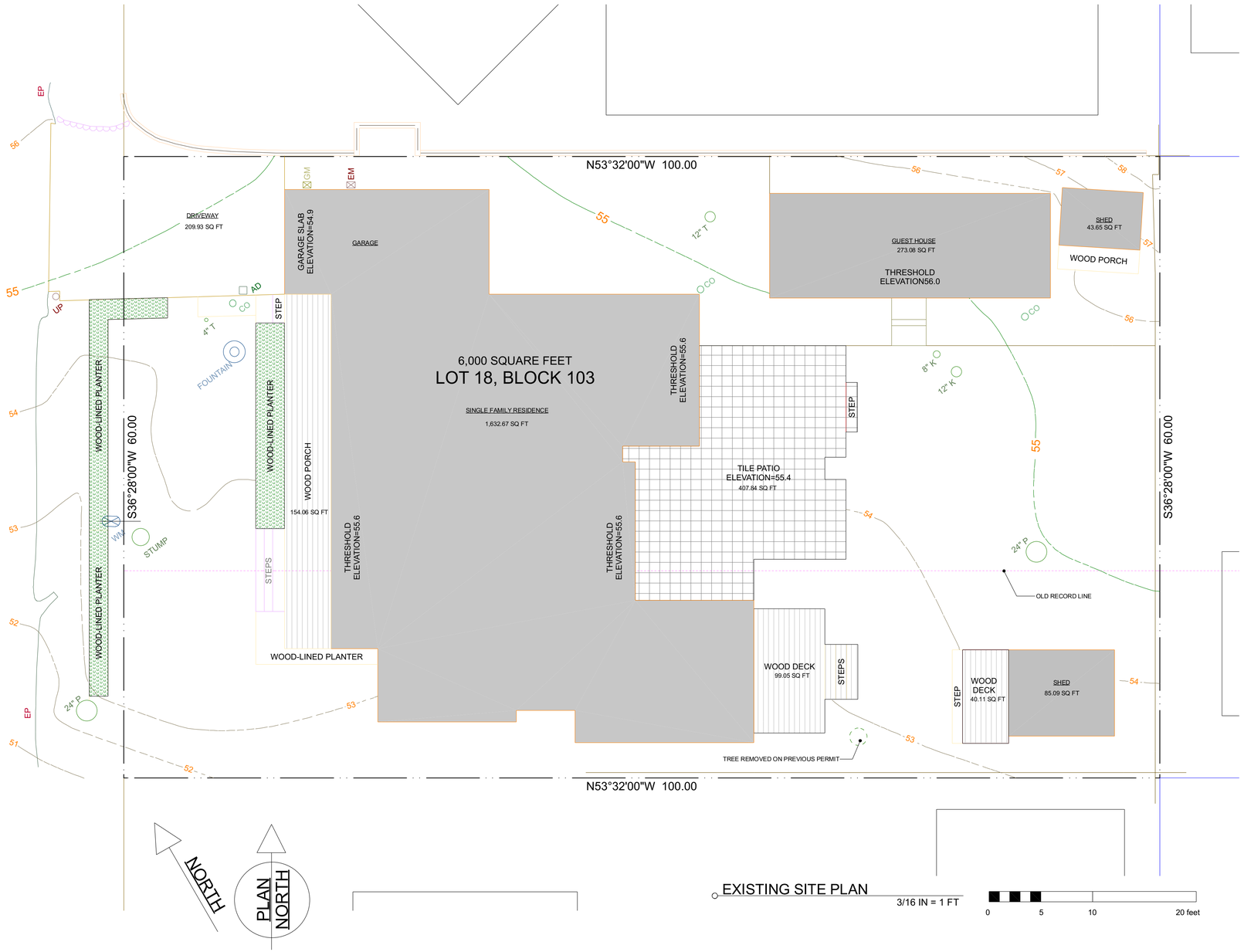


STREET ELEVATION1

1/8 IN = 1 FT

VISCAINO AVENUE

(A 40 FOOT WIDE CITY STREET)



NORTH

PLAN NORTH

EXISTING SITE PLAN

3/16 IN = 1 FT

0 5 10 20 feet

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @
lehmandesignstudio.com

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ALAN LEHMAN

EXISTING SITE PLAN, EXISTING STREET ELEVATION

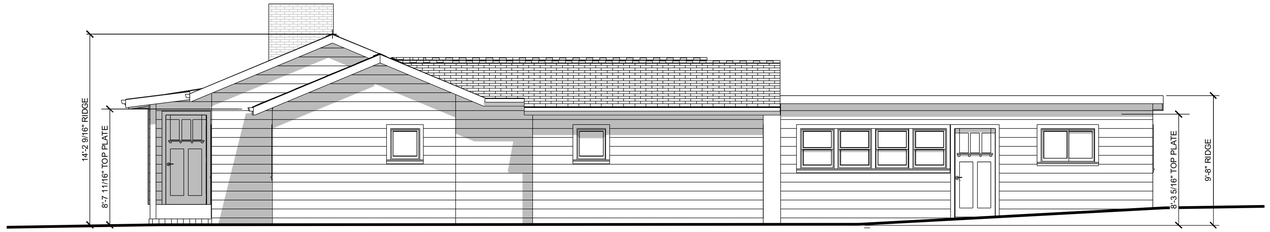
PLANNING CONCEPT SET- NOT FOR CONST.

WHITE RESIDENCE
Vizcaino 9 SE of Mountain View, Carmel
CA 93921
APN 010-052-014

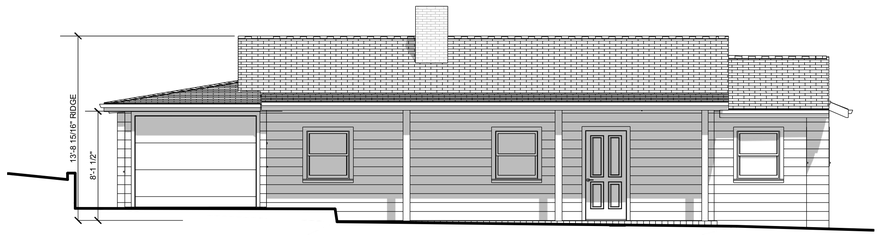
1/19/2026

SHEET
A1

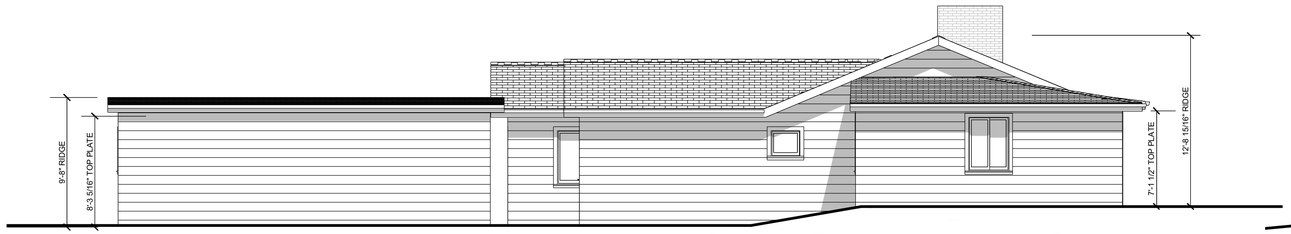
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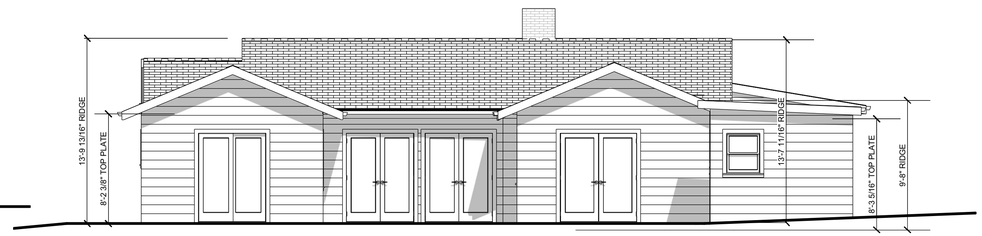
SOUTH ELEVATION
3/16 IN = 1 FT



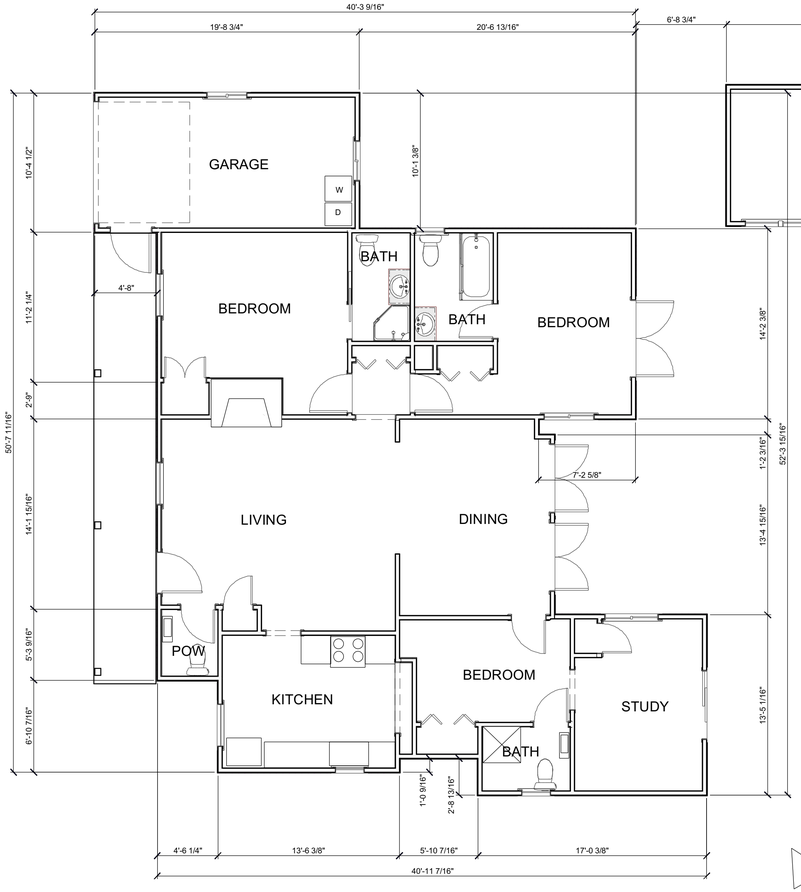
WEST ELEVATION
3/16 IN = 1 FT



NORTH ELEVATION
3/16 IN = 1 FT



EAST ELEVATION
3/16 IN = 1 FT

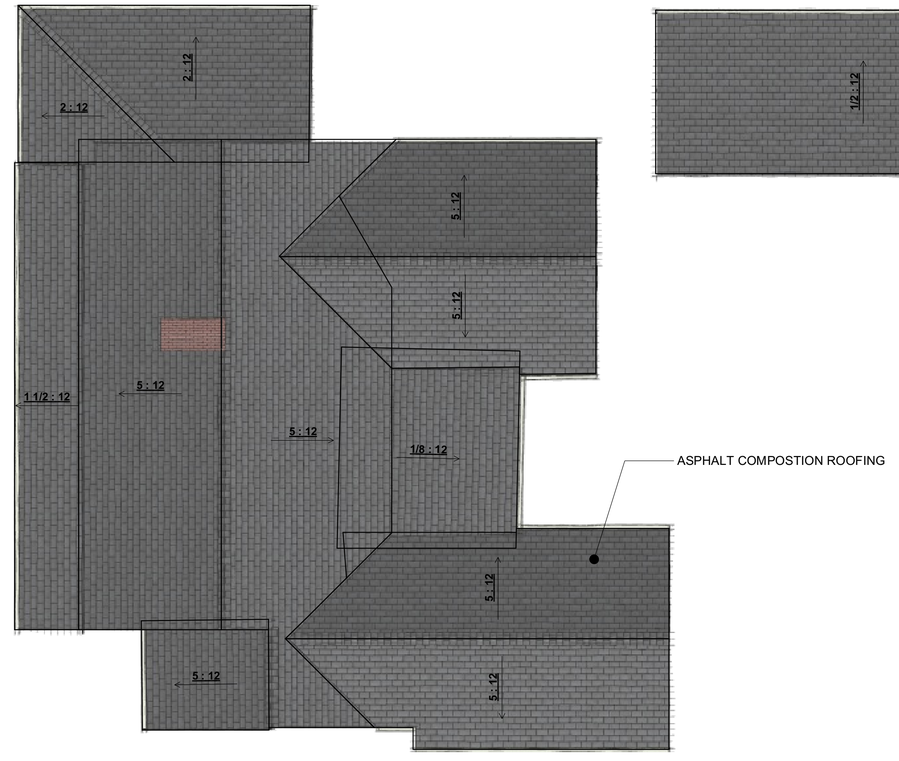


EXISTING FLOOR PLAN
3/16 IN = 1 FT

0 5 10 20 feet

NORTH

PLAN NORTH



EXISTING ROOF PLAN
3/16 IN = 1 FT



REVISIONS

LEHMAN DESIGN STUDIO
ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

DRAWN BY
ALAN LEHMAN

EXISTING PLANS AND ELEVATIONS

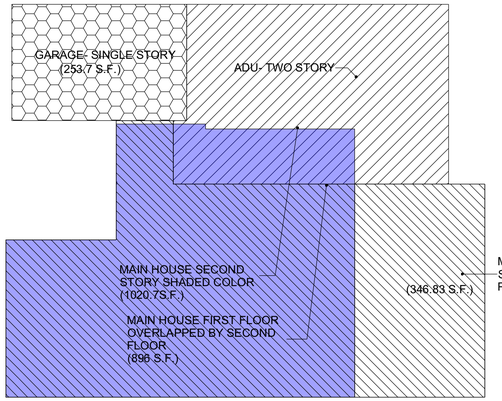
WHITE RESIDENCE
Vizcaino 9 SE of Mountain View, Carmel
CA 93921
APN 010-052-014

PLANNING CONCEPT SET- NOT FOR CONST.

1/19/2026

SHEET
A2

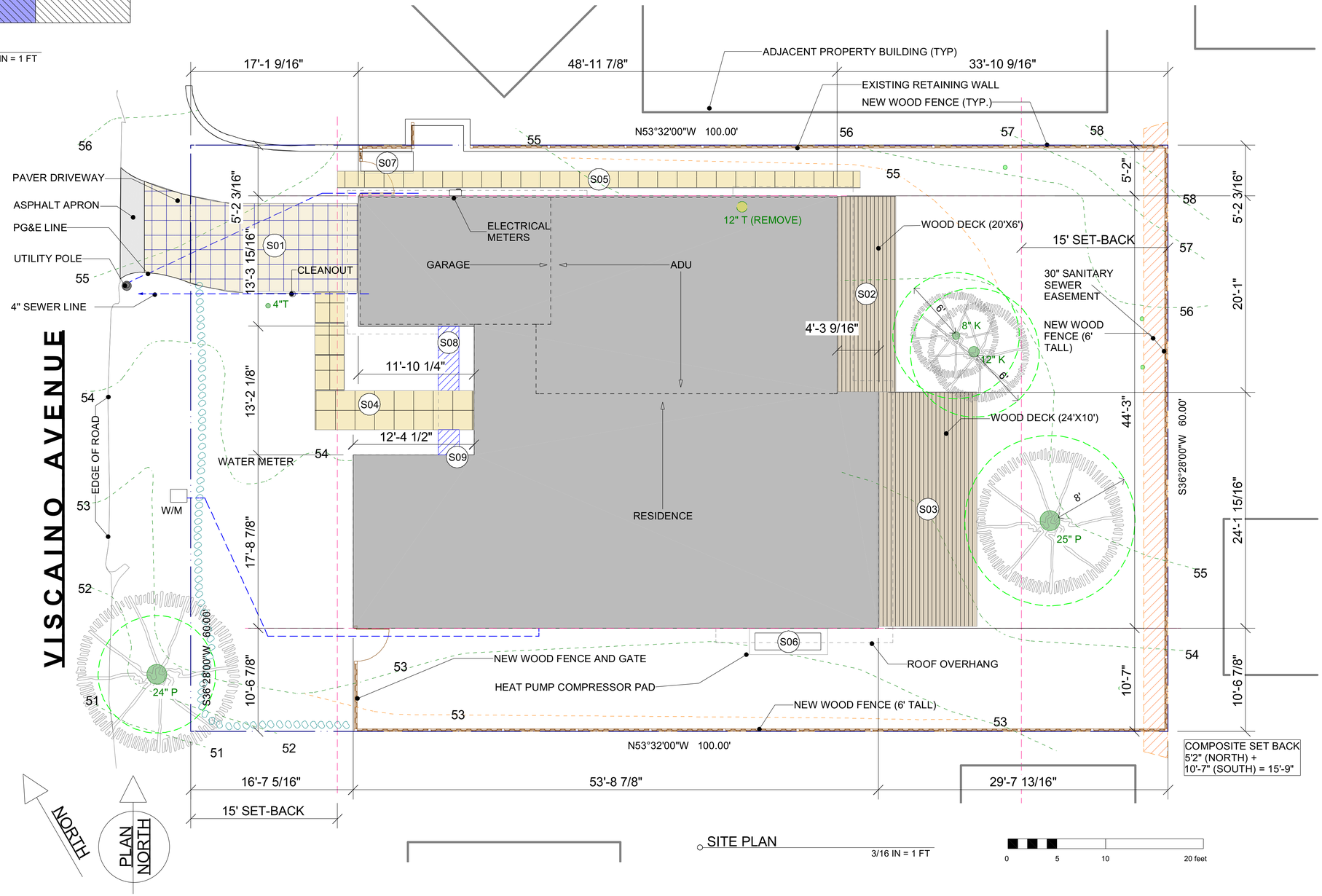
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FLOOR OVERLAY PLAN
1/8 IN = 1 FT



STREET ELEVATION
1/8 IN = 1 FT



	TREE TO REMOVE (1)
	TREE TO REMAIN- (3) ON SITE, (1) R.O.W.)
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SET BACK LINE

SITE AREA CALCS

#	SITE FEATURE	AREA
S01	DRIVEWAY - PERMEABLE	154.3
S02	REAR DECK ADU- PERMEABLE	120.31
S03	REAR DECK MAIN- PERMEABLE	240
S04	ENTRY PATH	95.59
S05	ADU SIDE YARD PATH	89.17
S06	HEAT PUMP COMPRESSOR PAD	21.33
S07	REFUSE CAN PAD	11.41
S08	ENTRY ROOF GREATER THAN 18"	13.88
S09	ENTRY ROOF GREATER THAN 18"	5.53
TOTALS:		751.52

781 S.F. ALLOWABLE WITH BONUS/
OVER 50% PERMEABLE

NOTE: ALL HARDSCAPE PROPOSED IS NEW

SITE PLAN
3/16 IN = 1 FT

0 5 10 20 feet

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @
lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

SITE PLAN, STREET ELEVATION

PLANNING CONCEPT SET- NOT FOR CONST.

WHITE RESIDENCE
Vizcaino 9 SE of Mountain View, Carmel
CA 93921
APN 010-052-014

1/19/2026

SHEET
A3

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DOOR SCHEDULE

NUMBER	LABEL	QTY	WIDTH	HEIGHT	AREA	THICKNESS	FIRE	DESCRIPTION	COMMENTS
D01	5680	1	65 15/16"	96"	43.97	1 3/4"		EXT. FIXED-GLASS PANEL	
D02	3458	2	40 1/4"	68"	19	1 3/8"		HINGED-7322 BUNGALOW	
D03	21068	3	34"	80"	18.89	1 3/8"		HINGED-7322 BUNGALOW	
D04	2668	1	30"	80"	16.67	1 3/8"		HINGED-7322 BUNGALOW	
D05	2868	1	32"	80"	17.78	1 3/8"		POCKET-7322 BUNGALOW	
D06	3068	1	36"	80"	20	1 3/4"		EXT. HINGED-DOOR S02	
D07	6868	1	80"	80"	44.44	1 3/8"		SLIDER-DOOR P04	
D08	5068	1	60"	80"	33.33	1 3/8"		SLIDER-DOOR P04	
D09	6070	1	72"	84"	42	1 3/4"		EXT. SLIDER-GLASS PANEL	
D10	2868	2	32"	80"	17.78	1 3/8"		HINGED-7322 BUNGALOW	
D11	14076	1	168"	90"	105	1 3/4"		EXT. QUAD SLIDER-GLASS PANEL	
D12	9070	1	108"	84"	63	1 3/4"		GARAGE-FLUSH SOLID 7'	
D13	7068	1	84"	80"	46.67	1 3/8"		SLIDER-DOOR P04	
D14	3068	2	36"	80"	20	1 3/4"		EXT. FIXED-GLASS PANEL	
D16	3068	1	36"	80"	20	1 3/4"	YES	EXT. HINGED-SLAB	
D17	2868	2	32"	80"	17.78	1 3/8"		DOUBLE HINGED-7322 BUNGALOW	
D18	5815MU	1	68 1/16"	16 3/4"	7.93			MULLED UNIT	
D19	5868MU	1	68 1/8"	80"	37.84			MULLED UNIT	
D20	6068	1	72"	80"	40	1 3/8"		SLIDER-DOOR P04	
D21	6068	1	72"	80"	40	1 3/4"		EXT. DOUBLE HINGED-GLASS PANEL	
D22	21068	4	34"	80"	18.89	1 3/8"		HINGED-7322 BUNGALOW	MIN CLEAR OPENING OF 32" WHE OPEN AT 90°
D24	3068	2	36"	80"	20	1 3/8"		HINGED-7322 BUNGALOW	MIN CLEAR OPENING OF 32" WHE OPEN AT 90°
TOTALS:			1642 5/8"	2506 3/4"	899.98	44 5/8"			

WINDOW SCHEDULE

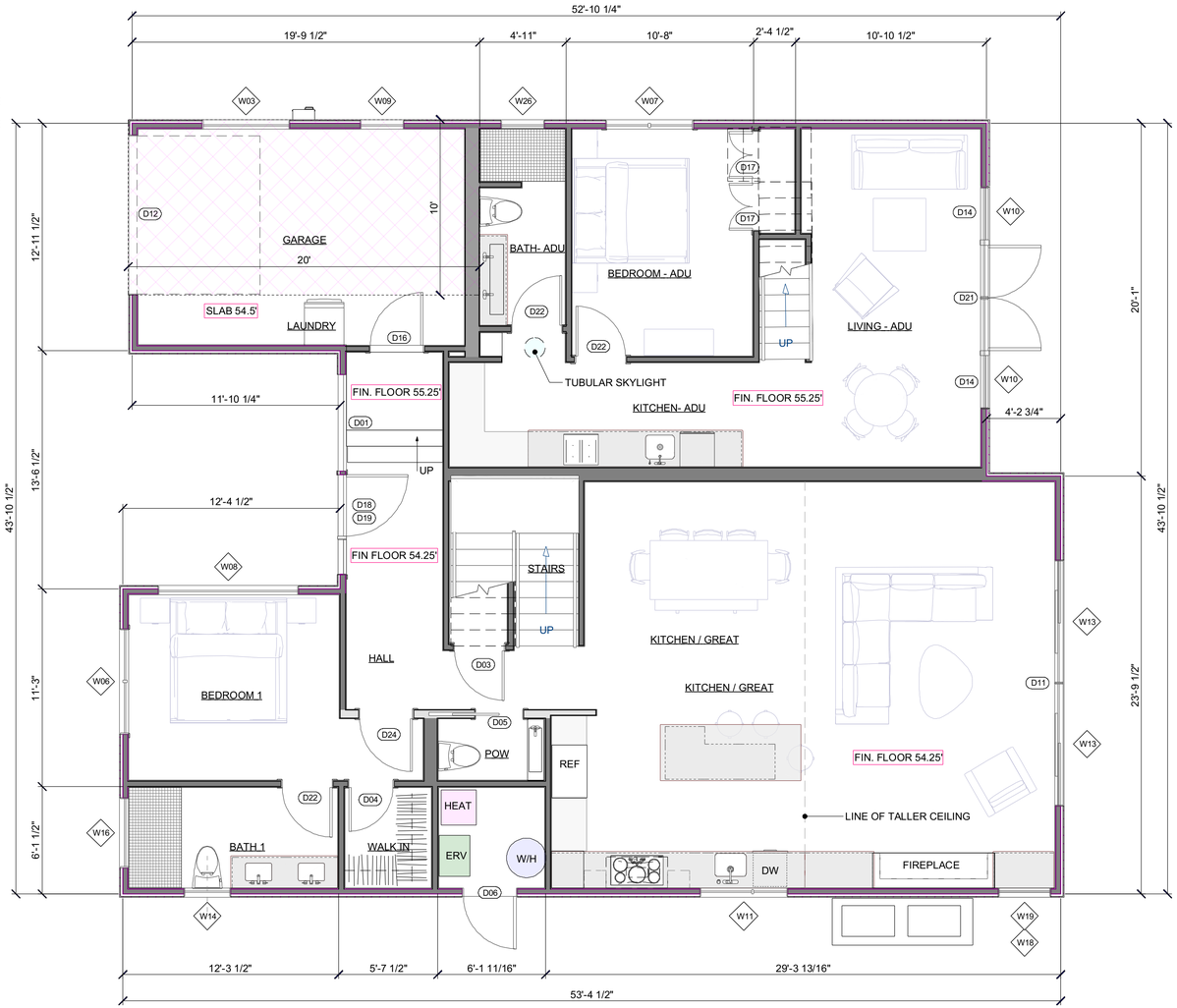
NUMBER	LABEL	FLR.	QTY	WIDTH	HEIGHT	AREA	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	6129FX	3	1	73 1/4"	32 7/8"	8.97			FIXED GLASS	
W02	6021OFX	3	1	72"	34"	9.51			FIXED GLASS	
W03	5026FX	1	1	60"	30"	12.5			FIXED GLASS	
W05	6066DC	2	1	72"	77 13/16"	38.91	YES		DOUBLE CASEMENT-LHL/RHR	
W06	60610DC	1	1	72"	82 5/16"	41.15	YES		DOUBLE CASEMENT-LHL/RHR	
W07	5050DC	1	1	60"	60"	25			DOUBLE CASEMENT-LHL/RHR	
W08	8020FX	1	1	96"	24"	16			FIXED GLASS	
W09	2626SC	1	1	30"	30"	6.25			SINGLE CASEMENT-HL	
W10	6323FX	1	2	75 7/16"	27 5/16"	14.3			FIXED GLASS	
W11	5030DC	1	1	60"	36"	15			DOUBLE CASEMENT-RHR	
W12	2626SC	2	1	30"	30"	6.25			SINGLE CASEMENT-HR	
W13	7024FX	1	2	84"	28"	16.33			FIXED GLASS	
W14	2830SC	1	1	32"	36"	8		YES	SINGLE CASEMENT-HL	
W15	5626AW	2	1	66"	30"	13.75			SINGLE AWNING	
W16	4020FX	1	1	48"	24"	8		YES	FIXED GLASS	
W17	8050DC	2	1	96"	60"	40			DOUBLE CASEMENT-RHR	
W18	3048SC	1	1	36"	56 3/8"	14.1			SINGLE CASEMENT-HL	
W19	3024FX	1	1	36"	28"	7			FIXED GLASS	
W20	3025FX	2	1	36"	29 1/2"	5.49			FIXED GLASS	
W21	4623FX	2	1	54"	27 1/16"	5.94			FIXED GLASS	
W22	4658FX	2	1	54"	67 3/4"	25.4		YES	FIXED GLASS	
W23	3040SC	2	1	36"	48"	12			SINGLE CASEMENT-HL	
W25	5050DC	2	2	60"	60"	25	YES		DOUBLE CASEMENT-LHL/RHR	
W26	2626SC	1	1	30"	30"	6.25		YES	SINGLE CASEMENT-HL	
W27	2626SC	2	1	30"	30"	6.25		YES	SINGLE CASEMENT-HL	
W28	5050DC	2	2	60"	60"	25			DOUBLE CASEMENT-LHL/RHR	
W29	8020FX	2	1	96"	24"	16			FIXED GLASS	
TOTALS:				1834 1/8"	1278 5/16"	508.98				

NEW WINDOWS BY SIERRA PACIFIC "H3" SERIES

EGRESS WINDOW NOTES
A. AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT. EXCEPTION: 5 SQ. FT. FOR GRADE-FLOOR OPENINGS (R310.2.1).
B. MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT (R310.2.1).
C. MINIMUM NET CLEAR OPENABLE DIMENSION 20 INCHES IN WIDTH (R310.2.1).
D. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURE FROM THE FLOOR (R310.2.2).

NOTE:
1. WINDOWS NOTED AS "TEMPERED" ARE TEMPERED BOTH PANES OF GLASS. OTHER WINDOWS SHALL BE TEMPERED OUTSIDE PANE FOR WUI COMPLIANCE
2. NEW WINDOWS IF DIVIDED SHALL BE "SIMULATED DIVIDED LITE", NO REMOVABLE MUNTINS.





FIRST FLOOR PLAN
1/4 IN = 1 FT

0 5 10 20 feet

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @
lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

FLOOR PLAN, SCHEDULES

PLANNING CONCEPT SET- NOT FOR CONST.

WHITE RESIDENCE
Vizcaino 9 SE of Mountain View, Carmel
CA 93921
APN 010-052-014

1/19/2026

SHEET
A4

DOOR SCHEDULE									
NUMBER	LABEL	QTY	WIDTH	HEIGHT	AREA	THICKNESS	FIRE	DESCRIPTION	COMMENTS
D01	5680	1	65 15/16"	96"	43.97	1 3/4"		EXT. FIXED-GLASS PANEL	
D02	3458	2	40 1/4"	68"	19	1 3/8"		HINGED-7322 BUNGALOW	
D03	21068	3	34"	80"	18.89	1 3/8"		HINGED-7322 BUNGALOW	
D04	2668	1	30"	80"	16.67	1 3/8"		HINGED-7322 BUNGALOW	
D05	2868	1	32"	80"	17.78	1 3/8"		POCKET-7322 BUNGALOW	
D06	3068	1	36"	80"	20	1 3/4"		EXT. HINGED-DOOR S02	
D07	6868	1	80"	80"	44.44	1 3/8"		SLIDER-DOOR P04	
D08	5068	1	60"	80"	33.33	1 3/8"		SLIDER-DOOR P04	
D09	6070	1	72"	84"	42	1 3/4"		EXT. SLIDER-GLASS PANEL	
D10	2868	2	32"	80"	17.78	1 3/8"		HINGED-7322 BUNGALOW	
D11	14076	1	168"	90"	105	1 3/4"		EXT. QUAD SLIDER-GLASS PANEL	
D12	9070	1	108"	84"	63	1 3/4"		GARAGE-FLUSH SOLID 7'	
D13	7068	1	84"	80"	46.67	1 3/8"		SLIDER-DOOR P04	
D14	3068	2	36"	80"	20	1 3/4"		EXT. FIXED-GLASS PANEL	
D16	3068	1	36"	80"	20	1 3/4"	YES	EXT. HINGED-SLAB	
D17	2868	2	32"	80"	17.78	1 3/8"		DOUBLE HINGED-7322 BUNGALOW	
D18	5815MU	1	68 1/16"	16 3/4"	7.93			MULLED UNIT	
D19	5868MU	1	68 1/8"	80"	37.84			MULLED UNIT	
D20	6068	1	72"	80"	40	1 3/8"		SLIDER-DOOR P04	
D21	6068	1	72"	80"	40	1 3/4"		EXT. DOUBLE HINGED-GLASS PANEL	
D22	21068	4	34"	80"	18.89	1 3/8"		HINGED-7322 BUNGALOW	MIN CLEAR OPENING OF 32" WHEN OPEN AT 90°
D24	3068	2	36"	80"	20	1 3/8"		HINGED-7322 BUNGALOW	MIN CLEAR OPENING OF 32" WHEN OPEN AT 90°
TOTALS:			1642 5/8"	2506 3/4"	899.98	44 5/8"			

WINDOW SCHEDULE										
NUMBER	LABEL	FLR.	QTY	WIDTH	HEIGHT	AREA	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	6129FX	3	1	73 1/4"	32 7/8"	8.97			FIXED GLASS	
W02	6021OFX	3	1	72"	34"	9.51			FIXED GLASS	
W03	5026FX	1	1	60"	30"	12.5			FIXED GLASS	
W05	6066DC	2	1	72"	77 13/16"	38.91	YES		DOUBLE CASEMENT-LHL/RHR	
W06	60610DC	1	1	72"	82 5/16"	41.15	YES		DOUBLE CASEMENT-LHL/RHR	
W07	5050DC	1	1	60"	60"	25			DOUBLE CASEMENT-LHL/RHR	
W08	8020FX	1	1	96"	24"	16			FIXED GLASS	
W09	2626SC	1	1	30"	30"	6.25			SINGLE CASEMENT-HL	
W10	6323FX	1	2	75 7/16"	27 5/16"	14.3			FIXED GLASS	
W11	5030DC	1	1	60"	36"	15			DOUBLE CASEMENT-RHR	
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W14	2830SC	1	1	32"	36"	8		YES	SINGLE CASEMENT-HL	
W15	5626AW	2	1	66"	30"	13.75			SINGLE AWNING	
W16	4020FX	1	1	48"	24"	8		YES	FIXED GLASS	
W17	8050DC	2	1	96"	60"	40			DOUBLE CASEMENT-RHR	
W18	3048SC	1	1	36"	56 3/8"	14.1			SINGLE CASEMENT-HL	
W19	3024FX	1	1	36"	28"	7			FIXED GLASS	
W20	3025FX	2	1	36"	29 1/2"	5.49			FIXED GLASS	
W21	4623FX	2	1	54"	27 1/16"	5.94			FIXED GLASS	
W22	4658FX	2	1	54"	67 3/4"	25.4		YES	FIXED GLASS	
W23	3040SC	2	1	36"	48"	12			SINGLE CASEMENT-HL	
W25	5050DC	2	2	60"	60"	25	YES		DOUBLE CASEMENT-LHL/RHR	
W26	2626SC	1	1	30"	30"	6.25		YES	SINGLE CASEMENT-HL	
W27	2626SC	2	1	30"	30"	6.25		YES	SINGLE CASEMENT-HL	
W28	5050DC	2	2	60"	60"	25			DOUBLE CASEMENT-LHL/RHR	
W29	8020FX	2	1	96"	24"	16			FIXED GLASS	
TOTALS:				1834 1/8"	1278 5/16"	508.98				

NEW WINDOWS BY SIERRA PACIFIC "H3" SERIES

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2. NEW WINDOWS IF DIVIDED SHALL BE "SIMULATED DIVIDED LITE", NO REMOVABLE MUNTINS.

SKYLIGHTS SHALL BE LOW-PROFILE AND USE NON-REFLECTIVE GLASS TO MINIMIZE THE AMOUNT OF LIGHT AND GLARE VISIBLE FROM ADJOINING PROPERTIES. SKYLIGHT FLASHING SHALL MATCH THE ROOF COLOR. MANUAL OR AUTOMATIC SHADES SHALL BE INSTALLED IN EACH SKYLIGHT TO REDUCE VISIBLE LIGHT TRANSMISSION DURING THE HOURS OF DARKNESS.



SECOND FLOOR PLAN
1/4 IN = 1 FT

0 5 10 20 feet

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REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

SECOND FLOOR PLAN

PLANNING CONCEPT SET- NOT FOR CONST.

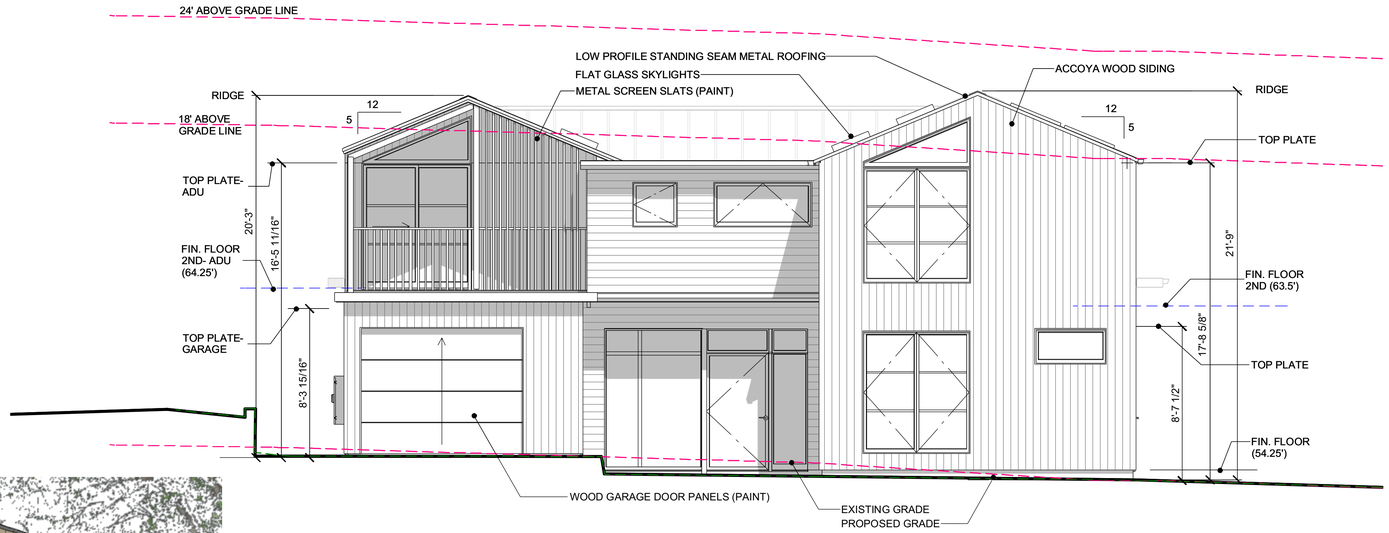
WHITE RESIDENCE
Vizcaino 9 SE of Mountain View, Carmel
CA 93921
APN 010-052-014

1/19/2026

SHEET
A5

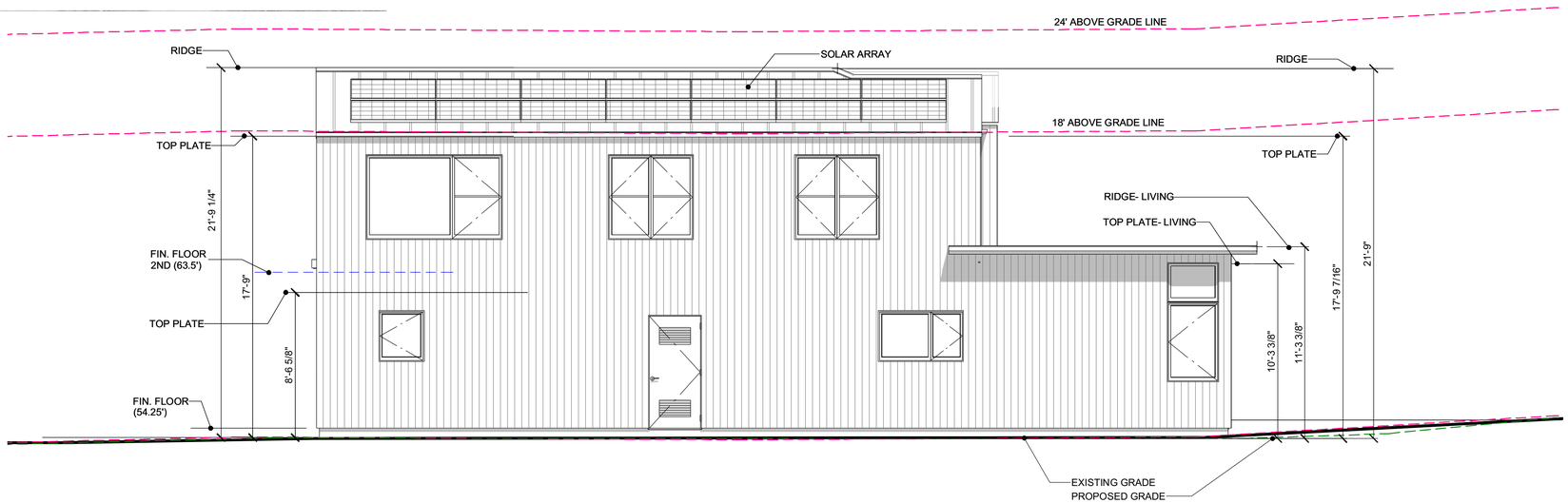
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WEST ELEVATION

1/4 IN = 1 FT



SOUTH ELEVATION

1/4 IN = 1 FT

0 5 10 20 feet

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

EXTERIOR ELEVATIONS

WHITE RESIDENCE
Vizcaino 9 SE of Mountain View, Carmel
CA 93921
APN 010-052-014

PLANNING CONCEPT SET- NOT FOR CONST.

1/19/2026

SHEET
A6

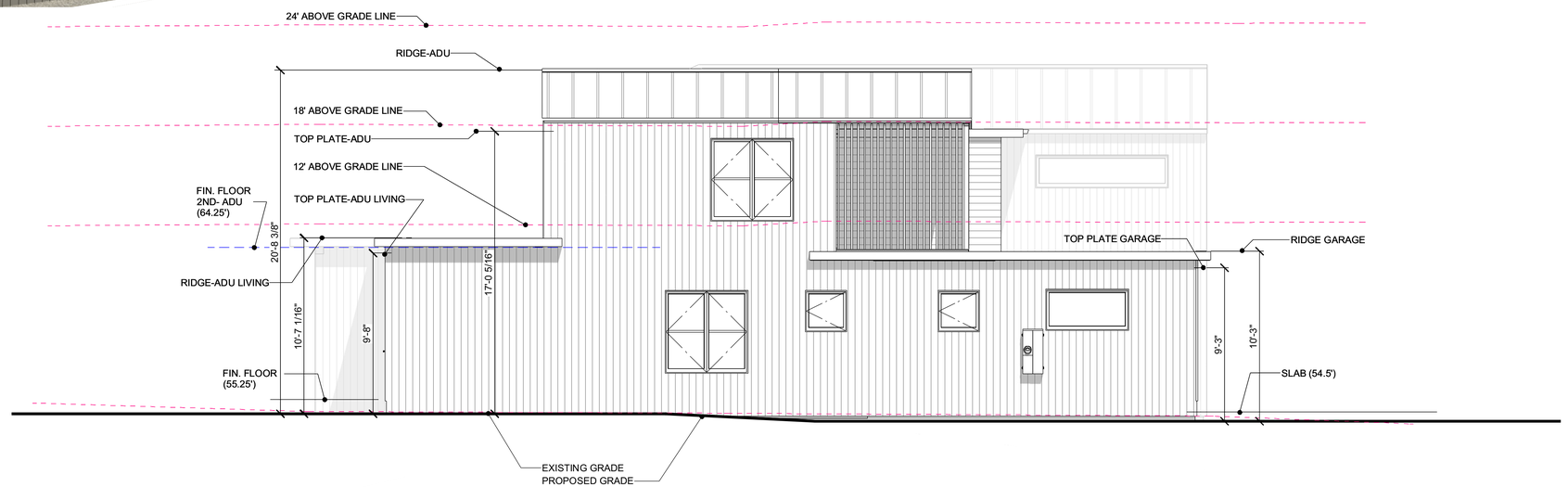
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EAST ELEVATION

1/4 IN = 1 FT



NORTH ELEVATION

1/4 IN = 1 FT

0 5 10 20 feet

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @
lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

EXTERIOR ELEVATIONS

PLANNING CONCEPT SET- NOT FOR CONST.

WHITE RESIDENCE
Vizcaino 9 SE of Mountain View, Carmel
CA 93921
APN 010-052-014

1/19/2026

SHEET
A7

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BIRDS EYE VIEW



Burnt Wood®

						Cool Ratings		
Color Name	Coil Width	Flat Stock	Gauge	Substrate	Paint Finish	Reflect	Emiss	SRI
Aged Wood	Inquire	48"	24	■	●	30.0%	0.86	30
Black Wood	Inquire	48"	24	■	●	6.0%	0.92	2
Burnt Wood®	Inquire	48"	24	■	▲	4.9%	0.90	20
Distressed Wood	Inquire	48"	24	■	●	25.0%	0.89	25
Gray Wood	Inquire	48"	24	■	●	40.0%	0.87	44
Maple Wood	Inquire	48"	24	■	●	57.0%	0.89	68
Rosewood	Inquire	48"	24	■	●	25.0%	0.91	26
Walnut Wood	Inquire	48"	24	■	●	17.0%	0.90	15
White Wood	Inquire	48"	24	■	●	65.0%	0.86	78

METAL ROOFING COLOR



TAR AND GRAVEL ROOFING COLOR TONES

VELUX®

FS

Fixed Deck-Mounted Skylight

Eligible for a Federal Solar Tax Credit off product and installation

Perfect for visually expanding areas in the home, VELUX Fixed Deck-Mounted Skylights are an energy-efficient option that make any dark room come to life with daylight and sky views. As a fixed option, this skylight is an economical choice for enhancing the brightness and beauty of your home.

Ideal Applications:
Out of reach entry ways, living rooms and bedrooms that can benefit from daylight.



FEATURES & BENEFITS

- Clean exterior profile provides natural light without obstructing roofline
- Versatile sizing allows for greater flexibility in positioning options
- Seamlessly pairs with any VELUX shades for optimal light control — select shades can be pre-installed for free
- Flashing kit required for No Leak Warranty
- Eligible for Federal Solar Tax Credit* with the addition of Solar Shades

ACCESSORIES

- Factory pre-installed Room-Darkening or Light Filtering shades







PRODUCT DETAILS

- **Laminated LoÉ3 Glass:** double-paned argon-gas-filled LoÉ3 glass that provides excellent energy performance for year round comfort. Plus, it includes the added safety of laminated glass, which building codes require for out-of-reach applications.
- No Leak Warranty - 10-year installation warranty, plus 20 years on glass, 10 years on product, and 5 years on shades and controls.
- Pre-finished white painted frames
- 10 year hail with Clean, Quiet & Safe glass

OPTIONAL SKYLIGHT UPGRADES

- Impact Glass
- Snowload Glass
- Copper Cladding
- Stain Grade Wood Interior

veluxusa.com
*For more information visit veluxusa.com/taxcredit.

V5063-0921
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		A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
Rough Opening Width	(W-in.)	14 1/2	21	21	21	21	21	22 1/2	22 1/2	30 1/8	30 1/8	30 1/8	30 1/8	44 1/8	44 1/8
Rough Opening Height	(H-in.)	45 1/2	26 1/8	37 1/8	45 1/2	54 1/8	70 1/2	22 11/8	45 1/2	30	37 1/8	45 1/2	54 1/8	26 1/8	45 1/2
Daylight Area	(Sq. Feet)	3.56	3.04	4.43	5.43	6.52	8.52	2.78	5.94	5.15	6.64	8.13	9.77	6.92	12.36

Model FS sizes D26 and D06 fit perfectly between roof trusses.

FLAT GLASS SKYLIGHTS



ROOF PLAN
1/4 IN = 1 FT

0 5 10 20 feet

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

ROOF PLAN

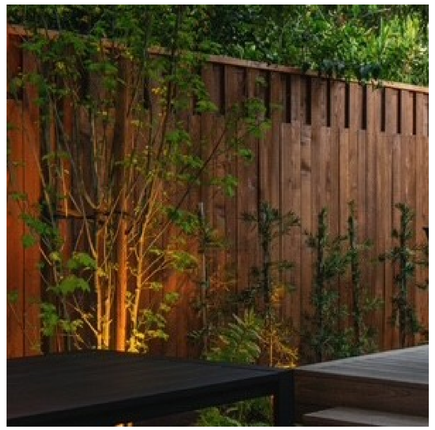
WHITE RESIDENCE
Vizcaino 9 SE of Mountain View, Carmel
CA 93921
APN 010-052-014

1/19/2026

SHEET
A8

PLANNING CONCEPT SET- NOT FOR CONST.

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fence example



gate fence slats

FENCE MATERIAL, ROUGH SAWN CEDAR BOARDS WITH CEDAR POSTS AND RAILS. FENCE GATE MATERIALS: METAL SMOOTH FINISH 2X3 WITH SMOOTH FINISH SUPPORTING FRAME, PAINT TO MATCH WOOD TONES. METAL GATES ELIMINATE EXTERIOR WOOD CONNECTION TO HOUSE FOR FIRE HARDENING

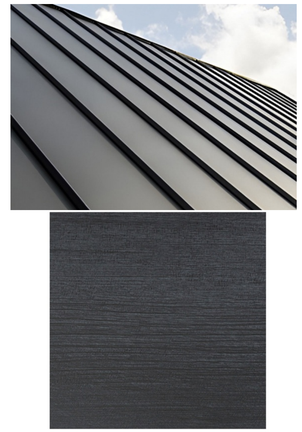
FENCE HEIGHT MAXIMUM 72" ABOVE GRADE. NO FENCE IN THE FRONT YARD SETBACK.

Benjamin Moore
Gunmetal
(1602)

Dark Bronze 401

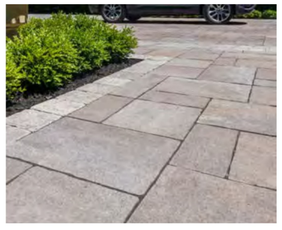


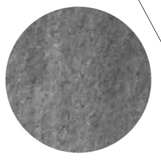
Accoya | Barnwood | Light Ivory



Burnt Wood®







GRANITE BLEND

Benjamin Moore
Gunmetal
(1602)



REVISIONS

LEHMAN DESIGN STUDIO
ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @
lehmandesignstudio.com

DRAWN BY
ALAN LEHMAN

MATERIALS AND COLORS

WHITE RESIDENCE
Vizcaino 9 SE of Mountain View, Carmel
CA 93921
APN 010-052-014

1/19/2026

SHEET
A9

PLANNING CONCEPT SET- NOT FOR CONST.

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CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
FIRE ENGINEERING & INVESTIGATIONS DIVISION
BUILDING MATERIALS LISTING PROGRAM

LISTING SERVICE

LISTING No.:	8110-2042:0001
CATEGORY:	8110 - DECKING FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE:	AZEK BUILDING PRODUCTS 894 Prairie Ave, Wilmington, OH, 45177 Contact: Fiume, Michael 3306188514 Email: michael.fiume@azekco.com
DESIGN:	"AZEK Vintage Deck" composite deck board, all colors, 1" thick x 5.5" width. Refer to the manufacturer's installation instructions and product data sheets.
RATING:	Class "A Flame Spread.
INSTALLATION:	In accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.
MARKING:	Listee name. Model number, rating and SFM label.
APPROVAL:	Listed as decking materials for use in the Wildland Urban Interface areas.
NOTES:	Test Protocol SFM 12-7A-4A

*Revision 05-02-2017 dcc

This listing is based upon technical data submitted by the applicant. OSFM Fire Engineering staff has reviewed the test results and/or other data but does not make an independent verification of any claims. This listing is not an endorsement or recommendation of the item listed. This listing should not be used to verify correct operational requirements or installation criteria. Refer to listee's data sheet, installation instructions and/or other suitable information sources.

Date Issued: 05/28/2025 **Listing Expires: 06/30/2026**

Authorized By: **Michael Huang**, Program Coordinator
Fire Engineering & Investigations Division

TimberTech



TIMBERTECH ADVANCED PVC

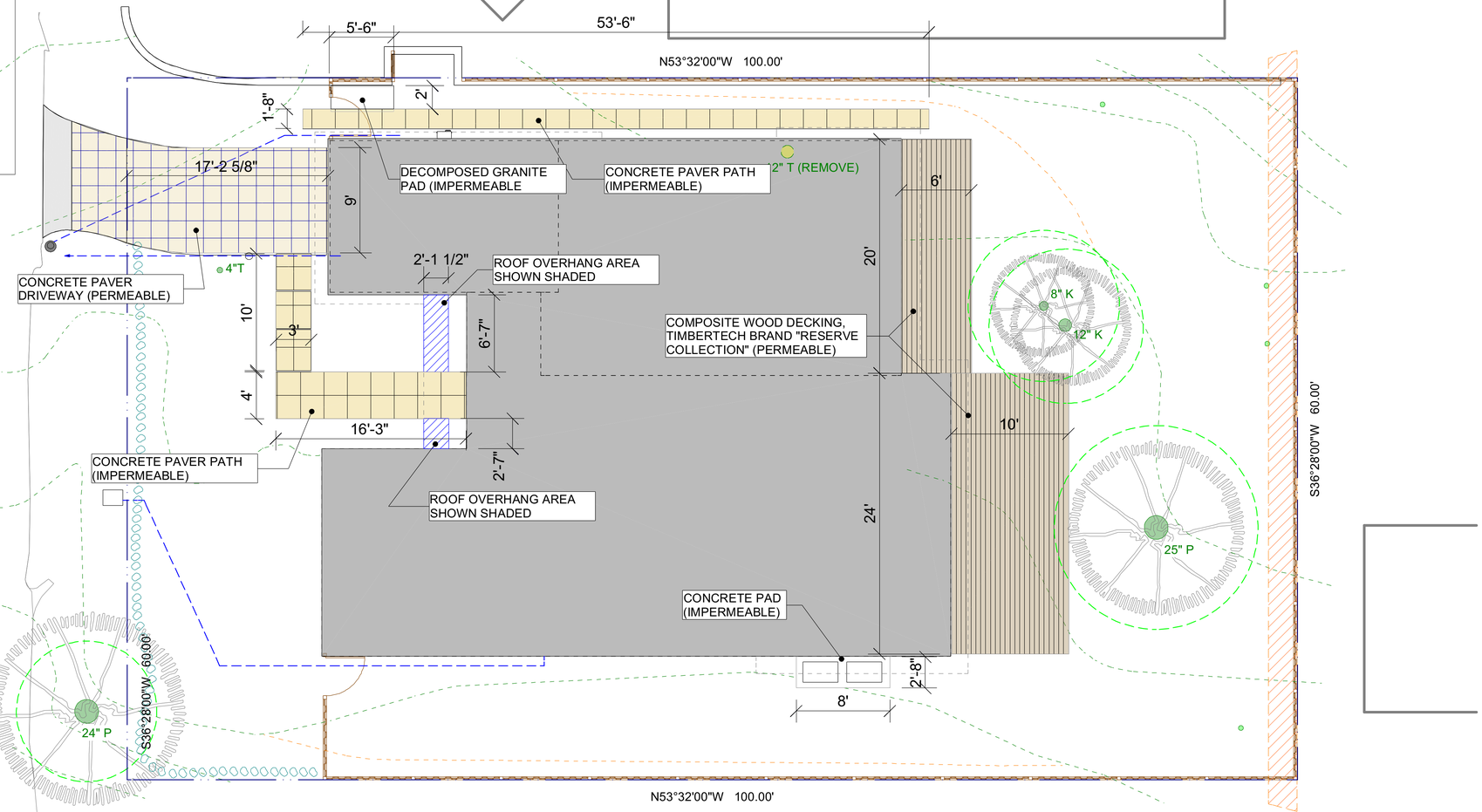
Vintage Collection®

Exotic Hardwoods

Get the sought-after look of premium hardwoods such as ipe, mahogany, and teak, without the rigorous maintenance of wood. Our capped polymer decking features proprietary materials technology that delivers sophisticated, real wood aesthetics you'll never have to sand, stain, or seal.

COLOR Coastline





SITE AREA CALCS		
#	SITE FEATURE	AREA
S01	DRIVEWAY - PERMEABLE	154.3
S02	REAR DECK ADU- PERMEABLE	120.31
S03	REAR DECK MAIN- PERMEABLE	240
S04	ENTRY PATH	95.59
S05	ADU SIDE YARD PATH	89.17
S06	HEAT PUMP COMPRESSOR PAD	21.33
S07	REFUSE CAN PAD	11.41
S08	ENTRY ROOF GREATER THAN 18"	13.88
S09	ENTRY ROOF GREATER THAN 18"	5.53
TOTALS:		751.52

781 S.F. ALLOWABLE WITH BONUS/
OVER 50% PERMEABLE

NOTE: ALL HARDSCAPE PROPOSED IS NEW

HARDSCAPE DIMENSIONED PLAN
3/16 IN = 1 FT

0 5 10 20 feet

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

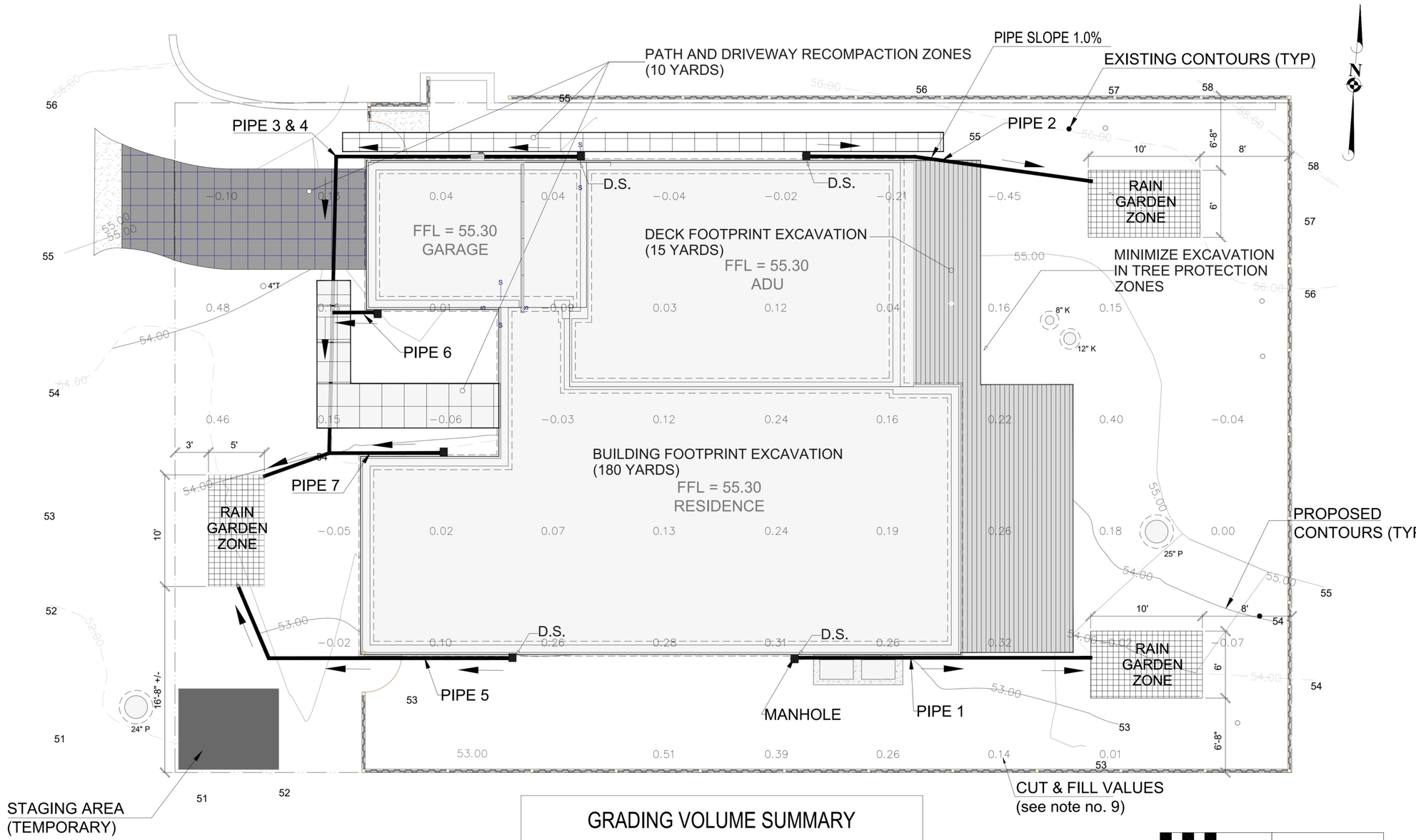
HARDSCAPE DIMENSIONED PLAN

WHITE RESIDENCE
Vizcaino 9 SE of Mountain View, Carmel CA 93921
APN 010-052-014

PLANNING CONCEPT SET- NOT FOR CONST.

1/19/2026

SHEET
A10



GRADING VOLUME SUMMARY

SER #.	DESCRIPTION	Volume (CY)
1	TOTAL CUT	197.16
2	TOTAL FILL	886.96
3	NET IMPORT SOIL	689.80

0 5 10 20 feet

LEGENDS:

MANHOLE: -
EXISTING CONTOURS: -
PROPOSED CONTOURS: -
PVC PIPE: -

RAIN GARDEN ZONE AREA:- 71.76 sq yard
DRIVEWAY:- 235.11 sq yard
STAGING AREA: - 78.38 sq yard

InnoDez

Address: WHITE RESIDENCE
WHITE PLN V1, Vizcaino 9 SE of Mountain View, Carmel CA 93921, APN 010-052-014
Phone: (424) 831.747.4718
Web site:
Email: info@lehmandesignstudio.com

CLIENT:

ADDRESS:
WHITE RESIDENCE WHITE PLN V1, Vizcaino 9 SE of Mountain View, Carmel CA 93921, APN 010-052-014

LICENSED PROFESSIONAL ENGINEER
TRAVIS T. AIROLA
C 88832
CIVIL
STATE OF CALIFORNIA

NOTES:
1. All Dimensions herein are in imperial units unless stated otherwisE.
All storm drainage piping shall be PVC Schedule 40 DWV, conforming to ASTM D2665 and California Plumbing Code.
2. Storm drain piping shall be installed as a gravity system with a minimum 1% slope unless noted otherwise.
3. All joints shall be made using approved solvent cement per manufacturer's recommendations.
4. Stormwater shall be discharged to an approved drain zone / manhole in accordance with local authority requirements.

IMPORTANT NOTES: -
5. Proposed grading is not balanced on site.
6. Total cut = 197.16 yd³,
total fill = 886.96 yd³,
Resulting in a net import of approximately 689.80 yd³.
7. Imported fill shall be compacted as per Carmel City, California standards.
8. No soil export is proposed.
9. Values shown represent cut (+) and fill (–) depths

REV. NO.	DESCRIPTION	DATE	BY

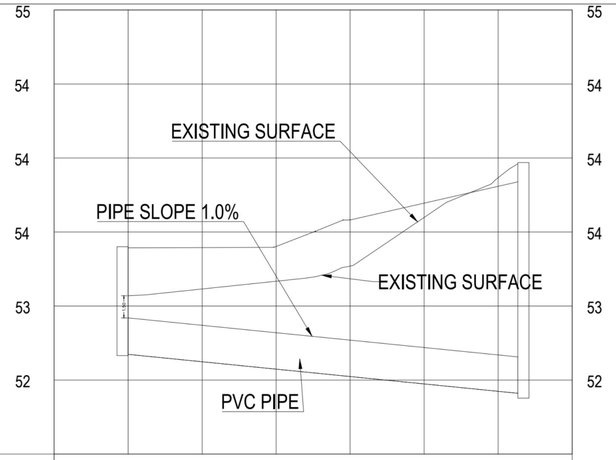
PROJECT:
Carmel By The Sea Add
4 Lot 10 Blk 30

TITLE:
GRADING & DRAINAGE PLAN

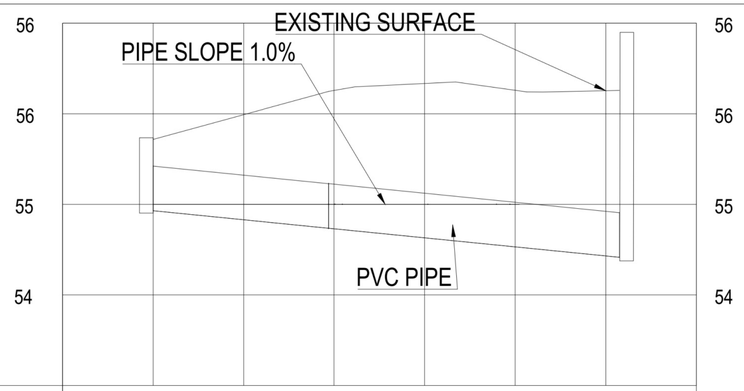
PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36:
		NTS

DRAWING NO.
G-DP-01

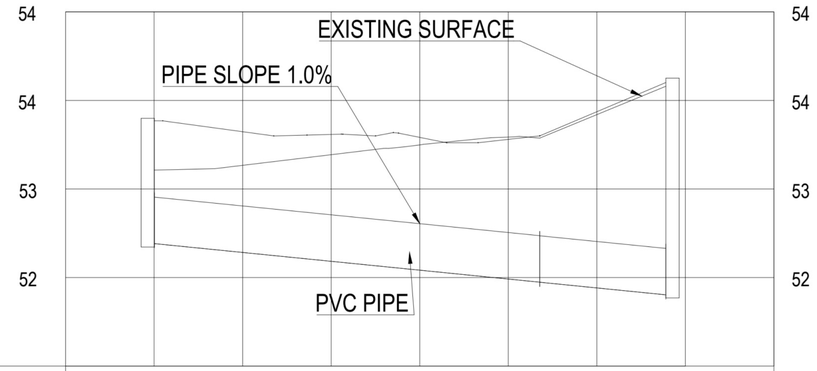
REV.



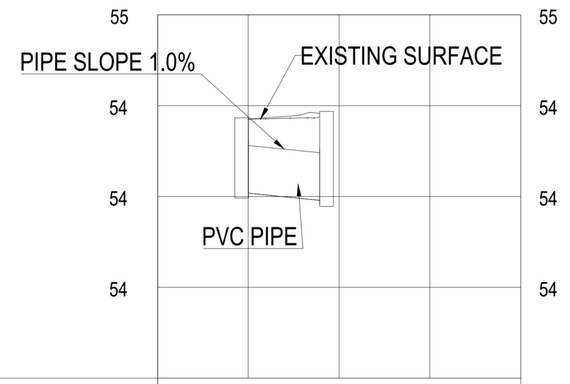
STATION	0+000	0+005	0+010	0+015	0+020	0+025
GROUND LEVEL (ft)	53.069	53.115	53.167	53.270	53.598	53.867
INVERT LEVEL (ft)		52.624	52.574	52.524	52.474	52.424
PIPE DEPTH (ft)		2	2	2	4	5



STATION	0+000	0+005	0+010	0+015	0+020	0+025
GROUND LEVEL (ft)	53.07	53.12	53.17	53.27	53.60	53.87
INVERT LEVEL (ft)		54.915	54.865	54.815	54.765	54.715
PIPE DEPTH (ft)		2	3	3	3	3



STATION	0+000	0+005	0+010	0+015	0+020	0+025
GROUND LEVEL (ft)	53.107	53.133	53.193	53.249	53.293	53.420
INVERT LEVEL (ft)		52.642	52.592	52.541	52.491	52.441
PIPE DEPTH (ft)		2	2	2	3	3



STATION	0+000	0+005
GROUND LEVEL (ft)	54.426	54.458
INVERT LEVEL (ft)	54.018	53.979
PIPE DEPTH (ft)	2	2

InnoDez

Address: WHITE RESIDENCE
WHITE PLN V1, Vizcaino 9 SE of Mountain View, Carmel
CA 93921, APN 010-052-014

Phone: (424) 831.747.4718
Web site:
Email: info@lehmandesignstudio.com

CLIENT:

ADDRESS:
WHITE RESIDENCE WHITE PLN V1,
Vizcaino 9 SE of Mountain View, Carmel
CA 93921, APN 010-052-014

NOTES:

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All storm drainage piping shall be PVC Schedule 40 DWV, conforming to ASTM D2665 and California Plumbing Code.
2. Storm drain piping shall be installed as a gravity system with a minimum 1% slope unless noted otherwise.
3. All joints shall be made using approved solvent cement per manufacturer's recommendations.
4. Stormwater shall be discharged to an approved drain zone / manhole in accordance with local authority requirements.
5. Pipe is below finished grade, Minimum cover maintained (typ. 4" & 6")

LICENSED PROFESSIONAL ENGINEER
TRAVIS T. AIROLA
C 88832
CIVIL
STATE OF CALIFORNIA

REV. NO.	DESCRIPTION	DATE	BY

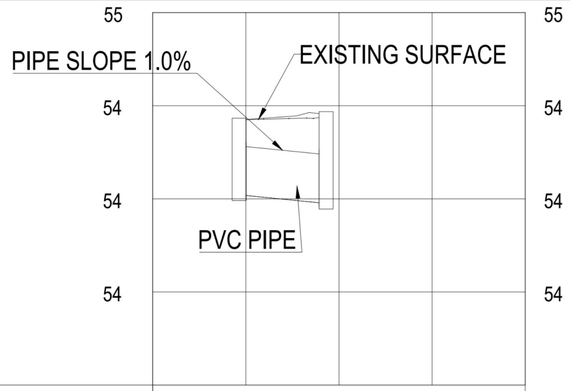
PROJECT:
Carmel By The Sea Add
4 Lot 10 Blk 30

TITLE:
PROPOSED DRAINAGE PROFILE

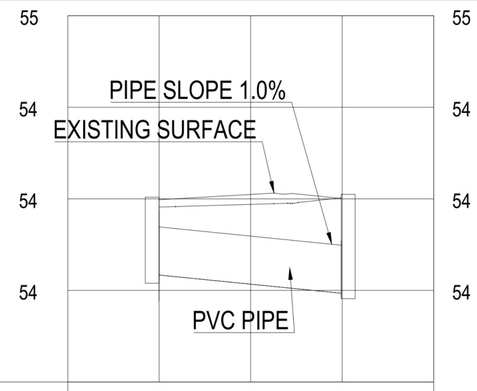
PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36:
		NTS

DRAWING NO.
PR-01

REV.



STATION	0+000	0+005
GROUND LEVEL (ft)	54.426	54.458
INVERT LEVEL (ft)	54.018	53.979
PIPE DEPTH (ft)	2	2



STATION	0+000	0+005	0+010
GROUND LEVEL (ft)	53.995	54.024	54.020
INVERT LEVEL (ft)	53.580	53.534	53.480
PIPE DEPTH (ft)	2	2	2

STORMWATER PIPE DETAIL						
Pipe Profile No.	**Pipe Size**	**Length (ft)**	**Slope (%)**	**Cover (ft)**	**Pipe type**	**Notes**
1	4"3" PVC	26.5'	1%	1.5	Stomwater	Typical
2	4"3" PVC	25.75'	1%	1.5	Stomwater	Typical
3	4"3" PVC	54.84'	1%	1.5	Stomwater	Typical
4	4"3" PVC	28.67'	1%	1.5	Stomwater	Typical
5	4"3" PVC	3.75'	1%	1.5	Stomwater	Typical
6	4"3" PVC	10.16'	1%	1.5	Stomwater	Typical

S. No	PIPE DETAILS	Remarks
	PVC Schedule 40 DWV	
1	**Full name:** Polyvinyl Chloride (PVC) Schedule 40 – DWV	
2	**Use:** Drain, Waste & Vent / Stormwater drainage (gravity flow)	
3	**Pressure: Non-pressure** system (gravity only)	
4	**Standard: ASTM D2665** (PVC DWV pipe)	
5	**Code compliance: California Plumbing Code (CPC) / IPC** accepted	
6	**Joining method:** Solvent cement (ASTM D2564)	
7	**Color:** White	
8	**Corrosion resistance:** Yes (rust-free)	
9	**Typical diameters used:** 4" (100 mm), 6" (150 mm)	
10	**Installation:** Underground / above ground, sloped drainage	
11	**Application note:** Suitable for roof rainwater leaders, collection chamber to drain zone/manhole	
Note: -		
	PVC Schedule 40 DWV piping complying with ASTM D2665, installed as a gravity storm drainage system in accordance with CPC requirements.	

InnoDez

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CLIENT:

ADDRESS:
WHITE RESIDENCE WHITE PLN V1,
Vizcaino 9 SE of Mountain View, Carmel
CA 93921, APN 010-052-014

CONFIDENTIALITY STATEMENT:

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT CONSENT OF THE DESIGNER.

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4. Stormwater shall be discharged to an approved drain zone / manhole in accordance with local authority requirements.



REV. NO.	DESCRIPTION	DATE	BY

PROJECT:
Carmel By The Sea Add
4 Lot 10 Blk 30

TITLE:
PROPOSED DRAINAGE PROFILE & PVC PIPE DETAIL

PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36:
		NTS

DRAWING NO.
PR-02

REV.

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ATLANTIS

15014BZ-LL

ATLANTIS SMALL LED PATH LIGHT

Hinkley Path Lights add impeccable style and safety to walkways and outdoor living environments to create sophisticated curb appeal.

DETAILS	
FINISH:	Bronze
MATERIAL:	Aluminum
GLASS:	Etched Lens

DIMENSIONS	
WIDTH:	6.5"
HEIGHT:	15.8"
DEPTH:	1.8"
WEIGHT:	2 lbs.
TOP TO OUTLET:	0"

LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp
LED NAME:	EA-LMW-1.5W
WATTAGE:	1-1.50w Mini Wedge LED *Included
VOLTAGE:	12v
COLOR TEMP:	2700
LUMENS:	150
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 25w
DIMMABLE:	Yes - MLV On Transformer Primary
TRANSFORMER REQUIRED:	Yes

MOUNTING	
LEAD WIRE:	1 X 36"

SHIPPING	
CARTON LENGTH:	17.5"
CARTON WIDTH:	8"
CARTON HEIGHT:	4"
CARTON WEIGHT:	2.5 lbs.

PRODUCT DETAILS:

- A wiring kit and ground spike is supplied.
- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- LED Lamps carry a 3-year limited warranty
- Bold lines and a clean, minimalist style complement contemporary architecture
- Warm rich light bronze tone
- Please refer to Hinkley's Warranty for complete product warranty details; some warranty limitations may apply.

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

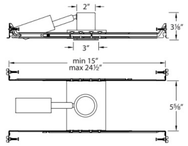
hinkley.com

HR-LED251E

1" LEDme® Downlight

WAC LIGHTING
Responsible Lighting®





Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Square recessed trim with interior open reflector. IC-Rated housing included with trim, can be used as new construction or remodel.

FEATURES

- 1" aperture
- Cutout: 2½"
- Less than ⅞" thick, super low profile die-cast aluminum trim
- Solid as new construction, may be re-configured in the field for remodel
- Narrow flood beam spread
- 25° visual cut-off angle
- 80,000 hour rated life
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Die-cast aluminum trim and aluminum heat sink. Housing and junction box are 20 gauge steel painted black. Frame and hanger bars are heavy gauge galvanized steel.

J-Box: Seven knockouts and four Romex® style wiring connectors provided for ease of installation. Rated for branch wiring.

Driver: Electronic driver, 120VAC/60Hz input, 4W max output. Power factor >0.9. Dimming with thermal protection.

Light Source: Includes one 3W ANSI compliant Warm/Neutral LED for the finest color consistency possible. Replacement modules available.

Dimming: May be dimmed to 10% with electronic low voltage (ELV) dimmer.

Mounting: Supplied with hanger bars, adjustable from 15"-24½" to accommodate various joist constructions and grid sizes. Hanger bars include a captive mounting "screw-nail" for ease of installation. For remodel installation, three heavy gauge inner retention clips push out onto ceiling or other mounting surface to firmly hold housing in place. Accommodates surface up to 1" thick. Minimum plenum height of 4" required. 2½" cutout hole.

Finish: Available in White (WT) powder coat paint and electroplated Brushed Nickel (BN) and Gun Metal (GM).

Rating: IC-Rated: Suitable for direct contact with insulation.

Standards: ETL & cETL Damp Location Listed

FIXTURE PERFORMANCE

Model #	Color Temp	Watt	Lumens	CBCP	Beam	CRI
HR-LED251E-27	2700K	3.5W*	245	530	35°	85
HR-LED251E-30	3000K	3.5W*	250	540	35°	85
HR-LED251E-35	3500K	3.5W*	270	573	35°	85
HR-LED251E-40	4000K	3.5W*	285	608	35°	85

*Power consumption may vary depending on efficiency of the system being used.

ORDER NUMBER

Model #	Color Temp		Finish
HR-LED251E	**27**	*2700K*	**BN** *Brushed Nickel*
	30	*3000K*	**GM** *Gun Metal*
	35	*3500K*	**WT** *White*
	40	*4000K*	

FINISHES

BN **GM** **WT**

REPLACEMENT MODULES

Model #	Color Temp
RM1X3-27-1-DL	*2700K*
RM1X3-30-1-DL	*3000K*
RM1X3-35-1-DL	*3500K*
RM1X3-40-1-DL	*4000K*

HR-LED251E – ☐ – ☐

Example: **HR-LED251E-40-GM**

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JAN 2018

EXTERIOR LIGHTING SPEC SHEETS

PLANTING LEGEND

		QTY	SIZE	WUCOLS
	BUXUS SEMPERVIRENS / BOXWOOD HEDGE	9	5 GAL.	LOW
	THYMUS SERPYLLUM / THYME GROUND COVER	14	1 GAL	LOW
	LAVANDULA HETEROPHYLLA / LAVENDER	18	1 GAL	LOW
	IRIS DOUGLASIANA / IRIS FLOWERS	8	1 GAL	LOW
	FESTUCA MAIREI / FESCUE GRASS PLANT	14	5 GAL	LOW
	HEUCHERA SANGUINEA / CORAL BELLS PLANT	11	5 GAL	MODERATE

LIGHTING LEGEND

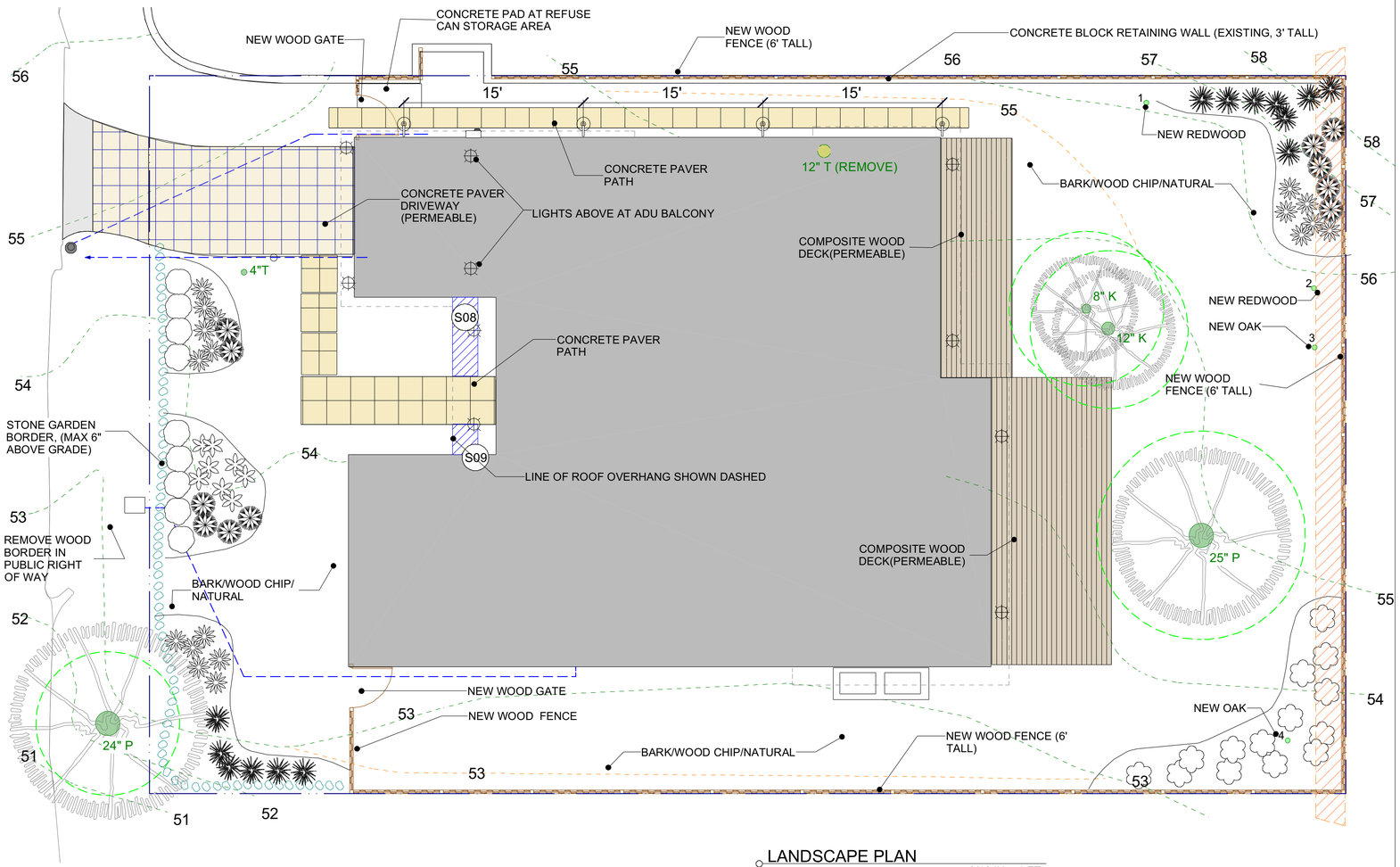
	PATH LIGHT (4)
	RECESSED SOFFIT LIGHT (8)

LIGHTING NOTES

1. ALL EXTERIOR LIGHTING SHALL BE ON PHOTO AND MOTION DETECTORS.
2. MAX LUMENS 375- SCONCES(LESS THAN 10' ABOVE GRADE), 225- PATH LIGHTS (LESS THAN 18" ABOVE GRADE)
3. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT

LANDSCAPE NOTES

1. REMOVE ALL IVY FROM SITE
2. ONLY DRIVEWAY AND APRON IN THE PUBLIC RIGHT OF WAY
3. TYPICAL GROUND COVER SHALL BE WOOD CHIP TYPE BARK, NATURAL COLOR EXCEPT ADJACENT TO HOUSE FOR FIRST 24"



LANDSCAPE PLAN

3/16 IN = 1 FT

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

LANDSCAPE AND EXTERIOR LIGHTING

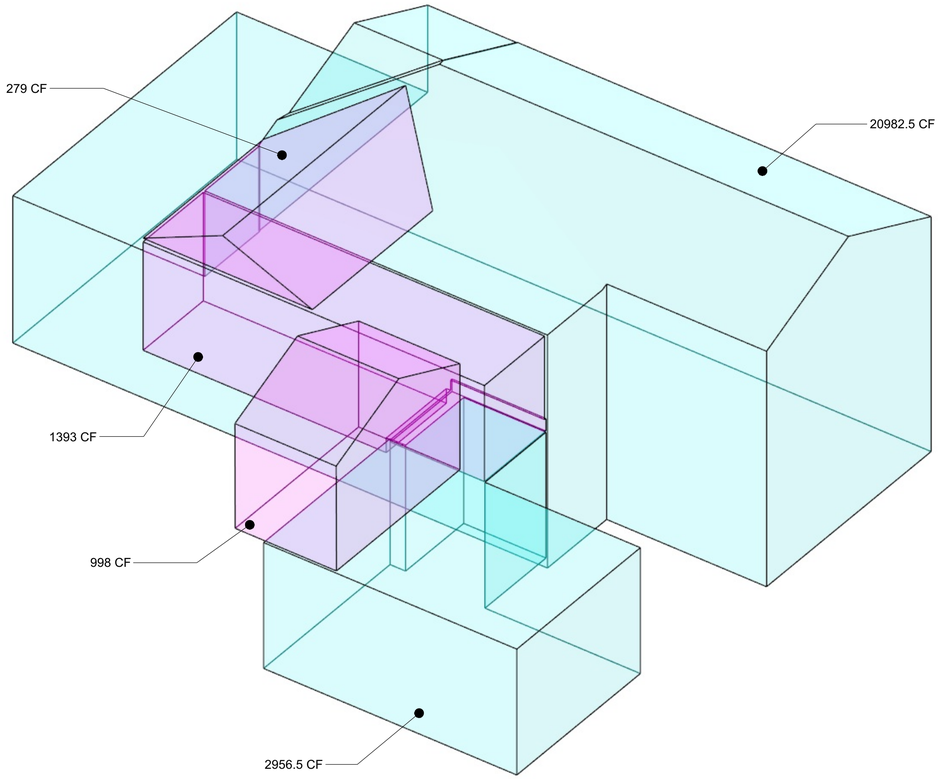
WHITE RESIDENCE
Vizcaino 9 SE of Mountain View, Carmel
CA 93921
APN 010-052-014

PLANNING CONCEPT SET- NOT FOR CONST.

1/19/2026

SHEET
A11

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23.5 X 55 = 1292.5
53.75 X 54 = 2902.5

4195 / 77.25 = 54.3' AVG. GRADE LINE

FIRST FLOOR ELEVATION 53.5'

Exterior Volume Handout

Allowed Volume Worksheet
(include with application materials)

Project Address: Viscaino 9 sw of Mountain View **Site Area:** 6000

Property Owner Name(s): Suzanne and Elaine White

1. Total Base Floor Area Allowed (not including basement bonus): 2460 sq. ft.
2. Total Base Floor Area Proposed (not including basement bonus): 2460 sq. ft.

PROPOSED AREAS				ALLOWED VOLUMES	
a. One Story Floor Area (3:12 or greater):	896	sq. ft.	X(12)=	10,752	cu. ft.
b. One Story Floor Area (less than 3:12):	600.5	sq. ft.	X(11)=	6605.5	cu. ft.
c. Two Story Floor Area (3:12 or greater):		sq. ft.	X(11)=		cu. ft.
d. Two Story Floor Area (less than 3:12):	1020.7	sq. ft.	X(10)=	10,207	cu. ft.
e. Unused floor area or basement floor area not including bonus:		sq. ft.	X(12)=		cu. ft.
Total Allowed Volume			=	27,564.5	**cu. ft.**

ALLOWABLE VOLUME FOR 2460 S.F. = 27,060 C.F.
PROPOSED TOTAL VOLUME INCLUDING ADU BALCONY = 26,609 C.F.



VOLUME CALCS SITE PLAN
1/8 IN = 1 FT

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @
lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

VOLUME CALCULATION

WHITE RESIDENCE
Vizcaino 9 SE of Mountain View, Carmel
CA 93921
APN 010-052-014

PLANNING CONCEPT SET- NOT FOR CONST.

1/19/2026

SHEET
A12

Home Plan 9 Vizcaino SE of Mountain View

Stan Dunlap <standunlap@gmail.com> Mon, Oct 27, 2025 at 10:54 AM
To: "ekort@ci.carmel.ca.us" <ekort@ci.carmel.ca.us>
Cc: Stan Dunlap <StanDunlap@gmail.com>, "lisapowelldunlap02@gmail.com" <lisapowelldunlap02@gmail.com>

Evan,

I reviewed a single page front view rendering of the home noted above. My wife and I are supportive of the proposed design and planning approval of this application, subject to the design aligning and conforming with building standards and requirements within Carmel. I couldn't tell from the plans if there would be any large scale changes to landscaping or the possibility of tree removal, but again if it aligns with the City's building and other rules we are supportive.

If, however, there are variances I trust we will have the normal opportunity to comment, etc. No variances were discussed with us when we reviewed the single page front rendering.

If you have any questions please let me know.

Regards, Stan

Carmel-
by-the-Sea

Evan Kort <ekort@ci.carmel.ca.us>

New project at 9 Vizcaino SE Mountain View

Linda Calafiore <lcalafiore@comcast.net> Sat, Nov 1, 2025 at 10:14 AM
To: ekort@ci.carmel.ca.us

Dear Evan:

Brendon Connolly was kind enough to show me his builders' plans for his proposed project on my street. I am happy to see older out of date small cottages replaced with quality new construction and have no objections to this project. I look forward to having this home in my neighborhood and support the approval of this application to the planning department.

LInda Calafiore
5 Vizcaino SW Mt. View
831 392 6118`
Sent from my iPad

Carmel-by-the-Sea

Evan Kort <ekort@ci.carmel.ca.us>

The White House on Vizcaino

gail lehman <gail.lehman18@gmail.com> Wed, Dec 3, 2025 at 8:30 PM
To: Evan Kort <ekort@ci.carmel.ca.us>

Dear Evan,
I thought I would weigh in now about Alan Lehman's design for the White residence on Vizcaino/Mountainview. I am trying my best to be objective in my opinions of the design and to approach it as if I were still a member of the Planning Commission.

As you may know, I am particularly attached to the look of the street. This is the fourth home on Vizcaino over a forty year period that my husband and I have owned and lived in. It leads to a sort of protectionist approach on my part. I love the street, we have great neighbors for the most part and some significant historic architecture. Among these are a Murphy and a Russell Giffords, who did the mid century modern.We owned and lived in the Giffords, loved the simplicity of the wood along with the walls of glass looking at the garden. It was too small for us with only two bedrooms, which is why we decided to sell it rather than add to it.

I think the overall design of the White house is stunning. It fits into the street very well since there is already a variety of architecture of different eras and architectural materials. There are three homes already credited to Lehman Design Studio, two new homes on the East side of the street and one more major remodel on the east side.Vizcaino has a variety of cedar shingle homes, several with stucco exteriors, lots of wood and Carmel stone. However nothing as restrained as what Alan has designed for the White home. It speaks to me as a New England barn, although a very elegant barn.!

The first of the elements that I especially like is the recessed entry. Although very restrained it retains a lovely elegance. It is terrific that he created the rhythm of the garage to not align with the open area above.It grounds it for me. I like the simplicity of the different sizes of the windows with the dark frames,the change in direction from the horizontal feeling of the garage, empathized with the garage door, to the vertical siding which reads so well to me.The large windows, which will be a great source of light.

As I have said in many PC meetings, Carmel can get dark and grey lots of days and it is wonderful to have large expanses of glass to grab whatever light is available. The other window that adds a punctuation point is the small horizontal one on the lower street elevation. For me that adds a completeness to that wing of the house. It would appear trite if it was larger. Alan nailed the area with his restraint!
Terrific that the trees in the rear of the house are high enough so that they add a green background as seen from the street elevation. I think the plan incorporating the ADU on two levels is so well done. It serves to retain more open area on the lot while providing needed housing for the community.

But...(there's always a but). The only element that I don't like about the house are the two triangular windows on the street elevation. I think it makes it too much of a throwback to the 1950s.It harms the beauty of the architecture and harms the sophistication of the architecture which Alan has created. I wonder what the elevation would look like without the triangular windows.

Kindest personal regards,

Gail Lehman
Former Vice Chair Planning Commission

www.gaillehmanfineart.comp.o. box. 1932carmel by the sea, ca. 93921831.277.2770